

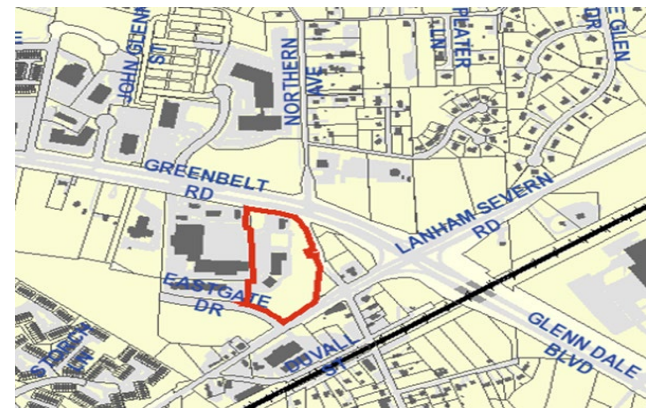


Preliminary Plan of Subdivision Eastgate Shopping Center

PPS-2024-020

REQUEST	STAFF RECOMMENDATION
Three parcels for development of 32,230 square feet of commercial development, of which 25,905 square feet is existing.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision PPS-2024-020• Approval of Type 1 Tree Conservation Plan TCP1-026-01-02

Location: On the south of MD 193 (Greenbelt Road), west of its intersection with MD 564 (Lanham-Severn Road).	
Gross Acreage:	9.70
Zone:	CGO
Gross Floor Area:	32,230 sq. ft.
Dwelling Units:	N/A
Lots:	0
Parcels:	3
Planning Area:	70
Council District:	03
Municipality:	N/A
Applicant/Address: SO Eastgate LLC 10100 Waterville Street Whitehouse, OH 43571	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mncppc.org	



Planning Board Date:	05/01/2025
Planning Board Action Limit:	05/05/2025
Mandatory Action Timeframe:	70 days
Staff Report Date:	04/24/2025
Date Accepted:	02/24/2025
Informational Mailing:	08/19/2024
Acceptance Mailing:	02/13/2025
Sign Posting Deadline:	04/01/2025

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

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

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision PPS-2024-020
Type 1 Tree Conservation Plan TCP1-026-01-02
Eastgate Shopping Center

OVERVIEW

The site is located on the south side of MD 193 (Greenbelt Road), west of its intersection with MD 564 (Lanham-Severn Road), on Tax Map 36 Grid B2. The property consists of one lot known as Lot 1-A, which is recorded in the Prince George's County Land Records in Plat Book ME 268, page 38 titled "Eastgate-Glenn Dale Shopping Centers, Lot 1-A, Parcel B-1." The property is located in the Commercial, General and Office (CGO) Zone. The site is subject to the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* (sector plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

The subject property is 9.70 acres and is included within a larger 19.95-acre development known as Eastgate Shopping Center, consisting of two lots and one outlot known as Lots 1-2 and Outlot A, pursuant to prior approved Preliminary Plan of Subdivision (PPS) 4-01067. The current PPS proposes to subdivide Lot 1-A into three parcels for development of an additional 6,325 square feet of commercial use. The property is currently improved with an existing shopping center with 25,905 square feet of gross floor area (GFA). Specifically, the applicant proposes to develop a 2,325-square-foot restaurant with a drive-through, and a 4,000-square-foot car wash on existing vacant pad sites within the shopping center, and to establish separate parcels for these uses from the rest of the uses on the property.

This PPS is required in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on August 12, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on September 20, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2024-044.

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 on Tax Map 36, in Grid B2, and is within Planning Area 70. The subject property is bounded to the south by Eastgate Drive and Lanham-Severn Road, with a church in the CGO Zone, and various commercial uses in the Commercial, Service Zone beyond. Greenbelt Road abuts the subject property to the north, with a stormwater management (SWM) pond in the Agriculture and Preservation Zone, and office buildings and multifamily residential dwelling units in the Residential, Multifamily-12 Zone beyond. To the east, the property is bounded by an unimproved portion of Glenn Dale Road and vacant land in the CGO Zone, and to the west is the existing Glenn Dale Shopping Center with various commercial uses in the CGO Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	EVALUATED
Zone	CGO	CGO
Use(s)	Commercial	Commercial
Acreage	9.70	9.70
Lots	1	0
Parcels	0	3
Outparcels	0	0
Dwelling Units	0	0
Nonresidential Gross Floor Area	25,905 sq. ft.	32,230 sq. ft.
Variation	No	No
Subtitle 25 Variance	No	No

The subject PPS was accepted for review on February 24, 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 March 14, 2025, where comments were provided to the applicant. Revised plans were received on March 21, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—Lot 1-A is the subject of a previous PPS, 4-01067 (PGCPB Resolution No. 02-26), which was approved by the Prince George's County Planning Board on January 24, 2002. This PPS approved three lots and one outlot for development of a commercial shopping center. However, two of the three approved lots were platted as one lot (Lot 1), which is included in the subject subdivision. Lot 2 is currently improved with a 122-room hotel. Lot 1-A is the result of an adjustment of common property boundary lines of Parcel B (recorded in the Land Records in Plat Book 102 page 97) and Lot 1 (recorded in Plat Book 195 page 82). The current PPS, if approved, will supersede PPS 4-01067 for the subject property.

The Planning Board approved PPS 4-0167 with 11 conditions, of which the following are relevant to the review of this PPS application:

1. **A Detailed Site Plan shall be approved prior to any building permit issued for any above ground structure. The Detailed Site Plan shall demonstrate substantial conformance to the master plan concept. Construction of Forbes Boulevard, including associated site grading and stormwater management facilities, will not require a Detailed Site Plan.**

The site is subject to the following Detailed Site Plans: DSP-02039 (approved by the Planning Board on December 19, 2002), DSP-02039-01 (approved by the Prince George's County Planning Director on August 7, 2006), and DSP-02039-03 (approved by the Planning Board on April 24, 2008). All these DSPs were approved for development of Lot 1-A, pursuant to approved PPS 4-01067. Following the approval of the subject PPS, DSP-02039 will need to be amended to show the new lotting pattern as approved with this PPS, before any future permits may be approved for the existing structures on Lot 1-A.

2. **Development shall be in conformance with the approved stormwater concept plan, Concept 21701-2001-00, or any revisions thereto.**

A SWM Concept Plan (56016-2024-SDC/P03272-2024-SDC) and an associated letter approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on July 19, 2023, were submitted with this PPS. It is noted that this concept plan is not for the whole site, but just for the area for proposed Parcel 2. The approved SWM concept plan shows the continued use of an existing bioretention facility. Prior to signature approval of the TCP1, an approved SWM concept plan or a final SWM technical plan for the remainder of the site shall be provided to confirm conformance with the PPS and TCP1.

7. **Total development within the proposed subdivision shall be limited to the equivalent of 36,300 square feet of gross floor area of commercial retail development or any other permitted uses which generate no more than 74 AM and 129 PM peak hour vehicle trips. Any development other than that identified herein shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The total GFA proposed with this PPS is less than 36,300 square feet of GFA of commercial use that was evaluated with the prior PPS (4-01067), for both Lots 1 and 2. However, the subject PPS and ADQ-2024-044 were filed for development on Lot 1-A, and to establish a new capacity for the property that supersedes the prior capacity established by 4-01067.

Subsequent to the approval PPS 4-01067, the property was recorded in the Prince George's County Land Records in Plat Book REP 195, page 82 and titled "Eastgate Shopping Center, Lot 1." Thereafter, Lot 1 was consolidated with Parcel B (Glenn Dale Shopping Center) and was recorded in the aforesaid Land Records in Plat Book ME 268 page 38 titled "Lot 1-A and Parcel B-1 Eastgate- Glenn Dale Shopping Centers" in 2024. New final plats of subdivision will be required pursuant to this PPS, prior to approval of any permits.

As stated earlier, the site is also subject to several DSPs, which included development pursuant to the prior approved PPS (4-01067). None of the conditions of approval of these DSPs are relevant to the review of the current PPS application. A detailed site

plan (DET) is not required for this development, in accordance with Section 27-3605(a)(2)(O) of the Prince George's County Zoning Ordinance, since the proposed expansion of development is under 25,000 square feet.

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 sector 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 uses on the subject property would not be considered context-sensitive infill, due to the contextual need for less autocentric development. Low-density development, which better supports walkability and enhanced public spaces, would be considered more in line with the vision of Plan 2035.

Sector Plan

The sector plan recommends commercial land use on the subject property. Commercial land use is defined by the sector plan as “retail office and service uses” (page 200). The proposed use conforms with the recommended land use. The sector plan envisions that the Glenn Dale-Seabrook-Lanham area will continue to be a lower-density suburban community comprising stable single-family neighborhoods, successful commercial and employment centers, and open space amenities (page 1). The commercial areas should promote a range of neighborhood-serving commercial uses in quality shopping environments and attractive, pedestrian-oriented commercial centers which diversify the economic base (pages 194 through 197).

The following are recommendations for best practices, both for future development and for improvements on existing development for the Eastgate Shopping Center, in accordance with the sector plan:

Chapter 10: Commercial and Employment

Goal 2: Encourage redevelopment or improvements to existing buildings, sites, and streetscapes to create quality shopping and neighborhood environments (page 195).

Strategies:

- **Limit the future growth of auto-oriented commercial uses** (page 196).

Goal 4: Create attractive, pedestrian-oriented commercial centers (page 197).

Policy 2: Enhance the appearance of existing commercial areas (page 197).

The proposed use for the parcels in the application is related to auto-oriented commercial uses—a drive-through restaurant and a car wash. As discussed in Chapters 4, 8, and 10 of the sector plan, “auto-oriented strip commercial development detracts from streetscape character and contributes to traffic congestion problems along major arterials” (page 196).

Eastgate Shopping Center is identified as a Commercial Area in the sector plan, and many of its existing conditions inspired recommendations which would have significant impact on realizing the vision for the Glenn Dale-Seabrook-Lanham area. New construction on a property contributing to Eastgate Shopping Center provides an ideal time for property owners to concurrently update the existing shopping center, which is currently falling short of the majority of the sector plan’s goals and policies.

Provisions of the sector plan, including policies and strategies that are found applicable to the development of the subject property, and the PPS’s conformance to these, are 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 DPIE. A SWM Concept Plan (56016-2024-SDC/P03272-2024-SDC) and an associated letter approved by DPIE on July 19, 2023, were submitted with this PPS. It is noted that this concept plan is not for the whole site, but just for the area for proposed Parcel 2. The approved plan shows the continued use of an existing bioretention facility. Prior to signature approval of the TCP1, an approved SWM concept plan or a final SWM technical plan for the remainder of the site shall be provided to confirm conformance with the PPS and TCP1.

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. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the sector plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George’s County*, the 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.

In accordance with Section 24-4601(b)(1) of the Subdivision Regulations, the subject PPS is exempt from the mandatory dedication of parkland requirement because it consists of nonresidential development. The project will have no impact on any sector plan recommendations for parks, recreation, and open space.

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

Master Plan Right-of-Way

The subject property has frontage along master-planned roadways: Greenbelt Road (A-16), an arterial roadway, Lanham-Severn Road (C-314), a collector roadway, and Eastgate Drive (C-340), a collector roadway. The PPS correctly displays the master plan rights-of-way, and no additional right-of-way dedication is required.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a bicycle lane along Greenbelt Road, a side path along Eastgate Drive, which exists, and a bicycle lane and a side path along Lanham-Severn Road, which are also existing. 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 and 10):

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 site plan demonstrates the existing 8-foot-wide sidewalk and bicycle lane along Lanham-Severn Road as well as an existing sidewalk along Eastgate Drive. At the time of approval of the prior PPS (4-01067), the Maryland State Highway Administration (SHA) had proposals for implementing sidewalks and a bicycle lane along sections of Greenbelt Road. These facilities were, however, never implemented by SHA. Staff recommend that the master plan facilities along Greenbelt Road be provided, unless modified by SHA with written correspondence. Staff find that adequate pedestrian and bicycle improvements were constructed with previous applications.

Access and Circulation

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

Section 27-6204 requires development applications to include a circulation plan unless a site plan is provided detailing circulation. The submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements. One right-in/right-out access point is provided along Greenbelt Road, and one full-movement access point along Eastgate Drive is provided within the boundary of this application. Internal vehicular circulation and access to Greenbelt Road will be provided by an amendment to a private access easement recorded in Book 29637 at page 269 among the Land Records of Prince George's County. At the time of site plan, staff recommend that the applicant provide striped crosswalks, and Americans with Disabilities Act (ADA) curb ramps at all points of conflict

between pedestrian and vehicular movement along the access points and within the parking lot. The applicant also provided a circulation plan showing proposed on-site movement of vehicular and pedestrian traffic.

Regarding Section 27-6206(d)(1) of the Zoning Ordinance, as discussed above, the subject site is within an existing shopping center that has three existing access points along Greenbelt Road. Two of the access points are right-in/right-out, and the westernmost access is signalized. The PPS does not propose any additional access points, and the proposed development will generate 78 AM and 116 PM vehicle trips. Staff find that this section has been met and support the proposed access.

Regarding Sections 27-6207 and 27-6208, the applicant has requested a waiver from bicycle and pedestrian cross-access. The subject site is bordered by the existing Eastgate Shopping Center parking lot to the west, and vacant land to the east. Staff conclude cross-access to the east is not feasible due to environmental constraints of an existing floodplain. However, internal cross-access can be achieved through the existing parking lot on the site's western boundary. The applicant submitted a circulation plan that demonstrates multimodal movement throughout the parking lot area. To further facilitate the movement of pedestrians and bicyclists within the parking area, staff has requested the applicant provide marked pedestrian crosswalks, ADA curb ramps, and bicycle parking. Staff find that the requirements for this section have been met.

Based on the preceding findings, staff find that 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 sector plan, with the recommended conditions.

Private Access Easement

Of the three proposed parcels, Parcels 1 and 2 have frontage on a public road. Parcel 3 is wholly enclosed within Parcel 1. Access from the three parcels to a public road is proposed via two existing driveways – one to Eastgate Drive and one to Greenbelt Road. The existing driveway access to Greenbelt Road lies within adjoining Parcel B-1 (Glenn Dale Shopping Center). Private access to the proposed parcels is to be provided in conformance with Section 24-4204(b)(1)(F) of the Subdivision Regulations, which allows a subdivision with private rights-of-way or easements within any nonresidential development located outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center Planned Development zones. The private right-of-way or easement should be a minimum right-of-way width of 22 feet connecting the parcels to a public street, and be consistent with other requirements of Section 24-4204(b)(1)(F).

There is one existing private access easement on the subject property, established with a declaration of covenants. The easement serves the existing shopping centers on the subject property and the adjoining Parcel B-1 (Eastgate Shopping Center and Glenn Dale Shopping Center, respectively). The existing easement allows for common internal vehicular circulation and access to Greenbelt Road, and is recorded in Prince George's County Land Records in Book 29637 page 269. This internal configuration of the existing shopping center was established with the prior PPS 4-01067. While this private access easement does cover the entire subject property, the declaration of covenants references parcels recorded pursuant to prior development approvals which will be superseded by parcels subsequent

to approval of this PPS, and does not include the rights of the Maryland-National Capital Park and Planning Commission (M-NCPPC). Therefore, at the time of final plat, a new access easement or an amendment to the existing declaration of covenants will be required to include the rights of M-NCPPC and provide reference to the new parcels.

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

- **Construct a new District VIII police station along Glenn Dale Boulevard (MD 193).**
- **Build a new branch library at Glenn Dale Community Center.**

The sector plan also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

The proposed development will not impede the achievement of the above-referenced recommendations of the sector plan. This PPS is subject to ADQ-2024-044, 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 property is located in Planning Area 70, “Glenn Dale-Seabrook-Lanham and Vicinity”. The 2025–2030 *Fiscal Year Approved CIP 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 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. Category 3 is appropriate for PPS and final plat approval.

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

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

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 rights-of-way.

The subject site has frontage along the existing public rights-of-way of Eastgate Drive, Lanham-Severn Road, Glenn Dale Road, and Greenbelt Road. The required PUEs are correctly shown along all the public rights-of-way.

9. **Historic**—The sector plan contains goals and policies related to historic preservation (pages 85–100); however, these are not specific to the subject site, or applicable to the proposed development.

The subject property is adjacent to Prince George's County Historic Site 70-052-27, Saint George's Chapel and Cemetery. However, the eastern portion of the property, which is adjacent to the historic site, contains significant environmental features including a stream and its associated buffer, as well as wetlands and wetland buffers, which sufficiently buffer the proposed development from view of the historic site. A Phase I archeological survey was completed on the subject property by SHA, in 1976, and no archeological sites were identified. No further archeological work is required.

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 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
4-01067	TCP1-26-01	Planning Board	Approved	1/24/2002	02-26
DSP-02039	TCPII-85-02	Planning Board	Approved	2/20/2003	02-258(C)
DSP-02039-01	TCPII-85-02-01	Planning Director	Approved	8/7/2006	N/A
DSP-02039-02	TCPII-85-02-02	Planning Director	Approved	8/7/2006	N/A
DSP-02039-03	TCPII-85-02-03	Planning Board	Approved	4/24/2008	08-68
NRI-169-2017	N/A	Staff	Approved	9/12/2017	N/A
NRI-169-2017-01	N/A	Staff	Approved	8/18/2023	N/A
NRI-169-2017-02	N/A	Staff	Approved	8/19/2024	N/A
PPS-2024-020	TCP1-026-01-02	Planning Board	Pending	Pending	Pending

This property is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) because the property had an implemented tree conservation plan that was approved prior to September 12, 2010, and shall conform to the environmental regulations of the 1993 Prince George's

County Woodland Conservation Ordinance (1993 WCO), as well as the environmental regulations in current Subtitles 24 and 27.

Environmental Site Description

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

Plan 2035

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

Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b), conformance with the environmental sections of the applicable sector plan is analyzed as follows:

Sector Plan

The sector plan contains environmental policies and strategies. The text in **BOLD** is the text from the sector plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

Natural Environment Section

Goal 1: Restore and enhance water quality in areas that have been degraded.

Policy 1: Decrease the amount of pollutants from both storm and non-storm events entering sector plan area wetlands and waterways.

In accordance with this master plan policy, and Sections 24-4303 and 27-6806 of the County Code, the proposed development will be subject to current SWM requirements. The approved SWM concept plan provided with this case only covers proposed Parcel 2. The concept shows the continued use of the existing bioretention facility for this lot. A SWM concept for the remainder of the site will be needed prior to signature approval of the TCP1. A final SWM technical plan shall be reviewed and approved by DPIE, which will be required at the time of permit. These facilities are designed for storm event capacity and to reduce sediment and pollutant loads into the waterways.

Policy 2: Preserve, enhance, or restore the vegetated buffers around wetlands and waterways.

In accordance with this sector plan policy, Section 24-4303, and Subtitle 25, Division 3, of the County Code, the development of this site will be subject to the 1993 WCO requirements. This project is using the current zoning ordinance and subdivision regulations which has increased the stream buffer requirement to 100 feet. This is an increase to the stream buffer requirement that was in place at the time of previous development approvals, and in which a majority of the site was developed under. The current stream buffer is now shown going through existing buildings and roadways. This case will remain in the previously approved limits of disturbance and there will be no additional impacts to the stream buffer.

Goal 2: Prevent flooding associated with new and redevelopment.

Policy 1: Ensure stream corridors are clear of debris, both manmade and natural, in known flooding areas.

In accordance with this master plan policy, and Sections 24-4303 and 27-6806 of the County Code, the proposed development will be subject to current SWM requirements. The approved SWM concept requires that the receiving stormdrain pipe is adequate to receive a 100-year storm event.

Policy 2: Ensure that the quantity of stormwater discharged from a site post-development does not exceed predevelopment conditions.

In accordance with this master plan policy, and Sections 24-4303 and 27-6806 of the County Code, the proposed development will be subject to current SWM requirements. The approved SWM concept states that this project involves redevelopment of an existing developed site. The site shall be designed to treat the water quality volume of the existing impervious area and the environmental site design (ESD) volume for new impervious area.

Goal 3: Preserve, enhance, and restore the existing tree canopy within the sector plan area.

Policy 1: Focus tree and forest preservation and restoration efforts in appropriate areas.

In accordance with this master plan policy, 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. The site was previously cleared under Type II Tree Conservation Plan TCP11-85-02-03. The TCP1 shows 0.08 acre of woodland existing on-site, which will remain.

Policy 2: Encourage the application of urban forestry principles to landscaping and reforestation efforts, while increasing opportunities for incorporating tree planting into the existing landscape.

No reforestation is proposed with this application. The tree canopy and landscape requirements will be evaluated at the time of permitting.

Policy 3: Ensure that no net loss of forest cover occurs within the boundaries of the sector plan area.

Proposed site improvements may result in a net loss of forest cover within the boundary of the sector plan area if the proposed off-site requirement is placed in a woodland conservation bank outside of the sector plan boundary. In accordance with Section 25-122(a)(6) of the County Code, off-site woodland conservation credits are required to be considered as follows: "...within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County." To ensure master plan conformance, the purchase of off-site woodland conservation credits shall first be sought within the sector plan.

Goal 4: Utilize innovative stormwater management best practices to mitigate the negative impacts of stormwater runoff.

Policy 1: Require stormwater to be treated non-structurally to the maximum extent practicable.

In accordance with this master plan policy, and Sections 24-4303 and 27-6806 of the County Code, the proposed development will be subject to current SWM requirements. The approved SWM concept shows the use of ESD to the maximum extent practicable.

Goal 5: Address issues of energy conservation, light pollution, air pollution, and noise impacts within the sector plan area.

Policy 1: Increase opportunities for utilizing green building opportunities in the sector plan area.

The review of a PPS does not include building details. However, the use of green building techniques and energy conservation techniques is encouraged.

Policy 2: Reduce light pollution and intrusion into residential communities and environmentally sensitive areas.

The use of alternative lighting technologies and the limiting of total light output should be demonstrated, at the time of building permit, when the review of lighting details is required.

2017 Green Infrastructure Plan

The Countywide Green Infrastructure Plan (GI Plan) was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, this site does contain 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, protect, enhance or restore the green infrastructure network and its e: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

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

This project contains mapped Evaluation Area and Regulated Areas of the GI Plan and contains regulated environmental features (REF). The on-site REF are located along the stream running along the eastern portion of the site. This project will remain within the previously approved limits of disturbance.

In accordance with this master plan policy, and Sections 24-4303 and 27-6806 of the County Code, the SWM concept plan will be reviewed by DPIE, and per Sections 24-4303(d)(7) and 27-6805 of the County Code, the sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District.

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

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

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

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

Strategies

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

The application area does not contain Network Gap areas. In accordance with this master plan policy and strategies, Sections 24-4300, 27-6800, and 25-121(b) of the County Code, woodland preservation is proposed which will improve the green infrastructure network.

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

Strategies

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

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

No trail systems are proposed with this case.

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

Strategies

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

A conservation easement was previously recorded by plat. The property does not contain special conservation areas.

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

Strategies

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

In accordance with this master plan policy, Subtitles 24-4303 and 27-6806 of the County Code, State regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. No new SWM structures are indicated in the SWM concept that was provided; however, this concept only covers a portion of the site and a concept for the remainder of the site will be required prior to signature approval of this case.

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

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

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

General Strategies for Increasing Forest and Tree Canopy Coverage

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

In accordance with this master plan policy, Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the woodland conservation requirement will be met on-site through woodland preservation and by off-site woodland conservation credits.

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

Retention of existing woodlands and planting of native species on-site is required by both the 2018 Environmental Technical Manual and the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

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

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

Tree Canopy Strategies

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

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

Other Environmental Review

Natural Resources Inventory Plan/Existing Conditions

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. Approved NRI-169-2024 was submitted with the application. The site is currently developed with a shopping center and the site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA. The TCP1 and 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 2024 WCO because the property had an implemented tree conservation plan that was approved prior to September 12, 2010, and conforms to the environmental regulations of the 1993 WCO. TCP1-026-01-02 was submitted with this application.

Based on the TCP1, this 9.70-acre site contains 4.43 acres of floodplain for a net tract area of 5.27 acres. The site contains a total of 0.08 acre of net tract woodlands and 3.06 acres of wooded floodplain. The woodland conservation threshold of 15 percent of the site's net tract area is 0.79 acre. The plan shows no proposed clearing. The resulting woodland conservation requirement is 0.79 acre, and this is proposed to be met with 0.08 acre of on-site preservation and 0.71 acre of off-site woodland conservation credits.

Specimen Trees

There are no specimen trees on-site.

Preservation of Regulated Environmental Features /Primary Management Area

REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300, Environmental Standards, of the Subdivision Regulations. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

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

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

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

No new impacts to the PMA are requested with this application. The site was previously developed under PPS 4-01067 and DSP-02039. The current subdivision code has increased

the stream buffer requirement to 100 feet, which has moved the PMA over areas that were previously developed. This application is staying within the previously approved limits of disturbance, and hence the REF is being preserved and/or restored to the fullest extent possible. The conservation easement was previously recorded by plat. At the time of final plat, the existing conservation easement shall be transferred over to the new plat.

Erosion and Sediment Control

Section 24-4303(d)(7) requires the approval of a concept grading, erosion, and sediment control plan by the Prince George's County's Soil Conservation District, prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and sediment control plan. A copy of this plan was submitted with the PPS. A copy of the erosion and sediment control plan must be submitted with the Type 2 tree conservation plan (TCP2) so that the ultimate limits of disturbance for the project can be verified and shown on the TCP2. No further information pertaining to erosion and sediment control plans is required at this time.

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.

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

- 11. Urban Design**—This application proposes subdividing one lot known as Lot 1-A, into three parcels, for development a 2,325-square-foot quick service restaurant on Parcel 2, and a 4,000-square-foot car wash facility on Parcel 3. The existing shopping center is proposed to remain on Parcel 1.

A detailed site plan (DET) is not required for this development, in accordance with Section 27-3605(a)(2)(O). The proposed expansion of development totals 6,325 square feet (2,325 square feet for a restaurant, and 4,000 square feet for a car wash), which is under 25,000 square feet.

The use proposed for this property in the CGO Zone is permitted per Section 27-5101(d) of the Zoning Ordinance.

Open Space Set-Aside

Pursuant to Section 27-6403 of the Zoning Ordinance, development located in the CGO Zone is required to provide 7.5 percent open space set-aside area based on development site area. The subject property is approximately 9.70 gross/net acres and is required to provide approximately 0.72 acre of open space. An exhibit submitted with the PPS shows the

location of open space set-aside area and indicates approximately 5.27 acres (54 percent) of the area will be provided within the subject site. The stated open space set-aside amount, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of permitting.

Conformance with the 2018 Prince George's County Landscape Manual

The proposed development is subject to the requirements of the Landscape Manual. The site is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.8, Building Frontage Landscape Requirements; Section 4.9, Sustainable Landscaping Requirements; and Section 4.11, Requirements for Nonresidential and Mixed-Use Development. Conformance with the applicable landscaping requirements will be determined at the time of permit review.

Tree Canopy Coverage Ordinance

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 is in the CGO Zone and is required to provide a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of site plan review.

12. **Citizen Feedback**—At the time of the writing of this technical staff report, the Prince George's County Planning Department had not received any written correspondence from members of the community regarding this project.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. Revise the labeling of the proposed parcels to Parcel 1, Parcel 2, and Parcel 3.
 - b. Revise the Land Uses table on Sheet 2 to reflect Parcels 1, 2, and 3.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Correct General Note 25 to indicate the fee-in-lieu is paid to Prince George's County.
 - b. Have the revised TCP1 signed by the qualified professional who prepared it.
3. Development of the site shall be in conformance with Stormwater Management Concept Plan 56016-2024-SDC/P03272-2024-SDC and any subsequent revisions.

4. In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements along all the abutting public rights-of-way, in accordance with the approved preliminary plan of subdivision.
5. The final plat for this project shall show the existing conservation easement. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-026-01-02), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-026-01-02, 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."
7. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, 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."
8. In accordance with Section 24-4303(d)(2) and (3) of the Prince George's County Subdivision Regulations, prior to signature approval of the preliminary plan of subdivision (PPS) and Type 1 tree conservation plan (TCP1), a copy of the approved stormwater management (SWM) concept plan or a final SWM technical plan that covers the whole project site shall be submitted to confirm conformance with the PPS and TCP1. The limit of disturbance and stormwater facilities shall be consistent between the TCP1 and the approved SWM concept plan.

9. In conformance with the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* 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 reflect these facilities on the site plan for the proposed development:
 - a. A minimum 5-foot-wide sidewalk and standard bicycle lane along the frontage of MD 193 (Greenbelt Road), unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - b. Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the Eastgate Drive access point.
 - c. Pedestrian crosswalks and Americans with Disabilities Act curb ramps throughout the site.
 - d. Short-term bicycle parking, including inverted U-shape or similar style bicycle racks near the entrance of each building.
10. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit to the Maryland-National Capital Park and Planning Commission, for review and approval, a new draft Declaration of Restrictive Covenants and/or easement, or an amendment to the existing Declaration of Restrictive Covenants recorded in Book 29637 page 269, per Section 24-4204(b)(1)(F) of the Prince George's County Subdivision Regulations, over the shared access for Parcels 1, 2, and 3. The limits of the shared access easements shall be reflected on the final plat. Prior to recordation of the final plat, the Declaration of Restrictive Covenants and/or easement shall be recorded in the Prince George's County Land Records, and the book/page of the document shall be indicated on the final plat with the limits of the shared access.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision PPS-2024-020
- Approval of Type 1 Tree Conservation Plan TCP1-026-01-02