



The Maryland-National Capital Park and Planning Commission



PRINCE GEORGE'S COUNTY
Planning Department

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Preliminary Plan of Subdivision

Tulip Meadows

PPS-2022-009

REQUEST	STAFF RECOMMENDATION
29 lots and 5 parcels for townhouse development.	With the conditions recommended herein: • Approval of Preliminary Plan of Subdivision PPS-2022-009

Location: On the north side of Sheriff Road, at its intersection with Belle Haven Drive.

Gross Acreage: 1.96

Zone: RMF-20

Gross Floor Area: 0

Dwelling Units: 29

Lots: 29

Parcels: 5

Planning Area: 72

Council District: 05

Municipality: N/A

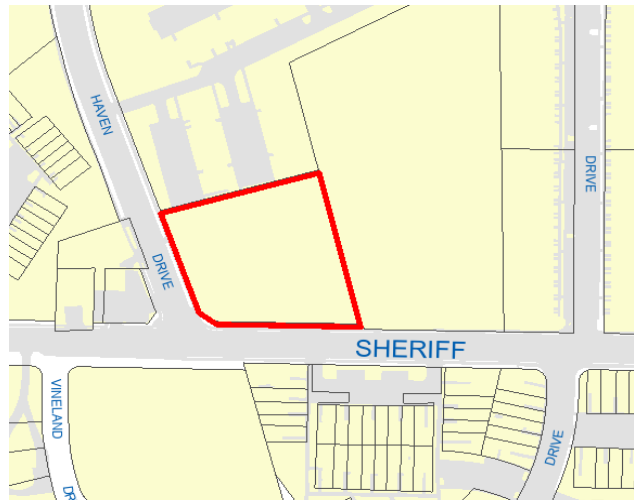
Applicant/Address:

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Planning Board Date:	09/18/2025
Planning Board Action Limit:	09/18/2025
Mandatory Action Timeframe:	70 days
Staff Report Date:	09/11/2025
Date Accepted:	06/09/2025
Informational Mailing:	04/15/2025
Acceptance Mailing:	06/04/2025
Sign Posting Deadline:	08/19/2025

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: Preliminary Plan of Subdivision PPS-2022-009
Tulip Meadows

OVERVIEW

The site is located on the north side of Sheriff Road, at its intersection with Belle Haven Drive, on Tax Map 59, Grid E4. The site consists of one parcel known as Parcel B, recorded in the Land Records of Prince George's County in Plat Book REP 202, Page 85. The 1.96-acre property lies in the Residential, Multifamily-20 (RMF-20) Zone, and is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

This preliminary plan of subdivision (PPS) application proposes subdividing the property into 29 lots and 5 parcels for single-family attached (townhouse) development. All of the proposed parcels are to be dedicated to a homeowners association (HOA), with one to serve as on-site private alleys and the remainder serving as open space, the majority of which will provide active or passive recreation facilities. The subject site is currently vacant.

A major subdivision is required in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on June 3, 2022, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a properly noticed pre-application neighborhood meeting on August 16, 2022, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. The applicant prepared a written summary of the pre-application neighborhood meeting, as required by Section 24-3303(c)(3)(C) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2022-024.

Staff recommend **APPROVAL** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The subject site is located on Tax Map 59, Grid E4 and is within Planning Area 72. The site is bound on its north side by property in the RMF-20 Zone, developed with an existing multifamily apartment building known as Belle Haven Apartments, and MD 704 (Martin Luther King Jr Highway) beyond. The property abuts a parcel owned by The Maryland-National Capital Park and Planning Commission to the east, which lies in the RMF-20 Zone containing Palmer Park (Park ID P48), with Windmill Square Condominiums in the RMF-20 Zone beyond. The property

abuts Sheriff Road to the south, with land in the Residential, Single-Family-Attached (RSF-A) Zone beyond, developed with the Village Green townhome community. The property abuts Belle Haven Drive to the west, with land in the Commercial, General and Office (CGO) Zone beyond, developed with a convenience store.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject PPS application and the evaluated development.

	EXISTING	EVALUATED
Zones	RMF-20	RMF-20
Use(s)	Vacant	Residential
Acreage	1.96	1.96
Parcels	1	5
Lots	0	29
Dwelling Units	0	29
Subtitle 25 Variance	No	No
Variation	No	No

The subject PPS was accepted for review on June 9, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on June 20, 2025, where comments were provided to the applicant. Revised plans were received on August 8, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—This property is the subject of a prior PPS, 4-04002, approved by the Prince George’s County Planning Board on July 8, 2004 (PGCPB Resolution No. 04-139), for two parcels for an existing apartment building on Parcel A and future commercial development on Parcel B (shown as Parcels 1 and 2, respectively, on the approved PPS). Parcel B, the subject property, was platted in Plat Book REP 202, Page 85 in 2004, pursuant to PPS 4-04002. However, the anticipated commercial development did not proceed. If approved by the Planning Board, the subject PPS will supersede the prior approval for this parcel.
3. **Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

Plan 2035

Plan 2035 places this application in the Established Communities Growth Policy Area (Map 1. Prince George’s County Growth Policy Map, page 18). Plan 2035 classifies established communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and

low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met,” (page 20). The subject PPS is consistent with Plan 2035 as it provides context-sensitive infill and medium-density residential development. The development will support infrastructure enhancements and ensure the continued provision of public services, thereby addressing the needs of existing residents.

Master Plan

The master plan recommends Medium-High Density Residential land use on the subject property (page 62), with the following residential goals (page 63):

- **To gradually redevelop the low-density residential lands within Subregion 4 that have greater potential for medium-density residential development given their proximity to centers, corridors, or other living area opportunity sites.**
- **To develop future land use patterns that establish appropriate development density transitions between centers and single-family residential areas.**

The proposed subdivision of existing Parcel B to create 29 lots for future construction of 29 townhomes conforms to the recommended land use of Medium-High Density Residential. The proposed density of 14.8 du/ac is within the recommended density of 8 to 20 du/ac (page 62). The property is within a mile from the Landover Gateway Local Center (Plan 2035, page 18) and has greater potential for medium-density residential development, as recommended by the master plan. It is also consistent with the recommended density transition between centers and single-family residential areas to the south of Sheriff Road.

Conformance to other relevant goals, policies, and strategies of the master plan are separately provided with the related findings made throughout this technical staff report.

4. **Stormwater Management**—Section 24-4303(b) of the Subdivision Regulations requires stormwater management (SWM) concept approval prior to approval of a PPS. Approved Site Development Concept Letter and Plan Case No. 14745-2022 were submitted with the current application. The stormwater concept proposes the use of two microbio retention facilities, a bay filter, and a planter box to meet the environmental site design requirement to the maximum extent practicable.

Staff find that development of the site, in conformance with SWM concept approval and any subsequent revisions approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), will ensure compliance with SWM policies, standards, and practices. Therefore, this PPS satisfies the requirements of Sections 24-4303(b) and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George’s County* (LPPRP), and the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, as they pertain

to public parks and recreational facilities, in conformance with Section 24-4101(b) of the Subdivision Regulations.

Master Plan Conformance

The proposed development aligns with the master plan's intention to improve the existing neighborhood while providing facilities that meet the changing needs of the community. The property is within Park Service Area 5. The proposed development has no impact on the master plan park and open space recommendations.

Mandatory Dedication of Parkland

Section 24-4601(b)(1) of the Subdivision Regulations sets forth the requirements for mandatory dedication of parkland for any new residential subdivision.

Section 24-4601(b)(3) of the Subdivision Regulations sets forth the amount of land required to be dedicated based off the maximum allowed density of the zone in which the proposed subdivision is located.

The subject property lies in the RMF-20 Zone, which has an allowable density of 20 du/ac. Given that the net tract area of this subdivision is 1.96 acres, and in accordance with Section 24-4601(b)(3)(D) of the Subdivision Regulations, 15 percent of the net tract area would be required for parkland dedication to The Maryland-National Capital Park and Planning Commission (M-NCPPC), or 0.29 acre. However, per Section 24-4601(b)(4)(B)(i) of the Subdivision Regulations, the Planning Board may approve the provision of a fee-in-lieu of mandatory parkland dedication if it is determined that the dedication of park and recreation land is unsuitable or impractical due to size, topography, drainage, physical characteristics, or similar circumstances under the requirements of Section 24-4601(b)(1).

The 0.29 acre of land dedication would not be sufficient to provide for the types of active recreational activities for future residents of this subdivision. As such and given that the 0.29 acre of dedication would be unsuitable or impractical due to size, staff recommend a fee-in-lieu to meet the mandatory parkland dedication requirement, per Section 24-4601(b)(4)(B) of the Subdivision Regulations. Staff note that the applicant proposes to provide active and passive recreation facilities to serve the future residents. These facilities are shown located in open space Parcel B.

Based on the preceding findings, staff find that the provision of mandatory dedication of parkland should be met through the provision of a fee-in-lieu of dedication, in accordance with Section 24-4601(b)(4)(B). Staff further provide recommended conditions of approval based on the above findings, as provided in this technical staff report.

6. **Transportation**—This PPS was reviewed for conformance with the master plan, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the Subdivision Regulations to provide the appropriate transportation recommendations.

Master Plan Right-of-Way

- **Belle Haven Drive (C-406): 70–80-foot right-of-way**

Both the MPOT and master plan recommend the above right-of-way. The PPS plan sheets identify an 80-foot-wide right-of-way, 40 feet from the centerline along Belle Haven Drive to meet the requirements of the MPOT and master plan.

- **Sheriff Road (C-405): 80-foot right-of-way**

Both the MPOT and master plan recommend the above right-of-way. The PPS plan sheets identify 40 feet from the centerline along Sheriff Road to meet the requirements of the MPOT and master plan.

Pedestrian and Bicycle Facilities

- **Belle Haven Drive (C-406): Planned bicycle Lane**

The master plan identifies Belle Haven Drive as a bicycle lane facility. Staff recommend a bicycle lane and signage be provided along the property frontage of Belle Haven Drive to meet the intent of the master plan.

- **Sheriff Road (C-405): Planned bicycle Lane**

Both the MPOT and master plan identify Sheriff Road as a bicycle lane facility. Staff recommend a bicycle lane and signage be provided along the property frontage of Sheriff Road to meet the intent of the MPOT and master plan.

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.
(page 10)

Sidewalks currently exist along the property frontages of Belle Haven Drive and Sheriff Road. Staff recommend these sidewalks be a minimum of 5 feet wide to meet Americans with Disabilities Act (ADA) compliance. Staff also recommend bicycle lanes and signage along the property frontage of Belle Haven Drive and along Sheriff Road. In addition, staff recommend marked crosswalks and ADA-compliant curb ramps crossing all vehicular crossings. These proposed and recommended facilities meet the intent of this policy.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*. (page 10)

Staff recommend a bicycle lane and signage be constructed along the property frontage of Belle Haven Drive and Sheriff Road to meet the intent of this policy.

Master plan recommendations (page 52):

Policy 1: Incorporate appropriate pedestrian-oriented and TOD features in the centers.

Sidewalks currently exist along the property frontages of Belle Haven Drive and Sheriff Road. Staff recommend these sidewalks be a minimum of 5 feet wide to meet ADA compliance. A bus shelter is currently located along frontage of Belle Haven Drive. These facilities and amenities meet the intent of the policy.

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased nonmotorized connectivity between neighborhoods.

Sidewalks currently exist along the property frontages of Belle Haven Drive and Sheriff Road. Staff recommend these sidewalks be a minimum of 5 feet wide to meet ADA compliance. In addition, a bus shelter is currently located along frontage of Belle Haven Drive. The development proposes internal sidewalks connecting to roadway frontages, creating new connections to the adjacent properties and the nearby school. Staff recommend a bicycle lane and signage be constructed along the property frontages of Belle Haven Drive and Sheriff Road. The existing, proposed, and recommended facilities meet the intent of the policy.

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Staff recommend a bicycle lane and signage be constructed along the property frontage of Belle Haven Drive and Sheriff Road. These improvements meet the intent of the policy.

The master plan organizes Subregion 4 into six living areas (Map 5-1, page 72). Living areas are primarily residential with various types of housing (page 71). The subject property is within Living Area A, Zone 1, which contains the following recommendations:

Living Areas A & C (Zone 1) Transportation (page 85)

Policy 1: Develop bicycle-friendly roadways to improve connectivity throughout Zone 1 (page 85).

Strategies: Mid-Term

- **Sheriff Road: Install bike lanes from Eastern Avenue to Redskins Road.**
- **Belle Haven Drive: Install bike lanes from Sheriff Road to Martin Luther King, Jr. Highway.**

Policy 2: Improve pedestrian connectivity throughout Zone 1 by installing sidewalks and pedestrian amenities (pages 85–86).

Strategies: Short-Term

- **Belle Haven Drive at Sheriff Road: Install pedestrian amenities including crosswalks, countdown signals, and Americans with Disabilities Act (ADA)-compliant ramps at the intersection.**

Strategies: Mid-Term

- **Sheriff Road: Install sidewalks from Martin Luther King Jr Highway to Belle Haven Drive.**
- **Belle Haven Drive: Install sidewalks from Martin Luther King Jr Highway to Sheriff Road.**

Pedestrian facilities currently exist along the property frontages of Belle Haven Drive and Sheriff Road. There are existing crosswalks, pedestrian signals, and ramps at the intersection of Sheriff Road and Belle Haven Road. However, these facilities should be made compliant to current ADA standards. Staff further recommend that sidewalks be a minimum of 5 feet wide to meet ADA compliance. In addition, a bus shelter is currently located along frontage of Belle Haven Drive. The development proposes internal sidewalks connecting to roadway frontages, creating new connections to the adjacent properties and the nearby school. Staff recommend a bicycle lane and signage be constructed along the property frontages of Belle Haven Drive and Sheriff Road. The existing, proposed, and recommended facilities meet the intent of the above policies and strategies.

Zoning Ordinance Compliance

Section 27-6104 of the Prince George's County Zoning Ordinance provides guidance for the review of PPS development applications. Section 24-4200 of the Subdivision Regulations provides guidance for circulation standards. In addition, Section 27-6200 of the Zoning Ordinance provides specific requirements for the current application. The relevant sections to transportation are discussed below.

Section 24-4200: Transportation, Pedestrian, Bikeway and Circulation Standards

Section 24-4201: General Street Design Standards

- 24-4201(a): Access is proposed along an existing public street, while internal circulation is via alleyways.
- 24-4201(b): The rights-of-way of Belle Haven Drive and Sheriff Road are identified on plans.
- 24-4201(d): Compliance to Section 27-6206 of the Zoning Ordinance is discussed below.

Section 24-4202: Vehicle Access and Circulation

24-4202(a): The proposed development meets the required connectivity score. Compliance to Section 27-6206 is discussed below.

Section 24-4203: Pedestrian Access and Circulation

24-4203(a): Compliance to Section 27-6207 of the Zoning Ordinance is discussed below.

24-4203(b): All proposed sidewalks are compliant with the permitting agency requirements and are subject to their approval.

Section 27-6200: Roadway Access, Mobility and Circulation Compliance to Section 27-6206 is discussed below.

Section 27-6202: Consistency with Plans

The proposed and recommended access and circulation were evaluated per the applicable master plans as outlined in this finding and are found to conform.

Section 27-6303: Multimodal Transportation System

Multimodal access and circulation are proposed via sidewalk and marked crosswalks. Staff recommend a bicycle lane be installed along Belle Haven Drive and Sheriff Road and bicycle parking be provided to support multimodal use.

Section 27-6204: Circulation or Site Plan Required

The submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. One full vehicular movement access point is proposed along Belle Haven Drive. Pedestrian access is proposed along both frontages of Sheriff Road and Belle Haven Drive. Internal sidewalk is also provided with a direct connection to Sheriff Road. Striped crosswalks are proposed crossing vehicular access points and through the site to accommodate both pedestrian and cyclists' circulation.

Section 27-6206: Vehicular Access and Circulation

27-6206(a): All existing public streets are classified appropriately. No public streets are proposed with this subdivision.

27-6206(b): All proposed accessways are classified appropriately. The internal alleys are primary vehicular access with common space for residents.

27-6206(c): The site plan includes one full movement vehicular access point along public street, Belle Haven Drive, and internal alleys to serve the proposed single-family units. Staff find access and circulation to be sufficient.

27-6206(d):

(1): The site is bounded by two collector roads Belle Haven Drive and Sheriff Road, with access to the site proposed along Belle Haven Drive. There is no alternative access to the site that can be utilized with this development. The property has more than 200 feet of lot frontage on both Belle Haven Drive and Sheriff Road. Only one two-way driveway is proposed onto Belle Haven Drive, to serve the subdivision, and is located more than 200 feet away from its intersection with Sheriff Road. No driveway is proposed onto Sheriff Road. The proposed development is projected to generate less than 1,000 trips per day. The criteria have been met.

(2): The proposed townhouse development is bounded by two collector roads; Belle Haven Drive and Sheriff Road, with one access point proposed along Belle Haven Drive. The criteria have been met.

27-6206(e): The property is not located in the transit-oriented/activity center base zones, PD zones, or nonresidential base zones. Therefore, this criterion is not applicable.

27-6206(f): The proposed connectivity score of 2.5 exceeds the required 1.5 and is sufficient.

27-6206(g): Pedestrian connections will be further evaluated at the time of detailed site plan (DSP). Pedestrian connections are provided to the adjacent park property via internal sidewalks. Also, the applicant has proposed a sidewalk from the internal Alley B to Sheriff Road via a 7-foot-wide sidewalk.

Section 27-6207: Pedestrian Access and Circulation

27-6207(a): The proposed development includes a comprehensive internal pedestrian network. Five-foot-wide sidewalks are proposed internally with connections to the common area and the roadway frontages. Vehicular circulation throughout the site is proposed via alleyways and does not require sidewalk along both sides of the road.

27-6207(b): The proposed development includes a comprehensive internal pedestrian network to include marked crosswalks for continuous connections through the site and to the roadway frontages. Sidewalk exists along the frontages of Belle Haven Drive and Sheriff Road to connect to adjacent lots. Further evaluation of the cross-access will be conducted at the time of DSP.

Section 27-6208: Bicycle Access and Circulation

27-6208(a): Staff recommend a bicycle lane along the frontage of Belle Haven Drive and Sheriff Road to provide connections to the surrounding area. The site is served by internal alleyways that do not require additional sidewalks or bicycle pathways. Staff recommend short-term bicycle parking be provided the proposed recreational area. Bicycle parking will be further evaluated at the time of DSP.

27-6208(b): The site is served internally by alleyways that do not require sidewalk or bicycle pathways. However, staff recommend bicycle lanes along Belle Haven Drive and Sheriff Road, in addition to bicycle parking internal to the site to support multimodal use. The property is bound by undeveloped park property to the east and a residential development to the north. A fence currently separates the subject property to the north, with no openings for bicycle connectivity. Further evaluation of the cross-access will be conducted at the time of DSP.

Based on the findings presented above, staff conclude that the multimodal transportation facilities will exist to serve the proposed subdivision, as required under Subtitle 24, and will conform to the master plan and MPOT with conditions recommended in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4104(b)(1) of the Subdivision Regulations. Chapter 9 of the master plan provides the following policies relevant to the review of this PPS:

Policy 1: Establish a standard minimum site size for new construction, rehabilitation, and the adaptive reuse of structures for schools within urban settings. (page 264)

Policy 2: Preserve, retain, and support existing public schools, school facilities, school sites, and properties owned by Board of Education. (page 264)

Policy 3: Provide safe connections to schools withing Subregion 4. (page 265)

Policy 1: Develop and maintain facilities that allow public safety personnel to respond to needs as quickly and efficiently as possible. (page 267)

Policy 2: Reduce citizen fear of and susceptibility to crime and address public safety issues in neighborhoods. (page 267)

Policy 1: Operate water treatment facilities to meet or exceed state effluent standards. (page 276)

Policy 2: Limit the increase of the region's impervious surfaces without unduly limiting development in accordance with the comprehensive plan. (page 276)

The proposed development will not impede achievement of any of the above-referenced policies. This PPS is subject to an approved Certificate of Adequacy, ADQ-2022-024, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development, with required mitigation. In addition, in direct response to the above-referenced policy for schools, cluster capacity for elementary, middle, and high schools remains below 100 percent, with the projected enrollment from the project included. The master plan does not recommend any police, fire and emergency medical service facilities, schools, parks, or libraries on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Capital Improvement Program (CIP)

The subject project is located in Planning Area 72 – “Landover and Vicinity.” The 2025-2030 *Fiscal Year Approved CIP Budget* identifies the following new public facilities proposed for construction, which do not affect the subject site:

- Shepherd's Cove Family Shelter at 1400 Doewood Lane (3.31.0004)
- Shady Glen Fire/EMS Station at Shady Glen and Central Avenue (3.51.0018)
- Blue Line Corridor at Various Locations (8.66.0004)

Water and Sewer

The subject property is located in Sustainable Growth Tier I and is served by public water and sewer, as required by Section 24-4404 of the Subdivision Regulations. Pursuant to Section 24-4405 of the Subdivision Regulations, the 2018 Water and Sewer Plan placed this property in water and sewer Category 3, “Community Systems.” Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. Category 3 is appropriate for PPS and final plat approval.

Staff find that the applicable public facility standards and conformance with the area master plan are met, pursuant to the Subdivision Regulations.

8. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.”

The standard requirement for public utility easements (PUEs) is given in Section 24-4205 of the Subdivision Regulations. PUEs must be located outside of the sidewalk and must be contiguous to the right-of-way. The subject site has frontage on the existing public rights-of-way of Sheriff Road along its southern boundary, and Belle Haven Drive along its eastern boundary. This PPS provides the required 10-foot-wide PUE along the frontage of both roadways.

9. **Historic**—The master plan includes goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site, or applicable to the proposed development.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.

10. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
SE-4375	Exempt per E-091-99	Zoning Hearing Examiner	Approved	6/22/2000	00-74
NRI-029-2020	N/A	Staff	Approved	4/27/2020	N/A
NRI-029-2020-01	N/A	Staff	Approved	9/24/2020	N/A
4-20006	TCP1-016-2020	Planning Board	Approved	11/5/2020	2020-159
DSP-20015	TCP2-005-2021	Planning Board	Approved	5/6/2021	2021-62
PPS-2024-021	TCP1-034-2024	Planning Board	Pending	Pending	Pending

Applicable Woodland Conservation Ordinance

The project is subject to Division 2 of Subtitle 25, the Woodland and Wildlife Habitat Conservation Ordinance (WCO), and the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George’s County Code because the site does not have prior tree conservation plan approvals, and this application is for a new PPS.

Environmental Site Description

The site is currently a vacant and fully graded lot. GIS aerial research has shown that this site has been cleared and vacant for over 40 years.

Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b), the policies from the environmental section of the applicable master plans must be analyzed with all preliminary plans of subdivision. The required analysis is provided below.

Plan 2035

The site is located within Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities of the General Plan Growth Policy. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Master Plan

The Environmental Infrastructure section of the master plan contains goals, policies, and strategies applicable to the current project (pages 195–210). The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

Environmental Infrastructure Section Recommendations:

Green Infrastructure (pages 196–200)

Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4.

According to the approved natural resources inventory (NRI), the site does not contain regulated environmental features (REF) within or adjacent to the subject property. There are no regulated areas of the green infrastructure network on-site; however, the site contains a small portion of evaluation area in the southeastern portion of the lot, which is not related to any REF.

Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's.

There are no regulated areas on-site; therefore, no impact to the green infrastructure network will occur.

Water Quality and Stormwater Management (pages 200–205)

Policy 1: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

The applicant proposes using microbioretention facilities, a bay filter, and a planter box to handle SWM for the entire project. This stormwater concept was approved by DPIE.

Policy 2: Improve the base information needed for the county to undertake and support stream restoration and mitigation projects.

The site has an approved NRI that shows no streams on the property. No stream restoration or mitigation is proposed as part of this application.

Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment projects.

The applicant proposes using microbioretention facilities, a bay filter, and a planter box to handle SWM for the entire project. This stormwater concept was approved by DPIE.

Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilized design measures to protect water quality.

The subject property contains no stream buffers, as confirmed on the NRI.

Air Quality and Greenhouse Gas Emissions (page 205–206)

Policy: Reduce air pollution to support public health and wellness by placing a high priority on transit-oriented development and transportation demand management (TDM) projects and programs.

Air quality is a regional issue that is currently being addressed by the Council of Governments.

2017 Green Infrastructure Plan

The site is mapped within the green infrastructure network as delineated on the *Green Infrastructure Plan* (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. According to the GI Plan, the southeast corner of the property is identified as an evaluation area; however, the design, as reflected on the PPS site plan, meets the goals of the GI Plan because there are no REF on-site and the site was previously cleared.

Conformance with Environmental Regulations

Natural Resources Inventory

Section 24-3402(c)(1)(A)(xviii) of the Subdivision Regulations requires an approved NRI plan with PPS applications. The approved NRI-163-2021 shows no woodlands on-site. There is a small area of vegetation along the eastern property line which does not meet the qualifications to be considered woodland. The site does not contain specimen trees, REF, or primary management areas.

Woodland Conservation

The site is exempt from the provisions of the WCO because the property contains less than 10,000 square feet of woodland and has no previous tree conservation plan approval. A standard letter of exemption from the WCO was issued for this site (S-078-2024) on June 20, 2024, and is grandfathered by Section 25-119(g)(6) of the WCO. This WCO exemption will expire on June 30, 2026.

Specimen Trees

There are no specimen trees located on this property.

Additional Trees of Concern

The proposed Tulip Meadows subdivision is located adjacent to the M-NCPPC-owned, Prince George's County Department of Parks and Recreation (DPR) managed Palmer Park, an approximately 5-acre undeveloped park to the east of the subject property that is completely forested. A review of the acceptance documents provided with this application

illustrates an approximate 5.9-foot-wide buffer and indicates a limit of disturbance along the shared property line with the park. A field review conducted by DPR staff on July 24, 2025, confirmed the forested condition of the park property and identified two trees of particular concern on the park property, which are located along the eastern property line, as shown in Exhibit A below:



Exhibit A

This exhibit shows that a 23-inch diameter at breast height (DBH) southern red oak and a 23-inch DBH red maple were identified within approximately 10 feet of the shared property line/proposed limits of disturbance (LOD). The proposed disturbance will impact the critical root zones of these two trees, which would likely result in their decline and potentially a hazardous condition adjacent to the proposed residential development. Therefore, staff recommend that at the time of DSP application, the applicant revise the proposed LOD to reduce the impact to these trees in the best interest of future residents and future park development.

Regulated Environmental Features

REF are required to be preserved, and/or restored to the fullest extent possible, under Section 24-4300, Environmental Standards, of the Subdivision Regulations. This site is not associated with any REF.

Soils

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes, or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

The predominant soils found to occur according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Russett-Christiana-Urban land complex. According to available mapping information, unsafe soils containing Marlboro clay do not occur on this property; however, Christiana clay does exist on-site.

Erosion and Sediment Control

Section 24-4303(d)(7) of the Subdivision Regulations requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code. Approved Concept Grading, Erosion, and Sediment Control Plan CSC No. 173-22 was submitted with this application.

Staff find that the PPS conforms to the relevant environmental policies of the master plan, the GI Plan, and the relevant environmental requirements of Subtitles 24, 25, and 27 of the County Code, with the recommended conditions of approval contained in this technical staff report.

- 11. Urban Design**—The subject PPS satisfies the minimum intensity and dimensional standards of the RSF-A Zone, as required by the Zoning Ordinance. In addition, a DSP is required for this development, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance, which notes “Detailed site plan approval is required prior to the issuance of a building permit for any development, unless exempted in accordance with Section 27-3605(a)(2) below.” Since the subject PPS proposes more than 10 townhouse dwelling units, the exemption of Section 27-3605(a)(2)(N) of the Zoning Ordinance is not applicable.

The “dwelling, townhouse” use proposed for the property is permitted in the RMF-20 Zone. Conformance to the Zoning Ordinance is required, but not limited to, the following regulations, which shall be demonstrated at the time of DSP:

- Section 27-4202(h). Residential, Multifamily-20 (RMF-20) Zone
- Part 27-5 Use Regulations
- Section 27-6200. Roadway Access, Mobility, and Circulation
- Section 27-6300. Off-Street Parking and Loading
- Section 27-6400. Open Space Set Asides
- Section 27-6500. Landscaping
- Section 27-6600. Fences and Walls
- Section 27-6700. Exterior Lighting
- Section 27-6800. Environmental Protection and Noise Controls
- Section 27-6903. Multifamily, Townhouse and Three-family Form and Design Standards
- Section 27-61500. Signage
- Section 27-61600. Green Building Standards

Additional requirements to the above regulations include conformance with both the 2018 *Prince George's County Landscape Manual* (Landscape Manual) (e.g., buffering, screening, fencing, and other bulk regulations such as building setbacks) and the Tree Canopy Coverage Ordinance, which will also be evaluated at DSP review. The proposed townhouse development is abutting multifamily uses to the north and open space to the east. In accordance with Section 4.7 of the Landscape Manual, a "Type A" bufferyard is required along both boundaries. A "Type A" bufferyard requires a minimum 20-foot building setback, a minimum 10-foot landscaped yard, and a minimum of 40 plant units per linear foot of property line.

The submitted PPS shows a 10-foot-wide landscape buffer yard along the northern property boundary, and a 5-foot-wide landscape buffer yard and 10-foot-wide PUE along the eastern property boundary. In accordance with Section 4.7(c)(10)(D) of the Landscape Manual, if a 6-foot-high opaque fence or wall is provided, the buffer yard requirements can be reduced by up to 50 percent (including the number of plant units, setback, and landscape yard). At the time of DSP, the Section 4.7 Landscape Manual requirements will need to be met, or an alternative compliance approved. Conformance with any regulations not met may result in the adjustment or loss of lots.

Section 27-6903(a) of the Zoning Ordinance requires, in part, that townhome developments provide at least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible. The site layout shown on the PPS provides only one vehicular access point into the proposed townhouse development. However, the applicant provided staff with written correspondence from the Prince George's County Fire Chief that the single access point was sufficient. As communicated by the Fire Chief, a second point of access is only required when the primary access point is subject to being blocked by frequent flooding, or by train tracks where a passing train would delay access. These conditions would not exist with the development as proposed with this PPS, and therefore, the second access point is not necessary.

Open Space Set-Aside

Pursuant to Section 27-6403 of the Zoning Ordinance, residential development located in a residential base zone is required to provide 20 percent of open space set-aside area. The submitted open space set-aside exhibit, dated August 8, 2025, shows that the subject development will provide approximately 23 percent of open space set-aside (approximately 19,710 square feet), which exceeds the required 20 percent (approximately 17,142 square feet). The exhibit also shows that at least 15 percent of the total required minimum open space set-aside area is to be active recreational areas, in accordance with Section 27-6404(a)(1) of the Zoning Ordinance. The open space set-aside exhibit demonstrates conformance to the open space set-aside requirements of Section 27-6400 of the Zoning Ordinance. However, staff cannot determine if all proposed passive recreation areas demonstrated on the exhibit are qualified, as details are not required until the time of DSP. The open space set-aside requirement, for both active and passive recreation areas, will be further evaluated at the time of DSP, when those details are available.

- 12. Municipality**—The subject property is not located in a municipality. However, it is within the one-mile boundary of Seat Pleasant. This PPS was referred to the City of Seat Pleasant on June 9, 2024, but as of the writing of this technical staff report, the City of Seat Pleasant has not provided written comments.

13. **Community Feedback**—At the time of the writing of this technical staff report, staff have not received any written correspondence from members of the community regarding this application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to:
 - a. Revise the applicant under General Notes to show the applicant as GA Washington, LLC, as submitted with the PPS application.
 - b. Identify the underlying Parcel B with the subdivision name and plat recordation number in a lighter weight font and remove the property owner from the labeling.
2. Prior to approval, the final plat of subdivision shall include the granting of a minimum 10-foot-wide public utility easement along the abutting public rights-of-way, in accordance with Section 24-4205 and Section 24-4401 of the Prince George's County Subdivision Regulations.
3. Prior to approval of a final plat, 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 of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.
4. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of the mandatory dedication of parkland requirement for 29 lots, in conformance with Section 24-4601(b)(4)(B) of the Prince George's County Subdivision Regulations.
5. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan 14745-2022-0, and any subsequent revisions.
6. At the time of detailed site plan application, the limits of disturbance shall be revised to reduce the impact to the 23-inch DBH Southern Red Oak and the 23-inch Red Maple along the subject property's boundary with Parcel D, Maryland-National Capital Park and Planning Commission-owned Palmer Park (Park ID P48). Final grading plans shall be submitted to the Prince George's County Department of Parks and Recreation for approval.
7. Prior to approval of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

- a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the HOA 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 HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
 - f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including the reservation of the right of approval by the Prince George's County Planning Director.
8. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2010 *Approved Subregion 4 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of detailed site plan:
- a. A minimum 5-foot-wide sidewalk along the property frontage of Belle Haven Drive and Sheriff Road, unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation adopted standards.
 - b. A standard bicycle lane and signage along the property frontage of Belle Haven Drive, unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation adopted standards.
 - c. A standard bicycle lane and signage along the property frontage of Sheriff Road, unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

- d. Provide short-term bicycle parking at the proposed recreational areas.
- e. Identify crosswalks and Americans with Disabilities Act-compliant curb ramps at all vehicular access points and crossings.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision PPS-2022-009