



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

Detailed Site Plan
Departure from Design Standards
Alternative Compliance
Fariview

DSP-24015
DDS-24005
ACL-2025-0010

REQUEST	STAFF RECOMMENDATION
Development of 65 single-family attached (townhouse) dwelling units, with associated infrastructure and amenities.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-24015• APPROVAL of Departure from Design Standards DDS-24005• APPROVAL of Alternative Compliance ACL-2025-0010• APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0075

Location: In the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr Highway).

Gross Acreage: 7.65

Zone: CGO

Prior Zone: C-S-C

Reviewed per prior Zoning Ordinance: Section 27-1704(b)

Gross Floor Area: N/A

Planning Area: 73

Council District: 05

Municipality: None

Applicant/Address:
D.D. Land Holding, LLC
2191 Defense Highway, Suite 400
Crofton, MD 21114

Staff Reviewer: Meng Sun
Phone Number: 301-952-3994
Email: Meng.Sun@ppd.mncppc.org



Planning Board Date: 12/04/2025

Planning Board Action Limit: 12/04/2025

Staff Report Date: 11/19/2025

Date Accepted: 09/22/2025

Informational Mailing: 02/04/2025

Acceptance Mailing: 09/17/2025

Sign Posting Deadline: 11/04/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS.....	4
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	5
4. Surrounding Uses.....	5
5. Previous Approvals.....	5
6. Design Features.....	6
COMPLIANCE WITH EVALUATION CRITERIA.....	11
7. Zoning Map Amendment (Basic Plan) A-10024-C.....	11
8. Prior Prince George’s County Zoning Ordinance.....	12
9. Preliminary Plan of Subdivision 4-22050:.....	28
10. Certificate of Adequacy ADQ-2022-053:.....	35
11. 2010 Prince George’s County Landscape Manual.....	36
12. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	37
13. Prince George’s County Tree Canopy Coverage Ordinance.....	37
14. Referral Comments.....	38
15. Community feedback:.....	42
RECOMMENDATION	42

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-24015
Departure from Design Standards DDS-24005
Alternative Compliance ACL-2025-0010
Type 2 Tree Conservation Plan TCP2-2025-0075
Fairview

The Urban Design section has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The subject property is located within the Commercial, General and Office (CGO) Zone. It was previously located within the Commercial Shopping Center (C-S-C) Zone under the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(b) of the Zoning Ordinance, projects which received development approvals under the prior Zoning Ordinance or prior Prince George's County Subdivision Regulations may proceed to the next steps in the approval process under the provisions of the prior Zoning Ordinance. The subject property received prior development approval for Preliminary Plan of Subdivision (PPS) 4-22050 (PGCPB Resolution No. 2024-055). Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Therefore, staff considered the following in reviewing this detailed site plan:

- a. Zoning Map Amendment (Basic Plan) A-10024-C;
- b. The prior Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) Zone and site design guidelines;
- c. Preliminary Plan of Subdivision 4-22050;
- d. Certificate of Adequacy ADQ-2022-053
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The Prince George's County Tree Canopy Coverage Ordinance;

- h. Referral comments; and
- i. Community feedback.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) is for development of 65 single-family attached (townhouse) dwelling units, with associated infrastructure and amenities.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	CGO	C-S-C
Use	Vacant	Single-family attached dwelling
Gross tract acreage	7.65	7.65
Net tract acreage	7.65	7.65*
Parcels	1	5
Lots	0	65

Note: *There is 0.08 acre of proposed road dedication for the widening of Whitfield Chapel Road, which will be dedicated at the time of recordation of the record plat for the subject development.

Zoning Regulations (for the Commercial Shopping Center (C-S-C) Zone of the prior Prince George's County Zoning Ordinance)

Per Footnote 85 in Section 27-461(b) of the prior Zoning Ordinance, regulations concerning lot size, net lot area, lot coverage, frontage, setbacks, density, building height and other requirements of the C-S-C Zone shall not apply. Development shall be in accordance with the applicable dimensional requirements for townhouses in the Mixed Use-Transportation Oriented (M-X-T) Zone, as provided in Section 27-548(h) of the prior Zoning Ordinance. The remaining regulations shall be established pursuant to the review and approval of the DSP. In no event shall the number of townhouse units exceed 20 dwelling units per acre. The minimum building width shall be 20 feet. A detailed analysis is discussed in Finding 8 below.

Parking Requirements (for the C-S-C Zone per Section 27-568(a) of the prior Zoning Ordinance)

	REQUIRED (min.)	PROVIDED
Townhouse or other one-family attached dwelling (2.04 per dwelling unit)	133	-
Standard parking spaces (garage + driveway) (9.5 feet x 19 feet)	-	153
Visitor nonparallel parking spaces (9 feet x 18 feet)*	-	11
Visitor nonparallel compact parking spaces** (8 feet x 16.5 feet)	Up to 44	14
Handicap-accessible space (8 feet x 18 feet)*** (including Van-accessible space)	2	3
Total	133	181

Notes: *Departure from Design Standards DDS-24005 is submitted with this DSP for approval, which is addressed below in Finding 7d. DDS-24005 seeks a reduction of the required nonparallel parking space size from 9.5 feet by 19 feet, to 9 feet by 18 feet.

**A total of 44 parking spaces (one third of the requirement) may be compact, in accordance with the Section 27-559(a) of the prior Zoning Ordinance.

***Of the visitor parking spaces, at least two shall be handicap-accessible (including one van accessible space), in accordance with Section 27-566(b) of the prior Zoning Ordinance.

Bicycle Spaces

This DSP includes two bicycle parking locations adjacent to the recreation facilities. Each location includes three inverted U-shaped bicycle racks, and each rack holds two bikes, for a total of 12 bike parking spaces, supporting a multimodal system of service.

3. **Location:** The subject site is located in the northeast quadrant of the intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr Highway).
4. **Surrounding Uses:** The subject property is bounded to the east by Whitfield Chapel Road, and single-family detached dwellings beyond, in the Residential, Rural (RR) Zone, formerly the Rural Residential (R-R) Zone; to the north by Fairview Avenue, and single-family detached dwellings in the RR (formerly R-R) Zone; to the west by the Capital Beltway and unimproved Lots 3, 34, 35, and 36 in the Residential, Single-Family-95 (RSF-95) Zone, formerly the One-Family Detached Residential (R-80) Zone; and to the south by MD 704 and wooded area beyond in RSF-95 (formerly R-80) Zone.
5. **Previous Approvals:** The property has been the subject of several prior development approvals. Preliminary Plan of Subdivision (PPS) 4-04135 was approved on January 20, 2005 by the Prince George's County Planning Board (PGCPB Resolution

No. 05-16), for 12 lots and one parcel in support of single-family detached residential development in the R-80 Zone. Subsequently, the applicant filed DSP-05108, which fell dormant and consequently did not receive approval. PPS 4-04135 expired in 2007.

In 2008, PPS 4-08041 was filed for 12 lots and one parcel for residential development. In that case, additional information was not received before the Planning Board hearing date, as requested by staff, and the application was eventually withdrawn by the applicant. In 2009, PPS 4-09018 was filed, and approved by the Planning Board (PGCPB Resolution No. 09-166), for 12 lots and 2 parcels for residential development in the R-80 Zone. As further discussed below, the subject site was rezoned to C-S-C in 2015, and development of the property did not proceed in accordance with PPS 4-09018.

On May 12, 2015, Zoning Map Amendment A-10024-C, was approved by the Prince George's County District Council (Zoning Ordinance No. 10-2015), to rezone the property from the prior R-80 Zone to the prior C-S-C Zone. An amendment to A-10024-C was approved by the District County on November 6, 2017 (Zoning Ordinance No. 12-2017), which included six conditions.

On July 26, 2018, PPS 4-16037 was approved by the Planning Board (PGCPB Resolution No. 18-87), for 37,900 square feet of commercial development on one parcel. However, this prior PPS has expired.

On May 18, 2021, Prince George's County Council Bill CB-14-2021 was enacted for the purpose of permitting townhouse uses in the C-S-C Zone, under certain specified circumstances. These specified circumstances are provided in Footnote 85 of Section 27-461(b), which is the Table of Uses for Commercial Zones. The subject application is in conformance with Footnote 85, which is discussed in Finding 7 below.

On June 5, 2024, Certificate of Adequacy ADQ-2022-053 was approved by the Prince George's County Planning Director, subject to four conditions. This ADQ is valid for 12 years from the date of approval of PPS 4-22050, and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.

On June 13, 2024, PPS 4-22050 was approved by the Planning Board (PGCPB Resolution No. 2024-055), for 65 lots and 5 parcels for development of 65 single-family attached dwellings, subject to 16 conditions.

General Note 25 on the cover sheet of the site plan set provides the prior approval history of the project. The text of General Note 24, and first line of General Note 25 are overlapping. A condition is included herein requiring the applicant to revise General Notes 24 and 25 to be legible.

6. **Design Features:** This DSP includes 65 single-family attached (townhouse) dwelling units. The proposed development includes one vehicular access point on Whitfield Chapel Road. Within the subject property, private roads form the primary vehicular circulation of the site, providing access to 65 front loaded single-family attached (townhouse) units. The provision of crosswalks and 5-foot-wide sidewalks on both sides of the internal roads and along the property frontage of Whitfield Chapel Road and Fairview Avenue form the pedestrian circulation for the site.

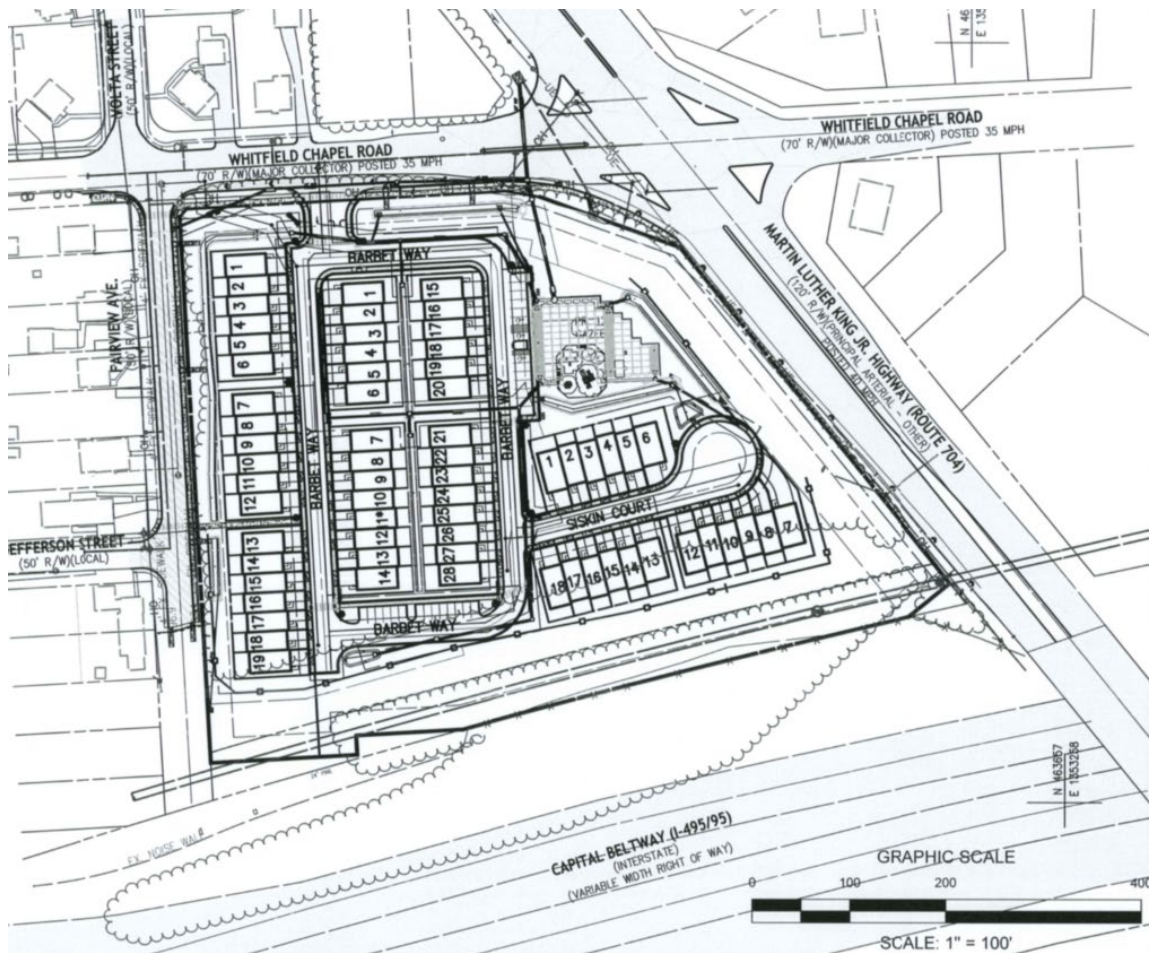


Figure 1: Detailed Site Plan

Architecture

This DSP includes a total of 14 townhouse models by 4 different architectural builders. Each builder provides models with three types of widths, specifically 20-, 22-, and 24-foot. The proposed townhouse units vary in depth and offer a variety of elevation options. A variety of material and architectural elements are used such as stone veneer, brick veneer, horizontal siding, bay windows, balconies, and optional decks. Nine highly visible lots are identified on the site plan. Enhanced side elevations have been included in those townhouse models for highly visible lots. Staff find that Lot 7 in Block C is also a high visible unit. Despite the proposed noise barrier in proximity to the unit, the proposed building height is much higher than the noise barrier. A condition is included herein requiring the applicant to label Lot 7 in Block C as a high visible unit.

	Model Name	Front loaded garage	Unit width	Base GFA (sq.ft)	Typical Model Height	Variety in Front Elevation
Caruso Homes	Magothy	1 car	20 ft	1,784	36 ft, 6 inch	9
	Wye	1 car	20 ft	1,610	36 ft	9
	Potomac	2 car	22 ft	1,919	34 ft, 6.25 inch	8
	Patuxent	2 car	24 ft	1,982	35 ft, 4.25 inch	11

	Model Name	Front loaded garage	Unit width	Base GFA (sq.ft)	Typical Model Height	Variety in Front Elevation
D R Horton Builder	Lafayette	1 car	20 ft	Unknown	35 ft, 3.375inch	19
	Ansted	2 car	22 ft	Unknown	34ft 7.375inch	6
	Regent	2 car	24 ft	Unknown	35ft, 3.375inch	9
	Royal	2 car	24 ft	Unknown	37ft, 10.875inch	6
NVR Builder	Ballard	1 car	20 ft	1,951	Approx. 33ft, 6.5inch	6
	Sonata	2 car	22 ft	2,244	Approx. 33ft, 6.5inch	6
	McPherson	2 car	24 ft	2,307	Approx. 45 ft	10
Stanley Martin	Hartland	1 car	20 ft	2,147	34ft, 0.125inch	16
	Louisa	2 car	22 ft	2,201	38ft, 5.06inch	6
	Everett	2 car	24 ft	2,412	36ft,10.25inch or 37ft 6.625inch	17

The submitted architecture package for each model includes a template document and a set of architecture plans and elevations. Each model should include a typical layout with dimensions, four-sided elevations (both in black and white and in color), standard and high-visibility elevations, as well as a statement of finished square footage. Multiple conditions are included herein requiring the applicant to provide or revise materials of the architecture package, and to add a summary template sheet to the site plan for all proposed models, with information outlined in the table above.



Figure 2: Proposed Building Elevations (20' Wye, Caruso builder)



LOUISA 22' FRONT LOAD PERSPECTIVE RENDERING

Figure 3: Proposed Building Elevations (22' Louisa, Stanley Martin builder)



Figure 4: Proposed Building Elevations (24' McPherson, NVR builder)

Signage

Section 27-614 of the prior Zoning Ordinance requires an analysis of signs based on Part 12 of the prior Zoning Ordinance. The DSP features one freestanding sign located north of the vehicular entrance to the site on Whitfield Chapel Road and is 10 feet behind the street line. The sign includes two decorative columns with a central gabled section. Materials consist of standard field stone, concrete trim and cap, and concrete footing. No illumination is proposed. Landscaping at the base of the sign is included. The freestanding sign is 5 feet and 6 inches in height. The plaque, which is the letter area, is measured 5 feet in length and 2 feet in height, for a total of approximately 10 square feet. Pursuant to Section 27-614(c)(3)(B), the maximum allowed sign area in all commercial zones are as follows: 1-square-foot for each 4 lineal feet of street frontage, to a maximum of 200 square feet for each sign, if the business is not located in an integrated shopping center, other commercial center with 3 or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex. The street frontage shall be measured on the property occupied by the use associated with the sign. The subject property has street frontage on four sides. Staff estimated the street frontage is approximately 2,200 feet. As such, the maximum sign area allowed is 200 square feet. The proposed signage meets the sign requirements pursuant to Section 27-614.

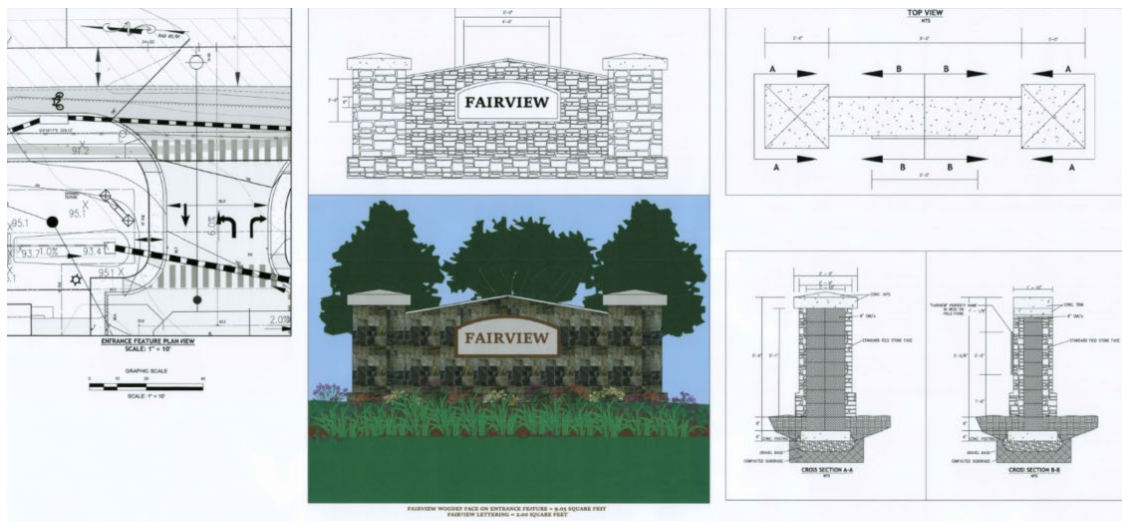


Figure 5: Entrance Sign Elevation

Lighting

Section 27-274(a)(3) of the prior Zoning Ordinance requires an analysis of lighting. A photometric plan was submitted with this application, including lighting specifications and a luminaire schedule. The plan proposes nine pole-mounted lights along the private streets. These fixtures will be full cut-off and light will be directed downwards. The submitted photometric plan demonstrates adequate lighting for internal roads, while preventing lighting from spilling over onto adjacent properties. Sheet 16 of the DSP shows a detail of a pole-mounted camera. This feature is not proposed with this DSP. A condition is included herein requiring the applicant to remove the lighting fixture details that are associated with a pole-mounted camera.

Recreation Facilities

PPS 4-22050 determined the provision of mandatory dedication of parkland shall be met through on-site recreation facilities, in accordance with Section 24-135(b) of the prior

Subdivision Regulations. The DSP shows the proposed recreation facilities, including a tot lot with play equipment, a dog waste station, picnic tables, park benches, grills, a 12-foot diameter gazebo, and multiple trash cans. Detailed features are included in DSP Sheets 12 and 14. Based on the applicant's calculation, the minimum value of facilities to be provided is \$61,036, which is confirmed by staff. The submitted recreation facility chart on the cover sheet shows the provided recreation facility value exceeds the minimum requirement. However, the gazebo, picnic tables, grills, and dog waste station are not included in the recreation cost estimate chart. Therefore, no construction time is proposed for these facilities. A condition is included herein requiring the applicant to include the gazebo, picnic tables, grills, and dog waste station in the cost estimate chart on the cover sheet, as was found adequate and approved at the time of PPS.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10024-C:** Zoning Map Amendment A-10024-C, was approved by the District Council (Zoning Ordinance No. 10-2015) on May 12, 2015, to rezone the property from the prior R-80 Zone to the prior C-S-C Zone. An amendment to A-10024-C was approved by the District Council on November 6, 2017 (Zoning Ordinance No. 12-2017), which included six conditions. The amendment was to revise a portion of Condition b., regarding the subject property's access to Whitfield Chapel Road. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the conditions follows each one in plain text:

- a. **Prior to the issuance of any building permit for the subject property a Detailed Site Plan including architectural elevations shall be approved by the Prince George's County Planning Board, and if necessary the Prince George's County Council sitting in its capacity as the District Council.**

The applicant filed the subject DSP, including architectural elevations, which seeks approval by the Planning Board.

- b. **Access to and from the subject property to Whitfield Chapel Road shall be evaluated at the time of any preliminary plan of subdivision and, if necessary, at the time of detailed site plan approval. At the time of preliminary plan of subdivision and, if necessary, at the time of detailed site plan approval, options for the site entrance configuration to the subject property from Whitfield Chapel Road shall be approved by the appropriate review agencies. At the time of preliminary plan of subdivision, Applicant shall submit evidence to demonstrate that the proposed site ingress and egress from Whitfield Chapel Road will provide safe and visible access in accordance with applicable State and County Standards.**

One point of vehicle entry to and from the subject property to Whitfield Chapel Road was determined with the approval of PPS 4-22050 and is confirmed with the subject DSP. The private roads serving the development are confined only to the site, thereby ensuring that no cut-through traffic will take place.

- c. **Applicant shall consider the impact of the proposed development project on surrounding properties with existing residential uses, including potential**

negative impacts on surrounding residential uses near the property, and shall not include drive-through uses unless the drive-through service component is associated with a financial institution, such as a bank.

The subject application is for development of residential townhouses, which are compatible with the existing residential uses, and provides sufficient buffers in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual). There are no drive-through uses included in this DSP. This condition is met.

- d. **Applicant, its successors and assigns, shall consider the impact of the proposed development project on surrounding properties with existing residential uses, including potential negative impacts on surrounding residential uses near the property. The Applicant shall meet with members of the surrounding community, homeowners associations (local community representatives) and persons of record prior to the submission of any Preliminary Plan of Subdivision and Detailed Site Plan to specifically discuss compatible proposed land uses as well as suitable ingress and egress issues for the development. The Applicant is encouraged to enter into private land use covenants with the local community representatives to consider appropriate permitted land uses for the subject property and to focus on “low intensity, locally-oriented businesses” as specified within the 1990 Master Plan recommendations.**

In a letter dated October 23, 2025 (Gibbs to Garland), the applicant provided that they have been in communication with two civic associations, which are contiguous or adjacent to the Fairview Project, throughout the entitlement process. On September 16, 2025, the applicant met the representative of the two civic associations virtually, with detailed information regarding the subject application and with copies of application materials, including architecture. Future meetings are expected to be held between the applicant and the two civic associations as well.

Conditions e. and f. pertain to commercial tenants. The subject DSP doesn't include commercial tenants; therefore, the conditions are not applicable.

8. **Prior Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone and the site design guidelines of the prior Zoning Ordinance:

- a. Per Section 27-461(b), Uses Permitted, the use of townhouse is permitted in the C-S-C Zone, subject to Footnote 85, which reads as follows:

Permitted use, provided that:

- (A) **The property is a minimum of six (6) gross acres in size and a maximum of eight (8) gross acres in size;**

The property meets this criterion as it is 7.65 acres in area.

(B) The property has frontage along the Capital Beltway (I-495);

The property meets this criterion as it has frontage along the Capital Beltway.

(C) The property is located adjacent to property in a residential zone;

The property meets this criterion as it is adjacent to property in a residential zone, specifically, the RSF-95 (formerly R-80) Zone to the west and south, and the RR (formerly R-R) Zone to the north and east.

(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;

The property meets this criterion as the applicant filed the subject DSP for the proposed development.

(E) The Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning lot size, net lot area, lot coverage, frontage, setbacks, density, building height and other requirements of the C-S-C Zone shall not apply. Development shall be in accordance with the applicable dimensional requirements for townhouses in the M-X-T Zone as provided in Section 27-548(h). The remaining regulations shall be established pursuant to the review and approval of the Detailed Site Plan. In no event shall the number of townhouse units exceed twenty (20) dwelling units per acre. The minimum building width shall be twenty (20) feet; and

The submitted DSP demonstrates conformance to this regulation.

Section 27-548. M-X-T Zone (h)*	REQUIRED	PROVIDED
Density (max. dwelling units per net acre of net lot/tract area)	20	8.5
Building width (min. in feet)	20	20
Lot size (min. in sq. ft.)	1,200	1,520
Percentage of the full front facades constructed of brick, stone, or stucco (min.)	60%	60% (tracking chart is provided to be evaluated at Permit Review)
Number of townhouses per building group (max.)	8	8
Building width in any continuous, attached group (min. in feet)	18	120
Gross living space (min. in sq. ft.)	1,250	1,250
Maximum height (ft)**	50	50
Minimum width at front street R-O-W (ft)**	20	20

Section 27-548. M-X-T Zone (h)*	REQUIRED	PROVIDED
Maximum lot/parcel coverage **	80%	80%
Minimum green area**	20%	20%
Minimum front setback from private R-O-W (ft)**	18	19
Minimum setback to side of unit (ft)**	0 interior/5 end unit	0 interior/5 end unit
Minimum setback to rear of unit (ft)**	10*	14

Accessory Structure (Fences, decks, and sheds) **

	Fences	Decks	Sheds
Setback from side lot line(ft)	0	4 on townhouse end units	1
Setback from rear lot line(ft)	0	5 for 24-foot-wide townhouse/0 for 20-foot-wide townhouse	1
Maximum height(ft)	8	N/A	10 to peak of roof

Notes: *A note of “10-foot year yards units have deck built into footprint” appears to be mistakenly depicted or included in the coversheet of the plan, which is conditioned herein to remove this note.

**Those regulations denoted are determined by the subject DSP. The applicant uses the M-X-T Zone townhouse development standards. Staff agree with those standards as they are appropriate for the subject development.

***The townhouse development standards in the M-X-T Zone are shown on cover sheet of the plan set, but it does not include regulations of the maximum eight townhouses units per each building group and the minimum building width of 218 feet in any continuous attached group, which are included in the M-X-T Zone standards, as provided in Section 27-548(h). Nonetheless, the submitted DSP meets those standards. A condition is included herein requiring the applicant to add the above-mentioned two regulations to the development standards chart and demonstrate conformance.

(F) The development shall design and construct five (5) percent of the dwelling units, or at least three (3) units, whichever is lower, to be accessible for people with mobility disabilities.

The development meets this criterion as this DSP includes three units on Lots 6, 7, and 13 in Block C, which are accessible for people with mobility disabilities. These three Americans with Disabilities Act (ADA) units are the

only 24 feet wide units within the development. Each of the four builders provides 24-foot-wide models, specifically the Patuxent model from Caruso, the Regent and Royal models from DR Horton, the McPherson model from NVR, and the Everett model from Stanley Martin. However, the ADA features of those architectural models are not clearly shown or labeled. A condition is included herein requiring the applicant to provide an exhibit for each ADA model to illustrate ADA features on floor plan to be accessible for people with mobility disabilities.

- b. This application is subject to the requirements of Section 27-454, C-S-C Zone (Commercial Shopping Center), of the prior Zoning Ordinance, as follows:

(b) Landscaping and screening.

- (1) Landscaping and screening shall be provided in accordance with Section 27-450.**

In accordance with Section 27-450 of the prior Zoning Ordinance, "Landscaping, screening, and buffering of all development in the Commercial Zones shall be in accordance with the provisions of the Landscape Manual." Evaluation and compliance with the Landscape Manual are addressed in Finding 11 below.

(c) Uses

- (1) The uses allowed in the C-S-C Zone are as provided for in Table of Uses I (Division 3 of the Part 6. Commercial Zone).**

The subject DSP proposes townhouse uses, which is permitted in the C-S-C Zone pursuant to Footnote 85 of Section 27-461(b), as discussed in Finding 7a above.

(d) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the C-S-C Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

Pursuant to Footnote 85 of Section 27-461(b), regulations concerning lot size, net lot area, lot coverage, frontage, setbacks, density, building height, and other requirements of the C-S-C Zone shall not apply. Development shall be in accordance with the applicable dimensional requirements for townhouses in the M-X-T Zone, as provided in Section 27-548(h). Regulations provided in Section 27-548(h) are addressed in Finding 2 above, Development Data Summary. Off-Street Parking and Loading (Part 11) and Signs

(Part 12) are addressed in Finding 6 above. The Landscape Manual is addressed in Finding 11 below.

- c. Section 27-283 refers to Section 27-274(a) of the prior Zoning Ordinance to provide site design guidelines for a DSP. The applicable design guidelines are described as the following:

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

- (i) Parking lots should generally be provided to the rear or sides of structures;**
- (ii) Parking spaces should be located as near as possible to the uses they serve;**
- (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;**
- (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and**
- (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.**

This DSP features both on-street parking and private driveways for all 65 dwelling units. The on-street parking spaces are located in two areas: one area is in front of the recreation facilities, with handicap parking spaces, and the other area is located along the side of the townhouse units, near the perimeter of the property. Placing a portion of the on-street parking in front of townhouse units and the recreation facilities enhances pedestrian accessibility for residences and visitors, especially those requiring handicapped spaces. No parking aisle or large uninterrupted expanses of pavements are included in this DSP. The parking requirement for the site has been met.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

- (i) Loading docks should be oriented toward service roads and away from major streets or public view; and**
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

The proposed development features residential uses and has no loading areas or requirements. This requirement is not applicable.

- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:**
 - (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
 - (ii) Entrance drives should provide adequate space for queuing;**
 - (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**
 - (iv) Parking areas should be designed to discourage their use as through-access drives;**
 - (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
 - (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**
 - (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;**
 - (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
 - (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**

- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.**

Vehicular access is provided via one full movement access point along Whitfield Chapel Road (C-329). Pedestrian movement through the site is marked and separated by sidewalks, ADA-compliant curb ramps, and crosswalks. The proposed pedestrian network provides connectivity between the adjacent community and the recreational facility in the southern portion of the site. Staff find parking, pedestrian, and vehicular circulation to be acceptable.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:**
 - (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
 - (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
 - (iii) The pattern of light pooling should be directed on-site;**
 - (iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;**
 - (v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
 - (vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

A photometric plan is submitted with this application, including lighting specifications and a luminaire schedule, as discussed in Finding 6 above. The submitted photometric plan demonstrates

adequate lighting for internal roads, while preventing lighting from spilling over onto adjacent properties, as well as enhancing user safety and minimizing vehicular/pedestrian conflicts. This DSP includes one type of post mounted light fixture, which is made of durable 356 cast aluminum, stainless steel or zinc plated steel, and high strength extruded aluminum. Light fixture details are included on Sheet 16 of the DSP. Staff find the requirements for lighting are met.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

While the site abuts public roads on all four sides, the proposed development is designed to preserve, create and emphasize scenic views from public areas. The existing on-site woodland conservation and reforestation area along the Capital Beltway and MD 704 (Martin Luther King Jr Highway), and the varied landscaping proposed along the property's perimeter create a scenic view for both drivers passing by and residents. As depicted on the architectural elevations, high quality design with multiple variations and building materials are proposed to enhance the aesthetic profile of the development. Accordingly, staff find that the proposed site design techniques preserve, create, and emphasize scenic views from public areas.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
- (ii) Green area should link major site destinations such as buildings and parking areas;**
- (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**
- (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**

- (v) **Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
- (vi) **Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
- (vii) **Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**

All proposed green areas include existing on-site woodland conservation and reforestation area along the Capital Beltway and MD 704, the varied landscaping proposed along the property's perimeter, and in between townhouses groups. The landscaping will not only enhance the community design but will also serve to screen and buffer between the development and the abutting roads and freeways. The landscaping proposed along the internal roads, mews, in front of townhouse units, and recreation facilities are designed for the use and enjoyment of residents. Green areas will facilitate pedestrian activities and enhance the physical and visual character of the site.

- (B) **The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

There are no regulated environmental features (REF) on-site. The application demonstrates the preservation and/or restoration of the REF in a natural state to the fullest extent possible in accordance with the requirement of Section 24-130(b)(5) of the prior Subdivision Regulations.

(6) Site and streetscape amenities.

- (A) **Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:**
 - (i) **The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**

- (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**
- (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;**
- (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;**
- (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;**
- (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and**
- (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.**

The proposed site and streetscape amenities will contribute to an attractive and coordinated development and enhance the use and enjoyment of the site. Site amenities include light fixtures along private streets, and a recreational area that includes a tot lot with play equipment, a dog waste station, picnic tables, park benches, grills, a gazebo, trash canes, and four bike racks.

The design of these amenities has been coordinated to be compatible with the overall townhouse and site design, and to enhance the visual unity of the site. The central recreation area is located at the southeast corner of the development, which serves a focal point of the development. It is available to all residents and easily accessible from private roads, sidewalks and open space areas. The submitted Phase II noise study demonstrates the noise level of outdoor recreation area will be mitigated to comply with the Prince George's County noise regulation, with the proposed 9-foot-high noise barrier.

The amenities are designed to be functional and will be constructed of durable, low-maintenance materials. Playground equipment is made of stainless or galvanized hardware. The pole light fixtures features are made of durable 356 cast aluminum, stainless steel or zinc plated steel, and high strength extruded aluminum, ensuring durability and longevity. Bicycle racks are constructed using Schedule 40 pipe, providing structural strength.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:**
- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
 - (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
 - (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
 - (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
 - (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

All grading and landscaping proposed in this DSP will help to soften the overall appearance of improvement one constructed. All grading has been designed to minimize disruption to the existing topography to the fullest extent possible. Sufficient landscaping is proposed to the areas where retaining walls will be constructed to create a naturalistic form and to soften appearance. In addition, an approved Stormwater Management (SWM) Concept Plan and Letter (Case No. 34492-2004-03) was submitted with this DSP. The site will be graded pursuant to a grading permit issued after final approval of all necessary entitlements. All grading will occur in strict compliance with approved plans.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
- (i) Service areas should be located away from primary roads, when possible;**

- (ii) **Service areas should be located conveniently to all buildings served;**
- (iii) **Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
- (iv) **Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

The site does not feature service areas. Therefore, this requirement is not applicable.

(9) Public Spaces.

- (A) **A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
 - (ii) **The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
 - (iii) **Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
 - (iv) **Public spaces should be readily accessible to potential users; and**
 - (v) **Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

This requirement is not applicable because the subject DSP is not for a large-scale commercial, mixed-use, or multifamily development. No public spaces are proposed as part of the DSP.

(10) Architecture.

- (A) **When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of**

building forms, with a unified, harmonious use of materials and styles.

- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

A detailed discussion regarding architecture has been addressed in Finding 6 above. Staff find the architectural design guidelines to be met.

(11) Townhouses and three-family dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

Sufficient open space and proposed trees in Parcel C (HOA parcel) are included to separate the rears of townhouses. In addition, pedestrian and open space strips are included between groups of townhouses. Thirdly, trees that were required along private streets are proposed to be planted in open space areas for long-term viability as discussed in Finding 11 below. As such, open space in this development is well planted with a variety of trees, providing sufficient tree canopy, visual interest, and separation between buildings.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

The group of townhouses are arranged in segments of maximum eight townhouses per group. Where townhouses are arranged along a linear street, townhouses are broken into two to three groups, with open space, landscape, and pedestrian paths in-between. Within each group of townhouses, wall offsets are provided for adjoining townhouses to create a visual variation and to avoid long linear strips.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

Recreational facilities are located at the southeastern corner of the property that are adjacent to the public rights-of-way. The recreational facility area is separated from dwelling units through streets, parking spaces, and SWM areas. The rear yards of the townhouses on Lots 1 through 6, in Block C are fronting the recreational facility area, sufficient buffer is provided through the SWM areas, as well as the landscape buffer with shade trees. Noise barriers are also included to mitigate the outdoor noise impact.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

This DSP includes home models from four builders. Each builder provides three to four home models varied by unit width. As discussed above in Finding 2 in detail, each model offers 6 to 19 variations of elevation. Typical grouping elevation shows abutting units are utilizing different architectural elevation to avoid the use of repetitive architectural elements. The submitted architectural elevations employ a variety of architectural features and design in front elevation. Each elevation is designed with a mixture of materials in different colors and textures, as well as architectural elements. Based on the applicant's response letter submitted post Subdivision and Development Review Committee meeting, the townhouse units will be offset six to eight inches between each unit due to the existing topography of the site. The offset will provide roofline variation for each group of townhouses. A condition is included herein requiring the applicant to add a note on the required summary template sheet as follows: "No two units located next to or across the street from each other may have identical front elevations."

- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that**

they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

Buffering rears of townhouses from public rights-of-way is a requirement in Section 4.6 of the Landscape Manual. The DSP provides sufficient buffer that meets the requirement of Section 4.6. The rears of townhouses on Lots 1 through 6 in Block C are fronting the proposed visitor parking lot. A sufficient buffer is provided through the SWM areas, as well as the landscape buffer with shade trees.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The DSP includes a variety of architectural features and design in front elevation. Wall offsets are provided for each townhouse unit.

- d. **Departure from Design Standards DDS-24005:** The applicant has submitted a Departure from Design Standards (DDS-24005) to allow a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Zoning Ordinance.

In addition, the applicant submitted a statement of justification to address the required findings for a DDS indicated in Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance. Staff's analysis of the departure request is as follows:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The purposes set forth in the prior Zoning Ordinance include protecting the health, safety, and welfare of the residents and workers in Prince George's County, and encouraging the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features. To accommodate an acceptable size within the proposed development, this DSP proposes a nonparallel standard parking space dimension to be 9 feet by 18 feet. The purposes set forth in prior Subtitle 27 of the Prince George's County Code are to protect the health, safety, and welfare of the residents and workers in Prince George's County. The purposes of this Subtitle will be equally or better served by the reduced parking space, as the site will provide safe on-site circulation, meet the landscape buffer requirement, and provide attractive landscaping to enhance the property's scenic beauty. As such, the purpose of this Subtitle will be better served by the applicant's proposal.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The subject property abuts public right-of-way on all five sides, and each side requires a landscape buffer between 20 and 75 feet, pursuant to Section 4.6-1 of the Landscape Manual. As such, a compact development layout is required and the departure is the minimum necessary to provide sufficient number and sufficient size for visitor parking spaces to the proposed 65 dwelling units. The development includes 28 visitor parking spaces, out of which 14 are compact spaces, and 11 are with the proposed reduced dimensions, and 3 are handicap-accessible spaces with reduced length. Staff further note that pursuant to current standards of the Zoning Ordinance in Section 27-6306, the minimum dimensional standard for nonparallel parking space is 9 feet by 18 feet. This standard is consistent with the applicant's proposal, which is also generally consistent with other jurisdiction within proximity of Prince George's County. As such, the reduction of the parking size to 9 feet by 18 feet is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The site features unique circumstances. The subject property abuts public right-of-way on all five sides, and each side requires a landscape buffer between 20 and 75 feet, pursuant to Section 4.6-1 of the Landscape Manual. The arrangement of the townhouse lots are in response to the buffer requirements of the Landscape Manual. The layout is compact yet functional. The departure will allow for more efficient placement of internal parking and provision of a greater number of visitor parking spaces. Staff find that the departure is necessary to alleviate circumstances specific to the site.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The reduced standard parking space size would allow sufficient parking space and parking number, as well as providing adequate spacing between buildings and substantial landscaping within the project. The departure request is minimal in nature, and the departure will enhance the visual, functional quality of the development. The site plan is in conformance to all environmental regulations. Staff find that the departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

Based on the analysis above, staff support DDS-24005, for a departure to allow standard, nonparallel parking space sizes of 9 feet in width by 18 feet in length.

9. **Preliminary Plan of Subdivision 4-22050:** PPS 4-22050 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 2024-055) on June 13, 2024, for 65 lots and 5 parcels for development of 65 single-family attached dwellings, subject to 16 conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the PPS conditions follows each one, in plain text:

PPS2. Prior to approval, the final plat of subdivision shall include:

- a. **Right-of-way dedication along Whitfield Chapel Road, 40 feet from the roadway centerline, in accordance with the approved preliminary plan of subdivision.**

The public right-of-way along Whitfield Chapel Road is shown and labeled on the site plan to be 40 feet from the roadway centerline, in accordance with the approved PPS. However, the area of the right-of-way to be dedicated should be shown and labeled on the site plan, from the existing right-of-way line to the proposed right-of-way line, which is conditioned herein.

- b. **Granting of 10-foot-wide public utility easements along all public and on one side of all private rights of-way, except along I-95/495 (Capital Beltway), as delineated on the approved preliminary plan of subdivision.**

The required public utility easement (PUE) is not shown along Fairview Avenue, a public right-of-way. The PUE is labeled as 10 feet wide on both sides of the private right-of-way connecting Whitfield Chapel Road and Barbet Way, but it appears to measure only 5 feet wide. The proposed PUE shown along the east side of Barbet Way, adjacent to Lots 14 and 28 in Block B, does not appear to measure the required 10 feet. Per the approved PPS, minimum 10-foot-wide PUEs should be shown along at least one side of all private rights-of-way, which is conditioned herein.

PPS 3. Development of this site shall be in conformance with Stormwater Management Concept Plan 34492-2004-02, and any subsequent revisions.

A copy of an approved SWM concept plan for the site, 34492-2004-03, and associated approval letter are included with this application. The submitted DSP and Type 2 tree conservation plan (TCP2) are in conformance with the approved SWM concept plan. This condition is met.

PPS 4. Prior to acceptance of a detailed site plan (DSP), the applicant shall submit a Phase II noise study based on the final site layout and building architecture, that demonstrates that outdoor activity areas (including, but not limited to, rear yards) will be mitigated to 65 dBA/Leq or less during the hours of 7:00 a.m. to 10:00 p.m. and 55 dBA/Leq or less during the hours of 10:00 p.m. to 7:00 a.m., and that the interiors of dwelling units will be mitigated to 45 dBA or less. The DSP shall identify all dwelling units requiring enhanced building shell design or construction materials for interior noise mitigation,

and the architecture shall reflect the enhancements required to these units. The DSP shall show the locations and details of features provided for outdoor noise mitigation. The ground-level mitigated 65 dBA/Leq noise contour, ground-level mitigated 55 dBA/Leq noise contour, upper level mitigated 65 dBA/Leq noise contour, and upper 55 dBA/Leq noise contour shall be delineated on the DSP, accounting for the locations of all noise barriers.

Noise studies for outdoor noise and interior noise and several memoranda were submitted with the DSP. Based on the findings of the latest studies, additional mitigation measures are required, as both interior and exterior noise levels are projected to exceed acceptable thresholds. To address these impacts, 9-foot-high and 12-foot-high noise walls are proposed within the northern, western, and southern portions of the site where the noise level of the outdoor areas exceed 65 dBA/Leq. Enhanced building shell design is also required for interior noise mitigation. The submitted plans also delineate both the mitigated and unmitigated noise contours to demonstrate compliance with the applicable noise limits. The DSP shows the locations and details of two noise barriers proposed for outdoor noise mitigation. Multiple noise barriers options are included without detailed plans and elevations. A condition is included herein requiring the applicant to include detailed plans, elevations, dimensions, and materials for all noise barrier types proposed that are shown on sheet 15 of the DSP.

In accordance with the noise study (dated January 6, 2025), the noise at ground-level of the outdoor activity spaces, like the playground, are expected to meet the county standards for both day and nighttime with the proposed noise barriers. Outdoor activity spaces that are elevated (like balconies on the second floor) may experience noise levels that exceed County standards for both day and nighttime. To avoid exposure to noise levels above county standards, based on noise study recommendations, Sheet 21 of the DSP includes an exhibit and a tracking chart for those units which the applicant is not proposing to provide decks/balconies.

es.

BLOCK A

19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

BLOCK B

14 13 12 11 10 9 8 7 6 5 4 3 2 1 28 27 26 25 24 23 22 21 20 19 18 17 16 15

BLOCK C

18 17 16 15 14 13 12 11 10 9 8 7 1 2 3 4 5 6

LEGEND

RED - Noise levels will exceed limitations for upper-level outdoor spaces (Balcony on 2nd floor)

Green - Noise levels will not exceed limitation for upper-level outdoor space (Balcony on 2nd floor).

Figure 6: Noise exposure at upper-level balconies

Regarding interior noise level, based on the noise study for interior noise recommendations (dated November 4, 2025), townhouses exposed to 75 dBA/Leq noise levels will require exterior composite walls (walls, windows, and doors) to reach Sound Transmission Class (STC) 40 to safely meet the County requirements on third floors. Other townhouses that are exposed to lower noise levels may require lower STC ratings to achieve compliance on third floors, namely STC 35 and STC 30. Standard windows and wall construction details would satisfy the STC 30 requirement. Based on the noise study for interior noise, Sheet 22 of the DSP includes a tracking chart and a diagram, which identify each unit's minimum wall/window composite design shell requirement by front, rear, and side elevation. Notes are included on all color architecture elevation sheets, indicating the construction materials will comply with the enhanced building shell design for interior noise mitigation. Staff find this condition is met.



Figure 7: Minimum wall/window composite requirements

PPS 5. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Guidelines*.

The approved PPS 4-22050 identified a playground with a tot lot located within the property near MD 704 (Martin Luther King Jr Highway). The current DSP reflects this recreational facility in accordance with the approved PPS, along with a breakdown of estimated costs. The subject DSP provides adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Guidelines*. The minimum value of facilities to be provided is \$61,036. The value of the recreation facility provided is \$67,525, which exceeds the minimum value required by the Prince George's County Park and Recreation Facilities Guideline, and meets the needs of future residents adequately. The details of recreation facilities are discussed in Finding 6. This requirement is met.

PPS 6. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Planning Department, for adequacy and proper siting, in accordance with the Prince George's County *Park and Recreation Facilities Guidelines*, with the review of the detailed site plan (DSP). Timing for construction shall also be determined at the time of DSP.

Recreational facilities details and the required cost breakdown are included in the submitted DSP. The Urban Design Section of the Development Review Division, of the Prince George's County Planning Department has reviewed the on-site recreational facilities, as well as the recreation cost estimate and construction timing, as discussed in Finding 6 above. Proper siting is provided in the recreation area, including benches at the playground, picnic tables with seating, and wood gazebo with seating. The proposed timing for construction is prior to release of the 61st building permit. The applicant explains that the recreation facilities cannot be built earlier due to safety. The recreation area is on top of the proposed underground SWM facility which will not be functioning until 70 percent of the site is stabilized or until inspection is approved by the County. This timing will approximately correspond to the 61st building permit. As such, staff find the proposed timing for construction is reasonable; this condition is met. A condition is included to provide details for the edging and surface materials of the proposed playground.

PPS 10. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to the homeowners association, as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

- a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.**
- b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.**
- c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.**
- d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls.**
- e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage**

outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

- f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.**

Parcels A, C, E (open space parcels) and Parcels B and D (private road parcels) are correctly labeled to be conveyed to the homeowners association (HOA), in accordance with this condition and the approved PPS. However, Parcel C is not labeled to be conveyed to the HOA on the plan sheets, similar to other parcels. A condition is included herein requiring the applicant to label Parcel C as to be conveyed to the homeowner's association. This condition will be further evaluated with future final plats for the project.

PPS 11. In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 1990 *Approved Largo-Lottsford Master Plan and Adopted Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall show these improvements on the detailed site plan, prior to its acceptance:

- a. A bicycle lane or sharrows, along the site's frontage of Whitfield Chapel Road, to be accommodated within the right-of-way, as shown on the preliminary plan of subdivision, unless modified by the operating agency with written correspondence.**

The plan sheets detail bicycle shared pavement markings (sharrows) along the site's frontage of Whitfield Chapel Road. The condition has been met.

- b. A side path along the site's frontage of MD 704 (Martin Luther King Jr Highway), unless modified by the operating agency with written correspondence.**

Road improvement plans were provided with submittal that show improvements to demonstrate conformance with this condition. The condition specifies a side path (similar to a shared use path for both pedestrian and bicycle) be provided along the site's frontage of MD 704. The plan sheets show sharrows along the site's frontage of MD 704. These plans have been reviewed by the Maryland State Highway Administration (SHA), Permit No. 24APPG006XX. No written correspondence from SHA is received regarding if SHA would like to modify the side path along MD 704. As such, staff recommend the applicant provide correspondence from SHA staff for the modification of a shared bicycle lane (sharrows) along the property frontage of MD 704, which is incorporated in the condition herein.

- c. A minimum 5-foot-wide sidewalk along the site's frontage of Fairview Avenue.**

The plan sheets show the existing 4-foot-wide sidewalk to be replaced by a 5-foot-wide sidewalk along the site's frontage of Fairview Avenue, in accordance with this condition and the approved PPS.

- d. **A minimum 5-foot-wide sidewalk, originating along the sidewalk adjacent to Private Road A, located between Lot 12, Block A and Lot 13, Block A, which leads north and connects to the sidewalk along the site's frontage of Fairview Avenue.**

A minimum 5-foot-wide sidewalk between Lot 12, Block A and Lot 13, Block A, which leads north and connects to the sidewalk fronting Fairview Avenue, has been provided. Therefore, this condition is met.

- e. **A minimum of four bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the central recreation area on Parcel 5.**

The plan shows the proposed recreation area located near the center of the site includes two bicycle parking locations and each location includes three bike racks. A total of 12 bicycle parking spaces is included because each bike rack holds two bicycles.

PPS 13. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-075-04-03. The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-075-04-03, or most recent revision, or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

TCP2-2025-0075 was submitted with this application. The TCP2 conforms to the approved Type 1 tree conservation plan. This note will be added at the time of final plat.

PPS 15. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan (TCP2) shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

TCP2-2025-0075 was submitted with this application. This note will be added at the time of final plat.

PPS 16. An updated geotechnical report reflecting the final mitigated conditions shall be included with the detailed site plan acceptance package.

An updated geotechnical report reflecting the final mitigated conditions was provided with this DSP application. This is discussed further in the Soils section of this technical staff report.

10. **Certificate of Adequacy ADQ-2022-053:** ADQ-2022-053 was approved by the Planning Director on June 5, 2024, subject to four conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff’s analysis of the conditions follows each one, in plain text:

ADQ 1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses which generate no more than 46 AM peak-hour trips and 52 PM peak-hour trips.

The current proposal does not exceed the number of AM and PM peak hour trips generated in the ADQ analysis and satisfies the requirement. The development proposed in the subject DSP is consistent with that evaluated with the ADQ.

ADQ 2. The applicant and the applicant’s heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George’s County Subdivision Regulations prior to acceptance of the detail site plan submission.

The applicant has provided a bicycle and pedestrian facilities plan detailing the location, limits, specifications, and other details of the bicycle and pedestrian facilities. The condition has been met.

ADQ 3. Prior to approval of the first building permit for the subject property, the applicant and the applicant’s heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations (“Required Off-Site Facilities”), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency’s access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- a. **Install a 6' x 18' ADA accessible concrete bus shelter (along with a retaining wall to offset roadside slope) along the west side of Whitfield Chapel Road, directly north of its intersection with Fairview Avenue, as detailed in Appendix B1 of the applicant's BPIS.**

A proposed 25-foot by 10-foot concrete pad for a bus stop is shown on the DSP, along the west side of Whitefield Chapel Road, to the north of its intersection with Fairview Avenue. This condition shall be satisfied at the time of building permit approval.

11. **2010 Prince George's County Landscape Manual:** Applicable Landscape Manual schedules have been provided with the submitted landscape plan. As shown on the landscape plans, the DSP is in conformance with most of the applicable standards in the Landscape Manual, which include Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets (Whitfield Chapel Road, Fairview Avenue); and Section 4.9, Sustainable Landscaping Requirements. However, staff find some technical errors on the landscape plan. In Schedule 4.6, if existing trees are counted as part of the percentage of buffer occupied by existing trees, those trees should not be double counted in the number of plants provided. There are also other technical errors in the submitted schedule. Conditions are included herein requiring the applicant to address the technical errors in the schedules provided, and to demonstrate conformance to the Landscape Manual requirements.

Alternative compliance (ACL-2025-0010) is requested from the requirements of Section 4.10, Street Trees Along Private Streets, of the Landscape Manual, on all of the private streets in the development.

Section 4.10, Street Trees Along Private Streets

The applicant requests alternative compliance from Section 4.10(c)(1) of the Landscape Manual, which requires street trees to be planted within a minimum 5-foot-wide planting strip located between the street curb or edge of paving and the sidewalk.

REQUIRED: Section 4.10(c)(1). Street Trees Along Private Streets

Length of Landscape Strip	1,758 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	51

PROVIDED: Section 4.10(c)(1). Street Trees Along Private Streets

Length of Landscape Strip	1,758 linear feet
Width of Landscape Strip	0 feet
Shade Trees (1 per 35 linear feet)	57

Justification of Recommendation

The proposed development proposes 65 front-load garage townhouses ranging from 20- to 24-foot-wide, and does not incorporate the required 5-foot-wide grass strip along the private rights-of-way due to space limitations. Given the compact layout, there is not sufficient space to accommodate street trees, even if the 5-foot strip was provided. While a

narrow grass strip parallel to the driveways is provided, the site layout prioritizes the placement of essential underground utilities, such as sewer and water lines, within the remaining green space to ensure access for repairs. Given these physical constraints, the applicant seeks to provide an alternative planting arrangement to the standard street tree placement requirement.

Per Section 4.10(d) of the Landscape Manual, the required number of trees is 51 and the applicant proposes 6 additional trees, for a total of 57 street trees. The applicant proposes the street trees behind the sidewalk and public utility easement, outside of the private rights-of-way, within HOA parcels.

The applicant has not met the requirement to plant street trees within the minimum 5-foot planting strip, between the street curb or edge of paving and the sidewalk. Due to on-site space limitations and physical constraints, the applicant has proposed six additional trees elsewhere on the site. While these trees help mitigate the deficiency, they do not fully achieve the objectives of Section 4.10 of the Landscape Manual. The Alternative Compliance Committee finds that the proposal would provide an outcome equally effective as full compliance with Section 4.10, if the caliper size of the proposed trees is increased as conditioned herein. Larger trees will have greater visual impact and can make streets feel narrower, which would help to calm traffic, and encourage pedestrian-friendly environments. They provide shaded sidewalks, enhance pedestrian comfort, and contribute to a mature streetscape that establishes a strong sense of identity and continuity, thereby reinforcing the character of the neighborhood.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance ACL-2005-0010 from the Landscape Manual, for Section 4.10, Street Trees Along Private Streets, for all private streets, subject to one condition, which is included in the Recommendation section of this technical staff report.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** TCP2-2025-0075 was submitted with this DSP application. Based on the TCP2, the overall 7.65-acre site contains a total of 6.22 acres of net tract woodlands and does not contain floodplain. The plan shows a proposal to clear 5.63 acres of net tract woodland. The resulting woodland conservation requirement is 2.97 acres, which is proposed to be met with 0.18 acre of on-site preservation, 0.40 acre of reforestation, and 2.39 acres of off-site woodland conservation credits. Technical revisions are required to the TCP2 and are included in the Recommendation section of this technical staff report.

Specimen Trees

With PPS 4-22050, the Planning Board approved a variance for the removal of 16 on-site specimen trees (ST-1, ST-2, ST-4 through ST-8, and ST-10 through ST-18). No additional specimen trees were requested for removal with this application.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Prince George's County Council Bill CB-046-2025 amends the Tree Canopy Coverage Ordinance and became effective on September 8, 2025. Per CB-046-2025, "landscape plans demonstrating

conformance to this [. . .] [the Tree Canopy Coverage Ordinance] approved as part of a permit or an entitlement case subject to the transitional provisions of the Zoning Ordinance (Section 27-1700), or Subdivision Regulations (Section 24-2700), shall be subject to the regulations in place at the time of approval of any grandfathered permit or grandfathered development application.” As detailed above, the subject application is being reviewed under the prior Zoning Ordinance, based on the transitional provisions of the Subdivision Regulations (Section 24-1704). The subject property received prior development approval, including PPS 4-22050 (PGCPB Resolution No. 2024-055), which was approved on June 13, 2024. Therefore, this application was reviewed for conformance with the tree canopy coverage (TCC) requirement subject to the regulations in place at the time of approval of PPS 4-22050.

PPS 4-22050 was approved on June 13, 2024. At that time, properties zoned CGO were required to provide a minimum of 10 percent of the gross tract area, which is 7.65 acres. The subject property has a TCC requirement of 0.77 acre, or 33,541 square feet. The TCC worksheet included in the submitted landscape plan demonstrates the requirement is met. A condition is included herein requiring the applicant to update the TCC schedule to reflect that the TCC requirement is 10 percent of the gross tract area and change the zoning designation as CGO.

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

a. **Community Planning**—In a memorandum dated November 3, 2025 (Thornton to Sun), the Community Planning Division noted that while conformance to the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* (master plan) is not required, the subject DSP is generally consistent with the sector plan’s recommended land use for the subject property. The subject DSP includes a density 8.5 dwelling units per acre, which is slightly higher than the recommended medium suburban land use as defined between 3.5-8 dwelling units per acre, in accordance with the master plan. However, the proposed townhouse use is permitted in the zone for the property, subject to text amendment CB-14-2021, which was approved on May 18, 2021, to allow townhouse development by right.

b. **Transportation Planning**—In a memorandum dated October 31, 2025 (Roff to Sun), the Transportation Planning Section offered the following comments:

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan provide recommendations as follows:

Master Plan Right of Way:

Whitfield Chapel Road (C-329): 80-foot ROW

The MPOT recommends a minimum 80-foot right-of-way, which is delineated on the plan sheets and meets the requirements.

Martin Luther King Jr. Highway (A-22): 120-150-foot ROW

The MPOT and area master plan recommend a minimum 120- to 150-foot right-of-way, of which the minimum 120 feet is delineated on the plan sheets and meets the requirements.

I-95/495 Capital Beltway (F-5): 300-foot ROW

The MPOT and area master plan recommend a minimum 300-foot right-of-way, of which is delineated on the plan sheets and meet the requirements.

Master Plan Pedestrian and Bike Facilities:**Whitfield Chapel Road (C-329): Planned Bicycle Lane**

The site plan proposes bicycle sharrows on Whitfield Chapel Road (C-329). This fulfills the intent of the bike and pedestrian facilities recommended in the MPOT, as provided in Condition 11 of the prior approved PPS 4-22050.

Martin Luther King Jr. Highway (A-22): Planned Side Path

The plan sheets show sharrows along the site's frontage of MD 704. Staff recommend the applicant provide correspondence from SHA, for the modification of sharrows along the property frontage of MD 704.

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

The proposed site plan shows standard 5-foot sidewalks along both sides of all new roads throughout the development.

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.

The proposed site plan shows continuous 5-foot sidewalks, Americans with Disabilities (ADA) ramps, and continental crosswalks throughout the site. The proposed site plan also shows sharrows along the frontage of Whitfield Chapel Road and MD 704. Staff find that improvements are provided to accommodate all modes of transportation to the greatest extent possible.

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

The plan sheets detail bicycle sharrows along the site's frontage of Whitfield Chapel Road, which meet the latest AASHTO standards. However, staff recommend the applicant provide correspondence from SHA for the modification of sharrows along the property frontage of Martin Luther King Jr Highway.

The master plan contains a Circulation and Transportation section. One objective which discusses active transportation is copied below (page 33):

To develop and recommend nonvehicular facilities, including pedestrian/hiker trails, bicycle ways, and equestrian paths which may link residential areas to each other and to commercial retail facilities, employment centers, recreational areas, and other transportation facilities.

The proposed site plan shows non-vehicular facilities to accommodate pedestrians and bicyclists. The plan shows continuous 5-foot sidewalks, ADA ramps, and continental crosswalks throughout the site. The proposed site plan also shows sharrows along the frontage of Whitfield Chapel Road and Martin Luther King Jr Highway. Bicycle parking is also provided at a centralized recreation area in the form of six inverted U-style bike racks.

- c. **Environmental Planning**—In a memorandum dated October 31, 2025 (Rea to Sun), Environmental Planning staff noted the following:

Natural Resources Inventory Plan/Existing Features

Section 27-282(e)(5) of the prior Zoning Ordinance requires an approved natural resources inventory (NRI) plan with DSP applications. NRI-038-08-02 was provided with this application. The TCP2 and the DSP show the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Regulated Environmental Features

The site contains no regulated environmental features (REF).

Soils

In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions. The soil types found on-site, according to the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey are Christiana-Downer complex (10-15 percent slopes), Russet-Christiana complex (2-5 percent slopes), and Udorthents, highway (0-65 percent slope). According to available information, no Marlboro clay exists on-site; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures.

Christiana clay or a high plasticity clay (CH) is present on-site as documented in the geotechnical report prepared by John D. Hynes & Associates, Inc. and dated November 21, 2023. A slope stability analysis was performed to evaluate the stability of the proposed site conditions for the western and the southern slopes. The results of the analyses have exceeded the minimum factor of safety 1.5 required by Techno-Gram 005-2018 Prince George's County Geotechnical Guidelines for Over-Consolidated Clays, satisfying the safety concerns. The geotechnical analysis shall be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of building and grading

permit applications. Additional geotechnical investigations and analyses may be requested by DPIE, as necessary.

Stormwater Management

Section 27-282(e)(11) of the prior Zoning Ordinance requires a stormwater management (SWM) concept approval prior to acceptance of a DSP. A SWM Concept Approval Letter (34492-2004-03) and associated plan were submitted with the application for this site. The approval was issued on September 24, 2024, from DPIE and proposes to construct microbioretention facilities, bioswales, and an underground SWM facility. No SWM fee for on-site attenuation/quality control measures is required.

- d. **Subdivision** - In a memorandum dated November 4, 2025 (Monoar to Sun), Subdivision staff provided that the proposed DSP is consistent with the development evaluated with the approved PPS. Therefore, a new PPS is not required at this time. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat or permits will be placed on hold until the plans are corrected. Staff recommended four conditions of approval, which are included herein.
- e. **Historic Preservation and Archeological Review**—In a memorandum dated September 29, 2025 (Stabler, Smith, and Chisholm to Sun), the Historic Preservation Section noted that the sector plan contains goals and policies related to historic preservation (pages 113–118); however, these are not specific to the subject site. A Phase I archeology survey was completed on the property in 2005. No archeological sites were identified, and no additional studies were recommended. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
- f. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated November 6, 2025 (Holley to Sun), DPR reviewed and evaluated DSP-24015 for conformance with the requirements of PPS 4-22050, as they pertain to public parks and recreation. DPR has no additional comments.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 14, 2025 (Guzman to Sun), DPIE provided a list of comments which will be addressed at the time of permitting.
- h. **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.
- i. **Prince George’s County Fire/EMS Department**—In a memorandum dated September 23, 2025 (Reilly to Sun), the Fire/EMS Department offered three comments at the Subdivision and Development Review Committee meeting regarding the subject application. Subsequently, a revised DSP was submitted on October 24, 2025, and was reviewed by the Fire/EMS Department. In an email dated October 26, 2025 (Reilly to Sun), the Fire/EMS Department noted that they were satisfied with the applicant’s responses.

- j. **Prince George's County Health Department**—In a memorandum dated September 23, 2025 (Adepoju to Sun), the Environmental Engineering/Policy Program of the Prince George's County Health Department had completed a desktop health impact assessment review of the DSP submission, for Fairview, located at 8901 Fairview Avenue in Lanham, and offered comments regarding air, noise pollution, dog stations, and chronic health impact. The location of a dog waste station and mitigation of areas that are impacted by noise are addressed in this technical staff report.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated October 10, 2025 (Russell to Sun), WSSC provided a hydraulic planning analysis and conditions of approval which will be addressed during the system extension permit stage.
15. **Community feedback:** As of the writing of this technical staff report, staff did not receive any inquiries or comments from the community regarding the subject DSP.
 16. 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 prior 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.
 17. Section 27-285(b)(2) of the prior Zoning Ordinance is not applicable because there is no conceptual site plan.
 18. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
 19. 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 requirements of Section 24-130(b)(5) of the prior Subdivision Regulations. There are no REF on the subject property, and therefore, no impacts to REF caused by this application.

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 recommend the following:

- A. APPROVAL of Alternative Compliance ACL-2025-0010, from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual*, on all of the private streets in the development.
- B. APPROVAL of Departure from Design Standards DDS-24005, for a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet, to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance.

C. APPROVAL of Detailed Site Plan DSP-24015 and Type 2 Tree Conservation Plan TCP2-2025-0075, for Fairview, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall revise the DSP, as follows, or provide the specific documentation:
 - a. Revise the cover sheet as follows:
 - (1) Revise General Notes 24 and 25 to be legible.
 - (2) Remove the note "10-foot year yards units have deck built into footprint" under development standards (continued).
 - (3) Include the gazebo, picnic tables, grills, and dog waste stations in the cost estimate chart on cover sheet.
 - (4) Add a note under the recreation cost estimate chart as follows:

"Additional recreation facilities will be constructed, including a gazebo, picnic tables, grills, and dog waste stations."
 - b. Label Lot 7 in Block C as a high-visible unit on the site plan.
 - c. Provide a summary template sheet on the site plan which organizes all proposed models by builder and shows each model's key information. Key information should include a model template plan with dimensions, model name, model width, number of stories, building height, total base finished area, and names of elevation variations. Add a note on this summary sheet as follows:

"No two units located next to or across the street from each other may have identical front elevations."
 - d. Remove the lighting fixture details that are associated with a pole-mounted camera.
 - e. On Sheet 15, label the options/name of noise barriers included with this DSP. Provide a construction detail for each noise barrier.
 - f. Provide correspondence from the Maryland State Highway Administration for the modification of a shared bicycle lane along the property frontage of MD 704 (Martin Luther King Jr Highway).
 - g. Revise the Type 2 tree conservation plan (TCP2) to include the previously approved TCP2s in the history table.

- h. Show and label the area of the public right-of-way to be dedicated along Whitfield Chapel Road, from the existing right-of-way line to the proposed right-of-way line.
 - i. Show and label a minimum 10-foot-wide public utility easement along Fairview Avenue, in accordance with the approved Preliminary Plan of Subdivision 4-22050.
 - j. Show and label a minimum 10-foot-wide public utility easement along at least one side of the private right-of-way of Barbet Way, in accordance with the approved Preliminary Plan of Subdivision 4-22050.
 - k. On the plan sheets, label Parcel C as to be conveyed to the homeowners association.
 - l. Add a note on Sheets 19 and 20, indicating fire lane markings and signage locations may be modified by the Office of the Fire Marshall.
 - m. Provide details for the edging and surface materials of the proposed playground, in accordance with the Prince George's County *Park and Recreation Facilities Design Guidelines*.
2. Prior to certification of the landscape plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:
- a. Remove the Schedule 4.10 and associated plant list on Sheet L2 of the landscape plan.
 - b. Remove the note "50 existing shade trees" under "Number of plants provided" in Schedule 4.6-1 (Capital Beltway).
 - c. Remove the note "existing trees in woods per Google Earth images" in Schedule 4.6-1 (Route MD 704).
 - d. Add a note under Schedule 4.10-1, indicating "Alternative Compliance ACL-2025-0010, for alternative location of required private street trees." Remove the note "++ 10% Alternative Compliance Street Trees are located along Fairview Avenue."
 - e. Ensure the composite plant list has a consistent number and type of shrubs as all the other plant lists combined.
 - f. Update the tree canopy coverage (TCC) schedule to reflect that the TCC requirement is 10 percent of the gross tract area, and change the zoning designation as Commercial, General and Office (CGO).
 - g. Ensure the location of high-visibility units and Americans with Disabilities Act units labels in the landscape plan are consistent with the detailed site plan.

- h. Increase the proposed planting size for all trees counted as private street trees from 2.5 to 3 inches to 3 to 3.5 inches caliper.
- 3. Prior to certification of the architecture plan set, the applicant and the applicant's heirs, successors, and/or assignees shall revise the architecture plan, or provide additional information, as follows:
 - a. Provide an exhibit for each 24-foot-wide model, namely Patuxent, Regent, Royal, McPherson, and Everett, illustrating Americans with Disabilities Act features on the floor plan, to be accessible for people with mobility disabilities.
 - b. On the cover sheet of black and white architecture package of each model, add a note indicating "the construction materials will comply with the enhanced build shell design for interior noise mitigation." Add another note indicating the left and right elevations can be mirrored if only one-sided elevations are provided for that model.
 - c. Remove irrelevant information that is not applicable to the detailed site plan review stage and remove duplicated information.
 - d. Provide a "Statement of finished square footage" document for the Patuxent, Ansted, Lafayette, Regent, Royal, Everett, Hartland, and Louisa models.
 - e. For the Potomac model, provide color side elevations for regular and high visible units. Add a note on the black and white side elevation, identifying high-visibility elevations.
 - f. For the Ansted model, provide high-visibility elevation for left side elevation, ensure both right and left high-visibility side elevations include at least three architectural features. On the Ansted template, remove the notes "left side elevations are shown, the right-side elevations are identical, only the view flipped."
 - g. For the Louisa model, ensure the finished square footage number is consistent between the black and white elevation and the color elevation.
 - h. Ensure the building height is consistent between the black and white elevation and the color elevation for Magothy, Wye, Potomac, Patuxent, Hartland, and Everett models.
 - i. Ensure the black and white elevation and colored elevation are consistent for Magothy, Wye, Patuxent, Lafayette, Regent, Royal, Ballard, Sonata, McPherson, Louisa, and Everett models.
 - j. Consolidate information and remove duplicate sheets for Magothy and Potomac models.
 - k. Label building height on the black and white elevation for Wye, Ballard, Sonata, and McPherson models.

- l. Provide four-sided color elevations for Lafayette, Regent, Royal, Ansted, Ballard, Sonata, and McPherson models.
4. Prior to approval of a building permit for any residential building identified on the detailed site plan as being affected by noise levels exceeding 65 dBA/Leq, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit, stating that the building shell or structure has been designed to reduce interior noise levels to 45 dBA or less.