



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 <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan Locust Hill – Phase I

SDP-1705-02

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of February 8, 2024, to February 15, 2024.</p> <p>335 units within Phase 1 of Locust Hill, of which 285 are single-family detached homes and 50 are single-family attached carriage houses.</p>	<p>With the conditions recommended herein:</p> <p>APPROVAL of Specific Design Plan SDP-1705-02</p> <p>APPROVAL of AC-23015</p> <p>APPROVAL of Type II Tree Conservation Plan TCPII-027-2015-02</p>

Location: On the north and south sides of Oak Grove Road and west of MC-600 (Leeland Road), between Church Road and Collington Branch.

Gross Acreage: 505.81

Zone: LCD

Zone Prior: R-L

Reviewed per prior Zoning Ordinance: Section 24-1704(h)

Dwelling Units: 335

Gross Floor Area: N/A

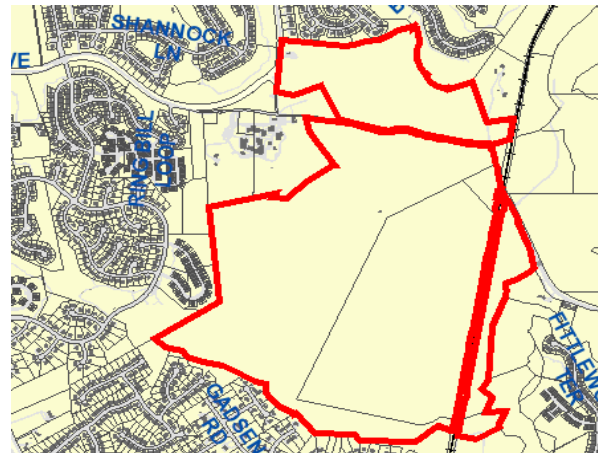
Planning Area: 79

Council District: 06

Municipality: N/A

Applicant/Address:
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Planning Board Date: 02/15/2024

Planning Board Action Limit: 03/31/2024

Staff Report Date: 02/08/2024

Date Accepted: 11/21/2023

Informational Mailing: 01/13/2023

Acceptance Mailing: 11/09/2023

Sign Posting Deadline: 01/09/2024

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-1705-02
Alternative Compliance AC-23015
Type II Tree Conservation Plans TCPII-027-2015-02
Locust Hill – Phase I

The Urban Design section has reviewed the specific design plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this report.

EVALUATION

This property is within the Legacy Comprehensive Design (LCD) Zone. It was previously located within the Residential Low Development (R-L) Zone. With this SDP, the applicant proposes to amend Specific Design Plan 1705 (SDP-1705) to allow for the construction of 335 residential units within Phase 1 of Locust Hill. Two hundred eighty-five lots are proposed for single-family detached homes and 50 lots are proposed for single-family attached carriage houses. This application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance (effective prior to April 1, 2022) pursuant to the following:

- A. Because the property is within the LCD Zone, Section 27-4205(c)(3) of the Zoning Ordinance requires that the application comply with:
 - 1. The applicable approved Basic Plan, Comprehensive Design Plan, and Specific Design Plan (including any amendments) and
 - 2. The standards applicable in the Residential Low Development (R-L) Zone.
- B. In addition, because there is a valid Basic Plan, Comprehensive Design Plan, and Specific Design Plan (See Prior Approvals below), Section 27-1704(b) of the Zoning Ordinance allows the property owner to proceed with obtaining approval of an amendment to SDP-1705 pursuant to the provisions of the prior Zoning Ordinance.
- C. Finally, Section 27-1704(h) of the Zoning Ordinance allows this project to proceed to develop in accordance with the standards and procedures of the prior Zoning Ordinance, subject to the terms and conditions of the development approvals which it has received.

Technical staff considered the following in reviewing this specific design plan (SDP):

- a. The requirements of Zoning Map Amendment A-9975-C and A-9975-01-C;
- b. The requirements of the prior Prince George's County Zoning Ordinance for the Residential Low Development (R-L) Zone;
- c. The requirements of Comprehensive Design Plan CDP-0506;
- d. The requirements of Preliminary Plan of Subdivision 4-06075;
- e. The requirements of Specific Design Plan SDP-1705;
- f. The requirements of Specific Design Plan SDP-2010;
- g. The requirements of the 2010 Prince George's County Landscape Manual;
- h. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- i. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- j. Referral comments; and
- k. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan (SDP), the Urban Design Section recommends the following findings:

1. **Request:** The applicant is proposing to develop 335 units within Phase 1 of Locust Hill, of which 285 are single-family detached homes and 50 are single-family attached carriage houses.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	LCD	R-L
Use	Vacant	Single-family Detached and Attached
Phase I Dwelling Units		
- Single-family detached	0	285
- Single-family attached	0	50
Total Dwelling Units	0	335
Total Gross Acreage	505.81	505.81
Floodplain Acreage	69.21	66.44*
Total Net Acreage	436.6	439.37

	EXISTING	EVALUATED
Lots	0	335
Parcels	4**	15
Outparcels	0	3

Notes: *The 66.44 acre of floodplain areas is to reflect the revised floodplain study (FPS Number 200521), approved on February 22, 2022, by Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), which is noted on the coversheet of this subject SDP application (Sheet SDP-001).

**The four parcels are known as tax-assessed Parcel 3, recorded in the Prince George's County Land Records in Book 13427 page 152, and Parcels 22, 23, and 30, recorded in Book 35350 page 319. A condition is included herein to correct this technical error.

Parking Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	Required	Provided
Single-family detached at 2 x 285 units	570	1,140*
Townhouse units at 2.04 x 50 units	102	141**
Community building (Clubhouse)***	36	38****
Community garden*****		
Central Park*****		
Total Parking Provided	708	1,319

Notes: *In addition to a two-car garage, the driveway of each single-family detached unit can accommodate two additional parking spaces.

**In addition to a one-car garage, the driveway of each single-family attached carriage home can accommodate one additional parking space. Forty-one on-street parking spaces are also provided, of which two are handicap van-accessible parking spaces. A condition is included herein to update the total parking number for single-family attached units on the plans.

***Conditions are included herein requiring the applicant to note on the plan the total square footage of the community building (clubhouse) as well as update this number in the Vehicular Parking Schedule on the coversheet.

****All 38 parking spaces are of standard size (9.5 feet x 19 feet), of which three are handicap-accessible. A condition is included herein to indicate how many are handicap van-accessible.

*****There are on-street guest parking spaces in proximity to the community garden, which can be utilized for future residents. However, no guest parking spaces are close to Central Park. A condition is included herein requiring the applicant to explore opportunities of providing Americans with Disabilities Act (ADA) parking spaces for future users of the park.

BICYCLE SPACES

Parking	Required	Provided
Community Building (Clubhouse)	0	8
Community Garden	0	6
Central Park	0	16
Total Bicycle Parking Provided	0	30

3. **Location:** The subject site is located on the north and south sides of Oak Grove Road and west of MC-600 (Leeland Road), between Church Road and Collington Branch. There are approximately 395.4 acres south of Oak Grove Road and west of the Pennsylvania Railroad right-of-way (ROW), approximately 30.9 acres south of Leeland Road between the railroad ROW and Collington Branch, and approximately 79.5 acres along the north side of Oak Grove Road between Church Road and the railroad tracks. The site is in Planning Area 79 and Council District 6.
4. **Surrounding Uses:** This site is bounded to the north by the Oak Creek Club subdivision in the Legacy Comprehensive District (LCD) Zone (prior Residential Low Development (R-L) Zone) and County parkland in the Agriculture and Preservation (AG) Zone (prior Open Space (O-S) Zone). To the northeast is Leeland Road, which also crosses through the subject site, and beyond are the National Capital Business Park and the Collington Corporate Center in the LCD Zone (prior Residential Suburban Development (R-S), Light Industrial (I-1), and Employment and Institutional Area (E-I-A) Zones). To the east is the Beech Tree subdivision in the LCD Zone (prior R-S Zone), and to the south are single-family detached homes in the Residential Estate (RE) and Residential, Rural (RR) Zone (prior R-E and Rural Residential (R-R) Zones). To the west are developed residential properties in the LCD Zone (prior R-S Zone), the Perrywood development and the St. Barnabas Church and Cemetery historic site in the Agricultural-Residential (AR) Zone (prior Residential-Agricultural (R-A) Zone), and the Queen Anne Parish property in the RE Zone (prior R-E Zone).
5. **Previous Approvals:** The subject property was rezoned from the R-A and R-E Zones to the R-L Zone, through the approval of Zoning Map Amendment (Basic Plan) A-9975-C by the Prince George's County District Council on October 31, 2006 (Zoning Ordinance 19-2006), for approval of residential dwelling units ranging from 475-581 dwelling units. The application had an approved Stormwater Management (SWM) Concept Plan, 47462-2005-00.

Comprehensive Design Plan CDP-0506 and Type I Tree Conservation Plan TCPI-024-06 were approved by the Prince George's County Planning Board on January 4, 2007 (PGCPB Resolution No. 06-274), for 552 dwelling units on approximately 503.53 acres, consisting of single-family detached and a maximum of 110 attached dwelling units. The District Council affirmed the findings of the Planning Board and approved CDP-0506 on April 9, 2007. Preliminary Plan of Subdivision (PPS) 4-06075, with TCPI-024-06-01, was approved by the Planning Board on March 15, 2007 (PGCPB Resolution No. 07-28), for 554 lots and 24 parcels, to develop 438 single-family detached dwelling units and 116 single-family attached dwelling units. It was subsequently corrected and amended to include a total of 29 conditions (PGCPB Resolution No. 07-28(C)(A)).

A Type II Tree Conservation Plan, TCPII-027-2015, was approved by the Prince George's County Planning Director on February 9, 2016, with the limited purpose of placing a real estate sales trailer on Parcel A, located in the northeast corner of the intersection of Oak Grove Road and Church Road. The TCPII was revised several times as companion cases with SDP-1705. It is again revised with the subject SDP application (SDP-1705-02).

Basic Plan A-9975-C-01 was approved by the District Council on May 13, 2019 (Zoning Ordinance 6-2019), amending the original A-9975-C for 471–706 dwelling units on an adjusted gross tract area of 471.21 acres, with 58 acres of public open space and 65 acres of private open space.

SDP-1705 was approved by the Planning Board on April 9, 2020 (PGCPB Resolution No. 2020-57), for Phase I infrastructure only, for 285 single-family detached and 53 single-family attached residential lots. The lots for Phase 1 were subsequently platted and are currently recorded in Plat Book 265, Plats 60–78. This SDP amendment is for development of the Phase 1 lots. The application had an approved SWM Concept Plan, 47462-2005-00.

SDP-2101 was approved by the Planning Board on March 31, 2022 (PGCPB Resolution No. 2022-36), for an umbrella architecture package for 31 single-family detached models.

6. **Design Features:** The overall project area consists of 439.37 net acres, based on a gross tract of 505.81 acres and a floodplain area of 66.44 acres. The area proposed for Phase I by this subject SDP application consists of the developable portions of the project south of Oak Grove Road and west of the existing CSX railroad ROW. The subject SDP application vacates a section of Oak Grove Road and proposes construction of a new section of Leeland Road that connects the existing Leeland Road to the east and Church Road to the west. Two entry/exit points are located on the new section of Leeland Road to access Phase I through two major public ROWs, Leeland Forest Road and Leeland Knoll Parkway, respectively. Other public and private ROWs intersect with, or extend from them, forming the primary vehicular and pedestrian circulation throughout the area of Phase I. Among all the roads, Eastern Meadowlark Way is the only private road.

The plans submitted show sidewalks along all street frontages of the subject site. A condition is included herein requiring the applicant to label a side path along the site's frontage of Church Road to extend a side path shown along the site's northern frontage of Leeland Road. While eight raised crosswalks are installed in the interior public ROWs, six ladder crosswalks are shown at the intersection of Leeland Forest Road and Leeland Knoll Parkway with Leeland Road. Conditions are included herein requiring the number of the proposed crosswalks to be noted on the plans and provide crosswalk details. In addition, the plans clearly show the overall pedestrian and cyclist circulation throughout the site. The subject SDP application notes the provision of 11 locations of bike racks, but these locations are not shown on the plans. A condition is included herein requiring the applicant to label these locations on the plans, update details of bike racks to be inverted U-style bike racks, and indicate where bike rack details can be found.

Architecture

The 335 residential units included in this SDP front the roadways, including 285 single-family detached homes and 50 single-family attached carriage homes, which

exclusively front the only private road, Eastern Meadowlark Way. With SDP-2101, 31 single-family detached home models were approved by the Planning Board.

The subject SDP application includes three front-loaded, carriage-style home models or single-family attached models. They are Atchinson, Depew and Topeka. The building width of these models is approximately 34 feet. Both Atchinson and Depew are for the interior lots and the model of Topeka is for the end lots. Each model has several options in terms of floor plan, building façade and roof style. The buildings have been designed to incorporate a variety of materials, including stone veneer, brick veneer, vertical and horizontal siding, band board and decorative louver. Building materials for the roof will be asphalt shingles. A condition is included herein requiring the applicant to label how any exposed concrete on the side elevations of single-family attached units, which are not considered highly visible, will be treated. The design style and building materials of these single-family attached homes are compatible with those single-family detached homes approved with SDP-2101.

Six single-family attached lots, which are shown on the coversheet of the architectural set (Sheet Arch-000), are identified to be high-visible lots. They are Lots 63, 65, 66, 88, 89 and 112. A condition is included herein requiring the applicant to note these lot numbers on the coversheet of the submittal (SDP-001).



Figure 1: Front Elevation of Single-Family Attached Carriage Homes



Figure 2: Rear Elevation of Single-Family Attached Carriage Homes

The subject SDP also includes the architectural elevations of the proposed community building (clubhouse). This building is located at the southeast quadrant of Leeland Road and Leeland Knoll Parkway. The building is approximately 20 feet in height. The design of the building roof is a gable roof, covered with architectural shingles. The building façades are finished with a mix of materials including fiber cement siding, brick veneer, glass and metal. Other architectural details include shutters, gable louver, entrance porches, and a stainless steel cable trellis system. A condition is included herein requiring the applicant to clearly label building façade materials on the elevations of the proposed clubhouse.



Figure 3: Front Elevation of Community Building (Clubhouse)

Recreational Facilities

The applicant is proposing on-site recreation to satisfy the mandatory dedication of parkland requirement by providing various types of recreational facilities within Phase I. These facilities will be constructed based on Phase I development and the recreation facility staging table shown on the coversheet of the submittal (Sheet SDP-001). Triggers for the construction of each phase may be modified by a subsequent amendment to CDP-0506. Staff understands that the applicant plans to file such an amendment when more details concerning grading and construction details become available.

The subject SDP application shows the conceptual location of a trail system within the Locust Hill development. With sidewalks along the street fronts, interior trails of various widths are to be constructed within the subject development and offer several routes for future residents to navigate within the site. These trails, connecting to adjoining development projects, will further enhance trail connectivity in the region. Several amenities are provided along trails and sidewalks, including seating, trash receptacles, dog waste stations, and cluster mailboxes. Conditions are included herein requiring the applicant to update the number of the proposed cluster mailboxes to reflect the correct number shown on the plans, label the location of the provided trash receptacles, and add dog waste stations around the clubhouse.

A community garden is included in this SDP. This garden is situated on Parcel N (approximately 1.32 acres of which is to be conveyed to the homeowners association (HOA)) and is enclosed by 50 single-family attached carriage homes. The submitted plans show the location and details of design features associated with this garden, including garden planters, a garden tool shed, garden fences and gates, and garden compost bins.

Another open space for this subject SDP application is a 5.67-acre central park (“Central Park”), known as Parcel K, to be conveyed to the HOA. In addition to serving as open space to the proposed development, this park includes various amenities. The north side of the park includes a dog park, a picnic area with associated features (including regular and ADA square picnic tables and a pavilion to shelter from sun and rain), and a playground with associated playground structures. Location and details of these amenities are included in the submittal. Conditions are included herein requiring the applicant to demonstrate on the SDP that the required American Society for Testing and Materials (ASTM) fall zones and appropriate surface material depth are met and that the proposed playground equipment will meet the requirements of the Americans with Disabilities Act. The south side of the park accommodates an amphitheater. A condition is included herein requiring the applicant to clearly show the height of the stage from the concrete sidewalk.

An approximately 3,800-square-foot clubhouse with a swimming pool and a tot lot is another large-scale recreational facility for the Locust Hill development. This building is located on Parcel G, which will be conveyed to the HOA. Conditions are included herein for details of the tot lot surface and that the required ASTM fall zones and appropriate surface material depth are met.

Lighting

The subject SDP application includes one type of pole-mounted lighting, with details. This lighting fixture type is for the driveway and parking area of the proposed clubhouse and the private road that the proposed 50 single-family attached carriage homes front. The submitted photometric plans also show adequate lighting for the areas where these light fixtures are located. No light fixtures are provided in the HOA open space, trails, or amenity areas because these areas are intended for use from dusk to dawn. Finally, the installation of light fixtures along the public ROWs throughout the site will be the responsibility of the operating agency.

Signage

The submitted plans show the location and details of three proposed entrance monument signs, which are located at the intersection of Leeland Forest Road and Leeland Knoll Parkway with Leeland Road. These signs are measured approximately 13 feet in length, 5 feet and 6 inches in height, and 6 feet in depth. Materials used for the signs include stone veneer, bluestone cap and dark gray aluminum sign panel. Letters routed out of the aluminum panel with translucent acrylic backing will be lit by LED lights.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9975-C and A-9975-C-01:** Basic Plan A-9975-C, which rezoned the subject property from the R-A and R-E Zones to the R-L Zone, was approved by the District Council on October 31, 2006, in accordance with Zoning Ordinance 19-2006, subject to conditions. A-9975-C-01 was approved by the District Council on May 13, 2019, to amend the layout and conditions of A-9975-C (Zoning Ordinance 6-2019), subject to 21 conditions and 9 considerations. The conditions of A-9975-C-01 relevant to the review of this SDP are listed below, in **bold** text. Staff’s analysis of the project’s conformance to the conditions follows each one, in plain text:

1. **The Basic Plan shall be revised to show the following land use locations, types and quantities:**

Total Area:	505.81 acres
Land in the 100-year floodplain:	69.21 acres
Adjusted Gross Area: (total area less half the floodplain (34.6 acres)	471.21 acres
Density Permitted under the R-L Zone:	1.0-1.5 dwellings (d.u.)/acre
Permitted Dwelling Unit Range:	471-706 d.u.

Approved Land Use Types and Quantities*:

Approved Dwelling Unit Range:	471-706 d.u.
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Residential Single-Family Detached:

Minimum Range (65%)	306-459 d.u
Maximum Range (90%)	424-635 d.u.

Residential Attached Dwellings

(attached dwellings shall not exceed 35 percent of the maximum density):

Minimum Range (10%)	47-71 d.u.
Maximum Range (35%)	165-247 d.u.

Total Dwellings	471-706 d.u.
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Public Open Space (parkland and parks, a minimum of 10 acres shall be developable):

58 acres

Private Open Space Buffer:

65 acres

***Maximum achievable density shall be determined at the time of Comprehensive Design Plan (CDP) not to exceed 706 d.u. (Note-single-family detached should include large lot units, with dimensions to be determined at the time of CDP).**

The subject SDP application is in conformance with this condition, which has been addressed in Finding 2 (Development Data Summary) above.

2. **Development shall preserve the Patuxent River Primary Management Area (PMA) to the fullest extent possible. Impacts to the PMA shall be minimized by limiting the number of road crossings, by making all necessary road crossings perpendicular to the streams, and by using existing road crossings to the extent possible.**

The road alignment was approved with SDP-1705. No changes to road alignment are proposed with this SDP. The primary management area (PMA) has been correctly

shown on the most current natural resources inventory (NRI), and the impacts proposed with this SDP application for Phase 1 are consistent with SDP-1705, CDP-0506, and environmental impacts approved with the PPS, with some adjustments. The adjustments to the PMA impacts, which are to be considered with SDP-1705-02, are discussed below in the Environmental Planning referral, which is summarized in the Referral Comments section of this report.

3. **Alignment of the master planned collector roadway (MC-600) shall be evaluated in detail to determine the location that results in the preservation of the existing natural resources to the fullest extent possible.**

The alignment of the master-planned collector roadway, Leeland Road, was evaluated and approved with CDP-0506, PPS 4-06075, and SDP-1705, with the result of preserving the existing natural resources to the fullest extent possible.

4. **Natural Resources Inventory (NRI), signed by appropriate staff, shall be submitted with the CDP. All subsequent plan submittals shall clearly show the PMA as shown on the signed NRI.**

The site has NRI-047-06-04 which was submitted with this application. All environmental features of the property, including stream buffers, wetlands, and floodplain, are correctly shown on the revised NRI, and the PMA has been correctly delineated. The subject SDP application and the revised TCPII are consistent with the most recent NRI approval. Subsequent to the NRI approval, a revised floodplain study was approved on November 8, 2021, by the Prince George's County Department of Permitting, Inspections and Enforcement (DPiE).

While the revised floodplain is shown on the SDP and TCPII, the NRI was not updated. Prior to certification of SDP-1705-02, a revision to NRI-047-06 shall be approved to reflect the current floodplain delineation on the plan and in the site statistics table.

5. **A protocol for surveying the locations of all rare, threatened and endangered species within the subject property shall be obtained from the Maryland Department of Natural Resources prior to the acceptance of the CDP and this protocol shall be part of the submittal package. The completed surveys and required reports shall be submitted as part of any Application for Preliminary Plans.**

The subject site contains one identified species of rare, threatened, or endangered (RTE) plant and three state-listed threatened or endangered fish species within the Collington Branch and/or Black Branch watersheds. A Rare, Threatened and Endangered Species Habitat Protection and Management Program dated November 11, 2016, was approved by the Maryland Department of Natural Resources (MDNR) with SDP-1705. Annual monitoring reports are required to be filed with both The Maryland-National Capital Park and Planning Commission (M-NCPPC) and MDNR.

6. **The Woodland Conservation Threshold (WCT) shall be 25 percent. The WCT requirements shall be met on-site. The Type I Tree Conservation Plan**

required with the CDP Application shall focus on the creation of contiguous woodland. Priority areas for tree preservation shall be concentrated in areas within the framework of the approved Green Infrastructure Master Plan. No woodland conservation shall be provided on a residential lot.

This condition has been addressed with prior TCP approval and with review of the revised TCPII with this application. The TCPII submitted with this application correctly shows the woodland conservation threshold as 25 percent and is proposed to be met on-site. Areas of interconnected woodlands are proposed within the framework of green infrastructure network. No woodland conservation is proposed on residential lots.

- 7. Woodland cleared within the PMA's Preservation Area shall be mitigated on-site at a ratio of 1:1 for all impacts associated with development of the subject parcels. Woodland cleared within the PMA for the construction of the master planned roadway shall be mitigated in conformance with the standards of the Woodland Conservation Ordinance. This note shall also be placed on all Tree Conservation Plans.**

The TCPII addresses this condition by printing it as Note 18 on the coversheet.

- 8. A Marlboro Clay geotechnical report that identifies the location and elevation of the Marlboro Clay layer throughout the site shall be submitted as part of the CDP Application package.**

A geotechnical report titled "Report of Geotechnical Exploration, Locust Hill" prepared by Geo-Technology Associates, Inc., last revised June 3, 2021, has been submitted for review. The report has verified Marlboro Clay is present on-site. The slope stability analysis has indicated the slope stability for the existing and proposed conditions, to meet the minimum required factor of safety of 1.5. Grading in Marlboro Clay areas must not exceed 5H:1V without specific slope analyses. The geotechnical report shall be provided to DPIE for review and approval at the time of grading permit submission.

- 11. No residential lots shall be located within 150 feet of the centerline of the CSX Railroad tracks.**

The submitted plans show no residential lots located within 150 feet of the centerline of the CSX Railroad tracks.

- 12. The Applicant and its heirs, successors, and/or assignees shall provide the following trail facilities.**

- a. Construct the portion of the 10-foot-wide Master Plan hiker-biker trail located on the subject property's portion of the Collington Branch Stream Valley. The 10-foot width of the Master Plan trail may be modified at appropriate locations to respond to environmental constraints. Trail alignments shall be determined by the Department of Parks and Recreation of the M-NCPPC. Appropriate feeder trail**

connections from the project to the Master Plan hiker-biker trail shall be determined at CDP.

The Overall Recreation and Trail Sheet shows the conceptual location of the 10-foot-wide Collington Branch master plan trail, which will be addressed and approved in Phase II of this development.

- b. Construct the 8-foot wide Master Plan hiker-biker trail (extension from Oak Creek development) along the Black Branch stream valley and 6-foot wide feeder trails to the development pods in Locust Hill. Trail alignments shall be determined by the Department of Parks and Recreation.**

The Overall Recreation and Trail Sheet shows the conceptual location of 8-foot-wide Black Branch master plan trail and feeder trails, which will be addressed and approved in Phase II of this development.

- c. Construct a Class I Master Plan trail (or side path) along the subject property's entire frontage of both Oak Grove Road and Church Road. The location of the Class I Master Plan trail (or side path) will be located along or adjacent to the Oak Grove and Church Road rights-of-way, except where environmental constraints require otherwise. In the event that environmental constraints require a different alignment, the Master Plan trail shall be routed around said constraint to ensure a continuous connection.**

A 10-foot-wide side path is shown along the subject property's north frontage of Oak Grove Road and Leeland Road. However, the subject property's frontage of Church Road only displays a 5-foot-wide sidewalk. Prior to certification of the subject SDP, staff requests the applicant update plans to display a 10-foot-wide side path along the property's frontage of Church Road, unless modified by the operating agency with written correspondence.

- d. The location of trail facilities shall be determined at the time of Comprehensive Design Plan and Preliminary Plan of Subdivision (PPS) review. Any realignment of trails and/or relocation of stream crossings required under this Condition, due to existing environmental constraints, shall be reviewed and approved by the Department of Parks and Recreation (DPR). Any structures required to ensure dry passage shall be reviewed and approved by DPR at time of Specific Design Plan (SDP).**

The subject SDP application shows the proposed location of the trail facilities. The Prince George's County Department of Parks and Recreation (DPR) staff has reviewed the proposal of Phase I and suggested approval of these trails, which will be constructed in three phases throughout the Phase I development. Those trails located within Phase II will be addressed and approved in Phase II of this development.

- 13. In the event the Applicant elects to develop both Locust Hill and the adjacent Willowbrook communities with shared private recreational amenities, the Applicant shall submit for DPR's approval, prior to the time of CDP approval, appropriate covenants that shall be recorded in the County Land Records at the final plat for both Locust Hill and Willowbrook properties. The covenants are to ensure that residents within both the Locust Hill and Willowbrooks communities will have equal access to membership in and use of open space and recreational facilities in both developments.**

This SDP does not propose shared private recreational facilities with the adjacent Willowbrook communities. Therefore, this condition is not applicable to this SDP.

- 15. All stream and wetland mitigation for impacts to environmentally regulated site features shall be provided within the Collington Branch watershed, or, if mitigation sites cannot be found, within the Western Branch watershed, to the fullest extent possible, as determined by the permitting agency.**

The environmental consultant for the Locust Hill projects previously confirmed that there are no on-site or off-site wetland mitigation banks within the Collington Branch watershed, or within the Western Branch watershed. The absence of banks does not mean that there are no potential mitigation/restoration sites. In fact, the *Western Branch Watershed Characterization* (December 2003), prepared in support of The Prince George's County and City of Bowie Watershed Restoration Action Strategy for the Western Branch Watershed, identified numerous project locations within that watershed.

While it is desirable to have the mitigation occur in the same subwatershed where the impacts occur, especially because of the aquarian RTE species that occur on-site, the most appropriate mitigation methods and locations will be determined by the Maryland Department of the Environment (MDE), who will issue the required permits, with associated conditions.

- 16. Prior to any ground disturbance or the approval of any grading permits, the Applicant shall ensure that all artifacts recovered from the archeological survey on the subject property are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to the Historic Preservation Section.**

Historic Preservation staff received confirmation from the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland, indicating that the artifacts from the Locust Hill Phase I investigations were delivered on July 14, 2003, and have been curated at that location.

- 19. At the time of CDP, the Applicant shall demonstrate the public benefit features above those previously required will be provided to justify the density proposed with this Application.**

The subject SDP application shows various types of on-site recreational facilities including a clubhouse, a central park, community garden areas and pedestrian and

bicycle trails, along with seating and dog waste stations, throughout the Phase I development site. The provision of on-site recreational facilities satisfies this requirement.

Considerations

1. **A detailed analysis of parkland, Master Plan trails, internal trail networks, sidewalk networks and neighborhood connector trails should be completed at the time of Specific Design Plan Review.**

The subject SDP application provides a detailed analysis showing the conceptual locations of the proposed master plan trails, internal trail network, sidewalk network, and neighborhood connector trails. Trail details are provided with this SDP (Sheet LSLP-079). Trails located within Phase I will be constructed throughout the Phase I development. Trails in Phase II will be further evaluated and addressed in a future SDP application. The applicant also notes that the road section and associated paths within the public ROW will be finalized by DPIC and the Prince George's County Department of Public Works and Transportation (DPW&T).

2. **At the time of CDP review, specific acreage of parkland dedications shall be determined. Such dedication should include the Collington Branch and Black Branch stream valleys and 10 acres of developable land for active recreation as provided on January 27, 2006, memo from the DPR. (A-9975, Exhibit 30(a))**

The applicant proposes dedication of 48 acres of parkland to include the Collington and Black Branch stream valleys and 8.5 acres of developable land for active recreation. This area includes a parcel of ±1.7-acre land from the former Willowbrook (now National Capital Business Park) project, which was not previously identified for parkland dedication.

3. **At the time of CDP review the Applicant shall address its plan to grade a 10-acre developable portion of the dedicated parkland on the northeast corner of the property next to the Pennsylvania Railroad right-of-way to accommodate ball fields and a parking lot. The parkland shall have a direct frontage on proposed Oak Grove Road.**

The applicant has met with DPR to determine the appropriate programming and plans for the 10-acre public park dedication within the development of Locust Hill. A conceptual sketch plan, submitted with this SDP, shows the conceptual site layout of the dedicated parkland with the determined amenities.

4. **At the time of CDP review the Application shall provide adequate, private recreational facilities to meet the future subdivision requirements for the proposed development. The private recreational facilities shall be constructed in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.**

The applicant proposes various types of on-site recreational facilities, which have been discussed in Finding 6, Design Features, above.

6. **Single-family dwelling units shall have a range of lot sizes and lot standards to ensure a variety of housing types.**

This subject SDP application is in conformance with this condition because it includes 285 single-family detached and 50 single-family attached lots in various lot sizes.

7. **To ensure that the increase from 20 percent to 35 percent in single-family attached units will continue to provide a high-quality suburban development and will be in keeping with previous approvals and surrounding developments in terms of site design, lot size, dwelling units size, even “architecture and scale” (Master Plan page 179), at the next stages of the review process, such as at the time of the CDP, PPS, and SDP, the development proposal shall be carefully reviewed and attention should be given to the design of the project to ensure the site provides various lot sizes, house types, and architecture design that is compatible with surrounding land uses.**

To support the residential low (R-L) zoning of the community, but also allow the flexibility requested by the Applicant, a varied housing stock is appropriate. The carriage home lot sizes shall be comparable to the CDP approved lot sizes, to be determined with the CDP. This will ensure a more integrated layout with single-family dwellings on varying lot sizes, attached carriage homes on large lots, and townhouses, which will provide for a varied ownership interest that will support an integrated development. The increase in dwelling units and change in house types will require careful site planning to preserve the natural features of the site.

50 single-family attached units are included in this subject SDP application. There are two lot sizes (interior and exterior) and three home models for these units, which have been discussed in Finding 6, Design Features. Each home model also has several options in terms of building façade and building floor. All of these are to ensure flexibility and compatibility to single-family detached units within the Locust Hill development as well as to surrounding development projects.

8. **As the original Basic Plan required carriage homes, there shall be some percentage of carriage homes provided.**

There are 50 carriage homes in total proposed with this subject SDP application.

8. **Prince George’s County Zoning Ordinance:** The subject SDP is in conformance with the applicable requirements of the Prince George’s County Zoning Ordinance in the prior R-L Zone, as follows:

- a. This subject SDP application is in conformance with the requirements of the R-L Zone as stated in Subdivision 8 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, single-family-detached and attached homes are permitted uses.

- b. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The architecture and design elements of the single-family detached units were approved with SDP-2101 (PGCPB Resolution No. 2022-36). The regulations of Section 27-480 relative to this proposal, are as follows:

- (a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.**

Staff have reviewed the development data for the proposed single-family attached lots, shown on the coversheet of the submittal (Sheet SDP-001), and suggest approval of such information.

- (b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.**

The subject SDP provides two lot sizes for 50 single-family attached units, which are 4,250 square feet and 5,250 square feet. Therefore, this requirement is met.

- (c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

The submitted plans show the architectural elevations of the proposed 50 single-family carriage homes. A condition is included herein requiring the application to add a brick or stone tracking chart to the coversheet of the submittal and note that at least sixty percent of the front façade of all townhouse units shall be constructed of brick, stone, or stucco.

- (d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than**

eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

The subject SDP application is in conformance with this requirement because the maximum number of each residential stick (or group) is four. All of the townhouses are located along the perimeter of the development pod, adjacent to environmental features such as PMA, steep slopes, etc. As a result, these units all have front-loaded garages.

- (e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.**

The submitted plans show the minimum building width for single-family attached units is approximately 34 feet. All proposed units have at least 2,300 square feet of living space. A condition is included herein requiring the applicant to note the total based finished area of three home models on the coversheet of the submittal.

- c. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (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);

The subject SDP application is in conformance with these requirements, except Section 4.10, Street Trees Along Private Streets. An alternative compliance (AC) request was submitted with this SDP, which has been discussed in Finding 13 below.

- (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;**

This requirement is not applicable to the subject SDP application.

- (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;**

On Page 27 of the statement of justification (SOJ), the applicant noted their discussions with DPIE and DPW&T regarding improvements/realignment to Leeland Road and their contributions to US 301 Capital Improvement Program with the submission of each building permit. Based on the available information, staff agree that this subject SDP application will have no impact on the previous finding of PPS 4-06075, that the proposed development project will be adequately served within a reasonable time period.

- (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;**

The approved Site Development Concept Plan (42211-2014-02) by DPIE demonstrates that adequate provisions have been made for draining surface water with 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**

A revised TCPII is submitted with this application, updating the limits of disturbance and conservation and reforestation areas, in accordance with more detailed engineering and lot design, as well as reflecting a revised approved floodplain delineation. Staff recommend approval of the revised TCPII. The proposed SDP conforms with the revised TCPII.

- (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 plan demonstrates that the regulated environmental features (REF) of the site have been preserved in general conformance with the previous CDP-0506, PPS 4-06075, and SDP-1705 approvals. Further analysis of the SDP's compliance with this finding is provided in the Environmental Planning portion of the Referral Comments section below.

9. **Comprehensive Design Plan CDP-0506:** CDP-0506 was approved by the Planning Board on January 4, 2007 (PGCPB Resolution No. 06-274), subject to 44 conditions. The District Council affirmed the Planning Board's approval on April 9, 2007. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

3. **Prior to issuance of any building permits for the subject project the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
- a. **Construct the master trail along the subject site's portion of the Collington Branch. Park dedication and the alignment of the trail shall be coordinated with the Department of Parks and Recreation.**
 - b. **Construct a Class I Master Plan Trail (or side path) along the subject site's entire frontage of Oak Grove Road.**
 - c. **Construct a Class I Master Plan Trail (or side path) along the subject site's entire frontage of Church Road.**
 - d. **Construct the master plan trail along the subject site's portion of Black Branch. This trail shall either be within land dedicated to DPR or within a public use easement on HOA land.**

The Overall Recreation and Trail Sheet shows the locations of all proposed trails within the Locust Hill development. DPR staff has reviewed and suggested approval of the proposed locations. Per this condition, construction of these trails is required prior to issuance of any building permits. The applicant has indicated that they plan to amend the CDP, in part, to alter the timing of trail construction. Unless and until such amendment is approved, the construction timing for trails stated in this condition remains applicable.

4. **A detailed analysis of the master plan trails, internal trail network, sidewalk network, and neighborhood connector trails will be completed at the time of specific design plan. Trail locations may be contingent upon the location of environmentally sensitive features and other constraints. Connector trails to the master plan trails, to other park and recreation facilities, and between neighborhoods should be provided.**

The subject SDP application provides a detailed analysis showing the conceptual locations of the proposed master plan trails, internal trail network, sidewalk network, and neighborhood connector trails. Trail details are provided with this SDP (Sheet LSLP-079). Trails located within Phase I will be constructed throughout Phase I development. Trails in Phase II will be further evaluated and addressed in a future SDP application. The applicant also notes that the road section and associated paths within the public ROW will be finalized with DPIE and DPW&T.

5. **All future submissions to the Development Review Division regarding Locust Hill, CDP-0506 shall indicate the PMA as shown on the NRI submitted with the subject application.**

The current application reflects the PMA as shown on the NRI.

6. **All private recreational facilities to be provided for the proposed development shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**

This SDP includes various on-site recreational facilities, including a clubhouse with a swimming pool, a central park, community garden areas, etc., which have been discussed in Finding 6 above. The applicant concurs that the construction of these facilities will be in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.

10. **Prior to the issuance of any building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100 percent funded in a CIP/CTP or otherwise provided by the applicant, his heirs, successors or assignees:**

a. **Leeland Road**

- **Construct Leeland Road-Oak Grove Road to provide a minimum of 2 lanes of the ultimate 4-lane master plan alignment between US 301 and MD 193, in accordance with DPW&T standards.**

b. **MD 193/Oak Grove Road Intersection (roundabout)**

- **The applicant shall provide an exclusive right turn lane at the westbound approach.**

c. **MD 202/MD 193 Intersection**

- **Provide a left turn, a shared left/through lane, and a right turn lane on the southbound MD 193 approach**
- **Provide a second left turn on the eastbound MD 202 (towards Upper Marlboro) approach**

The subject SDP application shows the location and alignment of a new section of Leeland Road across the subject property. Any changes to the construction of this new Leeland Road and the existing Oak Grove Road need to be coordinated with DPW&T.

- 11. Prior to the issuance of any building permit, the applicant shall conduct signal warrant studies at the following intersections, and install said signal if deemed to be warranted, or provide an alternate improvement as deemed necessary by DPW&T;**

- **Leeland Road/Safeway Access**
- **Leeland Road/ Site Access B**
- **Leeland Road/ Site Access A**
- **Oak Grove Road/ Church Road**
- **Oak Grove Road/Whistling Duck Drive.**

The Plans submitted with this SDP show the locations of a new section of Leeland Road and the existing Oak Grove Road. Both roads cross the subject property. The plans also show the location of two proposed points of vehicle entry along the new section of Leeland Road. The applicant needs to coordinate with DPW&T for any studies and improvements on the five aforementioned intersections and the timing of these actions.

- 12. At time of Specific Design Plan submission, each SDP shall include a statement regarding how the proposal uses green building techniques and alternative energy sources.**

Page 14 of the SOJ indicates that this SDP will utilize engineered wood products for the proposed residential dwelling units and institute the use of low impact development techniques and environmental site design in handling stormwater runoff. A condition is included herein requiring the applicant to add the following statement to the coversheet of this SDP: "In conformance with Condition 12 of CDP-0506, this SDP shall utilize green building techniques and alternative energy sources, including the use of engineered wood products for the proposed residential dwelling units and low impact development techniques and environmental site design in handling stormwater runoff."

- 13. The following note shall be placed on the preliminary plan and all future Tree Conservation plans: "All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over."**

Note 23 on the coversheet of the TCPII, submitted with this SDP, addresses this condition. The lighting package submitted with this SDP also includes this note with lighting details, showing conformance with this requirement. In addition, a similar note is included in General Notes on the coversheet of the submittal (Sheet SDP-001).

17. **At least 30 days prior to Planning Board hearing for the preliminary plan, a detailed geotechnical report based on the existing conditions of the site, including the most current topographical information (or as shown on the NRI) shall be submitted. It shall also address the existing outcrop pattern of Marlboro clays and areas of slope stability concerns with respect to the existing conditions. The study shall provide the appropriate plans and/or exhibits, showing the location of all slope stability cross-sections, and identify the unmitigated 1.5 safety factor lines. The unmitigated 1.5 safety factor lines based on that report shall then be placed on the TCPI and the preliminary plan.**

The geotechnical report was reviewed with PPS 4-06075. An update to this report, dated June 3, 2021, was reviewed with this SDP. The report verified that Marlboro Clay is present on-site. The slope stability analysis has indicated the slope stability for the existing and the proposed conditions to meet the minimum required factor of safety of 1.5. The 1.5 safety factor line is shown on the TCPII.

18. **At least 30 days prior to any Planning Board hearing on the preliminary plan application, the existing conditions and proposed 1.5 safety factor line shall be shown on the preliminary plan and Type I Tree Conservation Plan. No structures, septic fields, or lots less than 40,000 square feet in area shall be placed within the mitigated 1.5 safety factor line. All subsequent plans shall also show this information. If proposed engineering of the site will change the location of the existing 1.5 safety factor line, the proposed 1.5 safety factor line must also be shown on all plans.**

Slope stability was reviewed with PPS 4-06075, and with this subject SDP application. The 1.5 safety factor line is shown on the TCPII.

19. **At least 30 days prior to any Planning Board hearing for the preliminary plan, the associated TCPI shall be revised to show a 100-foot protection buffer for rare, threatened and endangered species with respect to all streams and wetlands on the site. The PMA shall be revised to include that 100-foot buffer. Impacts shown to the 100-foot buffer and PMA on the TCPI associated with the CDP shall be re-evaluated and reduced or eliminated during the review of the preliminary plan. Impacts should be limited to those that are essential for the development of the site.**

This condition was addressed with PPS 4-06075. The plans submitted with this SDP continue to reflect the 100-foot protection buffer. Impacts to the PMA were reviewed with PPS 4-06075 and SDP-1705, and revised impacts submitted with this SDP are discussed in detail in the Environmental Review Section of this report.

22. **At least 30 days prior to any Planning Board hearing on the first SDP application, a detailed Habitat Protection and Management Program shall be submitted to be approved with the first SDP which addresses specific implementation methodologies for the long-term protection and assessment of the rare, threatened and endangered species habitat on this site. Prior to issuance of the first grading permit, a minimum of one year of hydrologic**

monitoring data, as determined by the program, shall be submitted, to establish a baseline for evaluation impacts to the RTE habitat resulting for construction activities, and post development.

This condition was addressed with review of the first SDP application (SDP-1603) for Willowbrook (now National Capital Business Park), Phase I. A revised, detailed habitat protection and management plan, dated November 11, 2016, was submitted as part of the SDP-1705 review. A further discussion regarding the monitoring program is addressed in the Woodland Conservation section of this report below.

- 23. As part of the submission package for the first SDP, a plan and text shall be submitted that addresses a sediment and erosion control protocol that is more stringent than the minimum required. It shall include phasing of the site in such a way that the erosion prevention and sediment control mechanisms such as sediment basins stay in place until the last lot is built in the phase. The plan shall incorporate additional control measures and inspections to ensure maximum filtration of runoff and complete implementation of the plan. The package will be reviewed by the Environmental Planning Section staff in coordination with the staff of the Soil Conservation District.**

Since the time of approval of CDP-0506, more stringent sediment and erosion control regulations have been mandated by law. The applicant's proposal has been designed to comply with the aforementioned requirements. PPS 4-06075 was designed, in accordance with the highest water quality and environmental standards, to help preserve and protect the water quality of all on-site and adjacent streams, tributaries, and regulated environmental areas.

The property is also the subject of a SWM Concept Plan (42211-2014-02); Concept Grading, Erosion and Sediment Control Plan (CSC 31-18-01); Environmental Site Development Grading, Erosion, and Sediment Control Plan (SSC 31-18); stream restoration analysis (McCarthy and Associates, December 2006); and Habitat Protection and Management Program, (Wetland Studies and Solutions, Inc., November 11, 2016).

In addition to these programs, the sediment control plan incorporates redundant and innovative sediment controls and SWM practices into the site design that offer water quality and RTE species protection, in addition to monitoring.

- 25. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the Planning Department.**

This will be met at the time of permit review.

- 27. Prior to signature approval of the preliminary plan, submit written authorization from the Department of Parks and Recreation for any woodland conservation provided on land to be dedicated.**

During the review of this SDP, DPR agreed to allow the applicant to count the woodland conservation on land dedicated to M-NCPPC toward the project's woodland conservation requirements.

- 28. At the time of Specific Design Plan, the SDP and TCP II shall have the same sheet sections, sheet key, and sheet order. The sheet key shall be placed on all sheets.**

The subject SDP application and TCPII are designed in compliance with this condition.

- 29. Prior to the issuance of the building permits for lots adjacent to planting areas, all afforestation and associated fencing shall be installed. A certification prepared by a qualified professional may be used to provide verification that the afforestation and fence installation have been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.**

This condition will be met at the time of building permit review.

- 31. At the time of Specific Design Plan, all planting within the scenic easement shall be native plant material.**

All plant units proposed for this subject SDP application are native. Therefore, this condition is met.

- 33. The applicant shall dedicate 48± acres of parkland to M-NCPPC, including the Collington Branch and Black Branch Stream Valleys, and 8.5 acres of developable land for active recreation as shown on DPR Exhibit "A."**

Per Condition 16 of the PPS resolution, ±44.32 acres should be dedicated to M-NCPPC. The SDP shows the dedication of ±44.9 acres to M-NCPPC in compliance with this condition.

- 35. The applicant shall construct recreational facilities on dedicated parkland typical for the neighborhood park. The applicant shall develop the park development concept plan and incorporate into the preliminary plan of the subdivision. The concept plan shall be reviewed and approved by DPR staff.**

The applicant and DPR have determined the appropriate programming and plans for the 10-acre public park dedication within the development of Locust Hill. The subject SDP application includes a conceptual sketch plan, depicting the following amenities: two junior soccer fields, each 150 feet x 240 feet; one pre-teen playground; one 600-square-foot picnic shelter; a minimum 60-space parking lot; and approximately 2,900 linear feet of an 8-foot-wide asphalt master plan trail alignment along the Black Branch stream valley.

- 36. The applicant shall construct an eight-foot-wide master plan hiker/biker trail along Collington Branch Stream Valley, and six-foot wide feeder trails to the**

development pods. The applicant shall connect the section of the master planned trail in Locust Hill to the trails in the Beech Tree and Woodside Village developments. The applicant shall construct any needed structure to provide a dry passage.

The Overall Recreation and Trail Sheet shows the conceptual location of 10-foot-wide Collington Branch master plan trail, which will be addressed and approved in Phase II of this development.

- 37. The applicant shall construct an eight-foot-wide hiker/biker trail (extension from Oak Creek) along Black Branch Stream Valley and six-foot-wide feeder trails to the development pods. The applicant shall connect the master plan trail to the Oak Creek trail system. The applicant shall construct any needed structures to provide a dry passage.**

The Overall Recreation and Trail Sheet shows the conceptual location of 8-foot-wide Black Branch master plan trail and feeder trails, which will be addressed and approved in Phase II of this development.

- 38. Prior to submission of the Specific Design Plan (SDP), the applicant shall develop detailed construction drawings for park facilities and submit them to DPR for their review and approval, prior to submission of the SDP.**

Detailed construction drawings and revised versions for park facilities were previously submitted to DPR for review. An updated concept plan for the 10-acre public park dedication within this development was finalized between the applicant and DPR in June 2023.

- 39. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DRP.**

The subject SDP application shows the proposed locations of various trail types to be constructed within the Locust Hill development. DPR staff have reviewed, and are in agreement with, the proposed locations. The construction of dry passage and associated issues will be further evaluated since most of these trails will be further developed and constructed within the Phase II development.

- 40. The handicapped accessibility of all trails shall be determined during SDP review.**

Trail details contained in Sheet LSLP-079 show all proposed trails to be asphalt paths. Therefore, these trails are in compliance with the Americans with Disabilities Act to the maximum extent practicable.

- 41. The applicant shall allocate appropriate and developable areas for the private recreational facilities on Home Owners Association (HOA) open space land. The private recreational facilities shall be reviewed by the Urban Design Review Section of the DRD for adequacy and property siting. The private recreation package shall be approved by Planning Board at the time of SDP.**

The subject SDP application includes various types of on-site recreational facilities including a clubhouse, a central park, community garden areas and pedestrian and bicycle trails, along with seating and dog waste stations, throughout the Phase I development site. Details and locations of these facilities are shown on the plans. Staff have reviewed and suggest approval for these facilities.

- 10. Preliminary Plan of Subdivision 4-06075:** PPS 4-06075 was approved by the Planning Board on March 15, 2007 (PGCPB Resolution No. 07-28), subject to 28 conditions. It was subsequently corrected and amended to include a total of 29 conditions (PGCPB Resolution No. 07-28(C)(A)). The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

- 1. In conformance with the Adopted and Approved Bowie and Vicinity Master Plan and approved Basic Plan A-9975, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:**

- a. Construct the master plan trail along the subject site's portion of Collington Branch. Park dedication and the alignment of the trail shall be coordinated with the Department of Parks and Recreation.**

The master plan trail along Collington Branch is proposed to be located east of the CSX railroad on Parcel P, which is to be conveyed to M-NCPPC. In accordance with Condition 24 of PPS 4-06075, prior to submission of any final plats of subdivision, the applicant shall enter into a public Recreation Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on parkland. An RFA was executed between the applicant and DPR on March 29, 2022, and is recorded in Prince George's County Land Records in Liber 47326 at page 397. The recreational facilities discussed in the agreement are those located on Parcel R and include the Black Branch master plan trail. However, the Collington Branch trail is not mentioned in the agreement. The RFA should be revised to incorporate the Collington Branch master plan trail construction, as it is located on property to be conveyed to M-NCPPC.

- b. Construct a Class I master plan trail (or side path) along the subject site's entire frontage of Oak Grove Road.**

The required Class I master plan trail is depicted along the frontage of Leeland Road.

- c. Construct a Class I master plan trail (or side path) along the subject site's entire frontage of Church Road.**

The portion of the property fronting Church Road is shown as Outparcel A, as it will be developed in a future phase. Frontage improvements will be shown at that time and developed in phase with the project.

- d. **Construct the master Plan trail along the subject site's portion of Black Branch. This trail shall either be within land dedicated to DPR or within a public use easement on HOA land.**

The Overall Recreation and Trail Sheet, submitted with this SDP, shows trail feeders connecting to Black Branch master plan trail, as trails to be constructed with Phase 2 of the development. In accordance with Condition 24 of PPS 4-06075, prior to submission of any final plats of subdivision, the applicant shall enter into a public RFA with M-NCPPC for the construction of recreation facilities on parkland. An RFA was executed between the applicant and DPR on March 29, 2022, and is recorded in Prince George's County Land Records in Book 47326 page 397, which includes construction of the Black Branch master plan trail, prior to the 414th building permit.

- e. **A detailed analysis of the master plan trails, internal trail network, sidewalk network, and neighborhood connector trails shall be completed at the time of specific design plan. Trail locations may be affected by the location of environmentally sensitive features and other constraints. Connector trails to the master plan trails, to other park and recreation facilities, and between neighborhoods shall be provided.**

The Overall Recreation and Trail Sheet contained in this SDP depicts proposed master plan trails, internal trail network, sidewalk network, and neighborhood connector trails. This sheet also includes conceptual locations of the future master plan trail for Phase 2 of Locust Hill, which will be proposed with a future SDP. An internal trail system with 6- to 10-foot-wide trails is planned along the stream valley and throughout the community and is depicted on the SDP; 5-foot-wide sidewalks will also be provided along both sides of the internal public streets. The Overall Recreation and Trail Sheet also shows future master plan trail feeders connecting to Black Branch master plan trail, which will be proposed with Phase II of the development. The required Class I master plan trail is depicted along the frontage of Leeland Road. Trails identified in Phase I will be constructed throughout Phase I development. Conceptual locations of the master plan trails in Phase II will be further evaluated and addressed in a future SDP application.

4. **Prior to the issuance of any building permit, the applicant shall dedicate all rights-of-way for MC-600 (Leeland Road) as identified by the Planning Department.**

ROW for Leeland Road has been provided in accordance with the approved PPS. The ROW was dedicated to public use by final plats recorded in Plat Book ME 265 plats 60, 64, and 67. The existing 30-foot-wide prescriptive ROWs of Oak Grove Road and Leeland Road, however, will need to be extinguished once the new re-aligned Leeland Road is constructed and open to traffic. This should be completed by the applicant at the appropriate time.

9. **Prior to signature approval of the preliminary plan, and prior to acceptance of the specific design plan, a copy of the revised and approved stormwater**

management concept plan shall be submitted. The plan shall include the use of sheet flow buffers, vegetated channels, and rooftop and non-rooftop disconnection to the fullest extent possible in addition to other stormwater management techniques. The approved concept shall be reflected on the SDP and TCPII.

The approved SWM concept plan number (42211-2014-02) is provided in the SDP and TCPII, and the stormwater facilities are shown on the plans. The SWM technical plans that show greater details will be submitted to DPIE, prior to the associated permit review, and shall comply with this condition.

- 16. At the time of final plat, the applicant, his heirs, successors and/or assignees shall convey to the M-NCPPC 44.32± acres of land (Parcels A, E, X and W). Land to be conveyed shall be subject the following:**
- a. At the time of final plat the applicant an original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.**
 - b. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.**
 - c. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.**
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.**
 - e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by The M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.**

- f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. The DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.**
- g. All existing structures shall be removed from the property to be conveyed, unless the applicant obtains the written consent of the DPR.**
- i. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.**

The SDP includes Parcel P (30.04 acres) and Parcel R (14.86 acres) which total 44.90 acres, to be conveyed to M-NCPPC in accordance with this condition. Parcel P is located east of the existing CSX railroad and was recorded in Plat Book ME 265 plat 64. Parcel R, which has not yet been platted, is located in the northeast corner of the property, and is proposed as the location for the active park required by Condition 20. No SWM facilities are proposed on land to be conveyed to M-NCPPC. Conformance to this condition should be further reviewed by DPR. As stated in the finding for Condition 4 above, Parcel R contains portions of existing prescriptive ROWs for Oak Grove Road and Leeland Road, which should be extinguished once the re-aligned Leeland Road is operational. In addition, Parcel R contains existing and proposed access easements to benefit abutting Parcel 6. These easements are further discussed under conditions 18 and 19 below, and require reconfiguration of Parcel R from what is currently shown on the SDP.

- 17. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association (HOA) 151.56± acres of open space land. Land to be conveyed shall be subject the following:**
 - a. Conveyance shall take place prior to the issuance of building permits.**
 - b. A copy of unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.**
 - c. All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.**
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.**

- e. **Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved plan or shall require the written consent of DRD. 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 storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.**
- f. **Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.**
- g. **Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.**
- h. **The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.**

Phase 1 includes 151.68 acres of HOA open space, which will be required to be conveyed to the HOA prior to the approval of a building permit, in accordance with this condition. As stated in the finding for Condition 4 above, parcels to be conveyed to the HOA contain portions of existing prescriptive ROWs for Oak Grove Road and Leeland Road, which should be extinguished once the re-aligned Leeland Road is operational.

- 18. The applicant shall provide sufficient and uninterrupted access to Parcels 2 and 6, either along the existing ingress/egress easement or through some other means mutually agreeable to all parties. This shall be resolved at the time of the SDP affecting this area.**

The applicant is proposing a 30-foot-wide access easement from Leeland Road to Parcel 6 (Liber 39451 folio 157). This access easement bisects Parcel R and is proposed to cover the extents of the existing driveway, providing access to Parcel 6 from Leeland Road. However, this proposed easement overlaps the abutting Parcel A5 (Plat Book 263 plat 36), which is associated with National Capital Business Park and which was conveyed to M-NCPPC as a requirement of that development approval. An easement agreement would need to be executed, prior to certification of the SDP, to ensure all parties agree on the location and alignment of the access easement. On the submitted SDP, the applicant also proposed to extinguish the existing 20-foot-wide ingress and egress easement located on Parcel R to meet Condition 21 of the PPS.

The applicant has provided additional information to staff regarding the ownership of the access easement to Parcel 6. It was also revealed that the existing driveway for Parcel 6 was not field surveyed by the applicant. The applicant has also notified

staff that the owner of Parcel 6 has not been responsive to contact attempts. With this, staff are doubtful that the existing 20-foot-wide ingress-egress easement may be extinguished, without the agreement of the owners of Parcel 6.

While the applicant's proposal to provide an additional easement over the existing driveway would satisfy Condition 18, the existing driveway should be field surveyed before establishing the easement. The existing easement should also be surveyed with respect to its recording and shown on the plans with bearings and distances. In addition, the applicant's proposal would result in the property to be conveyed to M-NCPPC being encumbered with two access easements, which effectively bisect the 14.86-acre Parcel R. Staff recommend that the tract of land containing the two access easements to Parcel 6 be located in a separate parcel (proposed Parcel S), with frontage on Leeland Road, and with the proposed easement to be located therein, instead of within land to be conveyed to M-NCPPC. This would ensure Parcel 6 would have access to a public road via the proposed easement. Parcel S could be either retained by the applicant or conveyed to the HOA. Alternatively, at the time of final plat or in the future, Parcel S could be conveyed to the owner of Parcel 6 or to M-NCPPC, with their respective consent.

The remainder of the tract to the east of Parcel S should be created as a separate parcel, Parcel T. Another triangular piece of residue tract between the realigned Leeland Road and Parcel A5 should be created as Parcel U. Both Parcel T and Parcel U should be conveyed to M-NCPPC, so as to expand the area already owned and maintained by M-NCPPC. Staff approximates the reduced acreage of revised Parcel R to be 11.2 acres, with approximately 8 acres available outside the primary management area (PMA) as usable for the proposed active park. An exhibit is attached to this referral, depicting the conceptual configuration of revised Parcel R and new Parcels S, T, and U. Prior to certification of the SDP, the applicant should revise the plans to reflect the revised lotting pattern and update all tables and notes accordingly.

The SDP currently proposes 18 parcels. Creating three new parcels (Parcels S, T, and U), will increase the total number of parcels to 21, still within the 24 approved by 4-06075.

- 19. Prior to the 301st building permit, the portions of all existing roads that cross through the active park shall be formally abandoned and any interest in this abandoned right-of-way shall be conveyed to M-NCPPC.**

A note should be provided on the subject SDP application, indicating that all existing road(s) that cross through the active park shall be formally abandoned and any interest conveyed to M-NCPPC, prior to the 301st building permit.

- 20. Prior to either the 414th Building Permit or 75 percent of the total building permits, whichever comes first, the applicant shall provide two junior soccer fields, one playground, one picnic shelter and 60 parking spaces on the area to be used as an active park.**

A note should be provided on the subject SDP application, indicating that, prior to either the 414th building permit or 75 percent of the total building permits,

whichever comes first, the applicant shall provide two junior soccer fields, one pre-teen playground, one picnic shelter and 60 parking spaces, in the area to be used as an active park.

- 21. Prior to the final plat of subdivision, the applicant shall relocate the existing easement on land to be dedicated to M-NCPPC to minimize the impact on active parkland as shown on DPR's Exhibit A. If the applicant is unsuccessful in relocating this easement, then the applicant shall provide additional dedicated parkland to the M-NCPPC to replace the land rendered unusable due to the location of the existing driveway. The size, location and orientation of this dedication will be determined prior to the final plat of subdivision.**

The applicant is proposing a 30-foot-wide access easement from Leeland Road to adjoining Parcel 6 in proximity to the existing easement, which the plans reflect is to be abandoned. The applicant has, however, not been able to obtain the consent of the owner of Parcel 6. Staff therefore find it likely that both easements will remain in place for the foreseeable future and will not be relocated. In addition, the proposed easement is currently shown on the plans overlapping the abutting Parcel A5, owned by M-NCPPC. Staff recommend reconfiguration of the proposed easement and property parceling in accordance with the findings made above with Condition 18.

With the creation of Parcels S, T, and U, the area of Parcel R, which is to be dedicated to M-NCPPC for a contiguous active park, will reduce to approximately 11.2 acres (8 acres outside of the PMA). However, based upon the conceptual plan for the active park provided by the applicant and approved by DPR, there appears to be sufficient contiguous parkland remaining after creating the new parcel(s) to fulfill the intent of the active parkland, as conditioned with the Basic Plan and CDP.

- 22. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines* and the accessibility guidelines in the latest edition of the *Americans with Disability Act for the Outdoor Development Areas*.**

The submitted plans show that all the recreational facilities will be constructed with these two guidelines.

- 23. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

The applicant has met with DPR to determine the appropriate programming and plans for the 10-acre public park dedication within the development of Locust Hill. A conceptual sketch plan depicting the following amenities for DPR staff review was submitted with the recorded RFA:

- Two junior soccer fields, each 150 feet x 240 feet
- One pre-teen playground
- One 600-square-foot picnic shelter
- A minimum 60-space parking lot

- Approximately 2,900 linear feet of an 8-foot-wide asphalt master plan trail alignment along the Black Branch stream valley.

The above facilities are required to be completed prior to the 414th building permit or 75 percent of the total building permits within the Locust Hill Development, whichever comes first.

27. **With the submission of the specific design plan, the applicant shall submit detailed construction drawings for trail construction to DPR for review and approval. The trail corridor shall be treated as follows:**
- When trails are constructed through wooded areas, all trees shall be removed that are within two feet of the edge of the trail. Within 20 feet of the trail, 1) All trees shall be cleared to 12 feet in height; and 2) Other vegetation obstructing the view from the trail shall be removed (shrubs, fallen trees).**
 - When possible, the trail shall be aligned to preserve trees 12 inch or greater caliper.**
 - Shallow rooted species, i.e. Maples, should be a minimum of 10 feet from the edge of pavement.**
 - The location of the trail shall be staked in the field and approved by DPR prior to construction.**

The Overall Recreation and Trail Sheet, submitted with this SDP, shows the conceptual locations of various trails of different types within the Locust Hill development. The trails systems proposed for Phase I, with this SDP, have been designed to minimize impacts to environmental buffers, stream valley corridors, water quality and any identified rare, threatened, and endangered species to the maximum extent feasible. DPR has reviewed the proposed location of various trails within Phase I and suggested approval. However, the applicant did not submit detailed construction drawings for trail construction within Phase I to DPR for review and approval. A condition is included herein requiring the applicant to provide detailed construction drawings, prior to the construction of these trails, based on the construction triggers shown on the coversheet of this SDP.

11. **Specific Design Plan SDP-1705:** SDP-1705 was approved by the Planning Board on April 9, 2020 (PGCPB Resolution No. 2020-57), subject to 4 conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

- Prior to any ground disturbance or the approval of any grading permits, the applicant shall ensure that all artifacts received from the archeological survey on the subject property are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, Maryland. Proof of disposition of the artifacts shall be provided to the Historic Preservation Section.**

Historic Preservation staff received confirmation from the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland, indicating that the artifacts from the Locust Hill Phase I investigations were delivered on July 14, 2003, and have been curated at that location.

12. **Specific Design Plan SDP-2101:** SDP-2101 was approved by the Planning Board on March 31, 2022 (PGCPB Resolution No. 2022-36), subject to one condition. No conditions from this approval are applicable to this SDP.
13. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The proposed development is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot 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, of the Landscape Manual. The required plantings and schedules have been provided on the submitted landscape plans, demonstrating conformance with these requirements, with several technical errors. Conditions are included herein requiring the applicant to update the correct associated sheets with details for Schedule 4.6-1, to label the linear feet of the buffer strip and the installation of fences on the plans for Schedule 4.7-1b, and to add a note to the plan, requiring removal of invasive species prior to certification, in accordance with Section 1.5, Certification of Plant Materials.

In addition, Alternative Compliance AC-23015 has been filed with this SDP from the requirements of Section 4.10, Street Trees Along Private Streets, of the Landscape Manual, for Eastern Meadowlark Way, which is the only private street within the Phase I development. Specifically, the applicant seeks relief, as follows:

REQUIRED: Section 4.10(c)(2), Street Trees Along Private Streets (Eastern Meadowlark Way)

Length of Street Frontage	3,133 LF
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	90

PROVIDED: Section 4.10(c)(2), Street Trees Along Private Streets (Eastern Meadowlark Way)

Length of Street Frontage	3,133 LF
Width of Landscape Strip	5 feet
Shade Trees	61

Justification of Recommendation

The applicant has cited spatial limitations due to the placement of necessary infrastructure, SWM, and recreation space, as well as the need to minimize disturbance to surrounding environmentally sensitive features. As an alternative, the applicant indicates that 52 trees are proposed in the front yards of the townhouses, proximate to the street frontage, which will enhance it visually and environmentally, define it as a unified space, and establish the streetscape. Of these 52 trees, 20 are ornamental and 32 are shade trees. When adding

these 52 trees to the proposed 61 street trees, the total number of trees is 113, which exceeds the required 90 trees. In addition, the applicant proposes to provide the 61 shade trees within the private ROW at a larger caliper size to provide more immediate streetscape definition. Conditions are included herein requiring several corrections, which are included in the Recommendation section of this report.

The Planning Director finds that the applicant's proposal is equally effective as normal compliance with Section 4.10, Street Trees Along Private Streets, in terms of quality, durability, hardiness, and ability to fulfill the applicable design criteria, as stated in the previous paragraph.

14. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the 1993 Woodland Conservation Ordinance (WCO) because the project is subject to PPS 4-06075, which predates the current 2010 *Woodland and Wildlife Habitat Conservation Ordinance* and the Environmental Technical Manual. There is an approved TCPI and TCPII on the development related to the residential subdivision. TCPII-027-2015-02 was submitted with the application and requires revisions in order to be found in conformance with the prior TCP approvals and the WCO.

With the approval of Basic Plan A-9975-C-01, the District Council amended the woodland conservation/afforestation threshold, on land within the R-L Zone under the prior Zoning Ordinance, to 25 percent. The woodland conservation threshold (WCT) for this 505.81-acre property results in a requirement of 25 percent, or 109.84 acres.

The applicant provided a SOJ requesting approval of a combination of on-site and off-site woodland conservation, as reflected on the TCPII worksheet. The site contains 114.68 acres of PMA, approximately 16,681 linear feet of regulated streams, and 61.60 acres of 100-year floodplain. The worksheet on the TCPII, that was submitted January 8, 2024, shows the clearing of 220.47 acres of woodland in the net tract area, and the clearing of 3.55 acres of woodland in the floodplain. Based on the Environmental Planning Staff's calculations, this results in a woodland conservation requirement of 168.51 acres. The requirement is proposed to be met with 122.49 acres of on-site woodland preservation, 33.48 acres of on-site reforestation, 3.82 acres of landscape credits, and 15.71 acres of off-site woodland conservation credits.

The worksheet on the TCPII shows preservation of 122.49 acres of the 168.51 acres of the woodland conservation requirement on-site in areas located adjacent to the PMA, which has a priority for preservation. The woodland conservation threshold for the development is 109.84 acres, or 25 percent, which is proposed to be met in on-site preservation. The subject SDP application proposes on-site afforestation/reforestation areas connected to on-site preservation areas, which is a higher priority over preserving the central areas of woodlands. This SDP is required to protect the woodland preservation areas, including areas of reforestation, within a woodland and wildlife habitat conservation easement. This easement, previously recorded in Liber 48305 in folio 214, is required to be partially vacated, and new easement areas created and recorded in the Land Records, prior to the certification of SDP-1705-02, as the boundary of the easement is altered by the adjusted PMA impacts proposed with this development application. The 209 specimen trees on-site are located in the existing or amended woodland conservation easement.

The next priority method utilized to meet the woodland conservation requirement is to provide the remaining requirement off-site within an approved tree bank. The applicant purchased afforestation credits (Transfer Certificate recorded in Liber 48634 folio 425) with the certification approval of SDP-1705. Environment Staff support the application's request to meet the woodland preservation requirements, as stated, through a combination of on-site preservation and reforestation areas and off-site preservation, within an approved tree bank through afforestation.

The use of landscape credits is partially supported for SDP-1705-02. Within Parcel N, a landscape credit area, identified as LA 8, of 0.32 acre is proposed. The use of landscape credits is not supported because this area is separated from any woodland conservation by private roads and residential townhouse lots on all sides. Prior to certification of SDP-1705-02, proposed landscape credit area LA 8 shall be removed from the plan and worksheet. The remaining proposed landscape credit areas, 3.50 acres, are proposed to be protected by a permanent tree protection fence and are supported. With the removal of LA 8, the SDP will meet woodland conservation requirements on-site.

Technical revisions to the revised TCPII are required and included in the conditions listed in the Recommendation section of this report.

15. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requiring a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties that are zoned R-L are required to provide a minimum of 20 percent of the gross tract area in TCC. The subject site is 505.81 acres and the required TCC is 101.162 acres (4,406,616.72 square feet). The schedule shows that the requirement will be met on-site through a combination of woodland preservation, reforestation, and proposed landscape trees. However, there are discrepancies between the TCC schedule, the landscape schedule and TCP2. A condition has been included herein requiring the applicant to revise the schedule, to be consistent with the total number of plant materials in Schedule 4.9-1 and the woodland conservation worksheet on the TCPII.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:
 - a. **Historic Preservation**—In a memorandum dated December 15, 2023, (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that the subject property is adjacent to the St. Barnabas' Episcopal Church and Cemetery, Leeland (Historic Site 79-059). A sight-line study was reviewed and approved by the Historic Preservation Commission (HPC) on March 17, 2020, with SDP-1705. In addition, the Landscape Manual requires that a 50-foot setback and a 40-foot tree buffer be retained or planted on the developing property, wherever it adjoins the historic site. The proposed 65-acre buffer area between the developing property and the historic site appears to meet this requirement. Based on the applicant's presentation at the March 2020 HPC meeting, the HPC was satisfied that there is sufficient existing woodland present on the developing property to protect the viewshed of the historic site. Therefore, no review by the HPC of the architecture of the single-family houses is necessary.

- b. **Community Planning**—In a memorandum dated December 21, 2023 (Lutz to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application.
- c. **Subdivision Review**—In a memorandum dated January 30, 2024, (Gupta to Huang), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-06075. The relevant comments have been included in the above findings of this report. Subdivision staff also offered the following comments:

The development proposed by SDP-1705-02, known as Phase 1 of the Locust Hill development, is within the development evaluated by PPS 4-06075. Outparcels A, B, and Q, totaling 195.72 acres, are labeled on the subject SDP application “to be subdivided under separate proposal” and are for the future phases of development, but are included to accommodate grading and infrastructure necessary to support Phase 1 development. PPS 4-06075 expires on December 31, 2027, due to an extension approved on January 20, 2022. SDPs and final plats for lots of future phases will be required to be in conformance with an approved and valid PPS.

In accordance with Section 24-4503(a)(1) of the Subdivision Regulations, this property has an automatic certificate of adequacy effective April 1, 2022, for a period of 12 years, and subject to expiration provisions of Section 24-4503(c).

The approved PPS shows the total acreage of the subject site as 503.53 acres. However, the SDP shows the site to be 505.81 acres. The applicant indicated in their SDRC response that the acreage listed in the PPS is incorrect. Surveyed boundary discrepancies were determined and finalized at the time of final plat. The lots and parcels subject to the SDP must be in conformance with the boundaries and areas recorded in the final plats for the property.

- d. **Transportation Planning**—In a memorandum dated January 9, 2024 (Ryan to Huang), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this report.

Master Plan Right of Way

The subject property has frontage on Oak Grove Road / Leeland Road along the northern bounds of the site. Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, the portion of Leeland Road that fronts the subject property is designated as a four-lane master plan collector roadway with an ultimate ROW of 100 feet. The SDP submission accurately displays the recommended ROW of 100 feet, which is consistent with MPOT and sector plan recommendations. This portion of Leeland Road currently operates as a two-lane roadway. The full buildout of Leeland Road to its master-planned recommendations is anticipated with this project.

The subject property also has frontage on Church Road (MC-300) along its western bounds. Per the MPOT, the portion of Church Road that fronts the subject property is designated as a four-lane master plan collector roadway with an ultimate ROW

of 90 feet. The SDP submission accurately displays the recommended ROW of 90 feet, which is consistent with MPOT recommendations. Currently, this portion of Church Road that fronts the property, begins as a two-lane roadway at its intersection with Oak Grove Road and transitions into a four-lane roadway further north. The applicant's submission displays the portion of Church Road at its intersection with Oak Grove Road with a full 90 feet of ROW, including a southbound left-turn lane onto Oak Grove Road, a dedicated right-turn lane onto Oak Grove Road, and a through-lane leading to the church, located at 14705 Oak Grove Road.

Master Plan Pedestrian and Bike Facilities

This development case is subject to the MPOT's multimodal recommendations and includes the following facilities:

Planned Side Path: Leeland Road, Church Road

Planned Hard Surface Trail: Collington Branch Trail

The subject SDP application displays the side path along the north side of the site's frontage of Leeland Road, which is a requirement of Condition 12-c of A-9975-01-C. A side path was initially recommended on both sides of Leeland Road; however, per DPIE, the south side of the roadway is impacted by wetland restrictions, which prompted wide shoulders to accommodate hiker/biker activities, where feasible. Transportation staff concur with this design feature.

Per Condition 12-c of A-9975-01-C, the applicant proposes to construct a 5-foot-wide sidewalk and a 5-foot-wide bicycle lane along the site's frontage of Church Road, unless modified with written correspondence from the operating agency. Transportation staff reviewed and agreed with this proposal. In addition, condition 12-a of A-9975-01 directs the construction and alignment of the Collington Branch Trail to be performed by DPR.

- e. **Environmental Planning**—In a memorandum dated January 11, 2024, (Nickle to Huang), the Environmental Planning Section provided a comprehensive analysis of the SDP's conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are, as follows:

Natural Resource Inventory

A valid NRI (NRI-047-06-04), was submitted with this application. The TCPH and the SDP show all required information in conformance with the current NRI; however, subsequent to the NRI approval, a revised floodplain study was approved on February 8, 2022, by DPIE. Prior to certification of SDP-1705-02, a revision to NRI-047-06 shall be approved to reflect the current floodplain delineation on the plan and in the site statistics table.

Specimen Trees

NRI-047-06-04 identifies 416.45 acres of woodland and 335 specimen trees on or adjacent to the property. Ninety-two specimen trees were removed with previous approvals. No variance was required to remove these specimen trees because the TCP2 was approved under the 1993 Woodland Conservation Ordinance and was

grandfathered from the variance requirements established in the 2010 *Woodland and Wildlife Habitat Conservation Ordinance*.

With the subject SDP application, a request was submitted for the removal of 22 additional specimen trees, previously indicated to be saved, and the retention of 23 of the specimen trees previously approved for removal, resulting in a net gain of one additional specimen tree on the site.

The applicant provides that there are special conditions on this site which limit the area available for development, with 23 percent of the site within the PMA, and the presence of Marlboro Clay and steep slopes creating the need for additional grading to mitigate slope failure. The presence of over 300 specimen trees scattered throughout the property makes the removal of some specimen trees necessary for any development on the site. The requirement to construct Leeland Road, a master-planned roadway, and a master-planned trail along Collington Branch, have also expanded the grading envelope and resulted in the need to remove additional specimen trees.

The majority of the trees requested for removal with this SDP are due to adjustments required for the necessary infrastructure, adjacent to the limits of disturbance, with over 30 percent of critical root zone impacts. Since the prior entitlement approvals, the applications show stormwater and erosion and sediment control reviews with DPIE and the Prince George's County Soil Conservation District (SCD), with the approval of the concept Grading, Erosion, and Sediment Control Plan (CSC 31-18-01), approved August 29, 2022, and the environmental site development Grading, Erosion, and Sediment Control Plan (SSC 31-18), approved June 27, 2023. The analysis of the 22 trees requested for removal is as follows:

Specimen Trees ST-7, ST-98, and ST-153 are in poor to good health and have poor to medium tolerance to construction damage. The three trees are in areas planned as environmental site design stormwater facilities, stormwater easements, and storm drain outfalls. Specimen Trees ST-54, ST-57, ST-58, ST-104, ST-107, ST-115, ST-156, ST-164, ST-165, ST-222, ST-223, ST-227, ST-282, ST-283, and ST-305 are in poor to good health, with 10 species having a poor construction tolerance.

All 15 trees are within the proposed limits of disturbance, required to establish elevations for necessary infrastructure and some overlap onto the future Phase II areas. Specimen Trees ST-132, ST-145, and ST-146 are in poor to good health with a poor to medium construction tolerance. The three trees are all within a proposed sewer easement that is a necessary utility connection for this development.

Environmental Planning staff agree with the subject SDP application that the site presents special hardship due to the amount of specimen trees present and the REF of the site; recommends the retention of 23 additional specimen trees; and supports the removal of 22 additional specimen trees, with the development of Phase I, as consistent with the previously approved and modified specimen tree removals supported through this application.

Regulated Environmental Features

There is PMA, comprised of REF, which includes streams and associated buffers, 100-year floodplain, steep slopes, and wetlands with their associated buffers. Under Section 27-528(a)(5) of the prior Zoning Ordinance, the plan shall demonstrate the

preservation and/or restoration of the REF in a natural state to the fullest extent possible.

When a property is located within the Patuxent River watershed, certain designated features comprise the Patuxent River PMA preservation area. The version of Section 24-130(b)(5), effective simultaneously with the WCO, required that the plat shall demonstrate adequate protection to assure that the PMA preservation area is preserved in a natural state to the fullest extent possible. All disturbances not essential to the development of the site as a whole are prohibited within the PMA.

The development proposed impacts to the PMA, which were reviewed and approved by the Planning Board with 4-06075 and SDP-1705. The development proposed with the subject SDP application is reliant on the prior PMA impact approvals. Alterations to the previously approved PMA impacts are proposed with this SDP for changes to the location of stormwater outfalls, water and sewer utility connections, and final engineering for road construction.

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

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the REF. SWM outfalls may also be considered necessary impacts if the site has been designed with the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings, where reasonable alternatives exist.

The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

Impacts for Stormwater Outfalls: Impacts for stormwater outfalls are identified as areas 2, 4, 12, 15, 17-21, 23, 24 and 27. Impact area 15 includes a portion of a sewer connection. Impact area 4 was reduced from the SDP-1705 approval. Impact areas 2, 12, 15, 17-21, 23, and 24 showed an increase to the previous approvals. Impact area 27 is a revised location. The overall total of 2.20 acres of PMA impacts for the final design of stormwater outfalls is necessary to meet best management practices for discharging water back into the stream while limiting erosion at the discharge points. The development shown on this SDP obtained preliminary approval from both DPIE and the SCD.

Impacts for Utility connections and Pedestrian Trail: Impacts for water and sewer utility and trail connections are identified as areas 5-8, 11, 13, 14, and 16. Impacts 5 and 11 are for modifications to the pedestrian trail system, and the remaining are for alterations to the water and sewer connections. The overall total

of 2.75 acres of PMA impacts for utility connections and for alignment of the pedestrian trails are necessary for development. In review of the water and sewer connections, the Washington Suburban Sanitary Commission (WSSC) required waterlines to loop where necessary to provide reliability and pressure to serve the development, and the sewer connections were realigned to provide better service and to avoid the RTE habitats and wetlands. The pedestrian trails were collocated along the utility crossings to reduce fragmentation and impacts.

Impacts for Public Roads and Stream Diversions: Impacts 1, 3, and 22 are for proposed road crossings providing access to the residential development. Impact 1 is for the stream crossing to construct Leeland Forest Road. Impacts 3 and 22 are for the stream crossing and construction of Leeland Knoll Parkway. PPS 4-06075 originally approved impacts to construct the roads to access the residential subdivision, and SDP-1705 approved alterations to the impacts to the REF. SDP-1705-02 proposes modification to the impact areas, which are required by DPIE and SCD, in order to construct the roads. Revisions to Impacts 1 and 3 include the expansion of culverts, the addition of an access road, clearing for compensatory floodplain storage, and a temporary stream diversion for culvert installation. The three areas total 4.04 acres of impact. The areas of the stream diversions will be restored, stabilized, and reforested where possible.

Impacts for improvements to Leeland Road: Impacts 9 and 10 are for improvements to Leeland Road. Impact 9 is for the relocation of Leeland Road, replacing the existing Oak Grove Road. This master plan alignment is necessary to provide a significant east-west connection. Changes to Impact 10 were the result of final engineering approvals to bring the roadway up to current standards. The upgrades to Leeland Road are necessary to fully implement the master-planned roadway.

The proposed PMA impacts for stormwater outfalls, utilities, pedestrian trails, and road crossings are considered necessary to the orderly development of the subject property. These impacts cannot be avoided because they are required by other provisions of the County and State codes. The plan shows the preservation, restoration, and enhancement of the remaining areas of PMA.

Rare, threatened and endangered species habitat management program: During the review of CDP-0506 for Locust Hill and neighboring CDP-0505 for Willowbrook (now National Capital Business Park), EPS staff conducted an extensive review of the site regarding RTE species. In a letter dated September 6, 2006, the Maryland Department of Natural Resources, Natural Heritage Program, noted that RTE species are known to occur on this property. The letter specifically addressed three fish species identified as the state-listed endangered Stripeback darter (*Percina notogramma*), the state-listed threatened American brook lamprey (*Lampetra appendix*), and the state-listed threatened glassy darter (*Etheostoma vitreum*). On the site, east of the railroad tracks, within the property to be dedicated to M-NCPPC, one RTE plant species was identified, Coville's phacelia (*Phacelia covillei*), which is listed as endangered by the State of Maryland and is globally rare. These, along with several other RTE plant species, have been identified in Collington Branch of the Western Branch watershed in the Patuxent River basin, which runs north-south along the eastern portion of the

subject site. Of note, the stripeback darter's distribution in Maryland is limited to Western Branch, a waterway ranked eighth out of 84 watersheds in Maryland with respect to aquatic biological diversity and priority for conservation. Preservation and protection of the biological integrity of the Western Branch is critical to the continued sustainability of this diverse and sensitive community of fish and plant species.

Conditions of approval regarding preservation and protection of the on-site habitat are contained in Resolution 06-274 for CDP-0506. This includes the expansion of the PMA for all streams and wetlands, additional SWM techniques, enhanced sediment and erosion control mechanisms, and the development of a Habitat Protection and Management Program.

A "Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George's County" (March 30, 2007) was prepared by McCarthy & Associates, Inc., in consultation with the EPS and the Maryland Department of Natural Resources, Natural Heritage Program. The program addressed baseline monitoring of the site prior to the commencement of construction; monitoring of hydrology, sediment, and protective mechanisms during construction; and long-term monitoring of the sensitive species habitat after construction, to assess the success of the mechanism proposed. The program included, but was not limited to, hydrologic monitoring for a minimum of one year, prior to issuance of the first grading permit, to establish a baseline of data during construction and post-construction for the following elements: water quality, benthic macroinvertebrate, hydrologic flow, and sedimentation. Also included was monitoring during construction for the following: sediment and erosion control measures, SWM controls, special protection measures for RTE species habitat, and monitoring of the RTE species during and post construction.

With the review of the neighboring case SDP-1603 (Willowbrook), a "Review Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George's County" (November 11, 2016) was prepared by Wetland Studies and Solutions, Inc. (WSSI) and approved by the Planning Board, fulfilling all prior conditions.

The following note was added to SDP-1705 and associated TCPII prior to certification: "Development of this site is subject to a Habitat Protection and Management Program for the long-term protection and assessment of the rare, threatened and endangered species habitat on this site. The plan was prepared by McCarthy and Associates, Inc. (March 30, 2007) and revised by Wetland Studies and Solutions, Inc. (WSSI), November 11, 2016, to include both the Locust Hill and Willowbrook development. Prior to the issuance of the first grading permit, a minimum of one year of hydrologic monitoring data shall be submitted to establish a baseline for evaluation impacts to the RTE habitat resulting from construction activities and post-development."

For the subject SDP application and TCPII-027-2015-02, since the Willowbrook development was changed to National Capital Business Park (A-9968-03, CDP-0505-02, 4-21056, SDP-1603-03, SDP-1603-04, SDP-2201, SDP-2202, and SDP-2206), prior to certification, the note shall be updated to include National

Capital Business Park development. First year joint monitoring has started with the grading on the National Capital Business Parks site. During construction, monitoring will continue with the Locust Hill project, and post-construction monitoring is required for five years.

While the applicant has provided information regarding monitoring, per the Habitat Protection and Management Program established for the project, there is concern about the longer term and post-construction monitoring requirements. A bond is necessary to ensure the monitoring, and any corrective action indicated by the monitoring, is completed. The applicant shall post a monitoring bond with DPIE, prior to issuance of the fine-grading permit.

Stormwater Management

An approved SWM Concept Plan, 4211-2014-02, and associated approval letter was submitted, which shows the use of bioretention facilities and submerged gravel wetlands. The design of the infrastructure started with CDP-0506 and PPS 4-06075. Further changes to the road network and associated infrastructure were approved with SDP-1705. Since those reviews, the stormwater and sediment control regulations have changed, and the applicant continued to pursue final engineering of the development, working with DPIE and the SCD. This development will be subject to a site development fine-grading permit and continuing reviews by DPIE and the SCD. Any changes to the stormwater or erosion and sediment control plans must be reflected on the TCPII, prior to permit.

Soils

According to the Prince George's County soil survey, the principal soils on the site are in the following soil series: Adelphia-Holmdel, Annapolis fine, Cristiana-Downer complex, Collington-Wist, Croom-Howell-Collington complexes, Dodon, Marr-Dodon, Russett-Christiana complex, and Widewater and Issue.

A geotechnical report, titled "Report of Geotechnical Exploration, Locust Hill" prepared by Geo-Technology Associates, Inc., with the last revised date of June 3, 2021, has been submitted for review. The report has verified Marlboro Clay is present on-site.

The slope stability analysis has indicated the slope stability for the existing and proposed conditions to meet the minimum required factor of safety of 1.5. Grading in Marlboro Clay areas must not exceed 5H:1V without specific slope analyses. The geotechnical report shall be provided to DPIE for review and approval, at the time of grading permit submission.

Erosion and Sediment Control

The site is located within a Sediment Total Maximum Daily Load (TMDL) region, as established by the state. Watersheds within a TMDL for sediment will typically require erosion and sediment control measures above and beyond the standard treatments. With the RTE species located on-site, including fish located in the Collington Branch, redundant erosion and sediment control measures are also required for the protection of the RTE species. Additional information, as determined by DPIE and the SCD in their respective reviews for SWM, erosion, and sediment control, may be required.

The County requires the approval of an erosion and sediment control plan prior to issuance of a grading permit. The tree conservation plan must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the subject SDP application, the submittal of the erosion and sediment control plan associated with the subject SDP application is required.

- f. **Permits**—In a memorandum dated January 3, 2024 (Meneely to Huang), the Permit Review Section offered no comments on this application.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated January 8, 2024 (Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this report.
- h. **Prince George's County Department of Public Works and Transportation (DPW&T)**—In a memorandum dated December 8, 2023 (Quaiyum to Huang), DPW&T offered comments regarding the provision of traffic calming measures, information about minimum centerline radius for all residential roadways, and traffic signage at roadway intersections within the subject property. These comments can be implemented during the street grade establishment plans and/or fine grading permit plans under the directions of DPIE.
- i. **Prince George's County Health Department**—In a memorandum dated December 5, 2023 (Adepoju to Huang), the Health Department offered a health impact assessment of the proposed development and comments addressing potential construction activity impacts (noise and dust) extending into adjacent properties during construction.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
- k. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 7, 2023 (Madagu to Huang), WSSC noted that a proposed site development project was conceptually approved by WSSC (DA4593Z07), and an amendment/revision submittal will be required to reflect changes that are made to the existing WSSC project, DA4593Z07.
- m. **City of Bowie**—A portion of the subject property is located within one mile of the geographical boundary of the City of Bowie. The SDP application was referred to the City for review and comments on January 4, 2024. In a memorandum dated January 10, 2024 (Meinert to Huang), the City of Bowie indicated that the subject property is located approximately 4,000 feet outside the City limits along Leeland

Road. Therefore, the City has no comments as the proposal has no impact on the City.

- 17. Community Feedback**—As of the writing of this report, staff did not receive any inquiries regarding the subject SDP from the community.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1705-02 and Type II Tree Conservation Plan TCPII-027-2015-02 for Locust Hill – Phase I, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors and/or assignees shall:
 - a. In General Notes:
 - (1) Revise Note 5 to reflect the total parcel number.
 - (2) Revise Note 10 to reflect the total number of existing parcels for the subject property.
 - (3) Add a note indicating the lot number of high visible lots for single-family attached units and that all highly visible side elevations for such units shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.
 - b. Note on the plans the total square footage of the community building (clubhouse).
 - c. Revise the Vehicular Parking Schedule:
 - (1) Update the total parking number for single-family attached units.
 - (2) Update the total square footage of the community building (clubhouse) and associated information.
 - (3) Differentiate the total number of handicap-accessible and handicap van-accessible parking spaces for the community building (clubhouse) as well as on-street parking spaces for single-family attached units.
 - (4) Explore opportunities of providing Americans with Disabilities Act parking spaces for future users of Central Park.
 - d. Regarding bike racks:
 - (1) Label the proposed four locations of bike racks on the plans, specifically at all community and gathering areas, with a minimum of three bicycle racks at each location.

- (2) If the total number of bike racks changes, update such information on the coversheet.
 - (3) Provide details of bike racks to show inverted U-style racks or a similar model that provide two points of contact for a parked bicycle.
- e. Display a 5-foot-wide sidewalk and a 5-foot-wide bicycle lane along the property's frontage of Church Road, unless modified by the operating agency with written correspondence.
- f. Note the number of crosswalks proposed for this development, unless modified by the operating agency with written correspondence.
- g. Provide details of crosswalks proposed for this development.
- h. Regarding recreational/communal amenities:
 - (1) Update the number of the proposed cluster mailboxes to reflect what is shown on the plans.
 - (2) Label the location of the provided trash receptacles and note the number on the plans.
 - (3) Add dog waste stations around the community center (clubhouse) and coordinate with the Prince George's County Planning Department, Urban Design Section, to determine the location and quantity of these stations.
 - (4) Demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met for the proposed playground and tot lot.
 - (5) Demonstrate that the proposed playground and tot lot equipment meets the requirements of the Americans with Disabilities Act.
 - (6) Clarify if this specific design plan includes the number 7 picnic table, shown on Sheet LS-076.
 - (7) Show the height of the stage of the amphitheater from the concrete sidewalk
 - (8) Add surface details of the proposed tot lot to the plans.
 - (9) Revise plans to ensure amenities proposed for this specific design plan to be consistently shown on the plans throughout the entire submittal.
 - (10) Update information regarding where amenity details for this development can be found throughout the entire submittal.
- i. Add a note to the specific design plan, indicating that portions of all existing roads that cross through the parcel containing the future active park, shall be formally abandoned and any interest in this abandoned right-of-way shall be conveyed to

The Maryland-National Capital Park and Planning Commission, prior to the 301st building permit.

- j. Add a note to the specific design plan indicating that, prior to either the 414th Building Permit or 75 percent of the total building permits within the Locust Hill Development, whichever comes first, the applicant shall provide two junior soccer fields, one pre-teen playground, one picnic shelter, and 60 parking spaces, in the area to be used as an active park.
- k. Add the total based finished area of three home models to the coversheet of the submittal.
- l. Regarding the landscape plans:
 - (1) Update the correct associated sheets with details for Schedule 4.6-1.
 - (2) Label the linear feet of the buffer strip and the installation of fences on the plans for Schedule 4.7-1b.
 - (3) Add a note to the plan requiring the removal of invasive species, in accordance with Section 1.5, Certification of Installation of Plant Materials, of the 2010 *Prince George's County Landscape Manual*.
 - (4) Revise the landscape plans and update information contained in various schedules that are associated with approval of the alternative compliance request.
 - (5) Revise the landscape plans to reflect the shade trees within the landscape island, internal to Eastern Meadowlark Way.
 - (6) Revise the Street Tree Overall Plant Schedule, demonstrating that the size of the proposed 61 street trees is larger than the minimum requirement, which is 2.5–3-inch caliper in size.
 - (7) Revise Schedule 4.9-1, Sustainable Landscaping Requirements, to update the total number of trees provided for this development, as necessary.
- m. Regarding architectural elevations:
 - (1) Label the finishing treatment of any exposed concrete on the side elevations of single-family attached units that are not considered highly visible.
 - (2) Clearly label building façade materials on the elevations of the proposed community building (clubhouse).
 - (3) Add a masonry, brick or stone tracking chart to the coversheet with a note, indicating that at least sixty percent of the front façade of each building stick containing single-family attached carriage houses be constructed of brick, stone, cementitious siding (e.g. hardiplank), or stucco (excluding gables, bay

windows, trim, and doors). Revise architectural elevations of the proposed carriage models and label building materials on the elevations if necessary.

- (4) Add a note to the coversheet, indicating the total based finished area of the three home models, respectively.
 - (5) Add the following statement regarding the uses of green building design approaches and products for this specific design plan to the coversheet: "In conformance with Condition 12 of CDP-0506, this SDP shall utilize green building techniques and alternative energy sources, including the use of engineered wood products for the proposed residential dwelling units and low impact development techniques and environmental site design in handling stormwater runoff."
- n. Revise the tree canopy coverage schedule to be consistent with the total number of plant materials in Schedule 4.9-1 and the woodland conservation worksheet on the Type II tree conservation plan.
 - o. Revise the recreational facilities agreement (RFA) to incorporate the construction of the portion of the Collington Branch master plan trail on Parcel P.
 - p. Perform a field-run survey to accurately establish the boundaries of the existing easement and existing driveway to Parcel 6 on the plans. Based upon the surveyed locations of each, revise the location of the proposed 30-foot-wide access easement for Parcel 6. The proposed easement shall be entirely located on the subject property, and not be located in any part on Parcel A5 (Plat Book ME 263 plat 36).
 - q. Revise the lotting pattern to delineate a new Parcel S, to include the existing 20-foot-wide ingress-egress easement and the proposed 30-foot-wide access easement for abutting Parcel 6, with adequate frontage on Leeland Road to provide access to Parcel 6. Parcel S shall be designated to be retained by the applicant or conveyed to the homeowners association.
 - r. Revise the alignment of the proposed driveway extension for Parcel 6 to be within the re-aligned 30-foot-wide access easement.
 - s. Delineate a new Parcel T (approximately 3 acres) to the east of new Parcel S. Label Parcel T to be conveyed to The Maryland-National Capital Park and Planning Commission.
 - t. Delineate a new Parcel U (approximately 0.38 acre) from the triangular piece of residue tract between the realigned Leeland Road and Parcel A5. Label Parcel U to be conveyed to The Maryland-National Capital Park and Planning Commission.
 - u. Update all labels, tables, and general notes, as required, to reflect the revised lot configuration.
 - v. Revise the label for existing Oak Grove Road and Leeland Road rights-of-way on all sheets to remove reference to 'prescriptive easement' and instead label as a 'prescriptive right-of-way'.

2. Prior to certification, the Type II tree conservation plan shall be revised as follows:
 - a. Add the forest conservation reporting table.
 - b. Remove the soils lines and labels from the plan set.
 - c. Add the woodland conservation table to Sheet TCPII-017 and fix the table on Sheet TCPII-044 so the columns line up.
 - d. Add the proposed utility lines to the plans.
 - e. Update the general notes and the standard Type II tree conservation notes to reflect the subject application.
 - f. Update Note 20 on Sheet TCPII-001 to add the National Capital Business Park project.
 - g. Remove the use of landscape credit area LA 8 0.32 acre from the plan and worksheet and adjust the woodland conservation tables accordingly.
 - h. On Sheet TCPII-001, update Note 5 to correct the date on the approval letter of the floodplain study to February 8, 2022.
 - i. Have the revised plan signed and dated by the qualified professional preparing the plan.
3. Prior to the certification of the Type II tree conservation plan for this site, if changes are required to the recorded woodland conservation easement, documents for the revised woodland conservation easement shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Prince George's County Office of Land Records for recordation. The following note shall be added to the standard Type II tree conservation plan 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 48305 in folio 214, saving and excepting the partial vacation of the easement recorded in the Prince George's County Land Record at Liber ____ in folio _____. Revisions to this TCPII may require a revision to the recorded easement."
4. Prior to certification of the specific design plan, a revision to Natural Resources Inventory, NRI-047-06-04, must be approved to reflect the current floodplain delineation.
5. Prior to issuance of the fine grading permit, the applicant shall post a rare, threatened, and endangered species monitoring bond with the Prince George's County Department of Inspections and Enforcement, in accordance with the Habitat Protection and Management Program, as approved by the Prince George's County Department of Natural Resources.

6. Prior to certification of the specific design plan, the applicant shall submit the draft final sediment control plan associated with the subject specific design plan application.
7. Prior to construction of the proposed trails, the applicant shall obtain final approval of detailed construction drawings from the Prince George's County Department of Parks and Recreation (DPR). Any changes to these trails shall be coordinated with DPR or the operating agency for approval.
8. Prior to approval of a final plat for Parcels R-U:
 - a. The final plat shall reflect Parcel S to be retained by the owner or to be conveyed to the homeowners association. Parcel S may, at the time of final plat or thereafter, be conveyed to the owners of Parcel 6 or to The Maryland-National Capital Park and Planning Commission, with their respective consent.
 - b. A draft document for the proposed 30-foot-wide access easement to Parcel 6 shall be submitted to the Prince George's County Planning Department, Development Review Division, for review prior to its execution.
9. The applicant and the applicant's heirs, successors and/or assignees shall formally abandon the prescriptive rights-of-way of Oak Grove Road and Leeland Road once the new re-aligned Leeland Road is constructed and open to traffic.