



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Glenarden Redevelopment

4-24003

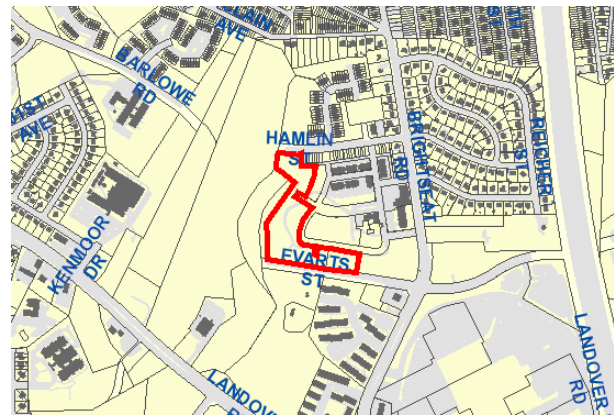
REQUEST	STAFF RECOMMENDATION
73 lots and 18 parcels for single-family attached residential development.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision 4-24003• Approval of a Variation from Section 24-128(b)(7)(A)

Location: Between Hamlin Street and Evarts Street, approximately 500 feet west of Brightseat Road.

Gross Acreage:	7.14
Zone:	TAC-E
Prior Zone:	M-X-T
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	N/A
Dwelling Units:	73
Lots:	73
Parcels:	18
Planning Area:	72
Council District:	05
Municipality:	Glenarden

Applicant/Address:
Pennrose, LLC
1501 St. Paul Street, Suite 118
Baltimore, MD 21202

Staff Reviewer: Jason Bartlett
Phone Number: 301-780-2465
Email: Jason.Bartlett@ppd.mncppc.org



Planning Board Date:	01/09/2025
Planning Board Action Limit:	03/14/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	12/31/2024
Date Accepted:	10/10/2024
Informational Mailing:	04/05/2024
Acceptance Mailing:	09/24/2024
Sign Posting Deadline:	02/10/2024

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.

Table of Contents

OVERVIEW	3
SETTING	4
FINDINGS AND REASONS FOR STAFF RECOMMENDATION.....	4
1. Development Data Summary	4
2. Previous Approvals.....	5
3. Community Planning.....	5
4. Stormwater Management.....	11
5. Parks and Recreation	11
6. Transportation (pedestrian, bicycle, and vehicular)	12
7. Public Facilities.....	15
8. Public Utility Easement.....	16
9. Historic.....	16
10. Environmental	16
11. Urban Design	24
12. Variation Request.....	25
13. Citizen Feedback.....	28
14. Referral to Municipalities.....	28
RECOMMENDATION	29

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-24003
Variation from Section 24-128(b)(7)(A)
Glenarden Redevelopment

OVERVIEW

The subject site is located between Hamlin Street and Evarts Street, approximately 500 feet west of Brightseat Road, in Tax Map 60, Grids B1 and B2, and consists of two parcels totaling 7.14 acres. The property is known as part of Parcels A and B, recorded in the Prince George's County Land Records in Plat Book WWW 67, Plat 1 (Parcel A); and Plat Book WWW 70, Plat 100 (Parcel B), which have been subsequently resubdivided as part of the platting of the greater Glenarden Redevelopment project approved under Preliminary Plan of Subdivision (PPS) 4-16038. The property is further subject to the 2009 *Approved Landover Gateway Sector Plan and Proposed Sectional Map Amendment* (sector plan).

The site is located in the Town Activity Center-Edge (TAC-E) Zone. However, this application is being reviewed in accordance with the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and "prior Subdivision Regulations"), pursuant to Section 24 1900 *et seq.* of the current Subdivision Regulations. Therefore, this application is being reviewed pursuant to the standards of the Mixed Use-Transportation Oriented (M-X-T) Zone for the property, which was effective prior to April 1, 2022.

This PPS proposes 73 lots and 18 parcels for development of 73 single-family attached townhouses and associated infrastructure, including private roadways, alleys, and open spaces, as a component of a residential revitalization project, consistent with Section 27-445.10 of the prior Zoning Ordinance. This is further discussed in the Community Planning finding on page 5 of this technical staff report. The site is currently vacant and was graded as part of the prior Glenarden Redevelopment subdivision, approved under PPS 4-16038, which was also approved as a residential revitalization project in accordance with CB-95-2016. The development proposed with this PPS was previously approved as a part of PPS 4-16038. However, the portion of the development subject to this PPS was not platted within the validity period of PPS 4-16038. Therefore, a new PPS and Certificate of Adequacy (ADQ) application are required to be approved, prior to development of the property.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on January 29, 2024. In accordance with Section 24-1904(b), the applicant provided a

statement of justification dated April 30, 2024, which includes an explanation of why they are electing to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is also supported by and subject to approved Certificate of Adequacy ADQ-2024-003.

The subject PPS also has a valid accompanying Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) exemption letter and is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and Council Bill CB-77-2024 which will be enacted January 3, 2025, after publishing of this staff report.

The applicant further filed a request for a variation from Section 24-128(b)(7)(A) of the prior Subdivision Regulations, to allow 65 of the proposed 73 single-family attached (townhouse) lots to be served by alleys without having frontage on a public right-of-way (ROW). Approval of the variation being requested with this application is consistent with the same variation requested and approved with PPS 4-16038, of which the 73 lots proposed with this application were previously a part.

Staff recommend **APPROVAL** of the PPS, with conditions, and **APPROVAL** of the variation, based on the findings contained in this technical staff report.

SETTING

The subject site is located in Tax Map 60, in Grids B1 and B2, within Planning Area 72. Evarts Street abuts the site to the south, with Maple Ridge Apartments (Detailed Site Plan DSP-14024) and vacant land in the Town Activity Center-Edge (TAC-E) Zone (prior Mixed Use-Transportation Oriented (M-X-T) Zone) and MD 202 (Landover Road) beyond. To the west lies vacant land zoned Residential, Single-Family-Attached (RSF-A) (prior Townhouse (R-T) Zone), with land zoned Residential, Single-Family-65 (RSF-65), (prior One-Family Detached Residential (R-55) Zone) and Kenwood Middle School beyond. The eastern boundary of the site abuts the Glenarden Redevelopment (4-16038), also in the TAC-E (prior M-X-T) Zone, which borders Brightseat Road, with Henry P. Johnson Park, single-family homes in the RSF-65 Zone (prior R-55_Zone), and I-95/495 (Capital Beltway) beyond. The site abuts Hamlin Street to the north, with the Cottages at Glenarden (4-03102) in the RSF-A Zone (prior R-T Zone) beyond.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	EVALUATED
Zone	TAC-E	M-X-T
Use(s)	Vacant	Residential
Acreage	7.14	7.14
Lots	0	73
Parcels	0	18
Dwelling Units	0	73
Gross Floor Area	0	0
Variance	No	No
Variation	No	Yes, Section 24-128(b)(7)(A)

The subject PPS was accepted for review on October 10, 2024. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee (SDRC), which held a meeting on October 25, 2024, at which comments were provided to the applicant. The variation from Section 24-128(b)(7)(A), requested by the applicant in their statement of justification dated April 30, 2024, was also reviewed at the SDRC meeting on October 25, 2024. Pursuant to Section 24-119(d)(4) of the prior Subdivision Regulations, the applicant submitted a letter granting a waiver of the 70-day review period on November 1, 2024. Revised plans and information were received on November 27, 2024, which were used for the analysis contained herein.

2. **Previous Approvals**—The site consists of part of Parcel A and part of Parcel B. Parcel A was recorded in the Prince George’s County Land Records in Plat Book WWW 67, Plat 1, in 1967; and Parcel B was recorded in County Land Records in Plat Book WWW 70, Plat 100, on January 25, 1969. Both parcels have been resubdivided, subsequent to their platting, pursuant to PPS 4-16038. Given the expiration, the subsequent resubdivision and expiration of 4-16038, the parts of Parcel A and Parcel B included in this subdivision are not the subject of any PPS or record plat.

The property comprising the subject site was previously approved under PPS 4-16038, Glenarden Redevelopment, in the same lot configuration as proposed with the subject PPS, as part of an overall development approved for 97 lots and 32 parcels for development of 333 multifamily apartments and 97 single-family attached dwelling units (townhouses). PPS 4-16038 expired, however, prior to the applicant platting the lots and parcels included in this subdivision, within the validity period of the prior approved PPS. It should be noted, however, that much of the evaluation and compliance required for the subject PPS has not changed, since it was last evaluated under PPS 4-16038.

The subject site was also a part of the prior development approved under Detailed Site Plan DSP-16059 and amendments 02 through 04 of the same. DSP-16059 is vested with partial construction of the approved development. Any revisions to the lots and parcels, as approved by this PPS, may require amendment of the DSP.

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

Plan 2035

Plan 2035 places this subject site within the Landover Gateway Town Center (Map 1. Prince George's County Growth Policy Map, page 18).

Plan 2035 designates Local Centers as “focal points for development and civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available. Town Centers will often be larger in size and may rely more on vehicular transportation.” (page 19; Also refer to Map 1. Prince George's County Growth Policy Map, page 18)

Plan 2035 recommends that the “mix of uses is horizontal across the centers rather than vertical within individual buildings” and the recommended average net housing density for new development is 10–60 dwelling units/acre (page 108).

Staff find that the proposed PPS is consistent with Plan 2035, which designates the Landover Gateway area as a local town center. The previously approved overall Glenarden Redevelopment under PPS-4-16038 and DSP-16059, together with its amendments, provides a successful housing mix including housing opportunities for a broad spectrum of ages and incomes.

Sector Plan

Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS is required to conform to the area master plan, including maps and text, unless the Prince George's County Planning Board finds that events have occurred to render the relevant recommendations within the comprehensive plan no longer appropriate, no longer applicable, or the District Council has not imposed the recommended zoning.

The Sector Plan recommends medium-density residential land use with links to open space on the southern portion of the property (Map 6: Land Use Plan, page 19).

The Sector Plan does not have a description of medium-density residential land use. However, the sector plan's rezoning of the subject property to the M-X-T Zone facilitates the plan's implementation by promoting the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers, so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens. As such, staff find that the proposed development contributes to the residential density and amenities planned for the Landover Gateway Local Town Center, thereby, conforming to the sector plan. It should be further noted that the development proposed with this application is a residential revitalization project and, pursuant to Section 27-445.10(b)(4) of the prior Zoning Ordinance, the density of which was determined at the time of the DSP application. DSP-16059 and its subsequent amendments were approved for the proposed development, as a part of the greater Glenarden Redevelopment approved under PPS 4-16038, and this DSP remains valid and is vested for the subject property.

The Sector Plan's area is envisioned to be a vibrant mixed-use community that includes a variety of high-quality mixed-income housing (page 65). The Sector Plan recommends the following (vision, goals, strategies, or policies) to help advance the intent and purpose of the plan, shown in bold with staff's analysis following in plain text.

Vision Elements for the Sector Plan that are relevant to the subject PPS include (pages 18 and 23):

- **A variety of neighborhoods with a range of housing types.**
- **A fully integrated, multimodal transportation system.**
- **An enhanced and expanded network of open space and civic places.**
- **Improved pedestrian, bicycle, and trail connections.**
- **A model of environmentally sensitive site design that preserves, enhances, and restores the environment and ecological functions.**

Overall Sector Plan Area goals relevant to the subject PPS include (page 26):

- **Encourage high- and moderate-density residential development.**
- **Ensure that Landover Gateway can be effectively served by mass transit and that future development is transit supportive.**
- **Ensure transit-supportive and transit serviceable development.**
- **Require pedestrian-oriented and transit-oriented design.**
- **Provide a variety of housing types for a range of incomes, including affordable and workforce housing.**

The application conforms to the vision and goals of the sector plan because the proposed development offers residential development that will be integrated with a larger development consisting of a mix of housing types that include multifamily and attached single-family homes, senior housing, and price ranges that include affordable and market rate. The development is pedestrian-friendly and transit-oriented with sidewalks, bike lanes, as well as proximity to the Largo Town Center and New Carrollton Metro stations, which are accessible by bus routes that stop along or near the Brightseat Road frontage of the overall Glenarden Redevelopment. The previously approved community center amenities and open spaces within the development (approved under PPS 4-16038 and DSP-16019), which the subject PPS is effectively a part of, contributes to the vision of a network of open space and civic places within the sector plan area. The applicant proposes construction of sustainable development and environmental site design facilities of micro-bioretenention, bio-swales, submerged gravel wetland, and green streets devices that preserve, enhance, and restore the environmental and ecological functions.

Overall Sector Plan policies and strategies relevant to the subject PPS include:

Policy 6: Encourage a variety of housing options at varying densities for a range of income levels. (page 27)

Strategies:

- **Vary the residential densities and building types allowed by the sector plan and its development standards.**

Along with the previously approved PPS-4-16038 and DSP-16059 and its amendments, the proposed development offers a variety of housing options with a mix of housing types that include multifamily dwellings, single family attached, and senior housing, with price ranges that include affordable and market rate units.

Neighborhood Character (page 33)

The urban design framework for Landover Gateway is developed around the creation of six distinctive neighborhoods.

The subject property is in the Gateway North neighborhood (Map 11: Illustrative North, Core, and South Neighborhoods and Primary Thoroughfares, page 32).

Core North Focus Area—Gateway North Neighborhood Goals (page 47)

- **Plan to redevelop a moderate-density residential neighborhood.**
- **Establish a pedestrian-oriented street network.**
- **Establish an enhanced, expanded, and accessible open space network.**

Policy 1: Develop a neighborhood of moderate density housing surrounding a mixed-use core at Brightseat Road. (page 48)

Strategies:

- **Redevelop the site currently occupied by Glenarden Apartments with a neighborhood of moderate-density townhomes.**
- **Establish a pedestrian-oriented network of streets that enhances connectivity.**

Along with the previously approved PPS 4-16038 and DSP-16059 and its amendments, the proposed development offers moderate-density residential development with a mix of housing types and price ranges. The development is pedestrian-friendly and transit-oriented with sidewalks and bike lanes, enhancing connectivity to the local community and existing infrastructure. The subject PPS proposes 5-foot-wide sidewalks with ramps

at intersections along all public and private ROWs, crosswalks at major intersections, and traffic calming measures thereby enhancing connectivity.

Policy 2: Create a network of diverse, attractive and accessible open spaces.
(page 48)

Strategies:

- **Connect the neighborhood to the drive and linear park along the Cattail Branch stream valley with pedestrian walkways and public streets.**
- **Provide a linear park along Evarts Street that connects the Cattail Branch stream valley trail network with the Evarts Street bridge connection to the Woodmore Towne Centre.**

The previously approved community center, amenities, and open spaces within the development contribute to the vision of a network of open spaces within the sector plan area. Along with the existing streets and sidewalks within the overall Glenarden Redevelopment, the proposed street and sidewalk layout, which includes extensions of Evarts street and Hamlin Street, will connect to the future Cattail Branch Trail.

Design guidelines (page 50)

The property is within the Local Frontage Design District (Map 13: Design District Boundaries, page 51) and the following policies, strategies, principles, and guidelines are applicable to the subject PPS.

Policy 1: Establish four mixed-use design districts, each with appropriate density and height recommendations for a downtown environment. Each should have a logical distribution of density, while respecting existing lower density neighborhoods. Each district's density is transit supportive. (See Map 13: Design District Boundaries (page 51)

Strategy 4: Local Frontage Design District (page 61)

This district is a medium-density residential district that serves as a transition from the higher density General Edge, General Center, and Beltway Focus Districts. This district provides a quieter place to live adjacent to the activity of the commercial core. It is defined by intimate, walkable streets and includes neighborhood parks.

Design Principles (page 61)

This is a medium-density residential neighborhood with mostly four-story buildings.

In accordance with Section 27-445.10(b)(4) of the prior Zoning Ordinance, regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, number of uses, and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved DSP shall constitute the development regulations.

- **Use street grid pattern to create compact blocks of development.**
 - **Develop a pedestrian-oriented street grid with regularly-sized, oriented blocks with a range of 250–400 feet to encourage alternative modes of transportation.**
 - **Prohibit cul-de-sac.**
- **Create a pedestrian-oriented environment that encourages walking and biking rather than driving.**
 - **Design complete streets to support bicyclists, pedestrians, and automobiles**
 - **Line all streets with sidewalks at a minimum of five feet wide.**
 - **Line alleys with a maximum of six-foot-wide sidewalks.**
 - **Provide direct access to all buildings from the public sidewalk.**
- **Develop well-placed open space throughout the district to serve for formal and informal gatherings**
 - **Allocate open space within approximately a five-minute walk from all points in the district.**
 - **Line open space with sidewalks.**

The PPS illustrates pedestrian-oriented street grids, has no cul-de-sacs, and proposes 5-foot-wide sidewalks with ramps at intersections along all public and private ROW. Crosswalks at major intersections and traffic calming measures enhance connectivity and create a pedestrian-oriented environment, thus encouraging walking and biking. The previously approved community center, amenities, and open spaces within the development provide the necessary open spaces for formal and informal gatherings.

Zoning

The sector plan rezoned the subject property from the Multifamily Medium Density Residential (R-18) Zone to the M-X-T Zone. On November 29, 2021, the Prince George's County District Council approved Council Resolution CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from M-X-T to the TAC-E Zone, effective April 1, 2022. However, this application has been evaluated in accordance with the prior M-X-T zoning.

4. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An approved SWM concept plan and approval letter (No. 32858-2016-01) were submitted with the subject application. The concept letter indicates that the project is considered redevelopment, as the site was previously developed with multifamily garden apartment buildings when the Prince George's County Redevelopment Authority purchased the property in 2014 for redevelopment. Proposed stormwater management features include an underground storage system, submerged gravel wetlands, and numerous bioretention facilities. No further information pertaining to SWM is required.

Staff find 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, satisfies 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 sector plan; the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*; the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*; and the prior Subdivision Regulations, as they pertain to public parks and recreational facilities.

Subdivision Regulations Conformance

Sections 24-134 and 24-135 of the prior Subdivision Regulations, relates to mandatory dedication of parkland, provides for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private recreational facilities to meet the park and recreation needs of residents of the subdivision. Sections 24-134 and 24-135 require that the applicant provide the mandatory dedication of land suitable for active or passive recreation, the payment of a monetary fee in lieu thereof, or the provisions of recreational facilities. PPS 4-16038 was approved with on-site recreational facilities to meet the mandatory parkland dedication requirement. A recreation facilities agreement (RFA) for that subdivision was recorded in Liber 42675 Folio 386 on October 19, 2022. As the property and proposed development were previously evaluated with PPS 4-16038, are included in the RFA, and are still effectively a part of the greater Glenarden Redevelopment project, staff find that the on-site recreational facilities approved under PPS 4-16038, will adequately service the recreational needs of the future residents of this proposed development and meet the requirements of Sections 24-134 and 24-135. Nearby existing public recreational facilities include Henry P. Johnson Neighborhood Park, located directly across Brightseat Road, which includes an open play field, loop walking trail, playground, basketball court, picnic shelter, and tennis courts. In addition, the Glenarden Community Center is located within a half mile of the subject property, off Mclain Avenue. This park includes a lighted football/soccer/softball field, tennis courts, basketball courts, and a playground. The subject site is also within two miles of the Prince George's County Sports and Learning Complex and John Carroll Park, providing residents with the use of those facilities as well.

Sector Plan Conformance

Staff reviewed this PPS for conformance to the Sector Plan, Section 24-121(a)(5). Staff find that the proposed development aligns with the Sector Plan's intention to provide quality, safe, and convenient parks and recreational facilities within developments providing respite and contributing to the desirability and livability of the community for current and future residents (page 106).

6. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the Sector Plan, the prior Zoning Ordinance, and the prior Subdivision Regulations, to provide the appropriate transportation recommendations.

Master Plan Right-of-Way

The subject site is oriented towards the rear of the Glenarden redevelopment project, with no direct frontage along Brightseat Road. However, the overall Glenarden redevelopment project's eastern border has access along Brightseat Road (C-400), a master-planned collector roadway with an 80-foot-wide ROW.

The site's southern border has frontage on Evarts Street (C-401), a master-planned collector roadway with an 80-foot-wide ROW. The subject application does not propose direct access via Evarts Street. The 73 proposed attached dwelling units will be served via an internal roadway network. All roadway dedication has been met with prior approvals, and no additional ROW is required.

Prior Conditions of Approval

The subject site proposed with this PPS application was previously approved under PPS 4-16038 and DSP-16059, to include several amendments thereof. However, the approved PPS has since expired, and the subject PPS will apply to this portion of the site only. It should be noted that the transportation conditions included in the prior approvals have since been met, and the majority of the site has been constructed. The subject PPS application represents the final phase of the overall Glenarden Redevelopment project.

Master Plan Pedestrian and Bike Facilities

The subject site is adjacent to master-planned facilities. The MPOT recommends the following master-planned facilities:

- Bicycle lane and side path along Evarts Street
- The Cattail Branch Trail is also planned to traverse along the western borders of the site; however, the trail does not align through the site.

The Complete Streets Element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9 and 10):

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 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The proposed facility improvements, in combination with the on-site pedestrian and bicycle improvements, increase safe movement while encouraging pedestrian-scale land use, thus conforming to complete streets principles. In addition, the site is subject to the Sector Plan, which recommends on-road bicycle lanes along Evarts Street and Brightseat Road, as well as the following:

Areawide Development (page 25)

Policy 2: Improve connectivity in the sector area by creating a compact network of pedestrian friendly streets. (page 26)

Strategies:

- **Encourage a walkable, connected pattern of streets throughout the area.**

Policy 4: Integrate open spaces, green connections, and public focal places into Landover Gateway's neighborhoods. (page 27)

Strategies:

- **Ensure that all public open space and neighborhood focal places are fully integrated with and connected to the street system.**

The subject PPS proposes 5-foot-wide sidewalks with ramps at intersections along all public and private ROW, crosswalks at major intersections, and traffic calming measures; thereby, improving connectivity in the sector plan area. The proposed street system promotes efficient access to open spaces, green connections, and public focal places when evaluated as a whole with the greater Glenarden Redevelopment originally evaluated, demonstrated, and approved with PPS 4-16038.

Roads (page 82)

Policy 1: Provide roadway improvements that are fully integrated with land use recommendations in the sector plan to achieve accessibility, circulation, and development goals.

(See Map 19: Transportation Functional Classification on page 84.)

Strategies:

- **Provide attractive and safe shared road spaces that accommodate pedestrians, bicyclists, transit vehicles (bus, fixed guideway transit), and other motorized vehicular traffic.**

Trails and Pedestrian Access (page 95)

Sidewalks

Policy 1: Provide opportunities for residents to make some trips by walking or bicycling (page 96)

Strategies:

- **Provide standard sidewalks along both sides of all internal roads within the study area. The provision of sidewalks and trail connections will enhance the walkability of the neighborhood, as well as ensure that adequate pedestrian facilities exist to schools. Brightseat Road and Evarts Street are designated as priority sidewalk corridors due to their access through and around the planned regional center and their access to local community facilities. For the sector plan area to be walkable, pedestrian facilities and safety need to be improved along these corridors.**

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, recreation areas, commercial areas, and employment centers. (page 97)

Strategies:

- **Provide a master plan trail along the Cattail Branch greenway. This trail can be implemented as a stream valley trail and a side path along Barlowe Road extended. Where the trail is implemented in conjunction with Barlowe Road extended, an attractive and inviting streetscape is recommended with appropriate pedestrian and trail-related amenities that highlight the Cattail Branch and surrounding open space.**
- **Provide a neighborhood connector trail from Evarts Street to the Cattail Branch Trail as additional land is acquired by The Maryland-National Capital Park and Planning Commission (M-NCPPC) along the stream valley. Connector trails should also be provided to the adjoining Kenmoor Elementary School and Kenmoor Middle School. These trails will provide direct pedestrian access from the Glenarden Apartments site to the existing schools, as well as provide access to the planned stream valley trail network.**

The subject PPS proposes 5-foot-wide sidewalks for the property frontage along Brightseat Road, Evarts Street, and Hamlin Street. Bike lanes and bike signage are also proposed along Evarts Street. The proposed street layout and sidewalks within the development, along Evarts Street and Hamlin Street, will facilitate connection to the planned Cattail Branch trail in the future, as recommended by the sector plan.

The prior approved PPS included conditions for the existing sidewalk network along the frontages of Evarts Street and Brightseat Road, to be reconstructed as 5-foot-wide, Americans with Disabilities Act (ADA)-compliant sidewalks. As construction continues, the existing sidewalk along Evarts Street will be upgraded. Although Evarts Street is designated as a planned bicycle lane, the prior approved PPS did not include provisions for a bicycle lane or bike signage along this roadway. Evarts Street currently terminates just east of Brightseat Road, and there are no plans for roadway extension in the near future. The planned bicycle lane would only serve the dead-end limits of Evarts Street. However, although Brightseat Road is beyond the limits of the subject application, a bikeway fee was provided for the placement of bicycle signage along the roadway.

The prior approved DSP included sidewalks, crosswalks, and ADA curb ramps throughout the site that will be required as part of this application. The prior approved, built, and recommended facilities provide continuous connections through the site, to the adjacent roadways and nearby properties, and meet the intent of the master plan goals and policies.

Based on the preceding findings, vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision; meet the findings required of Subtitles 24 and 27 of the prior Prince George's County Code; and conform to the Sector Plan and MPOT, with the conditions of approval recommended in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the Sector Plan, in accordance with Section 24-121(a)(5) of the County Code.

The sector contains a public facilities discussion in Chapter 5 (Infrastructure Elements) that establishes the following vision for public facilities in the planning area (page 98):

Vision

Public facilities are provided in locations that serve and promote a livable community in the sector plan area. Landover Gateway, as a new downtown for Prince George's County, contains signature public facilities, such as a new, architecturally significant central library. Schools offer cutting-edge instructional programming in modern facilities that promote learning and attract families to the sector plan area. Fire and emergency medical services facilities are planned to handle increased demand from denser development.

The proposed development will not impede achievement of the above-referenced vision. This PPS is subject to ADQ-2024-003, which established that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The subject project is located in Planning Area 72, Landover & Vicinity. The Fiscal Years 2025–2030 *Approved Capital Improvement Program and Budget* identifies two new construction projects proposed for this area.

- 3.31.0004 Shepherds Cove Family Shelter at 1400 Doewood.

- 3.51.0018 Shady Glen Fire and EMS Station at Glen Drive and Central Avenue.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect this site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems. The subject property is in the appropriate water and sewer service area for PPS approval.

8. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, 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 ROWs. The subject property has frontage on Evarts Street and Hamlin Street. The PPS shows PUEs along both street frontages, at a minimum of 10 feet wide. In addition, the PPS shows a 10-foot-wide PUE along the east side of Parcel C, Tommie Broadwater Drive, a 50-foot-wide private street proposed to bisect the property and connect Evarts Street to Hamlin Street. The PPS further shows PUEs along the property’s entire frontage on Parcel A, Ronald Kenner Loop, a 46-foot-wide private ROW within the overall development.

9. **Historic**—The Sector Plan contains minimal goals and policies related to historic preservation, and these are not specific to the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicate that the probability of archeological sites within the subject property is low. Therefore, a Phase I archeology survey 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**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-015-2017	N/A	Staff	Approved	1/31/2017	N/A
4-16038	N/A	Planning Board	Approved	7/20/2017	17-97
DSP-16059	N/A	Planning Board	Approved	7/20/2017	17-98
DSP-16059-03	N/A	Planning Board	Approved	12/2/2021	2021-143
NRI-015-2017-01	N/A	Staff	Approved	8/2/2023	N/A
NRI-015-2017-02	N/A	Staff	Approved	5/13/2024	N/A
4-24003	N/A	Planning Board	Pending	Pending	Pending

Grandfathering

The site is subject to the grandfathering provisions of the WCO that came into effect July 1, 2024, and CB-77-2024 which will be enacted January 3, 2025. The development is subject to the environmental regulations contained in prior Subtitles 24 and 27 because this is a new PPS.

Environmental Site Description

This 7.14-acre site, which is part of an overall 27.24-acre site that includes the previously approved Glenarden Redevelopment Subdivision under PPS 4-16038, is located between Evarts Street and Hamlin Street, west of Brightseat Road. A review of the approved Natural Resources Inventory NRI-015-2017-02 indicates that a stream, steep slopes, and 100-year floodplain occur on the property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The site has a stream system that runs along the northwestern boundary line of this site. This site is located within the Lower Beaverdam Creek of the Anacostia River watershed and fronts on Evarts Street, which is designated as a collector roadway.

Prior Approvals

The site was subject to several prior approvals. With expired PPS 4-16038, there was only one condition that was environmental in nature for recording the conservation easement. The current proposal is a new PPS application, which is required due to the expiration of PPS 4-16038 for this portion of the development. The condition for recording the conservation easement on the final plat is recommended to be carried forward with this PPS and is included in the conditions of approval in this technical staff report.

Prince George's Plan 2035

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

Environmental Conformance with Applicable Plans

Sector Plan

The Sector Plan contains environmental goals, policies, and strategies, the following of which have been determined to be applicable to the subject site. The text in **bold** is from the sector plan, and the plain text provides comments on the plan's conformance.

Overall Sector Plan Area (page 25)

Policy 8: Encourage the application of environmentally sensitive and sustainable site design techniques to all future development. (page 28)

Strategies:

- **Ensure that stormwater has an opportunity to be filtered back into the local water table prior to its collection into the regional stormwater management system.**
- **Filter street runoff in streetscape features, street medians and planted open spaces.**
- **Employ the techniques for environmentally sensitive design and green infrastructure preservation and enhancement.**

The applicant proposes construction of environmental site design (ESD) facilities of micro-bioretenion, bioswales, submerged gravel wetland, green streets devices, and the use of impervious liners where 4 feet of separation of the ESD facilities is not possible.

Environmental Infrastructure

Policy 1: Protect, preserve, and enhance the identified local green infrastructure network within the Landover Gateway planning area. (page 78)

Strategies:

- **Protect the planning area's primary corridor of Cattail Branch during the review of land development proposals to ensure the highest level of environmental quality and ecological health possible and by limiting negative environmental impacts.**

The site contains regulated area, as designated in the Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, and the regulated environmental features (REF: floodplain and stream buffer) located along the western boundary of the site are associated with the Cattail Branch Primary Corridor. No impacts to the primary management area (PMA) are proposed.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded (page 79)

SWM will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement, and sediment and erosion control measures will be reviewed by the Prince George's County Soil Conservation District. No stream restoration or mitigation requirements have been identified for this project.

Policy 3: Require the use of environmentally sensitive stormwater management techniques in order to control and/or reduce volumes of urban stormwater runoff and improve water quality. (page 79)

Strategies:

- **Require environmentally sensitive design stormwater techniques, such as rain gardens, bioretention and infiltration areas, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream stabilization to the fullest extent possible.**

The approved SWM concept plan shows the use of a submerged gravel wetland, underground storage system, and numerous bioretention facilities throughout the site to address water quality.

Policy 5: Preserve and enhance the existing urban tree canopy (pages 79 and 80)

Strategies:

- **Require a minimum of 10 percent tree canopy coverage on all development projects.**
- **Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.**
- **Increase the percentage of urban tree canopy by planting trees and other vegetation, especially along roadways, in median strips, and within residential communities.**

The use of conservation landscaping techniques, including the use of native species for on-site planting, is encouraged to reduce water consumption and the need for fertilizers or chemical applications. Tree canopy coverage (TCC) requirements for the proposed development were evaluated with the approval of DSP-16059, as discussed below.

Policy 6: Reduce light pollution into residential communities and environmentally sensitive areas (page 80)

The minimization of light intrusion from this development into the on-site and adjacent environmentally sensitive areas is important to protect the health of the stream valley and associated wildlife. The use of alternative lighting technologies and the limiting of total light output was demonstrated on approved DSP-16059, which is applicable to and included the development evaluated with this PPS. The prior PPS contained a condition requiring full cut-off light fixtures for the site, which has been carried forward as a recommended condition of this PPS.

2017 Green Infrastructure Plan

The GI Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the approved GI Plan, this site contains regulated and evaluation areas.

The following policies and strategies are applicable to the subject application. The text in **bold** is from the GI Plan and the plain text provides staff findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

- 1.1 **Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:**
 - a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**
- 1.2 **Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**
 - a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

The site contains a regulated area along the western boundary associated with Cattail Branch.

A small portion of the regulated area is shown to be impacted in the northwestern corner of the property for installation of an underground SWM facility; however, the regulated area on this portion of the site does not exactly coincide with the PMA as approved on NRI-015-2017-02, which provides more detail of the REF. The PMA has been based on the delineated on-site environmental features, including floodplain and stream buffer, as shown on the PPS. No PMA impacts are shown or requested on this portion of the site.

No additional impacts to the PMA are proposed with 4-24003.

No sensitive species project review areas or special conservation areas are located on or within the vicinity of the subject site.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

Strategies

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**

No network gaps have been identified on the subject site and no mitigation for impacts to REF have been identified. The regulated areas are proposed to be protected by a conservation easement, which shall be recorded with the final plat of subdivision.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

Strategies

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
- a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No transportation-related impacts are proposed with the subject application.

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be**

designed to minimize clearing and grading and to use low impact surfaces.

No trail systems are proposed with this application.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

Strategies

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

A conservation easement shall contain the delineated PMA, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

Strategies

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

The site is exempt from the WCO.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

The site is exempt from the WCO because it contains less than 10,000 square feet of woodland.

- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

Planting of native species is encouraged adjacent to the Cattail Branch stream valley, located along the western boundary of the property.

Forest Canopy Strategies

- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

There are no forest interior dwelling species or sensitive species project review areas on the subject property.

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

The site was previously graded, and no clearing of woodland is proposed with the subject application. Green space within the interior of the proposed developed is encouraged and was approved with DSP-16059, which is applicable to the subject site. TCC requirements were evaluated and approved with DSP-16059.

Environmental Review

Natural Resources Inventory

An approved Natural Resource Inventory (NRI-015-2017-02) was submitted with this PPS. The site is partially wooded and contains REF, steep slopes, a stream, and their associated buffers, which comprise the PMA. The site statistics table on the NRI shows 0.42 acre of PMA, with 67 linear feet of regulated streams. No additional information is required for conformance to the NRI.

Woodland Conservation

The site is subject to the vesting provisions of the WCO that came into effect July 1, 2024, and CB-77-2024 which will be enacted on January 3, 2025, after the publishing of this staff report. This application has a WCO exemption letter that was not valid as of July 1, 2024. However, enactment of the vesting provisions of CB-77-2024 will validate the WCO exemption letter starting January 3, 2025, and the exemption will remain valid until June 30, 2026.

This project is exempt from the provisions of the WCO because the site contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. The site received a Woodland Conservation Exemption Letter (S-123-2023) on August 2, 2023. No additional information is required, with regard to woodland conservation.

Specimen Trees

There are no specimen trees, champion trees, or trees that are part of a historic site, or are associated with a historic structure on this property.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

The site contains REF including streams, stream buffers, steep slopes, and 100-year floodplain which comprise the PMA.

Section 24-130(b)(5) of the Subdivision Regulations states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate, if placed at the location of an existing crossing or at the point of least impact to the REF.

SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with the County Code. Impacts to REF must first be avoided and then minimized.

No PMA impacts are proposed with this application; however, an existing sanitary sewer line does run through the PMA. This is an existing impact that does not require Planning Board consideration.

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer-Urban land complex, Russet-Christiana-Urban land complex, Sassafras-Urban land complex, Woodstown-Urban land complex, Longmarsh and Indiantown soils, and Zekiah and Issue soils. According to available mapping information, unsafe soils containing Marlboro clay does not occur on this property; however, Christiana clay does exist. This information is provided for the applicant's benefit.

- 11. Urban Design**—The subject PPS is part of the overall Glenarden Redevelopment project that was approved as a residential revitalization project, in accordance with CB-95-2016 for 97 lots and 32 parcels for development of 333 multifamily apartments; (101 being age-restricted) and 97 single-family attached dwellings (townhomes). The 73 lots for

single-family attached (townhouse) development and 18 parcels proposed with this application were previously evaluated and approved as a part of prior PPS 4-16038. A DSP, in accordance with Section 27-546(a) of the prior Zoning Ordinance, was also approved for the overall Glenarden Redevelopment under DSP-16059, which remains valid. Conformance with the requirements of the prior Zoning Ordinance, the 2010 *Prince George's County Landscape Manual*, and the Tree Canopy Coverage Ordinance were demonstrated at the time of DSP approval.

- 12. Variation Request**—The Glenarden Redevelopment project will be served by private roads, ranging in size from 22 feet to 92 feet wide, and alleys with a minimum paving width of either 22 or 24 feet. No public streets are proposed within the subdivision. The applicant has requested a variation from Section 24-128(b)(7)(A) to allow 65 of the proposed 73 single-family attached (townhouse) lots to be served by alleys without having frontage on a public ROW.

Section 24-128(b)(7)(A) of the Subdivision Regulations states the following:

Section 24-128. Private roads and easements.

- (b) The Planning Board may approve preliminary plans of development containing private roads, rights-of-way, alleys, and/or easements under the following conditions:**

(7) In Comprehensive Design and Mixed-Use Zones:

- (A) For land in the V-L, V-M, R-L, R-S, R-M, R-U, M-U-1, L-A-C, M-A-C, M-X-C, M-U-TC, and M-X-T Zones, the Planning Board may approve a subdivision (and all attendant plans of development) with private roads to serve attached single-family dwellings, two-family dwellings, and three-family dwellings, but not single-family detached or multifamily dwellings, in accordance with the requirements of Subsections (e) and (f) of Section 27-433 of the Zoning Ordinance, except as hereinafter provided. In all of the above zones, and in the R-R Zone when developed as a cluster subdivision, the Planning Board may approve a subdivision with alleys to serve any permitted use, provided the lot has frontage on and pedestrian access to a public right-of-way. The District Council may disapprove the inclusion of alleys during the consideration of the detailed site plan for a cluster subdivision. For the purposes of this Section, an “alley” shall mean a road providing vehicular access to the rear or side of abutting lots, and which is not intended for general traffic circulation.**

The subject development includes an internal network of private streets and alleys providing access to the proposed lots. As a result of site constraints and the existing development within the total Glenarden Redevelopment site, approximately 65 townhomes will be located on lots that front on private streets and are served by

private alleys without frontage on a public street. The proposed alleys meet all the dimensional requirements of the Subdivision Regulations and will allow for an efficient and safe circulation pattern for residents of the development.

Section 24-113 of the Subdivision Regulations sets forth the required findings for approval of variation request:

Section 24-113 Variations

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

The granting of the variation request is consistent with the relevant purposes of the Subdivision Regulations and will not harm the public interest, as explained within this finding. Furthermore, denial of the variation request will create practical difficulties for the applicant in its pursuit to develop the site in the manner contemplated in the previously approved PPS 4-16038 and DSP-16059 and its amendments. The Planning Board previously approved a variation to permit townhouse lots to be served by alleys without frontage on a public street, in PPS 4-16038 (PGCPB Resolution No. 17-97). The granting of this variation will allow the applicant to subdivide the remainder of the overall Glenarden Redevelopment project into 73 lots and 18 parcels, creating a lotting pattern that is consistent with that previously approved in PPS 4-16038.

- (1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

Granting the requested variation will not be detrimental to public safety, health, or welfare, or be injurious to other property because it pertains only to the positioning of buildings related to access that will be situated on lots that are internal to the PPS. The alley, by definition, (Section 27-107.01 of the Zoning Ordinance) is intended to serve secondary vehicular traffic and is not intended to serve general circulation. In this case, lots fronting private streets instead of public streets do not alter this arrangement. Each of the 65 lots, subject to the requested variation, will be accessed by alleys (serving the rear of each unit) with a minimum pavement width of 22 feet. The alleys are designed to serve a limited number of lots and will not serve general circulation based on the lotting pattern proposed with this PPS. Furthermore, each alley will allow for direct vehicular

access to a private or public street, and the proposed lotting pattern is compatible with the townhouse lots previously approved under PPS 4-16038 (PGCPB Resolution No. 17-97). Sidewalk locations and details shown on the previously approved DSP-16059 will ensure that a continuous pedestrian network is provided for these lots. The granting of this variation does not alter the intent of the design and use of alleys, is consistent with the abutting townhouse development, and will not be detrimental to the public safety, health, welfare, or injurious to other property.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The subject property is zoned M-X-T, and this PPS evaluates development under CB-95-2016 and Section 27-445.10, which allows smaller lots and higher density than what is generally permitted in residential zones. Further, the proposed layout provides orientation, private roads, and alleys in a unified design with the existing Glenarden Redevelopment project already in progress to the east. The adjoining development establishes the framework for the design of the lots proposed in this application, which is unique to this development and is not generally applicable to other properties. The overall Glenarden development, with its mixture of housing types and recreational facilities, is served by a network of private roads and alleys and interconnecting walkways with access to adjacent public transportation, in proximity of commercial neighborhood-serving uses. The application of the public roadway standards was found to not be practical or achievable within the network of private roads and alleys serving the development. Therefore, these findings are found to be consistent with the previous approvals, as the development proposed remains consistent with PPS 4-16038 and DSP-16059.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and

Granting the variation will not be in violation of any law, ordinance, or regulation. The variation from Section 24-128(b)(7)(A) is unique to the Subdivision Regulations and under the sole authority of the Planning Board. Therefore, the variation does not constitute a violation of any other law, ordinance, or regulation.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

While the property is currently flat and graded, it was previously constrained by steep slopes in the south. Furthermore, the site remains constrained by a stream valley to the west, limiting the amount of land able to be utilized for public roadway construction. As the Planning Board found previously in PPS 4-16038, the provision of the standards for public streets would not allow the applicant to achieve the density, unit mix and character, and amenities, as recommended in the sector plan. Lastly, the shape of the portion of the subject property would hinder a public street network, given its close proximity to adjacent and constructed private roadways. The property is an L-shaped, narrow strip of land, located between the stream valley to the west, and the developed portion of the overall Glenarden development to the east. A network of private streets and alleys has been constructed to support the development and was anticipated to be extended to serve the residential development proposed under the current PPS.

- (5) **In the R-30, R-30C, R-18, R-18C, R-IOA, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George’s County Code.**

The subject property is zoned TAC-E and is proceeding under the prior Zoning Ordinance, where the site was previously zoned M-X-T. Therefore, this section is not applicable.

Based on the above findings, staff find that the subject variation request meets all the criteria of approval set forth in the appropriate sections of the prior Subdivision Regulations and recommends **approval** of the variation from Section 24-128(b)(7)(A), to allow 65 of the proposed 73 single-family attached (townhouse) lots to be served by alleys without having frontage on a public ROW.

13. **Citizen Feedback**—At the time of the writing of this technical staff report, staff have not received any written correspondence from members of the community regarding this project.
14. **Referral to Municipalities**—The subject site lies within the municipal boundary of the City of Glenarden (the City). This application was referred to the City on October 10, 2024. It was referred to the City again on November 11, 2024, after receipt of the applicant’s waiver of the 70-day review, at which point a new Planning Board date was determined and included in the second referral to the City. It was referred to the City a third time on November 27, 2024, after receipt of revised plans and information from the applicant, in response to comments provided at the SDRC meeting. However, at the time of the writing of the staff report, comments have not yet been received from the City concerning the application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be modified to add the parcel number, the name of owner, the deed reference (liber and folio), the prior and current zone, and the existing use of adjacent Parcel 70.
2. In conformance with the *2009 Approved Countywide Master Plan of Transportation* and the *2009 Approved Landover Gateway Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Minimum 5 feet wide sidewalk and Americans with Disabilities Act (ADA)-compliant curb ramps along the subject property's entire frontage of Evarts Street to meet current County and ADA specifications and standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.
 - b. Provide a minimum 5-foot-wide sidewalk along both sides of all internal roadways.
 - c. Provide crosswalks and Americans with Disabilities Act-compliant curb ramps throughout the site.
3. Prior to approval, the final plat of subdivision shall include dedication of 10-foot-wide public utility easements along all abutting public rights-of-way and on at least one side of all private streets, as delineated on the approved preliminary plan of subdivision.
4. Development of this site shall be in conformance with Stormwater Management Concept Plan 32858-2016-01, and any subsequent revisions.
5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
6. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that this subdivision is subject to a homeowners association having been established for the Glenarden Redevelopment project, together with properties platted pursuant to Preliminary Plan of Subdivision 4-16038. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

7. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA) 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 deed for the property to be conveyed shall be submitted to the Subdivision Review Section of the Development Review Division (DRD) of the Prince George's County Planning Department.
 - b. All waste matter of any kind shall be removed from the property, prior to conveyance, 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, soil filling, other than the placement of fill material associated with permitted grading operation 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 an HOA 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 HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
 - f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including reservation of the right of approval by the Prince George's County Planning Director.
8. Full cut-off optic light fixtures shall be used on this site to reduce light intrusion.
9. The applicant and the applicant's heirs, successors, and/or assignees shall provide private on-site recreational facilities, in accordance with the *Park and Recreation Facilities Guidelines*, pursuant to the private recreational facilities agreement recorded in Prince George's County Land Records in Liber 42675, Folio 386A, as established with the approval of Preliminary Plan of Subdivision 4-16038.
10. This project is required to comply with adopted regulations as provided by the City of Glenarden, as applies.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-24003
- Approval of a Variation from Section 24-128(b)(7)(A)