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## Detailed Site Plan Melford Mansions

## DSP-22043-03

REQUEST	STAFF RECOMMENDATION
Revise Condition 5 of the approved detailed site plan, to change the construction timing of the plaza amenity.	With the conditions recommended herein:  •APPROVAL of Detailed Site Plan DSP-22043-03

**Location:** In the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue.

Gross Acreage: 10.49

Zone: TAC-E

Prior Zone: M-X-T

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

Dwelling Units: 435

Gross Floor Area: 706,364 sq. ft.

Planning Area: 71B

Council District: 04

Municipality: City of Bowie

**Applicant/Address:**  
St. John Properties, Inc.  
2560 Lord Baltimore Drive  
Baltimore, MD 21244

**Staff Reviewer:** David Myerholtz  
**Phone Number:** 301-780-3411  
**Email:** David.Myerholtz@ppd.mnccppc.org



Planning Board Date: 07/31/2025

Planning Board Action Limit: 09/29/2025

Staff Report Date: 07/17/2025

Date Accepted: 06/20/2025

Informational Mailing: 05/20/2025

Acceptance Mailing: 06/06/2025

Sign Posting Deadline: 07/01/2025

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[http://www.mnccppcapps.org/planning/Person\\_of\\_Record/](http://www.mnccppcapps.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-22043-03  
                  Melford Mansions

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

**EVALUATION**

The subject property is located within the Town Activity Center - Edge (TAC-E) Zone. However, this application is being evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(b) of the Zoning Ordinance, a development project approved and remaining valid pursuant to the prior Zoning Ordinance and prior Prince George's County Subdivision Regulations may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance. The subject property received prior development approvals, including Conceptual Site Plan CSP-06002 and its amendments; Preliminary Plan of Subdivision 4-16006; and Detailed Site Plans DSP-17020 and DSP-22043 and its amendments. Pursuant to Section 27-1704(e) of the Zoning Ordinance, subsequent revisions or amendments to development approvals or permits "grandfathered" under the transitional provisions are permitted to allow a project to proceed to the next steps in the approval process. Therefore, this application is being reviewed and decided under the prior Zoning Ordinance. Under the prior Zoning Ordinance, the property is subject to the standards of the Mixed Use-Transportation Oriented (M-X-T) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this DSP:

- a.       The prior Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines of the prior Prince George's County Zoning Ordinance;
- b.       Conceptual Site Plan CSP-06002 and its amendment;
- c.       Preliminary Plan of Subdivision 4-16006;
- d.       Detailed Site Plan DSP-17020;
- e.       Detailed Site Plan DSP-22043, and its amendments;
- f.       The 2010 *Prince George's County Landscape Manual*;
- g.       The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

- h. The Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments; and,
- j. Community feedback.

## FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) amendment seeks to revise Condition 5 of DSP-22043, in order to change the construction timing of the plaza amenity at the intersection of Curie Drive and Lake Melford Avenue, from prior to approval of the fourth residential building permit to prior to approval of the fifth residential building permit.
2. **Development Data Summary:** This DSP does not include any changes to the development data that was previously approved with DSP-22043-02. The approved data is included below:

	<b>Approved with DSP-22043-02</b>
Zone	M-X-T
Use	Multifamily Residential
Acreage (Gross)	10.49
<b>Building Square Feet (Gross floor area) sq. ft.</b>	<b>539,810</b>
Residential Units	527,745
clubhouse and bathhouse	12,065
<b>Total Dwelling Units</b>	<b>435</b>
Studio Units	65
Studio units plus den	7
1 Bedroom	86
1 Bedroom plus den	116
2 Bedroom	45
2 Bedroom plus den	62
3 Bedroom	54
Building Height	1 to 6 Stories
<b>Total Parking Spaces Provided</b>	<b>586</b> (required 554)
Standard Spaces	408
Compact Spaces	114
Parallel (On-site)	32
Parallel (On Lake Melford Avenue)	17
Standard Handicap-Accessible Spaces (including 7 van spaces)	15
<b>Loading Spaces Provided</b> (12 ft. by 33 ft.)	<b>2</b>

3. **Location:** The larger Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway/ Robert Crain Highway), in Planning Area 71B and Council District 4, within the City of Bowie. The specific site included in this DSP amendment is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection with Curie Drive, in the geographic center of Melford Town Center.
4. **Surrounding Uses:** The overall Melford site is bounded to the north by single-family detached dwellings in the Agricultural-Residential Zone (prior Residential-Agricultural (R-A Zone), and vacant park property in the Reserved Open Space (ROS) (prior R-O-S) Zone; to the east by the Patuxent River; to the south by the US 50/US 301 right-of-way and a vacant property in the Agriculture and Preservation (prior Open Space (O-S)) Zone; and to the west by MD 3. The subject DSP site is within the geographical center of Melford Town Center, which is located at the intersection of Curie Drive and Lake Melford Avenue. The site is bounded to the north by existing woodland; to the east by undeveloped land in the Melford Town Center, with an existing stormwater management (SWM) pond and woodland beyond; to the west by Curie Drive and multifamily development approved via DSP-18007, The Aspen at Melford Town Center, beyond; and to the south, beyond Lake Melford Avenue, by townhouse development approved via DSP-18034, all in the Mixed Use–Transportation Oriented (M-X-T) Zone.
5. **Previous Approvals:** On January 25, 1982, the Prince George’s County District Council approved Zoning Map Amendment (Basic Plan) A-9401, for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George’s County Planning Board decision (PGCPB Resolution No. 86-107) for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several specific design plans (SDPs) and preliminary plans of subdivision (PPS) were approved for the development.

The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the M-X-T Zone.

Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007, for mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, the District Council approved CSP-06002, with 29 conditions and 4 modifications, rejecting the residential component of the proposed development. Over the years, numerous SDPs and DSPs have been approved for the subject property, in support of the office, flex, hotel, and institutional uses, although not all have been constructed.

On May 6, 2014, the District Council approved the 2014 *Plan Prince George’s 2035 Approved General Plan*, which created new center designations to replace those found in the 2002 *Prince George’s County Approved General Plan*, and classified the Bowie Town Center,

including the subject site, as a town center. The subject site retained its status as an employment area in the plan.

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128), for the addition of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space to CSP-06002. The CSP amendment was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an Order of Approval on March 23, 2015, supporting the development as approved by the Planning Board.

PPS 4-16006 was approved by the Planning Board on March 9, 2017, for 256 lots and 50 parcels, to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial retail and 235,000 square feet of office and medical offices) and 1,793 residential units (293 attached units and 1,500 multifamily units). The Planning Board adopted PGCPB Resolution No. 17-45 on April 6, 2017. A request for reconsideration was granted on May 18, 2017; however, on June 29, 2017, the case was appealed to the Circuit Court for Prince George's County and the reconsideration request was dismissed, without prejudice, on July 20, 2017.

DSP-17020, for grading and infrastructure of Melford Town Center, was approved and its resolution adopted by the Planning Board on December 7, 2017 (PGCPB Resolution No. 17-152), with three conditions.

DSP-19052, for a multifamily residential complex consisting of 435 multifamily dwelling units and a 12,000-square-foot clubhouse with a swimming pool and other associated amenities, was approved by the Planning Board on February 20, 2020 (PGCPB Resolution No. 2020-24), subject to six conditions. A subsequent amendment, DSP-19052-01, was approved by the Director on March 5, 2021, for minor adjustments to the DSP, including architectural elevations, parking, and other on-site improvements. The approval of DSP-19052 expired on February 20, 2023.

DSP-22043, for development of 435 multifamily dwelling units and a 12,000-square-foot clubhouse and other associated amenities was approved by the Planning Board on February 16, 2023 (PGCPB Resolution No. 2023-09), subject to six conditions. Subsequent amendments have been approved by the Planning Director. First, DSP-22043-01 approved modifications to the proposed multifamily mix of bedroom units, and minor changes to the lighting plan and outdoor pool area. DSP-22043-02 approved changes to architecture, including the removal of Building "B", and associated modifications to landscaping, lighting, parking, and modified parcel lines.

6. **Design Features:** The subject DSP does not propose any changes to the approved design of the site.

The approved public plaza, for which the change in construction timing is requested, features green space and a sitting area as a focal point and is located adjacent to the intersection of Curie Drive and Lake Melford Avenue. This public open space is complementary in character to the public plaza across Curie Drive to the west, that features an expanse of hardscape, as approved in DSP-18007.



**Figure 1: Illustrative Site Layout**

Figure 1 shows the illustrative site layout of Melford Mansions, with building numbers labeled. The applicant seeks to first develop Buildings 1, 2, 6, and 7, which are the four buildings closest to Curie Drive, and to the recently completed Aspen multifamily building. Note that the plaza for which the change in construction timing is requested, is located adjacent to Buildings 6 and 7. The statement of justification (SOJ) states that the change in construction timing will eliminate challenges of public safety, construction, and financing that exist if the plaza has to be constructed before the fourth residential building permit.

The SOJ further explains these challenges. The site of the plaza is to be used as a laydown area for materials that will be used to construct Buildings 1, 2, 6, and 7. Given the proximity to Buildings 6 and 7, it is important not to open the plaza to the public until all exterior work has been completed on these buildings. In addition, the applicant contends that construction of these four buildings at once provides a large enough project to allow for financial feasibility.

### **Architecture**

There is no change proposed to the approved architecture of the site.

### **Signage**

There is no change to the approved signage included in this request.

### **Lighting**

There are no proposed changes to the approved lighting plan in this request.

## COMPLIANCE WITH EVALUATION CRITERIA

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

a. No changes to the approved site plan or mix of uses are proposed with this application, with the exception of construction timing of the plaza. This application does not change the findings of conformance to Section 27-547 of the prior Zoning Ordinance, as found with DSP-22043 and its amendments.

b. Section 27-546, Site Plans, of the prior Zoning Ordinance, has additional requirements for approval of a DSP in the M-X-T Zone, as follows:

**(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**

**(1) The proposed development is in conformance with the purposes and other provisions of this Division;**

DSP-22043 was found in conformance with the purposes of the M-X-T Zone, as stated in Section 27-542 of the prior Zoning Ordinance, and as documented in PGCPB Resolution No. 2023-09. The limited scope of this request, to change the construction timing of the plaza, does not alter the findings of conformance to the purposes of the M-X-T Zone.

**(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

The subject property, as part of the larger project, was placed in the M-X-T Zone on February 7, 2006, via the Bowie and Vicinity Master Plan and SMA. Thus, the above section does not apply to this application; however, the approved CSP does include comprehensive design guidelines that guide the design of this multifamily residential complex. The SOJ submitted by the applicant provides a review of the applicable guidelines, which are incorporated into this technical staff report by reference.

**(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**



The proposed multifamily development is part of a larger mixed-use development designed to be physically integrated with both existing and future adjacent development in the area. The DSP is visually integrated with existing and future uses through connecting streets, such as Lake Melford Avenue and Curie Drive, and pedestrian systems, including sidewalks and trails, as reflected on the DSP.

**(4) The proposed development is compatible with existing and proposed development in the vicinity;**

DSP-22043 was approved for a multifamily residential complex on this site, which was anticipated by the previously approved CSP-06002-01 and PPS 4-16006. This application does not alter the proposed development beyond construction timing of the plaza, and therefore, is compatible with the development concept of the Melford Town Center and other design elements recommended for the area.

**(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

DSP-22043 was approved for high-quality multifamily residential buildings and a clubhouse with amenities that will complement the other residential uses proposed within the boundaries of the Melford Town Center. This application does not change the mix of uses, arrangement, or design of buildings as approved with DSP-22043.

**(6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The development shown on the DSP will be completed in one phase. However, this development is part of a larger project under one previously approved CSP-06001-01. Development of this site will allow effective integration of subsequent development because this DSP will provide needed housing options.

**(7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

No changes to the approved pedestrian system are proposed with this application.

**(8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and**

**textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Details pertaining to areas for pedestrian activities and gathering spaces, specifically the corner public plaza, have been reviewed and approved with DSP-22043. The arrangement of these areas generally reflects a well-conceived design for pedestrian activities and gathering spaces, including attention to material type, landscaping, and street furniture, to give these spaces a well-defined sense of place. The plaza is intended for passive activities, featuring a more open green area that is complementary to the urban plaza featuring hardscape, across Curie Drive to the west.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This requirement is not applicable to this DSP.

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

The subject DSP amendment does not propose any changes to the findings of adequacy approved with DSP-22043.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject DSP does not propose a mixed-use planned community.

- c. Section 27-548, M-X-T Zone Regulations, of the prior Zoning Ordinance, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

**(a) Maximum floor area ratio (FAR):**

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

There are no changes to the approved floor area ratio (FAR) with this application. The approved maximum FAR is approximately 0.7 for the entire Melford Town Center, under approval of CSP-06002-01.

**(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

DSP-22043 was approved for a total of 10 buildings on 11 separate parcels, as allowed by this regulation. The subject DSP amendment will not have any impact on it.

It is noted that there is a discrepancy between the approved and platted parcels for this area, and the parcels shown on this DSP. Any additional parcels shown on this DSP will need to be approved under a subdivision application, as discussed further under Finding 9.

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

The subject DSP amendment has no changes to the approved dimensions for coverage, height, and location of all improvements for this site.

**(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The required landscaping approved with DSP-22043 is in accordance with the requirements of the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). No changes are included with this DSP amendment.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the Melford Town Center, approved under CSP-06002-01, is approximately 0.7, which is calculated in accordance with this requirement and is within the permitted FAR of 1.4. The subject DSP amendment will have no impact on it.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

No proposed structures will infringe upon public rights-of-way with this DSP amendment.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The development parcels approved under DSP-22043 have frontage on and direct access to public streets, specifically Curie Drive and Lake Melford Avenue. No changes are proposed with this DSP amendment.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

All approved multifamily buildings are below the maximum height of 110 feet. No changes to building heights are proposed with this DSP amendment.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or**

**the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

The subject property was rezoned to the M-X-T Zone through a sectional map amendment, approved on February 7, 2006. Therefore, this section does not apply to the subject DSP amendment.

- d. Section 27-274(a)(6) of the prior Zoning Ordinance establishes the required design guidelines for site and streetscape amenities for DSPs. DSP-22043 was found in conformance with all site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, and adequate lighting and landscaping. No changes to the site design are proposed by this DSP amendment.
- e. In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. The required number of parking spaces for this site, as calculated by the applicant, is 554 spaces. The site was approved for a total of 586 parking spaces and 2 loading spaces under DSP-22043-02. The subject DSP amendment does not change the approved parking layout nor the number of parking and loading spaces.

8. **Conceptual Site Plan CSP-06002 and its amendment:** CSP-06002 was approved by the District Council on May 11, 2009, subject to 29 conditions. These conditions were entirely superseded by CSP-06002-01, with District Council's approval on March 23, 2015, subject to 23 conditions. The conditions of CSP-06002-01 relevant to the review of this DSP amendment are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

7. **Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:**

- a. **The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**

The impervious surfaces as approved with DSP-22043 are not altered by this DSP amendment application.

- b. **The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors**

**to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

DSP-22043 satisfied the approved 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain. No changes are proposed with this DSP amendment.

- c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

The utility installation proposed for the subject site was approved with DSP-22043, to minimize any impact to environmentally sensitive areas. Any area cleared for this purpose will be reforested. No changes have been made with this DSP amendment.

- d. The open space system, including but not limited to environmentally sensitive areas, shall extend through the site and shall link the different uses. Portions of the open space system shall be visible to and accessible from public streets.**

The approved DSP-22043 includes a public plaza at the intersection of Lake Melford Avenue and Curie Drive, and open space and amenities associated with the clubhouse. The designed open spaces do not intrude into any natural open spaces, as previously shown on the approved DSP, CSP, and PPS. An extensive sidewalk system connects the open spaces. The proposed development in this application will allow for a continuation of the planned pedestrian and street network concepts endorsed by the Melford Town Center design guidelines. No changes to the approved open space system, with the exception of construction timing, are included in this DSP amendment.

- 9. At the time of detailed site plan (DSP), the following design issues shall be addressed:**
  - a. The plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.**
  - c. The proposed lighting system shall use full cut-off lighting systems, with limited light spill over.**
  - d. Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP-06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.**

- e. **Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.**

Condition 9.a., 9.c., 9.d., and 9.e. were met with the approval of DSP-22043. No changes have been proposed with this DSP amendment.

**11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:**

- a. **The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.**
- b. **The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.**
- c. **The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

This condition was met with the approval of DSP-22043, which included a comprehensive on-site recreational facility package with a total value of approximately \$2.4 million. The number and size of the recreational facilities were found appropriate. All facilities will be maintained by the management of The Mansions at Melford Town Center. In accordance with this condition, the timing of the construction of both the public plaza and the clubhouse compound was conditioned in the approval of DSP-22043.

The request to amend Condition 5 of DSP-22043, to change the construction timing of the public plaza, does not alter the number, size, or quality of recreational facilities. The reasons provided by the applicant for the requested change in construction timing of the plaza, from prior to approval of the fourth residential building permit to prior to approval of the fifth building permit, are threefold:

- a. **Public Safety:** Due to the proximity of the plaza to Buildings 6 and 7, it would not be in the interest of public safety to open the plaza prior to the completion of these buildings.
- b. **Construction Logistics:** The plaza area is to be used as a material laydown space during construction of Buildings 1, 2, 6, and 7.

- c. Financial feasibility: the first four buildings are to be constructed at once, to provide a large enough project to result in appropriate construction financing.

Given these justifications, staff find that deferring the construction of the plaza prior to the fifth residential building permit is both practical and essential to provide a safe environment for the public, as well as to support an efficient and financially sound development process for the developer. In addition, staff find the applicant's request is consistent with the intent of this condition and that this condition will still be met with approval of this DSP amendment, and therefore, recommend approval of this request.

**16. Prior to approval of any preliminary plan of subdivision or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.**

In accordance with the Historic Preservation Section, the most recent quarterly report received was on June 27, 2025, in accordance with this requirement. This condition will remain applicable to all future DSPs within CSP-06002-01.

- 9. Preliminary Plan of Subdivision 4-16006:** PPS 4-16006 was approved by the Planning Board on March 9, 2017, subject to 24 conditions. The resolution of approval, PGCPB Resolution No. 17-45, was adopted by the Planning Board on April 6, 2017. None of the conditions of PPS 4-16006 are relevant to the review of this DSP amendment.

The final plat of subdivision for the subject property (5-23076, recorded July 19, 2023 in Plat Book ME 264 Plat No. 64) included nine parcels. The subject DSP delineates a total of 11 parcels, and therefore, is not reflective of the legal property. A subdivision application will be required to gain additional lots, as shown on this DSP, or the DSP will need to be revised to be in keeping with the recorded subdivision. Inconsistency between the DSP and the recorded subdivision will result in subsequent permits being placed on hold for failure to reflect the correct recorded parcels for the property.

- 10. Detailed Site Plan DSP-17020:** DSP-17020 was reviewed and approved by the Planning Board on December 7, 2017, subject to three conditions. None of the conditions of DSP-17020 are applicable to the subject DSP.

- 11. Detailed Site Plan DSP-22043:** DSP-22043 was approved by the Planning Board on February 16, 2023 (PGCPB Resolution No. 2023-09), subject to six conditions. One condition of DSP-22043 is relevant to the review of this DSP amendment and is listed below, in **bold** text. Staff's analysis of the project's conformance to the condition is listed in plain text:

**5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.**

The subject DSP amendment application seeks to revise this condition to adjust the construction timing of the public plaza, prior to the 5th residential building permit for the subject development. Per analysis of Condition 11 of CSP-06002-01, in



Finding 8 above, staff find this request in keeping with the intent of CSP-06002-01 and the original DSP-22043.

12. **2010 Prince George's County Landscape Manual:** The subject site has an approved landscape plan associated with DSP-22043, demonstrating conformance with the applicable sections of the Landscape Manual. No changes to the approved landscape plan are included with this DSP amendment.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project has an approved Type 2 Tree Conservation Plan, TCP2-036-99-18, which includes the subject site. No revisions to the approved TCP2 are included in this application.
14. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-127(a)(4) of the Tree Canopy Coverage Ordinance notes, "Landscape plans demonstrating conformance to this Division approved as part of a permit or an entitlement case shall be subject to the regulations in place at the time of approval." A landscape plan was approved with DSP-22043 and remains in full force and effect. The subject DSP amendment application does not change the approved tree canopy coverage to be provided.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. Due to the limited scope of this application, comments were only solicited from external agencies. The referral comments are summarized, as follows:
  - a. **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 provide comments on the subject project; however, since this project is within the City of Bowie, coordination with the City for right-of-way dedication, roadway improvements, and the internal subdivision streets is required. SWM Concept Plan 02-0523-207NE15 was approved by the City of Bowie on June 5, 2023, and remains valid through June 5, 2026.
  - b. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject project.
  - c. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide comments on the subject project.
  - d. **City of Bowie**—At the time of the writing of this technical staff report, the City of Bowie did not provide comments on the subject application.
  - e. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide comments on the subject project.
  - f. **Prince George's County Fire Department**—At the time of the writing of this technical staff report, the Fire Department did not provide comments on the subject project.

16. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
17. In accordance with Section 27-285(b)(2) of the prior Zoning Ordinance, this DSP is in general conformance with CSP-06002-01.
18. Section 27-285(b)(4) of the prior Zoning Ordinance provides the following required finding for approval of a DSP:

**(4) The plan 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).**

In its approval of DSP-22043, the Planning Board found the regulated environmental features (REF) on the subject property had been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the DSP and tree conservation plan. There are no changes to the REF included with this application.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22043-03, for Melford Mansions, subject to the following conditions:

1. The conditions of approval from the original Detailed Site Plan DSP-22043 shall remain in full force and effect. However, Condition 5 shall be modified and replaced with the following:

“Prior to approval of the 5th residential building permit for this detailed site plan, the applicant shall complete construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.”
2. Prior to certification of the detailed site plan (DSP), the applicant shall revise the parcels shown on the DSP to be reflective of the recorded subdivision for the property, unless modified by a subsequent subdivision approval.