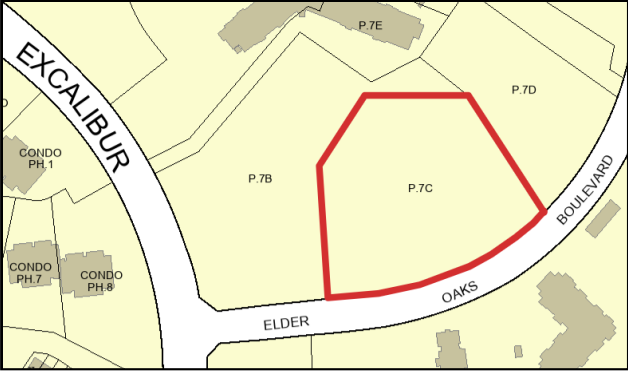




Preliminary Plan of Subdivision Covington Oaks

PPS-2024-010

REQUEST	STAFF RECOMMENDATION
One parcel for 48 two-family dwelling units	With the conditions recommended herein: • APPROVAL of Preliminary Plan of Subdivision PPS-2024-010 • Approval of Type 1 Tree Conservation Plan TCP1-2025-0023

Location: On the north side of Elder Oaks Boulevard, approximately 300 feet east of its intersection with Excalibur Road.			
Gross Acreage:	2.34	Planning Board Date:	10/09/2025
Zone:	RMF-20	Planning Board Action Limit:	11/09/2025
Gross Floor Area:	N/A	Mandatory Action Timeframe:	70 days
Dwelling Units:	48	Staff Report Date:	09/30/2025
Lots:	0	Date Accepted:	08/04/2025
Parcels:	1	Informational Mailing:	06/28/2024
Outparcels:	0	Acceptance Mailing:	07/18/2025
Planning Area:	71B	Sign Posting Deadline:	09/09/2025
Council District:	04		
Municipality:	Bowie		
Applicant/Address: Collington Place, LLC 14408 Old Mill Road, Suite 201 Upper Marlboro, Maryland 20772			
Staff Reviewer: Jason Bartlett Phone Number: 301-780-2465 Email: jason.bartlett@ppd.mncppc.org			

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-2024-010
Type 1 Tree Conservation Plan TCP1-2025-023
Covington Oaks

OVERVIEW

The site is located on the north side of Elder Oaks Boulevard, approximately 300 feet east of its intersection with Excalibur Road in Tax Map 55, Grids D3. The property consists of one parcel known as Parcel 7C, recorded in the Land Records of Prince George's County in Plat Book VJ 178, page 20, titled "Parcels 7B, 7C, and 7D Pin Oak Village". The property is located within the Residential, Multifamily-20 (RMF-20) Zone and is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

This preliminary plan of subdivision (PPS) proposes one parcel for development of 48 two-family (condominium) dwelling units. The property is currently vacant and is partially wooded in the northwest portion of the parcel, with the remainder of the parcel being open and grassy, having been graded under prior development approvals. The existing/proposed parcel has frontage on and will have direct access to Elder Oaks Boulevard.

Pursuant to Section 24-1401(a)(2) of the Prince George's County Subdivision Regulations, the proposed project is subject to subdivision approval because it consists of a conversion of use from prior approvals on the property, which were for commercial development, and includes a total of 48 dwelling units. A PPS is required pursuant to Section 24-1401(b) consisting of a major subdivision, in accordance with Section 24-3402(b)(3).

The applicant participated in a pre-application conference for the subject PPS on June 14, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on August 1, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. The initial application was submitted on May 14, 2025. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2024-026.

Staff recommend **APPROVAL** of the PPS and Type 1 tree conservation plan (TCP1), with conditions, based on the findings contained in this technical staff report.

SETTING

The subject site is located in Tax Map 55, Grid D3, and is within Planning Area 71B. It is surrounded on all sides and beyond the abutting rights-of-way (ROWS) by land in the Legacy Comprehensive Design (LCD) Zone. The property has frontage on Elder Oaks Boulevard to the south, with property developed with the Meridian multifamily apartments beyond. To the west and north the property abuts Parcel 7C, which is developed with a local park owned by the City of Bowie, with Excalibur Road beyond to the west and Pine Oaks Village Senior Apartments beyond to the north. To the east lies land developed as open space with trails and seating areas that serve the Covington community, a large residential community to the northeast of the subject property, with land developed with the Covington Community Center 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
Zone	RMF-20	RMF-20
Use(s)	Vacant Commercial Parcel	Residential
Acreage	2.34	2.34
Lots	0	0
Parcels	1	1
Outparcels	0	0
Dwelling Units	0	48
Nonresidential Gross Floor Area	0	0
Variation	No	No
Subtitle 25 Variance	No	No

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 August 15, 2025, 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**—This property was previously subject to several development applications for commercial use, but was never developed.

On October 28, 1975, as part of the Comprehensive Rezoning/SMA for the Bowie-Collington Area and Vicinity, the Prince George's County District Council approved Basic Plan 7591, which consists of Residential-Suburban (R-S), Residential Urban Development (R-U) and Local Activity Center (L-A-C) Zones, on approximately 220 acres of land. On July 27, 1987, the District Council approved the amended Basic Plan, which revised the general layout, land use quantities, and dwelling types of the original Basic Plan. In 1994 the Northpeak-Heim Limited Partnership filed a Basic Plan Amendment application to revise the proposed uses for Parcel 7 and to add permitted dwelling unit types for a number of

parcels. The Amended Basic Plan A-7591-C was approved by the District Council on May 9, 1994, with 20 conditions and 17 conceptual design plan (CDP) considerations. CDP-8704-03 was approved by the Prince George's County Planning Board, subject to 25 conditions, on October 6, 1994 (PGCPB Resolution No. 94-318(A)), to revise proposed land uses on Parcels 3, 5, and 7, with Parcel 7 (at the time) containing the property subject to this PPS.

PPS 4-94101 was approved by the Planning Board, subject to 19 conditions, on November 10, 1994 (PGCPB Resolution No. 94-334), which subdivided Parcel 7 of the Basic Plan and CDP into seven parcels (Parcel 7A through 7F) for development, in accordance with CDP-8704-03.

Specific Design Plan SDP-9511 was approved by the Planning Board on October 12, 1995 (PGCPB Resolution No. 95-337), subject to 9 conditions, for the construction of parks, trails, and recreational facilities on abutting Parcels 7B and 7D.

A final plat of subdivision was approved on November 21, 1996, in conformance with PPS 4-94101, and recorded in the Land Records of Prince George's County in Plat Book 178, page 20, titled "Parcels 7B, 7C, and 7D Pin Oak Village".

On February 1, 2006, the *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* rezoned Parcel 7C, the subject of this PPS, from the L-A-C Zone to the Commercial Office (C-O) Zone. Subsequently, and pursuant to County Council Bill CB-013-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code), which was to become effective upon the approval of the Countywide Sectional Map Amendment ("CMA"). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the C-O Zone to the Commercial, General and Office (CGO) Zone. Subsequently, the property was further rezoned from the CGO Zone to the Residential, Multifamily-20 (RMF-20) Zone by Council Resolution CR-084-2023, Amendment 7 to the endorsed *2024 Bowie-Mitchellville and Vicinity Sectional Map Amendment*. As such, prior approvals of the subject property are no longer relevant or applicable to the review of this PPS.

3. **Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

Plan 2035

Plan 2035 places the subject property in the Established Communities Growth Policy Area. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks), to ensure that the needs of existing residents are met (page 20). The proposed redevelopment of this property is consistent with Plan 2035's Established Communities Designation as it represents context-sensitive infill and the creation of a residential development on an undeveloped property. Community Character Principles Policy 3 (page 205) recommends that new projects, "Prioritize infill, reinvestment, and revitalization in existing neighborhoods." The

proposed development of the site for the future construction of 48 two-family detached residential dwellings within the City of Bowie meets this recommendation. In addition, the Generalized Future Land Use Map in Plan 2035 (page 101) designates the area as Residential High, which aligns with both the RMF-20 zoning classification and the proposed development.

Master Plan

The master plan recommends commercial land use for the subject property. (page 50) Commercial land use is described as retail and business areas, including employment uses such as offices and services. These areas provide a range of services at the neighborhood, community, and regional levels. New commercial developments have access to multimodal transportation options and are intended to remain predominantly or entirely commercial. (page 49)

Although the master plan recommends commercial land use, the District Council rezoned the property from the CGO Zone to the RMF-20 Zone in the 2023 *Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment (SMA)* by Council Resolution CR-084-2023 (Amendment 7). The SMA states: “The need for commercial or office land use at this location is no longer desired, especially by the community, and would unnecessarily compete with the existing shopping centers. Instead, rezoning to RMF-20 will help preserve the character of the neighborhood and will help support the nearby commercial nodes with increased housing” (page 90).

If an area master plan affecting the subject property is in direct conflict with any provision of the Zoning Ordinance that is applicable to said property – such that the current comprehensive plan and requirements of the Zoning Ordinance cannot be reconciled, and/or the District Council has not imposed the respectively corresponding zoning proposal for the area of the subject property – then the provisions of the Zoning Ordinance shall supersede the recommendations set forth in the area master plan for the subject property. Staff find the master plan land use recommendation is in direct conflict with the uses permitted in the Zoning Ordinance for the subject property, such that the recommendation cannot be reconciled and, furthermore, the District Council has not imposed the corresponding zoning as recommended in the master plan on the subject property. Therefore, pursuant to Section 24-4101(b)(3) of the Subdivision Regulations, the provisions of the Zoning Ordinance for land use shall supersede the recommendations outlined in the master plan. The RMF-20 Zone permits two-family dwellings by-right.

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

4. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). The City of Bowie approved SWM Concept Plan 01-0325-205NE14, which was submitted with the current application. The SWM quality and quantity requirements are being met off-site, with the use of the existing Pin Oak SWM pond, which is further supported by a SWM waiver, also issued by the City of Bowie, citing the same.

Staff find that development of the site, in conformance with the SWM requirements and any subsequent revisions approved by the City of Bowie 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 (LPPRP) 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 subject property is within Park Service Area 3. Nearby parks include the Green Branch Athletic Complex and Prince George's Stadium, located approximately 0.50 mile to the east; Collington Branch stream valley park and Enfield Chase Park, located approximately 1.0 mile to the west; Oaktree Park, located approximately 0.50 mile to the south; and New Town Park, located approximately 0.50 mile to the north. All of the neighboring parks are developed to some extent, providing a large variety of public recreation facilities and trail connectivity that, combined with sidewalks, provide pedestrian access from the subject property. Some of the amenities offered by these facilities include, but are not limited to, basketball courts, tennis courts, playgrounds, and trails, to include an expansive indoor recreation center in Green Branch Athletic Complex. The site is further adjacent to a City of Bowie-owned park to the west and north, developed with a trail system connecting to the subject property, as well as an open space parcel abutting the subject site to the east, to which the trail system also connects. There are no additional trails proposed, though on-site sidewalks connections to the existing Bowie-owned park trail system is proposed to be provided. The existing and proposed facilities provide access to off-site recreation for future residents of this proposed development.

Sections 24-4600 and 24-4601 of the Subdivision Regulations, which relate to mandatory dedication of parkland, provide for the mitigation of inadequate park facilities through the dedication of land, payment of a fee-in-lieu, or on-site recreational facilities. Based on the proposed density of development, 15 percent of the net residential lot area would be required to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for public parks, which equates to 0.35 acre of parkland dedication, if the proposed subdivision was inadequately served by public parks and recreation facilities.

The PPS provides open space that meets the requirements of Section 27-6403 of the Prince George's County Zoning Ordinance and includes both active and passive recreation, with an active recreation area in excess of the 15 percent of open space set-aside area required by Section 27-6404(a)(1). The details of the specific facilities intended for the open space set aside areas shall be provided with the detailed site plan. Details on connectivity to the surrounding trail system that traverses the adjacent City of Bowie-owned public park and adjacent Covington Community Center-owned open space recreation parcel are provided in the open space set-aside exhibit. This exhibit shows internal connectivity from all the proposed dwelling units to the existing adjacent trail system, part of which extends onto the subject property, and is connected to the proposed development via internal sidewalks and direct trail connections. By connecting the proposed subdivision to this trail system, the future residents will have direct access to existing recreation facilities on the City of Bowie

Park and Covington Community Center open space parcel. These existing facilities include the trail system, benches, picnic tables, a rotating grill, and arbor (details provided in SDP-9511). Staff recommended that the existing public trail sections that encroach on the subject property on its east side and northeast corner be placed in a public use easement.

The proposed on-site recreational facilities align with the Subdivision Regulations and master plan intention, to ensure that communities provide safe and convenient access to parks and open space.

Based on the preceding findings, staff find that, pursuant to Section 24-4101(b)(1) of the Subdivision Regulations, the provision of on-site recreation facilities, subject to the conditions recommended in this technical staff report, are in conformance with the applicable master plan, and the open space set aside and cross access provisions of the Subdivision Regulations.

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

Master Plan Right-of-Way

There are no master-planned roadways that impact the subject site.

Master Plan Pedestrian and Bike Facilities

Unknown name: Planned hard surface trail.

A 6-foot-wide asphalt trail exists along the eastern border of the site, with a small portion of the alignment within the subject property. The trail alignment connects Elder Oaks Boulevard, east of the site, to Excalibur Road.

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.

Staff recommend the applicant provide a sidewalk along its frontage of Elder Oaks Boulevard.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* include the following policies regarding the accommodations of pedestrian and bicycle facilities:

TM 3.1: Ensure all streets in Bowie-Mitchellville and Vicinity's Centers and Established Communities have sidewalks. (page 113)

Staff recommend that the applicant provide a sidewalk along its frontage of Elder Oaks Boulevard to be consistent with the existing path east of the subject site and along the property borders, to meet the intent of this policy.

TM 3.3: Provide marked crosswalks on all legs of all intersections.
(page 113)

Staff recommend that the applicant provide striped crosswalks at the vehicular access points to meet the intent of the policy.

Zoning Ordinance Compliance

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

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

24-4201: General Street Design Standards

24-4201(a): There are no streets proposed with the subdivision.

24-4201(b): The site is not subject to master planned roadways.

24-4201(c): There are no streets proposed with the subdivision.

24-4201(d): Compliance to Section 27-6206 discussed below.

Section 24-4202: Vehicle Access and Circulation

24-4202(a): Compliance to Section 27-6206 is discussed below.

Section 24-4203: Pedestrian Access and Circulation

24-4203(a): Compliance to Section 27-6207 discussed below.

24-4203(b): Staff recommend the applicant provide a sidewalk along its frontage of Elder Oaks Boulevard, and striped crosswalks at the vehicular access points. Pedestrian improvements are to be compliant with the permitting agency requirements and subject to their approval.

Section 27-6200: Roadway Access, Mobility, and Circulation

27-6202: Consistency with Plans

The proposed and recommended access and circulation were evaluated per the applicable master plans. The subject site has frontage on Elder Oaks Boulevard,

which is not a master-planned roadway, and is currently constructed to the standard for a primary residential roadway. No additional roadway dedication is proposed or required.

27-6203: Multimodal Transportation System

The applicant proposes multimodal access and circulation internal to the site via pedestrian walkways connecting the fronts of the proposed dwelling units to the centralized recreational area and the proposed trail extension on Elder Oaks Boulevard. Staff recommend that the pathways be a minimum 5-foot-wide sidewalk and connect to the roadway frontage. Staff recommend that bicycle racks be provided at the recreational area to encourage multimodal transportation.

27-6204: Circulation or Site Plan Required

A circulation plan shall be provided demonstrating vehicles, bicycles, and pedestrian movement through the site at the time of detailed site plan (DET).

27-6206: Vehicular Access and Circulation

- 27-6206(a): All public streets are classified appropriately. The proposed development includes two full movement vehicular access points along Elder Oaks Boulevard, which is a local primary residential roadway.
- 27-6206(b): The accessway proposed within the development is classified as an alley pursuant to the description within 27-6206(b)(2) and will connect to the public roadway, Elder Oaks Boulevard.
- 27-6206(c): The proposed development includes two full movement vehicular access points along Elder Oaks Boulevard. Within the subject site, one alley provides the primary vehicular circulation for the site and access to the guest parking, driveways, and garages of the dwelling units. Circulation is acceptable and accommodating to emergency vehicles.
- 27-6206(d): The site is not impacted by a collector or higher roadway classification. Staff find access acceptable via Elder Oaks Boulevard.
- 27-6206(e): Adjoining parcels contain uses including a park owned by the City of Bowie and community open space. There are no mixed-use developments adjoining the property to recommend vehicular cross-access. In addition, the subject property is not in a Transit-Oriented/Activity Center base or planned development zone that requires vehicular cross-access.
- 27-6206(f): The connectivity index for the proposed site is 2.5, exceeding the minimum 1.5 requirement.

- 27-6206(h): No proposed stubs or connections to adjacent parcels for future development are proposed since the abutting lots are dedicated for and developed as open space uses, which do not require vehicular circulation.
- 27-6206(i): The proposed circulation layout was designed with the surrounding neighborhood and street network in consideration. To minimize potential pedestrian and vehicular conflicts, two site access points are provided from Elder Oaks Boulevard.
- 27-6206(j): Traffic calming measures are to be coordinated with the permitting agency and included on the DET.
- 27-6206(l): The proposed development consists of two-family dwellings, and no dead-end driveways, driveway intersections, or medians within the driveway entrance are proposed. The driveway is proposed to accommodate two-way traffic and be 22 feet wide.

27-6207: Pedestrian Access and Circulation

27-6207(a): Internal pedestrian circulation shall be designed to permit convenient, efficient, and orderly movement of pedestrians among the destination points within the development. Pedestrian walkways shall connect the front of the proposed dwelling units to the centralized recreational area. The applicant proposes a 5-foot-wide concrete sidewalk, located in the northeast corner of the property, which will connect the interior of the proposed development to the trail network that exists on the adjacent site to the east, and which shall be shown on the DET.

27-6208: Bicycle Access and Circulation

27-6208(a): Internal bicycle circulation shall be designed to permit convenient, efficient, and orderly movement of cyclists among the destination points within the development. Walkways shall connect the front of the proposed dwelling units to the centralized recreational area. The applicant proposes a sidewalk, which will connect the interior of the proposed development to the trail network that exists on the adjacent site to the east, and which shall be shown on the DET. Staff recommend that bicycle racks be provided in the recreational area.

Based on the preceding findings, staff conclude that the multimodal transportation facilities will exist to serve the proposed subdivision as required under Subtitle 24, and will 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 contains a chapter, Chapter VIII, Public Facilities, that identifies the following goals:

Policy PF 1: Ensure public schools within Bowie-Mitchellville and Vicinity operate at 100% of less utilization. (page 178)

Policy PF 4: Ensure adequate public water and sanitary sewer services to areas designated for such services. (page 179)

Policy PF 5: Provide adequate water supply for fire suppression in the Rural and Agricultural Area. (page 179)

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-2024-026, 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, none of which affect this site.

The subject project is located in Planning Area 71B – City of Bowie. The 2025–2030 Fiscal Year Approved Capital Improvement Plan Budget does not identify any public facilities proposed for construction in this area.

The subject property is located within Sustainable Growth Tier I and, per Section 24-4404 of the Subdivision Regulations, must be served by public sewer. 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 water and sewer Category 3, Community System. Category 3 includes all developed land on public water and sewer and undeveloped land with a valid preliminary plan approved for public water and sewer. Category 3 is sufficient for PPS approval.

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

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). PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the ROW.

The subject site has frontage along the existing public ROW of Elder Oaks Boulevard. The PPS shows a 10-foot-wide PUE along and contiguous to the ROW.

9. **Historic**—The master plan contains goals and policies related to historic preservation (pages 158–165); 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.

No additional archaeological investigations are necessary on the subject property, and no further work is recommended.

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

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-94101	N/A	Planning Board	Approved	11/10/1994	94-334
SDP-9511	TCP2-115-95	Planning Board	Approved	10/12/1995	95-337
NRI-203-2022	N/A	Staff	Approved	11/15/2022	N/A
NRI-2025-0092	N/A	Staff	Approved	8/22/2025	N/A
PPS-2024-010	TCP1-2025-0023	Planning Board	Pending	Pending	Pending

This property is subject to the grandfathering provisions of Division 2 of the Woodland and Wildlife Habitat Conservation Ordinance because the property is subject to a tree conservation plan (Type 2 Tree Conservation Plan TCP2-115-95) that was approved before September 12, 2010, which has since been implemented, and this application does not result in major changes to TCP2-115-95.

The property must, therefore, conform to the environmental regulations of the 1993 Woodland and Wildlife Habitat Conservation Ordinance (1993 WCO). The property is also subject to the environmental regulations in Subtitles 24 and 27 because the application is for a new preliminary plan.

Environmental Site Description

The 2.34-acre property is in the RMF-20 Zone and is located on the north side of Elder Oaks Boulevard, approximately 225 feet east of its intersection with Excalibur Road in Bowie. A review of available information, and as shown on the approved natural resources inventory (NRI), indicates there are no wetlands, streams, steep slopes, or 100-year floodplain found to occur on the property. The site does not contain any wetlands of special state concern. The site is in the Upper Patuxent River watershed, as identified by the Maryland Department of Natural Resources (DNR). According to available information from

the DNR Natural Heritage Program, no rare, threatened, and endangered species are found to occur on-site.

Plan 2035

The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the boundaries of a transit-oriented center as identified in Plan 2035.

Environmental Conformance with Applicable Plans

Master Plan

The master plan contains applicable goals, policies, and strategies relevant to the review of this PPS. The following are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **bold** is the text from the master plan, and the plain text provides comments on plan conformance.

Natural Environment Section *Green Infrastructure*

Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment. (page 142)

There are no regulated environmental features (REF) on-site. The site was previously cleared, and the site will be fully developed. The woodlands adjacent to the site will not be impacted by this development.

Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC-2017)). (page 142)

There are no nontidal wetlands of special state concern within the vicinity of this property, as mapped on Map 41 of the master plan.

Stormwater Management

Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate. (page 145)

In accordance with master plan policy, Sections 24-4303 and 27-6806 of the County Code, the proposed development will be subject to the current stormwater management (SWM) requirements. This project has an approved SWM concept plan authorized by the City of Bowie, confirming the SWM quality and quantity requirements are being met off-site, with the use of the existing Pin Oak SWM pond, which is further supported by a SWM Waiver, also issued by the City of Bowie, citing the same.

Forest Cover/Tree Canopy Coverage

Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians. (page 145)

In accordance with master plan policy, and Sections 24-4304, 27-6803, and Subtitle 25 Division 3 of the County Code, the development of this site will be subject to the 1993 WCO requirements. Additional information regarding tree canopy coverage (TCC) will be evaluated with the Type 2 tree conservation plan accompanying the DET. Street tree planting requirements will be reviewed by the City of Bowie.

Impervious Surfaces

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces. (page 147)

In accordance with this master plan policy, and Sections 24-4303 and 27-6806 of the County Code, the development of the site will be subject to current SWM regulations. In accordance with master plan policy, and Sections 24-4304, 27-6803, and Subtitle 25 Divisions 2 and 3 of the County Code, the development of this site will be subject to the 1993 WCO requirements. Street tree planting requirements will be reviewed by the Prince George's County Department of Public Works and Transportation. TCC and landscape plantings for heat island mitigation will be evaluated at time of DET by the Development Review Division.

Climate Change

Policy 6: Support local actions that mitigate the impact of climate change. (page 149)

In accordance with this master plan policy, and Sections 24-4304, 27-6803, and Subtitle 25 of the County Code, the development of this site is subject to the 1993 WCO and current TCC requirements. The presence of woodland and tree canopy, particularly over asphalt and other developed surfaces, are proven elements to lessen climate impacts of development and the associated heat island effect, which are known contributors to climate change. Parking and street tree plantings will be evaluated with the DET.

2017 Green Infrastructure Plan

The 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* (CR-11-2017), on March 7, 2017. According to the GI Plan, the central-western edge of the property is identified as a regulated area; however, the design, as reflected on the PPS site plan, meets the goals of the GI Plan because there are no REF on-site and the site was previously cleared.

Conformance with Environmental Regulations

Natural Resources Inventory

Section 27-6802 of Subdivision Regulations requires an approved NRI plan with PPS applications. An approved NRI (NRI-2025-0092) was submitted with the application. The site contains no regulated environmental features. 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 the grandfathering provisions of the Woodland Conservation Ordinance because the property had an implemented TCP that was approved prior to September 12, 2010, and conforms to the environmental regulations of the 1993 WCO. TCP1-2025-0023 was submitted with this application to reflect the proposed property lines.

The TCP1 covers the same area as approved with TCP2-115-95. Based on the TCP1, this 6.39-acre site contains 0.3 acre of floodplain and 0.08 acre of previously dedicated land for a net tract area of 6.28 acres. The site contains a total of 1.51 acres of net tract woodlands. The woodland conservation threshold of 20 percent of the site's net tract area is 1.51 acres. The plan shows a proposal to clear 0.66 acre of net tract woodlands.

The resulting woodland conservation requirement is 1.73 acres, and this is proposed to be met with 0.86 acre of woodland preservation, 0.38 acre of reforestation, and 0.49 acre of off-site woodland conservation mitigation credits. According to TCP2-115-95, the 0.49-acre off-site credits were obtained from portion No. 11 of the Pin Oak Village bank. The requirement is, therefore, satisfied.

Specimen Trees

There are no specimen trees located on this property.

Regulated Environmental Features

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

Stormwater Management

Section 24-4303(b) of the Subdivision Regulations requires a SWM concept approval prior to the approval of a PPS. The City of Bowie approved SWM Concept Plan 01-0325-205NE14, which was submitted with this PPS. The SWM requirement has been waived for this site as the existing Pin Oak SWM pond has sufficient quality and quantity treatment volume to accommodate this development.

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 includes Collington-Wist-Urban land complex. 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 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 approved Concept Grading, Erosion and Sediment Control Plan (CSC No. 44-25) was provided. No further information pertaining to erosion and sediment control plans is required at this time.

- 11. Urban Design**—This application proposes one parcel for development of 48 two-family dwelling units in a condominium regime.

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:

Prince George’s County Zoning Ordinance

A DET 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 RMF-20 Zone, is permitted per Section 27-5101(c) of the Zoning Ordinance. Conformance with the applicable regulations of the RMF-20 Zone, and the development standards contained in Part 27-6 of the Zoning Ordinance, is required and will be evaluated at the time of DET review.

Pursuant to Section 27-6403 of the Zoning Ordinance, residential-use development located in the RMF-20 Zone is required to provide 20 percent of open space set-aside area. The subject property has a net tract area of 2.34 acres or 101,930 square feet and is, therefore, required to provide approximately 0.47 acre or 20,473 square feet of open space. An exhibit submitted with the subject PPS shows the location of open space set-aside area and demonstrates that the applicant is in conformance with the open space set-aside requirement by providing 0.70 acre or 30,630 square feet of open space, which includes 0.07 acre or 3,090 square feet of active recreation, and which is above the 15 percent of open space required for active recreation. The remainder of the open space is being provided as passive recreation. However, at the time of DET, the applicant will be required to provide a recreational facilities list to demonstrate that the specific active and passive recreational facilities proposed qualify as either active or passive, in accordance with Section 27-6404(a).

2018 Prince George's County Landscape Manual and Tree Canopy Coverage Ordinance

The proposed development will be subject to the requirements of the 2018 *Prince George's County Landscape Manual*. Conformance with the applicable landscaping requirements will be determined at the time of DET review.

Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, 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 RMF-20 Zone is required to provide a minimum of 20 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. **Municipality**—The subject property lies within the municipal limits of the City of Bowie (the City). This PPS was referred to the City on August 14, 2025, and again on August 28, 2025, upon receipt of revised plans and information. As of the writing of this technical staff report, comments have not been received from the City of Bowie as a hearing before the Bowie City Council is pending - on October 6, 2025.
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 for this subject application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS):
 - a. Revise General Note 6 to indicate that prior approvals are no longer applicable to the site.
 - b. Revise General Note 15 to show the density calculation as, 48 dwelling units/ 2.3409 acres = 20.50 dwelling units/acre (93 dwelling units/acre permissible per zone).
 - c. Revise General Note 25 to indicate that mandatory dedication of parkland is not applicable.
 - d. Add Type 1 Tree Conservation Plan number TCP1-2025-0023 to General Note 28.
 - e. Identify a public use easement to be provided encompassing the public trail encroaching the subject property at the northeast corner of the site.
2. Prior to approval, the final plat of subdivision shall include the granting of a 10-foot-wide public utility easement along the abutting public right-of-way, in accordance with Section 24-4205 and Section 24-4401 of the Prince George's County Subdivision Regulations, as delineated on the approved preliminary plan of subdivision.

3. 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 City of Bowie/Covington Recreation Association 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 land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and subsequent detailed site plan.
4. In conformance with the recommendations of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and Section 27-6404 of the Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall provide and show the active and passive recreational areas on the detailed site plan.
5. Prior to signature approval of the preliminary plan, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Replace the woodland conservation worksheet with the 1990-2010 Worksheet found on the Prince George's County Planning Department website.
 - b. Show the tree protection device along the edge of reforestation area number 2.
 - c. Remove the old approval block and allow space for the new approval block on each page.
 - d. Provide an approval history table on the plan.
 - e. Have the qualified professional who prepared the plan certify and sign the plan.
6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-2025-0023) which conforms in turn with the 1993 Woodland and Wildlife Habitat Conservation Ordinance. The following notes shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-2025-0023 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 (M-NCPPC), Prince George's County Planning Department."

7. In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following and show the facilities on the detailed site plan:
 - a. A minimum 6-foot-wide Americans with Disabilities Act (ADA)-compliant sidewalk along the site's frontage of Elder Oaks Boulevard, unless modified by the permitting agency, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards, or in accordance with a waiver to said standards approved pursuant to the provisions currently codified in Section 23-105(g)(1) of the Prince George's County Code, with written correspondence.
 - b. Striped crosswalks and Americans with Disabilities Act (ADA)-compliant curb ramps crossing the vehicular access points.
 - c. A minimum 5-foot-wide Americans with Disabilities Act (ADA)-compliant sidewalk connecting fronts of the proposed dwelling units to the centralized recreational area per Section 27-6202(b)(2)(A) of the Prince George's County Zoning Ordinance.
 - d. A minimum 5-foot-wide Americans with Disabilities Act (ADA)-compliant sidewalk connection to the trail in the northeast portion of the subject site per Section 27-6207(b) of the Prince George's County Zoning Ordinance.
 - e. A minimum 5-foot-wide Americans with Disabilities Act (ADA)-compliant internal sidewalk connection to the 6-foot-wide sidewalk along the site's frontage of Elder Oaks Boulevard per Section 27-6207 of the Prince George's County Zoning Ordinance.
 - f. Bicycle parking consistent with the standards of Section 27-6208 of the Prince George's County Zoning Ordinance.
8. At the time of detailed site plan, demonstrate that areas identified as active and passive recreation are designed to qualify as such in accordance with Section 27-6404.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision PPS-2024-010
- Approval of Type 1 Tree Conservation Plan TCP1-2025-0023