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Detailed Site Plan DSP-21013

Broad Creek Townhouses at Henson Creek

Transit Village

REQUEST	STAFF RECOMMENDATION
Development of 80 single-family attached dwelling (townhouse) units with associated infrastructure and amenities.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Detailed Site Plan DSP-21013 • APPROVAL of Type 2 Tree Conservation Plan TCP2-047-2024

Location: Northwest quadrant of the intersection of Livingston Road and Oxon Hill Road.	
Gross Acreage:	14.87
Zone:	RSF-A/AG
Prior Zone:	R-T/O-S
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	80
Gross Floor Area:	0
Planning Area:	80
Council District:	08
Municipality:	None
Applicant/Address: Abdolhossein Ejtemal, Hossein Ejtamai, and Mahmoud Pirzadeh 2900 Telestar Court Falls Church, VA 22042	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org	



Planning Board Date:	03/06/2025
Planning Board Action Limit:	03/14/2025
Staff Report Date:	02/20/2025
Date Accepted:	12/27/2024
Informational Mailing:	05/13/2024
Acceptance Mailing:	12/06/2024
Sign Posting Deadline:	02/04/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-21013
Type 2 Tree Conservation Plan TCP2-047-2024
Broad Creek Townhouses at Henson Creek Transit Village

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

EVALUATION CRITERIA

The subject property is within the Residential, Single-Family-Attached (RSF-A) and Agriculture and Preservation (AG) Zones. It was previously located within the Townhouse (R-T) and Open Space (O-S) Zones. Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received development approvals under the Zoning Ordinance or Prince George's County Subdivision Regulations effective prior to April 1, 2022 (prior Zoning Ordinance and prior Subdivision Regulations) that remain valid may have subsequent applications reviewed under the prior Zoning Ordinance. The subject property received prior development approval for Preliminary Plan of Subdivision (PPS) 4-21025. PPS 4-21025 was approved on June 9, 2022, and remains valid for three years, after having received a one-year extension, or until June 9, 2025. Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Staff considered the following criteria in reviewing this detailed site plan:

- a. The prior Prince George's County Zoning Ordinance for the Townhouse (R-T) Zone and the site design guidelines;
- b. Preliminary Plan of Subdivision 4-21025;
- c. The 2010 *Prince George's County Landscape Manual*;
- d. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. Community feedback.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is for the development of 80 single-family attached dwelling (townhouse) units with associated infrastructure and amenities.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone (s)	RSF-A/AG	R-T/O-S*
Use(s)	Vacant	Single-family attached dwellings
Gross Tract Acreage	14.87	14.87 (R-T: 11.53 acres; O-S: 3.34 acres)
100-Year Floodplain	7.87	7.87 (R-T: 4.53 acres; O-S: 3.34 acres)
Net Tract Acreage	7.00	7.00
Lots	0	80
Parcels	3	8
Dwelling Units	0	80

Note: *No development is proposed in the area zoned O-S.

Zoning Regulations (Per Section 27-442 of the prior Zoning Ordinance)

	REQUIRED	EVALUATED
Net Lot Area (min.)	1,500 sf	1,500 sf
Maximum Building Coverage of the overall net track area*	50%	21.8%
Minimum Green Area of the overall net track area**	50%	Over 50%
Lot/Width Frontage (min.)		
At Front Building Line	20 feet	20 feet
At Front Street Line (Existing or Proposed)	20 feet	20 feet
Front, Side and Rear Yards (min.)***	250 sf	253 sf
Building height (max.)	40 feet, 3 stories	39.1 feet; 3 stories
Density (max. Dwelling Units Per Net Acre of Net Lot/Tract Area)	12 d.u./ac.	11.42 d.u./ac.

Notes: *Per footnote 1 of (c) TABLE II - LOT COVERAGE AND GREEN AREA: "This percentage is for building coverage (and not for lot coverage) of the overall net tract area."

**Per footnote 6 of (c) TABLE II - LOT COVERAGE AND GREEN AREA: "May include inner courts of one hundred twenty-five (125) square feet or larger, with each side of the court being ten (10) feet or longer." The submitted plan does not include the percentage of green area provided for in this DSP. A condition is included herein requiring the applicant to add this information to the Zoning Ordinance Requirements on the coversheet.

***Per footnote 2 of (e) TABLE IV - YARDS (Minimum Depth/Width in Feet): "For Townhouses, Transit Village specific individual yards are not required, instead, at least four hundred (400) square feet per lot shall be allocated for front, side, or rear yard purposes; however, the actual yard may be reduced to not less than two hundred fifty (250) square feet for the purpose of providing steps, terraces, and open porches (decks) which project into the otherwise required yard area. Not more than three (3) continuous, attached dwellings may have the same setback. Variations in setbacks shall be at least two (2) feet." Conditions are included herein requiring the applicant to correct errors in the schedule of the Zoning Ordinance Requirements and provide a schedule showing the square footage of yards provided for each lot, in compliance with the required criteria.

Parking Requirements (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking Required (min.)	
Townhouse or other one-family attached dwelling	
2.04 spaces/unit @ 80 units	164
Parking Provided	271
80 units @ 2-car garage per unit (9.5 feet x 19 feet)	160
80 units @ 1 driveway space per unit (9.5 feet x 19 feet)	80
On-Street Compact Parallel Spaces (7 feet x 22 feet)	31

3. **Location:** The subject property is located on Tax Map 113 in Grid F4 and Tax Map 114 in Grid A4 and within Planning Area 80 and Council District 8. Geographically, it sits in the northwest of the intersection of Livingston Road and Oxon Hill Road. In addition, the property is located in the Henson Creek Transit Village, as designated by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan) (page 121).
4. **Surrounding Uses:** The subject property is bound by commercial uses in the Commercial, General and Office (CGO) Zone and Industrial, Employment (IE) Zone (prior Commercial Shopping Center (C-S-C) and Light Industrial (I-1) Zones) and vacant land in the Reserved Open Space (ROS) Zone (prior R-O-S Zone) to the north. To the west, it is bound by vacant land in the ROS Zone (prior R-O-S Zone). On its south and east sides, the property abuts

Oxon Hill Road and Livingston Road, respectively. Beyond the two roads lie single-family detached dwellings in the Residential, Rural (RR) Zone (prior R-R Zone) and vacant land in the ROS and Agriculture and Preservation (AG) Zones (prior R-O-S and Open Space (O-S) Zones) to the south, and commercial uses in the CGO Zone (prior C-S-C Zone) to the east.

5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-21025 was approved by the Prince George’s County Planning Board on June 9, 2022 (PGCPB Resolution No. 2022-60), for 80 lots and 8 parcels, to support the development of 80 single-family attached dwellings. On May 24, 2024, the Planning Board approved a one-year extension, resulting in a new validity period extended to June 9, 2025.
6. **Design Features:** This DSP application includes 80 single-family attached dwelling (townhouse) units and has one vehicular access on Oxon Hill Road. Within the property, two private roads, Dulaney Place and Aire Place, form the primary vehicular circulation of the site and provide access to 38 front-loading units. The other 42 units are rear-loading and are served by alleys. Sidewalks are located on both sides of Dulaney Place and Aire Place and within both Oxon Hill Road and Livingston Road frontages. Additional sidewalks are located in front of the rear-loading units, between Lots 35 and 36, and around the stormwater management (SWM) facility on Parcel H. A 6-foot-wide bike lane is located along the northern side of Oxon Hill Road. However, the road section of Oxon Hill Road shows only 5 feet for this bike lane, which is conditioned herein for correction.

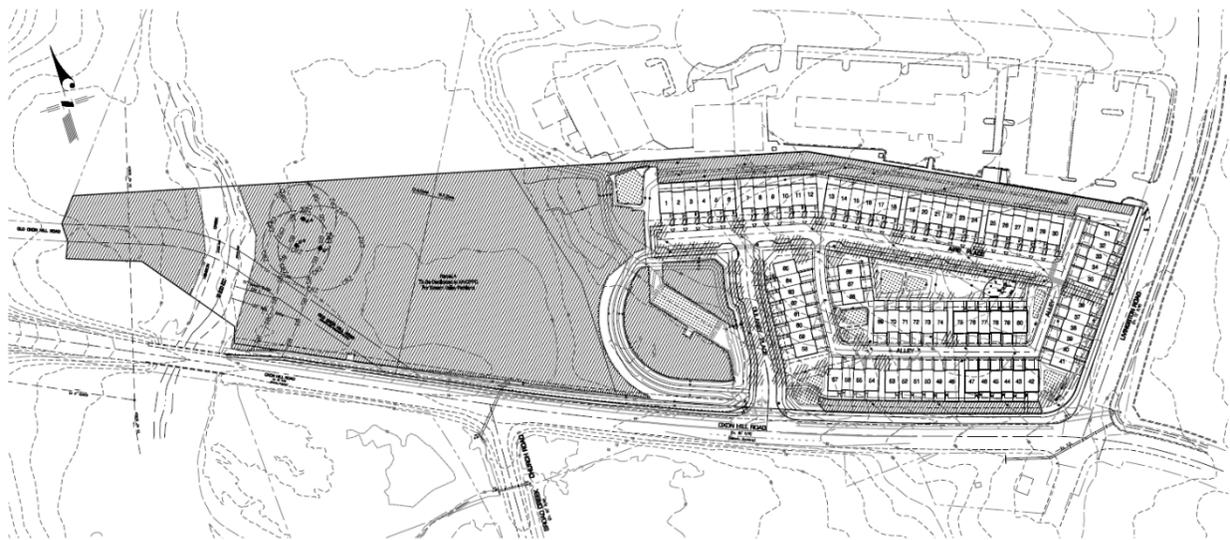


Figure 1: Site Plan

Architecture

The subject DSP includes three architectural models with two-car garages. One model, Brexton, is front-loading and is for lots with a width of 22 feet. Two models, Easton and Dayton, are rear-loading and are for lots with a width of 20 feet or 24 feet, respectively. The typical height of Dayton and Brexton models is approximately 37 feet, 8 inches, while the height of Easton Models is approximately 37 feet, 4 inches.

Model Name	Two-Car Garage	Unit Width	Base GFA (sq. ft.)	Height	Variety in Front Elevation
Dayton	Rear-loading	24 feet	2,184	37 feet, 8 inches	4
Brexton	Front-loading	22 feet	2,051	37 feet, 8 inches	4
Easton	Rear-loading	20 feet	1,803	37 feet, 4 inches	3

Each proposed unit has multiple front elevation options and a variety of exterior finishes and roof designs, including balanced fenestration, enhanced window and door trims, boxed bays, projections, and cross gables. The buildings have been designed to incorporate a variety of materials of different colors, including stone, brick, panel, and vinyl sidings, creating a clean and contemporary design. Any exposed concrete on the side elevations will be finished with materials compatible with primary façade designs or textures, or be formed to simulate clad finish material, such as brick, decorative block, or stucco.

High visibility side elevations are shown on the building elevations submitted and are identified on the site plan. These high visibility side elevations are designed with additional architectural features, such as windows, louvered vents, and a full first floor finished in brick, stone, or masonry.



Figure 2: Front Elevations (Brexton Model)

Recreational Facilities

PPS 4-21025 determined that the dedication of ±5.56 acres (Parcel A) to The Maryland-National Capital Park and Planning Commission (M-NCPPC) was adequate to serve the recreational needs of future residents of the 80 townhomes, in accordance with Section 24-134 of the prior Prince George’s County Subdivision Regulations.

An open area (Parcel G) is surrounded by the proposed townhouse units, in which the applicant provides a playground that includes a tower/slide structure and three spring animals. Four benches and two bike racks are provided around the playground. Two benches are also located at each end of the 6-foot-wide walkway around the SWM facility on

Parcel H. Two dog waste stations are included in this DSP application, one located near the playground and the other located at the west end of Aire Place.

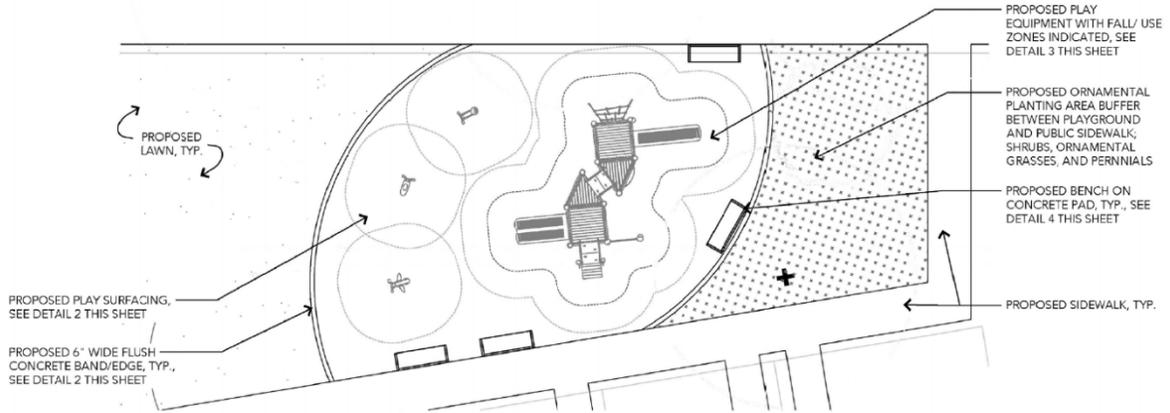


Figure 3: Playground Layout

Lighting and Signage

The submitted photometric plan demonstrates that the internal roadways and public areas of the site are adequately lit, and such light will not spill off-site. The luminaire schedule in the photometric plan shows a total of 12 light fixtures for this DSP, and yet 13 fixtures are shown on the plan. A condition is included herein requiring the applicant to correct the total number of light fixtures. One gateway sign is proposed for this DSP and it is located at the northwest corner of Oxon Hill Road and Livingston Road, with a height of approximately 4 feet. This gateway sign is designed with a well sculpture, to remember the well previously located at the door of the historic St. John’s Church, not only serving as an identifier for the proposed development, but also as a reminder of the Broad Creek Historic District across Oxon Hill Road.

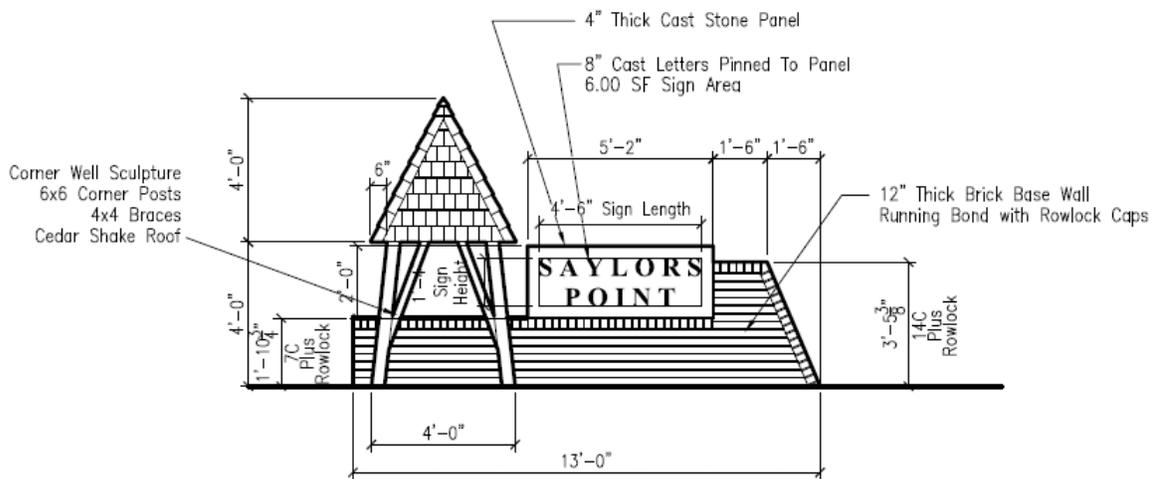


Figure 4: Gateway Sign Details

COMPLIANCE WITH EVALUATION CRITERIA

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

- a. The application is subject to the requirements of Section 27-441(b) of the prior Zoning Ordinance, which governs uses in residential zones. Townhouses, Transit Village, are permitted in the R-T Zone, subject to Footnote 84, "Provided the property has a net lot area of at least six (6) acres and is located in a mixed use activity center designated as a 'Transit Village' in the applicable Area Master Plan." The total net tract area of the subject property is approximately 7 acres, which satisfies this requirement.

Pursuant to Section 27-107.01 (240.1) of the prior Zoning Ordinance, Townhouse, Transit Village is defined as "One (1) of a group of four (4) or more attached 'Buildings' arranged or designed as 'One-Family Dwellings'..." The site plan shows one stick with three units (Lots 66-68). A condition is included herein requiring the applicant to revise the site plan and other relevant plans to comply with this regulation by shifting one lot and dwelling unit to form a group of four (4) units for this stick.

- b. This application is subject to the requirements of Section 27-433, R-T Zone (Townhouse), of the prior Zoning Ordinance as follows:

(d) Dwellings.

- (1) All dwellings shall be located on record lots shown on a record plat.**

After approval of this DSP, a record plat creating the record lots will be required to be approved prior to the approval of building permits, to ensure that all proposed dwellings provided with this DSP are located on record lots.

- (2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.**

The subject DSP includes 14 sticks of townhouse units, of which one stick has eight units (Lots 58–65, approximately 7.14 percent of the total number of townhouse sticks). The end units of this stick will be 24 feet in width. The front façades of the townhouse units in this stick face Dulaney Place and are designed with various front elevation options, as discussed in Finding 6 above. With street trees lining both sides of Dulaney Place and in front of this townhouse stick, an attractive living environment will be created with this DSP.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

The width of the three models for the 80 townhouse units are 20 feet, 22 feet, and 24 feet, respectively. Although five of the 14 townhouse sticks contain units of the same width (22 feet), there will be six options of front elevations to add distinction and avoid having the same design. The other nine sticks contain units mixed of 20 feet and 24 feet in width, and the end units of these sticks will be 24 feet wide.

- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

The minimum gross living space for all proposed townhouse units in this DSP will be more than 1,250 square feet.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

The submitted architectural elevations show that the side elevation of the end units will be designed with at least two architectural features, such as windows. The side elevation of units on highly visible lots will have at least three architectural features, which include a full first floor finished with brick, stone, or masonry. However, windows on the side elevations are drawn in dash lines, with a labeling of option. A condition is included herein requiring the

applicant to revise the side elevations to clearly show the required number of architectural features.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

The submitted architectural elevations show exposed foundation walls will be finished with materials compatible with primary façade designs or textures, or be formed to simulate a clad finish material, such as brick, decorative block, or stucco.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

A minimum of 60 percent of all townhouse units in this DSP will have a full front façade of brick, stone, or stucco. A brick tracking schedule is shown on the coversheet.

- (8) **One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.**

This regulation is not applicable because this DSP does not include one-family attached metropolitan dwellings.

(e) **Streets.**

- (1) **The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:**

- (A) **The tract of land used for the project involving these dwellings shall have frontage on, and direct vehicular access to, a public street having a right-of-way width of at least sixty (60) feet;**

The tract of land used for the 80 townhouse units in this DSP has frontage on and direct vehicular access to Oxon Hill Road, which is 60 feet wide, as depicted on the submitted plans.

- (B) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). In a mixed-use activity center designated as a "Transit Village" the width of the private streets may be reduced to a minimum width of twenty-four (24) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system. Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;**

In the master plan, the subject property is designated within a transit village. As such, the two interior private roads have a 24-foot-wide paving section and are designed with sidewalks on both sides. These sidewalks will be cast monolithically with the curb and gutter.

- (C) Private streets shall be common areas conveyed to a homes association, and provisions for maintenance charges shall be made in accordance with Subsection (i). (For the purpose of this Section, "private streets" are internal vehicular access roadways serving the development by means of private streets approved pursuant to Subtitle 24 of this Code, except driveways which dead-end within a parking lot); and**

All internal private roads will be conveyed to a homeowners association (HOA) to ensure maintenance is provided in perpetuity.

- (D) Points of access to public streets shall be approved by the County Department of Permitting, Inspections, and Enforcement, State Highway Administration, or other appropriate highway authority, as applicable.**

All access points to county roads will be designed and permitted in accordance with the standards and regulations of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

- (f) Access to individual lots.**

(1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:

(A) While it is not necessary that each individual lot have frontage on a street, each lot shall be served by a right-of-way for emergency and pedestrian access purposes. The right-of-way shall either be owned by a homes association and approved by the Planning Board, or a dedicated as a public right-of-way.

All lots in this DSP will be served either by a private road or an alley for emergency and pedestrian access purposes. These private roads and alleys will be owned and maintained by an HOA.

(B) If the individual lot does not have frontage on a street, a right-of-way at least sixteen (16) feet wide shall abut each lot. The right-of-way shall be at least twenty-five (25) feet wide if it contains an easement for sanitary sewerage.

The paving section of the private roads and alleys in this DSP is 24 feet and 18 feet in width, respectively.

(C) Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.

Six-foot-wide sidewalks are depicted on the submitted plans to access each individual lot. The maximum grade of the sidewalks are generally not more than five percent and, if so, ramps are incorporated to remain consistent with that grade.

(D) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.

All lots in this DSP are accessible for emergency vehicle access.

(E) For any private street or other access right-of-way to be improved, a permit shall be obtained from the County Department of Permitting, Inspections, and Enforcement. If the right-of-way is located in a municipality which has jurisdiction over street

improvements, the municipality shall issue the permit. The permit shall not be issued until construction plans are approved, the permit fees are paid, and a performance bond is posted with the Department or municipality guaranteeing installation of all streetlights and completion of all street, other access right-of-way, sidewalk (including those required for access to the front or rear of lots), and parking lot construction. Issuance of the permit and posting of the bond shall authorize the Department of Permitting, Inspections, and Enforcement, or the municipality, to enter the development to complete the construction of the work covered by the bond, if the developer fails to complete the work within the permit period.

A permit for private streets and access from Oxon Hill Road will be reviewed and approved by DPIE, to comply with this regulation.

(g) Utilities.

- (1) All utility lines within an attached dwelling unit development shall be placed underground.**

All utility lines in this DSP will be placed underground.

(h) Minimum area for the development.

- (1) No group of attached dwellings shall be located on a parcel of land containing less than two (2) acres.**

The net developable area for this DSP is approximately 7.0 acres.

- (2) The District Council may (when approving the zoning) permit a reduction in this minimum area in order to permit the redevelopment of a deteriorated or obsolescent single-family residential area, or to promote the development of small-scale attached dwelling areas in an attractive, efficient manner. If no rezoning is involved (such as townhouses to be developed in the R-18 Zone in accordance with the R-T Zone), the Council may still permit the reduction if requested (in writing) by the owner of the property.**

This regulation is not applicable to this DSP.

(i) Common Areas.

- (1) **If common areas are provided, they shall be conveyed to an incorporated, nonprofit homes association. The association shall be created under recorded land agreements (covenants) which specify that:**
 - (A) **Each home owner in a described land area is automatically a member; and**
 - (B) **Each home is automatically subject to a charge for a proportionate share of common area maintenance. The recorded covenants shall bind each home owner to pay his proportionate share of all assessments (including taxes), which may be necessary to maintain the common areas. The covenants shall also provide for a personal money judgment procedure against each home owner to meet the assessment charges.**
- (2) **If a Detailed Site Plan shows a common area, the Planning Board (as a condition of plat approval) shall place conditions on the ownership, use, and maintenance of these areas to assure that the areas are preserved for their intended purpose.**
- (3) **Record plats filed on land located in an R-T Zone (or any other zone when developed in accordance with the R-T Zone) shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common area, or shall include the statement by reference to liber and folio.**

Common areas are to be conveyed to the HOA, in accordance with these regulations.

(j) Front elevation plan.

- (1) **A front elevation plan (or profile plan) shall be submitted with the Detailed Site Plan. The elevation plan shall show a variation in design of dwellings, or groups of dwellings, sufficient to satisfy the purposes of this Section.**

Front elevations of the three models for the 80 townhouse units have been submitted with this DSP. These elevations show a variation in design and are sufficient to satisfy the purposes of this section.

(k) Site plan.

- (1) **A Detailed Site Plan shall be approved for all attached dwellings, in accordance with Part 3, Division 9, of this Subtitle.**

The subject DSP is being filed for review in conformance with this regulation.

(2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:

(A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and

Two townhouse units on Lots 36 and 41 are identified as barrier-free units, as shown on the submitted site plan.

(B) The type and location of required streetlights.

The submitted photometric plan shows the type and location of streetlights in this DSP.

(3) In addition to the site design guidelines of Section 27-283, the Planning Board shall also consider the orientation and identification of dwelling units with respect to topography and other site characteristics, so that a variety of potential housing opportunities is provided throughout the proposed development for barrier-free design construction.

Several lots throughout the subject development are relatively flat, with driveway slopes of less than five percent, and no stairs are needed to reach the front doors of these slab-on-grade units.

c. Section 27-274(a) of the prior Zoning Ordinance provides site design guidelines for a DSP, as cross-referenced in Section 27-283. The applicable design guidelines are described as the following:

(2) Parking, loading, and circulation.

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

(i) Parking lots should generally be provided to the rear or sides of structures;

(ii) Parking spaces should be located as near as possible to the uses they serve;

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

This design guideline is not applicable to this DSP because it does not include surface parking lots. In this DSP, each townhouse is equipped with a two-car garage and one parking space in the driveway. In addition, 31 on-street parking spaces are provided for visitors.

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

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

This design guideline is not applicable because this DSP does not include loading spaces.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
- (ii) Entrance drives should provide adequate space for queuing;**
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**

- (iv) Parking areas should be designed to discourage their use as through-access drives;**
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**
- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;**
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.**

The circulation exhibit, submitted with this DSP, shows that the subject property only has one vehicular access to Oxon Hill Road. The vehicular and pedestrian circulation within the site are planned and designed to be separated in order to achieve a safe, efficient, and convenient living environment for both pedestrians and drivers. Crosswalks are provided for pedestrians when the vehicular and pedestrian circulations are overlapped. Ramps are incorporated to create barrier-free pathways.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site design's character. To fulfill this goal, the following guidelines should be observed:**
 - (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**

- (ii) **Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
- (iii) **The pattern of light pooling should be directed on-site;**
- (iv) **Light fixtures fulfilling similar functions should provide a consistent quality of light;**
- (v) **Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
- (vi) **If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

Lighting for this DSP has been discussed in Finding 6 above, demonstrating adequate illumination for users and for the site in the evening.

(4) Views.

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

The subject DSP includes sufficient landscape buffers along Livingston Road and Oxon Hill Road, to preserve, create, or emphasize scenic views from public areas. Special attention was given to the latter, which is designated as a historic route.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:**
 - (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
 - (ii) Green area should link major site destinations such as buildings and parking areas;**
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**

- (iv) **Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**
- (v) **Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
- (vi) **Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
- (vii) **Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**

The submitted plan shows green areas provided throughout the site. Green areas around the proposed 80 townhouse units are appropriate in size, shape, and location, and are designed to complement other site activity areas. These areas are accessible, and well-defined and scaled to serve different needs. For example, the playground is equipped with playground facilities for children and has seating placed around it for parents to watch their children play and/or socialize with other people, or for temporary rest.

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

The subject DSP does not propose additional impacts to the on-site primary management areas (PMA) or regulated environmental features (REF).

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:**
 - (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**
 - (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**

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

The submitted plans demonstrate that the subject DSP is in conformance with this design guideline. Specifically, amenities for this DSP include light fixtures, benches, bicycle racks, and a playground. Two pet waste stations are also provided, one located around Lot 1 and the other located around the playground. These amenities are visible and accessible, and do not obstruct pedestrian circulation.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:**
 - (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
 - (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
 - (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**

- (iv) **Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
- (v) **Drainage devices should be located and designed so as to minimize the view from public areas.**

The submitted plans show the site is relatively flat. Grading performed within the property is intentionally designed to tie into existing slopes and supplement buffering. This approach will avoid unnecessary grading and minimize disruption to the existing topography and natural and cultural resources. The submitted plans also show the location of retaining walls, with details, which are included to enhance stability.

(8) Service Areas.

- (A) **Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Service areas should be located away from primary roads, when possible;**
 - (ii) **Service areas should be located conveniently to all buildings served;**
 - (iii) **Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
 - (iv) **Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

This design guideline is not applicable to this DSP because it does not include service areas.

(9) Public Spaces.

- (A) **A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**

- (ii) **The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
- (iii) **Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
- (iv) **Public spaces should be readily accessible to potential users; and**
- (v) **Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

This design guideline is not applicable to this DSP because it is for the development of 80 townhouse units, not for a large-scale commercial, mixed-use, or multifamily development. Nonetheless, the subject DSP includes a playground, which was discussed in detail in Finding 6 above. The playground is designed to be accessible to future residents and is equipped with facilities to support the intended use.

(10) Architecture.

- (A) **When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) **These guidelines may be modified in accordance with Section 27-277.**

A detailed discussion regarding architecture has been addressed in Finding 6 above.

(11) Townhouses and three-family dwellings.

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

individual trees should take into account the viability of the trees after the development of the site.

All of the townhouses in this DSP are designed with rear-loaded garages and are served by alleys, except Lots 1–30, which are designed with front-loaded garages. Where the rears of the townhomes face the roadway, plantings and landscaped areas are provided for screening.

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

Groups of townhouses in this DSP are designed at right angles to each other. As a result, one central open space is created on the south side of Aire Place to serve as green area, or to be designed as a playground with facilities to support the intended uses.

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

The subject DSP includes one playground, as discussed in Finding 6 above. This playground is located on Parcel G and is separated from townhouse units by the proposed landscaped areas.

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

The subject DSP includes the Dayton (24 feet wide), Brexton (22 feet wide), and Easton (18 feet wide) models for the proposed townhouses. These models offer a variety of front elevations, which consist of a mixture of building materials and architectural features/elements, as discussed in Finding 6 above, to avoid architectural repetition. A condition is included herein requiring the applicant to add a note to the General Notes that no two units located next to or across the street from each other should have identical elevations.

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

This guideline is not applicable to the subject DSP because it does not include parking lots and no rears of townhouse lots will face the public rights-of-way (ROWS) of Oxon Hill Road and Livingston Road.

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

The townhouse units, proposed with this DSP, comply with this guideline. The submitted architectural elevations show that attention is given to the aesthetic appearance of the townhouses. Highly visible lots are also noted on the plans to ensure that side elevations facing a roadway are designed with various architectural features, so as not to be left as blank walls.

8. **Preliminary Plan of Subdivision 4-21025:** PPS 4-21025 was approved on June 9, 2022, subject to 18 conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the plan's conditions follows each one, in plain text:

2. **Total development within the subject property shall be limited to uses which generate no more than 57 AM peak-hour trips and 65 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The subject DSP does not exceed the established trip cap.

3. **Any nonresidential development shall require the approval of a new preliminary plan of subdivision, prior to approval any building permits.**

No nonresidential development is proposed with this DSP.

4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan, 27515-2020-00, and any subsequent revisions.**

Copies of the approved SWM Concept Plan 27515-2020-00 and approval letter were submitted with this DSP application. The concept of SWM design is similar to what is shown on the DSP and Type 2 tree conservation plan (TCP2).

An additional stormwater facility has been shown on the DSP and TCP2, adjacent to the on-site floodplain area, to control stormwater from an approved SWM grass swale. The current concept approval letter expires on May 15, 2027. A final SWM design will take place as part of the permit process. Final SWM plans will be reviewed and approved by DPIE.

5. Prior to approval of a final plat:

- a. The applicant and the applicant's heirs, successors, and/or assignees shall grant 10-foot-wide public utility easements along the public and private rights-of-way, in accordance with the approved preliminary plan of subdivision.**
- b. The applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat, prior to recordation.**

The submitted site plan shows 10-foot-wide public utility easements (PUE) along the public and private ROWs, in conformance with PPS 4-21025. A condition is included herein requiring the applicant to label the 10-foot-wide PUE along Oxon Hill Road on Sheets 4 and 5 of the DSP.

6. At the time of final plat, the applicant shall dedicate all rights-of-way along the property frontage on Livingston Road and Oxon Hill Road, consistent with the approved preliminary plan of subdivision.

The submitted site plan shows dedication of the ROWs, consistent with PPS 4-21025. A condition is included herein requiring the applicant to provide dimension lines from the centerline of the road to the ultimate (dedicated) ROW line along Oxon Hill Road and Livingston Road on all applicable sheets.

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

- a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division.**
- b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.**

- c. **The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.**
- d. **Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.**
- e. **Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.**

The parcels to be conveyed to the HOA have been identified on the site plan in conformance with this condition. Conditions are included herein requiring the applicant to revise the labels to state, "To be conveyed to the HOA" and add a parcel table to the coversheet identifying each parcel, acreage or square footage, ownership, and use, as is provided on the approved PPS. In addition, this DSP does not propose stormdrain outfalls that discharge to parcels that will be conveyed to the HOA.

- 9. **At the time of detailed site plan, the architecture, lighting, and landscaping of the proposed townhouses shall be reviewed by the Broad Creek Local Advisory Committee and Historic Preservation Commission for architectural compatibility with the adjacent Broad Creek Historic District (PG:80-024).**

The architecture, lighting, and landscaping of the proposed townhouses were provided to the Historic Preservation Section and the Broad Creek Local Advisory Committee for review.

The subject DSP application includes sufficient materials to review the identified elements in the condition. Architectural elevations (front, rear, and side) were provided for all three models. For the front-loaded Dayton and Easton models, that will be visible from the Broad Creek Historic District, the material palette of brick veneer, horizontal and vertical siding, and asphalt and metal roofing are generally compatible with the adjacent historic district. Stone veneer is presented as an option on certain models but is generally not considered compatible because it is ahistorical. Therefore, it is conditioned herein to avoid stone veneer.

The applicant has provided a landscape plan showing the number and type of plantings to be located within the required landscape buffer along Oxon Hill Road, a designated historic road. The landscape plan also specifies the location of sidewalks and monumental signage that will be visible from the adjacent historic district. The application includes a full-color illustrative plan that provides a general representation of the site landscaping.

The application includes a photometric plan, which indicates that light spillover into the adjacent Historic District will be minimal.

16. **The detailed site plan shall include typical sections and details for all private streets and alleys. The street sections shall identify location of on-street standard and/or compact car parking spaces. Private streets shall be constructed with minimum six-foot-wide sidewalks on both sides of the travelway.**

The submitted site plan includes street sections that demonstrate a 6-foot-wide sidewalk along each side of the internal roadways. In addition, 31 compact street parking spaces are provided along Aire Place and Dulaney Place, which are dimensioned 22 feet by 7 feet.

17. **A network of continuous sidewalks shall be provided along the property's frontage of Oxon Hill Road, east of Private Road A and Livingston Road without modification. A network of continuous sidewalks shall be provided along the property's frontage of Oxon Hill Road, west of Private Road A, unless modified by the operating agency. The exact details and profiles of these facilities shall be shown and included as part of the detailed site plan.**

The submitted circulation plan demonstrates 6-foot-wide sidewalks along the property's frontage of Oxon Hill Road and Livingston Road. Additional internal circulation is achieved via 6-foot-wide sidewalks along the internal roadways.

18. **Protected bicycle lanes shall be provided along the property's frontage of Oxon Hill Road and Livingston Road or an alternative bicycle lane facility along the property's frontage, if modified by the operating agency, with written correspondence. The exact details and profiles of these bicycle facilities shall be shown and included as part of the detailed site plan.**

The submitted circulation exhibit displays a 6-foot-wide bicycle lane along the property's frontage of Oxon Hill Road and a "Share the Road" sign along Livingston Road, with dedicated ROW for future bicycle lane development. A condition is included herein requiring the applicant to revise the road sections of Oxon Hill Road and Livingston Road to be consistent with the site plan.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted landscape plan demonstrates conformance to these sections, except Section 4.9. The total number of shade, ornamental, and evergreen trees and shrubs provided from Schedules 4.1-2, 4.6-2, 4.7-1, and 4.10-1 are 202, 279, 67, and 145, respectively. Conditions are included herein requiring the applicant to revise Schedule 4.9-1 to be consistent with other schedules and revise the plant schedule to be consistent with Schedule 4.9-1.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO) because the property is greater than 40,000 square feet in size and it is associated with a tree conservation plan that was accepted for review on or before June 30, 2024. TCP2-047-2024 was submitted with the subject DSP application. The overall 14.87-acre site contains a total of 6.26 acres of woodlands in the net tract and 7.34 acres of woodlands in the floodplain, for a total of 13.60 acres of woodland. The TCP2 proposes to clear 6.18 acres of woodlands in the net tract, 1.70 acres of wooded floodplain, and 0.12 acre of off-site clearing, resulting in a woodland conservation requirement of 5.76 acres. Currently, the woodland conservation worksheet shows 0.08 acre of on-site preservation, 0.65 acre of reforestation, 0.62 acre of landscape credit, and 4.41 acres of off-site woodland conservation credits, for a total woodland conservation provided of 5.76 acres.

The majority of the proposed woodland preservation, including the three on-site specimen trees, are located within the floodplain and will be contiguous to the wooded stream valley parkland, thereby minimizing any impacts to the forest interior dwelling species of birds habitat. No technical revisions are required to TCP2-047-2024.

Section 25-122(c)(1) of the 2010 WCO prioritizes methods to meet woodland conservation requirements.

The applicant submitted a revised statement of justification (SOJ) on December 23, 2024, requesting approval of off-site reforestation and/or woodland conservation in preservation, to meet the woodland conservation requirement. The development was previously approved by the Planning Board for the use of off-site woodland conservation credits with TCP1-002-2022, as a companion case to PPS 4-21025. The applicant indicates that, due to the large on-site floodplain area to be preserved, there are limited areas for additional on-site woodland preservation or reforestation planting opportunities, based on the proposed development. Since the review of the TCP1, further engineering of the stormwater and floodplain management resulted in an increase of the floodplain clearing and a decrease of the net tract clearing, resulting in an increase of the overall woodland conservation requirement. The engineering changes provided the opportunity for the applicant to preserve an additional portion of the upland forest, as shown on the TCP2. TCP2-047-2024 shows that a portion of the woodland conservation requirement will be met using 4.41 acres of off-site woodland credits. This total was reduced by 0.28 acre from what was approved by the Prince George's County Planning Board with the approval of PPS 4-21025 (4.69 acres of off-site credits). The TCP2 can be found in conformance with the TCP1.

- 11. Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The subject site is located within the Residential, Single-Family-Attached (RSF-A) Zone and AG Zone. The portion of the property zoned AG is exempt from the TCC requirement. The portion of the property zoned RSF-A requires a minimum of 20 percent of the net tract area to be covered by tree canopy. The net tract area of the RSF-A-zoned area is approximately 7.0 acres and the required TCC is approximately 1.4 acres or 61,071 square feet. This requirement is met through a

combination of on-site woodland conservation provided and proposed landscaped plantings. A condition is included herein requiring the applicant to revise the TCC schedule to be consistent with the number of shade, ornamental, and evergreen trees listed in Schedule 4.9-1.

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

- a. **Historic Preservation and Archeological Review**—The Historic Preservation Commission (HPC) reviewed the subject application at its February 18, 2025 meeting. HPC voted to recommend that the Planning Board approve the subject application, with three conditions, which are included in the Recommendation section of this report. HPC provided findings and conclusions in a memorandum, dated February 19, 2025, which are incorporated herein for reference and review by the Planning Board.
- b. **Community Planning**—In a memorandum dated February 10, 2025 (Mekonnen to Huang), the Community Planning Division notes that, master plan conformance is not required for this application, in accordance with Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance.
- c. **Transportation Planning**—In a memorandum dated February 5, 2025 (Daniels to Huang), the Transportation Planning Section offered the following comments:

Master Plan Right-of-Way

The property has frontage along Oxon Hill Road (C-708) and Livingston Road (C-710), both are master-planned collectors with 80-foot-wide ROW. The ROW along both frontages were reviewed at the time of PPS 4-21025. Dedication for these roads will be addressed at the time of the final plat, and no additional dedication is required with this application.

Master Plan Pedestrian and Bicycle Facilities

Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan, a bicycle lane along Oxon Hill Road and Livingston Road is recommended. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

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

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

The master plan provides the following recommendations:

Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

The site plan includes a 6-foot-wide sidewalk along the property’s frontage of Oxon Hill Road and Livingston Road, as well as curb ramps and crosswalks at pedestrian crossings. The sidewalks along the road frontages connect to an internal comprehensive sidewalk network and an 8-foot-wide pathway between Lots 35 and 36 that connects the internal sidewalks to the sidewalk along Livingston Road. A 6-foot-wide bicycle lane is proposed along Oxon Hill Road and a “Share the Road” sign is proposed along Livingston Road with dedicated ROW for future bicycle lane installation. Two inverted U-style bicycle racks are provided at the recreation area on-site. In addition, a crosswalk is provided, by crossing Livingston Road, connecting to the adjacent properties. The proposed facilities and amenities provide master-planned connections along the property frontages and bicycle-friendly roadways, continuous connection to and throughout the site, and create opportunities for alternative travel modes to adjacent properties.

- d. **Subdivision**—In a memorandum dated February 2, 2025 (Bartlett to Huang), the Subdivision Section noted that the property has an automatic certificate of adequacy pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date subject to the expiration provisions of Section 24-4503(c).
- e. **Environmental Planning**—In a memorandum dated January 28, 2025 (Schneider to Huang), the Environmental Planning Section offered the following:

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory, NRI-154-06-02, was submitted with this DSP. The site contains a stream (Henson Creek), floodplain, wetlands, associated buffers, and PMA. The NRI shows the site is fully wooded, with the exception of the open waters of Henson Creek, and has three specimen trees. No structures are present on this property.

Stormwater Management

An approved SWM Concept Plan, 27515-2020-00, was submitted with the current application. The SWM design was reviewed and approved by DPIE to address surface water runoff issues, in accordance with Subtitle 32: Water Quality Resources and Grading Code. The letter of approval expires on May 15, 2027. This application proposes stormwater best management practices, such as eight micro-bioretenion facilities, one large, submerged gravel wetland system, and a grass bioswale. No SWM fee-in-lieu is required for on-site attenuation/quality control measures. No further action regarding SWM is required with this PPS review.

Currently, the TCP2 shows 0.62 acre of landscape credits along the northern property boundary, proposed to meet the development’s woodland conservation

requirement. The approved SWM concept plan shows a stormwater swale in this location. Landscape credit planting to be counted as woodland conservation cannot be located within a SWM structure due to future maintenance activities. The applicant has spoken to DPIE, and DPIE has agreed that the approved SWM Concept Plan, 27515-2020-00, will need to be revised to remove the grass swale out of the stormwater calculations and remove the swale from the required on-site SWM facilities. A condition is included herein requiring the applicant to submit a revised, approved, SWM concept plan and letter, prior to DSP certification approval.

- f. **Permit Review**—In a memorandum dated January 27, 2025 (Chaney to Huang), the Permit Review Section offered comments on this DSP application, regarding the R-T Zone regulations and signage, which are added to the Recommendation section of this staff report.
 - g. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated January 14, 2025 (Thompson to Huang), DPR noted that there were no additional comments for this application.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.
 - i. **Price George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - j. **Prince George’s County Fire/EMS Department**—In a memorandum dated January 16, 2025 (Schneider to Huang), the Fire/EMS Department offered fire-related comments, which were addressed by the applicant, or will be addressed prior to or at the time of settlement.
 - k. **Prince George’s County Health Department**—In a memorandum dated January 9, 2025 (Adepoju to Huang), the Health Department offered comments that construction activity impacts (noise and dust) should not extend into adjacent properties during construction.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
 - m. **Public Utilities**—On December 27, 2024, the subject DSP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company (PEPCO), and Washington Gas for review and comments. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.
13. **Community feedback:** As of the writing of this technical report, staff did not receive any inquiries from the community regarding the subject DSP.
14. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, this DSP will, if approved with the proposed conditions below, represent

a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

15. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
16. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
17. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:
 - (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No additional impacts to the on-site PMA or REF are proposed with this DSP application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George’s County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-21013, and Type 2 Tree Conservation Plan TCP2-047-2024, for Broad Creek Townhouses at Henson Creek Transit Village, subject to the following conditions:

1. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows, or provide the specific documentation:
 - a. Label the 10-foot-wide public utility easement along Oxon Hill Road on Sheet 4 and Sheet 5.
 - b. Dimension the distance from the road centerline to the ultimate (dedicated) right-of-way line along Oxon Hill Road and Livingston Road on sheets 3, 4, and 5.
 - c. Add a parcel table to the DSP coversheet identifying each parcel, its acreage or square footage, ownership, and use.
 - d. Revise the label for Parcel A to “To be conveyed to M-NCPPC”.
 - e. Revise the labels for Parcel B through Parcel H to “To be conveyed to the HOA”.
 - f. In the Schedule of the Zoning Ordinance Requirements on the coversheet:
 - (1) Revise “Current Z. O. Requirement” to “Prior Z. O. Requirement”.

- (2) In Notes 6–8, revise “250 sf per lot” to “400 SF but not less than 250 SF with steps, terraces, and open porches (decks)”
 - g. Add a schedule to the coversheet showing the square footage of yards provided for each lot, in accordance with the minimum requirements of the prior Prince George’s County Zoning Ordinance.
 - h. Correct the total number of the light fixtures on the photometric plan, as the plan shows 13 light fixtures being proposed for this DSP.
 - i. Regarding architectural elevations:
 - (1) Revise the side elevations to clearly show the required number of architectural features both for highly visible and non-highly visible lots.
 - (2) Add a note to the general notes that no two units located next to, or across the street from, each other should have identical elevations.
 - (3) Note the use of stone veneer shall be avoided on townhouse units fronting Oxon Hill Road, in accordance with Prince George’s County Zoning Ordinance, Section 27-281.01(b),
 - j. Revise the road sections of Oxon Hill Road and Livingston Road, to be consistent with the dimensions shown on the site plan.
 - k. Ensure that all townhouse sticks in this DSP have a minimum of four units, in accordance with Section 27-107.01 of the prior Prince George’s County Zoning Ordinance.
 - l. Add the percentage of green areas provided for this detailed site plan to the Zoning Ordinance Requirements on the coversheet.
2. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the landscape plan as follows:
- a. Revise Schedule 4.9-1 to be consistent with the total number of shade, ornamental, and evergreen trees and shrubs provided from Schedules 4.1-2, 4.6-2, 4.7-1, and 4.10-1, which are 202, 279, 67, and 145, respectively.
 - b. Revise the plant schedule to be consistent with Schedule 4.9-1.
 - c. Revise the Tree Canopy Coverage (TCC) Schedule to be consistent with the number of shade, ornamental, and evergreen trees listed in Schedule 4.9-1.
3. Prior to certification of the Type 2 tree conservation plan (TCP2), the applicant shall
- a. Submit a draft of the erosion and sediment control technical plan. The ultimate limits of disturbance for the project shall be consistent between the erosion and sediment control technical plan and TCP2-047-2024.

- b. Submit a revised approved stormwater management concept plan that is consistent with the detailed site plan and TCP2-047-2024.
4. Per “Planning for Archeology” Policy 1 of the 2010 *Approved Historic Sites and Districts Plan*, any grading near or placement of fill at the location of Archeology Site 18PR1067 shall be monitored by the applicant’s archeologist. If significant artifacts are encountered, the applicant’s archeologist shall halt the work and must consult with Historic Preservation Section archeologists before resuming the work.
5. Per Section 27-281.01(b) of the Prince George’s County Zoning Ordinance and the recommendation of the Broad Creek Historic District Local Advisory Committee, the Homeowners Association (HOA) covenants for the development shall state that any rooftop solar panels installed on units fronting Oxon Hill Road shall be of a dark, non-reflective material.