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Preliminary Plan of Subdivision Largo Park, Lot 6

PPS-2023-027

REQUEST	STAFF RECOMMENDATION
One lot for residential development of 398 multifamily dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision PPS-2023-027• Approval of Type 1 Tree Conservation Plan TCP1-019-2025• Approval of a Variance to Section 25-122(b)(1)(G)

Location: South of the intersection of MD 202 (Landover Road) and Lottsford Road.

Gross Acreage: 9.15 acres

Zone: RTO-H-E

Gross Floor Area: N/A

Dwelling Units: 398

Lots: 1

Parcels: 0

Outlots: 0

Planning Area: 73

Council District: 06

Municipality: N/A

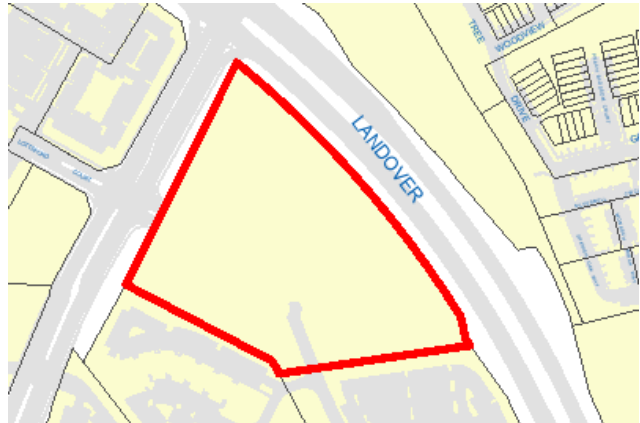
Applicant/Address:

Lot 5B LLC
c/o Knollwood Development Corporation
1300 Mercantile Lane, Suite 130
Largo, MD 20774

Staff Reviewer: Salmin Monoar

Phone Number: (301) 952-4141

Email: Salmin.Monoar@ppd.mncppc.org



Planning Board Date:	09/04/2025
Planning Board Action Limit:	09/05/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	08/21/2025
Date Accepted:	05/27/2025
Informational Mailing:	11/23/2023
Acceptance Mailing:	05/23/2025
Sign Posting Deadline:	08/05/2025

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

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

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision PPS-2023-027
Type 1 Tree Conservation Plan TCP1-019-2025
Variance from Section 25-122(b)(1)(G)
Largo Park, Lot 6

OVERVIEW

The subject property is located south of the intersection of Lottsford Road and MD 202 (Landover Road). The area of this preliminary plan of subdivision (PPS) is currently recorded as Lot 5, Block B, Largo Park, in Plat Book REP 207, Plat 96, in Prince George's County Land Records. The 9.15-acre property is in the Regional Transit-Oriented – High – edge (RTO-H-E) Zone. The site is subject to the *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2013 *Approved Largo Town Center Sector Plan, and Sectional Map Amendment* (sector plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

A major subdivision is required in accordance with Section 24-1401(a)(2) of Prince George's County Subdivision Regulations, in order to convert the previously approved nonresidential use to residential use. The applicant participated in a pre-application conference for the subject PPS on June 6, 2025, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a properly noticed pre-application neighborhood meeting on October 24, 2023, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations, with plans first submitted for review on November 27, 2023. The applicant prepared a written summary of the pre-application neighborhood meeting, as required by Section 24-3303(c)(3)(C) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2023-050.

This PPS application proposes to develop the property with up to 398 multifamily residential dwelling units on one lot. The property is currently vacant; however, it was previously graded for development pursuant to prior approvals. The site includes a curb cut for approved access onto Lottsford Road. Although prior approval was granted, construction did not proceed, and the property has remained vacant with grading and the curb cut in place.

The applicant also filed a variance to Section 25-122(b)(1)(G) 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance to remove three specimen trees. This request is discussed further in the Environmental findings of this technical staff report.

Staff recommend **APPROVAL** of the PPS and associated Type 1 tree conservation plan, with conditions, and **APPROVAL** of the Variance to Section 25-122(b)(1)(G), based on the findings contained in this technical staff report.

SETTING

The subject property is located on Tax Map 60, Grid F4, and is within Planning Area 73. The subject site is bounded to the northeast by MD 202 (Landover Road), an expressway, with single-family attached dwellings in the Legacy Comprehensive Design (LCD) Zone beyond. To the south of the site lies existing office buildings within the Largo Park subdivision zoned RTO-H-E. To the northwest of the site lies Lottsford Road, a designated arterial roadway, with commercial development in the RTO-H-E Zone beyond.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	EVALUATED
Zones	RTO-H-E	RTO-H-E
Use(s)	Vacant	Multifamily Residential
Acreage	9.15	9.15
Parcels	0	0
Lots	1	1
Outlots	0	0
Dwelling Units	0	398
Variation	No	No
Subtitle 25 Variance	No	Yes – Section 25-122(b)(1)(G)

The subject application, PPS-2023-027, was accepted for review on May 27, 2025. Pursuant to Section 24-3305(e) of the Prince George’s County Subdivision Regulations, the PPS was referred to the Subdivision and Development Review Committee and comments were provided to the applicant at its meeting on June 6, 2025. Revised plans and documents were received on July 22, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—This property is part of a previously subdivided development within the Largo Park subdivision, with earlier approvals for nonresidential uses. The following prior approved applications apply to the site:

PPS 4-79155 was approved for the initial subdivision of a larger 31.27-acre parcel, identified as Parcel 6, recorded in Plat Book 119, Plat No. 89.

Conceptual Site Plan CSP-87168 was approved by the Planning Board on August 3, 1989 (PGCPB Resolution No. 88-59). An amendment, CSP-87168-01, was approved by the Planning Board (PGCPB Resolution No. 89-420), for the realignment of Apollo Drive and Arena Drive.

Parcel 6 was later subdivided into four lots under PPS 4-98064, approved by the Planning Board on January 7, 1999 (PGCPB Resolution No. 98-324), resulting in the creation of Lot 5, Block B, which is the subject property. Lot 5 was platted by a record plat entitled “Lot 5, Block B, Largo Park,” recorded in Plat Book 189, Plat No. 13.

A reconsideration of PPS 4-98064 was approved after the expiration of a reservation for a future interchange, and a variation was granted to permit access to Lottsford Road. Based on this reconsideration, the property (Lot 5, Block B) was replatted and recorded in Plat Book REP 207, Plat No. 96.

DSP-05014 was subsequently approved for the development of the site. DSP-05014, approved in July 2005, allowed for a six-story, 144,000-square-foot office building with surface parking. Site grading was completed in accordance with the approved DSP, and a curb cut onto Lottsford Road was installed. However, the development did not materialize, and the DSP expired on December 31, 2021.

The current preliminary plan application is required in accordance with Section 24-1401(a)(2) of the Subdivision Regulations due to a proposed change in use from nonresidential to residential. This application proposes a multifamily residential development of up to 398 dwelling units. If approved, this PPS will supersede the prior preliminary plan approval for the subject site. A new detailed site plan (DET) will also be required.

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 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 sector plan are evaluated as follows:

Plan 2035

Plan 2035 places this application in the Largo Town Center Metro Regional Transit District (Growth Policy Map, page 107). Regional Transit Districts are “high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of the future residential and employment growth and development in the County.” (page 106)

The development proposed is consistent with the General Plan and its vision for these districts to “provide a range of housing options to appeal to different income levels, household types, and existing and future residents.” (page 19)

The following policies are recommended by Plan 2035 and are relevant to the subject application:

Policy 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals.

LU1.1: To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns.

The subject application is consistent with Plan 2035 because it places new residential development in a Regional Transit District and proposes the development of 398 dwelling units in downtown Prince George's. Development of this property will create transit-oriented development opportunities, and leverage investment in the area.

Staff find that, pursuant to Section 24-4101(b)(1) of the Subdivision Regulations, the PPS is consistent with Plan 2035.

Sector plan

The sector plan recommends Mixed-Use (Office/Institutional) land uses on the subject property (Map 25, page 103). The proposed use does not conform with the recommended land use; however, Section 24-4101(b)(3) of the Subdivision Regulations provides that the provisions of the County Zoning Ordinance supersede the recommendations of the sector plan where in direct conflict, or where the Prince George's County District Council has not imposed the respective corresponding zoning to implement the sector plan recommendation. The property is zoned RTO-H-E which allows for multifamily residential development by-right. The recommended land use notwithstanding, this application is consistent with the sector plan's vision that "focuses on fostering compact, mixed-use TOD around both the Morgan Boulevard and Largo Town Center Metro stations" (page 10) and supports the development of denser housing with mixed housing typologies, such as is proposed in this application. This property is within the northeast quadrant of the sector plan area and is just outside the 0.50-mile radius to the metro station. Furthermore, the General Plan describes mixed use in regional transit districts as uses that are organized in a vertical or horizontal arrangement (page 109). The surrounding properties include commercial, office, and residential uses and will support the proposed residential use on the property. In addition, the multifamily dwellings contribute to the zone's intended purpose to provide lands for high-intensity, vibrant, mixed-use centers.

The sector plan envisions the transformation of the Largo Town Center Metro Station area into one of Prince George's County's premier mixed-use "downtowns" and 24-hour activity centers by 2035 (page 21).

The sector plan recommends goals, policies, and strategies to help advance the intent and purpose of the plan. This application must conform to the recommendations of the sector plan as required by Section 24-3402(e)(1)(D)(iv). A discussion of this application's conformance to the sector plan is discussed below. Policies and strategies are in **bold**.

Chapter 4: Recommendations

Goal: TOD-Compatible Development beyond the TOD Core (page 70)

Strategy:

- **Discourage new retail uses outside of the TOD core.**

The proposed multifamily building is a residential use and meets the recommendation to discourage new retail uses outside of the TOD core.

Goal: TOD-Compatible Development beyond the TOD Core (page 70)

Strategy:

- **Require the dedication of new public rights-of-way as part of future development to improve street connectivity in the areas north of [Medical Center] Drive.**

The property is bounded by Lottsford Road on the west and MD 202 on the north. No new rights-of-way (ROWs) are proposed with this application. A master-planned side path is planned on MD 202 to improve connectivity. A 10-foot-wide concrete sidewalk is proposed as shown on the Stormwater Management (SWM) Concept Plan (SDCP 17303-2023) associated with the site development and is supported by the Prince George's County Department of Permitting Inspections and Enforcement (DPIE). The applicant is required to work with the appropriate operating agencies on the feasibility of its construction during future entitlements.

Environmental Recommendations

Goal: A Green and Sustainable Community

Strategy (page 81):

- **Discourage new retail uses outside of the TOD core.**

The proposed multifamily building is a residential use and meets the recommendation to discourage new retail uses outside of the TOD core.

Goal: TOD-Compatible Development beyond the TOD Core (page 70)

Strategy:

- **Preserve the woodlands along streams as woodland conservation to meet their own requirements or those of adjacent sites.**
- **Implement environmental site design techniques on-site to the maximum extent practicable with special attention being paid to quantity controls.**

A stream is located on the southern portion of the property. The application is protecting this stream corridor by proposing the building outside of the stream buffer and is proposing woodland conservation adjacent to the stream to preserve the existing woodlands on site.

In addition, it is noted that the applicant has submitted a SWM Concept Plan (SDCP 17303-2023) with this application, and it proposes a combination of micro-bioretention facilities on-site to treat stormwater. This plan has been approved by DPIE, who certifies that environmental site design has been achieved on this property to the maximum extent practical. The micro-bioretention facilities have been integrated into the site design and are located in open spaces and courtyards in the community.

Goal: A Safe and Healthy Community

Strategies: (page 82)

- **Provide an interconnected trail network for recreational purposes that is designed and maintained to permit safe use by pedestrians and bicyclists.**
- **Construct new streets and/or reconstruct existing streets to provide safe and convenient access for pedestrians, bicyclists, public transit users, and motorists (i.e., apply complete street principles in all cases).**

Map 24: Illustrative Community Space and Bicycle Path Plan (page 85) shows a planned bike lane along the western side of the property, as well as a proposed trail/side-path to the north. The applicant was advised to work with DPIE and the operating agencies to ensure that adequate ROW dedication is made to provide these facilities.

The applicant states that a 6.5-foot-wide separated bike lane and 10-foot-wide concrete sidewalk is proposed per SDCP 17303-2023 and is supported by DPIE. However, the location of the separate bike lane is not shown on the PPS, and the 10-foot-wide sidewalk should be considered a minimum, which will be further evaluated at the time of the DET review.

Furthermore, the applicant is required to work with the relevant agencies to determine the alignment of a trail/side path along MD 202.

Any new streets constructed, or construction on existing streets as a part of the development, are required to be constructed to complete street principles, including pedestrian-friendly sidewalks and protected bicycle lanes.

- **For buildings proposed within the 65 decibel noise contours, their associated indoor and/or outdoor activity areas should be located outside the noise contours or shielded from the noise sources.**
(page 82)

The north side of the property abuts MD 202, which is classified as an expressway. The subject property is within 373 feet of the modeled 65 dBA Ldn noise contour from the Segment 3 noise corridor shown on Table 7 (page 40). According to the June 27, 2025 Phase I noise analysis, Elevations B (Lottsford Rd), C (Landover Corner North), and D (Landover Rd) all show façades with a noise impact of over 65 dBA. Mitigation will be required and is discussed further in the Noise Finding within this technical staff report.

Zoning

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the Mixed-Use Infill (M-U-I) Zone with a Development District Overly (D-D-O) to the RTO-H-E Zone effective April 1, 2022.

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 SWM concept plan has been approved by DPIE. A SWM Concept Plan (SDCP 17303-2023) and associated letter, approved by DPIE on March 13, 2025, were submitted with this PPS. The site has an existing culvert under an existing entrance onto the property, as well as existing stormdrains that will remain. The stormwater concept proposes the use of micro-bioretenion facilities to meet the environmental site design to the maximum extent possible requirement.

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 techniques 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 sector plan; the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*; the *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*; and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

Section 24-4601 of the Subdivision Regulations, which relates to mandatory dedication of parkland, provides for the 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 residential development. Based on the proposed density of development, 15 percent of the net residential lot area, 1.37 acres, would be required to be dedicated to the Maryland-National Park and Planning Commission (M-NCPPC) for public parks. However, given the proposed density, staff recommend the provision of on-site recreational facilities for future residents to meet the mandatory dedication of parkland requirement.

Per Section 24-4601, the Planning Board may approve the provision of recreation facilities to meet the mandatory parkland dedication requirement if the proposed facilities will be equivalent or superior in value to the land, improvements, or facilities, that would have otherwise been provided under the requirements of Section 24-4601. The statement of justification (SOJ) provided by the applicant for the PPS indicates that an on-site fitness center, resident lounge, and swimming pool with internal courtyard, among other facilities, are proposed for fulfillment of mandatory dedication. The DET submitted concurrently with this PPS locates a pool and internal courtyard with furnishings, exterior open space including seating areas, a dog park, and labeling for interior amenities which have not been detailed. The DET lists work pods as a recreation facility, however, this should be excluded. The facilities indicated will conceptually meet the value of land that would normally be required for dedication. Staff recommend inclusion of facilities for various ages and interests. The design of on-site recreational facilities will be reviewed further with the DET, and the DET should be revised with calculation of the land value of dedication which would

normally be required, to meet the minimum recreation facility requirement, in accordance with Section 24-4601(b)(4)(C) and the *Park and Recreational Facilities Design Guidelines*.

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. M-NCPPC-owned parks in this area include the Woodmore Town Center Park, the Lake Arbor Community Center, Arbor Park, Largo Town Center Park, and Watkins Regional Park. The proposed development aligns with the sector plan's intention to provide quality, safe, and convenient parks and recreational facilities within developments providing respite and contributing to the desirability and livability of the community for current and future residents.

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

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

Master Plan Right-of-Way (ROW)

The site has frontage along Lottsford Road and MD 202 which are both master-planned roadways.

Landover Road, MD 202 (E-6)

MPOT: 150 to 200-foot ROW

The plan sheets delineate the ROW, 100 feet from the centerline, as recommended in the MPOT. This ROW was previously dedicated, and no additional dedication is required with the current application.

Lottsford Road (A-26)

MPOT: 120-foot ROW

The plan sheets delineate the 120-foot-wide ROW as recommended in the MPOT. This ROW was previously dedicated, and no additional dedication is required with the current application.

Master Plan Pedestrian and Bike Facilities

Landover Road, MD 202 (E-6)

MPOT: Side path

A 10-foot-wide side path is proposed along the frontage of MD 202 that meets the intent of the MPOT recommendation.

Lottsford Road (A-26)

MPOT: Bicycle lane and shared use path

A 10-foot-wide side path and 6.5-foot-wide bicycle lane is proposed along the site's frontage of Lottsford Road that meets the intent of the MPOT recommendation.

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

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

Continuous sidewalks are proposed along both MD 202 and Lottsford Road and a bicycle lane is also proposed along Lottsford Road (shown on the approved SWM concept plan). Staff also recommend that Americans with Disabilities Act (ADA)-compliant crosswalks be provided crossing the vehicular access point along Lottsford Road. The proposed and recommended facilities will support the policies and strategies of the MPOT.

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*.

A bicycle lane is proposed along the site's frontage of Lottsford Road. The proposed development should include reserved space for bicycle parking within the multifamily buildings or parking garage. Staff recommend that in addition to the proposed indoor parking, that short-term parking be provided and consist of inverted U-style bicycle racks within 50 feet of the primary building entrance. The proposed and recommended facilities will support the policies and strategies of the MPOT.

The sector plan includes the following recommendations applicable to the subject site:

As development continues outside of the TOD core, an effort should be made to connect other streets as well such as extending Mercantile Lane east of Lottsford Road through the Inglewood Restaurant Park and to the west, arriving at the UMUC Academic Center at Largo on McCormick Drive. (page 71)

The proposal includes a private driveway within a 30-foot-wide ingress/egress easement that will connect Mercantile Drive east of the site to Lottsford Road, via a private driveway, and meets the intent of the sector plan.

Goal: A Walkable and Accessible Community (page 72)

Strategies: Apply complete street principles and traffic calming measures to all new and improved streets within the sector plan area.

Continuous sidewalks, side paths, bicycle lanes along Lottsford Road and MD 202, and shared road markings (sharrows) along the internal driveway are proposed and meet the intent of the sector plan.

Goal: A Safe and Healthy Community (page 82)

Strategies: Provide an interconnected trail network for recreational purposes that is designed and maintained to permit safe use by pedestrians and bicyclists.

Construct new streets and/or reconstruct existing streets to provide safe and convenient access for pedestrians, bicyclists, public transit users, and motorists (i.e., apply complete street principles in all cases).

Continuous sidewalks, side paths, bicycle lanes, and sharrows are proposed and shown on the concurrently submitted DET, and meet the intent of the sector plan. The side path and bicycle lane along Lottsford Road and side path along MD 202 accommodate multimodal use. The side path along Lottsford Road will connect to the existing sidewalk network along Lottsford Road and provide convenient access for pedestrians and bicyclists south of the subject site. This connection will also provide access to existing bus stops along Lottsford Road for transit users.

Urban Street Design Standards (USDS) for use in Regional Transit Districts and Local Center

The subject site is located in the RTO-H-E Zone and is therefore required to apply the Prince George's County Department of Public Works and Transportation (DPW&T) USDS. The implementation of USDS features along the site's frontage further support bicycle and pedestrian facilities in the MPOT and the sector plan.

Lottsford Road USDS Mixed-Use Boulevard: Four Travel Lanes (A)

The recommended USDS for Lottsford Road is a mixed-use boulevard (A) with four travel lanes. This standard identifies a 114-foot minimum ROW, 10-foot-wide sidewalks and buffered on-road bicycle lanes with physical vertical separation.

The plan shows a 120-foot-wide ROW along the site's frontage, which would provide sufficient ROW to provide this standard. A 10-foot-wide side path and 6.5-foot-wide bicycle lane are proposed along the site's frontage of Lottsford Road, which satisfies the bicycle and pedestrian elements of the mixed-use boulevard (A). Sufficient ROW exists to implement the travel lane configuration; however, this would result in a reduction in the total number of travel lanes along Lottsford Road. The applicant is only required to provide road improvements for the half-section of roadway along their frontage of Lottsford Road, which is not feasible at this time.

Master plan conformance can be realized based on the requirements of the USDS and requirements of Section 27-4202(b)(1) of the Zoning Ordinance. The goals and strategies of the MPOT and sector plan will be met with the included conditions of approval contained herein.

Zoning Ordinance Compliance

Section 27-6104 of the Zoning Ordinance provides guidance for the review of PPS development applications. In addition, Section 27-6200 provides specific requirements for the current application. The relevant Sections are 27-6204, 27-6206, 27-6207, and 27-6208, which detail the requirements for vehicle, pedestrian, and bicycle cross-access.

Regarding Section 27-6204, the submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section.

Regarding Section 27-6206, the subject application proposes vehicular access via a private driveway along Lottsford Road. Section 27-6206(d) limits access to properties with frontage on an arterial roadway to circumstances where no alternative direct vehicular access from a lower classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide.

The site has frontage on Lottsford Road, a classified arterial and MD 202, a designated expressway. Access is denied from MD 202 and while an internal driveway will be extended through the property, Section 24-4204 states that the sole means of vehicular access to any lot cannot be provided by a private ROW or easement that is not built to conform to the standards in Subtitle 23: Roads and Sidewalks. Therefore, an access to Lottsford Road is required in this instance. Staff find the applicant meets the requirements of this section and support 1, two-way driveway for direct access to an arterial road.

The internal driveway will connect to the existing driveway on the abutting lot to the east which extends to Mercantile Lane on a recorded easement. The requirements for vehicular cross-access have been met as required in Section 27-6206.

The site access point along Lottsford Road has an existing curb cut of approximately 60 feet wide (with median included) which meets the minimum requirements in Section 27-6206(l)(1). However, the requirements per Section 27-4204(b)(1)(B) require that curb cuts for properties in RTO-H zoning be a maximum of 24 feet. Therefore, the existing curb cut exceeds this requirement and a departure will be required.

The curb cut is in alignment with the existing driveway for the restaurant park on the opposite side of Lottsford Road; thereby satisfying the requirements in Section 27-6206(l)(3)(A). Staff support the location and geometry of the proposed access at this time and will further evaluate the departure from Section 27-4204(b)(1)(B) during the review of the DET.

Regarding Sections 27-6207 and 27-6208, bicycle cross-access is proposed to abutting property (Lot 4) east of the subject site via sharrows along the internal driveway. The applicant is requesting a waiver with the DET for pedestrian cross-access, as required in Section 27-6207, citing there are no existing sidewalks on the abutting site and that existing environmental features are present. The driveway on Lot 4 is not built to conform to the standards in Subtitle 23 and there are no sidewalks present along its entire length. Environmental features located within the vicinity of the access easement may be impacted if the applicant were required to construct the private driveway to public road standards. However, this requirement aims at initiating cross property connections and no topographic conditions have been citing as being prohibitive of including a sidewalk along the internal driveway for pedestrian cross access. A network of 5-foot-wide sidewalks are

also conceptually proposed to be provided throughout the site that would allow for pedestrian pathways to the side path along the site's frontages that will allow access to adjacent lots, and could be extended along the internal driveway. The cross-access connection should be further explored. The site design will be finalized at the time of DET and may be subject to modification in the future. Therefore, staff recommend that the requirements of Section 27-6207 of the Zoning Ordinance, pertaining to pedestrian cross-access be further evaluated with the DET.

Based on the preceding findings, staff find 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 both the MPOT and master plan, with the recommended conditions.

7. **Public Facilities**—This PPS was reviewed for conformance to the sector plan, in accordance with Section 24-4101(b) of the Subdivision Regulations. The sector plan contains a public facilities discussion in Chapter 4 "Recommendations for Future Development". This section provides the following goals for public facilities.

- **Goal 1: Adequate Student Capacity at All Public Schools Serving the Sector plan Area**
- **Goal 2: Adequate Access to Public Park Facilities Serving the Sector plan Area**

The proposed development will not impede the achievement of the above-referenced goals of the sector plan. This PPS is subject to ADQ-2023-050, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service 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, however, none of its recommendations affect the subject site.

Capital Improvement Program (CIP):

The subject project is located in Planning Area 73 – Largo-Lottsford. The 2025–2030 Fiscal Year Approved CIP Budget identifies the following new public facilities proposed for construction, which do not affect the subject site:

- Health and Wellness Center at Prince George's Community College (3.73.0005)
- North Parking Garage at Prince George's Community College (3.73.0006)
- Carillon Parking (DPW&T) at 900 Capital Centre Boulevard (8.66.0003)

Water and Sewer

The subject property is located in Sustainable Growth Tier I and is served by public water and sewer, as required by Section 24-4404 of the Subdivision Regulations. Pursuant to

Section 24-4405 of the Subdivision Regulations, the 2018 Water and Sewer Plan placed this property in water and sewer Category 3, “Community Systems.” Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. Category 3 is appropriate for PPS and final plat approval.

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

8. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that preliminary plans 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.”

The standard requirement for public utility easements (PUEs) is given in Section 24-4205 of the Subdivision Regulations. PUEs must be located outside of the sidewalk and must be contiguous to the ROW. The subject site has frontage along the public ROW of Lottsford Road and MD 202. This PPS provides the required 10-foot-wide PUE along the frontage of both roads.

9. **Historic**—The sector plan includes minimal goals, objectives, concepts, recommendations, and guidelines for historic preservation and, these are not specific to the subject site or relevant to this application. A search of current and historic photographs, topographic and historic maps, and locations of current known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
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 below.

The following applications and associated plans were previously reviewed for the subject site:

Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
CSP-87168-01	N/A	Planning Board	Approved	8/3/1989	89-420
4-98064	N/A	Planning Board	Approved	12/10/1998	98-324
N/A	TCP2-136-03	Staff	Approved	8/25/2003	N/A
N/A	TCP2-136-03-01	Staff	Approved	3/15/2004	N/A
DSP-05014	TCP2-136-03-02	Planning Board	Approved	6/23/2005	05-148
DSP-05014-01	TCP2-136-03-03	Planning Board	Approved	11/9/2006	06-255 (C)

Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
NRI-002-2023	N/A	Staff	Approved	2/16/2023	N/A
NRI-002-2023-01	N/A	Staff	Approved	1/22/2025	N/A
PPS-2023-027	TCP1-019-2025	Planning Board	Pending	Pending	Pending
DET-2023-013	TCP2-136-03-04	Planning Board	Pending	Pending	Pending

Applicable Woodland Conservation Ordinance

The project is subject to Division 2 of the 2024 Woodland Conservation Ordinance (WCO), the 2018 Environmental Technical Manual (ETM), and the environmental regulations contained in Subtitles 24 and 27 because the application is for a new PPS.

Environmental Site Description

A review of available information, and as shown on the approved natural resources inventory (NRI), indicates that 100-year floodplain, wetlands, streams, and steep slopes are found to occur on the property. The site does not contain any wetlands of special state concern. The site is in the Southwest Branch watershed of the Western Branch which drains to the Patuxent River, as identified by the Maryland Department of Natural Resources. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not found to occur on-site. The site fronts on Lottsford Road, a Master Plan of Transportation designated arterial roadway, and it fronts on MD 202, a historic road and MPOT designated Expressway.

Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b) of the Subdivision Regulations the policies from the Environmental Section of the applicable master plans must be analyzed with all PPS. The following is the analysis of the applicable master plans.

Plan 2035

The site is located within Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map and in the Established Communities of the General Plan Growth Policy Map, as designated by Plan 2035. The project is within the boundaries of a transit-oriented center identified as the Largo Town Center Metro Regional Transit District in Plan 2035.

Sector Plan

The sector plan contains environmental goals and strategies. The guidelines below have been determined to be applicable to the current project.

The text in **bold** is the text from the sector plan, and the plain text provides comments on the plan's conformance:

Goal: A Green and Sustainable Community (page 81)

Strategies:

- **Identify places where green infrastructure elements of local significance can be permanently preserved and, where possible, restored and enhanced.**

The Green Infrastructure Plan (GI Plan) was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the GI Plan, this site does contain regulated and evaluation areas.

The regulated area of the green infrastructure network contains a stream, wetlands, steep slopes, and 100-year floodplain. These areas form the primary management area (PMA) and will be preserved with a conservation easement on the final plat, with the exception of areas approved for impacts which are evaluated herein.

- **Preserve the woodlands along streams as woodland conservation to meet their own requirements or those of adjacent sites.**

The woodlands along the stream, except for areas with approved impacts, remain wooded and are to be placed in a protective woodland conservation easement.

- **Share stormwater management facilities and function between development sites to reduce the overall land consumption needed to manage stormwater with an emphasis on managing stormwater quantities in shared facilities.**

The approved site development (SWM) concept plan does not show shared SWM facilities. All SWM facilities proposed are located on-site, and the 100-year quantity control is being met by paying a fee-in-lieu to the County.

- **Identify priority downstream locations within the Southwest Branch Watershed for stream and wetland restoration projects required for mitigation.**

DPIE did not require any stream or wetland restoration projects for this development proposal in the approved SWM concept.

- **Integrate stormwater management and environmental site design features with complete street designs for all new and reconstructed interior streets within the sector plan area.**

There are no interior streets on this project, the access through the development is a shared driveway. The approved SWM concept shows the use of environmental site design features such as micro-bioretenion facilities on-site.

2017 Green Infrastructure Plan

The GI Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the GI Plan, this site does contain regulated and evaluation areas. The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the Green Infrastructure 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 Prince George's 2035.

Strategies

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:**
- a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

This project contains mapped evaluation areas and regulated areas of the GI Plan and contains regulated environmental features (REF). The on-site REF are located along the stream running along the southern property line. The development shown on the Type 1 tree conservation plan (TCP1) is mostly located outside of the PMA, with the on-site REF limited to four impacts: for an extension of an existing roadway crossing, sewer connection, and two sidewalks. In accordance with this GI Plan policy and strategies, and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the remaining on-site REF woodlands will be preserved in a conservation easement with the final plat. The conservation easement will provide protection to the wildlife habitat and the existing REF.

In accordance with this GI Plan policy, Sections 24-4303 and 27-6806 of the County Code, the SWM will be reviewed by DPIE, and per

Sections 24-4303(d)(7) and 27-6805, the sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District. 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's standards. State standards are set to ensure that no degradation occurs.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

Sensitive species habitat was not identified on this site, and the property is not in a special conservation area.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

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 property does not contain network gaps in the regulated area associated with a stream system which runs along the southern property line. In accordance with this GI Plan policy and strategies, and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, woodland preservation and afforestation/reforestation are proposed in locations that will improve the green infrastructure network.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

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) of the County Code, the on-site REF will be preserved in a conservation easement with the final plat. In accordance with Section 25-122(d), the proposed on-site woodland preservation and reforestation areas will be placed in a woodland and wildlife habitat conservation easement with the Type 2 tree conservation (TCP2) review. This reforestation planting area will be located within graded areas to

expand the on-site woodland and to reforest the stream buffers. The property does not contain special conservation areas.

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

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 of the County Code, state regulations require that development projects treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The proposed outfall structures will be located outside of the PMA; however, the site contains existing stormdrain systems and outfalls within the stream system. The technical stormwater system will be reviewed by DPIE and the Prince George's County's Soil Conservation District. Both SWM and sediment and erosion control requirements will be met in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards. State standards are set to ensure that no degradation occurs.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

In accordance with this GI Plan policy and Section 25-121(c)(1)(c) of the WCO, the areas along the streams that are not already forested will be planted to the maximum extent practicable. More information regarding this can be found in the Woodland Conservation Section of this staff report.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

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) of the County Code, the woodland conservation requirement will be fully met on-site through woodland preservation and afforestation/reforestation. The use of off-site banking credits and fee-in-lieu are not requested.

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 2018 ETM and the 2018 *Prince George's County Landscape Manual*. The use of native plant material will be evaluated at the time of DET review.

- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Retention of existing woodlands and planting of native species on-site is required by the Landscape Manual, with both counting toward the tree canopy coverage requirement for the development. In accordance with this GI Plan policy, Sections 24-4304 and 27-6803 of the County Code, and Subtitle 25, Division 3 of the County Code, the location and specifications of the plantings for tree canopy coverage (TCC) requirements will be evaluated at time of DET review.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

Native landscape planting along the existing woodland edge is encouraged and will be further evaluated at time of DET review.

- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

This site does not contain the potential for forest interior dwelling species and is not within a sensitive species project review area.

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

The planting of native species on-site is required by the 2018 Landscape Manual and can count toward the TCC requirement for the development. In accordance with this GI Plan policy, Sections 24-4304 and 27-6803 of the County Code, and Subtitle 25, Division 3 of the County Code, TCC coverage will be evaluated with the DET. Green space is encouraged to serve multiple ecological functions.

Other Environmental Review

Existing Conditions/Natural Resource Inventory

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. An approved NRI, NRI-002-2023-01, was submitted with the application. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA. The TCP1 and the PPS show all required information correctly in conformance with the NRI. No additional information is required regarding the NRI.

Woodland Conservation

This property is subject to Division 2 of the WCO and the ETM. TCP1-019-2025 was submitted with this application showing that this 9.15-acre site contains 2.10 acres of floodplain for a net tract area of 7.05 acres, consistent with the site statistics of the NRI. The development is located within a Plan 2035 transit-oriented center. The site contains a total of 1.25 acres of net tract woodlands and 1.99 acres of wooded floodplain. The woodland conservation threshold of 15 percent of the site's net tract area is 1.06 acres. The plan shows a proposal to clear existing woodland followed by reforestation in the clearing areas for grading necessity; however, the worksheet does not reflect this clearing and will have to be corrected prior to signature approval of the PPS. As proposed, the development meets the 15 percent woodland conservation threshold on-site with woodland preservation and reforestation.

Riparian Stream Buffer

The site contains a riparian stream buffer that is required to be fully wooded in accordance with Section 25-121(c)(1)(C) of County Code; however, this site qualifies for exceptions to this requirement based on criteria outlined in the Code. The TCP1 and the PMA SOJ indicate that clearing is proposed within the stream buffer and is not proposed to be replaced. These areas are for a roadway extension, utility connection, and sidewalks. These impacts are discussed in the PMA impact section herein. Staff find the application, as submitted, to be in compliance with the stated exceptions.

Specimen Trees

Tree conservation plans are required to meet all the requirements of Subtitle 25, Division 2 of the County Code, including the preservation of specimen trees in Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the ETM for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) of County Code is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by an SOJ stating the reasons for the request and how the request meets each of the required findings.

The site contains eight specimen trees on-site. These trees are rated as poor to good on the NRI. The current design proposes to remove a total of three specimen trees identified as Specimen Trees ST-72, ST-73, and ST-74.

Review of Subtitle 25 Variance Request

A Subtitle 25 variance application and an SOJ in support of the variance was received on May 27, 2025, and resubmitted on July 23, 2025. The request is for the removal of three specimen trees, identified as Specimen Trees ST-72, ST-73, and ST-74. The condition of trees proposed for removal ranges from poor to good as identified on the approved NRI. The TCP1 shows the location of the trees proposed for removal as clustered together in the northwestern corner of the property and are in the location of the proposed building footprint.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The submitted SOJ seeks to address the required findings for the three specimen trees (ST-72, ST-73, and ST-74) proposed for removal.

Considerations for staff recommendation include construction tolerance, distance from development impacts to the trees, and condition of the trees. An evaluation of this variance request, with respect to the required findings, is provided below. Staff support the removal of the three specimen trees requested by the applicant, based on these findings. The text in **bold** below is the text for the findings and the plain text provides comments on the findings:

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

The applicant states in the variance request that special conditions peculiar to the property have caused unwarranted hardship. In relation to other properties in the area, special conditions peculiar to the property would cause an unwarranted hardship if the applicant were required to retain the three specimen trees identified as Specimen Trees ST-72, ST-73, and ST-74. Those special conditions relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

This specimen tree removal variance request was evaluated using the Woodland and Wildlife Habitat Conservation Priorities as outlined in Section 25-121(b)(1). The specimen trees requested for removal will allow for the protection of the woodlands with the highest priorities as listed in Section 25-121(b)(1) of the WCO to the maximum extent practicable and allow for the development of this site to occur in the lower priority areas of the site. Requiring the applicant to retain these three specimen trees on the site by designing the development to avoid impacts to the critical root zone would further limit the area of the site available for the orderly development that is consistent with the zoning, to the extent that it would cause the applicant an unwarranted hardship.

This site is surrounded by roadways on two sides and previously graded land. The southern and eastern boundaries of the property contain a stream with associated PMA. The development of the property as a multifamily residential building requires SWM, grading, safe circulation, utilities, and landscaping on-site, in conformance with other sections of the County Code. The applicant has designed the site in such a way that the development is in the upland areas along the property frontage with Lottsford and Landover

Road, away from the REF, and the woodland conservation requirements are proposed to be met entirely on-site through woodland preservation and reforestation.

The SOJ indicates that Specimen Trees ST-72, ST-73, and ST-74 are proposed for removal because they are located within the footprint of the proposed building. The current zone, RTO-H-E, requires buildings to be constructed using an urban design standard, with the multifamily building constructed to the build-to line and the construction of wide sidewalks along the frontage. The three specimen trees requested for removal are located in an isolated cluster near the northwest corner of the lot and are all within the build-to line.

Requiring the applicant to retain the three specimen trees in the northwestern corner of the site would further limit the area of the site available for development, to the extent that it causes an applicant unwarranted hardship. Alternatives to save these trees would compromise other requirements of the zone for trees that, given their location proximate to the ROW and closely clustered among each other, have a low expectation of long-term survivability.

Based on the uniqueness of the property setting and the location of the trees, staff find that the three specimen trees are located on the developable portion of the site, and in areas necessary to meet the design and infrastructure requirements.

(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 with comparable zoning. 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. The development is required to provide SWM, grading, safe circulation, utilities, and landscaping on-site in conformance with other sections of the County Code. The applicant states that complying with the additional requirement to preserve the existing northwest corner located specimen trees, there is not enough room to then develop the site as a multifamily residential building without compromising other requirements of the zone for required building location and sidewalk width. The applicant has designed the site in a way which maximizes the buildable areas of the site, while retaining a significant portion of specimen trees and limiting impacts to the PMA to only those which are allowable, reasonable, and necessary. The removal of specimen trees for the installation of buildings are expected with development.

This application localizes the removal of specimen trees to those along the frontage of Lottsford Road and in the upland areas of the site, away from the REF. Other sites that contain constraints and conditions similar to these would be given the same considerations during the review of the variance application.

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

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 of the County Code and the ETM for site-specific conditions. When similar trees were encountered on other sites for comparable developments, they have been evaluated under the same criteria.

The applicant states that given the evidence in Variance Findings (B) above, not granting the variance would prevent the project from being developed within the County standard design parameters. The applicant has made considerable efforts to avoid additional PMA impacts and specimen tree removals. While three specimen trees are requested for removal, five specimen trees are proposed to be retained. The three specimen trees proposed for removal are in poor to good condition and are located in the northwest corner of the site away from the REF, and clustered very close together. The applicant is meeting the entire woodland conservation requirement on-site as woodland preservation and reforestation, including the minimum threshold requirement. This is not a special privilege that would be denied to other applicants. If other properties encounter trees in similar locations on a site with significant REF and PMA, the same considerations would be provided during the review of the variance application.

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

The variance SOJ states that this request is based on the existing conditions for the site and the associated requirements for development, and that the layout minimizes the impacts to regulated environmental features while abiding by design standards. These are not the result of actions taken by the applicant.

The request for removal of the three trees is a result of their location on the property and the limitations on site design which are not the result of actions by the applicant. SWM, road improvements, slope stability, and other requirements are established by the County. Any development on this site would be subject to meeting the current requirements of the County based on the scope of that proposed development. The removal of the three specimen trees is requested to achieve the development for the proposed multifamily residential use with associated infrastructure, and woodland conservation. As mentioned in the variance findings above, the significant

REF on the southern and eastern portion of the site limit development to the western and northern portions of the site.

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

The variance SOJ states that this request is not from a condition on a neighboring property.

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property. The trees have grown to this size because of favorable conditions and lack of disturbance.

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

The site is governed by the state and local SWM regulations, which require the post-development site to mimic pre-development conditions as “woods in good condition.”

Granting the variance for the removal of three specimen trees will not adversely affect water quality because the applicant is required to meet current SWM requirements on-site. Stormwater requirements will be evaluated by DPIE and additional information regarding the proposed stormwater facilities can be located in the stormwater section of this memorandum. Sediment and erosion control measures for this site will be subject to the requirements of the Prince George’s County Soil Conservation District. 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’s standards. State standards are set to ensure that no degradation occurs.

The required findings of Section 25-119(d) of the WCO have been adequately addressed for the removal of three specimen trees identified as Specimen Trees ST-72, ST-73, and ST-74. Staff recommend that the Planning Board approve the requested variance to Section 25-122(b)(1)(G) of the WCO for the removal of these three specimen trees, for the construction of a multifamily residential building in the RTO-H-E Zone.

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 of the Environmental Standards of Subdivision Regulations. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

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.”

Impacts to REF should be limited to those that are necessary for the 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 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 the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

The application is requesting impacts to the PMA for the following four impacts: one roadway crossing, one utility connection, and two sidewalks. An SOJ dated April 28, 2025, was submitted with the application.

PMA Impacts Summary Table

Impact ID	Impact Type	Temporary or Permanent	Total Acreage of Impact
1	Roadway Crossing	Permanent	0.31
2	Utility connection	Permanent	0.01
3	Sidewalk construction	Permanent	0.03
4	Sidewalk construction	Permanent	0.09
Total PMA Impacts			0.44

Statement of Justification

The SOJ dated April 28, 2025, includes a request to impact 0.44 acres (19,131 square feet) of on-site PMA for one roadway crossing, one utility connection, and two sidewalks. The proposed PMA impacts are considered necessary for the orderly development of the subject property. These impacts cannot be avoided because they are required by other provisions of the County and state codes. The plan shows the preservation, restoration, and enhancement of the remaining areas of the PMA.

Analysis of Impacts

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

IMPACT 1 – Roadway crossing and grading - PMA impacts totaling 0.31 acre (13,639 square feet) is requested for a roadway and associated grading for an extension of a paved road that already exists within the PMA to provide access to

the site. The grading will be held as tight as possible to avoid additional disturbance. The impact has been limited, minimized as much as possible while still meeting the County roadway requirements.

IMPACT 2 – Utility Connection- PMA impacts totaling 0.01 acre (469 square feet) is requested for a sanitary sewer connection to an existing sanitary sewer manhole that exist in the PMA. PMA impacts are limited to only what is needed to tie into the existing manhole.

IMPACTS 3 and 4 – Impacts for sidewalk construction - PMA impacts totaling 0.12 acre (5,023 square feet) are requested for portions of the required sidewalks along Lottsford Road (Impact 3) and Landover Road (Impact 4) that are located in the PMA. The PMA impacts are limited to only what is needed for sidewalk construction.

PMA Impact Summary

This site contains 2.75 acres of PMA consisting of steep slopes, 100-yr floodplain, a stream, wetlands, and their associated buffers. Four impacts are proposed to the PMA area with this application totaling 13,639 square feet (0.44 acre) or 16 percent of the total PMA. Based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, in accordance with Section 24-4303(d)(5) of the Subdivision Regulations, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Staff therefore recommend that the Planning Board support Impacts 1 through 4, as proposed.

Soils

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

The predominant soils found to occur according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Collington-Wist complex, Urban land-Collington-Wist complex, Udorthents, highway, and Widewater and Issue soils. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property.

Erosion and Sediment Control

Section 24-4303(d)(7) of the Subdivision Regulations requires the approval of a concept grading, erosion and sediment control plan by the Prince George's County Soil Conservation District and shall be required prior to final approval of the PPS (minor or major) if required by Subtitle 32: Water Resources Protection and Grading Code, of this Code. The County requires the approval of an erosion and sediment control plan. An unapproved erosion and sediment control plan was submitted with this application. Prior to signature approval of the PPS, the applicant shall submit a copy of the signed and approved concept grading, erosion and sediment control plan for the site, from the Prince George's Soil Conservation District.

11. **Urban Design**—This application proposes to subdivide one lot for 398 multifamily dwelling units in one building. Per Section 27-3605(a)(1) of the Zoning Ordinance, a DET is required as the subject application is for development of more than ten units. The applicant has filed DET-2023-013, with other companion cases, for the subject development. The following requirements of the Zoning Ordinance apply to development of the site, and those specifically applicable to the review of the PPS are discussed further below:

Conformance with the Requirements of the Prince George’s County Zoning Ordinance
DET is required for this development in accordance with Section 27-3605(a) of the Zoning ordinance. The “dwelling, multifamily” use proposed for this property in the RTO-H-E Zone is permitted per Section 27-5101(c) of the Zoning ordinance. Under the current Zoning Ordinance, conformance to the following regulations, but not limited to, should be demonstrated:

- Section 27-4204(b). Standards Applicable to all Transit-Oriented/Activity Center Base Zones
- Section 27-4204(f). Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones
 - Section 27-6300. Off-Street Parking and Loading
 - Section 27-6400. Open Space Set Aside
 - Section 27-6500. Landscaping
 - Section 27-6600. Fences and Walls
 - Section 27-6700. Exterior Lighting
 - Section 27-6903. Multifamily, Townhouse and Three-family Form and Design Standards
 - Section 27-61200. Neighborhood Compatibility
 - Section 27-61500. Signage
 - Section 27-61600 Green Building Standards

Pursuant to Section 27-6403 of the Zoning Ordinance, development located in the RTO-H-E Zone is required to provide 7.5 percent open space set-aside area, based on development site area. The subject property is approximately 9.15 gross acres and is required to provide approximately 0.69 acre of open space. An exhibit submitted with the PPS shows the location of open space set-aside area and indicates approximately 2.16 acres (30.6 percent) of the area is to be provided within the subject site. The stated open space set-aside amount, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of DET review.

2018 Prince George's County Landscape Manual

The proposed development is subject to the Landscape Manual. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.8, Building frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements. Conformance with applicable landscaping requirements of the Landscape Manual will be evaluated at the time of DET review.

In addition, the subject property is bordered by MD 202 and Lottsford Road, which are classified as an expressway and an arterial road, respectively. According to Section 4.6, a minimum 40-foot-wide buffer is required along both roads. This buffer must include either 2 shade trees, 10 evergreen trees, and 30 shrubs, or an equivalent of 105 plant units per 100 linear feet of frontage, excluding driveway openings, as the property is located within a transit-oriented zone. The applicant has filed alternative compliance (AC) from the requirements of this section, with reasoning, and is being reviewed concurrently with the DET.

Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site in the RTO-H-E Zone is required to provide a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET review.

- 12. Noise**—The property abuts MD 202, an expressway, and Lottsford Road, an arterial road. Therefore, the applicant was required to provide a noise study, analyzing whether any noise mitigation would be needed for the subject property.

The most recent standards require that noise must be mitigated to be no more than 65 A weighted decibels (dBA) continuous equivalent sound level (Leq) during the hours of 7:00 a.m. to 10:00 p.m. (daytime), and no more than 55 dBA/Leq during the hours of 10:00 p.m. to 7:00 a.m. (nighttime), in outdoor activity areas. This method of measurement establishes that the average noise level in outdoor activity areas must be no more than 65 dBA during the daytime and 55 dBA during the nighttime. The most recent standards also establish that noise must be mitigated to be no more than 45 dBA in the interior of dwelling units.

The Phase I noise study submitted by the applicant conducted its primary analysis to determine day-night average noise levels (Ldn) on the property and provided findings regarding which areas of the site would need noise mitigation based on that metric. However, noise contours showing measurements in Leq were also provided. The study delineated the future ground-level (5 feet above ground) unmitigated 65 dBA/Leq noise contour during the daytime and the future ground-level unmitigated 55 dBA/Leq noise contour during the nighttime. These two noise contours are reproduced on the PPS.

Based on the ground-level (5 feet above ground) future unmitigated noise contours provided, no common outdoor activity areas on the site will be exposed to noise levels exceeding 65 dBA during daytime hours or 55 dBA during nighttime hours. Therefore, mitigation for outdoor activity areas will not be required. However, the study determined

that portions of the proposed multifamily building will be impacted by future unmitigated transportation noise levels above 65 dBA/Leq. Specifically, all residential units on the northeast elevation (facing MD 202), portions of the northwest elevation (facing Lottsford Road), and part of the southeast elevation closest to MD 202 will be exposed to transportation noise levels between 65 and 74 dBA/Leq.

Standard building construction typically provides approximately 20 dBA of noise attenuation. However, because several units are projected to be exposed to exterior noise levels up to 74 dBA, this reduction may not be sufficient to maintain interior levels at or below the 45 dBA standard. Therefore, further analysis to determine the specific building materials needed for interior mitigation will be required at the time of DET.

13. **Community feedback**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any correspondence from the community regarding the subject application.
14. **City of Glenarden**—The subject property is located within one mile of the municipal limits of the City of Glenarden. This PPS was referred to the City for comments on May 27, 2025. At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any correspondence from the City regarding the subject application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Revise the title of the subdivision to read “Largo Park, Lot 6”.
 - b. Label the proposed lot as Lot 6, Block B.
2. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of a minimum 10-foot-wide public utility easement along the abutting public rights-of-way, in accordance with Section 24-4205 and Section 24-4401 of the Prince George’s County Subdivision Regulations.
3. Prior to signature approval of the preliminary plan, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Add the following note under the specimen tree table:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with PPS-2023-027 for the removal of the following specified trees: ST-72, ST-73, and ST-74.”.

- b. Correct the worksheet to reflect the woodlands that will be cleared.
 - c. Have the TCP1 worksheet signed by the qualified professional who prepared it.
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 Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for approved impacts, and shall be reviewed by the Environmental Planning Section 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 M-NCPPC 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 (TCP1-019-2025) in conformance with Section 25-121 of Prince George's County Code. 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 (TCP1-019-2025), or as modified by a future 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 Conservation/Tree Preservation Policy 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 (M-NCPPC), Prince George's County Planning Department."
6. Prior to issuance of the first grading permit for this subdivision, and in conformance with Section 25-119(a)(2) of Prince George's County Code, 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) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."
7. At the time of the Type 2 tree conservation plan review, and in conformance with Section 25-119(d)(7) of Prince George's County Code, the mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the three specimen trees shall be determined.
8. In accordance with the 2013 *Approved Largo Town Center Sector Plan* and the 2009 *Approved Countywide Master Plan of Transportation*, 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 review:

- a. A 10-foot-wide American's with Disabilities Act-compliant side path along the site's frontage of MD 202 (Landover Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - b. A 10-foot-wide American's with Disabilities Act-compliant side path and 6.5-foot-wide bicycle lane along the site's frontage of Lottsford Road, unless modified by the operating agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - c. Shared roadway markings (sharrows) along the internal driveway.
 - d. Direct pedestrian American's with Disabilities Act-compliant connection from the side path along the site's frontages to the primary entrances of principal buildings.
 - e. Continental-style crosswalks at the vehicular access points and crossing all drive aisles.
 - f. Inverted U-style or similar bicycle racks located not more than 50 feet from the primary entrance to building entrances.
 - g. Long-term bicycle parking within the building or parking garage located not more than 50 feet from the primary entrance to each building entrance.
9. 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*.
 10. Prior to the submission of the final plat of subdivision, 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 Liber and folio of the RFA shall be noted on the final plat prior to plat recordation.
 11. The on-site recreational facilities shall be reviewed by 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 Park and Recreation Facilities Design Guidelines*, with the review of the site plan. Timing for construction shall also be determined at the time of the site plan.
 12. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, prior to recommendation of approval by The Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any 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 for the construction of recreational facilities.

13. Prior to signature approval of the preliminary plan of subdivision, submit a copy of the signed and approved concept grading, erosion and sediment control plan for the site, from the Prince George's Soil Conservation District, in accordance with Section 24-4303(d)(7) of the Prince George's County Subdivision Regulations.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision PPS-2023-027
- Approval of Type 1 Tree Plan Conservation Plan TCP1-019-2025
- Approval of a Variance to Section 25-122(b)(1)(G)