

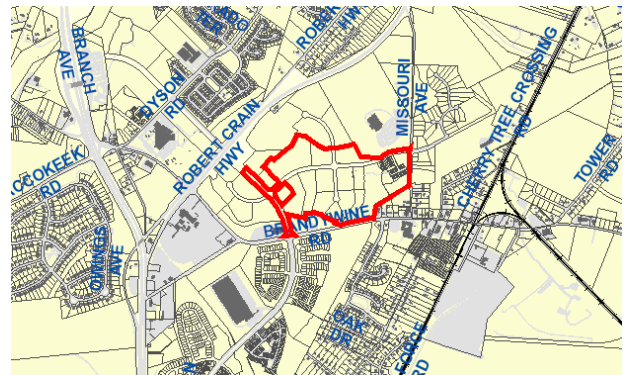


Detailed Site Plan Conceptual Site Plan Stephen's Crossing at Brandywine

DSP-20050-02
CSP-09003

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Prince George's County Planning Board hearing date of November 14, 2024 to November 21, 2024.</p> <p>Amendment to develop 67 additional townhouse units, eliminate 116 two-family attached residential units, add a townhouse architectural model, and add a roundabout at the intersection of Cattail Way and Mattawoman Drive</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-20050-02• APPROVAL of an amendment to Conceptual Site Plan, CSP-09003• APPROVAL of Type 2 Tree Conservation Plan TCP2-008-2017-02

Location: In the northeastern quadrant of the intersection of Mattawoman Drive and MD 381 (Brandywine Road)	
Gross Acreage:	89.50
Zone:	RMF-48
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1704(a)
Dwelling Units:	497
Gross Floor Area:	1,255,000 sq. ft.
Planning Area:	85A
Council District:	09
Municipality:	N/A
Applicant/Address: ESC Stephens, L.C. 1355 Beverley Road, Suite 240 McLean, Virginia 22101	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org	



Planning Board Date:	11/21/2024
Planning Board Action Limit:	11/19/2024
Staff Report Date:	11/01/2024
Date Accepted:	09/10/2024
Informational Mailing:	11/27/2023
Acceptance Mailing:	08/27/2024
Sign Posting Deadline:	10/15/2024

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan Amendment CSP-09003
Detailed Site Plan DSP-20050-02
Type 2 Tree Conservation Plan TCP2-008-2017-02
Stephen's Crossing

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-48 (RMF-48) Zone. Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received approval under the provision of the prior Zoning Ordinance and remain valid may proceed to have subsequent development applications reviewed in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 ("prior Zoning Ordinance"), and subject to the terms and conditions of prior development approvals (Conceptual Site Plan CSP-09003) which it has received. Detailed Site Plan DSP-20050-02 is an application to amend DSP-20050, which was approved April 21, 2022, pursuant to the prior Zoning Ordinance. The associated CSP-09003 remains valid until April 1, 2042 pursuant to Section 27-1704(a) of the Zoning Ordinance and DSP-20050 remains valid for the period of time specified in the prior Zoning Ordinance (Section 27-287), until April 21, 2025. Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance under which site was located within the Mixed Use Transportation Oriented (M-X-T) and M-I-O Zones. Staff considered the following in reviewing this detailed site plan:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Mixed Use-Transportation Oriented (M-X-T) Zone;
- b. The requirements of Conceptual Site Plan CSP-09003;
- c. The requirements of Preliminary Plan of Subdivision 4-11004;
- d. The requirements of Preliminary Plan of Subdivision 4-15011;
- e. The requirements of Preliminary Plan of Subdivision 4-23040 and Certificate of Adequacy ADQ-2023-070(C);

- f. The requirements of Detailed Site Plan DSP-20050;
- g. The requirements of the 2010 *Prince George's County Landscape Manual*;
- h. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- i. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- j. Referral comments; and
- k. Community feedback.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** Detailed Site Plan DSP-20050 was approved for development of 431 single-family attached (townhouse) and 116 two-family attached (two-over-two) dwelling units, located in the central portion of the overall Stephen's Crossing at Brandywine Development. The subject DSP amendment application seeks to convert the 116 approved two-over-two units to 65 townhouse units and revise the approved eight townhouse lots along Beane Court (approved Lots 7-14, Block B) into 10 lots (proposed Lots 7-16, Block B), for an additional two townhouse units. In total, this DSP adds an additional 67 townhouse units to the overall development. This DSP also proposes minor roadway realignment of Corn Tassel Lane and Ferndale Farm Lane (two private streets running parallel to Cattail Way) and lengthening of private street Beane Court. In addition, this DSP seeks to revise the intersection of Cattail Way and Mattawoman Drive for the construction of a roundabout.

When Conceptual Site Plan CSP-09003 was approved by the Prince George's County Planning Board, the number of townhouse units within the overall Stephen's Crossing at Brandywine Development was capped between 425-440. An additional 67 townhouse units, with this DSP, will increase the total number of townhouse units from 430 to 497. Therefore, this application also requests an amendment to CSP-09003 to eliminate the previously approved 116, two-over-two, units and increase the maximum number of townhouse units up to 497, within the entire development.

2. Development Data Summary:

	EXISTING	APPROVED With DSP-20050	EVALUATED With DSP-20050-02
Zone (s)	RMF-48	M-X-T	M-X-T
Use(s)	Undeveloped (Vacant)	Residential	Residential
Gross tract acreage	89.53	89.53	89.50*
Net tract Area	-	70.02	70.02
Lots	-	430	497**

	EXISTING	APPROVED With DSP-20050	EVALUATED With DSP-20050-02
Parcels	-	76	73**
Outlot	-	0	0
Gross floor area (sq. ft.)	-	1,319,486	1,255,000
Dwelling Units	-	547 Single-family attached (townhouse): 430 Two-family attached (two-over-two): 116	497 Single-family attached (townhouse): 497

Notes: *The revised survey data results in changes to the computation of total acreage.

**A condition is included herein requiring the applicant to correct the number of lots and parcels on Sheet 12, Lot Configuration Tables.

Floor Area Ratio (FAR) in the M-X-T Zone

Base FAR Permitted	0.40
Total FAR Permitted	1.40 FAR*
Total FAR Proposed	0.52**

Notes: *Additional density is allowed, in accordance with Section 27-545(b)(4), Optional method of development, of the Prince George's County Zoning Ordinance, for providing 20 or more dwelling units within CSP-09003.

**Pursuant to Section 27-548(e) of the prior Zoning Ordinance, the proposed FAR shall be calculated based on the entire property (128.84 net acres), as approved with CSP-09003. The total square footage of the entire project is 2,915,000, which includes 1,255,000 square feet of townhouse units (with this DSP), 100,000 square feet of office space (approved with PPS 4-11004), 200,000 square feet of commercial/retail space (approved with PPS 4-11004), and 1,360,000 square feet of multifamily use (approved with PPS 4-11004). As a result, the FAR for the overall Stephen's Crossing at Brandywine Development, with CSP-09003, is approximately 0.52. The FAR, under this DSP amendment, is 0.41.

Parking Spaces

In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the Mixed Use-Transportation Oriented (M-X-T) Zone is to be calculated by the applicant and submitted for the Planning Board's approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance.

A parking analysis, dated March 22, 2024, was submitted with this DSP to determine the parking requirement for the proposed development. The base parking was determined to be 1,014 parking spaces while a total of 1,432 parking spaces are proposed, exceeding the requirement determined by the methodology described in Section 27-574 of the prior Zoning Ordinance. Staff find the proposed parking supplied to be acceptable, which is for individual townhouse units, on-street parking for visitors, and recreational facilities. Since this DSP includes residential units only, no loading spaces are provided.

	Requirement	Proposed
Townhouse at 2.04 spaces per dwelling unit (Total: 497 Units)	1,014	-
263 Two-Car Garage	-	526
234 One-Car Garage	-	234
Driveways (9.5 feet x 19 feet)	-	497
Clubhouse Parking Lot	-	17
Visitor/On-Street Parking	-	158
Total Parking Provided	-	1,432
Standard spaces (9.5 feet x 19 feet)	-	1,424
Handicap-Accessible	-	8

Bicycle Spaces

Bicycle racks are included in the subject development, which were reviewed under DSP-20050. No changes are made with this DSP amendment.

3. **Location:** The subject site is in Planning Area 85A and Council District 9. Geographically, it is located in the northeastern quadrant of the intersection of Mattawoman Drive and MD 381 (Brandywine Road). The specific area the subject DSP application seeks to amend is located north and south of Cattail Way and West of Daffodil Court.
4. **Surrounding Uses:** The subject site is bound to the north and west by vacant land in the M-X-T Zone that will be developed as part of the overall Stephen's Crossing at Brandywine Development. To the northeast, the site is bound by The Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned property containing the Southern Area Aquatics and Recreation Complex (SAARC) in the Reserved Open Space (ROS) Zone. To the east and south, the site is bound by Missouri Avenue and MD 381, respectively.
5. **Previous Approvals:** The subject property is a combination of multiple parcels, lots, and outparcels, all of which were originally part of Preliminary Plan of Subdivision PPS 4-90045 (PGCPB Resolution No. 90-230), Brandywine Business Park, which was approved by the Planning Board on May 31, 1990.

DSP-09011 was approved by the Planning Board on October 7, 2010 (PGCPB Resolution No. 10-108), for development of a 60,000-square-foot, two-story, 35-foot-high medical practitioner's office building, coincidental to PPS 4-90045. The site had a Stormwater Management (SWM) Concept Plan (37306-2005-00). Subsequently, the final plats were recorded, pursuant to that approval, for the entire business park area, but nothing was ever developed on-site. The 2013 *Approved Subregion 5 Master Plan and Sectional Map*

Amendment (master plan) rezoned the subject property from the Light Industrial (I-1) Zone to the M-X-T Zone (Council Resolution CR-81-2013).

CSP-09003 was approved by the Planning Board on March 6, 2014 (PGCPB Resolution No. 14-09)), for a mixed-use development, including 425–440 townhouses; 120–150 two-family attached units; 700–800 multifamily dwelling units; 100,000 square feet of commercial office space; and 100,000–200,000 square feet of commercial retail space.

CSP-09003-01 (PGCPB Resolution No. 12-76) and DSP-10038 (PGCPB Resolution No. 12-77) were approved by the Planning Board on September 6, 2012, respectively, for grading and infrastructure only, specifically grading for Mattawoman Drive right-of-way (ROW) improvements, a stormdrain outfall pipe, and an underground sewer pipe.

PPS 4-11004, with Type 1 Tree Conservation Plan TCP1-007-12-01, was approved by the Planning Board on October 23, 2014 (PGCPB Resolution No. 14-110), for 379 lots, 73 parcels and one outlot (Outlot W) to support the development of 800 multifamily units, 377 townhouses, 116 two-over-two units, two single-family attached units, 100,000 square feet of office space, and 200,000 square feet of commercial development. PPS 4-11004 superseded PPS 4-90045.

PPS 4-11004 was reconsidered by the Planning Board on February 17, 2022, for Conditions 10, 11, 15, 16, and 33, and associated findings for the phasing of improvements, which are required to meet the mandatory parkland dedication. An amended resolution (PGCPB Resolution No. 14-110(C)(A)) was subsequently issued.

PPS 4-15011, with TCP1-007-12-02, was approved by the Planning Board on December 3, 2015 (PGCPB Resolution No. 15-129), for 56 lots and 9 parcels, to support the development of 56 single-family attached units on the 7.12-acre Outlot W identified on PPS 4-11004.

PPS 4-15011 was reconsidered by the Planning Board on February 17, 2022, for Conditions 3, 4, 8, and 9, and associated findings for the phasing of improvements, which are required to meet mandatory parkland dedication requirements. An amended resolution (PGCPB Resolution No. 15-129(A)) was subsequently issued.

DSP-20050 was approved by the Planning Board on April 21, 2022 (PGCPB Resolution No. 2022-38), for development consisting of 431 single-family attached (townhouse) and 116 two-family attached (two-over-two) dwelling units.

DSP-20050-01 was approved by the Prince George's County Planning Director on March 18, 2024, for the purpose of correcting errors to bearings and distances shown on the plans, adding additional ROW dedication to Brandywine Road, and eliminating an unneeded section of a public utility easement (PUE).

Vacation Petition V-24002 was approved by the Planning Director on May 16, 2024, to vacate the dedicated ROW of Sparrow Court, an undeveloped street within the Stephen's Crossing at Brandywine Development.

PPS 4-23040 was approved by the Planning Board on October 17, 2024 (PGCPB Resolution No. 2024-108), for 75 lots and 13 parcels on 4.51 acres of the 89.5 acres, in order to

establish 67 fee simple residential townhouse lots in lieu of 116 two-over-two units, previously approved in PPS 4-11004 and DSP-20050, and two additional townhouse lots located on Beane Court, a private road. Certificate of Adequacy ADQ-2023-070(C) was approved by the Planning Director on October 15, 2024. This ADQ is valid for 12 years from the date of approval of the associated PPS 4-23040, subject to the additional expiration provisions of Section 24-4503(c) of Prince George's County Subdivision Regulations.

6. **Design Features:** Cattail Way bisects the subject property in an east-west direction and provides connection to the east to Missouri Avenue and to the west to Mattawoman Drive, which leads to MD 381 and US 301 (Robert Crain Highway), located to the south and north of the subject site, respectively. The limits and layout of Cattail Way and Mattawoman Drive, as well as the overall site layout of the residential portion of the Stephen's Crossing mixed-use development, have been approved with DSP-20050. The subject DSP does not revise the overall site layout approved under DSP-20050. Instead, it plans to convert the 116 approved, two-over-two units to townhouse units, and revise the approved eight townhouse lots along Beane Court (Lots 7-14, Block B), for a total of an additional 67 townhouse units to the entire development. These proposed 67 townhouse units are specifically located in Blocks B, C, D, E, J and O. In addition, the subject DSP proposes to construct a roundabout at the intersection of Cattail Way and Mattawoman Drive.

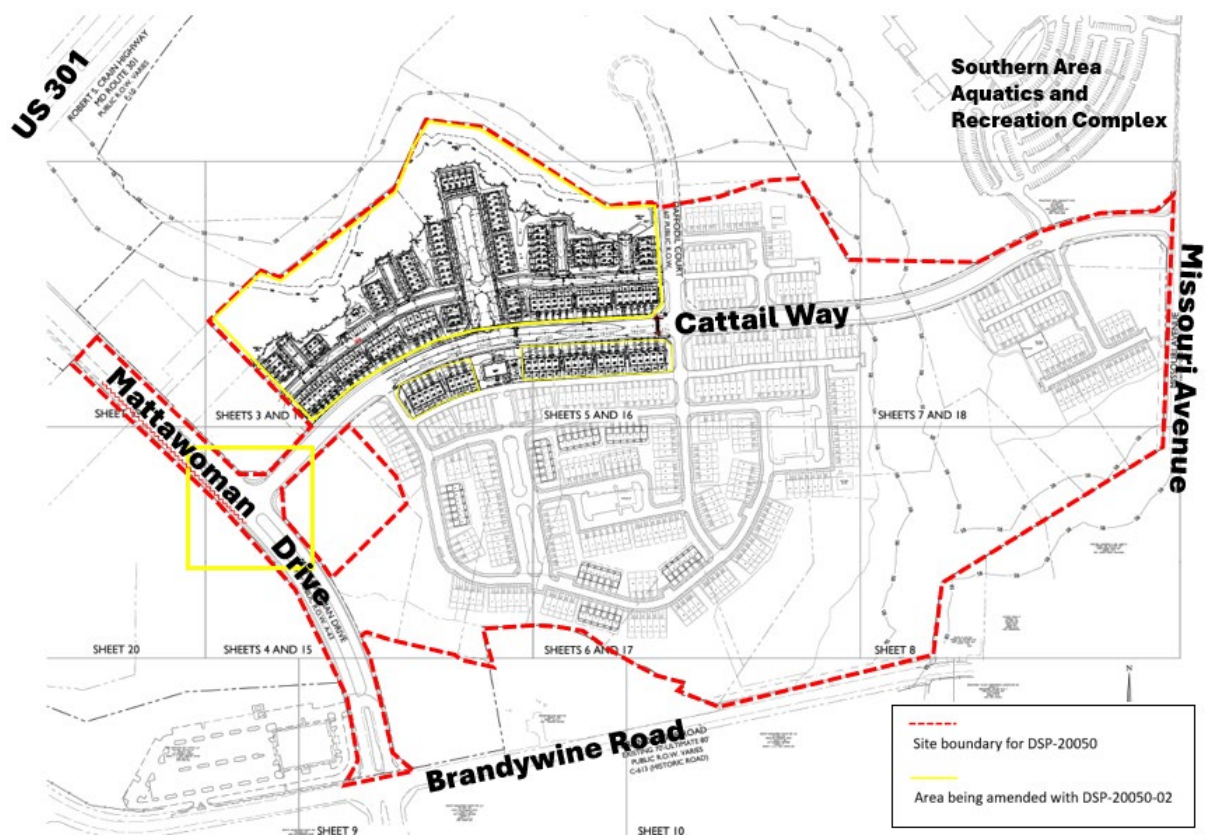


Figure 1: Detailed Site Plan

Architecture

DSP-20050 approved eight townhouse models, ranging in base finished square footage from 1,741 square feet to 2,339 square feet. These models have multiple façade variations and incorporate a variety of materials, which includes brick veneer. Gabled roofs, bay windows, dormers, awnings, and other architectural details are included in the façade designs, and add visual interest to the building designs. All models also have various options, including decks and loft spaces. The subject DSP adds an additional model, Serenade E, with similar design approaches, to be compatible with the prior approved eight models. A condition is included herein requiring the applicant to revise the brick façade tracking chart and indicate those highly-visible lots in the chart.

Single-Family Attached (Townhouse) Units

Model Name	Unit Width (Feet)	Garage	Base Finished Area (sq. ft.)
Proposed with DSP-20050-02			
Serenade E	22	2-car, rear-loaded	2,120
Approved with DSP-20050			
Strauss E	20	2-car, rear-loaded	2,034
Strauss D	22	1-car, front-loaded	2,285
Schubert E	22	2-car, rear-loaded	2,237
Schubert D	22	2-car, front-loaded	2,339
Mendelssohn E	22	2-car, rear-loaded	1,917
Mendelssohn D	22	1-car, front-loaded	1,978
Mozart E	20	2-car, rear-loaded	1,741
Mozart D	20	1-car, front-loaded	1,916

Recreational Facilities

Private on-site recreational facilities were reviewed and approved with DSP-20050. These facilities will be spread throughout the site, including three pre-teen lots, four tot lots, one clubhouse, and trails. In addition, an exhibit was included with this DSP, showing the locations of dog waste stations. However, there is a discrepancy between this exhibit and site plans, which is conditioned herein for correction.

Signage

Two monument signs, with details, were reviewed and approved through DSP-20050. One is located at the Mattawoman Drive entrance and the other is at the Missouri Avenue entrance. No changes to signage are proposed with this DSP amendment.

Lighting

Lighting on private streets and alleys was approved through DSP-20050. All lighting fixtures on-site will be full cut-off optics. With changes to a portion of the site, a new photometric plan was included with this DSP. The submitted photometric plan shows adequate lighting is provided for pedestrians and vehicles, with minimum spillover at property lines.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone, and the site design guidelines of the prior Zoning Ordinance:

- a. The subject application seeks an amendment to DPS-20050, by converting the approved two-over-two units to townhouse units and adding a roundabout at the intersection of Mattawoman Drive and Cattail Way. This DSP retains the overall site layout approved under DSP-20050, with minor adjustments, and the residential use, approved under CSP-09003. Conformance to the requirements of Section 27-547 of the prior Zoning Ordinance, which governs uses in all mixed-use zones, was reviewed and approved under DSP-20050.
- b. This DSP is an amendment to DSP-20050, which was reviewed and approved by the Planning Board, to be consistent with Section 27-548 of the prior Zoning Ordinance. The subject DSP amendment application is also in conformance with this section. Specific regulations, with updated analysis, are provided as follows:

Section 27-548. M-X-T Zone.

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development
— 0.40 FAR; and**
- (2) With the use of the optional method of development
— 8.00 FAR.**

Since the overall development proposed more than 20 residential dwelling units, the site qualifies for the optional method of development bonus incentives in Section 27-545(b) of the Zoning Ordinance, which permits the applicant to increase the proposed FAR to a maximum of 1.40. The proposed FAR for the overall Stephen's Crossing at Brandywine Development with CSP-09003 is 0.52 and the FAR with this DSP is 0.41.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The DSP shows the dimensions and height for the proposed development, except the coverage. A condition is included herein for adding the lot coverage of the development to General Notes on the coversheet.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed

pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

The proposed 497 dwelling units will have an approximate gross floor area of 1,255,000 square feet, yielding a FAR of 0.22 in the net tract area of the CSP. Future DSPs for commercial and additional residential development that was part of the CSP, will need to reflect the total FAR, including this DSP, and demonstrate conformance.

- c. DSP-20050 was reviewed to be in conformance with the requirements of Section 27-546(d) of the prior Zoning Ordinance. Conformance to these regulations remains with the subject DSP amendment application, which also provides updated information to Section 27-546(d)(10), as follows:

(10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

The Planning Board approved PPS 4-11004 on October 22, 2014, and PPS 4-15011 on December 3, 2015, which included these findings of adequacy. Both cases were reconsidered and approved by the Planning Board on February 17, 2022. The total trip-cap for the overall Stephen's Crossing at Brandywine Development was established with PPS 4-11004, which is 1,079 AM and 1,479 PM peak-hour vehicle trips, and was based on 100,000 square feet of office use, 200,000 square feet of commercial/retail use, and 1,352 residential units (consisting of 436 townhouse units, two-over-two units, and multifamily units).

At the time of DSP-20050, the applicant submitted a transportation analysis dated June 24, 2021, to support the finding of adequacy, which the Planning Board found acceptable.

The traffic memorandum, dated March 21, 2024, submitted with the subject DSP amendment application, notes removal of the 116 two-over-two units, and replacement of those units with 67 townhouse units, results in the reduction of residential units within the overall development. As a result, there is a net reduction in 34 AM and 39 PM peak hour trips with this DSP.

- d. Section 27-274(a) of the prior Zoning Ordinance provides site design guidelines for a DSP. DSP-20050 was approved by the Planning Board, demonstrating conformance to these guidelines. The subject DSP amendment has minimum changes to the approved overall site layout and lot configuration. Therefore, this DSP also conforms to these guidelines.

- 8. **Conceptual Site Plan CSP-09003:** CSP-09003 was approved by the Planning Board on March 6, 2014 (PGCPB Resolution No. 14-09), subject to 24 conditions. The applicant is requesting to amend CSP-09003, via this DSP, as allowed by Section 27-282(g) of the prior Zoning Ordinance. In this instance, amendments are requested to modify the CSP to add a roundabout at the intersection of Mattawoman Drive and Cattail Way, to remove 116 two-over-two units, and add 67 townhouse units, making the number of townhouse units up to 497 in total. Therefore, any CSP conditions of approval relating to said intersection and two-family attached dwelling units are proposed for removal or revision, including Conditions 4q and 4s.

The area amended through this DSP is primarily located north of Cattail Way and west of Daffodil Court, and some townhouse units in Blocks J and O, located south of Cattail Way. The conditions of CSP-09003, which were satisfied with DSP-20050 and are not changed with this DSP, continue to be met. The conditions of CSP-09003 applicable to this DSP amendment are listed below, in **bold** text. Staff's analysis of the conceptual site plan's conditions follows each one, in plain text:

- 4. **At the time of detailed site plan (DSP), the following design issues shall be addressed:**

- a. **The applicant shall use full cut-off light fixtures to prevent light trespass, and direct the pattern of light pooling on-site.**

The submitted photometric plan and lighting details show conformance with this condition.

- g. **Streetscape details, crosswalks, lane control markings, lighting, curb ramps, splitter island locations, driveway crossings, pedestrian safety symbols, and pedestrian safety signage shall be delineated on the DSP, as applicable.**

This condition is met because the submitted plans show streetscape details, safety markings, and signage throughout the site, which will be constructed per the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) standards.

- h. **Well-articulated architectural façades, including appropriate massing, quality building materials, and pedestrian-scaled detailing, shall be included for all residential and commercial buildings with the DSP.**

DSP-20050 approved eight townhouse models. The subject DSP adds an additional model, Serenade E, which is compatible to those prior approved architectural façades, featuring high-quality architectural design and materials.

- j. **No rear elevations of residential buildings shall be oriented towards Mattawoman Drive or Cattail Way. Any side elevations of residential buildings highly visible from Mattawoman Drive or Cattail Way shall be designed with the same attention to detail as the front elevation.**

Lots 1-4/Block B, along Brunsbrock Place, have rear elevations that face Mattawoman Drive, but they are approximately 360 feet away and will be screened by trees and shrubs. The land area between the townhouses and Mattawoman Drive will eventually be built for commercial buildings. There are no other residential building rear elevations oriented towards Mattawoman Drive or Cattail Way.

- q. **Front-loaded garages that are incorporated into any townhouse or two-family attached dwelling shall be designed in accordance with Section 27-548(h) of the Zoning Ordinance, unless a variance is granted from that provision.**

All residential buildings proposed as part of this DSP have been designed in conformance with the applicable portions of Section 27-548(h) of the prior Zoning Ordinance.

Since two-family attached dwelling units will be removed with this DSP, this condition was analyzed without two-family attached dwelling units.

- s. **All single-family attached or two-family attached dwelling units shall be set back a minimum of 30 feet from the right-of-way of Cattail Way (C-610). This setback shall include a 20-foot-wide landscaped area with enhanced landscaping treatments.**

All residential buildings proposed as part of this DSP are set back at least 30 feet from Cattail Way, and the submitted landscape plans show the 20-foot-wide landscaped bufferyard is included within the 30-foot-wide setback.

Since two-family attached dwelling units will be removed with this DSP, this condition was analyzed without two-family attached dwelling units.

- 7. **At the time of submittal of any detailed site plan (DSP), other than for infrastructure only, 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 Phase I and Phase II archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by Historic Preservation staff. The DSP shall include the timing for installation of the signage and the implementation of public outreach measures.**

The plans approved with DSP-20050 include sign details, draft language, and locations for installation of the signage required by this condition. Conditions are included herein requiring the applicant to coordinate with Historic Preservation

staff to finalize the wording, to add the installation timing for the signs, and to add public outreach measures to the DSP.

12. **Provide a minimum eight-foot-wide sidepath on the east side of Mattawoman Drive (A-63) between Brandywine Road (MD 381) and Robert Crain Highway (US 301), unless modified by the Department of Public Works and Transportation (DPW&T).**

The submitted plans show that an 8-foot-wide sidepath is provided along Mattawoman Drive. The labeling of the 8-foot-wide sidepath is missing from Sheet 5A, which is conditioned herein.

19. **Total development of the overall site shall be limited to uses that would generate no more than 1,109 AM and 1,512 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein-above shall require an amendment to the conceptual site plan with a new review of the finding associated with Section 27-546(d)(9) of the Zoning Ordinance.**

The approved trip-cap considers the overall Stephen's Crossing at Brandywine Development. The subject DSP only proposes to develop 497 units. As a result, the total development within the proposed subject property was determined not to exceed 53 AM and 60 PM peak-hour vehicle trips.

21. **All off-site woodland conservation requirements for the subject property shall be met within the Mattawoman Creek subwatershed, unless the application demonstrates due diligence in seeking out opportunities for off-site woodland conservation locations in accordance with the priorities of Sec. 25-122(a)(6).**

This condition will apply at the time of grading permits when off-site woodland conservation must be provided.

9. **Conceptual Site Plan CSP-09003-01:** CSP-09003-01 was approved by the Planning Board on September 6, 2012 (PGCPB Resolution No. 12-76), subject to three conditions. Conditions relevant to DSPs were addressed with DSP-20050 and continue to be met. None of these conditions will be affected by this DSP.
10. **Preliminary Plan of Subdivision 4-11004:** PPS 4-11004 was approved by the Planning Board on October 23, 2014 (PGCPB Resolution No. 14-110). This PPS was reconsidered by the Planning Board on February 17, 2022 (PGCPB Resolution No. 14-110(C)(A)), subject to 52 conditions. The conditions, which were satisfied with DSP-20050 and are not changed with this DSP, continue to be met. The conditions applicable to, and affected by, this DSP amendment are listed below, in **bold** text. Staff's analysis of the preliminary plan's conditions follows each one, in plain text:
 2. **Development of this site shall be in conformance with Stormwater Management Concept Plan 15615-2014, approved August 15, 2014, and any subsequent revisions consistent with the approved preliminary plan of subdivision.**

Subsequent to the approval of PPS 4-11004, on November 16, 2023, a SWM Concept Plan 37306-2005-02 was approved by DPIE for this site, which supersedes SWM Concept Plan 15615-2014. The subject development is in conformance with SWM Concept Plan 37306-2005-02.

9. **A substantial revision to the mix of uses on the subject property that substantially affects the Subtitle 24 adequacy findings, as set forth in a resolution of approval, may require the approval of a new preliminary plan of subdivision prior to approval of building permits.**

A new preliminary plan of subdivision, PPS 4-23040, and accompanying Certificate of Adequacy (ADQ-2023-070) were approved for the area subject to this DSP amendment, to provide new Subtitle 24 adequacy findings.

10. **Prior to approval of a building permit for the 455th residential dwelling unit within Preliminary Plan 4-15011 and Preliminary Plan 4-11004 (cumulatively), the applicant and the applicant's heirs, successors, and/or assignees shall construct a half-section of Cattail Way and an eight-foot-wide trail/sidewalk within the public right-of-way along the entire frontage of Brandywine Area Community Park. This work, as well as all other improvements associated with Cattail Way construction, must meet the requirements of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). In addition, the applicant shall construct a 30-foot-wide asphalt driveway and an eight-foot-wide concrete trail connector from Cattail Way to the Southern Area Aquatic and Recreational Complex (SAARC) parking lot within Brandywine Area Community Park. Construction of these improvements shall be deemed complete upon the opening of at least one lane of the road in each direction to traffic and provision of access to the SAARC from Cattail Way. In the event that the Prince George's County Department of Parks and Recreation (DPR) determines that the timing of the completion of these improvements can be delayed based upon coordination with DPIE, DPR may, at its sole discretion, delay the completion date. Any such revision to the completion date shall be communicated in writing to the applicant.**
11. **Prior to approval of a building permit for the 300th residential dwelling unit within Preliminary Plan 4-15011 and Preliminary Plan 4-11004 (cumulatively), the applicant and the applicant's heirs, successors, and/or assignees shall develop 100 percent design construction drawings and specifications for the construction of a half-section of Cattail Way, an eight-foot-wide trail/sidewalk, and any required improvements within the public right-of-way (along the Brandywine Area Community Park's road frontage) and submit them to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). Prior to approval of a building permit for the 370th cumulative residential dwelling unit, the applicant shall obtain permits for construction of these improvements from DPIE.**

Regarding Conditions 10 and 11, this DSP amendment reflects a resubdivided area, which was previously approved for the two-over-two units fronting Cattail Way, between Mattawoman Drive and Daffodil Court. The proposal also includes two

additional townhouses along Beane Court, for a total of 10 townhouses along a street which previously had 8 townhouses fronting upon it. Beane Court is accessed via private roads from Cattail Way. Cattail Way is generally required to be constructed based on prior approvals, and specific portions are required to be improved as a result of Conditions 10, 11, 12, and 33 of PPS 4-11004, and concurrent conditions in PPS 4-15011. The improvements required under Conditions 10 and 11 will satisfy the mandatory dedication of parkland requirement for the overall development and will continue to be applicable to the subject property.

Condition 12 of PPS 4-23040 accelerates the timing for construction of the above-referenced improvements.

- 14. The applicant and the applicant's heirs, successors, and/or assignees shall design and construct any required stormwater management facilities needed for the construction of the half-section of Cattail Way.**

The applicant is required by DPIE to construct the full section 80-foot-wide ROW of Cattail Way, including an 8-foot-wide sidewalk along the north side and a 5-foot-wide sidewalk along the south. This information is shown on the approved SWM Concept Plan 37306-2005-02.

- 17. At the time of detailed site plan and final plat, the applicant shall utilize the list of 23 street names as reflected in the Property Address memorandum dated July 25, 2014 (Grigsby to Nguyen).**

All of the proposed streets shown on the DSP use street names from the referenced memorandum.

- 18. Prior to approval of the first detailed site plan (DSP) which includes lots, 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 Phase I and Phase II archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Historic Preservation Section. The DSP shall include the timing for installation of the signage and the implementation of public outreach measures.**

The plans approved with DSP-20050 include sign details, draft language, and locations for installation of the signage required by this condition. Conditions are included herein requiring the applicant to coordinate with Historic Preservation staff to finalize the wording, to add the installation timing for the signs, and to public outreach measures to the DSP.

- 21. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, and Conceptual Site Plan CSP-09003, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

- a. **Provide an eight-foot-wide sidepath on the eastern side of Mattawoman Drive, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).**

The submitted plans show an 8-foot-wide path on the eastern side of Mattawoman Drive. However, the labeling of "8-foot-wide" is missing on the plan, which is conditioned herein.

- e. **Provide standard sidewalks along both sides of all internal roads (public and private, excluding alleys), unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T) for public roads and detailed site plan for private roads.**

The submitted plans for the amended area show sidewalks along both sides of all internal roads (public and private, excluding alleys), which satisfies this condition.

22. Prior to approval and at the time of detailed site plan (DSP), the following design issues shall be addressed:

- b. **Streetscape details, crosswalks, lane control markings, lighting, curb ramps, splitter island locations, driveway crossings, pedestrian safety symbols, and pedestrian safety signage shall be delineated on the DSP, as applicable.**

This condition is met because the submitted plans show streetscape details, safety markings, and signage throughout the site, which will be constructed per DPIE standards.

- g. **Provide pedestrian refuge islands, crosswalks, curb extensions, and other traffic calming and safety devices on all roads per the Prince George's County Department of Public Works and Transportation (DPW&T) standards and with American Association of State Highway and Transportation Officials (AASHTO) guidance. Details of the pedestrian refuge islands, crosswalks, curb extensions, and other traffic calming devices shall be shown on the DSP and are subject to modification by DPW&T.**

The site layout and the location of roadways, which was approved under DSP-20050, remain unchanged except for the circular traffic roundabout at Mattawoman Drive and Cattail Way proposed with this DSP. Traffic features related to this roundabout will be further evaluated for conformance to Prince George's County Department of Public Works and Transportation (DPW&T) standards, at the time of permitting.

23. Prior to approval of the detailed site plan, the applicant shall obtain consents and/or make appropriate adjustments for the co-location of any proposed and existing utility easements and storm drain outfalls, to include Washington Gas, public utilities, and the Washington Suburban Sanitary Commission (WSSC).

The condition was satisfied with DSP-20050. No changes were made with this DSP.

- 24. The applicant and the applicant's heirs, successors, and/or assignees shall record a condominium plat for the two-family dwelling units (116 dwelling units) in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.**

This DSP amendment proposes replacing the 116 two-over-two dwelling units with fee simple townhouse units. A condominium plat is, therefore, not required. Also, the area that was previously approved for two-over-two dwellings is now approved for townhouse units under PPS 4-23040, which supersedes PPS 4-11004 for this area.

- 26. The detailed site plan shall delineate the extent of:**

- a. The vehicular access easements authorized pursuant to Section 24-128(b)(9) of the Subdivision Regulations in accordance with the approved preliminary plan of subdivision and the variation approved from Section 24-124(a)(3) of the Subdivision Regulations for Parcels A-1, A-2, B-2, B-3, and B-4 onto Mattawoman Drive (A-63). The remaining frontage of these parcels shall be denied direct access to Mattawoman Drive, Brandywine Road (MD 381), and Robert S. Crain Highway (US 301).**

Although the variation from Section 24-124(a)(3) of the prior Subdivision Regulations was approved with PPS 4-11004, it only affects the commercial parcels of the project (not proposed to be developed under this DSP). The current DSP shows the approved access points along Mattawoman Drive, as well as areas where vehicular access is denied (on Sheets 5), in accordance with the PPS. The vehicular access easements on the commercial parcels are not shown. These elements should be shown on a future DSP for the commercial parcels and will be further evaluated at that time.

- b. A cross vehicular access easement between the homeowners association and the owner of Parcel B-4, for access from Private Road B to Cattail Way, across Parcel B-4.**

This cross-vehicular access easement, shown on Sheets 4 and 5, was approved with DSP-20050, and its alignment remains acceptable with this amendment. It will be further evaluated at the time of the future DSP, which includes commercial Parcel B-4.

- 32. Total development of the site shall be limited to uses that would generate no more than 1,079 AM and 1,479 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The approved trip-cap considers the overall Stephen's Crossing at Brandywine Development, which was established with PPS 4-11004 based on 1,352 residential

dwelling units and development of office and commercial/retail uses. The subject DSP only proposes to develop 497 units. As a result, the total development within the proposed subject property was determined not to exceed 53 AM and 60 PM peak-hour vehicle trips.

- 34. All Type 2 tree conservation plans prepared for the subject property shall include an invasive species management plan which addresses best management practices and appropriate methods of control for invasive species found on-site.**

The submittal for this DSP includes an invasive species management plan, dated February 3, 2022, that was approved with DSP-20050. The implementation of the invasive species management plan shall occur prior to grading permit approval.

- 41. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this site, the liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:**

**“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded among the Prince George’s County Land Records at Liber ____ Folio ____.
Revisions to this TCP2 may require a revision to the recorded easement.”**

This was addressed with the certification of Type 2 Tree Conservation Plan TCP2-008-2017-01. As a result of layout changes proposed with PPS 4-23040 and DSP-20050-02, a revision to the existing easement is required prior to certification of the subject TCP2, which is conditioned herein.

- 50. At the time of detailed site plan review, details of all lighting fixtures shall be submitted along with certification that the proposed fixtures are full cut-off optics, and a photometric plan showing the proposed light levels shall be submitted.**

Photometric plan and lighting details were submitted as part of this DSP amendment, in conformance with this condition.

- 52. At the time of detailed site plan, the applicant shall:**

- a. Show conformance with the requirements of Section 4.6 of the 2010 *Prince George’s County Landscape Manual* for Lots 1 and 4 in Blocks D and F to provide the bufferyard outside of the lots, or obtain approval of an Alternative Compliance application, or remove one lot from each townhouse building stick.**

With layout changes, Lots 1 and 4 in Blocks D and F of the PPS are now corresponding to Lots 1 and 3 in Blocks C and E on the DSP. Section 4.6 of the Landscape Manual does not apply to the rear yard of Lot 1 in Blocks C

and E because they face Corn Tassel Lane and Ferndale Farm Lane respectively, which are private streets for limited circulation serving for internal townhouse units. These private streets are, however, subject to the requirements of Section 4.10 of the Landscape Manual. Section 4.6 applies to the rear yard of Lot 3, in Blocks C and E, which is discussed in Finding 16 below.

b. Explore and provide additional information on sustainability at both the site and building levels, to the extent practical.

The subject DSP does not change the information on sustainability at both the site and building levels, which was approved with DSP-20050.

11. Preliminary Plan of Subdivision 4-15011: PPS 4-15011 was approved by the Planning Board on December 3, 2015 (PGCPB Resolution No. 15-129). This PPS was reconsidered by the Planning Board on February 17, 2022 (PGCPB Resolution No. 15-129(A)), subject to 39 conditions. The area superseded with PPS 4-15011 was identified as Outlot W in PPS 4-11004 and is specifically located in the southwest quadrant of the intersection of Cattail Way and Missouri Avenue. The area amended with this DSP is not within the area of PPS 4-15011. Many conditions of PPS 4-15011 are similar to the conditions of PPS 4-11004 and were evaluated with, and satisfied by, DSP-20050. Since the area being amended with this DSP is not coincidental to 4-15011, none of the conditions are affected by this request.

12. Preliminary Plan of Subdivision 4-23040: PPS 4-23040 was approved by the Planning Board on October 17, 2024 (PGCPB Resolution No. 2024-108), subject to 19 conditions. The applicable conditions relevant to this DSP are mostly carried forward from PPS 4-11004. Conditions 5, 6, 11, 21 and 22 of PPS 4-23040 are coincidental to Conditions 21, 22, 14, 34 and 41, respectively. Two remaining conditions are listed below, in **bold** text. Staff's analysis of these conditions follows, in plain text:

3. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (37306-2005-02) and any subsequent revisions.

The applicant submitted a copy of the approved SWM Concept Plan 37306-2005-02. The subject DSP amendment is in compliance with this condition.

12. Prior to the first final plat for this subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall enter into an agreement with the Prince George's County Department of Parks and Recreation (DPR), which amends the timing for construction of the 8-foot-wide trail/sidewalk and any required improvements on park property along the Brandywine Area Community Park's road frontage, as well as the 30-foot-wide asphalt entrance and driveway, and the 8-foot-wide concrete trail connector from Cattail Way to the Southern Area Aquatics and Recreation Complex parking lot area, as set forth in the prior executed and recorded recreation facilities agreement. This amendment shall advance the timing for construction of the above improvements to require construction prior to approval of a building permit for the 437th residential dwelling unit. Timing for submission of construction drawings, bonding and permitting shall also be advanced to occur prior to

issuance of the 288th, 48th, and 355th residential dwelling unit building permits respectively. Prior to submission of a final plat of subdivision, the applicant shall submit three original executed agreements to DPR, for review and approval. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland, and the liber and folio reflected on the final plat prior to recordation.

This condition amends the timing for construction of these facilities, which were required under prior PPS 4-11004 and PPS 4-15011, and will be addressed at the time of final plat.

13. **Certificate of Adequacy ADQ-2023-070(C):** ADQ-2023-070(C) was approved by the Planning Director on October 15, 2024, subject to two conditions. This ADQ was approved alongside PPS 4-23040 for 75 lots and 13 parcels, which included the resubdivision of the prior two-family dwelling parcels to townhouse lots, along with other layout changes resulting in a net increase of 67 townhouse lots. A condition relevant to this DSP amendment is listed below, in **bold** text. Staff's analysis of this certificate of adequacy's condition follows, in plain text:

1. **Total development within this subject property shall be limited to uses that would generate no more than 53 AM and 60 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The total development within the proposed subject property was determined not to exceed 53 AM and 60 PM peak-hour vehicle trips. This condition has been met.

14. **Detailed Site Plan DSP-10038:** DSP-10038 was approved by the Planning Board on September 6, 2012 (PGCPB Resolution No. 12-77), subject to six conditions. A condition relevant to this DSP amendment is listed below, in **bold** text. Staff's analysis of this detailed site plan's condition follows, in plain text:

3. **The approval of future DSPs and associated TCPs for lots and parcels subject to CSP-09003-01 and DSP-10038 shall reflect the off-site woodland conservation impacts and mitigation approved under Type II Tree Conservation Plan TCPII-055-09.**

The off-site woodland conservation impacts and mitigation provided under TCPII-055-09 are reflected on the subject TCP2-008-2017-02.

15. **Detailed Site Plan DSP-20050:** DSP-20050 was approved by the Planning Board on April 21, 2022 (PGCPB Resolution No. 2022-38), subject to five conditions. Conditions relevant to this DSP amendment are listed below, in **bold** text. Staff's analysis of the detailed site plan's conditions follows each one, in plain text:

3. **Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for**

recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

This was addressed with the certification of TCP2-008-2017-01. As a result of layout changes proposed with PPS 4-23040 and DSP-20050-02, a revision to the existing easement is required, prior to certification of the subject TCP2, which is conditioned herein.

- 5. The residential units approved in this DSP development should be constructed in accordance with the Stephen’s Crossing Road Phasing Plan.**

The applicant has acknowledged this condition and included the phasing plan consistent with prior applications.

- 16. 2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The required schedules have been provided on the landscape plan, demonstrating conformance to the requirements, except those discussed below. To better evaluate the provided schedules, a condition is included herein requiring the applicant to clearly label linear feet associated with the analysis of Section 4.6 and Section 4.7 on the plans.

- a. **Section 4.6, Buffering Development from Streets (Cattail Way)**—Cattail Way is classified as a collector road. When the rear yards of single-family detached dwellings in any zone are oriented toward a collector road, a minimum 35-foot-wide buffer shall be provided, with four shade trees, 12 evergreen trees, and 20 shrubs per 100 linear feet of property line adjacent to the street. The provided schedule for Lot 3, Block C and Lot 3, Block E does not meet the minimum bufferyard width. Conditions are included herein requiring the applicant to provide an individual schedule for these two lots and revise the plan and schedule to demonstrate conformance to, or obtain an Alternative Compliance (AC) application to meet, this requirement.
- b. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. Conditions are included herein requiring the applicant to revise Schedule 4.9-1 and the Landscape Planting Schedule, to be consistent with the planting numbers contained in other required schedules, and demonstrate conformance to the requirements of Section 4.9. In addition, the

submitted landscape plans include several schedules that are not applicable to this DSP, which is conditioned herein to be removed.

17. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2018 Environmental Technical Manual (ETM) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland, and because the development is subject to a PPS that was accepted prior to July 1, 2024.

The woodland conservation threshold (WCT) for this 169.34-acre property is 15 percent of the net tract area, or 19.06 acres. The development proposed with DSP-20050-02 is limited to the townhouse portion of the overall development. The total woodland conservation requirement based on the amount of clearing proposed is 31.49 acres. This requirement is proposed to be satisfied with 2.90 acres of on-site preservation, 8.48 acres of on-site afforestation, and 20.11 acres of off-site credits. This is in conformance with prior tree conservation preservation (TCP) approvals.

On-site woodland conservation shall meet the design requirements in Section 25-122(b) of the prior Zoning Ordinance. The playground in Block B on Sheet 3A encroaches into the woodland preservation, and several of the townhouse buildings, lot lines, sidewalks, and drive aisles do not meet the design criteria for distance from the woodland conservation areas. Prior to certification of this DSP, the applicant should revise the proposed woodland conservation to meet the design requirements of Section 25-122(b).

A woodland and wildlife habitat conservation easement was recorded prior to the certification of TCP2-008-2017-01. As a result of layout changes proposed with PPS 4-23040 and DSP-20050-02, a revision to the existing easement is required prior to certification of the subject TCP2.

Technical corrections are required to the TCP2 prior to certification, which are included herein as conditions.

Any forest mitigation banks used to satisfy off-site woodland conservation requirements for this project must conform to Subtitle 25 of the Prince George's County Code and Sections 5-1601 through 5-1613 of the Natural Resources Article of the Maryland Code (the Maryland Forest Conservation Act), as amended. In accordance with Subtitle 25, Division 2, Section 25-122(a)(6), Methods for Meeting the Woodland and Wildlife Conservation Requirements, "If off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County."

18. **Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any

development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The subject site is located within the RMF-48 Zone. Therefore, it is required to provide a minimum of 20 percent of the net tract area to be covered by tree canopy. The net tract area of the subject site is approximately 70.02 acres and the required TCC is approximately 14 acres or 610,014 square feet. A condition is included herein requiring the applicant to revise the TCC schedule to be consistent with the figures in Schedule 4.9 and the TCP2.

19. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and main points are summarized, as follows:

- a. **Historic Preservation and Archeological Review**—In a memorandum dated October 10, 2024 (Stabler, Smith, and Chisholm to Myerholtz), the Historic Preservation Section noted that a Phase I archeology survey, completed in 2011, identified two archeological sites. Site 18PR1016 was determined to not be National Register-eligible and Site 18PR1017 did not contain intact cultural deposits or features. Therefore, no additional archeological investigations are recommended.
- b. **Community Planning**—In a memorandum dated October 1, 2024 (Calomese to Myerholtz), the Community Planning Division noted that the subject DSP has no master plan conformance issues.
- c. **Transportation Planning**—In a memorandum dated October 18, 2024 (Shaw to Myerholtz), the Transportation Planning Section offered the following comments:

Master Plan Right of Way

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. The subject property has frontage along both Brandywine Road (C-613) and Mattawoman Drive (A-63). Brandywine Road is identified as a collector roadway with an 80-foot-wide ROW while Mattawoman Drive is identified as an arterial road with approximately 120 feet of ROW. Master planned collector, Cattail Way (C-610) traverses through the site with an 80-foot-wide ROW. The site plans accurately show all ROW requirements.

Master Plan Pedestrian and Bicycle Facilities

The MPOT recommends a planned bicycle lane along Brandywine Road, a side path along Mattawoman Drive, and a shared lane facility along Missouri Avenue. The site is also impacted by the Timothy Branch Trail, which traverses along the eastern portion of 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 9–10):

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

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

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends the following policies and recommendations regarding pedestrian and bicycle facilities (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The site plan includes the 8-foot-wide side path along the property frontage of Mattawoman Drive, which continues along the north side of Cattail Way. There are no modifications proposed to the prior approved master-planned facilities. The site plan also includes continuous sidewalks, marked crosswalks, Americans with Disabilities Act (ADA) curb ramps, pedestrian refuge islands, and bicycle parking throughout the site to accommodate multimodal movement. The road frontage improvements have been applied to the extent feasible and meet the intent of the master and area plan goals and policies.

- d. **Subdivision**—In a memorandum dated October 15, 2024 (Bartlett to Huang), the Subdivision Section provided an evaluation of applicable conditions of prior approvals, which have been included in the above findings of this report. In addition, the Subdivision Section noted that, following approval of this DSP, new final plats will be required for the property in accordance with PPS 4-23040, PPS 4-11004, and PPS 4-15011.
- e. **Environmental Planning**—In a memorandum dated October 14, 2024 (Nickle to Huang), the Environmental Planning Section offered the following:

Natural Resources Inventory /Environmental Features

The Natural Resources Inventory (NRI) was updated several times to accommodate the delineation of the nontidal wetlands and the 100-year floodplain. NRI-047-08-08 was provided with this application. The TCP2 and the DSP graphically show the regulated environmental features (REF) correctly. No additional information is required regarding the NRI.

Specimen Trees

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved. The design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone, in keeping with the tree’s condition, and the species’ ability to survive construction, as

provided in the [Environmental] Technical Manual.” The code, however, is not inflexible.

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

As part of PPS 4-11004 approval, 18 specimen trees were approved for removal (Specimen Trees ST-3, ST-7 through ST-11, ST-17, ST-18, ST-27, ST-28, ST-34, ST-37 through ST-42, and ST-45). With the approval of PPS 4-15011, Specimen Tree ST-46 was approved for removal. A stand-alone TCP2 (TCP2-008-2017) was approved for developing SWM infrastructure without an accompanying site plan. Since the infrastructure plan was not moving forward in conformance with the TCP1, a determination was made to review a variance request for the removal of five specimen trees (Specimen Trees ST-7, ST-8, ST-38, ST-39, and ST-40) within the stormwater infrastructure area, and was approved by the Planning Director. As part of DSP-20050, the Planning board approved the removal of Specimen Trees ST-35 and ST-36. This DSP application is reliant on the prior variance approvals. With approval of PPS 4-23040, two Specimen Trees, ST-27 and ST-28, were approved for removal.

Preservation of Regulated Environmental Features /Primary Management Area

Section 27-285(b)(5) of the prior Zoning Ordinance states that the Planning Board may approve a DSP if it finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the Subdivision Ordinance. The on-site REF includes streams, 100-year floodplain, associated buffers, and steep slopes.

Section 24-130(b)(5) of the prior 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.”

As part of PPS 4-23040 approval, the Planning Board approved the requested impact modification of a previously approved impact to this site for a storm drain outfall. This DSP is reliant on the previously approved primary management area (PMA) impacts for the development approved with PPS 4-11004, PPS 4-15011, DSP-20050, and PPS 4-23040. No additional PMA impacts are requested with this application.

Soils

The predominant soils found to occur, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, include the Aquasco silt loam, Aquasco-Urban land complex, Beltsville silt loam, Downer-Hammonton complex, Ingleside sandy loam, Lenni and Quindocqua soils, Leonardtown silt loam, Potobac-Issue, and Woodstown sandy loam. According to available information, Marlboro and Christiana clays are not found to occur on this property.

Stormwater Management

A SWM Concept Approval Letter 37306-2005-02 and associated plan were submitted with the application for this site. DPIE issued the approval on November 16, 2023. According to the approved plan, drywells, bioretention facilities, bio-swales, underground storage, and a SWM pond are proposed to meet the SWM requirements for this project.

- f. **Permit Review Section**—In a memorandum dated October 10, 2024 (Meneely to Myerholtz), the Permit Section did not offer comments on this application.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not offer comments on this application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 7, 2024 (de Guzman to Myerholtz), DPIE noted that the subject DSP is consistent with the approved Site Development Concept Plan and provided comments pertaining to the approval of SWM. The two approved Site Development Concept Plans are 37306-2005-02 and 15784-2017-01. which will expire on November 16, 2026, and December 8, 2024, respectively.
- i. **Price George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
- j. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
- k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
- m. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on this application.

- n. **Public Utilities**—The subject DSP application was referred to Verizon, Comcast, AT&T, the Southern Maryland Electric Cooperative (SMECO), and Washington Gas for review and comments on September 10, 2024. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.
20. **Community Feedback:** As of the writing of this technical staff report, staff did not receive any inquiries regarding the subject DSP from the community.
21. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, represents a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
22. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, the DSP is in conformance with the approved CSP-09003, with the amendment proposed with this DSP to increase the total number of townhouse units up to 497, if approved by the Planning Board.
23. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
24. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, the REF on the subject property have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George’s County Planning Board adopt the findings of this report and:

- A. APPROVE Conceptual Site Plan CSP-09003, subject to the same conditions, with amendments to remove 116 two-family attached (two-over-two) dwelling units and replace them with additional townhouses, up to a total of 497, and adjust the plan and findings accordingly.
- B. APPROVE Detailed Site Plan DSP-20050-02 and Type 2 Tree Conservation Plan TCP2-008-2017-02 for Stephen’s Crossing at Brandywine, subject to the following conditions:
1. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows, or provide the specific documentation:

- a. On the coversheet, provide a development tracking chart, to include the approved number of lots, parcels, type and number of dwelling units, and nonresidential development approved by the three preliminary plans of subdivision. The tracking chart should also provide the total number and type of dwelling units and nonresidential development gross floor area proposed and/or approved with various DSPs for the overall 169.34-acre Stephen's Crossing at Brandywine development.
 - b. Combine the General Notes 2, 35 and 36 to clearly list all prior approvals for the overall Stephen's Crossing at Brandywine development.
 - c. Revise General Note 46 to list the correct trip-cap established for the overall site.
 - d. Correct the number of lots and parcels on Sheet 12, Lot Configuration Tables.
 - e. Clearly indicate the location of dog waste stations on the plan.
 - f. Add the lot coverage of the development to General Notes
 - g. In coordination with, and subject to the approval of the Historic Preservation staff of the Prince George's County Planning Department, provide the following on the plans for the interpretive signs:
 - (1) Final wording;
 - (2) Installation timing; and.
 - (3) Public outreach measures.
 - h. Provide and clearly label the required minimum 8-foot-wide side path along the northern side of Cattail Way and the eastern side of Mattawoman Drive on all applicable plan sheets of the DSP.
 - i. Provide and clearly label the required 5-foot-wide sidewalks along both sides of all internal roads (public and private, excluding alleys) on all applicable plan sheets of the DSP.
 - j. Revise the brick façade tracking chart and indicate those highly visible lots in the chart.
2. Prior to certification, the applicant shall revise the landscape plans, as follows:
- a. Clearly label linear feet associated with the analysis of Section 4.6 and Section 4.7 on the plans.
 - b. Add individual Schedule 4.6 for Lot 3/Block C and Lot 3/Block E, respectively, to the plan.

- c. Revise the plans and schedules to demonstrate that Lot 3/Block C and Lot 3/Block E are in conformance with Section 4.6 or obtain an Alternative Compliance (AC) application to meet this requirement.
 - d. Revise Schedule 4.9-1 to demonstrate conformance to Section 4.9 and to ensure the number of plantings is consistent with other landscaping schedules.
 - e. Revise the Landscape Planting Schedule to ensure the number of plantings is consistent with other landscaping schedules.
 - f. Remove schedules that are not applicable to this detailed site plan from the plans.
 - g. Revise the Tree Canopy Coverage (TCC) schedule to be consistent with the figures in Schedule 4.9 and the Type 2 tree conservation plan (TCP2).
3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan (TCP2), as follows:
- a. Revise the proposed woodland conservation to meet the design requirements of Section 25-122(b).
 - b. Show the existing and proposed site features on the plan.
 - c. On Sheet 8, correct the TCP reference under the landscape architect seal to refer to the current case TCP2-008-2017-02.
 - d. Have the plans signed and dated by the qualified professional who prepared them.
4. Prior to the certification of the Type 2 tree conservation plan for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Prince George's County Land Records Office for recordation. The following note shall be added to the standard Type 2 tree conservation plan notes on the plan as follows:
- “Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber ____ Folio ____. Revisions to this TCP2 may require a revision to the recorded easement.”