



The Maryland-National Capital Park and Planning Commission

**PRINCE GEORGE'S COUNTY**  
**Planning Department**

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## Preliminary Plan of Subdivision The Venue II

## PPS-2024-022

REQUEST	STAFF RECOMMENDATION
Seventy-seven lots, 9 parcels, and 1 outlot for residential development of 77 single-family attached dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• Approval of Preliminary Plan of Subdivision PPS-2024-022</li><li>• Approval of Type 1 Tree Conservation Plan TCP1-067-97-03</li><li>• Approval of a Variation from Section 24-4102(c)(1)</li></ul>

**Location:** On the north side of Ritchie Marlboro Road, approximately 2,000 feet east of its intersection with I-95/495 (Capital Beltway).

Gross Acreage: 6.55

Zone: RSF-A/RSF-65

Gross Floor Area: N/A

Dwelling Units: 77

Lots: 77

Parcels: 9

Outlots: 1

Planning Area: 73

Council District: 06

Municipality: N/A

**Applicant/Address:**  
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Planning Board Date:	07/24/2025
Planning Board Action Limit:	09/18/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	07/17/2025
Date Accepted:	03/31/2025
Informational Mailing:	09/13/2024
Acceptance Mailing:	03/24/2025
Sign Posting Deadline:	06/24/2025

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

[http://www.mnccppcapps.org/planning/Person\\_of\\_Record/](http://www.mnccppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision PPS-2024-022  
Type 1 Tree Conservation Plan TCP1-067-97-03  
Variation from Section 24-4102(c)(1)  
The Venue II

**OVERVIEW**

The subject property is located on the north side of Ritchie Marlboro Road, approximately 2,000 feet east of its intersection with I-95/495 (Capital Beltway). This is Phase II of a larger development entitled "The Venue". The area of this preliminary plan of subdivision (PPS) is currently recorded as Outlot 1 of Greater Morning Star Apostolic Ministries and The Venue in Plat Book ME 259 page 62, in the Prince George's County Land Records. The site is subject to the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* (master plan). The 6.55-acre property is in the Residential, Single-Family-Attached (RSF-A) and Residential, Single-Family-65 (RSF-65) Zones.

A major subdivision is required in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations, in order to subdivide land and propose residential development of more than one dwelling unit. The applicant participated in a pre-application conference for the subject PPS on August 23, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a properly noticed pre-application neighborhood meeting on October 16, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. The applicant prepared a written summary of the pre-application neighborhood meeting, as required by Section 24-3303(c)(3)(C) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2024-046.

This PPS application proposes to subdivide the property into 77 lots, 9 parcels, and 1 outlot for development of 77 single-family attached dwelling units (townhouses). The applicant also filed for a variation from Section 24-4102(c)(1) of the Subdivision Regulations, seeking relief from the lot depth requirement. As previously stated, this is Phase II of a larger development, entitled "The Venue". The previous development, approved in 2021, included 90 single-family attached dwellings (townhomes) which abut the subject site.

Staff recommend **APPROVAL** of the PPS and associated Type 1 tree conservation plan, with conditions, and **APPROVAL** of the Variation from Section 24-4102(c)(1), based on the findings contained in this technical staff report.

## SETTING

The subject property is located on Tax Map 74, Grid F4, and is within Planning Area 73. The subject site is bounded to the north by an institutional use (Greater Morning Star Church) in the Industrial, Employment (IE) Zone, and to the south by Ritchie Marlboro Road. To the west of the site lies vacant land in the IE and Reserved Open Space Zones. To the east of the site lies land developed with 90 single-family attached dwellings (townhomes) in both the RSF-A and RSF-65 Zones, which is Phase I of The Venue development.

## FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	EVALUATED
Zones	RSF-A/RSF-65	RSF-A/RSF-65
Use(s)	Vacant	Residential
Acreage	6.55	6.55
Parcels	0	9
Lots	0	77
Outlots	1	1
Dwelling Units	0	77
Variation	No	Yes – Section 24-4102(c)(1)
Subtitle 25 Variance	No	No

The subject application, PPS-2024-022, was accepted for review on March 31, 2025. Pursuant to Sections 24-3305(e) and 24-3403(a)(6) of the Prince George's County Subdivision Regulations, the PPS and variation request were referred to the Subdivision and Development Review Committee and comments were provided to the applicant at its meeting on April 11, 2025. Revised plans and documents were received on June 10, 2025, which were used for the analysis contained herein.

- 2. Previous Approvals**—This property is part of a larger development containing a church and additional single-family attached dwellings which have been previously approved. The following prior approved applications apply to the site:

Conceptual Site Plan CSP-96073 was approved by the Prince George's County Planning Board on September 4, 1997 (PGCPB Resolution No. 97-224), for institutional development on 67.57 acres, which included the subject property, subject to five conditions. At the time of this approval, the property was entirely within the Planned Industrial/Employment Park (I-3) Zone, as classified under the Zoning Ordinance effective prior to April 1, 2022.

PPS 4-97107 was previously approved for the subject property by the Planning Board on December 18, 1997 (PGCPB Resolution No. 97-364), for institutional development consisting of 80,000 square feet, subject to 11 conditions. PPS 4-97107 included 67.57 acres of land, which included the subject property on what was known as Lot 1, and also included Lots 2 and 3, which abut the subject site to the west. The property was entirely classified in

the I-3 Zone; however, Lots 2 and 3 were not proposed for development as part of PPS 4-97107. PPS 4-97107 superseded prior approved PPS 4-79033, which approved residential development on the subject property.

Detailed Site Plan DSP-02018 was approved by the Planning Board on September 5, 2002 (PGCPB Resolution No. 02-185), for development of Lot 1 (54 acres), for the Greater Morning Star Church, subject to one condition. Three revisions to the DSP were subsequently approved for modification to the site design.

On September 8, 2008, the Prince George's County District Council approved Zoning Map Amendments A-9991-C and A-9992-C, which reclassified approximately six acres of the subject site to the One-Family Detached Residential (R-55) Zone, and 10.7 acres of the subject property to the Townhouse (R-T) Zone, respectively. The findings, incorporated as part of the rezoning of this property, accounted for development of the site with single-family detached and metropolitan dwellings, which were permitted in the R-55 and R-T Zones, respectively. At the time the zoning map amendments were approved, the Zoning Ordinance effective prior to April 1, 2022 was also revised to permit development of townhouses in both the R-55 and R-T Zones. Accordingly, the project included townhouse development for the site with prior approvals.

On March 21, 2019, the Planning Board approved CSP-96073-01, subject to three conditions. This CSP revision reflected proposed townhouse development within the R-55 and R-T-zoned portion of the site; however, the approval only applied to the I-3 portion of the site because a CSP was not required for the R-55 and R-T Zones.

On April 9, 2020, the Planning Board approved PPS 4-19029 pursuant to PGCPB Resolution No. 2020-58, for Greater Morning Star Apostolic Church and The Venue, which included 90 single-family attached dwelling lots (townhomes), a parcel for the existing church, and setting aside the subject 6.55-acre portion of the site (Outlot 1). This PPS approval superseded PPS 4-97107 for the project.

DSP-20038 was approved by the Planning Board for the construction of 90 single-family attached (townhouse) units as Phase I of a larger development. The current PPS is filed under the current Subdivision Regulations and Zoning Ordinance, while the prior approval was pursuant to the regulations of prior Subtitles 24 and 27 of the Prince George's County Code. If approved, this PPS will supersede the prior subdivision approval for the subject site, and a subsequent detailed site plan will also be required.

3. **Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with 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. The vision for the Established Communities Growth Policy Area is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these

areas (such as sidewalks) to ensure that the needs of existing residents are met” (page 20). The PPS is consistent with Plan 2035, as it proposes lots with low- to medium-density development.

### **Master Plan**

The master plan places the subject property in the Largo Neighborhood B area, which is recommended for continuation of suburban single-family development, a characteristic of the adjacent development, with a limited employment area at the interchange of I-95/495 (Capital Beltway) and Ritchie Marlboro Road. The comprehensive land use map in the master plan further designates the subject site for employment land uses. However, the RSF-A zoning of the subject property permits the proposed townhouse lots. The land use recommendation notwithstanding, the following master plan goals, strategies, and policies are also recommended to help advance the intent and purpose of the plan:

#### **Policies for the Largo Community (page 69):**

**Setbacks, vegetation, and berming should be used to protect the residential area from noise and visual impacts of the proposed Ritchie-Marlboro Road/I-95 interchange.**

The drawings show a revertible slope easement on the side of the parcel bordering Richie Marlboro Road, providing adequate space for landscaping and berming to screen the homes from the roadway. Staff recommend the treatment of the buffer yard incorporate strong landscaping and design elements to adequately screen the homes from the visibility and noise of the roadway. The treatment of this buffer will be reviewed at the time of detailed site plan.

#### **Guidelines (page 70):**

**A living area design proposal should include an analysis of internal traffic circulation, as well as an examination of the development's potential impact on the local transportation system.**

Phase I of The Venue subdivision was approved with DSP-02018 and DSP-20038 and their amendments, and this application proposes Phase II of that development. The proposed road and lotting pattern are in alignment with the prior approvals. The proposals regarding lotting patterns and roadway designs in Phase II align with those of Phase I. On-site circulation is proposed to the units by a series of private alleys and roadways, which are found to be sufficient. Impacts to the local transportation system were evaluated as part of the approved Certificate of Adequacy ADQ-2024-046 and were found to meet required level of service standards.

**Buffering in the form of landscaping, open space, berming, attractive fencing, and/or other creative site planning techniques should be utilized to protect residential areas from commercial, industrial, and other incompatible uses.**

**Where feasible, building setbacks and/or berms or acoustical fencing should be utilized to deflect noise and to screen visual impacts, especially at major road intersections and interchanges, or where conflicts between land uses may develop.**

The major intersections surrounding the development produce noise and visual impacts, which will require mitigation techniques for this subdivision. Adherence to landscape requirements will ensure buffering from incompatible uses and roadways and will be evaluated at the time of detailed site plan. Noise and required mitigation are addressed as a regulatory requirement in the Noise finding of this technical staff report.

**Residential structures should be designed in harmonious relationships to one another and to the terrain and should be situated to create interesting spaces.**

The subject PPS proposal is designed as a continuation of, and is in harmony with, the abutting lotting pattern.

Staff find the project conforms to the relevant recommendations of the master plan, as outlined in this technical staff report, and that the County Zoning Ordinance supersedes the master plan land use recommendation in accordance with Section 24-4101(b)(3) of the Subdivision Regulations.

4. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan/Site Development Concept Plan (20636-2018-03) and an associated letter approved by DPIE on March 24, 2023, were submitted with this PPS. The approved plan shows the use of micro-bioretenment and filterra facilities to meet the water quality requirement, and the use of the existing SWM pond to meet the 100-year SWM control requirement.

Staff find that development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

The proposed development has no impact on the master plan's park and open space recommendations.

Section 24-4601 of the Subdivision Regulations, which relates to the mandatory dedication of parkland, provides for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private on-site recreational facilities. Section 24-4601(b)(2)(C) of the

Subdivision Regulations also states that any re-subdivision of property on which land was previously dedicated or fee in lieu paid, the applicant shall be credited to the extent that the land dedication or fee would otherwise be required upon such re-subdivision.

This subdivision is exempt from mandatory dedication requirements because the applicant previously donated 38.3 acres of land and a 50-foot easement providing public access to Heritage Glen Community Park via PPS 4-79033, which is suitable for active and passive recreation. The provision of land, improvements, and monetary contribution toward public recreational facilities in the vicinity of the project area meet and exceed the mandatory dedication of parkland requirements of Section 24-4601(b)(2)(C), for residents of the proposed lots.

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

#### **Site Layout**

The subject property fronts on Ritchie Marlboro Road to the south. The site includes a portion of an existing access road that currently serves the abutting church from Ritchie Marlboro Road. The land area covering this access road is proposed as an outlot to be retained by the church. The lots and parcels proposed as part of this application are to be accessed via private road and alleys as extended from the approved townhouse development, The Venue Phase I, immediately to the east, and are in accordance with Section 24-4204(b)(1)(D) of the Subdivision Regulations. The abutting Phase I development includes direct access to Morning Star Court, a public right-of-way (ROW). All proposed parcels in the subdivision are for the purpose of private roads, alleys, and open space parcels to be conveyed to a homeowners association.

#### **Master Plan Right-of-Way**

##### **Ritchie-Marlboro Road (A-36); 120-140-foot ROW**

The MPOT recommends a minimum 120-foot-wide ROW which is delineated on the PPS, with 0.24 acre of proposed dedication along Ritchie Marlboro Road, to meet the MPOT requirements.

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

##### **Ritchie Marlboro Road: Side path**

The MPOT recommends a side path along Ritchie Marlboro Road, which is currently constructed along the south side of the roadway. The intent of this facility has been met.

#### **Recommendations, Policies, and Goals**

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, page 10):



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

The plan sheets demonstrate a 5-foot-wide sidewalk throughout the site to create a comprehensive system provided along internal roadways. Staff recommend that the applicant provide Americans with Disabilities Act-compliant curb ramps and pedestrian crosswalks at conflict points.

**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 plan sheets demonstrate an existing sidewalk along the frontage of Ritchie Marlboro Road. This policy has been met.

The master plan includes the following recommendations regarding the accommodations of pedestrian and bicycle facilities (page 112):

- 1. A system of trails and walks for pedestrians, bicyclists, and equestrians should be developed to connect neighborhoods, recreation areas, commercial areas, employment areas, and mass transit facilities.**
- 7. Trails provided privately within subdivisions shall be encouraged to connect with the planned trail system.**

The submitted plans include a comprehensive and complete pedestrian system within the site. In addition, the proposed asphalt trail connecting the subject site to the existing Heritage Glen Park and surrounding residential areas also enhances the trail system within the subdivision. These improvements create a convenient pedestrian system that meets the intent of the recommendations.

**Compliance with Regulatory Requirements**

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

Regarding Section 27-6204, the submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. Access is provided via an extension of Good Faith Way and Spiritual Lane that connects into a system of private alleys. In addition, a network of 5-foot-wide sidewalks has been provided throughout the site, to separate pedestrian and vehicular movement.

Regarding Section 27-6206, the subject application proposes vehicular access via an easement to Good Faith Way and Spiritual Lane, proposed for development established by the re-subdivision of Lot 1 of Greenwood Park within Plat Book VJ 183 No. 21, under DSP-20038, connecting to McCarthy Drive. There is no direct access to Ritchie Marlboro Road proposed with this application.

In addition, regarding Sections 27-6207 and 27-6208, pedestrian and bicycle cross access is provided to the adjacent residential development to the east via an internal network of streets, alleys, and sidewalks. No cross-access connection is provided along the western boundary due to the land being owned by the Maryland State Highway Administration, and proposed for the further development of the interchange of Ritchie Marlboro Road and the Capital Beltway. Staff find that the requirements for this section have been met.

Based on the findings presented above, staff conclude that the multimodal transportation facilities will exist to serve the proposed subdivision as required under Subtitles 24 and 27 of the County Code, and will conform to the master plan and MPOT, subject to the recommended conditions in this technical staff report.

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

**Goal**

- **To provide the needed public infrastructure and services--including schools, libraries, police, fire and rescue, and health facilities and services within the Largo-Lottsford Planning Area in a timely manner and with attention given to the needs of specific user groups.**

**Objectives**

- **To determine current and future needs in response to economic development and population change.**
- **To plan appropriately sized facilities and services to meet current and future requirements.**
- **To assure orderly and efficient utilization of land in accordance with approved plans by guiding development so that the capabilities of existing and programmed public facilities are not exceeded.**
- **To coordinate public and private sector plans and set priorities for the acquisition of land and the development of public facilities, so as to minimize public costs.**
- **To support development, which is economically advantageous to Prince George's County by maintaining and/or improving the provision--if necessary on a priority basis--of public facilities and services.**

The proposed development will not impede achievement of the above-referenced goal and objectives. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property. The certificate of adequacy process evaluates the infrastructure necessary to support a proposed development is allocated.

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

### **Capital Improvement Program (CIP)**

The subject site is located in Planning Area 73 – “Largo – Lottsford”. The *2025–2030 Fiscal Year Approved CIP* identifies two new construction projects on the Prince George’s Community College campus for the planning area:

- Health and Wellness Center, Largo Road and Campus Way (3.73.0005)
- North Parking Garage, Largo Road and Campus Way (3.73.0006)

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.” In addition, the property is within Tier 1 of the Sustainable Growth Act and is within the Growth Boundary. 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.”

The standard requirement for public utility easements (PUEs) is given in Section 24-4205 of the Subdivision Regulations. PUEs must be located outside of the sidewalk and must be contiguous to the ROW. The subject site has frontage along the public ROW of Ritchie Marlboro Road, along its southern boundary. This PPS provides the required 10-foot-wide PUE along the frontage of this road, abutting the existing and proposed ROW line. In addition, new private streets are proposed internally to the development, which demonstrate the required PUEs will be provided along at least one side of the street.

9. **Historic**—The master plan contains goals and policies related to historic preservation (pages 113–118). However, these are not specific to the subject site, or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.

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

<b>Development Review Case No.</b>	<b>Associated Tree Conservation Plan No.</b>	<b>Authority</b>	<b>Status</b>	<b>Action Date</b>	<b>Resolution Number</b>
CSP-96073	Exempt per E-118-96	Planning Board	Approved	7/24/1997	97-224
4-97107	TCP1-067-97	Planning Board	Approved	10/28/1997	97-364
DSP-02018	TCP2-053-02	Planning Board	Approved	7/25/2002	02-185
DSP-02018-01	TCP2-053-02-01	Planning Director	Approved	8/15/2005	N/A
A-9991/A-9992	N/A	District Council	Approved	9/8/2008	N/A
CSP-96073-01	TCP1-067-97-01	Planning Board	Approved	2/28/2019	19-28
4-19029	TCP1-067-97-02	Planning Board	Approved	4/9/2020	2020-58
DSP-02018-05	TCP2-053-02-02	Planning Director	Approved	10/1/2021	N/A
DSP-20038	TCP2-053-02-03	Planning Board	Approved	1/21/2021	2021-09
PPS-2024-022	TCP1-067-97-03	Planning Board	Pending	Pending	Pending

#### **Applicable Woodland Conservation Ordinance**

This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) because the property is subject to a tree conservation plan that was approved before September 12, 2010, and this application does not result in major changes to the Type 1 tree conservation plan (TCP1). The property must therefore conform to the environmental regulations of the 1993 Woodland Conservation Ordinance (1993 WCO). The property is also subject to the environmental regulations in the current Subtitles 24 and 27 because the application is for a new PPS using the current Subdivision Regulations and Zoning Ordinance.

#### **Environmental Site Description**

The PPS is a 6.55-acre outlot of the Venue project. The overall tree conservation plan consists of 54 acres. The site is located north of the Ritchie Marlboro Road and Sansbury Road intersection. The site is currently clear and undeveloped.

#### **Environmental Conformance with Applicable Plans**

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

## Plan 2035

The site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map and in the Established Communities of the General Plan Growth Policy map, as designated by Plan 2035. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

## Master Plan

The master plan includes applicable goals and guidelines. The following guidelines 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.

### Environmental Envelope Section

**Guideline 1: An open space and conservation area network, based on natural conditions such as soils, slopes, watercourse, vegetation, natural ecological features, and estimated future population needs should be delineated and established during the development review process.**

There are no conservation area network areas located on the geographic area of this PPS.

**Guideline 4: The Natural Reserve Areas, containing floodplain and other unsuitable areas for development, should be restricted from development except for agricultural, recreational, and similar uses. Land filling should be discouraged.**

There are no Natural Reserve Areas located on the geographic area of this PPS.

**Guideline 5: A Preservation Zone shall be established along all perennial streams in accordance with the guidelines of the Patuxent River Primary Management Area. Preservation Zone criteria should apply to all streams in the Planning Area, not just the tributaries to the Patuxent River.**

There are no perennial streams or Patuxent River Primary Management Areas located on the geographic area of this PPS for the formation of a Preservation Zone.

**Guideline 7: All development proposals shall provide effective means for the preservation and protection of Natural Reserve Areas. Development plans for lands containing open space and conservation areas shall specify how and by whom these areas will be maintained.**

There are no Natural Reserve Areas on the geographic area of this PPS to be maintained.

**Guideline 12: Stormwater plans and facilities to manage runoff quantity and quality shall be coordinated with future development in the Planning Area.**

An approved SWM concept for this project was provided and is consistent with the PPS and TCP1.

**Guideline 13: Erosion and sediment controls shall be reviewed as an extension and integral part of stormwater management, and their planning and implementation shall be coordinated with future development in the Planning Area.**

An approved concept grading, erosion, and sediment control plan approved by the Prince George's County Soil Conservation District was provided with the application and is consistent with the PPS and TCP1.

**Guideline 18: A forest stand delineation shall be submitted as part of any basic plans, concept plans, or preliminary plans of subdivision.**

A forest stand delineation was provided with the review of natural resources inventory (NRI).

**Guideline 19: Tree save areas shall be established to act as noise or visual buffers along major transportation corridors and between conflicting land use zones. Tree save areas (and the canopy dripline) shall be adequately protected during the grading and construction phase of the plan. This includes fencing, flagging or bonding if necessary.**

The site is situated along Ritchie Marlboro Road, which is a major transportation corridor into the surrounding community. Although no woodland preservation or retention of existing woodlands are proposed with this application, this project will be subject to buffering and screening requirements as referenced in the 2018 *Prince George's County Landscape Manual* (Landscape Manual) at the time of detailed site plan review.

**Guideline 20: Buffer areas without naturally occurring woody vegetation shall be afforested or reforested with native woody vegetation where practicable.**

There are no buffer areas located on the geographical area of this PPS; however, the associated TCP1 for the overall site does show natural regeneration and afforestation along the primary management area (PMA).

### **Conformance with the Green Infrastructure Plan**

The site is mapped within the green infrastructure network as delineated on the Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Map Amendment*. According to the GI Plan, regulated areas cross the center of the PPS with a portion near the intersection of Spiritual Lane and Good Faith Way shown as evaluation area; however, the design, as reflected on the PPS site plan and TCP1, meets the goals of the GI Plan because there are no regulated environmental features (REF) on-site and the site was previously cleared.

### **Other Environmental Review**

#### **Natural Resources Inventory/Environmental Features**

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. The approved NRI-058-2018 was submitted with the application. This NRI was

revalidated on September 18, 2024, and will expire on September 18, 2025. The NRI includes the adjacent church site, Phase I of the Venue, and the area shown in this PPS application. The overall site contains wetlands, streams, and steep slopes that comprise the PMA, however the subject PPS area does not contain any REF. 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 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. TCP1-067-97-03 was submitted with this application to reflect the proposed property lines.

This property is subject to the provisions of the 1993 WCO because the property is greater than 40,000 square feet in size and previously contained more than 10,000 square feet of existing woodland. Per Section 24-4303(c) of the Subdivision Regulations, stream buffers for land located outside of the General Plan transit-oriented centers require a 100-foot stream buffer. This new stream buffer requirement is not shown on the approved NRI; however, it is correctly shown on the submitted TCP1. The new stream buffer does not encroach onto the land of this PPS.

The TCP1 shows the overall site and includes three woodland conservation worksheets representing the three development areas (Overall site, Church Property, and the Venue Property). The Church property is already developed, and Phase I of the Venue is currently under construction. The area for this application was previously approved with other approved development review cases and is part of the Venue property information shown below.

### **Overall**

The overall 54.00-acre site contains 12.11 acres of woodland in the net tract and has a woodland conservation threshold of 8.95 acres. The Overall Woodland Conservation Worksheet proposes the removal of 7.48 acres of woodlands in the net tract area, for a woodland conservation requirement of 14.05 acres. The Overall project's requirement will be met with 4.58 acres of woodland preservation on-site, 4.64 acres of reforestation, and 4.83 acres of natural regeneration on-site.

### **Church Property**

The Church Property is 38.86 acres which includes 7.57 acres of woodland in the net tract resulting in a woodland conservation threshold of 5.94 acres. The Church Property Woodland Conservation Worksheet proposes the removal of 2.94 acres of woodlands in the net tract area, for a woodland conservation requirement of 7.65 acres. This Church Property will meet the requirement on-site with 4.58 acres of woodland preservation and 3.07 acres of reforestation.

### **Venue Property**

The Venue site is 15.14 acres which includes 4.54 acres of woodland in the net tract resulting in a woodland conservation threshold of 3.01 acres. The Venue Woodland Conservation Worksheet proposes the removal of 4.54 acres of woodland in the net tract area, for a woodland conservation requirement of 6.40 acres. This Venue site

will meet the requirement on-site with 1.57 acres of reforestation and 4.83 acres of natural regeneration.

The TCP1 plan as submitted does not require technical changes to be in conformance with the 1993 WCO.

### **Specimen Trees**

There are no specimen trees on-site.

### **Regulated Environmental Features**

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

The TCP1 reflects the current stream buffers for land outside of the General Plan transit-oriented centers. The new stream buffers have caused the PMA line to also shift. The new PMA line does not encroach onto the property subject to this application; however, previously approved development that was shown outside of the PMA on the TCP1 is now located in the PMA. 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.

### **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 United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Adelphia-Holmdel complex, and Collington-Wist complex. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property. The existing SWM facility is proposed to be retrofitted to meet SWM requirements for this phase of development. A re-assessment of the facility is required to ensure existing dam safety protocols and strategies are maintained with the proposed retrofits.



### **Erosion and Sediment Control**

Section 24-4303(d)(7) of the Subdivision Regulations requires the approval of a concept grading, erosion and sediment control plan by the Prince George's County Soil Conservation District and shall be required prior to final approval of the PPS (minor or major), if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County requires the approval of an Erosion and Sediment Control Plan. An approved Concept Grading, Erosion and Sediment Control Plan (CSC No. 236-18-01) was provided. No further information pertaining to erosion and sediment control plans is required currently.

- 11. Urban Design**—A detailed site plan is required for this development, in accordance with Section 27-3605(a) of the Zoning Ordinance. The townhouse lots proposed for this property, in the RSF-A-zoned portion of the site, are permitted per Section 27-5101(c) of the Zoning Ordinance. Under the Zoning Ordinance, conformance with, but not limited to the following regulations will be required to be demonstrated at the time of detailed site plan review:

- Section 27-4202(f), Residential, Single-Family-Attached (RSF-A) Zone
- Section 27-5101(c), Use Regulations
- Section 27-6200. Roadway Access, Mobility and Circulation
- Section 27-6300 Off-Street Parking and Loading
- Section 27-6400. Open Space Set Asides
- Section 27-6600 Fences and Walls
- Section 27-6700 Exterior Lighting
- Section 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards
- Section 27-61500 Signage
- Section 27-61600 Green Building Standards

### **Open Space Set-Aside**

Pursuant to Section 27-6403 of the Zoning Ordinance, development located in the RSF-A Zone is required to provide 20 percent open space set-aside area based on development site area. The subject property is approximately 6.55 gross/net acres and is required to provide approximately 1.31 acres of open space. Fifteen percent, or approximately 0.20 acre of the required open space set-aside area shall consist of active recreational areas, in accordance with Section 27-6404(a)(1) of the Zoning Ordinance. An exhibit submitted with the PPS indicates approximately 1.94 acres (29.6 percent) of open space set-aside area will be provided within the subject site. The stated open space set-aside requirement, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of detailed site plan review.

All of the 77 proposed lots will be accessed via proposed private streets and alleys and are designed with rear-loading two-car garages. In a submitted exhibit, 32 on-street parking spaces are also provided. Sufficient parking will be further evaluated at the time of detailed site plan.

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

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

**(c) Minimum Lot Depth**

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

Ritchie Marlboro Road is an arterial roadway abutting the property to the south. The PPS demonstrates that not all lots meet the minimum 150-foot lot depth requirement of Section 24-4102(c)(1) of the Subdivision Regulations. Specifically, the PPS includes Lots 94 through 98, and 101 through 119, along Ritchie Marlboro, which do not meet the 150-foot lot depth requirement, as measured parallel from the ROW. The applicant requested a variation from the lot depth requirement of Section 24-4102(c)(1) for these lots as follows:

**Variation**

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

**(a) Purpose**

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

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

The granting of this variation will not be detrimental to the public safety, health, or welfare, or injurious to other properties. The purpose of the lot depth requirement is to ensure lots are platted deep enough to accommodate protections from traffic nuisances. Accordingly, the lot depth provision is for protection of development on the subject lots and has no effect on and is not injurious to abutting properties. The project design is a continuation of the abutting Phase I development, which locates dwelling units on lots less than 150-feet deep along Ritchie Marlboro Road. The lotting pattern is designed to provide dwellings fronting on or perpendicular to Ritchie Marlboro Road, with space to provide a landscape buffer. With the Phase I development, it was determined that traffic impacts could be mitigated, and this Phase II development aligns lots in the same manner and proposes consistent measures to ensure lots are mitigated. Conformance with the requirements of the Landscape Manual will be required at the time of detailed site plan, and the regulatory noise requirements of Section 27-6810 will ensure that adequate protection is provided, which will be in accordance with Section 24-4102(c)(3) of the Subdivision Regulations. Thus, reducing the lot depth will not be detrimental to the public safety, health or welfare.

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

The subject site is uniquely located across the northern gateway to the Westphalia planning area. Specifically, the development of Westphalia Row is located on the south side of Ritchie Marlboro Road, opposite the subject site. While the Westphalia Row development is in the M-X-T Zone, this site provides transition from the single-family detached development to the east to the M-X-T Zone, and single-family attached development to the west. To maintain the look and feel of that northern gateway into Westphalia, the project includes design elements (described above) which provide a similar streetscape on both sides of Ritchie Marlboro Road, so that those who commute along Ritchie Marlboro Road will have similar perspectives on both sides of the road at this location. The subject development is also a continuation of Phase I of The Venue development, which has existing private street, alley, and lotting pattern that are aligned with the lotting pattern of this application. Denying this variation would result in an incompatible alignment of development and streets. These factors together provide an appropriate basis for seeking the variation, and they create conditions which are not generally applicable to other properties.

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

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

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

The subject property is zoned such that the residential zone intended for townhouse development applicable to the site is oriented to Ritchie Marlboro Road. The site is located between two signalized intersections at Sansbury Road and White House Road. It is bound immediately to the east by Phase I of The Venue, with similarly situated lots. On the east side of The Venue townhouse development, there is an existing access easement that connects Ritchie Marlboro Road to the large Maryland-National Capital Park and Planning Commission park located behind the existing Greater Morning Star Apostolic Church. To the west of the property, there is a large SWM facility that mitigates potential stormwater pollution, prior to reaching the wetlands and waters of the United States located at the stormwater outfall at the pond. To the south of the property is Ritchie Marlboro Road, and to the north of the property is the church parking lot, which serves members of the Greater Morning Star Apostolic Church.

The property is surrounded by existing features which cannot be disturbed or relocated, and by properties which enjoy a similar location for dwellings. Without this variation, the subject property would not be able to utilize the design elements necessary to create an overall streetscape that is important for the design and architectural harmony consistent with the surrounding developments. The property's physical surroundings give rise to a particular hardship that can be distinguished from a mere inconvenience if the strict letter of the regulations is carried out.

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

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

Staff find that the variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations which, in part, encourage creative residential subdivision design that accomplishes these purposes in a more efficient manner. Therefore, staff recommend approval of the variation from Section 24-4102(c)(1), to allow a reduction to the required lot depth along Ritchie Marlboro Road, for Lots 94 through 98 and 101 through 119, as reflected on the PPS.

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

**Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.**

The applicant submitted a noise study with the subject application, dated November 27, 2024, to study the effects of the noise generated by the adjacent roadways.

The noise study evaluated average outdoor sound levels separately during the hours of 7:00 a.m. to 10:00 p.m. (daytime) and 10:00 p.m. to 7:00 a.m. (nighttime), at the ground and upper level, with the goal of identifying dwelling units and outdoor activity areas which may be impacted by more than 65 dBA equivalent continuous sound level (Leq) during daytime hours, and more than 55 dBA Leq during nighttime hours. For exterior noise, the study found that some outdoor areas are exposed to noise levels above 55 dBA/Leq during nighttime hours, and 65 dBA/Leq during daytime hours. The plans do not readily identify these as recreation or activity areas, but the study recommends that outdoor recreation not be located in the impacted areas, which are proximate to Ritchie Marlboro Road. In addition, the study shows the dwelling units along Ritchie Marlboro Road will provide shielding of noise for interior units and recommends that a Phase II noise study determine the upgraded building materials needed to mitigate the interior of dwelling units, once proposed at the time of detailed site plan.

In accordance with Section 27-6810(d), a Phase II noise analysis and mitigation of impacted areas will be regulatory requirements at the time of detailed site plan, with which conformance will need to be demonstrated.

- 13. Community feedback**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any correspondence from the community regarding the subject application.

## **RECOMMENDATION**

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

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
  - a. Revise General Note 13 to provide the square footage of the area of public road dedication shown along Ritchie Marlboro Road.
  - b. Provide a general note indicating the Prince George’s County Planning Board’s approval of a variation from Section 24-4102(c)(1) of the Prince George’s County Subdivision Regulations, for lot depth requirement, for Lots 94–170.

- c. Revise and designate the proposed outlot as Outlot A in the notes and labels on the plans.
  - d. Revise the 10-foot-wide public utility easement (PUE) along Ritchie Marlboro Road to be located within Parcel Y, rather than within the area of right-of-way dedication, and provide clear delineation of the right-of-way dedication area, Parcel Y boundary, and PUE.
  - e. On Sheet 2 of the plans, correct the boundary line type to be consistent with lot line type, and correct overlapping bearings and distance to be legible.
  - f. On Sheets 1 and 2 of the plans, label the zoning line between the Residential, Single-Family-Attached (RSF-A) and Residential, Single-Family-65 (RSF-65) Zones on the subject site.
  - g. Provide a bearing and distance along the northeast boundary of Parcel Y, abutting Parcel A-A.
2. Prior to approval, the final plat of subdivision shall include:
- a. The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with Section 24-4205 and Section 24-4401 of the Prince George's County Subdivision Regulations.
  - b. Right-of-way dedication along Ritchie Marlboro Road, in accordance with Section 24-4201(b) of the Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.
  - c. A note indicating the Prince George's County Planning Board's approval of a variation from Section 24-4102(c)(1) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision PPS-2024-022, for lots not meeting the minimum lot depth requirement.
3. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of detailed site plan:
- a. A minimum 5-foot-wide Americans with Disabilities Act-compliant sidewalk along both sides of internal roadways.
  - b. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points throughout the site, and at internal intersections.
4. Prior to issuance of the first permit for this subdivision, and in conformance with the 1993 Prince George's County Woodland Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

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

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-067-97-03), in conformance with the 1993 Prince George’s County Woodland Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-067-97-03), or as modified by a future Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan No. 206361-208-03, and any subsequent revisions.
7. Prior to approval of a final plat, the applicant and the applicant’s heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George’s County Planning Department, to ensure that the rights of the Prince George’s County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.
8. Prior to approval of the first building permit for a residential dwelling, the applicant and the applicant’s heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:
  - a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George’s County Planning Department.
  - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
  - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
  - d. Any disturbance of land to be conveyed to the HOA shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or

permanent stormwater management facilities, utility placement, and stormdrain outfalls.

- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
  - f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the HOA, including the reservation of rights of approval by the Prince George's County Planning Director.
9. In accordance with Section 24-4102(c)(3) of the Prince George's County Subdivision Regulations, prior to acceptance of a detailed site plan, the applicant shall submit a Phase II noise study based on the final site layout that contains techniques for enhanced building design or construction materials, which demonstrates conformance to Section 27-6810 of the Prince George's County Zoning Ordinance. The detailed site plan shall identify all dwelling units requiring enhanced building shell design or construction materials for interior noise mitigation. Any detailed site plan containing architecture shall reflect the enhancements required to these units. The detailed site plan shall show the locations and details of features provided for outdoor activity area noise mitigation. The ground-level and upper-level mitigated 65 and 55 dBA/Leq noise contours shall be delineated on the detailed site plan. The noise contours shall account for the locations of all buildings and noise barriers.

**STAFF RECOMMEND:**

- Approval of Preliminary Plan of Subdivision PPS-2024-022
- Approval of Type 1 Tree Plan Conservation Plan TCP1-067-97-03
- Approval of a Variation from Section 24-4102(c)(1)