



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Preliminary Plan of Subdivision 4-20039 Towne Square at Suitland Federal Center, Phase 2C

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of November 17, 2022.</p> <p>Nine lots and one parcel for the development of nine single-family attached dwellings.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none">•Approval of Preliminary Plan of Subdivision 4-20039

Location: Between Towne Square Boulevard and Towne Park Road, approximately 90 feet east of Evansgreen Drive.	
Gross Acreage:	0.40
Zone:	LMUTC
Prior Zone:	M-U-TC/D-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(j)
Gross Floor Area:	N/A
Dwelling Units:	9
Lots:	9
Parcels:	1
Planning Area:	75A
Council District:	07
Municipality:	N/A
Applicant/Address: Redevelopment Authority of Prince George's County 9201 Basil Court, Suite 504 Largo, Maryland 20774	
Staff Reviewer: Antoine Heath Phone Number: 301-952-3554 Email: Antoine.Heath@ppd.mncppc.org	



Planning Board Date:	12/01/2022
Planning Board Action Limit:	02/25/2023
Mandatory Action Timeframe:	140 days
Staff Report Date:	11/15/2022
Date Accepted:	09/23/2022
Informational Mailing:	07/18/2022
Acceptance Mailing:	08/11/2022
Sign Posting Deadline:	11/01/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-20039
Towne Square at Suitland Federal Center, Phase 2C

OVERVIEW

The subject property is located between Towne Square Boulevard and Towne Park Road, approximately 90 feet east of Evansgreen Drive and is approximately 0.40 acre. The property is comprised of two parcels, recorded in the Prince George's County Land Records as Lots 20 and 21 in Plat Book SJH 250, page 44. The property is within the Legacy Mixed-Use Town Center (LMUTC) Zone and was previously in the Mixed Use Town Center (M-U-TC) and Development District Overlay (D-D-O) Zones. This application is being reviewed in accordance with the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations, pursuant to Section 27-1704(j) of the Zoning Ordinance. In accordance with the requirements of Section 24-1704(b) of the Subdivision Regulations, this preliminary plan of subdivision (PPS) is supported by and subject to Certificate of Adequacy ADQ-2022-008. The site is also subject to the 2006 *Approved Suitland Mixed-Use Town Center Development Plan* (development plan), the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (sector plan), Subtitles 24 and 27 of the prior Prince George's County Code, and other applicable plans, as outlined herein. This PPS proposes nine lots and one parcel for the development of nine single-family attached dwellings. This PPS is known as Phase 2C of the larger Towne Square at Suitland Federal Center development. The site currently consists of two vacant residential lots. Access to these proposed lots will be from two existing and abutting private alleys.

Staff recommends **approval** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The property is located on Tax Map 80 in Grid E3 and is within Planning Area 75A. The properties to the north, beyond Towne Park Road, consist of single-family detached dwellings within the Residential, Single-Family-65 (RSF-65) Zone (formerly the One-Family Detached Residential (R-55) Zone), and single-family attached dwellings within the LUTC Zone (formerly the M-U-TC Zone). The properties abutting the subject site to the east consist of single-family detached dwellings within the RSF-65 Zone. The properties to the south and west, beyond the private alleys, consist of single-family attached dwellings within the LUTC Zone and are a part of the Towne Square at Suitland Federal Center development.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	PROPOSED
Zone	LMUTC	LMUTC
Use(s)	Residential	Residential
Acreage	0.40	0.40
Lots	2	9
Parcels	0	1
Dwelling Units	0	9
Gross Floor Area	N/A	N/A

Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on September 30, 2022.

2. **Previous Approvals**—Special Permit SP-150004 was approved by the Prince George’s County Planning Board on November 19, 2015 (PGCPB Resolution No. 15-123). This special permit approved mixed-use development, including age-restricted apartments and amendments to the development standards of the Suitland M-U-TC Zone, for the 21.17-acre development site known as the Towne Square at Suitland Federal Center.

SP-150004-01 was approved by the Planning Director on March 30, 2018, for a revision to architectural elevations.

PPS 4-15005, which was a companion to SP-150004, was approved by the Planning Board on December 1, 2015 (PGCPB Resolution No. 15-124). The boundaries of this current PPS are associated with two single-family detached lots, which were approved with 4-15005 and along with the larger Towne Square at Suitland Federal Center project. Overall, 4-15005 was approved for 29 parcels and 221 lots for the development of 700 multifamily dwelling units, 219 single-family attached dwelling units, 2 single-family detached dwelling units, 80,331 square feet of commercial use, and 50,000 square feet of institutional use. PPS 4-20039 will supersede 4-15005 on Lots 20 and 21, if approved.

3. **Community Planning**—The 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035), and conformance with the sector plan and development plan are evaluated, as follows:

Plan 2035

Plan 2035 provides recommendations for future development within Prince George’s County. This application is located within the Established Communities growth policy area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low- to medium-density development (page 20).

Sector Plan Conformance

The sector plan places a D-D-O Zone on the site that regulates uses permitted within the M-U-TC Zone. The sector plan recommends medium-density residential land use on the subject site. This PPS conforms to the sector plan, however, appropriate transition from the proposed higher density townhouse to the abutting existing low-density single-family detached dwellings should be provided on the special permit site plan before being submitted to the Suitland Design Review Committee. The existing Lots 20 and 21 were created with the approval of PPS 4-15005, as single-family detached lots. The intent of these lots was to create a transition from the dense townhouse development to the west and the single-family detached dwellings to the east. Staff recommends buffering techniques be used to meet the initial purpose of the previously approved 4-15005. The applicant has provided an exhibit depicting proposed landscaping along the eastern boundary of the property, which is discussed in the Urban Design section of this technical staff report.

Development Plan

The development plan provides specific design standards and guidelines that govern development within the M-U-TC. The design standards and guidelines are discussed in the Urban Design section of this technical staff report. Conformance with these requirements will be evaluated at the time of special permit.

Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, staff finds that this application conforms to the sector plan's recommended land use of medium-density residential.

4. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or an indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM concept plan (21525-2015-04) approved by the Prince George's County Department of Permitting, Inspections and Enforcement was submitted with this application. The SWM concept plan shows the use of micro-bioretenion and bio-trench stormwater facilities.

Staff finds that development of the site in conformance with SWM concept approval, and any subsequent revisions to ensure that no on-site or downstream flooding occurs, will satisfy the requirements of Section 24-130 of the prior Subdivision Regulations.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, the development plan, the sector plan, and the prior Subdivision Regulations as they pertain to public parks and recreation and facilities.

The proposed development aligns with the sector plan's intention to provide urban parks and plazas as amenities to support existing development patterns and future residents, and the development plan's designation of the property as a Boulevard Development, with the northern corner designated as public open space/urban park. PPS 4-15005, previously approved for this site and comprising the larger Towne Square at Suitland Federal Center development, will contain a large urban plaza conveyed to the community association.

Existing surrounding parks are Suitland Community Park, which is within one mile of the proposed development. The Bradbury Community Center is within 0.78 miles of the development. Existing surrounding schools include Shadyside Elementary School, Drew-Freeman Middle School, and Suitland High School all within one-half mile which could provide recreational opportunities as well.

Separate from the evaluation of adequacy, the mandatory dedication of parkland requirements is applicable. This PPS is being reviewed per the provisions of Section 24-134 of the prior Subdivision Regulations, which pertains to the mandatory dedication of parkland, and provides for the dedication of land, the payment of a fee-in-lieu, or on-site recreational facilities, to meet the requirement. Based on the proposed density of development, 15 percent of the net residential lot area should be required to be dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for public parks, which equates to 0.06 acre for public parklands. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. The 0.06 acre of dedicated land would not be sufficient to provide for the types of active recreational activities that are needed. In accordance with Section 24-135(b) of the prior Subdivision Regulations, the Planning Board may approve on-site recreational facilities in lieu of parkland dedication provided the following are met:

- 1. Such facilities will be superior, or equivalent, to those that would have been provided under and the provisions of mandatory dedication;**
- 2. The facilities will be properly developed and maintained to the benefit of future residents of the subdivision through covenants, a recreational agreement, or other appropriate means, that such instrument is legally binding upon the subdivider and his heirs, successors, and assignees, and that such instrument is enforceable, including enforcement by the Planning Board; and**
- 3. No permit for construction or occupancy of dwellings will be issued unless the Planning Board is satisfied that the facilities have been, or will be, provided at the appropriate state of development.**

The applicant submitted a statement of justification citing the recorded Recreational Facilities Agreement (RFA) for Suitland Town Center, recorded in the Prince George's County Land Records in Liber 40608 folio 476 on February 23, 2018, as a means of addressing the mandatory parkland dedication requirement. The RFA covered all residential development approved with PPS 4-15005, including Lots 20 and 21 now being resubdivided with the subject PPS. The recreational facilities in the RFA specific to the single-family development area includes 14,454 square feet of passive urban play areas and 35,081 square feet of open play areas, having an estimated value of \$250,000. Based upon the prior approved single-family dwelling units, and a net increase of seven dwelling units, a minimum of \$232,828 should be allocated for the development of recreational facilities. Staff finds that the existing obligation for the development of recreational facilities is sufficient to cover the seven additional dwelling units proposed with the subject PPS. The recreational facilities under the existing RFA already have full financial assurances and are currently being developed in accordance with site details approved with SP-150004.

Staff finds that the applicant's proposal to provide on-site recreational facilities in accordance with Section 24-135(b), has met the requirements of mandatory dedication of parkland via the recorded RFA for Suitland Town Center.

6. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the development plan, and the sector plan to provide the appropriate transportation recommendations.

Master Plan Right of Way

The subject site does not have frontage along any master plan roadways, but has frontage along Towne Park Road, which is designated on the PPS as a public right-of-way. The latest PPS submission shows a right-of-way of 45 feet wide along the property's frontage, which is consistent with prior approvals.

Master Plan Pedestrian and Bike Facilities

The subject property does not front any master-planned pedestrian or bicycle facility.

The MPOT provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2

All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4

Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

The sector plan includes the following recommendation regarding the accommodations of pedestrian access that impact the subject site (page 36):

1. **Provide safe, convenient, and accessible transportation system that meets the basic need for travel via motorized and non-motorized modes.**
3. **Promote pedestrian access to the station via a connected street grid and seek locations to implement the county's Complete Streets policies, by providing sidewalks and marked bicycle lanes in the station areas.**
7. **Decrease the production of greenhouse gases by minimizing vehicular trips and promoting greater pedestrian and bicycle mobility.**

In addition, the site is subject to the development plan which includes design guidelines beginning on page 30. The development plan design elements, the sector plan, and the MPOT policy recommendations shall be detailed and evaluated in subsequent site plans. However, the latest PPS submission shows that adequate right-of-way is provided to support the MPOT's recommended pedestrian and bicycle facilities on the public roadways adjacent to the subject site.

Transportation Planning Review

The PPS proposes two vehicular access points to the attached townhomes via private alleyways from Towne Park Road and Evansgreen Drive. Staff finds that the overall circulation and proposed roadway configurations are acceptable.

At the time of site plan, staff recommends that all applicable pedestrian and bicycle facilities and amenities, as described in the development plan, be provided on a facilities plan.

Based on the preceding findings, the transportation facilities will be in conformance with the MPOT, sector plan, development plan, and Subdivision Regulations, with recommended conditions.

7. **Public Facilities**—This PPS was reviewed for conformance to the sector plan, in accordance with Section 24-121(a)(5). The sector plan provides goals and policies related to public facilities (page 36). The goals are to “Seek opportunities for new public facilities that will serve as amenities to support the Green Line stations as neighborhoods of choice for current and new residents and businesses”. However, there are no police, fire and emergency medical service facilities, schools, parks, or libraries proposed on the subject property by the sector plan. The larger Towne Square at Suitland Federal Center development, approved via PPS 4-15005, will contain a public arts center south of the subject property. This application is further supported by an approved certificate of adequacy (ADQ-2022-008), which ensures adequate public facilities to support the proposed land use. The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, none of which affect the subject site
8. **Public Utility Easement**—Section 24-122(a) of the prior Subdivision Regulations requires that when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.”

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public rights-of-way. The subject site has frontage along the existing public right-of-way and Towne Park Road. The PPS depicts the 10-foot-wide PUE along the right-of-way.

9. **Historic**—The sector plan contains minimal material related to historic preservation and these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within

the subject property is low. A Phase I archeology is not recommended. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.

- 10. Environmental**—PPS 4-20039 was accepted for review on September 23, 2022. Comments were provided in an SDRC meeting on September 30, 2022. Revised information was received on October 14, 2022. The following applications and associated plans have been reviewed for the subject site:

Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
A-04004	N/A	Planning Director	Approved	3/2/2004	N/A
4-15005	N/A	Planning Board	Approved	12/1/2015	15-124
NRI-082-2022	N/A	Staff	Approved	4/29/2022	N/A
4-20039	N/A	Planning Board	Pending	Pending	Pending

Grandfathering

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 because the application is for a new PPS.

Site Description

The property is not wooded and currently vacant. A review of available information, as shown on the approved natural resources inventory (NRI), indicates that streams and steep slopes are not found to occur on the property. The site does not contain any wetlands or Wetlands of Special State Concern, as mapped by the Maryland Department of Natural Resources (DNR). The County's Department of the Environment watershed map shows the entire site is within Oxon Creek of the Middle Potomac River basin. The site features no steep slopes and has been graded. The site is not identified by DNR as within a stronghold watershed area and does not contain a Tier II waterbody or within a Tier II catchment area. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not found to occur on-site. The property does not abut any historic or scenic roads.

Plan 2035

The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035.

Sector Plan Conformance

The sector plan mentions that many environmental areas are considered impaired. While no specific environmental policies or practices are presented, existing environmental features should be preserved to the extent practicable. This site is within a heavily developed urban center, has previously been graded, and does not feature any regulated environmental features.

Green Infrastructure Plan Conformance

According to the 2017 *Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, the site is not within any regulated or evaluation areas.

Environmental Review

Natural Resources Inventory

A signed natural resource inventory (NRI-082-2022) was submitted with the application. The site contains no streams, wetlands, or primary management areas. The NRI indicates no woodland or specimen trees are present on-site. The NRI was submitted as part of the PPS requirement, but a Type 1 tree conservation plan will not be required, as explained below.

Woodland Conservation

This project is exempt from the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because this site is less than one acre in size and contains no woodland or regulated environmental features. A tree conservation plan will not be required for conformance with the WCO, and the applicant has submitted a standard letter of exemption.

Specimen Trees

No specimen trees are located on-site, and no removals are proposed with this application.

Regulated Environmental Features

This site contains no regulated environmental features such as streams, wetlands, or 100-year floodplain. No impacts to regulated environmental features are proposed with this application.

Soils

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present are Beltsville-Urban land complexes. Marlboro and Christiana clays are not found to occur on this property.

Prior Approvals

PPS 4-15005 included findings that recommended the use of green building techniques and energy conservation techniques to the greatest extent possible. The applicant also previously committed to develop Lots 20 and 21 as net zero dwellings. The applicant has provided a letter dated March 9, 2022, indicating how they intend to accomplish and address green development in context with the prior approval. The applicant intends to meet Leadership in Energy and Environmental Design (LEED) Gold standards for the townhouse development through energy and atmosphere ratings.

11. **Urban Design**—The subject application is evaluated for conformance with the applicable plans and requirements, as follows:

M-U-TC Development Plan

The development plan provides a community endorsed land use vision for the area and establishes specific design standards and guidelines for development of the town center. The design standards and guidelines of the development plan are organized into five major parts, each covering a different aspect or development area of the town center concept plan. The five parts include design standards and guidelines for Commercial District, Residential

District, Public Space, Parking and Loading, as well as Signage. The Residential District standards are further organized into three sections: Site Design, Building Design, and Streetscape. Conformance with these requirements were previously evaluated with SP-150004, for the two existing lots, which are included in this application. Since this application includes the subdivision of prior lots approved for single-family detached dwellings into nine new lots for townhouses, the Residential District standards will be evaluated at the time of a revision to the special permit, when site specific information is available.

The development plan provides screening requirements for multifamily residential use adjacent to single-family detached dwellings; however, it does not provide for screening requirements for instances when townhouses are located adjacent to single-family detached dwellings. The two lots, which are the subject of this PPS, were approved for single-family detached dwellings to serve as a transition from the townhouse development to the adjacent existing single-family residential neighborhood located immediately east. To provide screening between new and adjacent existing dwellings, SP-150004 proposed buffer planting along the entire length of the eastern property line consisting of 80 plant units per 100 linear feet length. This planting included a mix of shade and evergreen trees, and shrubs. With PPS 4-20039, the applicant submitted a landscape buffer exhibit which proposes enhanced planting along the eastern property line, between the fronts of the proposed townhouses and side and rear yards of adjacent existing single-family detached dwellings. While the exhibit does not provide information on the number of plant units and type of vegetation proposed, the transitional buffer is acceptable. An open space parcel is located between the existing and proposed dwellings, and the proposed plantings will be located within this open space parcel. It is noted that a SWM facility is also proposed in this open space, and any plantings required for this facility will need to be coordinated with the buffer planting. To ensure that the buffer planting provided is equivalent to what was approved with SP-150004, it is recommended that planting along the eastern property line be provided at a density of 80 plant units per 100 linear feet, in line with a Type "B" bufferyard, and be located within 20 feet of the property line. The planting location, type, and planting schedule should be shown on a landscape plan and will be reviewed at the time of a revision to the special permit site plan.

The development plan provides parking requirements for residential development; and provides that the maximum number of parking spaces permitted shall be 1.5 spaces per dwelling unit with a minimum of 1.0 parking spaces per dwelling. The development plan also states that if an individual attached or detached dwelling includes an attached garage, the maximum number of parking spaces permitted may increase to 2.0 spaces per dwelling unit to allow for a one-car garage with driveway or a two-car garage without driveway. The PPS proposes two lots with two-car garages, and 11 lots with one-car garages. While the provision of 1.0 parking space for these 11 lots is not disallowed by the development plan, staff encourages that the dwellings be designed with 2.0 parking spaces—either with one garage space plus a driveway or two garage spaces. This will ensure that the development is in keeping with remaining development approved with SP-150004, and avoids use of alleys and public streets for parking by future residents and their visitors. The required and provided parking will be further evaluated with special permit site plan.

Conformance with the Zoning Ordinance

The sector plan establishes development policies and design standards for new developments that are more permissive than those of the Suitland M-U-TC Zone in terms of building height and building setback from the street. The sector plan recommends retaining the Suitland M-U-TC Zone, but outlines specific recommendations to amend the development plan. These recommendations include replacing the M-U-TC development concept with the sector plan future land use map, with revisions to the applicability section, setback, parking, and height and bulk requirements. Except for additional use restrictions that are also applicable to the Suitland M-U-TC area, no additional development standards have been established through this sector plan that are applicable to this project. In accordance with Prince George's County Council Resolution CR-10-2014, which includes the D-D-O Zone M-U-TC Use Table, various dwelling unit types are permitted in the M-U-TC and D-D-O Zones, subject to the approval of a special permit, in accordance with Section 27-239.02 of the prior Zoning Ordinance. Since this application proposes to replace two single-family detached dwellings previously approved with SP-150004 with nine single-family attached dwellings, the development will require an amendment of SP-150004, after the approval of this PPS.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet or greater of gross floor area or disturbance and require a grading permit. The subject site is zoned M-U-TC and is required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. Conformance with this requirement was evaluated with SP-150004 for the subject property in this application; however, conformance with tree canopy coverage requirements will be re-evaluated at the time of a revision to the special permit.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval, the preliminary plan of subdivision shall be revised to provide the following:
 - a. Remove General Note 13 which indicates a variation from Sections 24-122(a) and 24-128(b)(12) of the prior Prince George's County Zoning Ordinance were requested, as no variations were needed or requested with this application.
 - b. Update the zoning label to reflect the current Legacy Mixed-Use Town Center (LMUTC) zoning designation.
 - c. Update the note that the mandatory dedication of parkland requirement is being addressed by providing on-site recreational facilities in accordance with the recreational facilities agreement recorded in Liber 40608 at folio 476.
2. Development of the site shall be in conformance with Stormwater Management Concept Plan 21525-2015-04, and any subsequent revisions.

3. Prior to approval, the final plat of subdivision shall include the dedication of 10-foot-wide public utility easements along the abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.
4. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the subject property is annexed to the homeowners association established, pursuant to Preliminary Plan of Subdivision 4-15005. Any necessary amended covenants shall be submitted to the Subdivision Section for review. The Liber/folio of the declaration of covenants shall be noted on the final plat, prior to recordation.
5. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the common areas approved on this preliminary plan of subdivision have been conveyed to the homeowners association.
6. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association land as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:
 - a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division.
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.
 - f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

7. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities and show these facilities on a pedestrian and bikeway facilities plan, as part of the site plan, prior to its acceptance:
 - a. Minimum 5-foot-wide sidewalk along the frontage of Towne Park Road, as consistent with the developed site, including Americans with Disabilities Act curb ramps and associated crosswalks.
 - b. Provide the pedestrian and bicycle facilities and amenities where applicable, as described in the 2006 *Approved Suitland Mixed-Use Town Center Development Plan*.
8. 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 provide adequate on-site recreational facilities in accordance with the recreational facilities agreement (RFA) recorded in Liber 40608 at folio 476. The recording reference of the RFA shall be noted on the final plat prior to its approval.

STAFF RECOMMENDS:

- Approval of Preliminary Plan of Subdivision 4-20039