



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan Timothy Branch

SDP-1701-06

REQUEST		STAFF RECOMMENDATION		
Proposed mixed-retirement development to include 212 dwelling units.		APPROVAL with conditions		
Location: On the south side of MD 381 (Brandywine Road) at its intersection with Mattawoman Drive.				
Gross Acreage:	72.26			
Zone:	L-A-C/M-I-O			
Dwelling Units:	212			
Gross Floor Area:	N/A			
Planning Area:	85A			
Council District:	09			
Election District:	11			
Municipality:	N/A			
200-Scale Base Map:	219SE07			
Applicant/Address: Timothy Branch, Inc. 2124 Priest Bridge Drive, Suite 18 Crofton, MD 21114		Planning Board Date:		07/22/2021
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org		Planning Board Action Limit:		07/27/2021
		Staff Report Date:		@
		Date Accepted:		05/18/2021
		Informational Mailing:		12/07/2020
		Acceptance Mailing:		05/17/2021
		Sign Posting Deadline:		06/22/2021

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: Specific Design Plan SDP-1701-06
 Type 2 Tree Conservation Plan TCP2-068-93-08
 Timothy Branch

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This amendment to a specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9988-C-01;
- b. The requirements of the Prince George's County Zoning Ordinance in the Local Activity Center (L-A-C) and Military Installation Overlay (M-I-O) Zones;
- c. The requirements of Comprehensive Design Plan CDP-0901, and its amendments;
- d. The requirements of Preliminary Plan of Subdivision 4-19051;
- e. The requirements of Specific Design Plan SDP-1304;
- f. The requirements of Specific Design Plan SDP-1701, and its amendments;
- g. The requirements of the 2010 *Prince George's County Landscape Manual*;
- h. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- i. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- j. Referral comments.

FINDINGS

Based upon the analysis of this case, the Urban Design staff recommends the following findings:

- 1. Request:** This application requests approval of a specific design plan (SDP) for a mixed-retirement development with 212 dwelling units in the Local Activity Center (L-A-C) Zone. These dwelling units consist of 102 single-family detached and 110 single-family semidetached (duplex) dwelling units.
- 2. Development Data Summary:**

	EXISTING	PROPOSED
Zones	L-A-C/M-I-O	L-A-C/M-I-O
Use	Vacant	Residential
Gross Total Acreage	322.41	322.41
L-A-C Zone	72.26	72.26
Total Dwelling Units in SDP-1701-06	0	212
Single-Family Detached	0	102
One-Family Semidetached	0	110

OTHER DEVELOPMENT DATA:

PARKING – L-A-C

	REQUIRED	PROPOSED
102 Single-family detached units @ 2.0/unit	204	306*
110 Single-family semidetached units @ 2.0/unit	220	220**
Surface parking	-	96***
Total	424	622

Note: *Three spaces are provided per unit; two in each garage and one in each driveway.

**Two spaces per unit; one in each garage and one in each driveway.

***Total surface parking includes four van-sized, handicapped-accessible spaces.

Architectural Model:

Model Name	Based Finished Square Footage	Height	Garage
Single-family detached			
Dominica Springs	2,160 sq. ft.	26 ft.	2-car
Eden Cay	2,160 sq. ft.	26 ft.	2-car
Grand Bahama	1,792 sq. ft.	26 ft.	2-car
Grand Cayman	2,000 sq. ft.	26 ft.	2-car
Single-family semidetached (Duplex)			
Nassau	1,586 sq. ft.	26 ft.	1-car

3. **Location:** The subject 72.26-acre L-A-C-zoned portion of the Timothy Branch development is located on the south side of MD 381 (Brandywine Road) at its intersection with Mattawoman Drive. The subject property is in Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The entire Timothy Branch property consists of 322.41 acres and is bounded to the north by MD 381; to the northwest by Short Cut Road; to the east by the Timothy Branch Stream Valley; to the south by vacant land in the Mixed Use-Transportation Oriented and Heavy Industrial Zones, and a commercial development in the Commercial Shopping Center Zone; and to the west by US 301 (Robert Crain Highway), a single commercial parcel zoned Commercial Miscellaneous, and multiple industrial parcels along the US 301 frontage zoned Light Industrial. In addition, there is an internal parcel (Parcel E) located in the central northern portion of the property, and this is split-zoned Planned Industrial/Employment Park (I-3) and Employment and Institutional Area (E-I-A), and is developed as an existing warehouse. The 72.26-acre L-A-C-zoned portion of the property is in the northeastern corner of the development, just south of MD 381, and the 250.15-acre, Residential Medium Development (R-M)-zoned portion is in the south, abutting US 301. The residential development included in this SDP is only in the L-A-C Zone.
5. **Previous Approvals:** Zoning Map Amendments (Basic Plans) A-9987-C and A-9988-C were approved by the Prince George's County District Council on July 11, 2008, rezoning the property from the I-3 and E-I-A Zones to the L-A-C and R-M Zones, subject to 12 conditions and 1 consideration. The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the property in the R-M and the L-A-C Zones. On November 9, 2020, the District Council approved A-9988-C-01 to amend the previously approved basic plan for the L-A-C-zoned section only, to expand the mixed-retirement development use (active adult community), and to remove all nonresidential uses, subject to one condition.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-0901 for the L-A-C-zoned portion on October 7, 2010 (PGCPB Resolution No. 10-111). The District Council elected to review the case on November 14, 2011 and issued an Order of Approval on January 23, 2012, subject to 46 conditions. Subsequently, the property owner requested a reconsideration of the decision that was reviewed and approved by the Planning Board on March 19, 2015. The final resolution (PGCPB Resolution No. 10-111(A)), including 38 conditions, was adopted by the Planning Board on the same day. On January 14, 2021, the Planning Board approved CDP-0901-01 (PBCPB Resolution

No. 2021-05) to remove all previously approved nonresidential uses and provide for a mixed-retirement development, to include 212 dwelling units and recreational facilities.

The Planning Board approved CDP-0902 for the R-M-zoned portion on October 7, 2010 (PGCPB Resolution No. 10-110). The District Council elected to review the case on November 14, 2011. The District Council remanded the case to the Planning Board on January 23, 2012, and the case was reapproved by the Planning Board on April 5, 2012. The District Council reviewed the revised approval and issued an Order of Approval on November 4, 2013, subject to 50 conditions. Subsequently, the property owner requested a reconsideration of the decision that was reviewed and approved by the Planning Board on March 19, 2015. The final resolution (PGCPB Resolution No. 10-110(A)), including 42 conditions, was adopted by the Planning Board on the same day. The Planning Board approved revision CDP-0902-01 on May 14, 2020 (PGCPB Resolution No. 2020-64) to allow for the relocation of one recreational facility, the adjustment in the phasing schedule for the provision of recreational facilities, revisions to the residential development standards, and to adjust the quantities of the requested residential unit types. The District Council did not elect to review CDP-0902-01.

The Planning Board approved Preliminary Plan of Subdivision (PPS) 4-09003, covering the entire Timothy Branch project on October 28, 2010 (PGCPB Resolution No. 10-117). The property owner's request for a reconsideration of this decision was granted and on April 5, 2012 the Planning Board heard testimony regarding the reconsideration and approved 4-09003, subject to 32 conditions, contained in PGCPB Resolution No. 10-117(A/1). The Planning Board approved PPS 4-19051 on May 27, 2021 (PGCPB Resolution No. 2021-71) for 212 lots and 7 parcels for development of 102 single-family detached dwellings and 110 single-family semidetached dwellings in the L-A-C-zoned portion of the property.

The Planning Board approved SDP-1304 on October 23, 2014 (PGCPB Resolution No. 14-116) for rough-grading, dedication, and construction of Mattawoman Drive, installation of stormwater management (SWM) features, and construction of a sound attenuation berm along a portion of US 301. The current site development has an approved SWM Concept Plan, 11355-2009-02, dated January 24, 2020.

The Planning Board approved SDP-1701 on September 14, 2017 (PGCPB Resolution No. 17-119), for the first phase of residential development of the R-M-zoned portion of Timothy Branch. The SDP included 323 dwelling units in the RM-1 and RM-2N pods.

Five amendments to SDP-1701 have since been approved. The first, SDP-1701-01, was approved by the Planning Board on July 12, 2018 (PGCPB Resolution No. 18-64), for additional architectural models and to modify the maximum allowed lot coverage within the Phase 1 development area. The second amendment, SDP-1701-02, was approved by the Planning Director on May 4, 2020, to add a new architectural model and modify a previously approved architectural model. The Planning Board approved SDP-1701-03 on June 11, 2020 (PGCPB Resolution No. 2020-102) for development of 250 dwelling units within the RM-3 and RM-4N pods. The Planning Board approved SDP-1701-04 on June 11, 2020 (PGCPB Resolution No. 2020-103) for development of 243 multifamily dwelling units in the RM-5 pod. The Planning Board approved SDP-1701-05 on May 6, 2021 (PGCPB Resolution No. 2021-63) for development of 253 dwelling units within the RM-2 and RM-4 pods.

6. **Design Features:** This SDP is for the mixed-retirement development in the L-A-C-zoned portion of the Villages at Timothy Branch, to include 212 residential dwelling units. This area occupies approximately 72 acres within the northeastern portion of the 322.41-acre Timothy Branch property, entirely within the L-A-C Zone.

The property is accessed via a system of new public and private roads and sidewalks that connect to Mattawoman Drive. Residential development proposed includes 102 single-family detached units and 110 single-family semidetached units split on the west and east side of Mattawoman Drive. A berm is provided along Mattawoman Drive and MD 381 and all units will front on internal roadways. Site lighting is provided via streetlights along the public roads, private roads, and alleys. A photometric plan was provided showing sufficient lighting within the private roads and alleys. All signage was previously approved with SDP-1701 for the overall Timothy Branch property.

Architecture

This SDP amendment proposes to add four models for single-family detached units (the Dominica Springs, Eden Cay, Grand Bahama, and Grand Cayman) and one model for single-family semidetached (duplex) units (the Nassau) into the mix of previously approved residential models in Timothy Branch. All of these new unit types are two stories tall with a maximum building height of 26 feet. All new single-family home models include a two-car garage and offer various options, such as covered porches. The Nassau duplex unit is approximately 1,586 square feet and includes a one-car garage. Each new unit type includes several options for façade treatments and allows for the addition of custom features like decks and covered porches. The design of these residential buildings is complimentary to the models previously approved for the development.

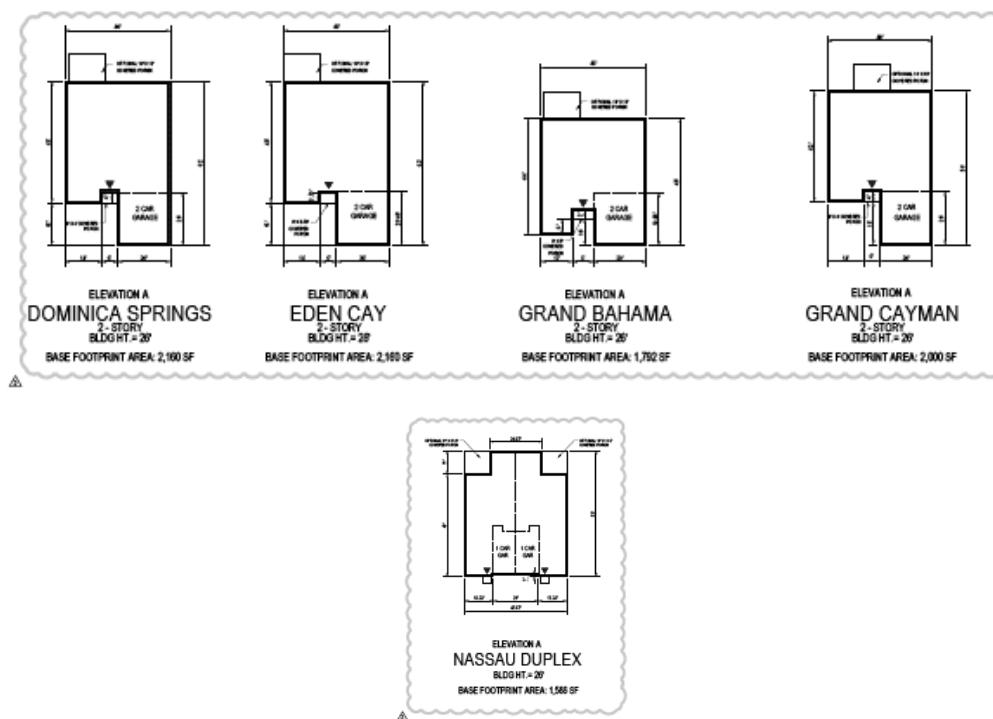


Figure 1: Proposed home models

Recreational Facilities

Private on-site recreational facilities are provided for the mixed-retirement development. In the neighborhood on the west side of Mattawoman Road, a gazebo, open space, and sitting areas are provided. Along Mattawoman Drive, a series of fitness stations are provided along the master-planned trail on the east side of the roadway. A community clubhouse with amenities, an adjacent pickleball court, bocce ball court, picnic pavilion, and dog park are centrally located in the eastern portion of the proposed development. These facilities are consistent with those approved at the time of CDP and PPS, and are appropriate for the proposed development.

7. **Zoning Map Amendment (Basic Plan) A-9988-C-01:** A-9988-C-01 was approved by the District Council on November 9, 2020, subject to one condition, which required revisions to the basic plan, prior to certification. The following is applicable to the review of this SDP:

Land Use Types and Quantities:

Total area:	72± acres
Land in the 100-year floodplain:	8 acres
Adjusted gross area:	64 acres
Density permitted under the L-A-C Zone:	10-15 du/ac
Permitted Dwelling Unit Range:	640-960 du
Floor area ratio:	0.2-0.4 FAR
Proposed Land Use Types and Quantities:	
Mixed Retirement Development	

Conformance with these requirements was found at the time of CDP approval. This SDP is requesting 212 dwelling units within the land governed by A-9988-C-01. This amount falls well below the permitted range of 640–960 dwelling units, and results in a density of approximately 3.31. This SDP includes a mixed-retirement development that is in conformance with A-9988-C-01.

8. **Prince George’s County Zoning Ordinance:** This case was reviewed for compliance with the requirements in the L-A-C and Military Installation Overlay (M-I-O) Zones of the Prince George’s County Zoning Ordinance.

- a. This case is in conformance with the applicable requirements of Section 27-494, Purposes; Section 27-495, Uses; and Section 27-496, Regulations, of the Zoning Ordinance, governing development in the L-A-C Zone.

A mixed-retirement development is defined in the Zoning Ordinance as a residential community for retirement-aged persons, developed under a uniform scheme of development containing a mix of attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living facilities. Each community shall be developed with not less than two types of dwelling units. This use is permitted in the L-A-C Zone, subject to Footnote 28 of Section 27-515(b) of the Zoning Ordinance, which reads as follows:

The owner of the property shall record among the Land Records of Prince George's County a declaration of covenants which establishes that the premises will be solely occupied by elderly persons, in accordance with State and Federal Fair Housing laws, for a fixed term of not less than sixty (60) years. The covenant shall run to the benefit of the County.

This requirement was addressed by Condition 23 of PPS 4-19051 and will be enforced through that approval.

- b. A portion of the mixed-retirement development is located within the Noise Impact Zone (60–74 dBA noise contour) of the M-I-O Zone. The Phase II noise study submitted shows residential units proposed adjacent to Mattawoman Drive will be exposed to noise levels up to 66 dBA Ldn. The noise study and architectural plans show that the developer's standard building construction can be used throughout this development to maintain interior noise levels below 45 dBA Ldn. Sound attenuation berms planned for the area along MD 381 and at two additional points, will reduce roadway noise levels below 65 dBA Ldn in all public and private outdoor activity areas.
- c. Section 27-528 of the Zoning Ordinance sets forth the following criteria for approval of an SDP:

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

This plan conforms to the requirements of CDP-0901 and its amendment, as discussed in Finding 9 below, and the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements, as detailed in Finding 13. Townhouses are not included with this SDP.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The Villages at Timothy Branch is governed by an approved and valid PPS 4-19051, that meets the adequacy test for the required transportation facilities serving this development through conditioned traffic improvements and contribution to the Brandywine Road Club. Furthermore, the development will be served with adequate public facilities including water, sewer, schools, and fire and rescue services.

This SDP was reviewed for adequacy of police services, in accordance with Section 24-122.01(c) of the Prince George's County Subdivision Regulations. The property is in Police District V, Clinton, located at 6707 Groveton Drive in Clinton, Maryland. The response time standard of 10 minutes for priority calls was not met at acceptance. However, Prince George's County FY 2020–2025 Approved Capital Improvement Program includes a new station for Police District V, so mitigation is not required. The SDP was also reviewed for adequacy of fire and rescue services, in accordance with Section 24-122.01(d). The response time standard established by Section 24-122.01(e) is a maximum of seven-minutes travel time from the first due station. The Prince George's County Fire and EMS Department indicated that the site is within the seven-minute travel time standard from the Brandywine Volunteer Fire/EMS Company 840, located at 13809 Brandywine Road, in Brandywine, Maryland.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

A SWM Concept Approval Letter and Plan, 11355-2009-02, was approved on January 24, 2020 and is valid through January 24, 2023, and includes 16 conditions of approval and 6 additional traffic safety comments. Technical SWM design is subject to approval by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

The Environmental Planning Section determined that the requested development is in conformance with the revised Type 2 Tree Conservation Plan TCP2-068-93-08, submitted with the current case, subject to several technical corrections, as included in the Recommendation section of this report.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The regulated environmental features on the property have been found to have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2. The primary management area (PMA) impacts shown on the subject SDP and TCP2-068-93-08 are consistent with those previously approved with PPS 4-09003, SDP-1304, and SDP-1701-04.

- 9. Comprehensive Design Plan CDP-0901, as amended:** CDP-0901 was approved by the Planning Board on February 11, 2015 (PGCPB Resolution No. 10-111) for the 72.26-acre, L-A-C-zoned portion of The Villages at Timothy Branch, subject to 46 conditions. An amendment CDP-0901-01 was subsequently approved by the Planning Board on February 4, 2021 (PGCPB Resolution No. 2021-05), subject to 30 conditions. The conditions of approval that are applicable to the review of this SDP and warrant discussion are as follow:

- 1. Prior to certificate approval of this comprehensive design plan (CDP), the applicant shall revise the CDP, as follows:**
 - a. Correct General Note 2 and labeling on plans to show the Local Activity Center-zoned area as “mixed retirement development” use.**
 - b. Correct plan notes to reflect approval and conditions of Basic Plan A-9988-C-01.**
 - c. Revise the plans to show, label, and address the Military Installation Overlay Noise Intensity Zone.**
 - d. The CDP and text shall be revised, as necessary, to reflect this approval.**
 - e. Include the following phasing for the on-site private recreational facilities within the CDP text and on the plan:**

CDP-0901-01 - PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
One gazebo/sitting area - L-A-C West	Prior to the issuance of the any residential unit permit	Complete by 175th overall* residential unit permit
Dog Park - L-A-C East	Prior to the issuance of any residential unit permit	Complete by 125th overall residential unit permit
Min. 2,200 square-foot Community Building - L-A-C East	Prior to the issuance of 75th overall residential unit permit	Complete by 125th overall residential unit permit
Bocce and Pickleball Court - L-A-C East	Prior to the issuance of 75th overall residential unit permit	Complete by 125th overall residential unit permit
Timothy Branch ¹ Stream Valley Trail (approx. 1,800 L.F.) or other recreational trail	Prior to the issuance of any residential unit permit	Complete with adjacent pod development
<p>It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.</p> <p>* "Overall" means CDP-0901 (LAC Zone)</p> <p>¹ Unless the District Council amends the Basic Plan condition requiring the same</p>		

This SDP has met the requirements of Subconditions a–d. The SDP has included a gazebo, dog park, community building, and bocce ball and pickleball court to conform to these requirements. The required text is included on the SDP plans and text. However, the square footage of the community building is not included on the plans and has been conditioned herein to be provided.

2. **All conditions of approval of Basic Plan A-9988-C-01 shall remain in full force and effect.**

This SDP amendment is in conformance with the applicable conditions of approval of A-9988-C-01, as discussed in Finding 7.

3. **The total areas within the L-A-C Zone (CDP-0901) and the R-M Zone (CDP-0902) comprise a combined total trip cap of 1,269 trips in the AM and 1,775 trips in the PM. If the densities of the L-A-C Zone or the R-M Zone are modified for any reason, trips may be re-allocated between these two zones (CDP-0901 & CDP-0902) such that the overall trip cap of 1,269 AM and 1,775 PM trips is not exceeded.**

This condition establishes an overall trip cap for the property of 1,269 AM and 1,775 PM peak-hour trips for the overall L-A-C Zone. This SDP, when combined with prior approvals, would generate 749 AM and 875 PM peak-hour trips, as noted in the table below. The SDP is within the established trip cap for Timothy Branch.

Trip Generation Summary: SDP-1701-06: Timothy Branch								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Current Proposal								
Senior Adult Housing – Detached	102	units	8	14	22	17	11	28
Senior Adult Housing – Attached	110	units	6	8	14	11	7	18
Total: Current Proposal			14	22	36	28	18	46
Trip Cap: Per PPS 4-19051					36			46
Other Approvals	39	units	6	23	29	23	12	35
SDP-1701-01 Single-Family Detached	212	units	30	118	148	110	60	170
SDP-1701-01 Townhouse	72	units	10	40	50	38	20	58
SDP-1701-01 Two Over Two	125	units	19	75	94	74	39	113
SDP-1701-03 Single-Family Detached	126	units	18	70	88	66	35	101
SDP-1701-03 Townhouse	243	units	24	102	126	95	51	146
SDP-1701-04 Multifamily	31	units	5	18	23	18	10	28
SDP-1701-05 Single-Family Detached	222	units	31	124	155	116	62	178
SDP-1701-05 Townhouse/Duplex			143	570	713	540	289	829
Total Trips for Approved Proposals			157	592	749	568	307	875
Total Trips Including Current Proposal					1,269			1,775
Trip Cap: Per CDP-0901/CDP-0902/4-09003								

4. A minimum 50-foot building restriction line (BRL) as measured from the ultimate right-of-way of Mattawoman Drive shall be provided on the Specific Design Plan (SDP) unless it is determined that a lesser BRL provides sufficient area to adequately buffer the dwellings from the roadway.

The required 50-foot minimum building restriction line (BRL) is provided with this SDP. All building locations for SDP-1701-06 are located beyond the BRL, farther than 50 feet from the ultimate right-of-way of Mattawoman Drive.

5. Prior to the approval of a specific design plan, the following shall be provided:
- (a) The design of the landscape bufferyard treatment proposed adjacent to the land use envelope for the development pods fronting on Brandywine Road should complement the landscape and buffer treatments proposed on Lots 21 and 22, Stephen's Crossing, located on the north side of Brandywine Road, or any other development thereon

approved by the Planning Board, and shall be addressed with the approval of the SDP.

For the buildings that front MD 381, the SDP includes a landscape bufferyard that complements the landscape and buffer treatments requested on Lots 21 and 22, Stephen's Crossing, located on the north side of MD 381.

- (b) Location, details, and specifications of the proposed bus stop shelters and associated amenities, as appropriate, shall be submitted for review and approval.**

No bus stops are currently located on or adjacent to the site. Future transit improvements may be appropriate on-site if the planned light rail/bus rapid transit is implemented in the corridor.

- (c) No rear elevations of residential buildings shall be oriented toward Mattawoman Drive. Any side elevations of residential buildings oriented toward Mattawoman Drive shall be designed with the same attention to detail as the front elevation.**

There are no buildings with the rear elevations fronting Mattawoman Drive. Side elevations of buildings oriented toward Mattawoman Drive have been required to be treated as high-visibility elevations, with additional features and treatments.

- (d) Trails shall be shown no less than 20 feet from all private residential lot lines and/or 25 feet from all residential buildings, excluding where trails connect with the internal road network, unless such environmental constraints/impacts exist that make this impractical.**

The trails included with this SDP are more than 20 feet from the private residential lot lines and buildings. Trails are provided on the east side of Mattawoman Road, with connections shown to the adjacent development pods.

- (e) All community buildings shall have enhanced architectural design, to include, but not limited to, high-quality materials, such as brick, stone and stucco, or other masonry materials of equivalent quality, ornamentation, varying roof lines, and balanced fenestration.**

The community building with this SDP includes stone veneer, cementitious siding, and precast stone, which are all high-quality materials and comply with this condition.

- (f) A site development plan for stormwater management (SWM) that details how the new SWM requirements will be met, regarding the provision of environmental site design techniques, to the fullest extent practicable, unless other SWM design approvals and/or waivers are granted by the Prince George's County Department of Permitting, Inspections and Enforcement.**

An SWM Concept Approval Letter and Plan, 11355-2009-02, was approved on January 24, 2020 and was submitted with this SDP for the updated layout of the L-A-C-zoned portion of the development. Technical SWM design is subject to approval by DPIE. Final technical plans were previously approved for the R-M-zoned portions of the site and will need to be approved for the new layout for the L-A-C-zoned portions of the site.

- (g) The Type 2 tree conservation plan for the subject property, demonstrating that the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance are provided on-site through preservation or afforestation to the fullest extent possible, consistent with the desired pattern of development and densities indicated in the general plan. If off-site mitigation is required, it shall be provided within the Mattawoman watershed.**
- (h) A tree canopy coverage (TCC) schedule on the SDPs and associated TCP2s indicating how the TCC requirements have been fulfilled for the subject application.**

The requested land uses for this property have changed since the original approval of the CDP. With this SDP, the tree canopy coverage (TCC) chart was relocated onto the landscape plan. The TCP2 and landscape plan both reflect the incorporation of larger plant stock along the MD 381 frontage that will address both the special roadways buffering and on-site reforestation requirements.

The overall TCP2 is requesting to meet 73.76 acres of the overall 103.26-acre requirement on-site. The previously approved TCP2 requested off-site mitigation as part of Phase 2. Phasing was eliminated from the plan by the approval of TCP2-68-93-04, and the off-site requirement was fully met within the Mattawoman watershed with previously issued grading permits.

The TCC schedule for SDP-1701-06 reflects the provision of the required TCC for the current SDP, as part of the overall Timothy Branch development.

- (i) A Phase II noise study for any residential units along Mattawoman Drive shall be submitted for review. The Phase II noise study shall address how noise impacts to the residential units will be mitigated to provide interior noise levels of 45 dBA Ldn or less and exterior noise levels of 65 dBA Ldn or less within outdoor activity areas based on the final site design. The approval of architecture at the time of SDP shall also demonstrate how the proposed structures are in conformance with the noise mitigation measures recommended in the Phase II noise report for interior residential uses.**

A Phase II noise study was submitted and considered as part of this SDP. With the construction of the planned berms along MD 381 and Mattawoman Drive, and one additional noise barrier for the duplex on Lot 67, Block A, the

noise levels will be below 65 dBA Ldn in all public and private outdoor activity areas.

Standard building construction to be utilized in all home models will be capable of reducing interior noise levels to 45 dBA Ldn or less.

- (j) The residential development shall be designed to minimize the use of public streets ending in cul-de-sacs in order to promote vehicular circulation.**

This SDP design does include the use of two traditional cul-de-sacs in areas adjacent to regulated environmental features. There are other cul-de-sacs used at intersections which promote vehicular circulation.

- 6. Prior to acceptance of a specific design plan (SDP), a plan and proposal for the type, location, and timing of any required primary management area mitigation, associated with the SDP, shall be submitted.**

The subject SDP does not show any new impacts to PMA, and therefore, no new mitigation is required.

- 7. Prior to approval of any TCP 2 which proposes to credit as woodland conservation planting occurring within a stormwater management easement, a site development stormwater management plan shall be submitted to the Prince George's County Planning Department which indicates that the planting areas proposed have been reviewed by the Department of Public Works and Transportation (DPW&T) with regard to the location, size, and plant stocking proposed. No afforestation or preservation areas should be shown within 15 feet of the toe of the pond embankment, or as determined by DPW&T or the Soil Conservation District reviewers.**

No SWM ponds are located within the L-A-C-zoned property, and this condition is not applicable to the subject SDP.

RESIDENTIAL USES – L-A-C Zone¹		
MIXED RETIREMENT DEVELOPMENT		
	One Family Detached	Single-Family Semidetached^{3,4}
Minimum Net Lot Area	5,200 sq. ft.	3, 000 sq. ft.
Minimum Frontage at Street R.O.W.	40 feet	30 feet
Minimum Frontage at Front B.R.L.	50 feet	30 feet
Minimum Frontage-Corner Lot	60 feet	30 feet
Maximum Lot Coverage (percent)	60 percent	75 percent
Minimum Building Setback from Mattawoman Drive⁵	50 feet	50 feet
Minimum Front Setback²	20 feet	20 feet
Minimum Side Setback²	5 feet	5 feet
Minimum Distance Between Buildings	10 feet	10 feet
Minimum Rear Setback²	20 feet	20 feet
Minimum Side Setback to Street²	15 feet	5 feet
Maximum Residential Building Height⁶	40 feet	45 feet
Maximum Percentage of Total Units	N/A	N/A
Minimum Frontage on Cul-de-sac	30 feet	N/A

¹ All parking is governed by Part 11 of the Zoning Ordinance.

² Stoops and/or steps may encroach into yard area.

³ Fences and retaining walls up to 6 feet high may be constructed anywhere in a rear yard without meeting setback requirements.

⁴ Fences in the front yard shall not be more than 3 feet high.

⁵ At the time of SDP, these distances may be modified if it is determined by the Planning Board, that adequate measures are provided to protect all residential buildings from the traffic nuisances of Mattawoman Drive.

⁶ These height limits may be increased if a variance and/or modification is granted by the Planning Board, at the time of SDP.

This SDP has included notes and a tracking chart to demonstrate conformance with this condition.

- 10. The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities on-site, in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.**
- 11. The private recreational facilities shall be reviewed by the Urban Design Section as designee of the Planning Board for adequacy, conformance to the Park and Recreation Facilities Guidelines, and location during the specific design plan review.**

This SDP provides private recreational facilities comprising of passive open space, trails, a clubhouse, dog park, picnic pavilion, bocce ball court, and a pickleball court. The private recreational facilities to serve this SDP were reviewed by the Urban Design Section and found to be adequate and appropriate, in accordance with previous approvals and the Prince George's County Park and Recreation Facilities Guidelines.

14. **The developer and his heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed private recreational facilities.**

All private recreational facilities for this SDP are located on property that will be owned and maintained by a future homeowners association.

15. **The applicant shall provide an 8-foot-wide, concrete side path in the right-of-way, along the subject site's entire frontage of Brandywine Road (MD 381), subject to the Maryland State Highway Administration's (SHA) approval, in accordance with SHA standards, and subject to American Association of State Highway and Transportation Officials guidance.**
16. **The applicant shall provide sufficient dedication on the preliminary plan, along Brandywine Road for on-road bike lanes, in accordance with the Maryland State Highway Administration's standards and the American Association of State Highway and Transportation Officials guidance.**
17. **Provide an eight-foot-wide, concrete hiker/biker trail on the east side of Mattawoman Drive (A-63) along the subject site's entire frontage between Brandywine Road and the southern property line in accordance with DPW&T standards for a concrete hiker/biker trail within an urban right-of-way (DPW&T Standard 100.18). The hiker/biker trail shall be connected to the Timothy Branch trail, if required, via an alternate configuration (DPW&T Standard 100.06) to accommodate two five-foot-wide bike lanes within the travel lanes of the primary street located between the commercial and residential development, with directional signage to the Timothy Branch trail. A five-foot-wide sidewalk shall also be provided on the west side of Mattawoman Drive. All hiker/biker trail locations, materials, signs, and other details shall be shown on the applicable specific design plan. Both the hiker/biker trail and the sidewalk shall be provided within the public right-of-way.**

Improvements along MD 381 have already been approved and permitted by the Maryland State Highway Administration (SHA) and are currently under construction. This SDP shows a 5-foot-wide sidewalk along the west side of Mattawoman Drive and an 8-foot-wide sidewalk along the east side of Mattawoman Drive. Relevant details were reviewed and found acceptable under prior SDP approvals.

18. **At the time of specific design plan, the plans shall identify the location of median refuge islands along Mattawoman Drive, consistent with Prince George's County Department of Public Works and Transportation standards, unless modified by the Department of Permitting, Inspections and Enforcement with written correspondence.**

Median refuge islands along Mattawoman Drive were previously approved under SDP-1304.

- 19. Provide a minimum 4-foot-wide sidewalk along both sides of all internal residential roads (excluding alleys), unless modified at the time of SDP.**

The site plans submitted with this SDP do not provide sidewalks along both sides of all internal streets. The plans only provide sidewalks adjacent to houses and adjacent to some perpendicular street parking spaces. Additional sidewalk locations have been conditioned herein. The minimum sidewalk width to accommodate persons with disabilities is 5-feet, and subsequent development applications associated with this subject site have updated the condition to require a minimum 5-foot-wide sidewalk.

- 20. Indicate on the specific design plan the width of all of the on-road and off-road bikeways, sidewalks, and trails.**

This SDP includes the width of all onsite bikeways, sidewalks, and trails, except the shared-use path along MD 381, which is conditioned herein to be provided.

- 21. At the time of specific design plan review, provide cross section details of the proposed sidewalks, on-road bike lanes, shared-use roads, and trails per Maryland State Highway Administration and Prince George's County Department of Public Works and Transportation standards where applicable.**

This SDP includes cross-section details of all sidewalks, bike lanes, shared-use roads, and trails, except the shared-use path along MD 381, which is conditioned herein to be provided.

- 22. Provide a master plan hiker/biker/equestrian trail (the Timothy Branch trail), along the subject site's entire segment of Mattawoman Drive, unless the Prince George's County District Council amends the basic plan condition requiring the same.**

The master-planned trail is an 8-foot-wide hiker/biker trail that runs along Mattawoman Drive. Portions of the master-planned trail to be provided within the L-A-C-zoned portion of the site are shown on this SDP, as required by this condition.

- 23. Any trail connectors on homeowners association land to the Timothy Branch trail, if required, shall be 6-foot-wide and asphalt.**

Since the Timothy Branch Trail is along Mattawoman Drive through the subject site, the 6-foot-wide connectors through homeowners association land are not necessary.

- 24. Provide details of the way finding and trail signage, in accordance with American Association of State Highway and Transportation Officials guidance, at the time of specific design plan review, including the location of signage. This signage can be tailored to the development and provide way finding to nearby commercial areas or destinations. At a minimum, way finding signage should indicate the direction of the Southern Area Aquatics and Recreation Complex to the north of the subject site and the Rose Creek Connector trail to the south of the site. The location of any signage within a public right-of-way**

shall be subject to the Department of Permitting, Inspections and Enforcement.

As conditioned herein, sample wayfinding signs must be added to the SDP, prior to certification, subject to modification by DPIE or SHA, at time of permit.

- 25. Show bicycle parking spaces on the specific design plan at the recreational facilities. These spaces should be located near the front entrances to the buildings and have access to bikeway and trail facilities.**

This SDP shows the bicycle parking spaces at the community center, near the front entrance, with access to the master-planned trail. However, staff recommends the bike racks are switched to inverted U-shaped bicycle racks or equivalent design, as conditioned herein.

- 26. At the time of specific design plan, trail access points shall be designed to ensure that off-road motorized vehicles do not use trails except for maintenance and emergency purposes or wheelchair access. Details of bollards and/or other appropriate structures shall be provided for review.**

This SDP proposes removable bollards where the proposed Timothy Branch trail intersects with Mattawoman Drive or other roads. The applicant justifies use of the bollards on the grounds that this condition specifically contemplates the use of bollards, and removable bollards have been previously approved with prior SDPs in Timothy Branch. However, due to their ineffectiveness at keeping unauthorized motor vehicles from accessing shared-use paths, their sometimes hampering access by emergency vehicles, and their potential for injuring inattentive users, staff recommends the applicant use other appropriate structures, as opposed to bollards, as conditioned herein.

- 27. Provide a trail construction sequence plan with each of the specific design plans so that staff can evaluate the timing of the construction of the trails.**

This SDP has not provided a trail construction sequence plan and this condition will be included in the report herein.

- 10. Preliminary Plan of Subdivision 4-19051:** The relevant PPS 4-19051 was approved by the Planning Board on May 27, 2021 (PGCPB Resolution No. 2021-71), with 25 conditions. The following conditions warrant discussion in relation to the subject SDP:

- 1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to:**
 - a. Provide a minimum 10-foot-wide open space between the lot lines of Lots 87 and 88 in Block A; and Lots 97 and 98, and Lots 111 and 112 in Block B.**

A minimum 10-foot-wide open space has been provided between lot lines 97 and 98, and 111 and 112, in Block B. However, this space has not been provided between Lots 87 and 88 in Block A. This revision must be made prior to certification of the SDP, as conditioned herein.

5. **Prior to acceptance of a specific design plan, the applicant shall provide an inventory of the existing quantities of uses in the development, expressed in number of the varying types of residential units, and information as to the exact number of units proposed, so that conformance with the overall approved land uses can be evaluated.**

The SDP provides an inventory of approved residential units within this subdivision as required.

7. **Prior to approval of a specific design plan (SDP), the plan shall reflect berming along Mattawoman Drive and a noise barrier near Lot 67, Block A, consistent with the noise studies completed for the development. The SDP shall contain a detail for the noise barrier. The SDP shall also identify all dwellings within the Military Installation Overlay Zone and all dwellings exposed to noise levels above 65 dBA Ldn.**

The SDP reflects berming and a noise barrier near Lot 67, Block A. A detail of the proposed noise barrier is provided on Sheet C14 of the plan set, which is consistent with the noise study dated March 3, 2021. Dwellings within the M-I-O Zone are also identified.

8. **Prior to approval of a building permit for any dwelling identified on the specific design plan as being within the Military Installation Overlay Zone or exposed to noise levels above 65 dBA Ldn, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit stating that the building shell or structure has been designed to reduce interior noise levels to 45 dBA Ldn/DNL or less.**

The M-I-O Zone boundary is shown on the plan set. Buildings within this boundary must be designed to reduce interior noise levels to 45 dBA Ldn/DNL or less and certification is required, in accordance with Section 27-548.55 of the Zoning Ordinance. General Note 23 on the SDP lists lots that are within the unmitigated 65 dBA Ldn noise contour, however lots within the M-I-O Zone boundary are not listed. These lots will need to be listed as well, as conditioned herein.

9. **In accordance with Section 24-135(b) of the Prince George's County Subdivision Regulations, the applicant, and the applicant's heirs, successors, and/or assignees shall provide adequate on-site recreational facilities.**

The SDP shows private on-site recreational facilities provided in each of the two proposed blocks of development. These facilities include a gazebo and a seating area on Parcel B, Block A; fitness stations along the master-planned Timothy Branch trail on Parcels A and B, Block B; and a community building, dog park, pickleball court, and bocce ball court on Parcel D, Block B. These facilities are in accordance with the approved PPS. It is noted that construction of the master-planned trail is required

irrespective of the required on-site recreational facilities for the purpose of meeting mandatory parkland dedication requirements.

11. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the specific design plan (SDP). Triggers for construction shall also be determined at the time of SDP.**

As discussed in Finding 9, the recreational facilities are found to be adequate and the triggers for construction were established with the CDP.

13. **In conformance with the 2009 *Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements, and show these facilities on any specific design plan, prior to its acceptance:**

- a. **An 8-foot-wide shared use path along the property frontage of Brandywine Road, unless modified by the Maryland State Highway Administration, with written correspondence.**
- b. **Bicycle lanes along the property frontage of Brandywine Road, unless modified by the Maryland State Highway Administration, with written correspondence.**

The applicant has provided correspondence dated June 11, 2021, which indicates that frontage improvements along MD 381 are currently underway, in accordance with SHA Permit 14APPG02220 and DPIE Permit 26437-2019, to satisfy Conditions 13a and b. Conformance with these conditions should be demonstrated, unless modified by SHA, with written correspondence.

- c. **A minimum of 5-foot-wide sidewalk along both sides of all internal roadways, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

A minimum of 5-foot-wide sidewalks along both sides of all internal roadways is provided on the plan sheets, except as conditioned herein to be provided.

- d. **All widths of sidewalks to be dimensioned on all plan sheets.**

Sidewalk widths are dimensioned on the plan sheets.

- e. **Continental crosswalks along all vehicular access points along Mattawoman Drive and throughout all internal roadways, as consistent with prior plan approvals, unless modified by the Prince George's**

County Department of Permitting, Inspections and Enforcement, with written correspondence.

Continental style crosswalks are provided at access points along Mattawoman Drive and internal roadways, except as conditioned herein.

- f. Perpendicular and parallel Americans with Disabilities Act curb ramps throughout the site.**

Curb ramps are provided, except as conditioned herein.

- 20. Total development within the subject property shall be limited to uses that would generate no more than 36 AM and 46 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision (PPS), with a new determination of the adequacy of transportation facilities. It is furthermore noted that this cap is part of the original trip cap for Villages at Timothy Branch, PPS 4-09003, and is in no way represents an additional entitlement for the overall area covered by PPS 4-09003.**

As evidenced in the trip generation table in Finding 9, the proposal is consistent with the PPS trip cap and all previous trip caps for the Timothy Branch development.

- 11. Specific Design Plan SDP-1304:** SDP-1304 for infrastructure only, including rough grading, dedication, and construction of Mattawoman Drive and SWM ponds, was approved by the Planning Board on October 23, 2014 (PGCPB Resolution No. 14-116), subject to three conditions. None of those conditions are applicable to this SDP.
- 12. Specific Design Plan SDP-1701, and amendments:** SDP-1701 and its amendments approved the development of the R-M-zoned areas of Timothy Branch, as well as approved architectural models to be utilized throughout the residential development in the R-M and L-A-C Zones of Timothy Branch, including homes within this SDP amendment. None of these prior approvals included conditions applicable to the subject SDP amendment.
- 13. 2010 Prince George's County Landscape Manual:** This development is subject to the following requirements of the Landscape Manual: Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets. Landscape plans provided with this SDP demonstrate conformance with these requirements.
- 14. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the entire site has a previously approved TCP1, and a portion of the site has an approved and implemented TCP2. In addition, a revised TCP2, prepared in accordance with the current woodland conservation requirements, has been submitted with this SDP.

The TCP2 covers a 334.26-acre property that contains 175.35 acres of upland woodlands and 28.69 acres of wooded floodplain. Phasing has been eliminated on the TCP2. A revised TCP2, TCP2-068-93-08 has been submitted with this SDP.

TCPI-151-90 was originally approved for the overall site application named Brandywine Commerce Center, when the pre-1993 woodland conservation threshold (WCT) standards of a straight 10 percent requirement of the net tract area for industrial zones were in place, with no replacement required for clearing.

Brandywine Commerce Center (TCPI-151-90) was grandfathered under the requirements of the pre-1993 ordinance, and as a result, the woodland conservation requirement for the overall property remained at 31.53 acres, based on a net tract area of 315.31 acres. TCPII-068-93, TCPII-084-93, and TCPII-042-97 were subsequently approved under the pre-1993 requirements, in conformance with the previously approved TCPI.

With the rezoning of the property in 2009, the property was changed to the R-M and L-A-C Zones, except for Parcel E, which remained in the E-I-A and I-3 Zones. Because the development pattern requested was significantly different than the previous approval, and the subject development required a new PPS, it was determined that the site was no longer grandfathered and was subject to the current requirements of the 2010 Woodland Wildlife Habitat Conservation Ordinance. The L-A-C Zone has a 15 percent WCT.

A revised TCP2 was submitted with the current SDP and it shows the overall 334.26-acre site with a net tract area of 282.99 acres. The woodland conservation worksheet needs to indicate that this is the -08 revision to the TCP2. The site had 175.35 acres of existing woodland in the net tract area and 28.69 acres in the floodplain. The WCT is 53.77 acres (19 percent of the site's overall net tract area). The woodland conservation worksheet shows the removal of 137.95 acres of woodland on the net tract area and 0.92 acre in the floodplain. Prior TCP2's had 0.13-acre off-site clearing, but this version does not. This resulted in a woodland conservation requirement of 103.18 acres. This requirement was requested to be met with 33.36 acres of woodland preservation, 40.17 acres of afforestation, 2.01 fee-in-lieu, and 26.15 acres in off-site woodland conservation credits, totaling 103.42 acres.

Woodland reforestation areas (WRA) 5 and 8a, fronting MD 381, are proposed to be planted with larger caliper plan stock, and this will double as landscape strips 1 and 7. The areas of WRA 5 and 8a cannot be double counted in the TCC chart, as both woodland conservation and tree canopy. The revised TCC chart that was relocated to Landscape and Lighting Plan Sheet L-36 needs to demonstrate that the larger caliper plant units used for the woodland reforestation credits in Line A of the TCC chart are not duplicated as individual plant canopy credit in the calculations for major shade trees.

The existing woodland conservation easements, as recorded in Liber 39222 folio 175, are not consistent with the proposed development in the L-A-C-zoned portion of the project. The existing easements will need to be partially vacated or replaced, and recorded at the Prince George's County Land Records using the current Environmental Planning Section's template, prior to certification of SDP-1701-06 and TCP2-068-93-08. Technical revisions to the TCP2 are recommended herein.

15. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of TCC on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned L-A-C and R-M are required to provide a minimum of 10 and 15 percent, respectively, of the gross tract area in tree canopy. TCC was gauged for the entirety of the Timothy Branch development, (322.41 acres), resulting in a blended TCC requirement of 44.75 acres, or 13.9 percent. A TCC schedule was provided showing that the requirement is being met on-site by woodland preservation and reforestation, in addition to proposed plantings.

16. **Referral Comments:** This SDP was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

- a. **Community Planning**—In a memorandum dated June 17, 2021 (Calomese to Bossi), the Community Planning Division noted that pursuant to Part 8, Division 4, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this application.
- b. **Transportation Planning**—In a memorandum dated June 23, 2021 (Masog to Bossi), Transportation staff provided an analysis of previous conditions of approval that has been incorporated into findings above, with relative conditions included herein addressing issues, as required. Access and circulation are acceptable. The overall circulation system conforms in large part to the underlying PPS. All internal streets are adequately sized.

From the standpoint of transportation, and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved.

- c. **Subdivision**—In a memorandum dated June 21, 2021 (Heath to Bossi), Subdivision staff provided an analysis of previous conditions of approval that has been incorporated into findings above, with relative conditions included herein addressing issues, as required.
- d. **Pedestrian and Bicycle Transportation**—In a memorandum dated June 25, 2021 (Jackson to Kosack), Transportation staff provided a discussion of previous conditions of approval and recommendations of relevant master plans. This SDP is in general conformance with conditions of prior approvals and relevant master plan recommendations for pedestrian and bicycle infrastructure at Timothy Branch. Multiple recommended conditions are included herein.
- e. **Permits**—In a memorandum dated June 21, 2021 (Chaney to Bossi), the Permits Section indicated that there were no comments on this SDP.
- f. **Environmental Planning**—In a memorandum dated June 21, 2021 (Nickle to Bossi), a comprehensive history of the site's environmental review and conformance with prior conditions of approvals was presented. Staff noted the subject SDP amendment and associated TCP2 are in general conformance with the previously approved basic plan, CDP, PPS, and relevant SDPs. Staff recommended conditions to require minor technical corrections to the TCP2, which are included herein.

- g. **Special Projects**—In a memorandum dated May 27, 2021 (Perry to Bossi), the Special Projects Section offered an analysis of the required adequacy findings relative to police facilities, fire and rescue, schools, and water and sewer. Adequate public facilities were determined to be present for all functions.
- h. **Historic**—In a memorandum dated June 16, 2021 (Smith and Stabler to Bossi), it was noted that Phase I and II archeology investigations were completed on the subject property in 2009 and interpretive signage is required in the lobby of the clubhouse, prior to the occupancy permit. The applicant has provided the wording of the interpretive signage and an exhibit showing the location of the interpretive signage. Historic Preservation Section recommends approval of SDP-1701-06 Timothy Branch with no additional conditions.
- i. **Department of Permitting, Inspections and Enforcement**—At the time of writing of this report, DPIE did not comment on this SDP.
- j. **Prince George’s County Police Department**—At the time of writing of this report, the Police Department did not comment on this SDP.
- k. **Prince George’s County Health Department**—At the time of writing of this report, the Health Department did not comment on this SDP.
- l. **Prince George’s County Department of Parks and Recreation**—In a memorandum dated June 22, 2021 (Burke to Bossi), the Department of Parks and Recreation noted the PPS prescribed on-site recreational facilities with triggers for their development and that the subject SDP conforms with those requirements.
- m. **Prince George’s County Fire/EMS Department**—In an email dated May 26, 2021, the Fire/EMS department indicated that they had no comments on this SDP.
- n. **Washington Suburban Sanitary Commission**—In a memorandum dated May 27, 2021, the Washington Suburban Sanitary Commission (WSSC) provided standard comments regarding water and sewer service for the L-A-C-zoned portion of the development. Their comments are provided for informational purposes and will be enforced by WSSC, at time of permit issuance.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1701-06 and Type 2 Tree Conservation Plan TCP2-068-93-08 for Timothy Branch, subject to the following conditions:

- 1. Prior to certification of the specific design plan (SDP), the applicant shall provide the following information and/or revise the site plan to provide the following:

- a. Provide an exterior light detail and add the following note to the SDP: "All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over."
- b. Label the square footage and height of the community building on the SDP.
- c. Identify the parcels to be conveyed to the homeowners association.
- d. Show a minimum 10-foot-wide open space between Lots 87 and 88 in Block A.
- e. Note that mandatory parkland dedication requirements are approved per Preliminary Plan of Subdivision PPS-19051 in General Note 12, and that the requirements will be met through on-site recreational facilities.
- f. Revise General Note 2 on the SDP to indicate the correct number of parcels proposed with this SDP and revise the plan to label all parcels, with their designation and acreage, on each sheet of the plan.
- g. Provide the recording reference for Parcel H in General Note 1.
- h. Revise General Note 23 to include all lots located within the Military Installation Overlay Zone.
- i. Provide continental-style crosswalks across Mattawoman Drive at MD 381 (Brandywine Road), unless modified by the Maryland State Highway Administration, with written correspondence.
- j. Provide an 8-foot-wide shared-use path abutting the subject site adjacent to MD 381 (Brandywine Road), unless modified by the Maryland State Highway Administration, with written correspondence.
- k. Label the width of the proposed shared-use path abutting the subject property along MD 381 (Brandywine Road).
- l. Provide a cross section detail of the proposed shared-use path abutting the subject property along MD 381 (Brandywine Road), consistent with Maryland State Highway Administration and Prince George's County Department of Public Works and Transportation standards, where applicable.
- m. Provide inverted U-shaped bicycle racks, or a functional equivalent, consistent with the short-term bicycle parking guidelines of the 2012 *American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*, to replace the currently proposed bike rack design.
- n. Provide details of the way finding and trail signage, consistent with American Association of State Highway and Transportation Officials to indicate the direction of the Southern Area Aquatics and Recreation Complex and the Creek Connector Trail, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

- o. Replace bollards at shared-use path entrances with an alternative design or structure to restrict vehicle access.
 - p. Provide a trail construction sequence plan.
 - q. Provide a standard sidewalk along the northern side of Herring Run Court and connecting into the shared-use path. If a connection to the shared-use path is not feasible due to grade, provide a standard sidewalk along the west side of Herring Run Court to the access point of the shared-use path at Red Clay Court.
 - r. Provide standard sidewalks through the triangle area adjacent to the perpendicular parking spaces at the intersection of Peace Treaty Circle and Sweet Flag Way.
2. Prior to certification of the specific design plan (SDP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. On Sheet 1, the numbers in the tables and in the worksheet are cut off. Correct the tables and worksheet so the numbers are not cut off.
 - b. Update the worksheet to reflect that this is the -08 revision to the TCP2.
 - c. On Sheets T-1 and T-32 of the TCP2, remove the note, "See Landscape and Lighting Plan (BDAI Dwg. 50.042-Z, 50.044-Z and 50.048-Z) for WRA-5 & WRA-8a for additional planting specifications" and replace with a note that refers to a separate planting table on the TCP2 for areas WRA-5 and WRA-8a. Add a separate planting table to Sheet T-32 of the TCP2 for WRA-5 and WRA-8a that shows type of plant (tree or shrub), botanical name, common name, sizes, and quantities. The chosen plants for WRA-5 and WRA-8a shall be native plants and shall include sufficient plant materials to meet the minimum reforestation planting density (700 seedling equivalents per acre).
 - d. On the TCP2, show the public use easement extended over the Timothy Branch trail, and account for any clearing within the easement on the plan and reflected in the woodland conservation totals, as necessary.
 - e. Update the worksheet to reflect that this is the -08 revision to the TCP2.
 - f. Have the plans signed and dated by the qualified professional who prepared them.
 - g. Prepare and submit documents for the required woodland conservation easements to the Environmental Planning Section for review by the Office of Law, and submission to the Prince George's County Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

 "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement."