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## Preliminary Plan of Subdivision Mellwood Hills

PPS-2024-008

| REQUEST                                                                                        | STAFF RECOMMENDATION                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 lots and 3 parcels for development of 12 single-family detached residential dwelling units. | With the conditions recommended herein: <ul style="list-style-type: none"><li>• APPROVAL of Preliminary Plan of Subdivision PPS-2024-008</li><li>• APPROVAL of Type 1 Tree Conservation Plan TCP1-2025-0021</li><li>• APPROVAL of a Variance to Section 25-122(b)(1)(G)</li></ul> |

**Location:** Approximately 350 feet south of the intersection of Antock Place and Dower House Road, at the terminus of Mathew Road and Dower House Road.

Gross Acreage: 10.54

Zone: RR/MIO

Gross Floor Area: 0

Dwelling Units: 12

Lots: 12

Parcels: 3

Planning Area: 82A

Council District: 09

Municipality: N/A

**Applicant/Address:**  
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|                              |            |
|------------------------------|------------|
| Planning Board Date:         | 10/09/2025 |
| Planning Board Action Limit: | 11/09/2025 |
| Mandatory Action Timeframe:  | 70 days    |
| Staff Report Date:           | 09/29/2025 |
| Date Accepted:               | 08/04/2025 |
| Informational Mailing:       | 01/18/2025 |
| Acceptance Mailing:          | 07/17/2025 |
| Sign Posting Deadline:       | 09/09/2025 |

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/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

## Table of Contents

|                                                             |    |
|-------------------------------------------------------------|----|
| OVERVIEW .....                                              | 3  |
| SETTING.....                                                | 4  |
| FINDINGS AND REASONS FOR STAFF RECOMMENDATION .....         | 4  |
| 1. Development Data Summary.....                            | 4  |
| 2. Previous Approvals.....                                  | 5  |
| 3. Community Planning.....                                  | 5  |
| 4. Stormwater Management.....                               | 6  |
| 5. Parks and Recreation.....                                | 6  |
| 6. Transportation (pedestrian, bicycle, and vehicular)..... | 7  |
| 7. Public Facilities.....                                   | 9  |
| 8. Public Utility Easement.....                             | 10 |
| 9. Historic.....                                            | 10 |
| 10. Environmental .....                                     | 10 |
| 11. Urban Design.....                                       | 21 |
| 12. Citizen feedback.....                                   | 21 |
| RECOMMENDATION .....                                        | 22 |

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision PPS-2024-008  
Type 1 Tree Conservation Plan TCP1-2025-0021  
Variance to Section 25-122(b)(1)(G)  
Mellwood Hills

**OVERVIEW**

The site is located approximately 350 feet south of the intersection of Antock Place and Dower House Road, at the terminus of Mathew Road and Dower House Road. The property consists of 17 lots and one parcel, known as Lots 6–13 (Plat 1, Section 3, Mellwood Hills) and Lots 2–5 and Lots 14–18 (Plat 2, Section 3, Mellwood Hills), and Parcel A, all of which were recorded in the Prince George's County Land Records in Plat Book NLP 147, Plats 78 and 79. The property is located in the Residential Rural (RR) and Military Installation Overlay (MIO) Zones. The site is subject to the 2013 *Approved Subregion 6 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 10.54 acres. This preliminary plan of subdivision (PPS) proposes to resubdivide the property into 12 lots and 3 parcels for development of 12 single-family detached dwelling units. Proposed Parcel A will be preserved as wooded open space, Parcel B will be used to provide stormwater management (SWM) for the subdivision, and Parcel C will contain a portion of an existing public trail, all of which are to be conveyed to a homeowners association. The site is currently undeveloped and has been subject to previous approvals under PPS 4-86025, Final Plat of Subdivision 5-89136, and Natural Resources Inventory Plan NRI-137-12. The subject application proposes to reconfigure the existing lot and street layout.

This PPS is required, in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. Although the subject property is currently platted with more lots than proposed herein, the reconfiguration exceeds the scope of a resubdivision under Section 24-3402(b)(2) of the Subdivision Regulations, which is limited to minor or major adjustments to existing lot lines. The current proposal involves the relocation and reconfiguration of lots and parcels from the prior approved subdivision, and therefore, qualifies as a new PPS rather than a resubdivision. In addition, pursuant to Section 24-3402(b)(2)(A), unless exempted in accordance with Section 24-1403 of the Subdivision Regulations, minor subdivisions shall include any subdivision that results in 10 or fewer dwelling units (or 7 or fewer units in Sustainable Growth Tier IV). This PPS proposes 12 units and results in impacts comparable to a major subdivision, and thus, must be reviewed as a preliminary plan of major subdivision under Section 24-3402(b)(3). The applicant participated in a pre-application conference for the subject PPS on April 19, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on June 15, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision

Regulations. In accordance with Section 24-3303(c)(3) of the Subdivision Regulations, which requires that a subdivision application be filed within one year of the pre-application neighborhood meeting, the subject PPS was submitted on February 24, 2025, within the required timeframe. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2023-032.

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 two 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 (TCP1), with conditions, and **APPROVAL** of the requested variance, based on the findings contained in this technical staff report.

## SETTING

The subject site is located on Tax Map 114, Grid F-2 and is within Planning Area 82A. The subject property and its surroundings are located in the MIO Zone. The subject site is bound to the north, south, east, and west by single-family residential dwelling units in the RR and MIO Zones. Also, south of the property is land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), improved as Mellwood Hills Park, in the Reserved Open Space (ROS) and MIO Zones.

## FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

|                      | EXISTING | EVALUATED                    |
|----------------------|----------|------------------------------|
| Zone                 | RR/MIO   | RR/MIO                       |
| Use(s)               | Vacant   | Residential                  |
| Acreage              | 10.54    | 10.54                        |
| Lots                 | 17       | 12                           |
| Parcels              | 1        | 3                            |
| Outparcels           | 0        | 0                            |
| Dwelling Units       | 0        | 12                           |
| Variation            | No       | No                           |
| Subtitle 25 Variance | No       | Yes; Section 25-122(b)(1)(G) |

The subject PPS was accepted for review on August 4, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on April 19, 2024, where comments were provided to the applicant. Revised plans were received on August 29, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—The property is the subject of several prior approvals, which include a PPS and NRI. The applicable prior approvals are separately discussed in detail below.

The subject property was initially platted on June 30, 1989, pursuant to the approval of PPS 4-86025. Additional prior approvals include 5-89136, 5-89137, and NRI-137-12. Although subdivided, the property was never developed. The reconfiguration proposed by the applicant is intended to reduce development costs associated with the subdivision. Since this subdivision retains the same name as the prior approval and extends existing blocks, the lots are required to be numbered in sequence, beginning with the number following the highest lot number from the prior platting, in accordance with Section 24-3402(c)(2)(B)(iii)(ee) of the Subdivision Regulations. The highest lot number from the prior platting is Lot 18.

The subject property abuts land owned by M-NCPPC, which is now improved as Mellwood Hills Park. Prior to approval of PPS 4-86025, a 50-foot-wide ingress/egress easement was acquired through the subject property by M-NCPPC, to provide access to Mellwood Hills Park located at 7575 Dower House Road. This easement, acquired in 1975, is recorded among the Land Records of Prince George's County at Liber 4479 folio 497, and is depicted on Final Plat NLP 103, page 32.

This easement was improved with a 24-foot-wide access roadway. When the property was subsequently subdivided, the land subject to the access easement was dedicated to public use as an extension of Dower House Road, and the dedicated right-of-way (ROW) was increased to 60 feet in width. Dower House Road public ROW ends at the M-NCPPC property line, continuing as a driveway that extends into Mellwood Hills Park.

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 to 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 established communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are intended to support context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services and facilities such as parks, schools, libraries, and infrastructure like 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 low- to medium-density infill development.

#### **Master Plan**

The master plan recommends Residential Low land use for the subject property (Map 27, Future Land Use). Residential Low is defined as "Residential areas of up to 3.5 dwelling units per acre. Primarily single-family detached dwellings" (page 40). The PPS conforms to the master plan because the proposed development density of 12 dwelling units on 10.54 acres (approximately 1.14 dwelling units per acre) is within the maximum density range for Residential Low.

The provisions of the master plan and other functional master plans, including policies and strategies applicable to development of the subject property, and 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 SWM concept plan has been approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan (48497-2024-SDC) and an associated letter, approved by DPIE on June 2, 2025, were submitted with this PPS. The concept plan shows the use of micro-bioretenention, swales, and drywells to meet the stormwater requirements for the site.

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*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

The master plan provides goals and policies related to parks and recreation. The master plan identifies the area surrounding the subject property as generally residential in nature and includes Mellwood Hills Park as an existing public park to the south. Nearby existing park and recreation facilities include Mellwood Pond Park and Norbourne-Windsor Park. The development is compatible with the surrounding open space network and contributes to the community’s overall access to parks and recreation.

The proposed PPS application will generate an additional 36 people, based on the proposed 12 dwelling units and the Prince George’s County Planning Department’s demographic multipliers. A fee-in-lieu was previously provided under PPS 4-86025.

It shall be noted that the PPS indicates a trail located along the southern property line. The trail extends into the southern boundary and continues along the exterior western edge of the applicant’s property. Staff held a meeting with the applicant regarding the presence of this trail; however, neither the applicant nor staff are aware of how or when the trail was established on-site. In response, the applicant has agreed to retain the existing trail. Due to the unknown nature of its origin, the area containing the trail will not be included in the woodland preservation calculations. The woodland preservation area is further discussed in the Environmental finding of this technical staff report. The PPS indicates that the portion of the trail located on the property will be located on Parcel C, which will be conveyed to the HOA. A public use easement is proposed on Parcel C, to ensure continued public access to the trail.

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**

There are no master-planned roadways that impact the subject site. While Dower House Road is listed in the MPOT as a master-planned facility (A-52), the portion adjacent to this site is not within the defined limits of that alignment.

Both Mathew Road, Cave Road (an extension of Matthew Road), and Dower House Road are existing, dedicated public ROWs. While Mathew Road is improved up to the subject property boundary, Cave Road is currently unimproved. Dower House Road is partially improved to provide access to an M-NCPPC park located to the south of the property, and is proposed to be slightly realigned with this PPS. Mathew Road is proposed to be extended into the property for approximately 100 feet, to provide access to Lots 11 and 12. The existing ROWs of both Dower House Road and Cave Road will be vacated. The proposed vacation will require a minor vacation petition pursuant to Section 24-3406(b)(2)(A) of the Subdivision Regulations. The PPS includes these ROWs within the boundary to reflect the relationship of the site to existing public streets. Accordingly, 1.014 acres of roadway dedication is proposed within the PPS boundary for the reestablishment of these roadways under this PPS.

#### **Master Plan Pedestrian and Bike Facilities**

##### **Dower House Road: Planned shared-use facility**

The MPOT recommends sidewalks and bicycle facilities. Staff recommend an on-road bicycle facility, shared road pavement markings (sharrows), or striped bicycle lane be constructed along the frontages of Dower House Road to meet the intent of the policy.

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 includes a 5-foot-wide sidewalk along both sides of Dower House Road and Mathew Road to meet the intent of the policy.

##### **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 PPS includes a 5-foot-wide sidewalk along both sides of Dower House Road and Mathew Road. Staff recommend that an on-road bicycle facility, shared road pavement markings (sharrows), or striped bicycle lanes be constructed along the frontages of Dower House Road to meet the intent of the policy.

The master plan includes the following policies (page 105):

**Policy 7: Expand, encourage and promote hiker/biker/equestrian recreational activities.**

The PPS includes a 5-foot-wide sidewalk along both sides of Dower House Road and Mathew Road. Staff recommend that an on-road bicycle facility, shared road pavement markings (sharrows), or striped bicycle lanes be constructed along the frontages of Dower House Road to meet the intent of the policy.

**Policy 8: 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 PPS includes a 5-foot-wide sidewalk along both sides of Dower House Road and Mathew Road. Staff recommend that an on-road bicycle facility, shared road pavement markings (sharrows), or striped bicycle lanes be constructed along the frontages of Dower House Road to meet the intent of the policy.

**Access and Circulation**

The subject PPS demonstrates adequate access and circulation for vehicles, pedestrians, and bicycles in accordance with the applicable requirements of the Zoning Ordinance and Subdivision Regulations. The proposed development will be served by local public roads, including Dower House Road and Mathew Road, which are classified appropriately. No alleys are proposed, and each single-family dwelling will be served individually by a driveway with access from internal public streets. There are no direct driveway connections to collector or arterial roadways, and access to the site is provided solely via local roads, which is consistent with Section 27-6206(d) of the Zoning Ordinance.

The PPS demonstrates a well-connected internal street layout and achieves a connectivity index score of 3.5, which exceeds the minimum required 1.5, as established by Section 27-6206(f) of the Zoning Ordinance. This high level of internal connectivity ensures ease of movement within the subdivision and provides for future connectivity to adjacent residential properties. The continuation of both Dower House Road and Mathew Road is proposed within the limits of the PPS and will align with existing and planned roadways on adjacent parcels, supporting logical and coordinated infrastructure expansion, consistent with Section 27-6206(h) and (i) of the Zoning Ordinance.

The PPS also includes 5-foot-wide sidewalks along both sides of Dower House Road and Mathew Road, in conformance with the pedestrian access and circulation standards set forth in Section 27-6207(a) of the Zoning Ordinance. These facilities will support safe pedestrian movement within and through the site and connect to the surrounding community. In terms of bicycle access, the PPS does not currently propose on-road bicycle facilities; however, to meet the intent of the MPOT and the master plan, staff recommend the installation of striped bicycle lanes or shared pavement markings (sharrows) along the frontages of Dower House Road. This recommendation is consistent with Section 27-6208 of the Zoning Ordinance, which requires bicycle access and circulation to be considered and provided where appropriate.

A circulation plan was submitted with the PPS and illustrates the intended movement of pedestrians, cyclists, and vehicles throughout the site. The proposed configuration is acceptable and meets the intent of Section 27-6204 of the Zoning Ordinance. Staff also note that any required traffic calming measures will be coordinated with the appropriate permitting agency and further evaluated at the time of detailed site plan (DSP) review, pursuant to Section 27-6206(j) of the Zoning Ordinance.

Staff note that the PPS layout does not provide access to proposed Parcel A and Parcel C. To address this, staff recommend adjustments to Lots 11 and 12 to establish sufficient access to Parcel A from Mathew Road. With respect to Parcel C, staff find that the creation of a separate parcel is unnecessary, as the trail easement and conveyance objectives can be achieved without it. Furthermore, the intent of conveying Parcel C to the HOA can be accomplished through consolidation with Parcel A. These findings are reflected in the recommended conditions.

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:

**Policy 1: Locate police, public safety and fire and rescue facilities to meet the needs of the community as determined in the Public Safety Facilities Master Plan.**(page 128)

**Policy 2: Provide fire and rescue facilities that meet the needs of the community based upon established county standards and their ability to accommodate modern vehicles and equipment.** (page 130)

The proposed development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to Certificate of Adequacy ADQ-2024-023, 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 82A, which is known as Rosaryville. 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 3, Community System Adequate for Development Planning. Category 3 includes developed land on public water and sewer and underdeveloped properties with a valid PPS approved for public water and sewer. The property in water and sewer Category 3 is sufficient for PPS approval.

In accordance with Section 24-4404 of the Subdivision Regulations, the property is located within Sustainable Growth Tier I, as designated in Plan 2035 and the Sustainable Growth and Agricultural Preservation Act of 2012 (SB 236). Pursuant to Section 24-4404(a), subdivisions located within Tier I shall be served by public sewer. Since this property is in Tier I and is designated in Category 3 for public water and sewer, the subdivision meets the requirements of both Section 24-4404 and Section 24-4405.

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 public utility easements (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 for this proposed PPS is provided along both sides of Dower House Road and on both sides of Mathew Road, abutting all proposed lots.

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

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

10. **Environmental**—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 |
|-------------------------|--------------------------------------|----------------|----------|-------------|-------------------|
| NRI-137-12              | N/A                                  | Staff          | Approved | 12/12/2012  | N/A               |
| NRI-137-12-01           | N/A                                  | Staff          | Approved | 12/22/2024  | N/A               |
| PPS-2024-016            | TCP1-2025-0021                       | 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**

The PPS is north of Mellwood Hills Park and is bisected by Cave Road and Dower House Road. A review of the available information indicates that streams, wetlands, and floodplain do not occur on-site. PGAtlas shows a blueline stream feature which has been field verified with the NRI plan to be a drainage feature from the adjacent Village of Mellwood subdivision. Steep slopes occur on the property, with potential forest interior dwelling species habitat mapped on-site. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The site does not have frontage on a master plan roadway designated arterial or higher, or any roadways identified as scenic or historic.

### **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 within the Established Communities of the General Plan Growth Policy of Plan 2035. The project is not within the boundaries of a transit-oriented center, as identified in Plan 2035.

### **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. 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.

**Policy 1: Protect, preserve and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.** (page 68).

This site is located in the Western Branch of the Patuxent River watershed, a primary corridor in the master plan. The site does not feature any streams, wetlands, or floodplain. The site is not located within the vicinity of any special conservation areas as outlined by the master plan.

The entirety of the site is within the green infrastructure network and contains both regulated and evaluation areas. The regulated area is associated with the drainage feature from Mellwood Village subdivision which discharges on-site. The evaluation area is located on the remainder of the site providing connections to the regulated area and is primarily wooded with some unforested edge areas. The TCP1 proposes

to modify the drainage feature into a bioretention facility and preserve the on-site woodland within an area of woodland preservation.

**Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded.** (page 72).

This site is located in the Western Branch of the Patuxent River watershed, a primary corridor in the master plan. No stream systems are located on-site, and this application will be subject to the stormwater requirements and sediment control measures as established by the Prince George's County Soil Conservation District (PGSCD) and DPIE. Further discussion regarding stormwater is addressed in the stormwater section of this technical staff report.

**Policy 4: Protect, restore and enhance the Chesapeake Bay Critical Area.** (page 76).

This property is not located in the Chesapeake Bay Critical Area.

**Policy 7: Protect, preserve and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.** (page 68).

The development applications for the subject property requiring architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques are encouraged to be implemented to the greatest extent possible. At the time of DSP green building techniques will be reviewed by staff.

## **2017 Green Infrastructure Plan**

The Countywide Green Infrastructure Plan (GI Plan) was approved with the adoption of the 2017 *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, this site contains regulated and evaluation areas.

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 33).

**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.**

The majority of this site is within designated evaluation area with regulated areas located along the on-site drainage system. This drainage system serves the adjacent subdivision and does not consist of regulated environmental features (REF). Development is proposed within the evaluation and regulated areas. The development proposal and the limits of disturbance are within the evaluation area, with impacts to the regulated area for SWM that discharges to public stormdrains.

- 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.**

No stream systems or stream buffers are located on-site. Woodland to remain on-site will be placed within a woodland conservation easement with the subsequent Type 2 tree conservation plan (TCP2).

- c. 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.**

The site has an approved SWM plan, which was reviewed by DPIE. SWM facilities are placed within the GI Plan regulated area of the site; however, the regulated area consists of a drainage feature from the adjacent subdivision and does not qualify as a REF, as determined with the approved NRI. At this time the proposal identifies the stormwater facilities associated with the development proposal.

- 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 site does not feature REF such as streams, wetlands, or associated buffers. Preservation of existing woodland is proposed in the central western portion of the site, where no development is proposed.

**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.**

The majority of the subject property is within designated evaluation area, with the main regulated areas located along the on-site drainage feature. The property is within the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. Woodland preservation will be provided within the undeveloped area of the site. Sensitive species habitat was not identified on this site, and the property is not in a special conservation area. SWM was reviewed by DPIE, and sediment and erosion control measures will be reviewed by PGSCD.

**Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.** (page 38).

**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 site does not have a network gap as the site is fully within the evaluation area, with the regulated area located in association with the on-site drainage feature.

**2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

No REF are located on-site. TCP1-2025-0021 was provided with this application, and it shows that the required woodland conservation requirement will be met through on-site woodland preservation, fee-in-lieu, and off-site credits. A condition has been provided herein to utilize off-site credits instead of fee-in-lieu if additional on-site credits are not practicable.

**2.4 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The PPS proposes to minimize the impacts on the green infrastructure network on-site by limiting impacts to the regulated area, with the majority of impacts to the wooded portions of the evaluation area. TCP1-2025-0021 shows that the required woodland conservation requirement will be met through on-site woodland preservation, fee-in-lieu, and off-site credits. A condition has been provided herein to utilize off-site instead of fee-in-lieu should additional on-site not be practicable. The TCP1 demonstrates that the woodland conservation threshold will be met on-site in woodland preservation.

**Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.** (page 40).

**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.**

On-site woodland conservation shall be placed in woodland and wildlife habitat conservation easements prior to the certification of the subsequent DSP and associated TCP2. The development is not within a special conservation area and does not contain rare, threatened, or endangered species on or in the vicinity of this property.

**Policy 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.** (page 41).

**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.**

The proposal has received stormwater concept approval from DPIE; stormwater facilities are not located in the REF. The approved concept plan shows use of bioretention, swales, and drywells to meet the current requirements of the environmental site design to the maximum extent practicable. Stream restoration is not proposed at this time, as no streams are located on-site.

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

No streams, wetlands, or their associated buffers are located on-site.

**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.**

The RR Zone has a woodland conservation threshold requirement of 20 percent. With the woodland clearing proposed, the overall requirement for conservation on this property is 7.72 acres. The applicant is proposing to preserve 3.34 acres on-site, 3.38 acres off-site, and 1.00 acre in fee-in-lieu. A condition has been provided herein to utilize off-site woodland credits instead of fee-in-lieu if additional on-site credits are not practicable.

**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*, which can count toward the tree canopy coverage (TCC) requirement for the development. TCC requirements will be evaluated at the time of the associated DSP 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.**

This application proposes to clear existing woodland from the site and to retain acreage on-site. Protection from development for the new woodland edge should be put in place by planting edge treatments to prevent the loss of tree canopy.

**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.**

Proposed woodland conservation is located throughout the site. The TCP1 demonstrates that the woodland conservation threshold will be met on-site in woodland preservation. No primary management area (PMA) or REF are located on-site. This site does contain potential forest interior dwelling species habitat; however, it is not mapped in a sensitive species review area.

**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.**

Proposed woodland conservation is located throughout the site. The TCP1 demonstrates that the woodland conservation threshold will be met on-site in woodland preservation. No PMA or REF are located on-site. This site does contain potential forest interior dwelling species habitat; however, it is not mapped in a sensitive species review area.

**Conformance with Environmental Regulations**

**Natural Resources Inventory Plan/Existing Conditions**

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. NRI-137-12-01 was approved on December 4, 2024, and is included as part of this application. The approved NRI shows no floodplain or REF such as streams, wetlands and their associated buffers on this property. The site contains specimen trees and steep

slopes. The site statistics table on the NRI shows 9.05 acres of woodland on-site. TCP1-2025-0021 shows the correct information in conformance with the NRI.

### **Woodland Conservation**

TCP1-2025-0021 was submitted with this application and requires revisions to be found in conformance with the WCO.

The application is utilizing the criteria of the RR Zone which has a woodland conservation threshold requirement of 20 percent. The TCP1 worksheet shows 9.05 acres of woodlands in the net tract and proposes to clear 5.61 acres of woodland, which results in a woodland conservation requirement of 7.72 acres. The woodland conservation requirement is proposed to be met with 3.34 acres of on-site woodland preservation, 3.38 acres of off-site credits, and 1.00 acre of fee-in-lieu. A portion of woodland retained – not credited of 0.063 acre is located between the existing trail and the property line. Given the narrow width of the trail and the location of the contiguous woodland preservation on the adjoining parcel, this acreage shall be included in the overall on-site woodland conservation area for a total of 3.398 acres on-site. Technical revisions are required to the TCP1, prior to certification of the PPS, in conformance with the conditions provided at the end of this technical staff report.

In accordance with Section 25-119(c)(5)(B) of the WCO, notices were mailed to the parties listed in Subsection 27-3407(b)(1) of the Zoning Ordinance at least 20 days before the tree conservation plan approval. According to the affidavit provided by the applicant or applicant's representative, notice letters were mailed on July 17, 2025, and the affidavit is dated July 17, 2025. Staff have not received any public comment about this application as the result of the notification mailing.

### **Woodland Conservation Threshold (WCT) Requirements**

Section 25-121(c)(1) of the WCO requires that properties "shall comply with the woodland conservation and afforestation threshold requirements established in Table 1. The threshold establishes the minimum acreage requirement of woodland conservation for a site (other calculations must be performed to determine the total amount of woodland conservation required) and is calculated as a percentage of the net tract area of the site." The woodland conservation threshold for the prior RR Zone is 20 percent. The TCP1 demonstrates that the applicant is meeting the woodland conservation threshold on-site.

### **Specimen Trees**

Specimen trees are required to be protected under Section 24-4301, Environmental Standards, of the Subdivision Regulations. 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 and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual." The Code, however, is not inflexible.

The authorizing legislation of Prince George's County's 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 of the WCO are set forth in Section 25-119(d); and Section 25-119(d)(4) of the WCO clarifies that variances granted under Subtitle 25 are not considered zoning variances.

#### **Review of Subtitle 25 Variance Request**

A Subtitle 25 Variance Application and an SOJ dated June 23, 2025 and revised on August 29, 2025 in support of the variance were received. 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 two specimen trees on-site (ST-2 and ST-3). 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.**

To meet this finding, the applicant must show that the variance is necessary to allow for a use of its property that is significant and reasonable. Further, the applicant must demonstrate that the use cannot be accomplished elsewhere on the property without a variance.

The applicant's variance statement states that the development would fail if the applicant were required to retain both Specimen Trees ST-2 and ST-3 given the location of the proposed dwellings and the woodland conservation requirements, in addition to the Zoning and Subdivision regulations. However, the applicant mitigated for this by providing 3.34 acres of on-site woodland conservation and has designed the subdivision to minimize the footprint of each proposed unit to further reduce impacts to on-site environmental resources.

Based on the location of the two specimen trees for removal and the prescribed location of Dower House Road, Lots 2, 3, 4 and 5, would not be able to be reasonably constructed, and would result in fragmentation of the community and potentially greater clearing to provide lots in the area proposed for conservation. This application is proposing a fully contiguous 3.34 acres of on-site woodland conservation within Parcel A to be conveyed to the homeowners association (HOA). The conservation area is 43 percent of the total woodland conservation requirement and 1.23 acres above the woodland conservation threshold. The location of the proposed lots, along the road frontages with Mathew Road and Dower House Road is reasonable. In addition, the proposed layout does not result in fragmented areas of woodlands, which will further reduce the impact of this development on existing wildlife, by retaining a connected green corridor.

For these reasons, staff agree that to retain these trees would cause an unwarranted hardship on the applicant.

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

The applicant's variance statement claims that the development would fail if the applicant were required to retain both Specimen Trees ST-2 and ST-3 given the location of the proposed dwellings and the woodland conservation requirements, in addition to the Zoning and Subdivision regulations.

The location of the two specimen trees for removal is in association with proposed Lots 2, 3, 4 and 5. If the applicant were required to retain these two trees, the aforementioned lots could not be developed where proposed due to the impacts to the critical root zones and the required grading. However, the proposed lots are located along the road frontage of Dower House Road, which allows the applicant to meet the full woodland conservation threshold on-site with one contiguous area of woodland conservation that is to be placed in a parcel owned by the HOA. The trees that are proposed for removal are located within the central portions of the development site. Retaining these specimen trees in the upland areas could result in the removal of more woodland, which would result in fragmented conservation areas. The contiguous area of woodland conservation proposed in association with this PPS is preferred to fragmented woodland conservation areas that retain the trees. Any application proposing development on this site in this manner would be subject to the same review.

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

The applicant states that this variance request does not confer a special privilege.

Granting the request to remove Specimen Trees ST-2 and ST-3 does not confer a special privilege. These trees are centrally located on the site and are within proximity to the prescribed placement of Dower House Road, which will be improved as part of this development application. Residential lots should be located along the frontage of improved roadways and minimize clearing by creating long lots with expansive front yards.

If other properties were to develop a site in a similar layout with similar conditions, staff would make a consistent recommendation to this application.

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

The applicant states that they have taken no actions which would result in the removal of these trees.

The request to remove the trees is not based on conditions or circumstances which are the result of actions by the applicant. The request for removal of the two 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.

Stormwater, road grades, slope grading, and other requirements are established by the County. Any development on this site would be subject to meeting the requirements of the County based on the scope of that proposed development. The applicant has not taken any actions which require retroactive approval of a specimen tree variance.

**(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 applicant 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.

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

The applicant states that the site is governed by the SWM regulations which went into effect on May 5, 2010, and require the post-development site to mimic pre-development conditions as woods in good condition.

Granting the variance for the removal of two specimen trees will not adversely affect water quality because the applicant is required to meet 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 technical staff report. Sediment and erosion control measures for this site will be subject to the requirements of PGSCD. The removal of the two specimen trees is not in proximity to any regulated water resources and will not result in a marked degradation of water quality.

Staff recommend the Prince George's County Planning Board grant the variance to remove the two specimen trees identified on the TCP1 as Specimen Trees ST-2 and ST-3. The removal of these trees will allow for grading in an area of the property that is best suited for development while minimizing the overall clearing and preserving a contiguous 3.34 acres of on-site woodland.

### **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, the predominant soils found to occur include the Croom-Urban

Land Complex, Marr-Dodon Complexes, and Marr-Dodon-Urban Land Complexes. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property.

- 11. Urban Design**—This application proposes resubdividing the property into 12 lots and 3 parcels, to support development of single-family detached dwellings.

A DSP is required for this development, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance. The use proposed for this property, in the RR Zone, is permitted per Section 27-5101(c) of the Zoning Ordinance. Conformance to the following regulations, but not limited to, will be required to be demonstrated:

- Section 27-4402(c) Military Installation Overlay Zone
- Section 27-4202(c) Residential, Rural (RR) Zone
- Part 27-5 Use Regulations
- Section 27-6200 Roadway Access, Mobility, and Circulation
- Section 27-6300 Off-Street Parking and Loading
- Section 27-6400 Open Space Set-Asides
- Section 27-6500 Landscaping
- Section 27-6600 Fences and Walls
- Section 27-6700 Exterior Lighting
- Section 27-6800 Environmental Protection and Noise Controls
- Section 27-61500 Signage
- Section 27-61600 Green Building Standards

**Open Space Set-Aside**

The submitted open space set-aside exhibit shows that the subject development will provide approximately 36.8 percent of open space set-aside (approximately 172,075 square feet), which meets the required 20 percent (approximately 91,847 square feet). The exhibit also notes that at least 15 percent of the total required minimum open space set-aside area will be active recreational areas. However, the active recreational area is not delineated on the exhibit, which is conditioned herein to be further evaluated at the time of DSP.

- 12. Citizen feedback**—At the time of the writing of this technical staff report, staff have not received any written correspondence from members of the community regarding this application.

## RECOMMENDATION

**APPROVAL**, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised, as follows:
  - a. Pursuant to Section 24-3402(c)(2)(B)(iii)(ee) of the Prince George's County Subdivision Regulations, lots shall be numbered in sequence, beginning with the number following the highest lot number in the original block in the original Mellwood Hills subdivision.
  - b. Lots 11 and 12 shall be adjusted to provide sufficient access to proposed Parcel A, and Parcel C shall be eliminated by consolidating its area into Parcel A, while retaining the required trail easement and conveyance to the homeowners association (HOA).
2. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised as follows:
  - a. Correct the zone in the woodland conservation worksheet to read as Residential, Rural (RR).
  - b. Revise the Environmental Planning Section approval block to include the Development Review Division case number (PPS-2024-008) along the initial approval line.
  - c. Revise the plan to include the 0.063-acre area of woodland retained – not credited as on-site woodland preservation. Revise the woodland conservation worksheet accordingly.
  - d. All existing structures within areas of proposed woodland conservation shall be removed prior to recordation of the woodland and wildlife habitat conservation easement.
  - e. Revise the labels for all existing structures within the proposed woodland conservation areas to indicate that the structures are "To be removed".
  - f. For each structure to remain, provide dimension lines to demonstrate proximity to the woodland conservation area, as required in Section 25-122(b)(1) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
  - g. Clearly identify the ownership of the woodland conservation parcels on the TCP1.
  - h. In accordance with Section 25-122(c)(1) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, the 1.00 acre requested as fee-in-lieu shall be revised as off-site preservation or conservation, as available.

3. Development of the site shall be in conformance with Stormwater Management Concept Plan No. 48497-2024-SDC and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.
4. Prior to approval, the final plats of subdivision shall include:
  - a. Filing and obtaining approval of a minor vacation petition for the portion of unimproved public-right-of-way for Cave Road and Dower House Road, in accordance with Section 24-3406(b)(2)(A) of the Prince George's County Subdivision Regulations. Said vacation reference shall be noted on the final plat.
  - b. Right-of-way dedication of Dower House Road and Mathew Road, in accordance with the approved preliminary plan of subdivision and Section 24-4201(b) of the Prince George's County Subdivision Regulations.
  - c. The granting of a 10-foot-wide public utility easement along both sides of the public rights-of-way, in accordance with the approved preliminary plan of subdivision, and Section 24-122(a) of the prior Prince George's County Subdivision Regulations.
5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-2025-0021), 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 (TCP1-2025-0021, 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 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. At the time of detailed site plan, the applicant shall demonstrate conformance with Section 27-6400, Open Space Set-Asides, of the Prince George's County Zoning Ordinance, as they relate to residential uses in residential base zones.

8. In accordance with the 2013 *Approved Subregion 6 Master 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:
  - a. A minimum 5-foot-wide sidewalk along both sides of Dower House Road and Mathew Road, unless identified as a shared-use path, 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 adopted standards.
  - b. A standard bicycle lane or shared road pavement markings and signage along Dower House 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 adopted standards.
9. 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.
10. 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.
11. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement or Covenant for the public trail which encroaches on the subject property, to the Development Review Division of the Prince George's County Planning Department, for approval. The easement agreement shall contain the rights of the Prince George's County Planning Board, be recorded in Prince George's County Land Records, and the Book/page 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 detailed site plan.

**STAFF RECOMMEND:**

- Approval of Preliminary Plan of Subdivision PPS-2024-008
- Approval of Type 1 Tree Conservation Plan TCP1-2025-0021
- Approval of a Variance to Section 25-122(b)(1)(G)