




Basic Plan Amendment Woodside Village

A-9973-03

REQUEST	STAFF RECOMMENDATION
Amend Basic Plan A-9973 to allow for the development of up to 368 single-family detached dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Basic Plan Amendment A-9973-03

Location: On the south side of Westphalia Road, approximately 1,500 feet east of its intersection with Matapeake Drive.			
Gross Acreage:	100.84		
Zone:	LCD/MIO		
Prior Zone:	R-M/MIO		
Reviewed per prior Zoning Ordinance:	Section 27-1704(h)		
Gross Floor Area:	0		
Planning Area:	78		
Council District:	06		
Municipality:	N/A	Planning Board Date:	01/30/2025
Applicant/Address: Woodside Land Investments, LLC 3907 Greenway Baltimore, MD 21218		Planning Board Action Limit:	N/A
		Staff Report Date:	12/31/2024
		Date Accepted:	11/08/2024
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org		Informational Mailing:	09/23/2024
		Acceptance Mailing:	11/04/2024
		Sign Posting Deadline:	N/A

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

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

FROM: Todd Price, Planner III, Zoning Section
Development Review Division

SUBJECT: Basic Plan Amendment A-9973-03
Woodside Village

REQUEST: **Amend Basic Plan A-9973 to allow for the development of up to 368 single-family detached dwelling units.**

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of January 30, 2025. If the Planning Board decides to hear the application, it will be placed on a future agenda. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions on becoming a person of record should be directed to the Zoning Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

1. **Location and Site Description:** The overall Woodside Village development is 381.95 acres of land with approximately 4,500 feet of frontage along the south side of Westphalia Road. Access to the subject property is approximately 1,500 feet east of Westphalia Road's intersection with Matapeake Drive. The subject property consists of 100.84 total acres comprised of Parcel 13 (11.68 acres), Parcel 42 (36.79 acres), and part of Parcel 48 (52.37 acres). The remaining portion of Parcel 48 (59.55 acres) is owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and is not included in this amendment. The entire property is in the Legacy Comprehensive Design (LCD) Zone, formerly in the prior Residential Medium Development (R-M) Zone.
2. **History:** The 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)* retained the property in the Residential-Agricultural (R-A) Zone. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (sector plan) rezoned the property from R-A to R-M.

In 2006, the Prince George's County Planning Board recommended approval of Zoning Map Amendment A-9973, which requested rezoning from R-A to R-M.

On July 13, 2006, the Zoning Hearing Examiner (ZHE) approved A-9973, but the Prince George's County District Council remanded the decision back to ZHE on September 26, 2006, pending the Council's consideration of the Westphalia Sector Plan and Sectional Map Amendment. On February 6, 2007, the District Council approved the Westphalia Sector Plan and Sectional Map Amendment (Prince George's County Council Resolution CR-2-2007). A-9973 was included within the Council's approval of the sectional map amendment. In 2009, the District Council approved Comprehensive Design Plan CDP-0601, for 1,496 residential dwelling units (1,276 attached and detached single-family units and 220 multifamily units) in the R-M Zone.

In 2022, the District Council approved Basic Plan Amendment A-9973-01, to divide the basic plan, removing Parcel 14 from A-9973 for development of 354 dwelling units, which would be deducted from the originally approved 1,496 dwelling units.

In 2021, the District Council approved Basic Plan Amendment A-9973-02, to divide the basic plan, removing Parcels 19 and 5 from A-9973 for development of 661 dwelling units, which would also be deducted from the originally approved 1,496 dwelling units.

3. **Neighborhood:** Significant natural features or major roads usually define neighborhoods. The following roadways define the boundary of this neighborhood:

North—	Ritchie Marlboro Road;
South—	MD 4 (Pennsylvania Avenue);
East—	Ritchie Marlboro Road; and
West—	I-95/495 (Capital Beltway)

Surrounding Uses and Roadways: The following uses and roadways immediately surround the site:

North—	Westphalia Road and beyond by single-family residential dwellings in the Residential Estate (RE) Zone (prior R-E Zone), Residential Rural (RR) Zone (prior R-R Zone), and the LCD Zone (prior R-M Zone). These surrounding uses are also in the Military Installation Overlay (MIO) Zone, for height;
South—	Single-family dwellings in the LCD Zone (prior R-M Zone). These surrounding uses are also in the MIO Zone for height;
East—	Vacant land in the LCD Zone (prior R-M Zone), single-family residential dwellings in the RE (prior R-E) and RR (prior R-R) Zones. These surrounding uses are also in the MIO Zone for height; and
West—	Vacant land and single-family residential dwellings in the LCD (prior R-M and Local Activity Center Zones) and RR (prior R-R) Zones. These surrounding uses are also in the MIO Zone for height.

4. **Request:** Amend Basic Plan A-9973 to allow for the development of up to 368 single-family detached dwelling units. The applicant seeks approval of an amendment to A-9973, to divide the remaining portion of the basic plan. As detailed above, two parts of the original basic plan have been previously divided with their own development approvals. The original basic plan (A-9973) allowed for the development of 1,496 dwelling units. A-9973-01 subtracted 354 dwelling units from that total. A-9973-02 subtracted another 661 dwelling units for a total of 481 dwelling units remaining from the original A-9973 approval. As noted, this application requests development of up to 368 dwelling units, which is 113 dwelling units below the previously approved density. The amendment requires approval by the District Council, after a hearing held by ZHE. The Planning Board is required to submit any comments on the application to the District Council, ZHE, the applicant, and all persons of record in the original zoning map amendment application, in accordance with Section 27-197(b) of the prior Prince George's County Zoning Ordinance.

5. **General and Master Plan Recommendations:**

2007 Approved Westphalia Sector Plan

The 2007 *Approved Westphalia Sector Plan* (Sector Plan) recommends Low-Density Residential and Public/Private Open Space land uses on the subject property. The Sector Plan does not include preferred design or densities for recommended land use designations.

2014 Plan Prince George's 2035 Approved General Plan

The basic plan, also known as the proposed project, is located in the Established Communities Growth Policy area, as defined by the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The vision for Established Communities is context-sensitive infill and low- to medium-density development. The Generalized Future Land Use Map in Plan 2035 recommends a residential low land use for the property. Plan 2035 defines residential low land use as primarily single-family detached residential areas with a maximum density of up to 3.5 dwelling units per acre.

The property is not within a regional transit district, a local center, or an employment area, as defined in Plan 2035.

Plan 2035 established the following policies and strategies that are relevant to the basic plan:

Policy 8 (page 115): Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

As previously indicated, Plan 2035 recommends a maximum residential density of up to 3.5 dwelling units per acre. However, the R-M Zone permits a residential density of 3.6 to 5.8 dwelling units per acre. In 2007, the District Council approved the R-M Zone on the property in the sectional map amendment. This amendment, A-9973-03, requests up to 368 single-family dwelling units, which would result in a density of 3.65 dwelling units per acre.

6. **Environmental Review:** This finding is provided to describe the existing site features on the property and the impact of the requested amendment to A-9973-03, as it pertains to environmental conformance.

Existing Conditions/Natural Resources Inventory

A natural resources inventory (NRI) is not required as part of a zoning amendment application, and an NRI was not provided in the submission package. No further information is needed at this time.

Woodland Conservation

The project is subject to the environmental regulations contained in Subtitles 24 and 27, and Subtitle 25 that came into effect on July 1, 2024. Prior to acceptance of any CDP revision, a revised NRI which details the regulated environmental features (REF) in accordance with the current Subtitle 25 requirements, is required. The woodland conservation threshold (WCT), per A-9973, shall be 25 percent with the WCT requirements being met on-site. A Type 1 tree conservation plan will be required with any CDP or preliminary plan of subdivision (PPS) filed for this site. A Type 2 tree conservation plan will be required with any specific design plan (SDP) applications filed for this site.

Site Description

The subject property is 89.16 acres in the R-M Zone, located on the south side of Westphalia Road, west of Ritchie-Marlboro Road. There are streams, wetlands, 100-year floodplain, and associated areas of steep slopes on the property. Marlboro clay is found to occur within the vicinity of the site. No Sensitive Species Project Review Areas are indicated or mapped on the site. Furthermore, no rare, threatened or endangered species are indicated as present on-site. Westphalia Road is a designated historic road fronting this development. This property is located in the Western Branch watershed in the Patuxent River basin. The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. The site contains regulated and evaluation areas as designated in the 2017 *Countywide Green Infrastructure Plan (GI Plan)* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. The subject property is in the Westphalia Sector Plan Area.

Sector Plan Conformance

The Sector Plan includes environmentally related policies and their respective strategies in the Environmental Infrastructure section.

Below in **bold** are the primary policies relating to the site. More detail regarding the strategies can be found in the sector plan.

Policy 1 – Green Infrastructure

Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

This policy is addressed under the Green Infrastructure Section of this technical staff report.

Policy 2—Water Quality and Quantity:

Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

As part of Policy 2, environmental site design will be required for stormwater management (SWM) control to ensure that water quality and quantity is protected to the fullest extent practical, as required by the County. A SWM plan reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement will be required at the time of PPS.

Green Infrastructure Plan

The site is mapped within the green infrastructure network, as delineated, in accordance with the GI Plan. The regulated area is mapped along the streams and other REF, and the evaluation area is mapped on the remainder of the site due to the existing forest contiguous to the streams. The plans, as submitted, generally show the preservation of the regulated areas; however, more detailed information will be evaluated during the subsequent applications.

7. **Zoning Requirements:** The District Council cannot approve an application to divide an existing basic plan, also known as the proposed project, unless it finds that the entire development meets the criteria for approval, as set forth in Section 27-197(b), as follows:

- (b) **An amendment of an approved basic plan, which results in dividing a single approved basic plan into two or more separate basic plans may be approved by the District Council where significant changes in circumstances with regard to the approved basic plan have created practical difficulties for the applicant to the extent that, unless the basic plan is amended to separate a specified amount of land area, the applicant will be unable to proceed to the CDP phase. An amendment will not be granted where the practical difficulty is self-created or self-imposed, or where the applicant had knowledge of, and control over, the changing circumstances and the problems bringing about the practical difficulty at the time the basic plan was approved. The following procedures shall apply to consideration of any such amendment in lieu of the requirements of Subsection (c), below:**

The basic plan amendment proposes the division of A-9973 by dividing out Parcel 13, Parcel 42, and part of Parcel 48 from the approved basic plan.

This division is necessary because the total assemblage of properties in A-9973 is no longer under common ownership (as was the case when A-9973 was approved), thus making the implementation of the initial basic plan a practical impossibility. In other words, the applicant is not currently able to proceed to the comprehensive design phase because it does not own all the land that is subject to A-9973.

The practical difficulties cited by the applicant are multiple ownership of properties within the existing basic plan area and M-NCPPC's purchase of property within the basic plan area.

Specifically, the initial basic plan contemplated that Woodside Village would be developed as a residential development organized around a park/school site that would then be combined with the larger Westphalia Central Park located in the adjacent Parkside subdivision. M-NCPPC initially acquired Parcels 13, 42, and 48. Then, it sold Parcels 13, 42, and part of Parcel 48 to the applicant. Because of this, the applicant is unable to conform to the land use requirements for a park/school site mandated by Conditions 1 and 4(e) in the initial basic plan (mandating that the applicant dedicate approximately 56 acres for the park/school site), as these conditions were implemented when Woodside Village was under one ownership.

Staff agree with the applicant that the basic plan should be amended because the implementation of the original basic plan was predicated by a cohesive land development scheme, which has since been compromised by the lack of common ownership, through no fault of the applicant.

(4) In approving the petition, the applicant shall establish, and the District Council shall find, that:

(A) The approval of the amended Basic Plan will not result in a change in land area, or an increase in land use density or intensity, for the overall area included in the original, approved Basic Plan;

The proposed basic plan amendment does not involve an increase in the overall density approved for the Woodside Village development set forth in Basic Plan A-9973. As stated earlier, the central purpose of this basic plan amendment is to divide the basic plan area by dividing the applicant's property from the total assemblage of properties in A-9973. The remaining parcels in the original basic plan assemblage have already obtained recent approvals of subsequent/separate basic plan amendments (A-9973-01 and A-9973-02).

The overall residential development of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Basic Plan Amendment A-9973-01 was approved for a maximum of 354 dwelling units. Basic Plan Amendment A-9973-02 was approved for a maximum of 661 dwelling units. The total of these two approvals is 1,015 dwelling units, leaving a total of 482 units remaining from the original basic plan approval for Woodside Village.

The applicant proposes a maximum of 368 dwelling units for this amendment. The maximum combined density of the three basic plan amendments for Woodside Village would be a total of 1,383 dwelling units, which is 114 dwelling units less the overall density approved with the original basic plan of 1,497 units.

- (B) The approval of the amended Basic Plan will not significantly impair the character of the original, approved Basic Plan with respect to land uses, density ranges, unit types, circulation, accessibility, public facilities, public benefit features, and open space;**

The basic plan amendment will not impair the character of the originally approved basic plan. The land use, density ranges, circulation patterns, and amenities proposed for the applicant's property are consistent with those approved in the initial basic plan.

- (C) The proposed amended Basic Plan conforms to the requirements of Section 27-195(b);**

This basic plan amendment conforms to the requirements of Section 27-195(b) of the prior Zoning Ordinance, as detailed in the finding below.

- (D) The separate Basic Plans that result will be capable of standing by themselves as individual, cohesive developments;**

This basic plan amendment has been designed in a manner that it can stand alone as an individual development. Moreover, the development of the applicant's property as an individual subdivision will be cohesive with the remaining portions of Woodside Village.

- (E) Any staging of development that was required in the approval of the original Basic Plan, and that is still appropriate, is included as part of the amended Basic Plan; and**

There is no staging required in A-9973.

- (F) No owner of any land which is included in the original, approved Basic Plan will, by the approval of the proposed amended Basic Plan, be denied reasonable use of his property.**

No owner(s) of land included in the original basic plan will be denied reasonable use of their property. The applicant's property will stand on its own as a separate basic plan. In combination with the other prior approved basic plan amendment applications (A-9973-01 and A-9973-02), the residential development of the applicant's property would not exceed the total 1,497 dwelling units that was approved in the original Woodside Village Basic Plan, A-9973.

Except for the applicant's property and the portion of Parcel 48 still owned by M-NCPPC, all the other parcels included in the original basic plan assemblage have already obtained approval of a separate basic plan amendment and were allocated their own portion of the overall density approved with A-9973. As a result, no owner(s) of land included in the original basic plan will be denied reasonable use of their property.

Section 27-195 – Map Amendment approval.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties;**
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses;**
- (iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code. The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;**

In order to approve the requested amendment, the District Council must find, among other things, that the proposed amendment conforms to either Section 27-195(b)(1)(A)(i), (ii), or (iii) of the prior Zoning Ordinance.

Section 27-195(b)(1)(A)(i) is drafted in the disjunctive, providing two alternative bases for approval, separated by a semi-colon. With respect to the first, the proposed basic plan amendment conforms to the recommendations of both the sector plan and Plan 2035 as follows:

2014 Plan Prince George's Approved General Plan

According to Plan 2035 (Map 10. Generalized Future Land Use Map, (page 101)), the site is labeled as designated as a "Residential Medium." The General Plan further states that the "Residential Medium" designation represents "residential areas up to 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached), (page 100)." The uses proposed in this basic plan amendment are consistent with the vision, policies, and strategies of Plan 2035. Specifically, the subject application proposes 359 to 368 dwelling units on the applicant's property that would

equal approximately 3.6 to 3.68 dwelling units per adjusted gross acre (total gross area less half the floodplain).

2007 Westphalia Sector Plan and Sectional Map Amendment

The sector plan recommends low-density residential land use for the property (Map 4, page 19). The sectional map amendment also placed the development within the R-M Zone and prescribed the recommended density of 3.5–5.8 dwelling units per acre. There are no design or density recommendations for low-density residential land uses within the sector plan. Therefore, this basic plan amendment conforms to the sector plan.

With respect to the criteria requiring conformance to the “urban plan map,” there is no such map applicable to this application.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

The application does not contain a proposal for retail commercial development. Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

The applicant has included a traffic impact study as part of this application. The submitted traffic impact study demonstrates that all transportation facilities, either existing and/or proposed to be constructed by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density in this application. The adequacy of transportation facilities will be further evaluated at the time of PPS, with the certificate of adequacy.

The applicant’s property is also subject to the provisions of CR-66-2010 (approved by the County Council) and is required to pay a share of the cost for the planning, engineering, and construction of the Westphalia Road/MD 4 intersection/interchange.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County

Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

The public facilities which are either existing, under construction, or fully funded within the County's Capital Improvement Program ("CIP"), will be adequate for residential uses proposed in this application. The adequacy of school, park, water and sewerage, police, and fire facilities will be further evaluated at the time of PPS, with the certificate of adequacy. Moreover, it should be noted that the residential units proposed in this development will be subject to all appropriate school and public safety surcharges imposed by the County.

- (E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.**

As previously mentioned, the request has been found in conformance with the environmental regulations set forth in the sector plan. Therefore, the requested amendment satisfies Section 27-195(b)(1)(E) of the prior Zoning Ordinance.

Section 27-487 – Housing Provisions

All Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

The applicant proposes single-family detached units that are intended to address a wide variety of price points to address attainable housing strategies. These residential units will have a range of finished square footages. Architecture will be further evaluated at the time of SDP. At the time of CDP, the applicant should submit a plan that further addresses how housing will be provided for all income groups, in accordance with Section 27-487 of the prior Zoning Ordinance and the master plan recommendations for the planned community.

Section 27-507(a) – Purposes of the Residential Medium Development (R-M) Zone

Pursuant to Section 27-507(a) of the prior Zoning Ordinance, the proposed location is consistent with the purposes of the R-M Zone. This analysis is provided for additional context as to the position of this application within the R-M Zone. The complete list of purposes is copied below, followed by comments:

- (a) The purposes of the R-M Zone are to:**

- (1) Establish (in the public interest) a plan implementation zone, in which (among other things):**
 - (A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and**

- (B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change.**

This application is consistent with the recommendations of the applicable portions of Plan 2035 and the sector plan. The subject application proposes a maximum of 368 dwelling units that would equal 3.68 dwelling units per adjusted gross acre. The residential development of the applicant's property combined with amendments A-9973-01 and A-9973-02 would not exceed the total 1,497 dwelling units approved in A-9973. The additional public benefit features will be provided at the time of CDP for the project.

- (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals;**

This basic plan amendment conforms to the density and regulations established by the R-M Zone and as detailed above, with the policies and recommendations of Plan 2035, the sector plan and the GI Plan.

- (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

As an overall use, the proposed single-family dwellings are compatible with the existing and proposed surrounding land uses, with single-family residential land and single-family homes immediately adjacent to the property. The development has access to existing public facilities and services, and needed improvements will be determined at the time of PPS.

- (4) Encourage amenities and public facilities to be provided in conjunction with residential development;**

The basic plan amendment has incorporated open space and recreational areas, as well as pedestrian and bike paths that create opportunities for an active environment for residents.

- (5) Encourage and stimulate balanced land development;**

The basic plan amendment conforms with the recommendations of Plan 2035, the sector plan, and the GI Plan. Therefore, it encourages and stimulates balanced land development for the immediate adjacent areas, which are a mix of single-family attached and detached dwellings. There are no commercial uses included on the basic plan for the property.

(6) Improve the overall quality and variety of residential environments in the Regional District;

The proposed development in this application will contribute much needed single-family detached dwelling units to balance the concentration of townhouses within the greater Westphalia area market.

8. Referral Comments: The following referral memorandums were received which discuss the proposed basic plan amendments, support the required findings above, are included as backup to this memorandum, and are incorporated herein by reference:

- a. Environmental Planning Section, dated December 6, 2024 (Kirchhof to Price)
- b. Community Planning Section, dated December 9, 2024 (Calomese to Price)
- c. Prince George's County Department of Parks and Recreation, dated December 9, 2024 (Ivy to Price)
- d. Historic Preservation Section, dated December 10, 2024 (Stabler, Smith, and Chisholm to Price)
- e. Transportation Planning Section, dated December 12, 2024 (Daniels to Price)
- f. Subdivision Section, dated December 14, 2024 (Bartlett to Price)

9. Basic Plan A-9973 Conditions

Basic Plan A-9973, as approved by CR-2-2007, contained five conditions. Staff recommend that Conditions 3a, 3b, 3c, 3e, 3h, 3j, 3o, 3p, 3q, 3r, 3s, 3t, 4b, 4c, 4d, and 4g be carried forward, and that Conditions 3i, 4a, and 4f be revised as part of the conditions of approval for A-9973-03. The remaining conditions have been deleted, as they are no longer relevant to this application.

RECOMMENDATION

Based on the analysis and findings, staff recommend APPROVAL of Basic Plan Amendment A-9973-03, for Woodside Village, with the following conditions:

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

Total Area	100.84 acres
Land in the 100-year floodplain*	1.73 acres
Adjusted gross area: (100.84 acres less half the floodplain)	99.98 acres
Density permitted under the Residential Medium Zone	3.6–5.7 dwelling units/acre
Base residential density (3.6 du/ac)	359 dwelling units
Maximum residential density (5.7 du/ac)	569 dwelling units

Proposed Land Use Types and Quantities	
Residential Use (Single-Family Detached)	359–369 dwelling units
Number of the units above the base density	0–9 dwelling units
Density proposed in the Residential Medium Zone	3.6-3.68 dwelling units/acre
Permanent open space outside of proposed lots or rights-of-way (Includes environmental, recreational, and homeowner association areas)	28.14 acres

2. Prior to certification of the basic plan, the plan shall be modified as follows:
 - a. Add bearings and distances for the boundaries of the subject property and for the A-9973 basic plan area (on Sheet 2).
 - b. In the Subject Property Table, show the Book/Page of each property's current deed reference.
 - c. Revise the Site Information Table on Sheet 2 to list the proposed dwelling units as single-family detached dwellings.
3. The following shall be required as part of the comprehensive design plan submittal package:
 - a. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant, along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive a detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control, as well as the need for exclusive turn lanes at each location.
 - b. Provide a description of the general type, amount, and location of any recreational facilities on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.
 - c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the comprehensive design plan shall conform to all other adjacent approved subdivisions.
 - d. The comprehensive design plan shall specify which lots located along Westphalia Road are single-family detached lots, in order to be compatible with the surrounding land use pattern, and to preserve a rural character as recommended in the Westphalia Comprehensive Concept Plan Study.
 - e. Submit a design package that includes an illustrations and general design guidelines that establish review parameters, including design, material, and color for architecture, signage, entrance features, and landscaping for the entire site.
 - f. The applicant and the applicant's heirs, successors, and/or assignees shall agree to make a monetary contribution to the central park. The total value of the monetary contribution for development, operation, and maintenance of the central park shall be \$3,500 per dwelling unit in 2006 dollars. Monetary contributions may be used for the design, construction, operation, and maintenance of the recreational facilities in the central park.

- g. Submit a signed natural resources inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River primary management area as defined in Section 24-101(b)(10) of the prior Prince George's County Subdivision Regulations, and as shown on the signed NRI.
 - h. Demonstrate that the primary management area (PMA) has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams, and by using existing road crossings to the extent possible.
 - i. Submit a required Type 1 tree conservation plan (TCP1). The TCP1 shall:
 - (1) Focus on the creation and/or conservation/preservation of contiguous woodland.
 - (2) Concentrate priority area for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent woodland conservation threshold (WCT) and meet the WCT requirements on-site.
 - (3) Mitigate woodland cleared within the primary management area's preservation area on-site at a ratio of 1:1, with the exception of impacts caused by master plan roads which shall be mitigated 1:25. This note shall also be placed on all tree conservation plans.
 - (4) Focus afforestation in currently open areas within the primary management area and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.
 - (5) Prohibit woodland conservation on all residential lots.
 - j. Submit an exhibit showing areas where Marlboro Clay occurs on-site.
 - k. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 of the prior Prince George's County Zoning Ordinance and the master plan recommendations for the planned community.
 - l. Present all roadway improvement plans for Westphalia Road to Historic Preservation and Transportation Planning staff for review and comment, to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved, as necessary.
4. At the time of preliminary plan of subdivision (PPS) and/or prior to the first plat of subdivision, the applicant shall:
- a. Show a proposed sewer layout and connection as required by the Washington Suburban Sanitary Commission.

- b. Submit a Hydraulic Planning Analysis to the Washington Suburban Sanitary Commission (WSSC) to address access to adequate water storage facilities and water service to be approved by WSSC, to support the fire flow demands required to serve all site development.
 - c. Submit a letter of justification for all proposed primary management area impacts in the event disturbances are unavoidable.
 - d. Submit a plan, prior to Planning Board approval of a PPS, that shall provide for:
 - (1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or
 - (2) Avoiding and preserving the resources in place.
 - e. Enter into an agreement with the Prince George's County Department of Parks and Recreation, prior to the first final plat of subdivision, that shall establish a mechanism for payment of fees into an account administered by the Maryland-National Capital Park and Planning Commission.
 - f. Submit three original executed agreements for participation in the park club to the Prince George's County Department of Parks and Recreation (DPR), for their review and approval, eight weeks prior to submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.
5. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, and to be reviewed as part of subsequent applications and shown prior to their acceptances, including the comprehensive design plan, unless modified by the permitting agency with written correspondence:
 - a. A minimum 10-foot-wide path along Westphalia Road (C-626)
 - b. Shared roadway pavement markings and signage along P-617
 - c. A minimum 10-foot-wide path along P-619
 - d. A minimum 10-foot-wide path along MC-631.
 6. Internal streets and shared-use paths are to follow the Complete Streets policies and principles of the 2009 *Approved Countywide Master Plan of Transportation* and include traffic calming measures. These will be reviewed as part of subsequent applications and shown prior to their acceptance.
 7. All sidewalks within the subject site shall be continuous within a connected pedestrian circulation network, at a minimum of 6 feet in width, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, or the Prince George's County Department of Public Works and Transportation with written correspondence.
 8. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and public outreach measures shall be subject to

approval by the Historic Preservation Commission and the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.