



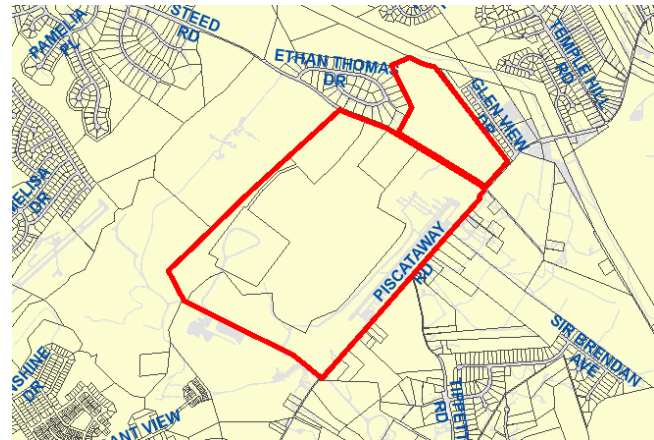
Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision PPS-2023-016

Hyde Landing

REQUEST	STAFF RECOMMENDATION
906 lots and 170 parcels for development of 1,288 residential units, consisting of 906 single-family attached and 382 two-family dwelling units, and up to 69,000 square feet of commercial, utility, and community service uses.	With the conditions recommended herein: • Approval of Preliminary Plan of Subdivision PPS-2023-016 • Approval of Type 1 Tree Conservation Plan TCP1-004-2015-001 • Approval of a Variation from Section 24-4102(c)(1) • Approval of a Variation from Section 24-4205 • Approval of a Variance to Section 25-122(b)(1)(G)

Location: On the northwest side of Piscataway Road (MD 223), at its intersection with Steed Road	
Gross Acreage:	425.46
Zone:	R-PD/APAO
Gross Floor Area:	69,000 sq. ft.
Dwelling Units:	1,288
Lots:	906
Parcels:	170
Planning Area:	81B
Council District:	09
Municipality:	N/A
Applicant/Address: Hyde Field Acquisition, LLC 656 Quince Orchard Road, Suite 500 Gaithersburg, MD 20878	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mnccppc.org	



Planning Board Date:	09/11/2025
Planning Board Action Limit:	10/16/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	09/05/2025
Date Accepted:	04/28/2025
Informational Mailing:	10/10/2024
Acceptance Mailing:	04/04/2025
Sign Posting Deadline:	08/12/2025

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.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: Preliminary Plan of Subdivision PPS-2023-016
Type 1 Tree Conservation Plan TCP1-004-2015-01
Variation from Section 24-4102(c)(1)
Variation from Section 24-4205
Variance to Section 25-122(b)(1)(G)
Hyde Landing

OVERVIEW

The site is located on the northwest side of Piscataway Road (MD 223) at its intersection with Steed Road, on Tax Map 114 Grid E-4; Tax Map 115 Grid D-4; and Tax Map 124 Grids B-1, C-1, D-1, E-1, B-2, C-2, D-2, B-3, C-3 and D-3. The property consists of four deed parcels, known as Parcels 20, 21, 45, and 90, all of which were recorded in Prince George's County Land Records in Liber 48458 folio 591. The property is located in the Residential Planned Development (R-PD) Zone. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans, as outlined herein.

The subject property is 425.46 acres. This preliminary plan of subdivision (PPS) proposes to subdivide the property into 906 lots and 170 parcels for development of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial development, public utility, and community service uses. The site is currently improved with an airport (former Washington Executive Airport) and has been subject to previous sand and gravel mining activities. Both the mining and airfield operations have completely ceased, at this time. The subject application contains two main pods of development, located respectively on each side of Steed Road.

This PPS 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 30, 2023, pursuant to Section 24-3302(b)(1), and held a pre-application neighborhood meeting on November 12, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2023-032.

The applicant filed a request for a variation from Section 24-4102(c)(1) of the Subdivision Regulations, seeking relief from the lot depth requirement from Piscataway Road (MD 223). This request is discussed further in the Noise finding of this technical staff report.

The applicant also filed a request for a variation from Section 24-4205 of the Subdivision Regulations, in order to reduce the 10-foot standard width of public utility easements (PUEs) (reduced up to 6-foot width) and to propose an alternative location (not exclusively outside of sidewalk alignments) of PUEs. This request is discussed further in the Public Utility Easement finding of this technical staff report.

The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), to allow removal of four specimen trees. This request is discussed further in the Environmental finding of this technical staff report.

Staff recommend **APPROVAL** of the PPS and Type 1 tree conservation plan, with conditions, and **APPROVAL** of the requested variations and variance, based on the findings contained in this technical staff report.

SETTING

The subject site is located on Tax Map 114 Grid E-4; Tax Map 115 Grid D-4; and Tax Map 124 Grids B-1, C-1, D-1, E-1, B-2, C-2, D-2, B-3, C-3, and D-3, and is within Planning Area 81B. The subject property and its surroundings are located in the Aviation Policy Area Overlay (APAO) Zone. The subject site is bound to the north by residential uses and undeveloped land in the Residential Estate (RE) Zone, and the Reserved Open Space (ROS) Zone. The site is bound to the east by undeveloped land and residential uses in the Residential, Rural (RR) Zone. Piscataway Road (MD 223) abuts the property to the south, with undeveloped land and agricultural uses in the RE and RR Zones beyond. West of the property is undeveloped land and industrial uses in the RE Zone.

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
Zone	R-PD	R-PD
Use(s)	Vacant	Residential, Commercial, Utility and Community Service
Acreage	425.46	425.46
Lots	0	906
Parcels	4	170
Outparcels	0	0
Dwelling Units	0	1,288
Nonresidential Gross Floor Area	0	69,000
Variation	No	Yes; Sections 24-4102(c)(1) and 24-4205
Subtitle 25 Variance	No	Yes; Section 25-122(b)(1)(G)

The subject PPS was accepted for review on April 28, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee (SDRC), which held a meeting on May 9, 2025, where comments were provided to the applicant. Revised plans were received on May 15 and 19, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—The property is the subject of several prior approvals, which include a zoning map amendment (ZMA) and basic plans and special exceptions (SE). The applicable prior approvals are separately discussed in detail below.

The Prince George’s County District Council approved Special Exception SE-3851 on February 23, 1993. This application permitted surface mining on the subject property. The property has been cleared of the mining operation and remains undeveloped, apart from the decommissioned airport.

The property was the subject of Zoning Map Amendment A-9667, which was approved by the District Council and adopted on June 4, 1991, pursuant to Zoning Ordinance No. 23-1991. The application reclassified 458 acres from the Employment and Institutional Area (E-I-A) and Residential-Agricultural (R-A) Zones to the E-I-A Zone. A new basic plan was approved for development of an airport employment park with a runway.

Zoning Map Amendments A-10009 and A-10017 were approved by the District Council on September 9, 2009 (Council Resolution CR-61-2009). A-10009 rezoned the property from the prior E-I-A, R-E, and R-R Zones to the prior Local Activity Center (L-A-C) Zone; and A-10017 rezoned the property from the prior E-I-A, R-E, and R-R Zones to the prior Residential Suburban Development (R-S) Zone. These ZMAs allowed for a range of development consisting of a maximum density of 2,060 dwelling units, and a maximum intensity of 270,000 square feet of commercial area for the property. There are no applicable conditions of these approvals, given the subsequent rezoning, as described further below.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the R-S and L-A-C Zones to the Legacy Comprehensive Design (LCD) Zone, effective April 1, 2022.

Zoning Map Amendment ZMA-2022-005 was approved by the District Council on November 18, 2024 (Zoning Ordinance No. 5-2024), rezoning the property from the prior LCD Zone to the R-PD Zone. Of the six conditions of ZMA-2022-005, the following are relevant to the review of this PPS and are provided below in **bold**, with staff analysis provided in plain text:

1. **At the time of acceptance of the preliminary plan of subdivision application, the applicant shall provide the following:**

- a. **A Phase I noise study prepared and signed by a professional engineer.**

A noise study was submitted with this PPS acceptance submission and is discussed further in the Noise finding of this technical staff report.

- b. A soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.**

As part of this PPS application, a geotechnical report was submitted that discussed the prior excavations of the mining operation and provided analysis of the soil investigations performed by the applicant on the property. On May 22, 2025, an additional exhibit was provided that defines the limits of past excavation and indicates the limits of the fill. Details regarding the soil study are discussed further in the Environmental finding of this technical staff report.

2. In conformance with section 27-4105 of the Prince George's County Zoning Ordinance, the following public benefits shall be provided:

- a. At the time of the final plat of subdivision, approximately 100 acres of the Tinkers Creek Watershed Stream Valley and adjacent forested areas (woodland conservation areas), as further depicted on the applicant's exhibit titled "Conceptual Park Conveyance Areas," shall be conveyed to the Prince George's County Department of Parks and Recreation as parkland.**

The PPS proposes 7,370 linear feet of trails and 109.32 acres of land to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), in conformance with this condition.

- b. Bike/pedestrian connectivity via a system of trails and sidewalks (in excess of approximately 6,000 linear feet) shall be demonstrated at the time of preliminary plan of subdivision.**

The PPS shows a system of trails and sidewalks, in conformance with this condition, and will be further discussed at the time of detailed site plan (DSP).

- c. The following road improvements, at a minimum, shall be demonstrated at the time of preliminary plan of subdivision and part of the certificate of adequacy analysis, subject to approval by the applicable operating agency:**

- (1) A pro-rata CIP contribution of \$2,485,483 to the CIP project at MD 223 (Piscataway Road) and Old Branch Avenue/Brandywine Road (CIP 4.66.0052).**

- (2) A pro-rata contribution of developer funding to the South County Roadway Improvements CIP (4.66.0050). In lieu of the actual contribution, the applicant proposes**

to construct intersection capacity improvements at MD 223 (Piscataway Road) and Steed Road, including an additional through lane each direction along MD 223.

- (3) Construction of a two-way left turn lane at MD 223 (Piscataway Road) and Miller Farms, and at MD 223 and Tippet Road. This will improve capacity and operations along MD 223 by creating separate left turn lanes, rather than vehicles queuing in the through lane, as currently exists.**
- (4) Provide necessary turning lanes at site access points, as required by the operating agencies.**
- (5) Provide a shared-use path along the property frontage of MD 223 (Piscataway Road). This will be set back from MD 223 to enhance pedestrian and bike safety.**
- (6) Provide bike lanes along MD 223 (Piscataway Road).**
- (7) Frontage improvements will be provided along Steed Road, as required by the County Road Code. The extent and details of these improvements will be coordinated and subject to final approval by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) in the permitting stage, but the applicant anticipates construction of one-half of the section of the collector road along the property frontage, along with left turn lanes at site access points, as required by DPIE. This will create capacity along Steed Road and ensure the queuing and spillback do not extend beyond the improved area.**

All road improvements and pro-rata contributions were evaluated with ADQ-2023-032. All turning lanes at the site access points are subject to approval of the Maryland State Highway Administration (SHA). The shared-use path and bicycle lanes are provided along Piscataway Road (MD 223).

- d. A community center or meeting facility with incorporation of training, educational opportunities, or social services shall be included as part of the recreational facilities shall be demonstrated at the time of preliminary plan of subdivision.**

The PPS shows open space parcels that will be used to provide recreational facilities throughout the site. Parcel F, located centrally within the proposed residential development, is shown on the PPS as the location for an approximately 5,000-square-foot community clubhouse. The applicant provided a Recreation Facility Exhibit, which provides that an approximately 1,200-square-foot community

gathering space is planned in the clubhouse, with features including flexible seating, access to terrace, and reservable spaces with partitions for multiple events. This community center/meetingspace is intended to provide training, educational opportunities, and social services, in accordance with this condition, and will be further detailed at the time of subsequent DSP review.

3. **At the time of preliminary plan of subdivision, a Type 1 tree conservation plan shall be submitted that accounts for all previous clearing and shall show the provisions of all woodland conservation requirements on-site.**

The proposed Type 1 Tree Conservation Plan (TCP1-004-2015-01) accounts for all previous on-site woodland clearing and proposes to meet the entire woodland conservation requirement on-site.

6. **Prior to approval of final plats, the decommissioning procedures to ensure that the airport will no longer be active and licensed for public use shall be complete. The applicant shall provide official correspondence from the Maryland Aviation Administration that the airport is no longer licensed for public aviation use.**

New final plats of subdivision will be required, subsequent to this PPS, prior to approval of any permits.

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 the subject property in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. 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 PPS meets the vision of Plan 2035's Established Communities because it proposes context-sensitive infill development that is low- to medium-density, and includes transportation improvements, stream valley parkland dedication, a community center, open space, and sidewalks with bicycle/pedestrian connectivity. The development aims to create a diverse, distinct, and walkable community that ensures the needs of existing and new residents are met.

Master Plan

The master plan recommends residential low land use on the subject property. Per the master plan, residential low is defined as "Residential areas up to 3.5 dwelling units per

acre. Primarily single family detached dwellings.” The proposed development, with an approved maximum density of 3.08 dwellings per acre (established with ZMA-2022-005), is within the recommended density identified in the master plan and ZMA-2022-005. The PPS conforms to the master plan, specifically related to public design features such as master plan right-of-way (ROW), bicycle and pedestrian improvements, and other transportation-related improvements. In addition, the PPS includes development that provides ample open space and amenities such as stream valley parkland, trails, and community spaces, which will benefit future residents of the community.

The provisions of the master plan and other functional master plans, including policies and strategies applicable to the development of the subject property, and the PPS conformance to these policies and strategies, are further discussed throughout this technical staff report.

4. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved, until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan (SIT-00044-2024) and an associated letter, approved by DPIE on May 8, 2025, were submitted with this PPS. The concept plan shows the proposed development and proposes to construct 6 grass swales, 50 microbio retention facilities, and 9 submerged gravel wetlands.

Staff find that development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 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*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

The property is located along the north side of MD 223, on the east and west sides of its intersection with Steed Road, in Clinton. The ZMA-2022-005 public benefits combined 7,370 linear feet of trails and 109.32 acres of land to be conveyed to M-NCPPC. Conditions related to the timing of the land conveyance and trail construction are further discussed in this technical staff report.

The master plan provides goals and policies related to parks and recreation. The master plan indicates that the greatest need for local parkland is in Clinton, where the projected need by 2030 will be approximately 730 acres, compared to the existing 389 acres. The master plan includes a 50-acre floating park symbol along Steed Road, located near the proposed Hyde Landing development on the east and/or west side of Tinkers Creek Stream Valley Park. The master plan also recommends the acquisition of land within the Tinkers Creek Stream Valley Park. Formula 2040 places an emphasis on balancing the intersection of the preservation of open spaces and the development and growth of the County. The master plan prioritizes acquisition of the Tinkers Creek Watershed Stream Valley as undeveloped parkland (page 139), and development of a public park in the area (page 139).

Conveyance of both the Tinker's Creek Stream Valley and the woodland conservation areas as undeveloped parkland, as a public benefit, maintains the County's natural character and addresses water quality along Tinker's Creek, further stabilizing this urbanized watershed.

The proposed development is in alignment with the master plan's intention to provide quality, safe, and convenient recreational facilities within developments, providing respite and contributing to the desirability and livability of the community for current and future residents.

Staff analysis has determined that the proposed project, as shown, will generate an additional 3,310 people in the local community, based on average persons per household in Planning Area 81A (derived using 2020 US Census data and population forecasts from the Metropolitan Council of Governments approved June 2023). It is anticipated that, in addition to the proposed on-site recreational amenities, future residents of the subject development will utilize external facilities in the surrounding area. Nearby park facilities include Cosca Regional Park located approximately 2.5 miles south of Hyde Landing, Rose Valley Park located 3.5 miles to the northwest, and Stephen Decatur Community Center approximately 4.3 miles to the northeast.

The proposed PPS application will generate an additional 3,310 people (2.57 persons per dwelling unit) for Planning Area 81B. Section 24-4601 of the Subdivision Regulations, which relate to mandatory dedication of parkland, provides for dedication of land, the payment of a fee in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of the residential development.

Based on the proposed density of development, 5 percent of the net residential lot area (20.91 acres) is the required amount of land for dedication to M-NCPPC for public parks. However, per ZMA-2022-005, the applicant proposes dedicating approximately 109.32 acres of land to M-NCPPC as parkland, as a public benefit, a superior feature than would normally result from a proposed development, in order to justify the rezoning. Therefore, this PPS proposes the fulfillment of mandatory dedication via the provision of on-site recreation facilities, while the land dedication fulfills the additional rezoning requirement.

The applicant's Recreation Facility Exhibit identifies multiple areas throughout the property as recreation facility sites (1-15) and their conceptual components. Staff find that the areas identified are appropriate for outdoor recreation for future residents. The applicant provided equipment details and cost estimates on the Recreation Facility Exhibit. The exhibit demonstrates that the total value of the proposed on-site recreational facilities, which includes certain public benefit facilities required for conformance with the ZMA, is \$5,909,000. The total value of the recreation facilities that could be counted towards meeting the mandatory dedication of parkland requirement should be shown after deducting the value of the public benefits. Regardless, the total value of recreation facilities listed on the Recreation Facility Exhibit is less than the minimum required amount of \$6,494,081, as calculated pursuant to the *Parks and Recreation Facilities Design Guidelines*. The applicant should revise the proposal, in order to meet the minimum mandatory dedication of parkland requirement by providing additional facilities that are equivocal to the land value (20.91 acres), at the time of the DSP.

Based on the preceding findings, staff find that the provision of mandatory dedication of parkland should be met through on-site recreational facilities, in accordance with Section 24-4601(b)(4)(A), subject to the recommended conditions.

6. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the Prince George’s County Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation recommendations.

Master Plan Right-of-Way

Three master-planned roadways impact the subject site:

Piscataway Road (MD 223) (A-54)

Piscataway Road (MD 223) is classified as an arterial roadway (A-54) in the MPOT and the master plan, with a recommended ROW width of 120 feet. The PPS correctly reflects the road dedication along MD 223 to meet the minimum requirements and proposes a 60-foot-wide ROW from the road centerline.

Steed Road (C-516)

Both the MPOT and the master plan recommend Steed Road (C-516), classified as a collector roadway, with a ROW width of 80 feet. The PPS proposes a 94-foot-wide ROW for Steed Road, and provides road dedication which exceeds the minimum requirement.

C-518

The MPOT recommends an 80-foot-wide ROW for C-518, classified as a collector roadway. The PPS accurately displays the alignment of the master-planned road through the site and the proposed road dedication along its limits, to meet the requirements of MPOT.

Master Plan Pedestrian and Bike Facilities

Piscataway Road (MD 223): Side path and dual route

The MPOT recommends a side path along MD 223, while the master plan recommends a dual route facility. The applicant, in their statement of justification (SOJ), indicates that a 10-foot-wide side path along the property frontage and bicycle lanes along both sides of MD 223 are being provided, which meet the intent of the master plan and MPOT. These facilities are shown on the PPS, but are not labeled.

Steed Road: Bicycle lane, side path, dual route

Both the MPOT and the master plan recommend a side path and bicycle lane along Steed Road. The applicant’s SOJ indicates that the ROW dedication for Steed Road will accommodate the proposed 10-foot-wide side path along the southwest side of Steed Road and a bicycle lane along both sides of the roadway, to meet the intent of MPOT and the master plan.

C-518: Shared road facility

The MPOT recommends a shared road facility for C-518. The applicant’s SOJ provides the details of this facility, and a Circulation Exhibit, submitted with the PPS,

identifies the alignment. The applicant proposes a 10-foot-wide “Community Connector Path” along one side of the roadway and it is proposed to be further improved with shared road pavement markings (sharrows) and signage, which meets the intent of the master plan and MPOT.

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

The PPS, Circulation Exhibit, and the applicant’s SOJ identify a comprehensive network of sidewalks and shared-use paths, and trails which will be provided along both sides of all internal roadways, frontages, and throughout the site. This policy has been met.

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

The applicant’s SOJ and the Circulation Exhibit include a 10-foot-wide shared-use path along the frontage of MD 223 and Steed Road, in addition to bicycle lane facilities. Staff recommend crosswalks and ADA-compliant curb ramps crossing each vehicular access point and throughout the site for continuous connections. With the proposed and recommended facilities, this policy will be met.

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*.

Per the applicant’s SOJ and Circulation Exhibit, the frontage of MD 223 and Steed Road will include a 10-foot-wide shared-use path and bicycle lanes to accommodate multimodal use. The applicant, in their SOJ, also proposes bikeway facilities internal to the site. This policy has been met.

The master plan includes the following policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The planned development will include a shared-use path and bicycle lanes along the property frontages of MD 223 and Steed Road and a comprehensive internal network that connects to trail and bikeway facilities within the site. Staff recommend bicycle parking be provided throughout the site at recreational areas, to accommodate multi-modal use.

Access and Circulation

Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 provides specific roadway access, mobility, and circulation requirements for the proposed development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208 which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6204 requires development applications to include a circulation plan, unless a site plan is provided detailing circulation. The submitted PPS demonstrates pedestrian and vehicular circulation through the site, and meets the requirements of this section.

The PPS proposes three access points along MD 223 - two full movements for the residential component and one right-in/out for the commercial access. The PPS also proposes two full-movement access points along Steed Road to facilitate movement for the residential and commercial components of the planned development. Pursuant to Section 27-6206(d)(1), staff support direct vehicular access to the planned development from a collector or higher classification roadway, as there is no alternative for direct vehicular access from a lower classified roadway. The plan also does not propose direct access from residential lot driveways to the collector or arterial roads. All proposed and existing roadways are accurately classified. Vehicular cross-access is proposed to a residentially zoned property to the southeast, via the future extension of C-518. No vehicular cross-access is proposed to the residentially zoned properties to the north and northeast. Cross-access will be further evaluated with the DSP.

The applicant submitted a connectivity exhibit, demonstrating conformance to Section 27-6206(f)(1) which requires a minimum internal street connectivity index score of 1.5. Staff find that this section has been met, as the proposed subdivision has a connectivity index score of 1.86, exceeding the minimum required.

Pursuant to Section 27-6206(k)(3), sidewalks and a 10-foot-wide shared-use path provide through-block access where a block face exceeds more than 800 feet. These connections will be further evaluated at the time of DSP and are acceptable to staff at this time. Staff are recommending that additional traffic-calming measures be included, as necessary, where mid-block crossings are proposed, consistent with the approved concept plan.

The proposed development provides a series of pathways on both sides of all new road construction, trails throughout the site, and a 10-foot-wide shared-use path along the site's frontage of MD 223 and Steed Road. A circulation plan has been provided that demonstrates pedestrian movement on-site, and staff find this plan acceptable. The PPS provides a 10-foot-wide shared-use path and bicycle lanes along the site's frontage of MD 223 and Steed Road to accommodate bicycle use through the site. A circulation plan has been provided that shows the location of these facilities. Staff recommend short-term bicycle parking at the proposed recreation areas. Cross-access will be further evaluated with the DSP.

Based on the preceding findings, staff find the access and circulation for the proposed development to be sufficient, as it pertains to this PPS review. The vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision, meet the required findings of Subtitle 24, and conform to the MPOT and master plan, with the recommended conditions.

7. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1) of the Subdivision Regulations. The master plan identifies the following policies relevant to the review of this PPS:

- **Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students.** (page 132)
- **Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the PSFMP.** (page 134)

The proposed development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to ADQ-2023-032, which established that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development, with required mitigation. There are no police, fire and EMS facilities, public schools, parks, or libraries recommended on the subject property.

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

The subject property is located in Planning Area 81B, which is known as Tippet and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget does not identify any public facilities proposed for construction.

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in the water and sewer Category 4, Community System Adequate for Development Planning. Category 4 includes properties inside the envelope eligible for public water and sewer, for which the subdivision process is required. An administrative water and sewer amendment to Category 3 will be required, prior to approval of the final plat. However, the property in water and sewer Category 4 is sufficient for PPS approval.

8. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that PPS and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

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

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for PUEs, which is in accordance with the standard requirements of public utility companies; all roads, public or private, shall have a PUE at least 10 feet in width. The PUE shall be located

outside the sidewalk where a sidewalk is constructed, or where the Subdivision Regulations or Subtitle 27 require a sidewalk. The PUE must also be contiguous to the ROW.

The subject site has frontage along the existing public ROW of MD 223 and Steed Road. Public and private roads are also proposed with this PPS, to access the proposed lots and parcels. The required standard 10-foot-wide PUEs are provided along MD 223 and Steed Road. However, the width of the PUE is proposed to be reduced to 6 feet along some of the proposed public and private roads internal to the site.

The applicant provided an SOJ, in support of a request for variation from Section 24-4205 of the Subdivision Regulations, to modify the standard 10-foot-wide PUE along the property's frontage of proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y.

Variation from Section 24-4205

Section 24-3403 of the Subdivision Regulations sets forth the required findings for approval of variation requests, as follows:

(a) Purpose

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article, Annotated Code of Maryland; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

Ten-foot-wide PUEs are required along both sides of all public ROWs to ensure that utilities will be able to serve the subject site and provide for the continuity for placement of public utilities along the ROW, to and from the subject property and abutting properties. The required PUEs are provided along MD 223 and Steed Road and most of the proposed public and private ROWs. However, the required PUEs, along some of the proposed public and private ROWs, are proposed with a width less than 10 feet. Specifically, the PUEs along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y are proposed to be 6 feet wide, instead of the standard 10 feet.

Section 24-4205 of the Subdivision Regulation explicitly states that "for Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts." The good cause in this unique instance is to establish flexibility in PUE design to allow

the compact land plan to support all goals established with the R-PD Zone, as envisioned at the time of ZMA-2022-005 review and approval, to include support of dwelling units fronting on open space in a neotraditional lot and block grid pattern. No adverse impacts will result from the requested reduction in PUE widths for select locations within the development, since the utility services are provided underground and will be carefully designed to fulfill their services without impacting any other site design requirements and benefits.

Colocating PUEs along some select sidewalk locations, most specifically to serve residential buildings that front on open space, will also have no detrimental impact to public safety, health, or welfare. To satisfy the main reason that PUEs are suggested to be “located outside the sidewalk,” standard agreements will be put in place so that any impacts to an area of sidewalk, due to utility service maintenance, would then be repaired by designated agents of the community homeowners association. The granting of this variation would only impact the use proposed on the subject property. In addition, residents will experience a high-quality streetscape along the internal circulation pathways, with the pedestrian-scaled space between the residential building façades, the roadways, and the community open spaces.

Modification of the PUE, at the specified locations, will have no impact on the utilities already provided and available for this development and to surrounding developments. Not providing a PUE in these areas will not prevent adjacent properties from accessing utilities in the ROW. Therefore, the granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to others or other property.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The conditions on which the variation is based are unique to the subject site and not generally applicable to other properties. First, the subject property has a long history of former and active use as a sand and gravel mine, for material stockpiling, and as a general aviation facility (former Washington Executive Airport). Indeed, as a result of these prior activities, the site was the subject of the State of Maryland Department of the Environment’s (MDE) Voluntary Cleanup Program, which has been completed. Notwithstanding and as a result of the material stockpiling that has occurred on the property, the development area of the site, along with the existing environmental features (consisting of Tinker’s Creek and its tributaries), is limited. The topography varies across the site, with steep slopes around the reclaimed mining areas and gradual slopes within the stream valleys. The area available for development is

primarily confined to the portion of the property along MD 223. This, coupled with the District Council's approval of the basic plan, results in a compact land plan with limited front yard spaces and many residential dwellings designed to front on community open spaces. Both conditions require the reduction of PUE width and/or colocation with a sidewalk in select locations, due to the multiple interacting systems required for successful site development. Simply, these circumstances are unique to the property and are not generally applicable to any other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation;

The approval of a variation from Section 24-4205 is unique to the Subdivision Regulations and under the sole approval authority of the Planning Board. In addition, this PPS and variation request for the location of PUEs was referred to the affected public utility companies, and none have opposed the variation request. Staff are not aware of any other law, ordinance, or regulation that would be impacted by this request.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and

The unique physical surroundings, shape, and topographical conditions of the property would result in a particular hardship to the owner, beyond a mere inconvenience, if the strict letter of the Subdivision Regulations were applied.

This design approach is tailored specifically to this property, concentrating the proposed dwelling units along the MD 223 frontage to achieve multiple goals and policy objectives, including substantial preservation of the Tinkers Creek Stream Valley ecosystem and the provision of public benefit parkland. The site is characterized by diverse conditions, including reclaimed mining areas, stream valleys, open fields, and a former airfield. Steep slopes are present around the reclaimed mining areas, while more gradual slopes occur within the stream valleys. The property contains one perennial, fourteen intermittent, and six ephemeral stream channels, most of which drain northwest into Tinkers Creek, part of the Piscataway Creek Tier II watershed. Although mining and airport operations have ceased and the site has received a No Further Action Required determination under the Voluntary Cleanup Program from MDE, these historic uses have left significant disturbances, fill, and environmental constraints.

Development is necessarily concentrated along MD 223, due to these site limitations. However, this area is further constrained by the 80-foot-wide master-planned C-518 ROW that bisects the property. Requiring strict compliance with regulations would result in a practical hardship to the owner by negatively impacting the design, layout, and density previously approved by the District Council through the basic plan. This would be especially burdensome, given that the proposed development aligns with the spirit and intent of the R-PD Zone and furthers numerous public policy goals.

- (5) **In the RMF-12, RMF-20, and RMF-48 zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The site is not located in any of the listed zones. Therefore, this criterion does not apply.

- (6) **A petition for any such variation shall be submitted in writing by the subdivider prior to the meeting of the Subdivision and Development Review Committee and at least thirty (30) calendar days prior to hearing by the Planning Board. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner. The variation application shall be reviewed concurrently with the preliminary plan of minor or major subdivision application.**

The subject PPS was accepted for review on April 28, 2025. Pursuant to Section 24-3403(a)(6) of the Subdivision Regulations, the request for variation from Section 24-4205 was concurrently referred to SDRC, which held a meeting on May 9, 2025, where comments were provided to the applicant. An SOJ for the variation requested was received on May 16, 2025, which was used for the analysis contained herein.

The variation does not have the effect of nullifying the intent and purpose of the Subdivision Regulations to ensure the availability and area for public utility services, given the subject property will be sufficiently served by utilities. The Subtitle is served to a greater extent by allowing a variation, in this instance, so that the site may be developed in accordance with other applicable regulations. Based on the proceeding findings for each of the criteria for variation approval, staff recommend approval of the variation from Section 24-4205, for reduction of the standard width of a PUE along Public Roads A, E, and G and Private Roads B, C, E, T, and Y, from 10 feet to 6 feet.

9. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159); however, these are not specific to the subject site, or applicable to the proposed development.

Historically, the subject property was owned by members of the Lanham, Bryan, and Lyons families, who grew tobacco. Arthur C. Hyde acquired the land within the subject property in 1940. Shortly after his purchase, Hyde constructed an airport, commonly known as Hyde Field, on the land. During World War II, the U.S. Navy used Hyde Field to train fighter pilots and crews, with assistance provided by the Hyde Field-based flight of the newly created Civil Air Patrol (CAP). In addition to working with the U.S. Navy, the Hyde Field CAP flight participated in a variety of homeland security-related missions, including training civilian pilots and flying reconnaissance missions. Hyde Field operated continuously from 1941 to 2022.

Hyde Field, including its runways and remaining buildings, was recorded on a Maryland Inventory of Historic Properties (Documented Site PG:81B-014). Hyde Field was determined not to be eligible for listing in the National Register of Historic Places by the Maryland Historical Trust in April 2018 because many of the airport's oldest buildings were demolished in the 1980s, and its western extent was destroyed by mining operations.

Outside of the part of the subject property containing Hyde Field, a large portion of the land has been mined for sand and gravel. This mining has likely destroyed any archeological resources in those areas. Several areas were not subject to sand and gravel mining, including the airfield, the areas adjacent to Tinker's Creek, a residence, and associated farm fields in the southeast corner of the subject property. There have been numerous precontact indigenous sites identified along Tinker's Creek, in proximity to the subject property. In addition, a small knoll with a specimen tree in the west-central portion of the property could possibly be the location of a burial ground. On the submitted plans, this area is not proposed to be disturbed.

The subject application indicates that several community gathering places will be provided throughout the development. These gathering places would be prime locations for interpretive signs that could address the history of the property, including its early use as a tobacco plantation and its later use as an airport. Interpretive signage may be required, at the time of site plan.

- 10. Environmental**—Staff find that the PPS is in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
SE-4465	N/A	Zoning Hearing Examiner	Dismissed	6/12/2013	N/A
A-10009	N/A	District Council	Approved	7/24/2013	09-90
A-10017	N/A	District Council	Approved	7/24/2013	09-91
CDP-1501	TCP1-004-15	Planning Board	70-day limit waived indefinitely	N/A	N/A
N/A	TCP2-122-94	Staff	Approved	1/2/1997	N/A
NRI-053-06	N/A	Staff	Approved	5/8/2006	N/A
NRI-053-06-01	N/A	Staff	Approved	10/25/2013	N/A

Development Review Case	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
NRI-053-06-02	N/A	Staff	Approved	5/23/2023	N/A
NRI-053-06-03	N/A	Staff	Approved	8/22/2024	N/A
ZMA-2022-005	N/A	Planning Board District Council	Approved	2/15/2024 11/24/2024	2024-009 5-2024
PPS-2023-016	TCP1-004-15-01	Planning Board	Pending	Pending	Pending

This property is subject to the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO), the 2018 Environmental Technical Manual (ETM), and the current regulations of Subtitles 24 and 27 because this is a new PPS.

Environmental Site Description

This site is within Environmental Strategy Area 2 (formerly the Developing Tier) and not within the boundaries of a transit-oriented center, as identified in Plan 2035. The property contains regulated environmental features (REF), as defined in Subtitle 24 of the Subdivision Regulations, including streams, wetlands, and the 100-year floodplain. The site contains forest interior dwelling species habitat. Marlboro clays and Christiana complexes are not mapped on-site. The entire property is within the Tinkers Creek watershed, a Tier II waterway. Tier II waterways are high-quality waters designated by MDE. These waters are afforded special protection under Maryland’s Anti-degradation policy. The protection measures shall be determined by the Prince George’s County Soil Conservation District (PGSCD), with the sediment and erosion control reviews.

The mapped green infrastructure network on this site contains regulated and evaluation areas over the majority of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), rare, threatened, and endangered species are not on the site. The site fronts MD 223 and Steed Road, which are designated as historic roadways. The MPOT designates MD 223 as an arterial roadway and Steed Road as a collector roadway. The MPOT also shows a future collector road, C-518, located within the application area, paralleling MD 223.

Parcel 45 is improved as a former airport site with associated structures (runway, roads, hangars, and various office and maintenance buildings). An approved Natural Resources Inventory (NRI-053-06-02) was submitted with this application, depicting the existing structures.

Plan 2035

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area.

Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b) of the Subdivision Regulations, conformance with the environmental sections of the applicable master plans are analyzed, as follows:

Master Plan

The master plan contains environmental policies and strategies. This master plan includes environmental goals, policies, recommendations, and strategies. This master plan identifies

Tinkers Creek as one of three green infrastructure primary corridors. Tinkers Creek flows into Piscataway Creek right before the Piscataway Creek Stream Valley Park east of Livingston Road.

The following policies have been determined to be applicable to the current project. The text in **bold** is the text from the master plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

A. Green Infrastructure, Woodlands, Wildlife and Habitat (page 71)

Policies

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network.**

The mapped green infrastructure network on this site contains regulated and evaluation areas throughout the existing woodlands and over a portion of open areas of the site. The regulated areas are mapped in association with the on-site tributaries to Tinkers Creek, and the evaluation area is associated with the existing woodland and open areas adjacent to the stream valleys, providing wildlife connections between the streams. The Tinkers Creek Stream Valley is not specifically identified in the *Countywide Green Infrastructure Plan (GI Plan)* of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* as a special conservation area; however, the master plan identifies Tinkers Creek as a primary corridor.

The TCP1 proposes 6.27 acres of net tract clearing and 0.81 acre of clearing of wooded floodplain, for a combined 7.08 acres of woodland clearing within the green infrastructure network. The remaining woodlands will be placed within a protective woodland and wildlife habitat conservation easement with the Type 2 tree conservation plan (TCP2), in conformance with Section 25-122(d) of the WCO. An SOJ has been submitted for nine REF impact areas. These impacts are for construction of infrastructure (water and sewer line connections), stormwater management (SWM) structures, pedestrian trails, and required road grading. The remaining on-site REF areas will also be included within the protective conservation easement with the final plat, in conformance with Section 24-4303(d)(6) of the Subdivision Regulations.

B. Water Quality, Stormwater Management, and Groundwater (page 76)

Policies

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such areas of streams.**

In accordance with this master plan policy, Section 24-4303 of the Subdivision Regulations, and Section 27-6806 of the Zoning Ordinance, the proposed development will be subject to current SWM requirements. Prior uses on the property were a sand and gravel mine and the former Washington Executive Airport. This proposal is for construction of a mixed-use development. The SWM design for the redevelopment proposed with PPS-2023-016 is required to be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), to address surface water run-off issues, in accordance with Subtitle 32, Water Quality Resources and Grading Code, of the County Code. This requires that the environmental site design (ESD) be implemented to the maximum extent practicable. The unapproved SWM concept plan submitted with the application proposes the use of grass swales, microbioretention facilities, and submerged gravel wetlands to manage the stormwater on-site. Impacts to the 100-year floodplain, stream bed, and stream buffer are proposed; however, no wetlands or wetland buffer will be directly affected by the proposed concept.

The plan shows that the remaining on-site woodlands within and adjacent to REF areas will be placed in preservation to protect the on-site headwater stream systems.

C. Watersheds, Piscataway Creek (page 82)

Policies

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**
- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

The application is within the Piscataway Creek watershed, in Environmental Strategy Area 2 (formerly the Developing Tier), and not in the Rural Tier. In accordance with this master plan policy, and Sections 24-4303 and 27-6806, development of the site will be subject to the current SWM regulations, which require that ESD be implemented to the maximum extent practicable.

There are unnamed tributaries to Piscataway Creek on-site that drain off-site to the mainstream of Piscataway Creek. This area is not mapped as a Priority Preservation Area. A conservation subdivision is not proposed, and the PPS is not within the Brandywine Community Center. The subject area is within the Residential Low section of the master plan. The policies under the watershed section of the master plan include an emphasis on retaining low-density, retaining forest land, and reducing the density of development and the amount of impervious cover. The proposed development will be outside the environmentally sensitive areas, except for impacts to the on-site 100-year floodplain, 100-foot stream buffer and stream bed for a proposed trail, SWM structures, road improvements, and sewer and water connections. The phased woodland conservation worksheet proposes 7.08 acres of woodland clearing (6.27 acres woodlands and 0.81 acre of wooded floodplain), and the remaining 68.31 acres of woodland will be placed in a woodland and wildlife habitat conservation easement.

2017 Green Infrastructure Plan

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, the site contains both regulated and evaluation areas within the designated network of the plan. The regulated area contains intermittent streams, associated stream buffers, and adjacent woodlands. Impacts are proposed within both the regulated and evaluation areas for residential development.

The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI Plan, and the plain text provides comments on plan conformance:

Policy 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035 (page 49).

This site contains mapped evaluation and regulated areas of the GI Plan, and contains REF. The existing woodlands are found within the regulated and evaluation areas; the open areas are within evaluation areas. Portions of the development within the on-site open areas, former airport area, and woodlands will impact a portion of the green infrastructure network. The on-site REF are located along the intermittent streams found within central and northeastern portions of the PPS. This application requests REF impacts for construction of a trail, water lines, sewer lines, existing road improvement, and stormwater connections. The application proposes reforestation and natural regeneration adjacent to the on-site REF woodland area. In accordance with this GI Plan policy and strategies, Sections 24-4300, 27-6800, and Section 25-121(b) of the WCO, the remaining on-site REF woodlands, after the requested PMA impacts and proposed

reforestation and natural regeneration areas, will be preserved in a conservation easement.

In accordance with this GI Plan policy, and Sections 24-4303 and 27-6806, the SWM concept plan will be reviewed by DPIE, and per Section 24-4303(d)(7) of the Subdivision Regulations and Section 27-6805 of the Zoning Ordinance, the sediment and erosion control measures will be reviewed by the PGSCD.

Policy 2: Support implementation of the GI Plan throughout the planning process (page 50).

Strategies

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.**

The application area contains evaluation and regulated areas, with network gaps throughout the property; however, they are mostly cleared areas. Although woodland preservation is not proposed in all of these network gaps, the areas are not being developed and will function as wildlife corridors. In accordance with this GI Plan policy and strategies, and Sections 24-4300, 27-6800, and 25-121(b), a comprehensive network of woodland preservation is proposed which will improve the green infrastructure network.

Policy 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan. (page 51)

Strategies

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

In accordance with this GI Plan strategy, the application shows the construction of two master plan trails along Piscataway Road and Steed Road, and an interior pedestrian trail system that connect to the master plan trails. The interior trail is part of the required recreational facilities requirement. This trail will meander throughout the subdivision and wooded areas impacting 100-year floodplain, stream buffer, and stream bed.

Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.
(page 52)

Strategies

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

In accordance with this GI Plan policy, and Sections 24-4300, 27-6800, and 25-121(b), the proposed on-site woodland preservation area will be placed in a woodland and wildlife habitat conservation easement with the TCP2 review. This property contains Tier II stream buffers that are regulated by PGSCD and the Maryland Department of the Environment (MDE) Waterways Section. This stream buffer is added to perennial and intermittent streams as defined by MDE as "high quality, waters are those that have an existing water quality that is significantly better than the minimum requirements." The Tier II stream buffer goes beyond the County's 100-foot stream buffer.

This property does not contain special conservation areas or other lands containing sensitive features.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands. (page 53)

Strategies

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

In accordance with this GI Plan policy, and Sections 24-4303 and 27-6806, State regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The proposed outfall structures are located on-site within the stream system and will be reviewed by DPIE and PGSCD.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage. (page 55)

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

In accordance with this GI Plan policy, and Sections 24-4300, 27-6800, and 25-121(b), the woodland conservation requirement will be met on-site with preservation, reforestation, and natural regeneration.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

Conformance with Environmental Regulations

Natural Resources Inventory Plan/Existing Conditions

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. The property currently has a combination of woodlands, fallow field areas, a former airport, and areas that were part of mining operations, which are no longer in use. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. In addition, NRI-053-06-03 was approved on August 22, 2024, and shows REF and 82 specimen trees.

Woodland Conservation

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the application has previously approved tree conservation plans. This project is also subject to the ETM. The Type 1 Tree Conservation Plan (TCP1-004-2015-01) was submitted with this application.

This development is proposed to be constructed with residential, commercial, utility and community service uses. . However, the woodland conservation worksheet on the submitted TCP1 lists two phases of development on the property – a 'residential' phase and a 'solar' phase. The worksheet provides cumulative totals for both phases of development. The overall conservation threshold of 20 percent (83.64 acres) and cumulative woodland conservation requirement (93.42 acres) will be met on-site. This phase (305.53 acres) contains a total of 74.84 acres of net tract woodlands, and 06.72 acres of wooded floodplain. This phase proposes to clear 6.27 acres of woodland, and 0.81 acre of wooded floodplain, and proposes to preserve 82.18 acres of woodlands, reforest 6.43 acres, and naturally regenerate 0.16 acre for 88.77 acres woodland conservation provided.

The solar panel phase proposes to clear 1.31 acres of woodland, and 0.04 acre of wooded floodplain, and proposes to preserve 5.27 acres of woodlands, reforest 1.30 acres, and naturally regenerate 0.55 acre for 7.12 acres woodland conservation provided.

This overall development has a cumulative woodland conservation requirement of 93.42 acres and proposes to have cumulative woodland conservation of 95.89 acres, all met on-site. Prior to signature approval of the PPS, the TCP1 worksheet shall be revised to remove the phasing.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved". The authorizing legislation of the WCO is the Maryland Forest Conservation Act,

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

This variance is requested from the WCO, which requires, under Section 25-122 of the WCO, that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle Variance Application form requires an SOJ of how the findings are being met.

The site contains 82 specimen trees having a condition rating of good, fair, and poor. The current design proposes to remove four on-site specimen trees. Considerations for staff recommendation include construction tolerance, distance from development impacts to the tree, and condition of the tree.

Review of Subtitle 25 Variance Request

A Subtitle 25 Variance Application and an SOJ dated August 2024 in support of the variance were received on October 17, 2024. Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the variance. A variance to Section 25-122(b)(1)(G) is requested for the removal of four specimen trees on-site (ST-38, ST-45, ST-47, and ST-64). The text below in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The property is not irregular in shape and the application area is 425.46 acres with this phase being 305.53 acres. In relation to other properties in the area, this site is large, but has a significant amount of REF and woodlands within and adjacent to these REF areas. The four specimen trees (ST-38, ST-45, ST-47, and ST-64) identified for removal are located within or adjacent to SWM structures or a road improvement are required by DPIE. Requiring the applicant to retain the four specimen trees on the site would further limit the development to the extent that it would cause the applicant an unwarranted hardship. Specimen tree removal should be avoided, but if impacts to over 30 percent of the critical root zone are proposed, appropriate locations of SWM facilities and required ROW improvements, specimen trees need to be removed. The preservation of every specimen tree (82) located throughout the entire property would hinder the development of the property. Requiring the applicant to retain these four specimen trees on the site would further limit the area of the site available for development to the extent that it would cause the applicant an unwarranted hardship.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the WCO and the ETM for site-specific conditions.

Specimen trees grow to such a large size because they were left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site. The site contains 82 specimen trees, and the applicant is proposing to remove four (ST-38, ST-45, ST-47, and ST-64) of these trees. Based on the location, condition, and construction tolerance of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the critical root zone would have a considerable impact on the development potential of the property. If similar trees were encountered on other sites, they would be evaluated under the same criteria.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the residential project and the overall Dobson Farm subdivision from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar residential developments were reclaimed mining sites and partially wooded with REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The request to remove the four specimen trees is solely based on the need to construct stormwater structures and required road improvements. These trees are requested for removal to achieve a reasonable development for a residential community with associated infrastructure.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the four specimen trees is solely based on the need to construct stormwater structures and required road improvements. These trees are requested for removal to achieve a reasonable development for a residential community with associated infrastructure.

(F) Granting of the variance will not adversely affect water quality.

The granting a variance to remove four specimen trees will not adversely affect water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by PGSCD. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State standards to ensure that no degradation occurs.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of four specimen trees identified as Specimen Trees ST-38, ST-45, ST-47, and ST-64.

Staff recommend that the Planning Board approve the requested variance for the removal of four specimen trees for the construction of residential development. The replacement requirement or the assessment of fees for the removal of these four specimen trees will be evaluated with the Type 2 tree conservation plan review.

Preservation of Regulated Environmental Features/Primary Management Area

REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300, Environmental Standards, of the Subdivision Regulations.

Section 24-4303(d)(5) of the Subdivision Regulations states: "Where land is located outside the Chesapeake Bay Critical Area Overlay (CBCAO) zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature." Section 24-4303(d)(6) states: "All regulated environmental features shall be placed in a conservation easement and identified on the final plat."

Impacts to REF should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly, and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. SWM outfalls may also be considered necessary if the site has been designed to place the outfall at the point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with the County Code.

The applicant submitted an SOJ for nine PMA impact areas (A, B, C, D, E, F, G, H, and I) for water and sewer connections, SWM structures, and road improvements (Steed Road). The road improvements of Steed Road are required by the Sector Plan and DPIE for the proposed subdivision. A SOJ was submitted with the application dated February 2025.

Analysis of Impacts

Based on the SOJ, the applicant is requesting a total of nine impact areas, as described below.

Impact A – Road Improvement: (4,592 square feet of stream buffer and PMA impact). The road improvements of Steed Road are required by the Sector Plan and DPIE for this application. DPIE requires that Steed Road be widened to a proposed 80-foot right-of-way creating two vehicle lanes both ways, bike lane, sidewalk, and a pedestrian use trail. Due to this dedicated ROW for road improvements, the adjacent PMA impact cannot be avoided.

Impact B – Stormwater outfall structure: (2,985 square feet of stream bed, stream buffer, 100-year floodplain, and PMA impact). Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact C – Stormwater outfall structure: 37,623 square feet of stream bed, stream buffer, and PMA impact). Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact D – Trail Connection: 11,113 square feet of stream bed, stream buffer, 100-year floodplain, and PMA disturbance for an internal pedestrian trail system. The proposed alignment is designed to maintain connectivity throughout the residential pods and to ensure that the trails pass at least partially through a natural setting. It is also the intent of the trail to utilize natural surface to reduce the need for larger ground disturbances.

Impact E – Sewer line connection: PMA impacts totaling 18,567 square feet are requested for a sewer line connection. This sewer line alignment is located in the central portion of the site within the REF area, flowing in a northern direction off-site. Sewer lines need to be placed within areas that are going down in gradient to make sure there is positive drainage to the off-site sewer main line. Usually, these sewer line impact areas are located near streams and floodplain areas. These proposed sewer line alignment will be reviewed by Washington Suburban Sanitary Commission.

Impact F – Trail Connection: 5,855 square feet of stream bed, stream buffer, 100-year floodplain, and PMA disturbance for an internal pedestrian trail system. The proposed alignment is designed to maintain connectivity throughout the residential pods and to ensure that the trails pass at least partially through a natural

setting. It is also the intent of the trail to utilize natural surface to reduce the need for larger ground disturbances.

Impact G – SWM Structure and Outfall: 16,703 square feet of stream bed, stream buffer, and PMA disturbance for a SWM facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a SWM facility and outfall structure. This impact is necessary to ensure the conveyance of stormwater to the stream without causing erosion. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact H – SWM Structure and Outfall Impact: 41,504 square feet of stream bed, stream buffer, and PMA disturbance for a SWM facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a SWM facility and outfall structure. Stormdrain outfalls need to be placed within low-lying areas, usually near stream systems, to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact I – SWM Outfall Impact: 5,473 square feet of stream buffer, and PMA disturbance for an outfall structure. Stormdrains and outfalls need to be placed within low-lying areas, usually near stream systems, to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

After evaluating the applicant's SOJ, the proposed impact of the PMA is supported. In accordance with Section 24-4303(d)(5) and based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Therefore, staff support Impacts A through I as proposed.

Erosion and Sediment Control

Section 24-4303(d)(7) requires the approval of a concept grading, erosion, and sediment control plan by SCD, prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and sediment control plan. A copy of this plan was submitted with the PPS. The TCP1 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control plan must be submitted with the TCP2 so that the ultimate LOD for the project can be verified and shown on the TCP2.

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, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

According to the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Beltsville-Urban land complex, Croom-Marr complex, Dodon fine sandy loam, Grosstown gravelly silt loam, Marr-Dodon complex, Pits (gravel), Udorthents, and Widewater and Issue soils. Marlboro and Christiana clay are not found to occur on this property.

The overall property contains areas that were previously used for mining activities. These former on-site mining areas have been restored to grade and are proposed for a future phase to be used as a solar panel facility. No former mining areas are located within the proposed residential and commercial area. As part of this application, a geotechnical soil study was submitted by the applicant and found to be acceptable, showing soil borings and depths for this application. The applicant was required to submit a map clearly delineating the locations where on-site areas were excavated and filled. This mining map was submitted on May 22, 2025.

11. **Urban Design**—This application proposes subdividing the property into 906 lots and 170 parcels, to support the development of single-family attached dwellings, two-family residential dwellings, and up to 69,000 square feet of nonresidential uses.

A detailed site plan (DSP) is required for this development in accordance with Section 27-3605(b)(2) of the Zoning Ordinance, which notes “The initial development of a property in a planned development (PD) Zone shall be subject to detailed site plan, regardless of amount of development proposed.” The uses of townhouse and two-family dwellings, proposed for the property, are permitted in the R-PD Zone. However, the use of day care for the property for children will require the approval of a special exception. The commercial/retail use is permitted for the property depending on the principal use types proposed.

The regulations and requirements of the Zoning Ordinance that apply to development within the R-PD Zone will be evaluated at the time of DSP review.

Open Space Set-Aside

Pursuant to Section 27-6403 of the Zoning Ordinance, development located in R-PD Zone is required to provide 20 percent open space set-aside area based on development site area. The subject property is approximately 418.20 net acres and is required to provide approximately 83.64 acres of open space. An exhibit submitted with the PPS shows the location of open space set-aside area and indicates approximately 116.09 acres (27.8 percent) of the area be provided within the subject site. With the provided 116.09-acre open space set-aside area, the exhibit also shows that approximately 19.70 acres (17 percent) will be of active recreational areas, in accordance with Section 27-6404(a)(1) of the Zoning Ordinance. The stated open space set-aside amount in conformance with Section 27-6400 will be further evaluated at the time of DSP review.

Conformance with the requirements of the Landscape Manual and Tree Canopy Coverage Ordinance will also be evaluated at the time of the DSP.

12. **Noise**—The proposed development is subject to the lot depth requirements of Section 24-4102(c) of the Subdivision Regulations, and the noise control standards contained in Section 27-6810 of the Zoning Ordinance. Section 24-4102 states the following:

(c) Minimum Lot Depth

- (1) Lots or parcels used for residential purposes adjacent to existing or planned streets classified as arterials shall be platted with a minimum depth of 150 feet**
- (3) Adequate protection and screening from traffic nuisances shall be provided in accordance with the requirements of the Landscape Manual.**

Piscataway Road is an arterial roadway abutting the property to the southeast. The PPS demonstrates that not all lots meet the minimum 150-foot lot depth requirement of Section 24-4102(c)(1) of the Subdivision Regulations. Specifically, the PPS includes lots along Piscataway Road with a depth of 65 feet to 77 feet as measured parallel from the Piscataway Road ROW. There are 57 lots, specifically townhouse Lots 17–37 Block C, Lots 4–15 Block F, Lots 14–25 Block G, Lots 16–34 Block J, which do not meet the minimum 150 feet lot depth requirement for lots adjacent to Piscataway Road. There are also four parcels proposed for two-family dwelling units (Parcels DF, CO, CF, and CE) which do not meet the minimum 150 feet lot depth requirement adjacent to Piscataway Road.

The applicant requested a variation from the Section 24-4102(c)(1) lot depth requirement as follows:

Variation

Section 24-3403(a) of the Subdivision Regulations requires that the following criteria are met for approval of a variation. The criteria are in **bold** text below, while findings for each criterion are in plain text.

(a) Purpose

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.**

The granting of this variation will not be detrimental to public safety, health, or welfare, nor will it result in injury to other properties. The intent of Section 24-4102(c)(1) is to ensure sufficient lot depth to

buffer residential lots from noise and other impacts associated with arterial roadways. As shown in the exhibit provided in the applicant's SOJ, the proposed configuration of lots and buildings does not place dwelling units closer to the arterial ROW than permitted by the standard regulation; it is merely the orientation of the building that is different, which creates no detriment. This deviation in orientation does not create any adverse impact.

Should future analyses at the time of DSP identify potential noise impacts, mitigation measures such as architectural soundproofing, fencing, or berms may be implemented.

The variation applies solely to the subject property and will not affect neighboring properties. In addition, the development will be well integrated into the surrounding area through a multimodal transportation network consisting of streets, sidewalks, and bike lanes. All roads will be constructed in accordance with applicable County standards to ensure the safe and efficient movement of vehicles, pedestrians, and cyclists. Therefore, staff find that the requested variation will not be detrimental to public safety, health, or welfare, nor will it be injurious to other property.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.

The conditions on which the variation is based are unique to the subject site and not generally applicable to other properties. The subject property has a long history of former and active use as a sand and gravel mine, for material stockpiling, and as a general aviation facility (former Washington Executive Airport). Indeed, as a result of these prior activities, the site was the subject of MDE's Voluntary Clean-Up Program (VCP), which has been completed. Notwithstanding, and as a result of the material stockpiling that has occurred on the property, the development area of the site, along with the existing environmental features (consisting of the Tinker's Creek and its tributaries), is limited. The topography varies across the site, with steep slopes around the reclaimed mining areas and gradual slopes within the stream valleys. The area available for development is primarily confined to the portion of the property along MD 223. The applicant originally requested a modification to this standard with the ZMA application. In its decision, adopted in PGCPB Resolution No. 2024-009, the Planning Board found that modification of the minimum lot depth requirements in Section 24-4102(c)(1) is not permissible with the ZMA application. The Planning Board, however, generally supported the conceptual site design presented with the basic plan, which depicted single-family attached and two-family dwelling units close to the Piscataway Road ROW. The Planning Board found that such a design maintains building continuity and a consistent uniform building line

along Piscataway Road. Further consideration of this lotting pattern was to be reviewed with the PPS. The Planning Board previously supported the design when it reviewed the basic plan, and anticipated the needed variation. This circumstance is unique to the subject property in that the rezoning of the property anticipated the present lot layout, which is not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation.

The variation from Section 24-4102(c)(1) is unique to, and under the sole authority of, the Planning Board. No other known law, ordinance, or regulation will be violated by this request.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

The development concentrates proposed dwelling units within a comprehensive network aligned along the Piscataway Road frontage of the property. This configuration supports multiple planning goals and policy guidelines, including the substantial preservation of the Tinkers Creek Stream Valley environmental ecosystem and the provision of public benefit parkland.

The property comprises a range of environmental conditions including reclaimed mining areas, stream valleys, open fields, and the previously utilized airfield. The stream valleys encompass the waterways and the majority of existing forest cover. The topography varies across the property, with steep slopes around the reclaimed mining areas and gradual slopes within the stream valleys. Past mining and airfield operations have ceased, and the site has completed participation in the Voluntary Cleanup Program (VCP), receiving a "No Further Action Required" determination from the Maryland Department of the Environment (MDE).

The site contains one perennial, fourteen intermittent, and six ephemeral channels that all mostly drain to the northwest off-site, with two intermittent channels that drain off-site to the west. All channels eventually flow into Tinkers Creek, which is a part of the overall Piscataway Creek Tier II watershed. The property remains heavily disturbed due to legacy mining activity, historical fill, and operational impacts associated with the former airport.

These environmental and topographical conditions, which are distinct to the site, limit developable areas and necessitate the concentration of residential development along the MD 223 corridor.

In addition, the presence of Collector Road C-518, identified in the MPOT as an 80-foot-wide ultimate ROW, bisects the property and further constrains development options.

Strict application of the lot depth regulation would impose a practical hardship on the applicant, adversely affecting the design layout and residential density previously approved by the District Council under the basic plan. This hardship is particularly significant given that the proposed design and building placement remain consistent with the spirit and intent of the lot depth regulation.

- (5) In the RMF-12, RMF-20, and RMF-48 zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject site is not located within the zones specified by this finding; therefore, this criterion is not applicable.

- (6) A petition for any such variation shall be submitted in writing by the subdivider prior to the meeting of the Subdivision and Development Review Committee and at least thirty (30) calendar days prior to hearing by the Planning Board. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner. The variation application shall be reviewed concurrently with the preliminary plan of minor or major subdivision application.**

The subject PPS was accepted for review on April 28, 2025. Pursuant to Section 24-3403(a)(6), the request for variation from Section 24-4102(c)(1) was concurrently referred to SDRC, which held a meeting on May 9, 2025, where comments were provided to the applicant.

Staff find that the variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations which, in part, encourage creative residential subdivision design that accomplishes these purposes in a more efficient manner. Therefore, staff recommend approval of the variation from Section 24-4102(c)(1) to allow a reduction to the required lot depth along Piscataway Road for 57 lots and 4 parcels, specifically Lots 17-37 Block C, Lots 4-15 Block F, Lots 14-25 Block G, Lots 16-34 Block J, and Parcels DF, CO, CF, and CE.

Section 27-6810(d) of the Zoning Ordinance states the following:

Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and

55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.

The applicant submitted a noise study with the subject application, dated October 12, 2023, to study the effects of the noise generated by the adjacent roadways.

The noise study evaluated average sound levels during the hours of 7:00 a.m. to 10:00 p.m. (daytime) and 10:00 p.m. to 7:00 a.m. (nighttime), with the goal of identifying dwelling units and outdoor activity areas which may be impacted by more than 65 dBA equivalent continuous sound level (Leq) during daytime hours, and more than 55 dBA Leq during nighttime hours, and interior noise levels within the dwelling units impacted by more than 45 dBA Leq during both the daytime and nighttime. It is identified that the property is minimally impacted by unmitigated noise levels above 65 dBA Leq during daytime hours, and by 55 dBA Leq during nighttime hours, and recommends that a Phase II noise study determine the upgraded building materials needed to mitigate the interior of dwelling units, once proposed at the time of the DSP. In addition, the study shows the outdoor areas along Piscataway will be impacted by unmitigated noise levels above 55 dBA Leq during nighttime hours. The noise study does not provide a mitigation strategy addressing the noise levels measured along Piscataway Road. However, the applicant, in their SOJ, states that mitigation to excessive noise levels may include measures such as architectural soundproofing, fencing, or berms. Staff find these strategies will address noise mitigation and shall be detailed further at the time of DSP review.

A Phase II noise study will be required with the DSP, when the exterior building materials are provided and the location of outdoor recreational facilities is determined, to demonstrate a more detailed noise analysis and any mitigation needed to achieve conformance with the noise standards of Section 27-6810(d). At the time of the DET, when the final positions of the dwellings are known, the Phase II noise study and the DET should identify which dwellings will need interior noise mitigation. The building elevations should include a certification by a professional engineer with competency in acoustical analysis, stating that the building shell or structure has been designed to reduce interior noise levels in the units to 45 dBA or less.

- 13. Citizen feedback**—At the time of the writing of this technical staff report, the Prince George's County Planning Department has received one letter of support from the community regarding this project.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised, as follows:
 - a. Revise General Note 26 to provide the Type 1 tree conservation plan number as TCP1-004-2015-01.

- b. Revise General Note 33 to provide the nonresidential gross floor area as 69,000 square feet.
 - c. Remove the M-NCPPC signature block from the cover sheet.
- 2. Development of the site shall be in conformance with Stormwater Management Concept Plan SIT-00044-2024 and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.
- 3. Prior to approval, the final plats of subdivision shall include:
 - a. Right-of-way dedication along Piscataway Road (MD 223) and Steed Road, in accordance with the approved preliminary plan of subdivision and Section 24-4201(b) of the Prince George's County Subdivision Regulations.
 - b. Right-of-way dedication of all internal public streets and C-518, a master plan collector roadway, in accordance with the approved preliminary plan of subdivision and Sections 24-4201(b) and 24-4201(c) of the Prince George's County Subdivision Regulations.
 - c. Granting of minimum 10-foot-wide public utility easements along both sides of all public streets and along at least one side of all private streets, except as modified along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y, in accordance with the approved preliminary plan of subdivision, and in accordance with Sections 24-4205 and 24-4401 of the Prince George's County Subdivision Regulations.
 - d. A note indicating the Prince George's County Planning Board's approval of a variation from Section 24-4205 of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision PPS-2023-016, for the width of the public utility easement along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y.
 - e. A note indicating the Prince George's County Planning Board's approval of a variation from Section 24-4102(c)(1) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision PPS-2023-016, for lots and parcels not meeting the minimum lot depth requirement.
- 4. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning

Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2015-01), in conformance with Section 25-121 of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-004-2015-01, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(3) of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan (TCP2) shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

7. In accordance with the 2013 *Approved Subregion 5 Master Plan* (master plan) and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the following facilities, at the time of detailed site plan:

- a. A minimum 5-foot-wide sidewalk on both sides of all internal roads, unless identified as a shared-use path.
- b. A minimum 10-foot-wide shared-use path along the frontage of Piscataway Road (MD 223), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George’s County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
- c. A minimum 10-foot-wide shared-use path along the southwest frontage of Steed Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George’s County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
- d. Standard bicycle lane along both sides of Piscataway Road (MD 223), to include pavement markings and signage, unless modified by the permitting agency with

written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

- e. Standard bicycle lane along both sides of Steed Road, to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - f. Shared road pavement markings and signage along the limits of C-518, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - g. Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal vehicular intersections and crossing the site access points.
 - h. Marked crosswalks at all locations where shared-use paths intersect roadways.
 - i. Traffic-calming measures at key intersections, as coordinated with the permitting agency.
 - j. Short-term bicycle parking, to include inverted U- or similar style bicycle racks at all recreational areas.
8. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Design Guidelines.
9. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the *Prince George's County Parks and Recreation Facilities Design Guidelines*, with the review of the detailed site plan. Timing for construction shall also be determined at the time of detailed site plan.
10. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.
11. Prior to approval of building permits for each phase of residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities that are adequate to serve the cumulative development.

12. At the time of final plat, in accordance with Zoning Map Amendment ZMA-2022-005, approximately 109 +/- acres (Parcels A, B, D, F, G, H, and I) of stream valley land shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:
- a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, along with the application of the first final plat.
 - b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
 - c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of DPR. If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by M-NCPPC's development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, and/or maintenance and easement agreements shall be required prior to issuance of grading permits.
 - h. The land to be conveyed shall not include any areas of applicant proffered meadow or wetland habitat creation. Native tree and/or shrub planting may be substituted for meadow habitat creation, subject to the approval of the Prince George's County Planning Department staff.

- i. The applicant is responsible for plant installation, maintenance, bonds, and all other requirements, including maintenance period fulfillment and compliance associated with forest planting, forest edge treatment, and woodland understory enhancement environmental proffers occurring on parkland conveyance areas.
 - j. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.
- 13. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.
 - 14. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an original executed public recreational facilities agreement (RFA) to the Prince George's County Department of Parks and Recreation (DPR), Park Planning and Environmental Stewardship Division, for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.
 - 15. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for construction of the master-planned trail.
 - 16. Prior approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the master-planned trail to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and subsequent detailed site plan.
 - 17. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail recreational facilities to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of detailed site plan for the residential development.
 - 18. 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.

19. Prior to approval of building permits, 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 reservation of the right of approval by the Prince George's County Planning Director.
20. Prior to signature approval of the preliminary plan of subdivision, the woodland conservation worksheet, on the Type 1 tree conservation plan, shall be revised to remove the phasing of development.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision PPS-2023-016
- Approval of Type 1 Tree Conservation Plan TCP1-004-2015-001
- Approval of a Variation from Section 24-4102(c)(1)
- Approval of a Variation from Section 24-4205
- Approval of a Variance to Section 25-122(b)(1)(G)