

PGCPB No. 2024-102

File No. SDP-2302

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022, subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022, and the subject property's prior R-M zoning; and

WHEREAS, an application was submitted by Stanley Martin Homes for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on October 3, 2024, regarding Specific Design Plan SDP-2302 for Woodside Village-Meadows at Westmore, the Planning Board finds:

1. **Request:** The application is approved for development of 14 single-family detached and 262 attached residential dwelling units, for a total of 276 dwelling units.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	LCD	R-M
Use	Vacant	Single-family attached and detached dwellings
Total Dwelling Units	-	276
Single-Family Detached	-	14
Single-Family Attached	-	262
Total Gross Acreage	63.35	63.35

Other Development Data:

Parking and Loading Data (per Section 27-568(a) of the prior Prince George's County Zoning Ordinance)

Parking	RATE	REQUIRED	APPROVED
Single-family detached dwellings (14 units)	2.0 spaces per dwelling unit	28	42
Single-family attached dwellings (262 units)	2.04 spaces per dwelling unit	535	565
2-Car Garage + Driveway (99 units)	2.04 spaces per dwelling unit	-	297
1-Car Garage + Driveway (134 units)	2.04 spaces per dwelling unit	-	268
Guest parking	-	-	207
Total	-	617*	814**

Notes: *Condition 5(e) of Comprehensive Design Plan CDP-0601-02 required an additional 10 percent of parking over the minimum requirement specified in Section 27-568 of the prior Zoning Ordinance, to account for guests in the development.

**The applicant notes that the 28-foot-wide, single-family attached one-car garage units may be revised to two-car garage units at the time of sale (as an option for future homeowners). Staff note that regardless of configuration, the subject property will continue to meet the minimum parking requirements.

3. **Location:** The subject site is located on the south side of Westphalia Road, approximately 2,000 feet from its intersection with Ritchie Marlboro Road. The site is in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the north by Westphalia Road, and across Westphalia Road is land in the Legacy Comprehensive Design (LCD) and Military Installation Overlay (MIO) Zones (formerly Residential Medium Development (R-M)/M-I-O Zones); to the east by undeveloped land in the Residential Estate (RE) Zone (formerly R-E Zone); to the south by the Marlboro Ridge development in the Residential, Rural (RR) Zone (formerly R-R Zone); and to the west by land that is part of the former Woodside Village development, in the LCD/MIO Zones (formerly R-M/M-I-O Zones).
5. **Previous Approvals:** Zoning Map Amendment (Basic Plan) A-9973 and CDP-0601, titled Woodside Village, established the original plan for the overall development of the site.

On February 6, 2007, the Prince George's County District Council approved the *Westphalia Sector Plan and Sectional Map Amendment* (Prince George's County Council Resolution CR-2-2007).

On July 31, 2008, the Prince George's County Planning Board approved CDP-0601 (PGCPB Resolution No. 08-121) for development of 1,422 to 1,496 residential dwelling units, including approximately 1,276 single-family attached and detached dwelling units, and 220 multifamily dwelling units.

Basic Plan Amendment A-9973-01 was approved by the District Council on April 11, 2022, to divide the basic plan into two or more distinct basic plans. This amendment pertained to the Bean Property portion of the Woodside Village development.

On April 28, 2022, the Planning Board approved CDP-0601-01 (PGCPB Resolution No. 2022-50) for development of 661 residential dwelling units, including 110–130 single-family attached units and 516–531 single-family detached units.

CDP-0601-02 was approved by the Planning Board on April 20, 2023 (PGCPB Resolution No. 2023-38), to amend the CDP for development 200–257 single-family attached and 15 to 28 single-family detached dwelling units, for a total of 285 dwelling units.

On November 2, 2023, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-22064 (PGCPB Resolution No. 2023-120(C)), for 282 lots and 29 parcels for development of 268 single-family attached dwelling units and 14 single-family detached dwelling units.

6. **Design Features:** The subject property sits on approximately 63.35 acres of land located on the south side of Westphalia Road, approximately 2,000 square feet from its intersection with Ritchie Marlboro Road. The property consists of one parcel of land, also known as the Bean Property, which is noted as Parcel 14 on Tax Maps 83 and 91.

The site has frontage on Westphalia Road, a designated historic roadway, along its northern boundary. Two master-planned roadways, MC-631 and P-617, cross through the western portion of the site.

Architecture

This specific design plan (SDP) is approved for a mix of attached and detached dwelling units. Of the 262 proposed units, 14 single-family detached units, seventeen 16-foot-wide rear-load townhouse units, forty-three 20-foot-wide rear-load townhouse units, sixty-eight 20-foot-wide front-load townhouse units, and one-hundred thirty-four 28-foot-wide front-load townhouse villa units are proposed.

The subject SDP is approved for four architectural models for the proposed townhouse units, and four architectural models for the proposed single-family units. The proposed models are listed in the table below:

Townhouse Units
The Beck
Hartland
Hugo
Jenkins
Single-Family Detached Units
Jocelyn
Scarlett
Sienna
Finn

The elevations offer a variety of exterior finishes, including brick, stone, and siding. The siding on the units is a combination of cementitious and vinyl materials. Various siding designs are proposed as well, including board and batten, horizontal, shake, and panels. The exterior materials used reflect the housing style for each model and demonstrate adequate front facade variation and fenestration.

Signage

The submitted plans show the details of two entrance monument signs, one at the primary entrance of the development, and the other at the secondary entrance. However, the locations of the signage are not clearly indicated on the plans and is conditioned herein requiring the applicant to add those details to the plans.

The primary entrance monument sign is to be 6 feet in height, and the entire span of the sign, including its pillars, will measure 16.5 feet in length. The sign face will measure 14 square feet. The monument sign is comprised of stone, wood, and metal materials with two wall-mounted lanterns on its left and right sides.

The secondary entrance sign is a pillar base that is to be 6 feet in height and 3.5 feet in length. This sign also features a hanging plaque sign that measures approximately 4 square feet. The pillar sign is comprised of stone veneer material with a wall-mounted lantern.

Lighting

The subject SDP includes two types of light fixtures (noted on plans as Fixtures A and B). Both fixtures will be pole-mounted, with details, and will be installed along the private roads of the development. Both fixtures will be comprised of metal material and colored black. The submitted photometric plan shows adequate lighting in the areas where these light fixtures are located.

COMPLIANCE WITH EVALUATION CRITERIA

- Zoning Map Amendment (Basic Plan) A-9973-01:** Basic Plan Amendment A-9973-01 was approved by the District Council on April 11, 2022, to divide the basic plan into two or more distinct basic plans, subject to six conditions. This amendment pertained to the Bean Property portion of the Woodside Village development. The condition of A-9973-01 that is relevant to the

review of this SDP is listed below, in **bold** text. Staff's analysis of the project's conformance to the condition follows in plain text:

1. **The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:**

Total Area	63.30 acres
Land in the 100-year floodplain*	0.0 acres
Adjusted gross area: (63.3 acres less half the floodplain)	
Density permitted under the Residential Medium Zone	3.6–5.8 dwelling units/acre
Base residential density (3.6 du/acre)	228 dwelling units
Maximum residential density (5.7 du/acre)	367 dwelling units

Land Use Types and Quantities	
Residential: 63.30 gross acres @ 3.6–5.6 du/acre	228–354 dwelling units
Number of the units above the base density:	126 dwelling units
Density approved in the Residential Medium Zone	5.6 dwelling units/acre
Permanent open space: (33 percent of original site area) (Includes environmental, recreational, and homeowners association areas)	20.52 acres

The subject SDP is consistent with the approved land use types and quantities listed above that were approved by A-9973-01. The approved density of the subject SDP is 276 dwelling units, which is below the maximum permitted number of 354 dwellings units.

8. **Comprehensive Design Plan CDP-0601:** CDP-0601 was approved by the Planning Board on July 31, 2008 (PGCPB Resolution No. 08-121), for development of 1,422 to 1,496 residential dwelling units, including approximately 1,276 single-family attached and detached dwelling units, and 220 multifamily dwelling units. The condition of CDP-0601 that is relevant to the review of this SDP is listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the condition follows in plain text:

4. **Prior to the issuance of the first building permit for the development, the applicant shall:**

- d. **Prior to the initial SDP for residential units a timetable for the phasing, construction, and financing of the following road improvements shall be determined:**

- (1) **Westphalia Road**

- **Construct a standard collector section along the south side of Westphalia Road along the property frontage.**

(2) **Westphalia Road and Ritchie Marlboro Road**

- **Conduct a signal warrant study and install signal if deemed necessary by DPW&T. The timing for the installation of a signal shall be determined by DPW&T prior to the first SDP.**

Westphalia Road currently exists as a two-lane roadway, with plans to be re-aligned and widened to its ultimate configuration as a four-lane collector roadway. This planned improvement is to be constructed with the Parkland/Rock Creek development, which shares the frontage of Westphalia Road with the subject site and will meet the intent of Condition 4(d)(1).

9. **Comprehensive Design Plan CDP-0601-02:** CDP-0601-02 was approved by the Planning Board on April 20, 2023 (PGCPB Resolution No. 2023-38), to amend the CDP for the development 200–257 single-family attached and 15–28 single-family detached dwelling units, for a total of 285 dwelling units, subject to 9 conditions. The conditions of CDP-0601-02 that are relevant to the review of this SDP are listed below, in **bold** text. The Planning Board’s analysis of the project’s conformance to the conditions follows each one, in plain text:

2. **Total development within the subject property shall be limited to uses which generate no more than 205 AM peak-hour trips and 238 PM peak-hour trips, unless modified by the adequate public facilities test for transportation at the time of preliminary plan of subdivision.**

The development (with 282 dwelling units) was found to generate 199 AM and 227 PM peak-hours trips during the approval process of the PPS, which is within the trip cap established by the approved CDP.

3. **Prior to the approval of the preliminary plan of subdivision, the applicant shall:**
- a. **Work with the Prince George’s County Planning Department on the contribution to the Westphalia Public Facilities Financing and Implementation Program. The exact amount will be determined, based on the density approved with the PPS.**
 - b. **Provide a network of pedestrian and bikeway facilities internal to the site. The exact location and design of said facilities shall be evaluated with future specific design plans.**

Certificate of Adequacy ADQ-2022-077 established a fee of \$6,306.94 (in 2010 dollars) per dwelling unit as the contribution to the aforementioned Westphalia Public Facilities Financing and Implementation Program. The PPS and SDP reflect sidewalks on both sides of the internal streets, which is further evaluated by the Transportation Planning Section in Finding 15.

4. At the time of specific design plan (SDP), the applicant shall:

- a. Submit a list of sustainable site and green building techniques at the site, building, and appliance level that will be used in this development.**

The applicant has provided a list of green living standards as part of their SDP submittal package. Some of these standards include energy efficiency through EnergyStar-qualified appliance usage, comfort and healthy living achieved through adequate insulation, and environmental sustainability through efforts such as wetland conservation and tree preservation, thereby satisfying this condition.

- b. Provide the following site plan notes on the SDP:**

“The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George’s County Code.”

“The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

The applicant has provided these notes on the cover sheet of the submitted SDP, thereby satisfying this condition.

- c. Provide tracking tables for both the percentage of those townhouses that have 100 percent brick front elevations and those townhouses that have frontage width larger than 16 feet.**

The applicant has provided tracking tables that denote the percentage of townhouses that have less than 100 percent brick front elevations, as well as townhouses with frontage width larger than 16 feet. Therefore, this condition has been satisfied.

- d. Provide a highly visible unit exhibit and corresponding elevations of the proposed architecture models.**

The applicant has provided the above materials as part of the SDP submittal package, thereby satisfying this condition.

- e. Provide an additional 10 percent parking over the minimum requirement specified in Section 27-568 for visitors in the townhouse development.**

The applicant has provided an additional 10 percent parking over the minimum requirement, as specified in Section 27-568, for visitors in the townhouse

development. The minimum number of parking required is 617 spaces, and the applicant has provided 814 parking spaces, thereby satisfying this requirement.

f. Provide a fire engine turning radius exhibit for the townhouse development.

The applicant has provided a fire engine turning radius exhibit as part of the SDP submittal package, thereby satisfying this condition.

7. The applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in *the Park and Recreation Facilities Guidelines* and be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of preliminary plan of subdivision and specific design plan.

The applicant has provided details of the on-site recreational facilities in the SDP submittal package. As shown on the submitted landscape plan, a playground, a gazebo, a putting green, and sitting areas are proposed along the main north and south roads.

10. Preliminary Plan of Subdivision 4-22064: The Planning Board approved PPS 4-22064 on November 9, 2023, subject to 20 conditions. The conditions of 4-22064 that are relevant to the review of this SDP are listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

2. Development of the site shall be in conformance with Stormwater Management Concept Plan 6120-2023-0, and any subsequent revisions.

With the application, the applicant submitted copies of the approved Stormwater Management (SWM) Concept Plan, 6120-2023-0, and its associated approval letter, which covers the area subject to PPS 4-22064. The approval was issued by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on November 14, 2023, and expires on November 14, 2026.

3. Prior to approval, the final plat of subdivision shall include:

a. Public street dedication, in accordance with the approved preliminary plan of subdivision, including dedication along Westphalia Road (C-626), Suitland Parkway (MC-631), and Polo Place (P-617).

The total area of the public right-of-way dedication shown on the table of lots and parcels designation on the SDP coversheet indicates 2.16 acres. However, the PPS indicated the total area of dedication as 4.71 acres. Furthermore, the area of dedication listed on Sheets 3 and 6 of the SDP sums up to 4.96 acres. The parcel table on the coversheet should be updated with the correct acreage for public right-of-way dedication.

- b. Dedication of 10-foot-wide public utility easements along both sides of all public rights of way, as delineated on the approved preliminary plan of subdivision.**

The submitted SDP shows PUEs along all existing and proposed public and private rights-of-way, consistent with the approved PPS.

- 4. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.**
- 6. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the specific design plan (SDP). Timing for construction shall be determined, at the time of SDP.**

Several private on-site recreation facilities are shown on the SDP and detailed on the landscape plans.

In the northern portion of the subject property, a playground, a gazebo, a putting green, and various sitting areas are approved along the north and south private roads, and details of these facilities are provided in the landscape plan. In the southern portion of the property, a dog park is provided with sitting areas.

The Planning Board finds that the locations of the facilities are adequate due to their centralized placements. These recreational features are connected by a trail that extends alongside preserved woodland located in the middle of the property.

The landscape plan has provided a recreational facilities schedule that shows the timing for construction, which is found to be acceptable.

The recreational facilities provided under this development are proposed to be shared by two other developments (Parkland and Rock Creek, which is subject to PPS 4-22044, and Preserve at Westphalia which is subject to PPS 4-17034).

The applicant has stated that the three developments will be part of the same homeowners association and will share the access and maintenance responsibilities of all the on-site private recreational facilities approved. The Preserve at Westphalia subdivision is subject to a declaration of covenants recorded in Book 47732 on page 154 of the Prince George's County Land Records. An umbrella declaration of covenants for the three developments (Preserve at Westphalia, Parkland and Rock Creek, and Woodside Village-Meadows at Westmore) will be required to include provisions for accessibility and use of the shared facilities and joint maintenance responsibilities. A draft declaration of covenants for

PPS 4-22064, Woodside Village–Meadows at Westmore, will be reviewed at the time of final plat, to ensure inclusion of the aforementioned requirements.

13. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following on-site pedestrian and bicycle amenities and improvements and reflect these facilities on the specific design plan:

- a. Minimum 10-foot-wide concrete or asphalt side paths, along both sides of the master-planned road, Polo Place (P-617), unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.**
- b. Short-term bicycle parking at all recreation areas, consistent with the Guide for the Development of Bicycle Facilities (American Association of State Highway and Transportation Officials (AASHTO)).**

The submitted site plan displays 10-foot-wide side paths along both sides of Polo Place (P-617) and Central Park Drive (MC-631), as well as the location and type of short-term bicycle parking provided. This condition has been met.

11. Prince George's County Zoning Ordinance: The subject SDP is in conformance with the applicable requirements of the prior Zoning Ordinance, in the prior R-M and M-I-O Zones, as follows:

- a. This subject SDP application is in conformance with the requirements of the R-M Zone, as stated in Subtitle 27 Part 8, Division 2, Subdivision 5 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.
- b. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and I;**

As discussed in Finding 8 above, the subject SDP conforms to CDP-0601. This SDP conforms to the 2010 *Prince George's County Landscape Manual* (Landscape Manual), except for Section 4.6-1, Buffering Residential

Development from Streets. An alternative compliance request was submitted with this SDP, which is discussed in Finding 12 below.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

This requirement is not applicable to the subject SDP application.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The site has an approved and valid Certificate of Adequacy (ADQ-2022-077) which demonstrates that adequate public facilities will be available to serve the site.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

A SWM Concept Plan and Letter (6120-2023-0) has been approved to address the drainage of surface water, to ensure that there are no adverse effects on either the subject property or adjacent properties. The development of the subject property will conform to the approved plan.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

A Type 2 tree conservation plan (TCP2) has been submitted with this application and approved, subject to the conditions listed in this resolution. The approved SDP conforms with the TCP2.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The plan demonstrates that the on-site regulated environmental features (REF) have been preserved to the fullest extent possible. Further analysis of the SDP's compliance with this finding is provided in the Environmental Planning section of Finding 15.

12. **2010 Prince George’s County Landscape Manual:** The approved single-family residential lots in the R-M Zone are subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted SDP provides the appropriate schedules showing that the requirements of the applicable sections are being met, except for Section 4.6-1, for which an Alternative Compliance application (AC-23011) was submitted.

The applicant requested alternative compliance from the requirements of Section 4.6, which requires a minimum buffer width of 20 feet when the rear yards of single-family attached or detached dwellings are oriented toward a street classified as primary or lower, such as Roads E and F. Although the alternative compliance application is not based solely on site conditions that reduce its developability, it is noted that existing site conditions create space constraints that inhibit the areas available for development. For example, there are space limitations created by the alignment of master plan rights-of-way C-626, as well as the associated 35-foot Special Roadway buffer, MC-631. The approved driveways in the rear yards of Lots 1C, 60C, 28C, and 29C encroach into the buffer, reducing the provided width to seven feet. The applicant has provided planting units in these locations, beyond the requirement, to ensure there is an attractive view of development from the street and the rear yards are buffered. In addition, the SDP is approved for a 6-foot-high privacy fence in the rear yards of these four lots.

REQUIRED: Section 4.6I(1)(A)(i) Buffering Residential Development from Streets, Primary or Lower Road Classifications:

	Lot 1C	Lot 60C	Lot 28C	Lot 29 C
Linear feet of property line adjacent to the street	20 feet Road E	20 feet Road E	20 feet Road F	20 feet Road F
Minimum width of buffer	20 feet	20 feet	20 feet	20 feet
Shade Trees (2 per 100 linear feet) *	1	1	1	1
Evergreen Trees (8 per 100 linear feet) *	1	1	1	1
Shrubs (12 per 100 linear feet) *	2	2	2	2

Note: *Per Section 4.6I(1)(D) of the Landscape Manual, the planting requirement may be reduced by 50 percent with the approved 6-foot-high, board-on-board fence.

PROVIDED: Section 4.6I(1)(A)(i) Buffering Residential Development from Streets, Primary or Lower Road Classifications

	Lot 1C	Lot 60C	Lot 28C	Lot 29 C
Linear feet of property line adjacent to the street	20 feet Road E	20 feet Road E	20 feet Road F	20 feet Road F
Minimum width of buffer	7 feet	7 feet	7 feet	7 feet
Shade Trees (2 per 100 linear feet)	1	1	1	1
Evergreen Trees (8 per 100 linear feet)	2	2	2	2
Shrubs (12 per 100 linear feet)	13	13	13	13

Since the buffer width is only impacted on four lots, which makes up a small portion of the development's total (4 out of 276 lots), and the provided plant units exceed requirements in addition to a fence, the Alternative Compliance Committee found that the applicant's proposal is equally as effective as normal compliance with Section 4.6.

13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This project is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of woodland. This project is also subject to the 2018 Environmental Technical Manual. TCP2-029-2024 was submitted with the subject application and requires minor revisions to be found in conformance with the WCO.

The woodland conservation threshold for this 63.35-acre property is 20 percent of the net tract area, or 12.67 acres. The total woodland conservation requirement, based on the amount of clearing, is 18.61 acres. The woodland conservation requirement is deemed to be satisfied with 7.65 acres of on-site woodland preservation, 7.73 acres of reforestation, 1.49 acres of natural regeneration, and 1.74 acres of off-site credit. The natural regeneration area is approved in the area indicated as a wetland in the center of the site. Based on imagery supplied by the applicant during the review of the NRI and CDP, this area has already begun to regenerate and is expected to return to a wooded wetland area.

Additional on-site reforestation or landscape credits shall be explored in the area to the north of Block H. Two locations were identified by staff where reforestation could be proposed. Area 1 would be north of proposed Block H, on Parcel Q, in the area between the 10-foot-wide PUE and the proposed trail. While this area would not meet the design requirements for reforestation or landscaping, the proximity to the reforestation area on the other side of the trail could allow for a connected canopy and shade the trail. Area 2 is located due northeast of the two micro-bioretenion facilities serving Block H. Reforestation or landscaping could be proposed up to the area needed for the proposed outfall from micro-bio facility, MB-2. This would provide a more connected woodland and further protect the area proposed for natural regeneration.

Technical revisions to the TCP2 are required and included in the conditions listed in this resolution.

14. **Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective on July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 2,500 square feet of disturbance. Properties that are zoned R-M are required to provide a minimum of 15 percent of the net tract area in TCC. The submitted TCC schedule shows that 413,929 square feet of TCC is required, and 921,775 square feet of TCC will be provided. However, the Planning Board notes that these values were calculated using gross tract area and not net tract area. A condition has been added herein requiring the applicant to revise the TCC schedule to be calculated using net tract area.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by the Planning Board for reference:
 - a. **Historic Preservation**—In a memorandum dated July 26, 2024 (Stabler, Smith, and Chisholm to Mitchum), the Historic Preservation Section noted that the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* contains goals and policies related to historic preservation (pages 66–68).

However, these are not specific to the subject site or applicable to the development. An initial archeological survey was conducted on the subject property in May 2005, with an additional survey conducted between March and May 2007. One multi-component, prehistoric lithic scatter and historic artifact scatter (18PR891) was identified on the property. On March 28, 2008, Historic Preservation staff acknowledged receipt of four copies of the final Phase I archeological report. Due to the limited research potential of Site 18PR891, the applicant's consultant recommended no further archeological investigations on the subject property. Historic Preservation staff concurred with the findings and conclusions of the Phase I report and deemed no further work was necessary on the subject site. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
 - b. **Community Planning**—In a memorandum dated August 22, 2024 (Bishop to Mitchum), the Community Planning Division provided an evaluation of the application stating that pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Subdivision Review**—In a memorandum dated August 30, 2024 (Vatandoost to Mitchum), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-22064. The relevant comments have been included in the above findings of this resolution. Subdivision staff also offered the following comments:

- There is a triangular-shaped area in the northern boundary line of the property, across Westphalia Road, that is not designated as a lot or parcel in the SDP. This area was part of Parcel DD on the approved PPS, but is shown on the SDP as a residue of right-of-way dedication north of Westphalia Road. If the SDP proposes this area as part of this application, it should be designated as an outparcel. All the applicable notes and tables on the SDP cover sheet and plan views should be updated to reflect adding this outparcel. A condition has been added herein requiring the applicant to update the applicable notes and tables on the SDP to reflect the addition of this outparcel.
- d. **Transportation Planning**—In a memorandum dated September 3, 2024 (Daniels to Mitchum), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution. Transportation Planning staff also offered the following comments:
- The applicant's submission displays the details of the roadways and sidewalk infrastructure to accommodate vehicular and conceptual bicycle and pedestrian movement throughout the site. One full movement access point is proposed along Westphalia Road, however, connections to the adjacent developments will be provided as construction occurs between properties.
 - The applicant has provided a parking schedule per Section 27-568. The 276 dwelling units require a total of 617 parking spaces in accordance with Condition 5(e) of CDP-0601-02. The applicant proposes a total of 814 spaces to serve the residential dwellings. Staff find the applicant's parking submission to be suitable for the proposed development.

Master Plan Right of Way

The subject property has frontage on Westphalia Road (C-626), along its northern boundary, which is a master-planned collector roadway with an 80-foot ultimate right-of-way. The plans reflect a 40-foot right-of-way from the centerline.

The property also has frontage on Central Park Drive (MC-631), along its western boundary, and Polo Place (P-617), along its southwestern boundary. The MPOT recommends an ultimate right of way of 100 feet for Central Park Drive, and an ultimate right-of-way of 70 feet along Polo Place. The right-of-way displayed on the plans for the subject property along Westphalia Road, Central Park Drive, and Polo Place are consistent with the master plan recommendation. No additional dedication is required with this application.

The site plan includes a 10-foot-wide side path along the frontage of Westphalia Road, and a 5-foot-wide sidewalk along both sides of all internal streets. In addition, 10-foot-wide side paths along both sides of the master-planned roads (Central Park Drive (MC-631) and Polo Place (P-617)) are planned within the property.

The application is approved for the installation of shared lane markings and traffic calming measures which are subject to the approval of DPIE. Bicycle parking is also provided throughout the site, to accommodate multimodal movement through the site.

A condition has been added herein requiring the applicant to provide a bicycle and pedestrian facilities plan to illustrate the location of on-site and off-site improvements prior to the approval of the SDP.

- e. **Environmental Planning**—In a memorandum dated June 7, 2024 (Kirchoff to Mitchum), the Environmental Planning Section provided a comprehensive analysis of the SDP’s conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in the above findings. Environmental Planning staff also offered the following analysis:

Natural Resources Inventory

A signed Natural Resources Inventory (NRI-158-05-03) was submitted with the application. This was superseded with the approval of NRI-158-05-05. The site contains steep slopes, streams, and associated buffers that comprise the primary management area (PMA). The NRI indicates the presence of two forest stands labeled as Stand 1 and Stand 4, with 24 specimen trees identified on-site and 9 off-site. Prior to certification of the TCP2, the applicant shall submit the approved NRI-158-05-05 into the case file.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that “Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved. The design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone, in keeping with the tree’s condition and the species’ ability to survive construction, as provided in the Technical Manual.” However, the Prince George’s County Code is not inflexible.

The authorizing legislation of Prince George’s County’s WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the County’s WCO are set forth in Section 25-119(d) of the County Code. Section 25-119(d)(4) of the County Code clarifies that variances granted under Subtitle 25 are not considered zoning variances.

The approved NRI-158-05-05 identifies a total of 24 specimen trees on-site and 9 off-site. A Subtitle 25 variance dated September 2023 was submitted for review with PPS 4-22064, for the removal of 11 specimen trees identified as ST-30 through ST-39, and ST-416. The Planning Board approved the requested variance for the removal of the 11 specimen trees for development of the site and associated infrastructure. No additional specimen trees are requested for removal with this application.

Regulated Environmental Features

This site contains REF that is required to be preserved and/or restored to the fullest extent possible, under Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The on-site REF includes streams, stream buffers, 100-year floodplain, and steep slopes.

This application proposed six impacts to the PMA for a total of 73,464 square feet (1.69 acres), which is an increase of 5,323 square feet (0.12 acre) from the 68,141 square feet (1.56 acres) proposed with PPS 4-22064. Impacts A1, B1, and C, are for slope stability to meet the 1.5 factor of safety line and are primarily to areas of steep slopes. Impacts A2 and B2 are for stormwater facilities which have been collocated to those areas which require grading for slope stabilization in order to reduce potential PMA impacts. Finally, Impact D is a temporary impact for a sediment control feature that will be removed once the final stormwater features have been installed.

To further mitigate impacts to the PMA, the application is approved for reforestation, where applicable, to establish an enhanced stream buffer and forested edge. After evaluating the applicant's letter of justification, the approved impacts on the REF are supported because the approved PMA impacts are considered necessary for the orderly development of the subject property and surrounding infrastructure. These impacts cannot be avoided because they are required by other provisions of the County and State codes. The TCP2 shows the preservation, restoration, and enhancement of the remaining areas of the PMA to the fullest extent practicable.

Stormwater Management

An approved SWM Concept Plan (Case No. 6120-2023) was submitted with the SDP. The concept plan shows the use of six swales, 11 micro-bioretenion devices, and two submerged gravel wetlands to meet environmental site design to the maximum extent practical.

Soils

According to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, the predominant soils found to occur are Adelphi-Holmdel complex, Croom -Marr complex, Fallsington sandy loam, Marr-Dodon complex, Woodstown sandy loam, and Widewater and Issue soils. Soils containing Marlboro clays are located on-site, while Christiana complexes do not occur on-site. However, Marlboro clay was not encountered in the soil borings. This information is provided for the applicant's benefit and may affect the architectural design of structures, grading requirements, and SWM elements of the site.

DPIE may require a soils report in conformance with CB-94-2004 during the permit review process.

- f. **Permit Review**—In a memorandum dated August 21, 2024 (Chaney to Mitchum), prior to the approval of the SDP, the Permit Review Section offered conditions which have been incorporated herein.

- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated September 4, 2024 (Thompson to Mitchum), DPR provided an analysis of the prior approvals which is incorporated into the above findings of this resolution.
 - h. **Prince George's County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this resolution, DPW&T did not offer comments on this application.
 - i. **Prince George's County Health Department**—At the time of the writing of this resolution, the Health Department did not offer comments on this application.
 - j. **Prince George's County Police Department**—At the time of the writing of this resolution, the Police Department did not offer comments on this application.
 - k. **Prince George's County Fire/EMS Department**—In a memorandum dated August 29, 2024, the Prince George's County Fire/EMS Department offered the following comments on the subject SDP:

The parking schedule shown on Sheet 1 of the submitted civil drawings does not mention non-garage units. There appear to be 47 non-garage units. It is not clear how parking for these units is included in the parking tabulation shown. It is not clear if any visitor spaces have been provided for these units. The Fire/EMS Department has an interest in a generous amount of visitor parking evenly distributed throughout the community, to discourage on-street parking that would compromise the ability of fire apparatus to quickly access all units in the community.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this resolution, WSSC did not offer comments on this application.
16. **Community Feedback**—As of the writing of this resolution, the Planning Board did not receive any inquiries from the community regarding the subject SDP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-029-2024 and APPROVED Alternative Compliance AC 23011, and further APPROVED Specific Design Plan SDP-2302 for the above described land, subject to the following conditions:

- 1. Prior to certification of the specific design plan (SDP), the applicant shall revise the plan as follows:

- a. Provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations.
 - b. Designate the triangular-shaped area of the property, located on the northern boundary line along Westphalia Road right-of-way, as Outparcel 1.
 - c. Revise General Note 5 and the parcel table on the coversheet to add Outparcel 1.
 - d. Revise the parcel table on the coversheet to reflect the correct acreage for public right-of-way dedication.
 - e. Revise the tree canopy coverage (TCC) schedule to calculate TCC using net tract area.
 - f. Label the location of all proposed signage.
2. Prior to certification of the Type 2 tree conservation plan (TCP2), the applicant shall:
 - a. Submit a copy of the erosion and sediment control technical plan so that the ultimate limit of disturbance for the project can be verified and shown on the TCP2.
 - b. Submit Natural Resources Inventory NRI-158-05-05 into the case file.
 - c. Provide the Forest Conservation Act reporting table.
 - d. Provide the planting schedule for the natural regeneration area.
 - e. Provide additional reforestation or landscape credits on Parcel Q, Block H, to provide a buffer for the natural regeneration area.
 - f. Provide dimension lines from the lot lines to demonstrate that proposed areas of reforestation meet the design requirements of Section 25-122(b)(1)(O) of the Prince George's County Code.
 - g. No phasing is proposed within the woodland conservation worksheet. Remove the "Removal of Hazardous Trees" section from the general notes of the plan.
 - h. Revise General TCP2 Note 9 to state the following, "This plan is not grandfathered under Prince George's County Council Bill CB-27-2010, Section 25-119(g) of the Prince George's County Code, and is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance."

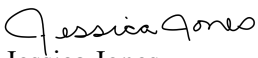
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *


This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, October 3, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of October 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:JM:tr


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 10/21/24