



Detailed Site Plan Alternative Compliance Smith Lakes Estates

DET-2024-015
ACL-2025-0007

REQUEST:	STAFF RECOMMENDATION
Development of 75 single-family detached and 68 single-family attached (townhomes) residential dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Detailed Site Plan DET-2024-015• Approval of Alternative Compliance ACL-2025-0007• Approval of Type 2 Tree Conservation Plan TCP2-2025-0066

Location: On the west side of Frank Tippet Road, approximately 800 feet southwest of its intersection with Commo Road.

Gross Acreage: 62.52

Zone: R-PD

Dwelling Units: 143

Gross Floor Area: N/A

Planning Area: 82A

Council District: 09

Municipality: None

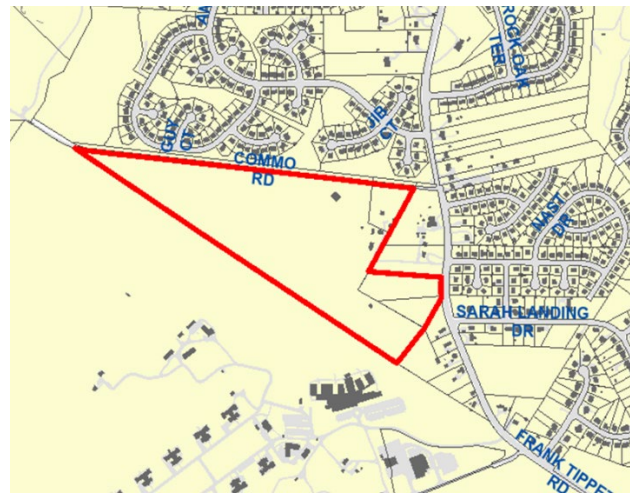
Applicant/Address:

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Planning Board Date:	11/20/2025
Planning Board Action Limit:	11/24/2025*
Staff Report Date:	11/06/2025
Date Accepted:	09/15/2025
Informational Mailing:	11/08/2024
Acceptance Mailing:	08/29/2025
Sign Posting Deadline:	10/21/2025

*See Page 3 of the technical staff report for Planning Board action, in accordance with Code requirements.

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

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

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2024-015
Alternative Compliance ACL-2025-0007
Type 2 Tree Conservation Plan TCP2-2025-0066
Smith Lake Estates

The Urban Design staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report. In accordance with Section 27-3605(d)(7)(D) of the Prince George's Zoning Ordinance, the Planning Board shall approve, approve with modifications, or disapprove the detailed site plan within seventy (70) calendar days after the application is determined to be complete. If no action is taken within seventy (70) calendar days, the detailed site plan shall be deemed to have been approved. The applicant may (in writing), however, extend the seventy (70) calendar day requirement to provide for some longer specified review period not to exceed forty-five (45) additional calendar days, or such other additional time period as determined by the applicant.

I. EVALUATION CRITERIA

The subject property is within the Residential Planned Development (R-PD) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff have considered the following criteria in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Zoning Map Amendment (Basic Plan) ZMA-2022-003;
- C. Preliminary Plan of Subdivision PPS-2024-001;
- D. Certificate of Adequacy ADQ-2024-001;
- E. The 2018 *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.

II. BACKGROUND

- A. Request:** The subject detailed site plan (DET) proposes development of 75 single-family detached and 68 single-family attached (townhomes) residential dwelling units.

The applicant also filed an alternative compliance (AC) request from the requirements of Section 4.1 (c)(1)(C)(II), Section 4.1(c)(1)(D)(II), and Section 4.1(c)(1)(E)(II), subparts of the Section 4.1, Residential Requirements, of the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

The applicant requests three waivers under Section 27-6200 of the Prince George's County Zoning Ordinance. First, under Section 27-6207(b)(2), the applicant requests a waiver from the requirement in Section 27-6207(b)(1), to provide a pedestrian walkway cross-access between developments. Second, under Section 27-6208(a)(2)(B), the applicant requests a waiver from the requirement in Section 27-6208(a)(2)(A) to install bike lanes, bike paths, or other bicycle improvements. Last, under Section 27-6208(b)(2), the applicant requests a waiver from the requirement in Section 27-6208(b)(1) to provide bicycle cross-access between developments.

B. Development Data Summary:

	EXISTING	ZMA-2022-003 STANDARD	EVALUATED
Zone(s)	R-PD	R-PD	R-PD
Use	Vacant	Residential	Residential
Total Gross Acreage	62.52	62.52	62.52
Floodplain Acreage	2.51	2.51	2.51
Total Net Acreage	60.01	60.01	60.01
Lots	0	0	143
Dwelling Units	0	150 max.	143
Density	0	2.5 du/ac max.	2.38 du/ac
Single-Family Detached Units	0	130 max.	75
Single-Family Attached Units	0	74 max. (or less than 50% of the final total)	68 (less than 50% of the final total which is 71.5)

Note: *There are four existing parcels. The DET includes 17 parcels and 143 lots, which is consistent with the approval of PPS-2024-001.

- C. Location:** The site is located on the west side of Frank Tippet Road, approximately 800 feet southwest of its intersection with Commo Road.

- D. Proposed Uses:** The subject DET proposes residential uses on the property, consisting of single-family detached and single-family attached dwelling units. These uses are permitted in the Residential Planned Development (R-PD) Zone, as established by the Zoning Map Amendment (Basic Plan) ZMA-2022-003, subject to the applicable standards found in Section 27-4302 of the Zoning Ordinance, as well as the intensity and dimensional standards determined by ZMA-2022-003.
- E. Surrounding Uses:** The subject DET is bound to the north by Commo Road and single-family detached dwellings in the Residential, Rural (RR) Zone; to the south by The Boy's Village of Maryland and Cheltenham Youth Facility in the RR Zone; to the east by single-family homes in the RR Zone and Frank Tippet Road, and beyond with single-family homes (Terraco Acres) in the RR and Residential, Single-Family-95 (RSF-95) Zones.
- F. Previous Approvals:** The majority of the property was the subject of one zoning map amendment, three previously approved preliminary plans of subdivision (PPS), and one detailed site plan. Preliminary Plan of Subdivision 4-05035, Smith Property, was approved by the Prince George's County Planning Board (PGCPB Resolution No. 05-267) on December 15, 2005 for 60 lots and 5 parcels, in support of the development of 60 single-family detached dwellings. Preliminary Plan of Subdivision 4-09042, Smith Lake Estates, was approved by the Planning Board (PGCPB Resolution No. 11-13) on February 3, 2011 for six lots, in support of the development of six single-family detached dwellings. Detailed Site Plan DSP-07002, Smith Property, was approved on November 9, 2011 by the Development Review Division, as designee of the Prince George's County Planning Director, for private recreation facilities to accompany 59 single-family detached dwelling units. However, development did not proceed in accordance with these approvals, and the applications have since expired.

On November 29, 2021, the Prince George's County District Council approved Council Resolution CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the Rural Residential (R-R) Zone to the Residential, Rural (RR) Zone, effective on April 1, 2022.

Zoning Map Amendment ZMA-2022-003-C was approved by the District Council on March 11, 2024 (Zoning Ordinance No. 1-2024), with the final order of approval effective on June 4, 2024. This ZMA rezoned the property from the RR Zone to the R-PD Zone. The ZMA includes a basic plan for the property, which approved a maximum of 150 single-family dwellings on the property, of which no more than 50 percent are to be single-family attached dwellings. The development proposed with this DET is consistent with the basic plan.

Preliminary Plan of Subdivision PPS-2024-001 was approved by the Planning Board (PGCPB Resolution No. 2024-104) for subdivision of 143 lots and 17 parcels, to support development of 75 single-family detached and 68 single-family attached units, subject to 19 conditions.

Architecture

The proposed development consists of 143 dwelling units. As shown in the associated architectural elevation documents, the applicant proposes two different architectural building unit types: single-family detached and single-family attached (townhouses). Within those building types are 11 models of front- or side-loaded single-family detached homes (range of widths), and two models of 28-foot-wide, front-loaded townhomes (villa style). The proposed attached dwelling units are wider than typical townhouse units. Based on the statement of justification (SOJ), inclusion of the wide attached unit type is responsive to market needs, to offer products that allow residents to age in place, as the primary floorplans offer main-floor living. The proposed single-family detached and attached units vary in depth and offer a variety of elevation options. The residential building elevations offer a variety of material and architectural elements such as masonry veneer, horizontal siding, bay windows, balconies, and optional decks. Enhanced elevations have been provided for the high-visibility townhouse models.

Model Name	Front/side loaded garage	Number of cars garage	Unit width	Base GFA (sq. ft.)	Typical Model Height	Variety in Front Elevation
Single-family detached						
Denver II	Front or Side	2 car	49 ft.	3,386	30 ft., 5.25 in. (T1-T2, T4, C1-C4) or 30 ft., 9.25 in. (T3)*	8
Galen	Front	2 car	38 ft.	2,340	24 ft., 3.9 in.	2
Hadley	Front	2 car	39 ft.	2,628	24 ft., 8 in. (A4, E4, C4) or 24 ft., 6 in. (B4)	4
Hampshire	Front	2 car	39 ft.	3,233	25 ft., 5 in.	4
Hampton II	Front or Side	2 car	49 ft.	5,217	31 ft., 3.25 in.	8
Hanover	Front	2 car	38 ft.	2,804	25 ft., 0.25 in. (H) or 25 ft., 3.25 in. (G)	2
Hayden	Front	2 car	39 ft.	2,511	24 ft., 5.25 in.	2
Jamestown II	Front or Side	2 or 3 car	49 ft.	3,126	30 ft., 7.25 in. (T1-T2, T4, C1, C3, C4) or 28 ft. 5.75 in. (T3, C2)	8
Penwell	Front	2 car	36 ft.	2,148	24 ft., 1 in.	2
Stonehaven II	Front or Side	2 or 3 car	49 ft.	3,916	30 ft., 11.25 in.	8
Summitt	Front	2 car	39 ft.	3,150	25 ft., 4 in.	4
Single-family attached						
Brentwood II	Front	2 car	28 ft.	2,042	24 ft., 3.75 in.	7
Crofton	Front	2 car	28 ft.	2,313	25 ft., 7 in. (F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8) or 28 ft., 0 in. (R8, S8, U8)	13

Note: *Staff note a height of “30’-7 ¼”” is labeled on some of the black and white architectural elevations. A condition is included herein requiring the applicant to ensure the labeled height of the Denver II model on the black and white elevations is consistent with the building height note on Sheet 03 of the DET.



Figure 2: Colored elevation of Hayden and Hampton II single-family detached model



Figure 3: Colored elevation of Brentwood II Townhouse model



D-R-HORTON
America's Builder

Crofton
28' x 50' Single Family Attached
Front Elevation

Figure 4: Colored elevation of Crofton Townhouse model

Parking

The subject DET meets the parking requirements (294 spaces required, 542 spaces provided, including 38 guest parking spaces). Off-Street parking spaces are located in the garage and in driveways of individual units, and parallel parking spaces are located along streets throughout the development. Four bicycle racks (eight parking spaces) are provided at two locations adjacent to the proposed recreational facilities on the property.

Signage

The subject development includes one residential gateway sign located at the site's vehicular entrance, at the southwest corner of the intersection of proposed Road A and Frank Tippet Road. The sign includes a stone masonry design with two columns and a central rectangular section. Materials consist of stacked stone veneer over reinforced concrete with precast limestone cap, concrete panel, and pin mounted aluminum letters. The sign will be illuminated by ground-mounted, accent light emitting diode (LED) lighting. Dry riverbed-style stones and plantings are provided at the base of the gateway sign. The height of the sign is 6 feet, and the one-sided sign area is 12 square feet. A note on the plan indicates that maintenance of the gateway sign will be the responsibility of the homeowners association (HOA).

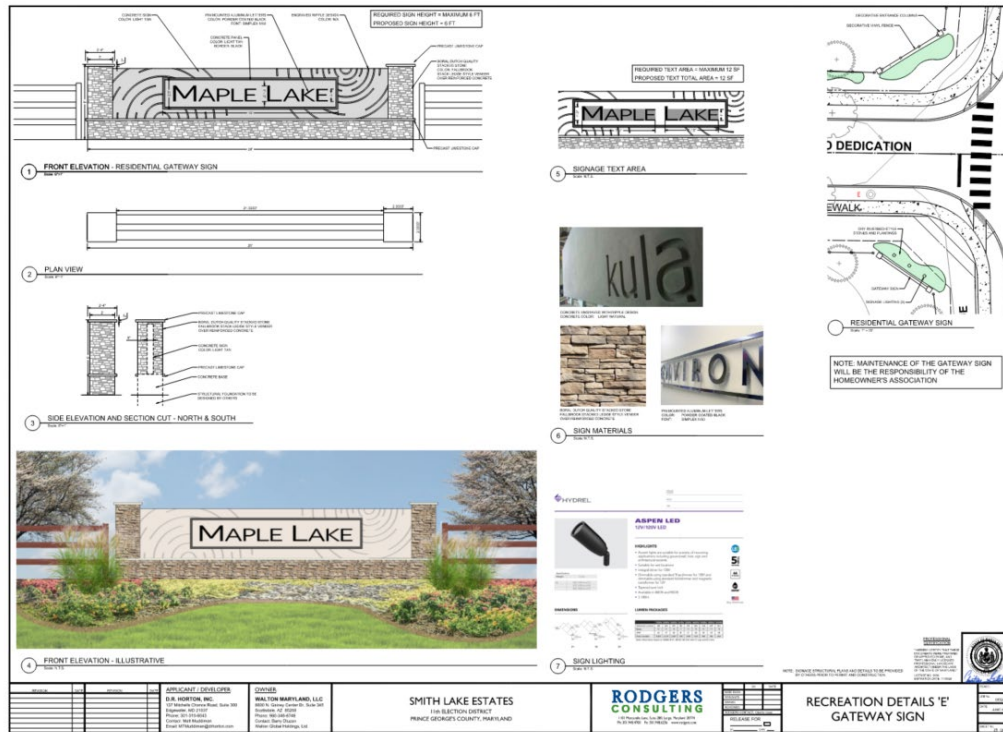


Figure 5: Residential gateway sign design

Lighting

Pole-mounted light fixtures are proposed along the private streets. These fixtures will be full cut-off, and light will be directed downward. A photometric plan submitted with the application demonstrates that the internal roadways of the site are adequately lit. Lighting fixtures on public rights-of-way are subject to the requirements of the operating agency, but should be shown on the DET for informational purposes. A condition is included herein requiring the applicant to show the proposed light fixtures on public roads, for informational purposes.

Recreation Facilities

PPS-2024-001 determined that a combination of payment of fee-in-lieu and the provision of a connector trail to the Cheltenham Wetlands and Piscataway Stream Valley Parks, as a public recreation facility shall be provided to meet mandatory dedication of parkland requirements, in accordance with Sections 24-4601(b)(4)(B) and(C) of the Subdivision Regulations. As such, the DET includes a 10-foot-wide connector trail from the terminus of Road F to the westernmost extent of the site in Parcel Q, providing recreational value and future potential opportunities for pedestrian connectivity to the Cheltenham Wetlands Park. Details of surfacing materials and a standard trail detail are shown on Sheet 17 of the DET, in accordance with the *Park and Recreation Facilities Design Guideline*. A public use easement for the trail is shown and labeled on site plan.

In addition, the DET includes other recreation and amenities for the residents as public benefit features. Those facilities include playground, a trail system along the lake and lake edge treatment, picnic seating areas adjacent to the lakefront trail in Parcel K, and a community entrance area in Parcel A.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Detailed Site Plan Decision Standards (Section 27-3605(e))

- (1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

Based on the analysis herein, and subject to the conditions proposed by staff, in addition to evidence filed in conjunction with this application, staff find that DET-2024-015 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses. The applicable standards consist of standards applicable in the R-PD Zone – use standards, intensity and dimensional standards, and other standards (Section 27-4302(a)), and applicable Development Standards (Part 27-6), as well as applicable sections of the Landscape Manual. The analysis of conformance is addressed, in detail, in Findings III.B and C below.

- (2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;**

As discussed in detail below, in Finding III.B, this DET complies with the applicable conditions of ZMA-2022-003, PPS-2024-001, and Certificate of Adequacy ADQ-2024-001.

- (3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

In conformance with Section 27-6808 of the Zoning Ordinance, the regulated environmental features (REF) on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance (LOD) shown on the Type 2 tree conservation plan (TCP2). Previously approved primary management area (PMA) impacts have been fine-tuned, with final engineering for three stormwater management (SWM) outfalls, existing structure removal, restoration of the existing farm pond, sewer and water line connection, and construction of two roads which are found necessary. Therefore, this requirement is met.

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The proposed development is located in the R-PD Zone. The proposed development is in conformance with the planned development (PD) Basic Plan (ZMA-2022-003-C) and conditions of approval that apply to the development. Conformance to the PD basic plan is addressed at Finding III.B, and conformance to the PD conditions of approval is addressed in Finding III.C.

(5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;

The DET has a companion TCP2-2025-0066 application, which is in conformance with the stormwater concept approval. Staff recommend the TCP2 be approved, with conditions, as included herein.

(6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;

The subject application is not a DET for infrastructure. Therefore, this provision does not apply.

(7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.**

The proposed development does not include a place of worship. Therefore, this criterion is not applicable.

(8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

The proposed development does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

B. Conformance to applicable Zoning Standards

1. Use Standards (Section 27-4302(a)(2)) as established in PD Basic Plan ZMA-2022-003

The DET is in conformance with the use standards established with Basic Plan ZMA-2022-003, which allowed single-family detached and single-family attached uses.

2. Intensity and Dimensional Standards (Section 27-4302 (a) (3)), as established in PD basic Plan ZMA-2022-003

The DET is in conformance with the applicable R-PD Zone intensity and dimensional standards, as established in PD Basic Plan ZMA-2022-003, as shown below:

STANDARDS*	REQUIRED	PROVIDED***	REQUIRED	PROVIDED***
	Single-family detached		Single-family attached	
Minimum Density	1 du/ac	2.38 du/ac	1 du/ac	2.38 du/ac
Maximum Density	2.5 du/ac	2.38 du/ac	2.5 du/ac	2.38 du/ac
Minimum Net Lot Area (sq. ft.)	5,300	5,603-11,793	2,200	2,844-5,276
Minimum Lot Width at BRL (ft.)	50	50	28	28
Minimum Lot Width at Street (ft.)	40	40	28	28
Front yard setback Depth (ft.)	15	15	15	15
Side yard setback Depth (one side / total) (ft.)	5/10	5/10	0	0
Rear yard setback depth (ft.)	15	15	15	15
Maximum lot coverage (%)	40%	40%	60%	60%
Maximum principal structure building height (ft.)	40	Less than 40	40	Less than 40

Notes: *There is a note on approved ZMA-2022-003, indicating “modifications to the standards may be requested at the time of site plan.” The ZMA approving document does not discuss this note and the Zoning Ordinance provides regulations for the basic plan to set the development standards. Further, the Zoning Ordinance does not provide that a variance may be requested from standards created with the PD basic plan; rather the PD basic plan may be amended in accordance with the Code, in order to amend the standards so created thereunder. The Planning Director is, however, authorized to approve minor deviations only after the initial DET approval. Therefore, staff find that the note on the approved basic plan is not specific enough to determine what it may apply to, and that any modifications should be in conformance with the Zoning Ordinance. A condition is included herein requiring the applicant to remove this note on the DET cover sheet.

***This requirement is satisfied by using the footprint of the smaller attached dwelling unit model. If the larger model is used, lot coverage will exceed the maximum on some lots. A note in the Intensity and Dimensional Standards chart on the overall sheet

specifies that, when a larger footprint causes lot coverage to exceed the allowed maximum, a minor deviation may be reviewed and decided by the Planning Director to increase the limit during the permit process. This adjustment must follow the asterisked provision on the basic plan and Section 27-3602(b)(11)(G), and is subject to review and approval by the Planning Director. A condition is included herein requiring the applicant to revise the note with two asterisks on intensity and dimensional standards, as is stated in this technical staff report.

***A condition is included herein requiring the applicant to revise the provided data to reflect the actual parameters of the proposal, as stated in the chart above.

3. **Other Standards (Section 27-4302(a)(4)), as established in PD basic Plan ZMA-2022-003**

The DET is in conformance with the applicable R-PD Zone other standards.

STANDARDS	REQUIRED	PROVIDED
Minimum Area Threshold	The minimum area for an R-PD zone is: <ul style="list-style-type: none">• 20 gross acres if the proposed gross density is less than 5 units an acre• 10 gross acres if the gross density is 5 to 8 units an acre• 5 gross acres if the gross density is greater than 8 units an acre	The subject property proposes 2.38 units an acre, the property area is approximately 62.52 acres, which meets the 20 acre minimum requirement.
Location Standards	An R-PD Zone shall only be approved if the property is located in a Residential base zone, the LMXC Zone, or the LCD Zone.	The property was previously located in a Residential base zone – Residential, Rural (RR) Zone.
Street Access	Each lot and attached unit in the development shall have direct access to a street.	Each lot and attached unit in the development will have direct access to a street, through proposed public and private roads.

4. **Applicable Development Standards (Section 27-6)**

a. **Section 27-6200 — Roadway Access, Mobility, and Circulation**

The DET is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as follows:

- (1) **Section 27-6202. Consistency with Plans:** The design and proposed construction of access and circulation systems associated with the development is consistent with the transportation goals, objectives, and actions in the County’s

2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the sector plan as follows:

General Plan Consistency

Plan 2035 recommends the following:

- **Policy 1: Ensure that countywide transportation improvements are integrated with and support the 2035 vision and land use pattern.**
- **Policy 4: Use complete and green street practices to design, operate, maintain and retrofit the transportation network in order to improve travel conditions for pedestrians, bicyclists, transit riders and vulnerable populations consistent with the surrounding areas's character.**
- **Policy 5: Improve overall safety levels within the County's transportation network.**

The site plan includes 5-foot-wide sidewalks, striped crosswalks, and a striped bicycle lane along the property frontage on Frank Tippet Road. Staff recommend that the associated signage be provided on the plan sheets. The site plan also includes sharrows and accompanied signage along Commo Road. Staff recommend that all sidewalk and curb ramps be Americans with Disabilities Act (ADA) compliant throughout the site and meet the standards of the permitting agency. The recommended and proposed facilities meet the intent of the policy.

Master Plan Consistency

The site is consistent with the MPOT and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (Subregion 6 Master Plan and SMA) as follows:

Right-of-Way (ROW)

- Frank Tippet Road (C-610): 80-foot ROW

Both the MPOT (page 55) and sector plan (page 90) recommend a minimum 80-foot-wide ROW for Frank Tippet Road, of which is identified on the plan sheets.

- Commo Road: 100-foot-ROW

The site has a frontage along Commo Road, which is not identified as a master-planned roadway. However, the plan sheets indicate Commo Road as a 100-foot-wide ROW.

Pedestrian and Bike Facilities

- Frank Tippet Road (C-610): Planned bicycle lane

The MPOT (page 55) and sector plan (page 90) designate Frank Tippet Road as a bicycle lane and sidewalk facility, of which both facilities are identified on the plan sheets.

- Commo Road: Planned shared Roadway

The site has frontage along Commo Road, which is not identified as a master-planned roadway. However, the plan sheets identify shared pavement markings (sharrows) along this roadway.

Recommendations, Policies and Goals

MPOT Complete Streets policies:

- **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 site plan includes 5-foot-wide sidewalks, striped crosswalks, and a striped bicycle lane along the property frontage on Frank Tippet Road. Staff recommend that the associated signage be provided on the plan sheets. The site plan also includes sharrows and accompanied signage along Commo Road. Staff recommend that all sidewalk and curb ramps be ADA-compliant throughout the site and meet the standards of the permitting agency. The recommended and proposed facilities meet the intent of the policy.

- **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 site plan identifies a bicycle lane along the property frontage of Frank Tippet Road and sharrows along Commo Road. The proposed facilities meet the intent of the policy.

The master includes the following policies regarding the accommodation of pedestrian and bicycle facilities (pages 105–107):

- **Policy 7: Expand, encourage, and promote hiker/biker/equestrian recreational activities.**

The site plan includes 5-foot-wide sidewalks, striped crosswalks, a striped bicycle lane along the property frontage of Frank Tippet Road, and sharrows. The site plan also includes sharrows and accompanied signage along Commo Road. Per an email (Abdullah to Sun) on October 27, 2025, the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) confirmed that only bike signage, sharrows, and mill and overlay along Commo Road are approved roadway improvements, as stated/shown in the revised SWM concept. Therefore, no sidewalk along Commo Road will be required. In addition, an internal 10-foot-wide trail to accommodate recreational activities is proposed along the western and central portions of the site. The proposed facilities meet the intent of the policy.

- **Policy 8: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes.**

The site plan includes 5-foot-wide sidewalks, striped crosswalks, and a striped bicycle lane along the property frontage of Frank Tippet Road. The site plan also includes sharrows and accompanied signage along Commo Road. These facilities accommodate multimodal use to and from the site and meet the intent of the policy.

- (2) **Section 27-6203. Multimodal Transportation System:**
Access and circulation systems associated with the development must provide for multiple travel modes (pedestrian, transit, bicycle, and vehicular), based on the development's size, character, the zone in which it is located, and its relationship to existing and planned transportation systems. Multimodal access and circulation are proposed via sidewalks, marked crosswalks, and a bicycle lane. Staff also recommend ADA curb ramps at vehicular crossings, in accordance with MPOT and sector plan policies.
- (3) **Section 27-6204. Circulation Plan or Site Plan Required:**
Development applications shall include a circulation plan (unless a site plan meeting the requirements of this Section is submitted) that demonstrates how the development follows the requirements of Sections 27-6205 through 27-6208. Staff

find the submitted plan sheets demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. One full-movement access point is proposed along Frank Tippet Road, with a striped crosswalk and bicycle lane. Sidewalks and striped crosswalks are also proposed throughout the site to accommodate both pedestrian and cyclist circulation.

(4) **Section 27-6206. Vehicular Access and Circulation:** Staff find the proposed development meets the development standards governing vehicular access and circulation as follows:

- 27-6206(a): All public streets are classified appropriately.
- 27-6206(b): All proposed accessways are classified appropriately. No alleys are proposed within the site, and all dwelling units are served by individual driveways to public and private streets within the development. The internal roadway network for the development is served by one access connecting to Frank Tippet Road, a public street.
- 27-6206(c): The site plan includes one vehicular access point along Frank Tippet Road and an internal public and private roadway network. Staff find the access and circulation to be sufficient.
- 27-6206(d)(1): The site does not propose direct driveway access from Frank Tippet Road, a collector roadway. Direct access to the site and residential units is via an internal network of public and private roadways.
- 27-6206(d)(2): The site plan includes one full-movement access point along Frank Tippet Road. This section is not applicable.
- 27-6206(e): The site is within the R-PD Zone, which requires the internal vehicular circulation system be designed and constructed to provide vehicular cross-access between the development's vehicular use areas and those on adjoining parcels containing a nonresidential development. The adjoining nonresidential development to the south is owned by the State of Maryland and contains a secure facility to which access, even if permitted, would not be safe. The Planning Director may waive or modify the requirement for vehicular cross-access when an

applicant clearly demonstrates that such cross-access is impractical or undesirable due to safety factors. Accordingly, the Planning Director has waived this requirement pursuant to Section 27-6206(e)(2)(C).

- 27-6206(f): Page 24 of the SOJ notes that the development has a connectivity score of 1.57 and meets the 1.5 minimum. Staff have confirmed this calculation. This criterion has been met.
- 27-6206(g): The subject site proposes four culs-de-sac. A right-of-way at least 10 feet wide must be provided for pedestrian and bicycle access between a cul-de-sac head and the sidewalk system of the closest street or pedestrian path, if the cul-de-sac head is within a half-mile of significant pedestrian generators or destinations such as transit stops, schools, parks, public trails, greenways, employment centers, mixed use development, retail centers, or similar features; and can be connected to an existing or proposed sidewalk, trail, greenway or other type of pedestrian connection.

The applicant proposes four culs-de-sac, only one of which (Golden Lily Lane cul-de-sac) can be connected to an existing or proposed sidewalk, trail, greenway, or other type of pedestrian connection. The Golden Lily Lane cul-de-sac is proposed to connect to a trail connection within the western portion of the site. As required by approved PPS-2024-001, Conditions 10 and 19, to meet the mandatory parkland dedication requirement, the applicant is to demonstrate pedestrian connectivity to Cheltenham Wetlands Park, either via sidewalk along Commo Road frontage, a trail extending from the terminus of Road F to the westernmost extent of the site, or a combination of a trail segment and a sidewalk segment to the westernmost extent of the site. If either or a combination of both the sidewalk and trail is not feasible, the final location of a trail that provides the best opportunity of pedestrian connectivity to Cheltenham Wetlands Park shall be determined. At this time, the future off-site extension of the trail is unknown. Staff have determined that, instead of dead ending the trail at the property line, a trail ending with a loop will provide a complete pedestrian circulation system within the development, while allowing for off-site extension in the future. A condition is included herein requiring the applicant to coordinate with the Development

Review Division of the Prince George's County Planning Department to determine the final alignment and detail of the western trail, prior to certification of the DET.

- 27-6206(h): No connections are proposed to adjacent parcels. The property to the south is currently developed with a youth correctional facility.
- 27-6206(j): All proposed traffic calming measures are subject to the standards and approval of the road operating agency.

(5) **Section 27-6207. Pedestrian Access and Circulation:** Staff find the proposed development meets the development standards governing pedestrian access and circulation as follows:

The proposed development must be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among applicable origin and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining transit stops, bus stops, public parks, greenways, schools, community centers, and shopping areas.

The development proposes an internal pedestrian circulation network which allows for efficient movement within the development. Five-foot-wide sidewalks are proposed along both sides of all internal roadways and along Frank Tippet Road. The site also includes a 10-foot-wide trail around the pond on Parcel K and 10-foot-wide trail within the western portion of the site.

The internal pedestrian circulation system must also be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development.

Pedestrian connectivity to two lots is proposed via 5-foot-wide sidewalk along Frank Tippet Road, and a striped crosswalk across Birchstone Drive that will connect to sidewalks throughout the subject property.

The applicant requested a waiver for pedestrian connectivity to the adjoining property to the south, which is owned by the State of Maryland and houses a secure facility. The applicant argued that the State property does not contain uses for which additional pedestrian connections would be desired or required. Due to safety reasons, the waiver requests that pedestrian cross-access to the State of Maryland property is approved by the Planning Director, pursuant to Section 27-6207(b)(2).

- (6) **Section 27-6208. Bicycle Access and Circulation:** The proposed development must provide for internal bicycle circulation such that bicycle access to the development's primary uses is safe, convenient, and intuitive, including bicycle parking facilities, connections to adjacent existing or planned bicycle facilities outside the development, connections to any designated or planned rail transit or bus stops or shelters, and any recreational facilities internal to the development.

Internal Bicycle Access

The applicant proposes on-site bicycle circulation be accommodated via the internal roadways and proposes to construct a bicycle lane approximately 180 feet long along the frontage of Frank Tippet Road that will connect to one residential lot on either side of the entrance. Four bicycle racks are also identified on the plan sheets to accommodate eight bicycles and are conveniently located near the recreation area.

The applicant, however, requests a waiver from the requirement to install bike lanes, bike paths, or other bicycle improvements onsite because bicycle network improvements on the internal streets are not suitable for this development due to the small scale, compact design of the development. In addition, the applicant argues that bike paths or other bicycle improvements are impractical or infeasible due to the irregularly shaped property, with extensive natural features and topographic conditions.

The Planning Director may, for private streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards. According to the SOJ, extensive bicycle network improvements are not appropriate for this development due to its compact scale and irregularly shaped property, which includes significant natural features and challenging topography. In addition, staff find the site

contains numerous PMA areas, including a 1.2-acre pond, streams, steep slopes, and woodland preservation areas. The proposed PMA impacts are necessary to allow orderly development, leaving limited buildable land. In addition, the project provides more open space set-aside area than basic requirements and provides substantial areas for active and passive recreation as public benefits. Given the compact design, constrained land available for development, and emphasis on public recreational facilities, adding an internal bike lane system is impractical and unnecessary. Residential streets are designed for low-speed traffic, allowing bicycles to safely share lanes with vehicles.

As such, the waiver request for bicycle circulation system for the development is approved by the Planning Director, pursuant to Section 27-6208(a)(2)(B) of the Zoning Ordinance.

Connectivity Between Developments

Any internal bicycle circulation system must also be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development. The applicant requests a waiver for bicycle connectivity to the State of Maryland property due to the presence of safety factors. For the same reasons stated above, regarding the safety of pedestrian connectivity, the waiver request for bicycle connectivity to adjacent properties is approved by the Planning Director, pursuant to Section 27-6208(b)(2) of the Zoning Ordinance.

- 27-6208(c): The site plan identifies on-road bicycle facilities along the property frontage of Frank Tippet Road and Commo Road.

b. Section 27-6300—Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements. The DET includes garage parking, driveway parking, and parallel visitor parking spaces. All parking spaces meet the dimensional requirements outlined in Table 27-6306(a).

- (1) **Section 27-6305. Off-Street Parking Space Standards:** Off-street parking will be on private lots, with visitor parking along internal roads. Driveway parking will be surfaced with concrete. Each single-family unit is proposed to include a driveway longer than 19 feet and meets the minimum dimensional standards for parking spaces. Off-street parking

is arranged for convenient access, with no conflicts with proposed sidewalks.

Principal Use	Parking & Bicycle Tabulations		
	Required (min.)		Provided
Single-family detached	2 spaces per DU (75 DU)	150	300
Single-family attached	2 spaces per DU (68 DU)	136	204
Visitor parking	1 space per every 20 DU (143 DU)	8	38
Total Parking		294	542
Total Bicycle Space	4 spaces min. and at least 2 additional bicycles for every 10 parking spaces above 10 spaces. (Section 27-6309 (a)(2))	4	8 (4 racks)

c. **Section 27-6400—Open Space Set-Asides**

Development subject to the standards of Section 27-6400 shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

(1) **27-6403. Amount of Open Space Set-Asides Required:**

The DET is in conformance with the applicable standards in Section 27-6403 of the Zoning Ordinance. Residential uses in a Residential and PD zone have a minimum 20 percent open space set-aside requirement, which is 12.5 acres. The applicant provided 31 percent, or 19.34 acres, which meets the minimum requirement. A condition is included herein requiring the applicant to revise the R-PD number of R-PD open space set-aside provided in the development data table on the cover page, to be consistent with the number shown on the Open Space Set-Aside exhibit.

(2) **27-6404. Areas Counted as Open Space Set-Asides:**

Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development for this zone shall consist of active recreational areas. The proposed development provides 4.34 acres of active recreation areas, which equals 34.7 percent of the total required minimum open space set-aside area.

A condition requires the applicant to revise the Open Space Set-Aside exhibit to match the site plan. The area between the trail/playground and the pond should not be counted as active recreation. The current plan shows 34.7 percent active recreation; reducing this area will still meet the 15 percent minimum. The applicant must (1) Limit active recreation to the area between the trail/playground and adjacent public

roads (2) Expand SWM within the trail/playground area (only 75 percent counts toward open space set-aside).

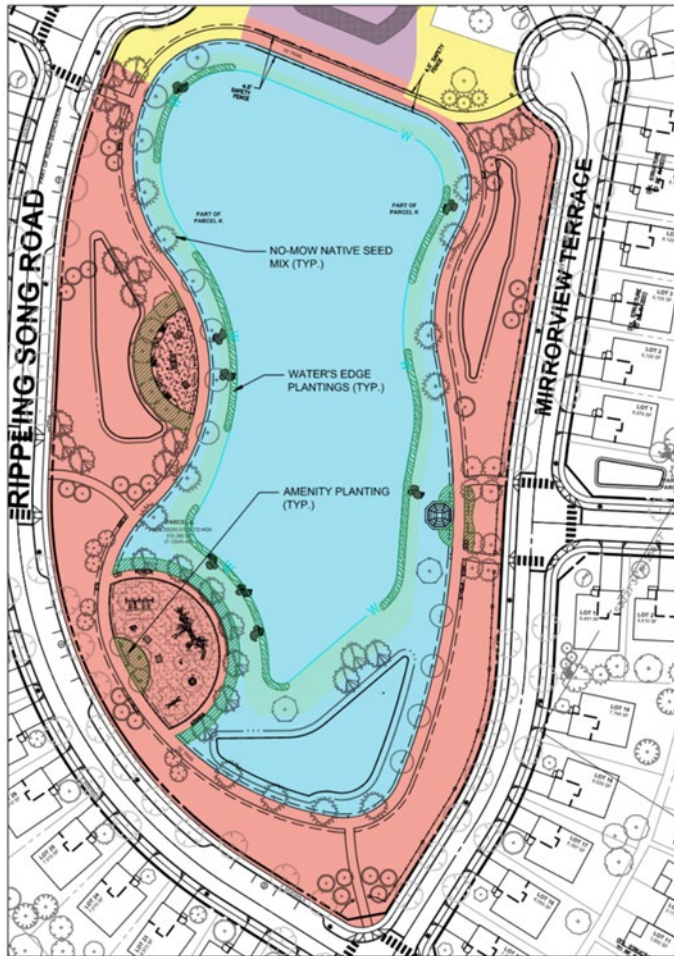


Figure 6: Staff recommended active recreation area and stormwater Management area for open space set-aside.

- (3) **Section 27-6406. Design Standards for Open Space Set-Asides:** The open space set-aside area is an interconnected system of natural features, usable active and passive recreation area, and SWM areas. The passive recreation areas will be located throughout the development, adjacent to the roadways and sidewalks, making these areas readily accessible and useable. The SWM areas and wooded natural environmental areas are prominently placed to provide enhanced visual interest for the residents of the community. The existing natural features of the site are being preserved which aligns with the County's goals of wildlife habitat and woodland conservation as a priority. The active recreation is designed within the central consolidated open space surrounding the lake, an accessible and prominent location.

d. **Section 27-6500—Landscaping**

The DET is in conformance with the applicable standards in the Landscape Manual, including Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping. The required schedules demonstrating conformance are provided on the plans.

The DET is partially in conformance with Section 4.1, in terms of the requirements for total number of trees and required trees in common areas. AC has been requested for Section 4.1(c)(1)(C)(II), Section 4.1(c)(1)(D)(II), and Section 4.1(c)(1)(E)(II), regarding the alternate location of 300 to 350 square feet of the required understory plantings area to be in shared community spaces, in strategically beneficial locations, rather than on individual single-family detached residential dwelling lots. Conformance to the Landscape Manual is further discussed below in Finding III.F.

e. **Section 27-6600—Fences and Walls**

The DET includes three types of fences, which are all located outside of the public ROWs and utility easements, with no unfinished side and no gates. The DET is in conformance with the applicable standards in Section 27-6600 of the Zoning Ordinance, including fence and wall heights, locations, and appearance.

A 6-foot-high vinyl privacy fence is proposed to be along the southern property line, from Lot 1 to 24 of Block E. The 4.5-foot-high, 3-rail, vinyl safety fences are proposed along both sides of the trail at the northern end of the lake. The proposed 4.5-foot-high decorative entrance fences, with 5-foot-high decorative entrance columns, are located at the site entrance along Birchstone Drive and Frank Tippet Road, outside the public utility easement in Parcels A and B, around the community entrance area in Parcel A, and along the active recreation area around the lake along proposed Mirrowview Terrace road. The portion of 4.5-foot-high decorative fence along Frank Tippet Road is approximately 15 feet from the dedicated ROW, therefore, it is a perimeter fence. As shown on the landscape plan detail sheet, the proposed fence will be of a uniform style, constructed of wooden beams and posts, and include several masonry (stone) columns. which are in conformance with the requirements of Section 27-6605.

f. **Section 27-6700—Exterior Lighting**

A photometric plan was submitted with this DET, demonstrating conformance to the applicable standards in this section, which is discussed above in Finding II.G. A detail is provided for the pole-mounted lights along the private roads.

- (1) **Section 27-6704. Prohibited Lighting:** No prohibited lighting types are proposed.
- (2) **Section 27-6705. Private Street Lighting:** All proposed lights are along private streets. All private street lights are located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring. One type of light fixture along private streets is included. The correlated color temperature of street lights is 3,000K, which does not exceed 3,000K.
- (3) **Section 27-6706. General Standards for Exterior Lighting:** As shown on the photometric plan, the proposed exterior lighting fixtures are in conformance with this requirement. All lighting will be full cut-off fixtures that are directed downward. No exterior lighting fixtures, other than private street lighting, are proposed with this application. The maximum illumination measure in foot-candles, at ground-level, at the lot lines will not exceed the maximum listed in Section 27-6706(c)(1) of the Zoning Ordinance.
- (4) **Section 27-6707. Lighting Design Standards for Specific Uses and Site Features:** Pedestrian light fixtures are required for sidewalks, walkways, trails, and bicycle paths. A condition is included herein requiring the applicant to provide light fixture locations for proposed trails, lighting details, and a photometric plan to demonstrate conformance to Section 27-6707(e).

g. Section 27-6800—Environmental Protection and Noise Controls

- (1) **Section 27-6802. Natural Resources Inventory (NRI):** Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with DET applications. Approved NRI-010-05-03 was submitted with the review package. There are 111 specimen trees located on-site. The site contains 100-year floodplain, REF, and PMA that include wetlands, a stream, their associated buffers, and a large farm pond. The TCP2 and DET show all the required information correctly, in conformance with the NRI.
- (2) **Section 27-6803. Trees and Vegetations:** This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the County Code, as discussed in Findings III.H and III.G below.

- (3) **Section 27-6804. Floodplain Management:** According to approved NRI-010-05-03, the site statistics table shows 2.51 acres of 100-year floodplain on this site.
- (4) **Section 27-6805. Erosion and Sedimentation Control:** Section 27-6805 of the Zoning Ordinance requires an approved grading, erosion, and sediment control plan with the DET. Development shall comply with the requirements for sedimentation and erosion control, in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

The County requires approval of an erosion and sediment control plan for development applications.

The TCP2 must reflect the ultimate (LOD), not only for installation of permanent site infrastructure, but also for installation of all temporary infrastructure, including erosion and sediment control measures. During the construction phase of the project, the on-site DPIE inspectors shall monitor the use of Maryland Department of Natural Resources (MDNR), Wildlife and Heritage Service, construction guidelines and soil conservation measures to prevent sedimentation into the adjacent stream system through the development process. An approved erosion and sediment control technical plan was submitted with this DET, and the DET and TCP2 are in conformance with the erosion and sediment control technical plan.

- (5) **Section 27-6806. Stormwater Management:** Section 27-3605(c)(F)(x) of the Zoning Ordinance requires a SWM concept approval, prior to acceptance of a DET. An SWM concept plan and approval letter were submitted with this application (53887-2024-SDC/P00119-2024-SDC). Proposed SWM features include 1 large pond, 5 submerged gravel wetland facilities, 4 microbioretention ponds, 9 grass swales, and 47 rooftop disconnect systems. The concept approval expires August 13, 2027. The DET and TCP2 are in conformance with the stormwater concept approval.
- (6) **Section 27-6807. Chesapeake Bay Critical Area:** The subject property is not within the Chesapeake Bay Critical Area. Therefore, Section 27-6807 of the Zoning Ordinance is inapplicable.
- (7) **Section 27-6808. Regulated Environmental Features:** This site contains REF that are required to be preserved and/or restored, to the fullest extent possible, under Section 27-6808 the Zoning Ordinance. The on-site REF includes streams, stream buffers, wetlands, wetland buffers,

floodplain, and steep slopes. Seven impact areas to the PMA were approved by the Planning Board with the PPS. After further engineering with this DET, the applicant's engineer determined that these seven impact areas need to be adjusted.

Statement of Justification

The revised SOJ, dated October 2025, includes a request to reduce, remove, and add areas to each of the approved PMA impacts, for an updated total of 3.88 acres (168,873 square feet) of on-site PMA impacts, and a total increase of 0.32 acre (13,776 square feet). With the PPS the Planning Board approved 3.56 acres (155,311 square feet) of PMA impacts. These impact areas were further defined with the DET and are for creating three SWM outfalls; for removal of an existing structure; for restoration of the existing farm pond; for sewer and water line connections; and for construction of two roads. Restoration of the existing farm pond has the largest impact. This existing farm pond impact is to conform to the Maryland Department of the Environment (MDE) small pond standards, to improve water quality. The sewer and water connections will service the entire residential development. Currently, the applicant is in the MDE permit process for the proposed impacts.

The proposed PMA impacts are considered necessary for orderly development of the subject property. These impacts cannot be avoided because they are required by other provisions of the County and State codes. The plan shows the preservation, restoration, and enhancement of the remaining areas of the PMA.

Analysis of Impacts

Based on the revised SOJ, the applicant is requesting a total of seven impact areas, as described below:

- **Approved PPS IMPACT A—Stormwater Outfall Impact:** This PMA impact, totaling 905 square feet, was approved for one stormwater outfall structure; however, the applicant determined that this impact is no longer required with the DET.

Requested DET Impact A: The proposed impact area has been eliminated.
- **Approved PPA IMPACT B—Farm Pond Restructuring and Stormwater Outfall Impact:** This PMA impact, totaling 138,721 square feet (or 3.18 acres), was approved for pond improvements and an outfall structure. The existing farm pond has

been identified as a wetland system by MDE. This pond will be restored to MDE small pond standards to include dam improvement, and the pond will be dredged to improve water quality. The restored pond will function as a SWM structure that is acceptable for all current regulations. Below the improved berm, the existing outfall system will be improved, which requires minimal impacts to wetland and associated buffer and stream and associated stream buffer. This is a necessary impact which will occur in the PMA.

Requested DET Impact B: 8,523 square feet of additional PMA impact, for a total of 147,244 square feet. This increase of 8,523 square feet is due to a DPIE requirement to grade an access road to a nearby facility. The required access road to the proposed facility will provide access to this pond for any future maintenance. Also, this PMA impact is to establish a nonwoody buffer along the embankment of the pond, which is currently not wooded.

- **Approved PPS IMPACT C—Existing Building Removal Impact:** This PMA impact of 4,408 square feet was approved for removal of an existing dilapidated building within the stream buffer. Impact C is to act as part of a proposed access road to the SWM facility proposed under Impact B. The impact area will be a temporary disturbance to the PMA and stream buffer. This is a necessary impact which will occur in the PMA that is proposed to be reforested.

Requested DSP Impact C: 2,154 square feet of added PMA impact, for a total of 6,562 square feet. This added area is requested to meet DPIE's requirements and the amount of grading required to install the proposed access road to the SWM facility.

- **Approved PPS IMPACT D—Stormwater Outfall Impact:** This PMA impact, totaling 1,194 square feet, was approved for one stormwater outfall structure. Outfalls need to be placed within low-lying areas, usually near stream systems, to prevent erosion during storm events. The impact area is in accordance with a SWM facility, in accordance with the SWM concept plan. This is a necessary impact which will occur in the PMA.

Requested DSP Impact D: 951 square feet of added PMA impact, for a total of 2,145 square feet. This

added impact is due to the need to relocate the outfall to an area that would allow stormwater to discharge at a lower elevation, in order to reduce erosion potential.

- **Approved PPS IMPACT E—Proposed Road Construction:** This PMA impact, totaling 4,241 square feet, is for road construction of proposed Road F and will disturb PMA and stream buffer. As part of the engineering for road grading, the proposed grades need to meet the existing grades. The impact area is away from the wooded stream area and is currently not wooded. This impact area is temporary and will be reforested after construction. This is a necessary impact which will occur in the PMA.

Requested DSP Impact E: 377 square feet of added PMA impact, for a total of 4,618 square feet. This added impact area is to allow proper grading needed for roadway construction.

- **Approved PPS IMPACT F—Proposed Road Construction:** This PMA impact totaling 1,466 square feet was approved for road construction at the terminus of proposed Road F. As part of the engineering for road grading, the proposed grades need to meet the existing grades. This impact area will be reforested after construction. The impact area will disturb PMA, and stream buffer. This is a necessary impact which will occur in the PMA that is proposed to be reforested.

Requested DSP Impact F: 87 square feet removed from the approved 1,466-square-foot PMA impact area, for a total of 1,379 square feet. After further engineering, this PMA impact area was reduced to meet the required design standards.

- **Approved PPS IMPACT G—Sewer Connection and Stormwater Outfall Impact:** This PMA impact, totaling 4,376 square feet, was approved for construction of a an SWM outfall structure and a sanitary sewer connection. The outfall structure will only impact stream buffer. The sewer connection will have the proposed sewer pipeline cross the stream system along the northern property line and connect off-site to the exiting sewer line within Commo Road. The impact area will disturb PMA, stream bed, stream

buffer, and 100-year floodplain. This is a necessary impact which will occur in the PMA, to connect to existing infrastructure.

Requested DSP Impact G: 2,290 square feet removed from the approved 4,376-square-foot PMA impact area, for a total of 2,086 square feet.

After further engineering, this PMA impact area was reduced, due to the removal of the combined sewer stream crossing connection. This sewer connection was determined to create maintenance issues with the adjacent proposed outfall.

- **Requested DSP Impact H:** 4,839 square feet of added PMA impact. The new PMA Impact H is requested for relocation of the sewer stream crossing connection that was determined to no longer be combined with Impact G. This new impact area is east of the previously approved sewer line crossing (PMA Impact G). Now, the sewer connection will also contain a water line connection, which is located within the existing adjacent Commo Road ROW.

PMA Impact Summary

These PMA impacts (Impact A through Impact H) have been evaluated, as necessary, to develop the property. Several of the impact areas are currently in unforested areas of the site, are temporary impacts, and will be replanted as part of this application. The majority of the requested PMA impacts are to restructure an existing farm pond identified as a wetland area. This improved pond will be constructed using MDE small pond standards, with an improved dam, and will also be used for on-site SWM.

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored, to the fullest extent possible. Staff therefore support approval of the revised, removed, and added Impacts B through H, as proposed.

- (8) **Section 27-6809. Unsafe Lands:** Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that “all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.” This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) states “The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land

found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.”

The soil types found on-site, according to the U.S. Department of Agriculture, Natural Resources Conservation Services, Web Soil Survey, are Beltsville silt loam, Beltsville-Urban land, Croom-Marr complex, Croom gravely sandy loam, Dodon fine sandy loam, Hoghole-Grosstown complex, and Woodstown sandy loam soils. Unsafe soils containing Marlboro clays or Christiana Complexes are not present on-site.

- (9) **Section 27-6810. Noise Control:** As a residential development, site-generated noise is not expected to be a concern. The existing streets adjacent to the subject property are Commo Road and Frank Tippet Road, which is classified as a collector road in the MPOT. No adjacent roads are classified as arterial or higher, therefore, a noise study is not required.

h. **Section 27-6900—Multifamily, Townhouse, and Three-Family Form and Design Standards**

The requirement of this section only applies to the single-family attached (townhouse) lots.

Site Access

The subject DET includes one vehicular access point on Frank Tippet Road, which is a collector roadway, per the MPOT. Site access was evaluated with the review of ZMA-2022-003 and it was determined, at that time, that access to the site would only be provided along Frank Tippet Road. At the time of PPS-2024-001, staff also found that direct vehicle access to the site along Commo Road would result in poor circulation along Commo Road and would intensify the intersection of Frank Tippet Road and Commo Road, by creating additional westbound trips from eastbound trips to this intersection. A second point of access along Frank Tippet Road is infeasible because of the short length of frontage the property has along this roadway. For these reasons, the approved PPS-2024-001 upheld the proposal to provide a single point of access to the property, along Frank Tippet Road, and a second point of access is not feasible for this property, due to the existing site conditions.

Location of Off-Street Parking

As shown on the submitted site plans, guest and overflow parking will be located along the internal private streets.

Building Orientation and Configuration

The primary entrances of the proposed townhouse units are oriented towards internal private streets.

Maximum Building Length

This requirement is not applicable because the property is located in the R-PD Zone.

Building Façades

As shown in the submitted architectural elevations, the façades of each townhouse model are designed with wall offsets, in the form of projections or recesses, with a minimum depth of two feet and spaced less than 50 feet apart. Pursuant to Section 27-6903(e)(3) of the Zoning Ordinance, street-facing façades of townhouse buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street. The left side façade of Lot 1, Block A, faces public street (Road A), therefore it is subject to Section 27-6903(e)(3). As shown on the HI-VIZ left side elevations of the Brentwood II and Crofton models, those façades consist of at least three of the design features, including a recessed entrance, a covered porch, pillars, posts, or columns next to the doorway, and multiple windows with a minimum 4-inch-wide trim.

Building Façade Fenestration/Transparency

The Façade Transparency Exhibit submitted at acceptance shows that at least 15 percent of the street-facing façade area of the ground-level floor of townhouse building will be occupied by windows and/or doorways. The front façades of townhouse model are subject to this requirement. As noted on the Façade Transparency Exhibit, the front façade of the Brentwood II model has 43 percent, and the Crofton model has 42 percent., which meet the requirement. Per Section 29-6903(g), windows and doors counted toward transparency must use clear, non-reflective glass with at least 0.65 light transmittance and no more than 0.20 reflectance. The submitted elevations show the garage door without glass and the entrance door with minimal glass, so not all fenestration qualifies. A condition requires the applicant to revise the front façade elevations and transparency exhibit for both townhouse models, to comply with Section 27-6903(g), and calculate transparency per the footnotes in Section 27-61203(d)(1).

Materials

As shown on the architectural elevations, the proposed primary façade materials extend along any side façade that is visible from a street, for a minimum of 20 feet; and materials changes occur along a

horizontal line, where two forms meet, or where materials occur as accents.

The townhouses must be designed in accordance with Section 27-61203(d) of the Zoning Ordinance. This is addressed in the discussion of Section 27-61200 of the Zoning Ordinance below.

i. **Section 27-61200—Neighborhood Compatibility Standards**

Section 27-61200 applies because the applicant proposes new townhouses adjacent to existing single-family detached dwellings and vacant land in the RR Zone. The proposed single-family detached dwellings are not subject to the requirements of this section.

Building Heights and Setbacks

The submitted neighborhood compatibility exhibit shows that proposed townhouse dwellings are at a distance farther than 200 feet from existing single-family dwellings and vacant land in the RR Zone, therefore, the Section 27-61203(a)(2) maximum height requirements do not apply. The setbacks of buildings within the proposed development will be consistent with other buildings on the block face.

Building Orientation

The proposed townhouses are oriented towards the private streets in which they will derive their street address.

Building Design

The submitted architectural elevations of townhouses are compatible with the adjacent single-family detached homes, in terms of architectural features, roof style, and use of exterior colors.

Building Materials

This requirement applies to proposed townhouses that face single-family detached residential in the RR Zone located at the southwestern corner of the property, namely Lots 1–15 of Block A. The façade transparency exhibit for the rear elevation of the two townhouse models submitted post SDRC demonstrate conformance to the transparency standards in Table 27-61203(d)(1).

Building Story	1st Floor	2nd Floor	3rd or higher floor
Transparency requirement	15 percent	20 percent	20 percent
Brentwood II	36%	N/A	N/A
Crofton	36%	20%	N/A

The proposed townhouse dwellings are at a distance farther than 200 feet from existing dwellings and vacant land. Exterior materials are consistent with commonly used materials of adjacent dwellings, and no prohibited materials will be used. The vinyl siding

requirement is inapplicable. A condition is included herein requiring the applicant to revise the content of the note for "27-61203(d)(2) Exterior materials" on the neighborhood compatibility exhibit, as what has been analyzed in the technical staff report herein.

Multibuilding Placement

The DET includes multiple townhouse buildings, but all proposed buildings have the same use. As such, the multibuilding placement requirements are inapplicable.

Off-Street Parking

Parking spaces will be located with, or in front of, the proposed townhouses and along the private streets. The total amount of off-street parking spaces will not exceed 1.5 times the required minimum specified in Table 27-6305(a). This requirement only applies to townhouses and only applies to off-street parking, not including visitor parking. Based on that, the townhouse portion requires 136 spaces and provides 204 spaces, which is 1.5 times of the required minimum. Therefore, the requirement is met.

Other Site Features

The submitted lighting plan shows a proposed exterior lighting fixture on Silverbloom Drive, located between 100 and 150 feet from a lot containing a single-family detached dwelling, or vacant lands in a single-family residential zone, and illumination does not exceed 0.5 foot candle at the lot line. The proposed pole-mounted light fixtures are 16 feet high, which complies with the maximum height requirement of 18 feet.

The residential gateway signage of the development is located more than 100 feet from the lot line shared with a single-family detached dwelling in RR Zone.

The required open space set-asides are located between the proposed development and an adjacent single-family detached dwelling in RR Zone, to the maximum extent practicable. Outdoor recreation features are located around the lake, at the center of the development, which are located at least 50 feet away from any lot line that is shared with a single-family detached home in RR Zone. The existing natural features, such as existing woodlands within the subject property, are used as a transition to the adjacent RR-zoned properties.

j. Section 27-61300—Agricultural Compatibility Standards

The subject application is exempt, per Section 27-61302, because it is not adjacent to an on-going agricultural use or activity in the Reserved Open Space (ROS), Agriculture and Preservation (AG), and Agricultural-Residential (AR) base zones.

k. **Section 27-61400—Urban Agriculture Compatibility Standards**

The subject application is exempt because it is not adjacent to ongoing urban agriculture use.

l. **Section 27-61500—Signage**

The subject DET includes one residential gateway sign. The signage is located at the entrance of the subject property in Parcel B, set back from Frank Tippet Road to maintain unobstructed lines of vision for 500 feet in all directions of travel. Details of the signage are discussed in Finding II.G. The proposed signage is in conformance with Section 27-61506(b) of the Zoning Ordinance.

m. **Section 27-61600—Green Building Standards**

The proposed development meets the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units, as follows:

Table 27-61603(b): Green Building Point System	Points Earned
Meet ASHRAE Standards with Lighting*	0.75
Home energy rating system (HERS) index greater than 60 and less than or equal to 75	0.5
States water heater efficiency between 0.675 to 0.82	0.75
Air Conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Use central air conditioners that are Energy Star-qualified	0.5
Retain at least 20% of existing pre-development natural vegetation	0.75
Total	4.0

Note: *Standard for the design of high-performance green buildings, 2014 American Society of Heating, Refrigerating, and Air-Condition Engineers (ASHRAE), as amended, or other appropriate ASHRAE standards, as amended.

- C. **Zoning Map Amendment ZMA-2022-003:** ZMA-2022-003 was approved by the District Council (Zoning Ordinance No. 1-2024) with three conditions. The conditions relevant to the review of this DET are listed below, in bold text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

ZMA 2. At the time of preliminary plan of subdivision:

- a. **The woodland conservation threshold of 20 percent shall be met on-site.**

The woodland conservation worksheet on the TCP2 shows that the 20 percent woodland conservation threshold is 12 acres. The TCP2 proposes to meet this threshold, as well

as the entire woodland conservation requirement for the development, on-site with 11.59 acres of woodland preservation and 3.58 acres of reforestation, resulting in a total of 15.17 acres, or 24 percent, of on-site conservation. This satisfies this ZMA condition.

- b. The Applicant shall procure an extension of the Stormwater Management Concept Plan (42748-2004-02) approved by the Prince George's County Department of Permitting, Inspections and Enforcement on December 19, 2013, that expired on December 19, 2016.**

As part of the PPS, a new SWM concept plan was required to reflect the current development proposal. SWM Concept Plan 53887-2024-SDC/P00119-2024-SDC was approved by DPIE on August 13, 2024. The DET and TCP2 are in conformance with the stormwater concept approval.

ZMA 3. At the time of Detailed Site Plan the Applicant shall apply universal design standards, found in Part 6 of the Zoning Ordinance, to 33% of the dwelling units in recognition of the goal to enable seniors or the disabled to age in place.

The SOJ states that the single-family attached dwelling (townhouse) units feature floorplans with the primary bedroom on the ground level and other design components that enable a “main-floor living” lifestyle, which is in response to the needs and requests to offer products that allow residents to age in place. The minimum required 33 percent of the site units, most likely these main-floor style townhouse units, will fulfill the goals of the universal design standards. On Sheet 14 of the DET, a tracking chart is included to indicate universal design lot. The summary chart shows “Universal Design = 33% of Single-family Attached, which is 24 units.” However, the condition is for 33 percent of the total dwelling units, not 33 percent of the townhouse development. As such, 33 percent of the total dwelling units is calculated as 48 units. A condition is included herein requiring the applicant to provide detailed floor plans of dwelling units that apply universal design standards and enable a “main-floor living” lifestyle, which features the primary bedroom on the ground level and other design components, prior to issuance of the first building permit. Furthermore, prior to certification of the detailed site plan, the applicant shall revise the chart regarding universal design, to demonstrate that at least 33 percent of the total dwelling units, or 48 dwelling units, will incorporate universal design principles, which are incorporated as a condition herein.

- D. Preliminary Plan of Subdivision PPS-2024-001:** PPS-2024-001 was approved with 19 conditions. The conditions relevant to the review of this DET are listed below in bold text. Staff analysis of the project’s conformance to the conditions follows each one, in plain text:

PPS 2. Prior to approval, the final plat of subdivision shall include:

- a. **The granting of public utility easements along the public and private rights-of-way, as delineated on the approved preliminary plan of subdivision, unless a variation is approved for the omission of public utility easements.**

Public utility easements are shown and labeled on the DET, in accordance with this condition and the approved PPS. This condition will be further evaluated with future final plats for the project.

- b. **Right-of-way dedication along Frank Tippet Road, in accordance with the approved preliminary plan of subdivision.**

The public ROW dedication along Frank Tippet Road is shown and labeled on the site plan, in accordance with this condition and the approved PPS. However, the ROW width should be labeled on the site plan, from the road centerline to the proposed ROW line. This condition will be evaluated with future final plats for the project.

PPS 3. Development of this site shall be in conformance with Stormwater Management Concept Plan 53887-2024-SDC/P00119-2024-SDC, and any subsequent revisions.

The SWM Concept Plan (53887-2024-SDC/P00119-2024-SDC) was approved by DPIE on August 13, 2024. This DET does not alter or impact the approved SWM concept. The DET and TCP2 are in conformance with the stormwater concept approval.

PPS 7. 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 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."

This condition will be met at the time of final plat. The TCP2 submitted with the DET is to fulfill this condition.

PPS 8. Prior to issuance of any permits which impact 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal

and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

MDE permit(s) will be verified at the time of County permit review for the impacts, to ensure compliance with conditions and that any associated mitigation plans are represented on the TCP2. Any alterations to the PMA impacts, as a result of the MDE approvals, shall be reflected on a revised TCP2.

PPS 9. At the time of final plat, approximately 10 acres of parkland as shown on the preliminary plan of subdivision (Parcel N) shall be conveyed to The Maryland National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

- g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of The Prince George's County Department of Parks and Recreation (DPR). DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.**

Parcel N is correctly labeled, to be conveyed to the Maryland-National Capital Park and Planning Commission (M-NCPPC), in accordance with this condition and the approved PPS. This condition will be evaluated with future final plats for the project. Prior to certification of the DET, the applicant shall provide correspondence from the Prince George's County Department of Parks and Recreation (DPR) to allow woodland conservation for this development on property to be conveyed to M-NCPPC.

PPS 10. The applicant, the applicant's successors and/or assignees shall construct a connector trail on Parcels N and Q unless otherwise modified at the time of the detailed site plan. The trail shall be designed in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Design Guidelines*. The timing of construction of the trail shall be determined with the approval of the detailed site plan.

An alignment for the connector trail on Parcels N and Q is depicted on the DET, in accordance with the PPS approval. The proposed western trail system will be a 10-foot-wide asphalt trail, approximately 900 linear feet long, and is subject to the standards outlined in the *Prince George's County Park and Recreation*

Facilities Design Guidelines. Details of surfacing materials and trail standard details are included on Sheet 17 of the DET. The timing of construction is shown at residential building permit No.130.

However, given that the future extension off-site is unknown at this time, staff recommend the trail alignment to be revised to end with a loop. The trail with loop ending will provide for a complete pedestrian circulation system, while allowing for extension off-site in the future. A condition is included herein requiring the applicant to revise the trail design.

PPS 11. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) for the connector trail to the Prince George's County Department of Parks and Recreation (DPR) for approval, unless there is no trail approved with the detailed site plan. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation. The public RFA shall establish the timing for the construction of the trail.

A trail is included with the DET. However, the trail may be designed to be exclusively on homeowners association (HOA) land, for which only a private recreational facilities agreement (RFA) will be required. Final delineation of the trail will be determined prior to certification of the DET. For any trail segment on land to be conveyed to M-NCPPC, a public RFA will be required and this condition shall be met, prior to submission of a final plat of subdivision.

PPS 12. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation (DPR) for construction of the connector trail.

A trail is included with the DET. However, the trail may be designed to be exclusively on HOA land for which only a private RFA and bond will be required. Final delineation of the trail will be determined prior to certification of the DET. For any trail segment on land to be conveyed to M-NCPPC, a public RFA and bond will be required to DPR and this condition shall be met, prior to approval of building permits.

PPS 13. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement Agreement or Covenant for

the connector trail (if the trail is provided), to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision.

A connector trail with public use easement is delineated on the detailed site plan. The final alignment needs to be further refined. As such, a condition is included herein requiring the final delineation to be determined prior to certification of the detailed site plan. This condition shall be met, prior to approval of a final plat.

PPS 14. Prior to approval of a final plat of subdivision, in accordance with Section 24-4601(b)(4) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee in-lieu payment of mandatory dedication of parkland. The fee shall be prorated based upon the value of the connector trail, if provided.

A trail is included with the DET and, therefore, the fee-in-lieu will be prorated. This condition shall be met, prior to approval of a final plat.

PPS 15. In conformance with the recommendations of the 2009 *Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and assignees shall provide the following bicycle and pedestrian facilities, and shall show these facilities on the detailed site plan (DET) and a bicycle and pedestrian facilities plan, prior to DET approval:

- a. A bicycle lane and associated signage and minimum 5-foot-wide Americans with Disabilities Act compliant sidewalk, along the site's frontage of Frank Tippet Road, unless modified by the operating agency with written correspondence.**

The plan sheets identify the 5-foot-wide bicycle lane and sidewalk along the frontage of Frank Tippet Road. Staff recommend the locations of the associated signage be identified on the plan sheets along Frank Tippet Road.

- b. Shared-lane markings (sharrows) and “Bicycles May Use Full Lane” signage assemblies along the site’s frontage of Commo Road, subject to approval of the permitting agency with written correspondence.**

The plan sheets identify sharrows and signage along Commo Road.

- c. Minimum 5-foot-wide Americans with Disabilities Act (ADA) compliant sidewalk with associated crosswalks and ADA curb ramps at the site access point, along both sides of internal roadways and throughout the site.**

The plan sheets identify 5-foot-wide sidewalk and crosswalks at the site access point and on both sides of internal roadways throughout the site.

- d. Inverted U-style bicycle parking racks at all recreational areas.**

The plan sheets identify four bicycle racks to accommodate eight bicycles at the recreational areas, located at the east and west side of the trail around the central pond.

This condition shall not be construed to remove the applicant’s right to request waivers or departures at the time of the detailed site plan, in conformance with Section 27-3614 of the Prince George’s County Zoning Ordinance which, if approved, may modify the above requirements.

PPS 19. At the time of detailed site plan, the applicant shall demonstrate pedestrian connectivity to the Cheltenham Wetlands Park either via a minimum 5-foot-wide Americans with Disabilities Act (ADA) compliant sidewalk (subject to approval of the permitting agency with correspondence) along the subject property’s Commo Road frontage, or a trail extending from the terminus of Road F to the westernmost extent of the site, or a combination of a trail segment and a sidewalk segment to the westernmost extent of the site. If either or a combination of both the sidewalk and trail is not feasible to provide to the westernmost extent of the site, the final location of a trail that provides the best opportunity for pedestrian connectivity to the Cheltenham Wetlands Park shall be determined.

The applicant proposes to provide pedestrian connectivity to the Cheltenham Wetlands Park via a 10-foot-wide asphalt pedestrian trail, extending from the terminus of Road F (labeled as Golden Lily Lane in the DET) to the westernmost extent of the site. A public use

easement is shown and labeled on the DET to meet the PPS requirement.

The proposed alignment of the trail in the DET is consistent with the conceptual trail alignment in the PPS. The proposed trail currently ends at the property boundary, as it was anticipated with the PPS that future extension through off-site property would provide full connection to the Cheltenham Wetlands Park. It is unknown when or if the future extension will become feasible. Accordingly, staff recommend the trail be designed to end in a loop for full circulation that abuts the property to be conveyed to M-NCPPC. This will allow for a complete design, should further extension be infeasible, while still allowing for a public trail extending to land to be dedicated to M-NCPPC for possible future extension. A condition is included herein requiring the applicant to coordinate with the Development Review Division to determine the final alignment of the trail, prior to certification of the DET.

Staff note that the site presents numerous topographical and environmental constraints that would not accommodate a trail connection to Commo Road. Based on Finding 8 of the approved PPS, it was determined that a sidewalk along the Commo Road frontage should be provided, in order to provide connectivity to the Cheltenham Wetlands Park, subject to approval by the permitting agency. Per an email dated October 27, 2025 (Abdullah to Sun), DPIE does not support the sidewalk along Commo Road. Therefore, sidewalk along Commo Road is not required.

- E. Certificate of Adequacy ADQ-2024-001:** The property is the subject of Certificate of Adequacy ADQ-2024-001, which was approved by the Planning Director on October 3, 2024. This ADQ is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c). ADQ-2024-001 was approved with four conditions, one of which is relevant to the review of this DET and is listed below in bold text. Staff's analysis of the project's conformance to the condition follows, in plain text:

ADQ 1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses which generate no more than 104 AM peak-hour trips and 122 PM peak-hour trips.

The subject application is consistent with the prior approval and does not exceed the established trip cap. This condition has been met.

- F. 2018 Prince George's County Landscape Manual:** The DET is in conformance with the applicable standards in the Landscape Manual, including Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping. The submitted landscape plans show conformance to these requirements. The required schedules, demonstrating conformance, are provided on the landscape plans.

The DET is partially in conformance with Section 4.1, in terms of the requirements of total number of trees and required trees in common areas. AC is requested from the requirements of the Landscape Manual for Section 4.1.

Section 4.1, Residential Requirements

The applicant has requested AC from the requirements of Section 4.1(c)(1)(C)(II), Section 4.1(c)(1)(D)(II), and Section 4.1(c)(1)(E)(II) of the Landscape Manual. These sections require a minimum area of each single-family detached lot to be planted with shrubs, perennials, and or/groundcover in planting beds, in accordance with the size of the lot. The applicant is seeking relief from these requirements, as follows:

REQUIRED: Section 4.1 – (c)(1)(C)(II), (c)(1)(D)(II), and (c)(1)(E)(II), Residential Requirements

Residential Type	Minimum planting area of total lot area	Number of lots	Total planting area
Single-Family Detached Lots 9,500-19,999 square feet	550 square feet per lot	6 lots	3,300 square feet
Single-Family Detached Lots 6,500-9,500 square feet	500 square feet per lot	46 lots	23,000 square feet
Single-Family Detached Lots smaller than 6,500 square feet	500 square feet per lot	23 lots	11,500 square feet
TOTAL		75 lots	37,800 square feet

PROVIDED: Section 4.1 – (c)(1)(C)(II), (c)(1)(D)(II), and (c)(1)(E)(II), Residential Requirements

Residential Type	Minimum planting area of total lot area	Number of lots	Total planting area
Single-Family Detached Lots – All Sizes	200 square feet per lot	75 lots	15,000 square feet
Common area water's edge plantings		HOA parcel	4,600 square feet
Common area native seed mix		HOA parcel	18,805 square feet
TOTAL		75 lots and HOA parcels	38,405 square feet

Justification of Recommendation

The subject property is subject to a zoning map amendment (ZMA) which rezoned the property from the RR Zone to the R-PD Zone. The site contains a variety of environmental features, including streams, wetlands, floodplain, and woodland. A farm pond, which has developed into a wetland area, is centrally located and is to become a stormwater management feature for the development. This area will serve as a central community space and will include trails, a playground, and other site amenities. The R-PD Zone was approved for a reduced lot area and lot width to create a more compact development than would be allowed under the RR Zone. The proposed environmentally sensitive compact residential design contributed to the

granting of the ZMA. The AC request is based on the unique compact lot size and development design resulting from the R-PD rezoning entitlement.

Given that the R-PD Zone is for more flexible design, the applicant has proposed moving some of the on-lot required plantings to the central community space. The proposal includes 200 square feet of planting area on each of the 75 single-family detached lots and 23,405 square feet of planting area off the lots, on the HOA parcel. The off-lot areas include a native seed mix around the proposed recreational trail and supplemental plantings at the pond's edge, to enhance the central community area. The proposal to enhance the central community area is consistent with the design criteria in Section 4.1(b)(5) which outlines that plant materials be used to enhance natural areas. Furthermore, these plantings will supplement the plantings required by Section 4.1(c)(4) for common areas. A condition is included herein to ensure the common area required plantings are consistent with the open space set-aside areas. The off-lot proposed plantings for the AC must be in addition to those required by Section 4.1, for the common areas.

Overall, the AC request will provide consistent understory, herbaceous, and groundcover plantings across the development, both on-lot and in the central environmental and community feature. The proposal is consistent with Objective (a)(4) of Section 4.1, to avoid overreliance on grass and turf areas. As proposed, the applicant exceeds the requirement of minimum planting area by 605 square feet, for a total of 38,405 square feet; however, the Alternative Compliance Committee feels that additional on-lot planting is feasible, particularly in the front yards, to further exceed the requirements and support the request. A condition is included herein to increase the on-lot planting to provide at least half of the minimum area required. Given the purposes and objectives of Section 4.1 of the Landscape Manual, and based on the conditioned increase in on-lot planting areas, the Alternative Compliance Committee finds the applicant's proposal to be equally effective as normal compliance with Sections 4.1(c)(1)(C)(II), 4.1(c)(1)(D)(II), and 4.1(c)(1)(E)(II) of the Landscape Manual.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance ACL-2025-0007, from the 2018 *Prince George's County Landscape Manual* for Section 4.1, Residential Requirements, 4.1(c)(1)(C)(II), 4.1(c)(1)(D)(II), and 4.1(c)(1)(E)(II), subject to three conditions, which are added to the Recommendation section of this technical staff report.

G. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The site is subject to the provisions of the 2010 Woodland Conservation Ordinance (WCO), because the property had a TCP that was accepted for review on or before June 30, 2024. This project is also subject to the 2018 Environmental Technical Manual.

Based on the TCP2, the overall site contains a total of 22.96 acres of net tract woodlands and 2.18 acres of wooded floodplain. The plan shows a proposal to clear 11.32 acres of net tract woodlands and 0.07 acre of wooded floodplain.

The resulting woodland conservation requirement is 15.17 acres, and this will be met entirely on-site with 11.59 acres of preservation and 3.58 acres of reforestation. The woodland conservation worksheet shall be corrected to indicate that the property is subject to the 2010 Woodland Conservation Ordinance and is within the priority funding area. A condition is included to address this correction.

The site is impacting the on-site stream system for several outfall structures and a sewer/water connection crossing. The MDNR Wildlife and Heritage Service, provided a letter, dated March 14, 2022, with construction guidelines to prevent sedimentation to a possible American Brook Lamprey habitat. Through communications with on-site DPIE inspectors during the construction phase, these construction guidelines and soil conservation measures should be followed through the development process.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that “Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved. The design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone, in keeping with the tree’s condition, and the species’ ability to survive construction, as provided in the [Environmental] Technical Manual.” The code, however, is not inflexible.

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

The site contains 111 specimen trees having a condition rating from poor to good. The Planning Board approved the removal of 34 specimen trees with the PPS, specifically ST-1 through ST-19, ST-34, ST-38, ST- 61 through ST-63, ST-65, ST-69, ST-102 through ST-105, and ST-108 through ST-111. With this DET, the applicant’s engineer determined that ST-61 and ST-62 can be saved and will be shown on this TCP2 as being retained. Staff is in support of retaining ST-62 and ST-63 and have conditioned a revision to the note under the specimen tree table to acknowledge this change from the PPS approval.

H. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 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. Properties zoned R-PD are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The subject site is 60.01 net acres and the required tree canopy coverage (TCC) is approximately

12 acres (or approximately 522,807 square feet). The site plan proposes 20.3 acres (or approximately 886,162 square feet) of TCC between on-site woodland conservation and proposed landscaped trees, to meet the minimum requirement.

I. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

1. **Community Planning**—In a memorandum dated October 17, 2025 (Tariq to Sun), the Community Planning Division indicated that the proposed DET application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, the Subregion 6 Master Plan, and CR-136-2021 (Countywide Map Amendment) policies.
2. **Transportation Planning**—In a memorandum dated October 21, 2025 (Wilson to Sun), the Transportation Planning Section provided a review of compliance with the approved PPS 2022-005 and ADQ 2022-003, the MPOT, the master plan policies, and a review of the applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site development standards pursuant to Subtitle 27, and meets the findings for pedestrian and bicycle transportation purposes. Staff recommended two conditions of approval, which are included herein.
3. **Environmental Planning**—In a memorandum dated October 22, 2025 (Schneider to Sun), the Environmental Planning Section finds that the application is in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within the Section 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance, and recommends conditions of approval of DET-2024-015 and TCP2-2025-0066, which are incorporated herein.
4. **Subdivision**—In a memorandum dated October 20, 2025 (Monoar to Sun), the Subdivision Section determined that the DET is in conformance with the approved PPS. 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 one condition of approval, which is included herein.
5. **Historic Preservation**—In a memorandum dated September 24, 2025 (Stabler, Smith, and Chisholm to Sun), the Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources. The subject property was surveyed for archeological resources in 2008. Five archeological sites were identified on the property. All sites were significantly disturbed by plowing and other twentieth-century activities on

the property. No intact cultural features were identified on any of the five sites. No further archeological investigations are required.

6. **Permit Review**—On October 3, 2025, the Permit Section provided comments that will be reviewed at the time of permit.
7. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated October 28, 2025 (Thompson to Sun), DPR provided a review regarding parkland dedication. Regarding Conditions 9–14 of the associated approved PPS, it was determined that a trail connection to Cheltenham Wetlands Park is challenging, and a loop trail alignment is recommended. The referral includes one recommended condition of approval.
8. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 28, 2025 (Deguzman to Sun), DPIE offered a list of comments which will be addressed at the time of permitting.
9. **Prince George’s County Fire/EMS Department**—In a memorandum dated September 28, 2025 (Reilly to Sun), the Fire/EMS Department provided comments and exhibits regarding locations and details for fire lane markings and signage, as well as HOA and parking regulations. A condition is included herein requiring the applicant to label fire lane markings and to provide location and details of signage on the DET.
10. **Prince George’s County Police Department**—At the time of writing this technical staff report, the Police Department did not offer comments on the subject application.
11. **Prince George’s County Health Department**—In a memorandum dated September 26, 2025 (Adepoju to Sun), the Health Department noted that construction activity impacts (noise and dust) should not extend into adjacent properties during construction. The applicant should properly abandon and backfill any well and septic structures that are discovered on the site. These requirements will be enforced by the permitting agency.
12. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
13. **Public Utilities**—The subject DET application was referred to Verizon, Comcast, AT&T, the Southern Maryland Electric Cooperative, and Washington Gas for review and comments on October 10, 2025. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.

IV. COMMUNITY FEEDBACK

At the time of writing this technical staff report, staff did not receive any inquiries or comments from the community regarding this subject DET.

V. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2024-015, Alternative Compliance ACL-2025-0007, and Type 2 Tree Conservation Plan TCP2-2025-0066, for Smith Lake Estates, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DET), as follows, or provide the specific documentation:
 - a. Revise the intensity and dimensional standards chart on the coversheet, as follows:
 - (1) Revise the note of the second asterisk as follows: "If a larger footprint is requested at the permit stage and lot coverage exceeds the maximum allowed, a minor deviation is required to increase the lot coverage limit, pursuant to Section 27-3602(b)(11)(G), subject to Director review and approval." Remove the first asterisk indicating "Modifications to the standards may be requested at the time of site plan per ZMA-2022-003."
 - (2) Revise the provided data to reflect the actual parameter of the proposal, including density, net lot area, and principal structure building height, as included in the analysis contained herein.
 - b. Ensure the height of the Denver II model on the black and white elevation is consistent with the building height note on Sheet 03 of DET.
 - c. Show lighting fixture locations on public rights-of-way.
 - d. Revise the amount of R-PD open space set-aside provided in the development data table on the cover page, to be consistent with the amount shown on the Open Space Set-Aside exhibit.
 - e. Revise the Open Space Set-Aside exhibit, as follows, pursuant to Section 27-6404 of the Prince George's County Zoning Ordinance:
 - (1) Revise the exhibit to be consistent with site plan.
 - (2) Revise the active recreation area to be the area approximately between the internal edge of the trail and playground and the public roads around the recreation area, and by expanding the stormwater management area to be the area approximately within the internal

edge of the trail and playground. Note only 75 percent can be used toward the open space set-aside calculation.

- f. Provide light fixture locations for proposed trails, lighting details, and photometric plan, to demonstrate conformance to Section 27-6707(e) of the Prince George's County Zoning Ordinance.
- g. Revise the elevation and transparency exhibit for front façades of the two townhouse models, Brentwood II and Crofton, to demonstrate conformance to Section 27-6903(g) of the Prince George's County Zoning Ordinance. The calculation method of façade transparency percentage should be consistent with the footnotes of Section 27-61203(d)(1), Notes 1–4, of the Prince George's County Zoning Ordinance.
- h. Revise the note for "27-61203(d)(2) Exterior materials" on the neighborhood compatibility exhibit, as follows: "The proposed townhouse dwellings are at a distance farther than 200 feet from existing dwellings and vacant land. Exterior materials are consistent with commonly used materials of adjacent dwellings, and no prohibited materials will be used. The vinyl siding requirement is inapplicable."
- i. Show the water edge of the pond in the DET and landscape plan, to be consistent with the details of the pond shown on Sheet 11 of landscape plan.
- j. Ensure bicycle parking is in conformance with Section 27-6309 of the Prince George's County Zoning Ordinance and provides 30 inches between each bicycle rack.
- k. Provide the location and details of the bicycle lane signage along Frank Tippet Road.
- l. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Correct the woodland conservation worksheet on the TCP2 to indicate that the property is subject to the 2010 Woodland Conservation Ordinance and is within the priority funding area.
 - (2) Add the following note under the specimen tree table:

"The Planning Board approved the removal of 34 specimen trees specifically specimen trees ST-1 through ST-19, ST-34, ST-38, ST 61 through ST-63, ST-65, ST-69, ST-102 through ST-105, and ST-108 through ST-111, with the PPS. After further engineering with this DET, the applicants engineer determined that Specimen Trees ST-61 and ST-62 can be saved and will be shown on this TCP2 as being retained."

- m. Provide correspondence from the Prince George's County Department of Parks and Recreation allowing for required woodland conservation areas to be conveyed to the Maryland-National Capital Park and Planning Commission.
 - n. Add details for fire lane signage and label locations of fire lane markings and signage, as provided by the Office of the Fire Marshall, with a note indicating fire lane markings and signage locations may be modified by the Office of the Fire Marshall.
 - o. Label the width from the road centerline to the proposed public right-of-way for Frank Tippet Road.
 - p. Provide a revised lot coverage exhibit to demonstrate conformance to Zoning Map Amendment (Basic Plan) ZMA-2022-003.
 - q. Revise the connector trail with the public use easement extending from the terminus of Golden Lily Lane (Road F) to end in a loop, or other appropriate terminus, with final alignment to be determined in coordination with the Prince George's County Planning Department.
 - r. Revise the chart regarding universal design, to demonstrate that at least 33 percent of the total dwelling units, or 48 dwelling units, will incorporate universal design principles.
2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:
- a. Revise the note of "conceptual trail" to "proposed 10' trail" for the proposed western trail.
 - b. Provide a minimum of one-half of the required amount of on-lot planting area, per Section 4.1(c)(1) of the 2018 *Prince George's County Landscape Manual*, planted with shrubs, perennials, and/or groundcover in planting beds, for all single-family detached lots.
 - c. Revise the landscape plans to expand the area counted as common area to include the entirety of the active recreation areas, as shown in the Open Space Set-Aside exhibit, and plant the area per Section 4.1(c)(4) of the 2018 *Prince George's County Landscape Manual*.
 - d. Revise Sheet 10 of the landscape plan to add the following note under the single-family detached templates, "Alternative Compliance request ACL-2025-0007 for Section 4.1.1 – (C, D, E) for partial non-standard understory planting locations in off-lot, community spaces."
3. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, and in conformance with Section 25-122(d) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, documents for the required woodland and wildlife habitat conservation easements shall be prepared and submitted to the

Environmental Planning Section for review by the Office of Law and submission to the Prince George's County Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

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

4. Prior to issuance of the first building permit for this site, the applicant and the applicant's heirs, successors, and/or assignees shall provide detailed floor plans of dwelling units that apply universal design standards and enable a “main-floor living” lifestyle, which features the primary bedroom on the ground level and other design components. Ensure at least 33 percent of the total dwelling units include a “main-floor living” model at the stage of permit review, pursuant to Condition 3 of the approved basic plan, Zoning Map Amendment ZMA-2022-003.