



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan Dobson Farms Phase 1

SDP-2502

REQUEST	STAFF RECOMMENDATION
Development of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Specific Design Plan SDP-2502• APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0069

Location: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway).

Gross Acreage: 581.06

Phase 1 Gross Acreage: 172.96

Zone: LCD

Prior Zone R-S

Reviewed per Prior Zoning Ordinance: Section 27-1704(g)

Dwelling Units: 453

Gross Floor Area: N/A

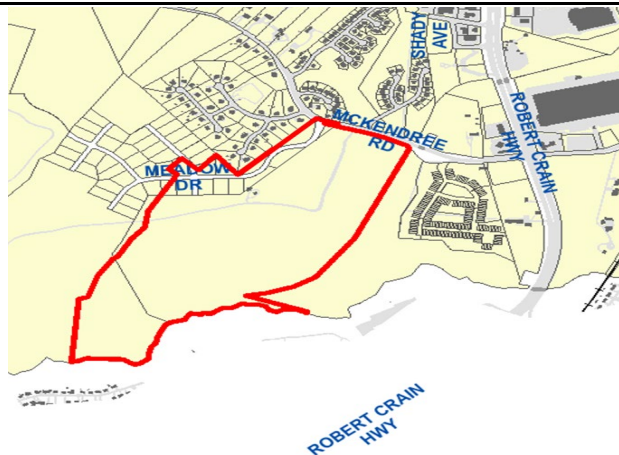
Planning Area: 85A

Council District: 09

Municipality: N/A

Applicant/Address:
D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037

Staff Reviewer: Meng Sun
Phone Number: 301-952-3994
Email: Meng.Sun@ppd.mncppc.org



Planning Board Date:	01/08/2026
Planning Board Action Limit:	01/14/2026
Staff Report Date:	12/23/2025
Date Accepted:	10/21/2025
Informational Mailing:	03/12/2025
Acceptance Mailing:	09/29/2025
Sign Posting Deadline:	12/09/2025

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

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

Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION.....	3
FINDINGS.....	4
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	5
4. Surrounding Uses.....	5
5. Previous Approvals.....	5
6. Design Features.....	6
COMPLIANCE WITH EVALUATION CRITERIA.....	11
7. Zoning Map Amendment (Basic Plan) A-10059-C:.....	11
8. Prince George's County Zoning Ordinance.....	12
9. Comprehensive Design Plan CDP-22002.....	20
10. Preliminary Plan of Subdivision 4-24014.....	22
11. Certificate of Adequacy ADQ-2024-020:.....	26
12. Specific Design Plan SDP-2303.....	27
13. Specific Design Plan SDP-2503.....	27
14. 2010 Prince George's County Landscape Manual.....	27
15. 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.....	27
16. Prince George's County Tree Canopy Coverage Ordinance.....	28
17. Referral Comments.....	28
18. Community feedback:.....	37
RECOMMENDATION	37

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2502
Type 2 Tree Conservation Plan TCP2-2025-0069
Dobson Farms Phase 1

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

EVALUATION

This property is located within the Legacy Comprehensive Design (LCD) Zone. Pursuant to Section 27-4205(c)(3) of the Prince George's County Zoning Ordinance, development within the LCD Zone shall comply with the applicable approved basic plan, comprehensive design plan, and specific design plan, and with the procedures and standards applicable in the zone in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700 of the Zoning Ordinance, Transitional Provisions. Section 27-1704(g) of the Zoning Ordinance states that property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of this Ordinance (prior Zoning Ordinance). Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Suburban Development (R-S) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this SDP:

- a. Zoning Map Amendment (Basic Plan) A-10059-C;
- b. The regulations of the prior Prince George's County Zoning Ordinance in the Residential Suburban Development (R-S) Zone;
- c. Comprehensive Design Plan CDP-22002;
- d. Preliminary Plan of Subdivision 4-24014;
- e. Certificate of Adequacy ADQ-2024-001;
- f. Specific Design Plan SDP-2303;
- g. Specific Design Plan SDP-2503;
- h. 2010 *Prince George's County Landscape Manual*;

- i. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- j. The Prince George's County Tree Canopy Coverage Ordinance;
- k. Referral comments; and
- l. Community feedback.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** This application requests approval of development of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units for Phase 1 of the Dobson Farms development.
2. **Development Data Summary:**

	EXISTING	APPROVED WITH CDP-22002	EVALUATED (Phase 1)
Zones	LCD	R-S (prior)	R-S (prior)
Use	Vacant	Single-family detached and attached dwelling units	Single-family detached and attached dwelling units
Gross Total Acreage	581.06	581.06	172.96
Total Dwelling Units	0	Up to 1,106	453
Single-Family Attached	0	Up to 387 (approx. 35% of the total)	276
Single-Family Detached	0	Up to 719 (approx. 65% of total)	177

Parking Data (Per Section 27-568(a) of the prior Prince George's County Zoning Ordinance)

Parking	Required	Provided
Single-family attached at 2.04 spaces x 276 units	564	948
Single-family detached at 2 spaces x 177 units	354	708
On-street parking	0	121
Clubhouse Parking	52*	66
TOTAL	970	1,843

Notes: *Clubhouse Parking requirement per Section 27-568

Lifeguard Office (102 square feet / 1 seats) 1 sp / 250 square feet = 1 Space

Fitness Room (970 square feet / 18 occupants) 1sp / 7 occup. = 3 Spaces

Yoga / Fitness Room (376 square feet / 8 occupants) 1sp / 7 occup. = 2 Spaces
 Game / Club Room (1,200 square feet) 1 sp / 80 square feet = 2 Spaces
 Swimming Pool (200 occupants) 1 sp / 7 occup. = 29 Spaces
 HOA Office (130 square feet) 1 sp / 250 square feet = 1 Space
 Business Center (160 square feet) 1 sp / 250 square feet = 1 Space

Bicycle Spaces

This specific design plan (SDP) includes six bicycle parking locations adjacent to the recreation facilities. Each location includes two inverted U-shaped bicycle racks, and each rack holds two bikes, for a total of 24 bike parking spaces, supporting a multimodal system of service.

3. **Location:** The overall Dobson Farms development is located on the south side of McKendree Road, west of its intersection with MD 5/US 301 (Branch Avenue/Robert Crain Highway) and bordering Charles County. The subject property is in Planning Area 85A and Council District 9. Phase 1 comprises the eastern portion of the overall site, encompassing approximately 172.96 acres situated south of McKendree Road.
4. **Surrounding Uses:** The overall Dobson Farms site is bounded to the north and west by the mostly vacant land and single-family detached homes in the Agriculture-Residential (AR) Zone (formerly the Residential-Agricultural (R-A) Zone). To the east is land currently under development in the Residential Single-Family-Attached (RSF-A) Zone (formerly the Townhouse (R-T) Zone). To south is Mattawoman Creek, and beyond is land and residential uses in Charles County. Phase 1 comprises the eastern portion of the overall site.
5. **Previous Approvals:** The following applications were previously approved for the subject property:

In 1968, the Prince George's County District Council approved Special Exception SE-1719, for expansion of the golf course and construction of ponds on the property.

In 1969, the District Council approved SE-2004, to permit a golf course, a country club, and a concession stand on the property.

In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel, for five years, on a tract of 102 acres on the property.

In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres, for three years, on the property.

In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

The subject property was rezoned from the R-A and Residential-Estate (R-E) Zones to the Residential Suburban Development (R-S) Zone through Zoning Map Amendment (Basic Plan) A-10059-C, approved by the District Council (Zoning Ordinance No. 8-2022) on

October 17, 2022. This resulted in an approved residential dwelling unit range of up to 1,106 dwelling units, subject to 5 conditions.

On January 22, 2024, the District Council approved Comprehensive Design Plan CDP-22002 for Dobson Farms. The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions and 1 consideration.

On June 21, 2024, the Prince George's County Planning Board approved SDP-2303 (PGCPB Resolution No. 2024-051), which proposed infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management (SWM) facilities.

On July 9, 2025, the Planning Director approved Certificate of Adequacy ADQ-2024-020, subject to nine conditions. This ADQ is valid for 12 years from the date of approval of the associated preliminary plan of subdivision (PPS), subject to the additional expiration provisions of Section 24-4503(c) of the Prince George's County Subdivision Regulations.

On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB Resolution No. 2025-059), for 1,024 lots and 140 parcels for residential development.

On October 9, 2025, the Planning Board approved SDP-2503 (PGCPB Resolution No. 2025-097) for an umbrella architecture package of 9 single-family attached home models and 19 single-family detached home models for the Dobson Farms subdivision.

6. **Design Features:** This SDP application is for Phase 1 of the Dobson Farms development, which includes 177 single-family detached and 276 single-family attached residential dwelling units, as well as multiple recreation facilities. The single-family attached (townhouse) units are located at the eastern portion of Phase 1, and the single-family detached units are located at the western portion of Phase 1. The Phase 1 development includes three vehicular access points along the site's frontage of McKendree Road. Within the Phase 1 development, public and private roads form the primary vehicular circulation of the site. While public roads provide access to 177 single-family detached units, private roads and alleys provide access to 276 single-family attached units. The provision of crosswalks, master plan trails, 5-foot-wide sidewalks on both sides of roads, and a 10-foot-wide shared-use path form the pedestrian circulation for the site.

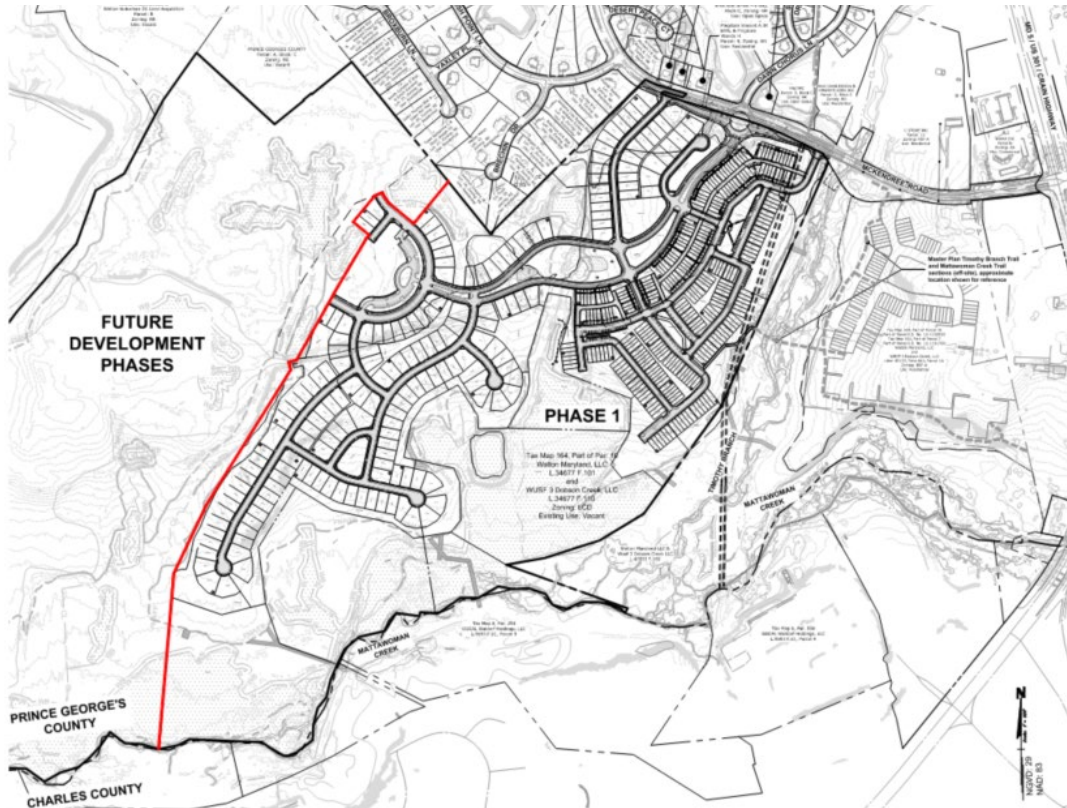


Figure 1: Specific Design Plan

Architecture

The umbrella architecture package for residential dwelling units has been approved via SDP-2503 by the Planning Board, on October 9, 2025. The subject application includes an architecture package for the clubhouse building. The design reflects a modern interpretation of traditional residential architecture, combining stone masonry with clean lines and large windows. The elevation of the clubhouse is designed with a mixture of materials in different colors and textures, as well as architectural elements, such as central gable feature along the roof line, tall vertical windows, fenestration, stone veneer, horizontal siding, and wooden pergola. The design of the clubhouse is compatible with approved umbrella architecture of single-family houses in the development.

Recreational Facilities

Approximately 10 acres of on-site recreational facilities, trails, and 28 acres of open space land were approved by the District Council with CDP-22002, as public benefit features, to satisfy the density increment requirements of the prior Zoning Ordinance. The trails will include approximately 14,000 linear feet of master plan trail along the Mattawoman watershed, of which 5,585 linear feet of trail is within Phase 1. Based on the approved PPS 4-24014, the provision of mandatory dedication of parkland will be met through the dedication of approximately 141.35 acres of parkland and provision of on-site master-planned trail. The on-site recreation facilities provided are not to meet the mandatory dedication of parkland requirements. Therefore, a condition is included herein to remove the value of facilities calculation on Sheet 30 of the landscape plan.

The master-planned trail alignment for the overall development is shown on the submitted circulation exhibit. The portion of the trail in Phase 1 is depicted as a 10-foot-wide shared-use path along the internal roadways, and a 10-foot-wide trail within open space areas on the SDP. Trail details are provided on Sheet 25 of the SDP, in accordance with the standards outlined in the *Parks and Recreation Facilities Design Guidelines*.

In addition to the master-planned trail, the landscape plan includes a diagram for all recreation facility locations within Phase 1, and a separate diagram demonstrates conceptual recreation locations for the entire property, to be implemented with future phases. A tabulation of the recreation facilities and their approximate cost estimates is included with the landscape plan and each facility has its own sheet of labeled plan view and site elements. Facilities proposed within Phase 1 include a clubhouse complex in Parcel L2, including the clubhouse building and outdoor sport fields; a sensory garden in Parcel S3; a picnic area with grills and picnic tables in Parcel Q; a dog park with pet fountains and pet waste receptacles in Parcel 12; a trailhead pocket park with wayfinding signage in Parcel F; two village green areas with picnic tables in Parcels E1 and A2; and a playground in Parcel C, with an open lawn and shade structure. Pedestrian paths, benches, trash receptacles, and bike racks are provided at the above-mentioned recreation areas. The overall area of recreation facilities for the development is approved for approximately 10 acres of land. However, the acreage proposed within Phase 1 is not labeled, which is conditioned herein to be provided. In addition, the entry features with signage are not recreation facilities, which are condition herein to be removed from the recreation chart on Sheet 30 of the landscape plan. Another condition is included herein to rename Sheets 40 and 41 of the landscape plan as signage details, rather than recreation details.

Signage

The SDP includes 19 freestanding signs comprised of 3 types, namely entry sign A, B, and C. Signs A and B share a similar design featuring a stacked stone veneer base, powder-coated steel panels with lettering, and a limestone cap. Sign A serves as the primary entry sign and is larger and longer than Sign B. Sign A will be illuminated with ground-mounted lighting, and landscaping will be provided at the base of both signs. Sign C functions as a smaller secondary signage, consisting of a single-entry column finished with stacked stone veneer and powder-coated steel lettering. At the main entrance area where McKendree Road and Mattawoman Creek Parkway intersect, main entry Sign A and entry Sign B are located on the east and west side of the main vehicular entrance to the site along McKendree Road and are 10 feet behind the street line. At the northern site entrance area, another entry Sign B is located on the east side of entrance to the site along McKendree Road and is 10 feet behind the street line. Entry Sign C is in multiple locations throughout Phase 1, including one sign at the site entrance in the median of Mattawoman Creek Parkway; 16 signs along the main entry way Mattawoman Creek Parkway, towards the clubhouse; and 2 signs along Mattawoman Creek Parkway, in front of the entrance area of the clubhouse.

In accordance with Section 27-614(f) of the prior Zoning Ordinance, in the comprehensive design zones, the design standards for all freestanding on-site signs shall be determined by the Planning Board for each individual development at the time of SDP review. Since the subject application is a residential development, staff have evaluated the signage with the regulation for gateway signs identifying a residential subdivision in any residential zone, in accordance with Section 27-624 of the prior Zoning Ordinance. The sign type dimensions provided are as follows:

	Sign A	Sign B	Sign C
Lettering area	12 square feet	Approx. 10 square feet	Approx. 4.2 square feet
Height	5.6 feet	4.25 feet	5.59 feet
Length	Approx. 25.5 feet	10.23 feet	3 feet

Staff find the sign lettering area is no more than 12 square feet, and the height is less than 6 feet. Signs at the entrance to the residential subdivision are set back from the roadway, which is consistent with the gateway sign regulation per Section 27-624. Staff find that the proposed signs are appropriate in size, type, and design, given the proposed location and the residential uses to be served, and are in keeping with the proposed development in Phase 1.

In addition, interpretative signage for Phase 1 is proposed in Parcel A5 for the wetland showcase area. Details are depicted on Sheet 42 of the landscape plan, in accordance with the standards outlined in the *Parks and Recreation Facilities Design Guidelines*. However, the location and amount of the interpretative signage is unclear. A condition is included herein to show the location and number of interpretive signage for the wetland showcase area in Parcel A5.

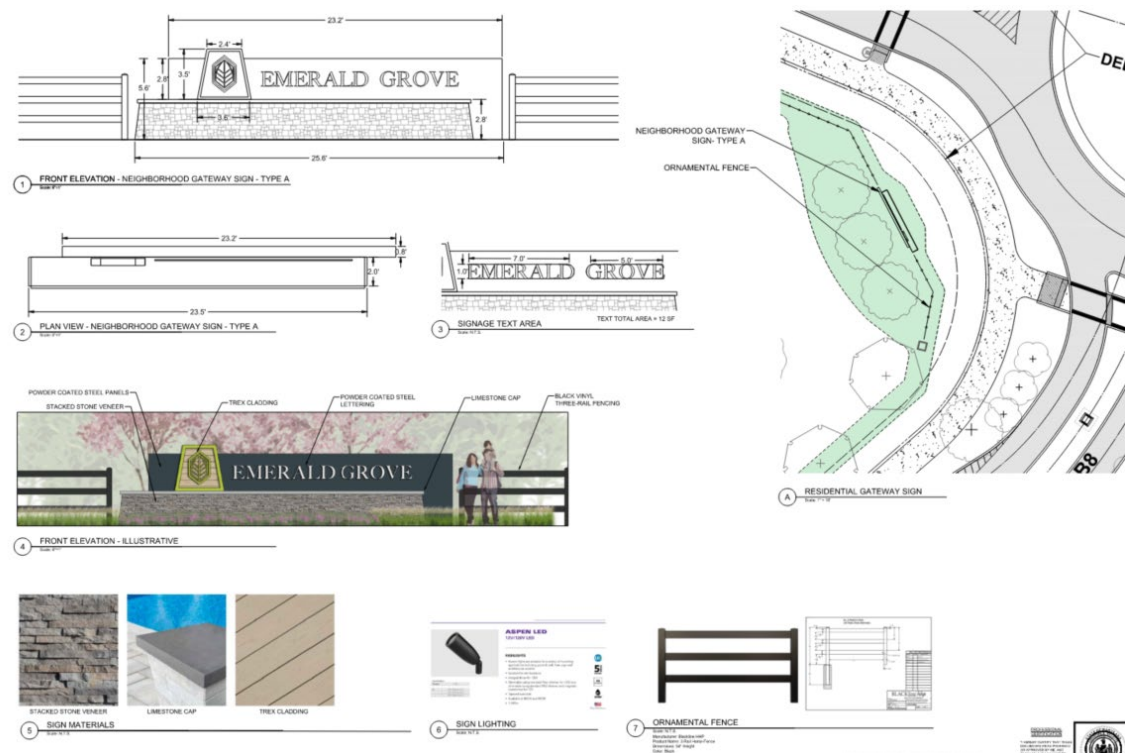


Figure 2: Entrance Sign Elevation (1)

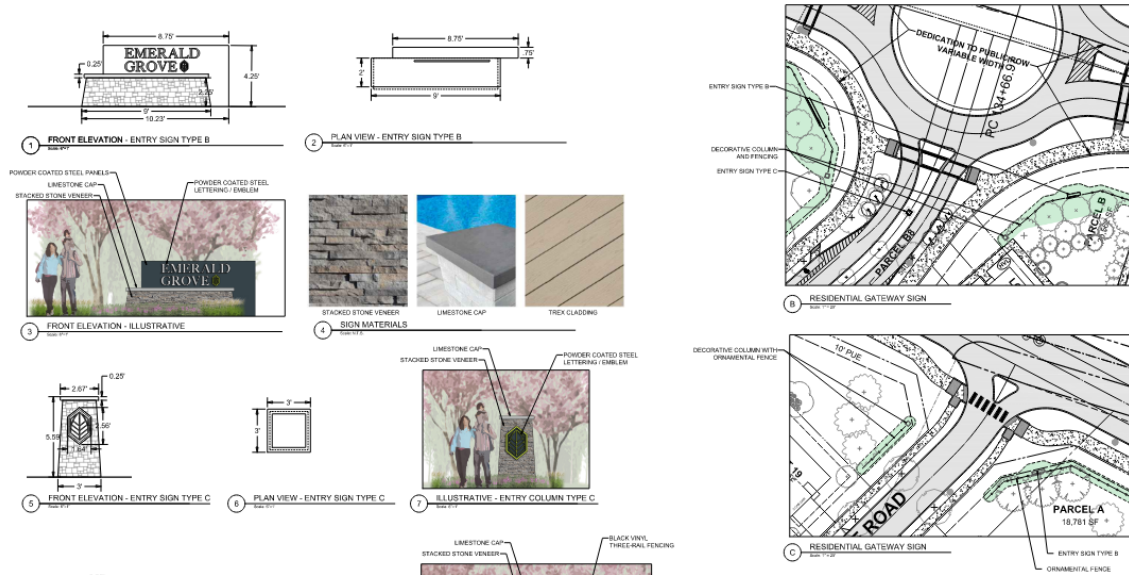


Figure 3: Entrance Sign Elevation (2)



Figure 4: Interpretive Sign Details

Lighting

Pole-mounted light fixtures are proposed along the private streets. The application includes a photometric plan featuring details of light fixtures, showing that the site's internal roadways are well-lit using full cut-off light-emitting diode (LED) fixtures. Conceptual light pole locations on public rights-of-way are shown on the SDP for informational purposes and will be subject to the requirements of the road operating agency.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10059-C:** Basic Plan A-10059-C was approved on October 17, 2022, to rezone approximately 581.06 acres of R-E and R-A zoned land to the LCD Zone, subject to five conditions. The following conditions of approval are relevant to this SDP:

At the appropriate stage of development:

1. **The Applicant shall provide a stream corridor assessment survey with a NRI plan review.**

An updated Natural Resources Inventory (NRI-001-2022-01) was approved, which included the required stream corridor assessment survey.

2. **The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April, 1 2022.**

The Type 2 tree conservation plan (TCP2) included in this application shows the entire woodland requirement being met on-site, using the prior woodland conservation threshold for the R-S Zone. The landscape plan includes a tree canopy coverage (TCC) chart, which indicates the TCC requirement is met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022, through on-site woodland conversation and existing trees (non-woodland conservation area), as well as landscape trees proposed on-site.

3. **The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

The Type 1 tree conservation plan (TCP1) certified with CDP-22002 shows new wetlands and enhanced existing wetlands. The TCP2 submitted with this application (SDP-2502) shows the locations of the required habitat enhancement areas within Phase 1 of the development.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

The TCP1 certified with CDP-22002 shows woodland enhancement areas focusing on habitat and biodiversity. The TCP2 submitted with this application (SDP-2502) shows these woodland understory enhancement areas being located in future phases. These habitat areas will be reviewed with future SDP phases.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

The applicant provided individual designs of each area with proposed grading, planting species, and protection measures. This is further discussed in Finding 17(e) below.

8. Prince George's County Zoning Ordinance: The subject SDP is in conformance with the applicable requirements of the prior Zoning Ordinance, as follows:

- a. This SDP is in conformance with the requirements of the R-S Zone, as stated in Subdivision 6 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family attached and detached dwellings are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.
- b. Section 27-480 of the prior Zoning Ordinance contains the following general development regulations for comprehensive design zones as they relate to this SDP:

(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.

The submitted plan includes a chart of development standards indicating the dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height, which were established with CDP-22002. The lotting pattern is consistent with the approved PPS 4-24014. The approved development standards with CDP-22002 are established as follows:

	SFA	SFD
Minimum Net Lot Area (square feet)	1,800	4,000
Minimum Front Yard Setback (feet)	15	15
Minimum Rear Yard Setback (feet)	15	15
Minimum Side Yard Setback (one side/total) (feet)	0	5/10
Minimum Lot Width at Street Line(feet)	20	40
Minimum Lot Width at Front BRL(feet)	20	40
Minimum Frontage at Cul-De-Sac(feet)	20	30
Minimum Space Between End Building(feet)	10	N/A
Maximum Principal Structure Building Height(feet)	40	40

Based on staff's review, the subject SDP meets all the development standards above. However, the chart shown on the SDP does not include the actual data provided to demonstrate conformance. A condition is included herein to add a "provided" column in the development standards chart on the coversheet to demonstrate conformance. Another condition is included herein to add a requirement for minimum space between end building in the development standards on the coversheet, to be consistent with the approved CDP-22002.

- (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 façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

This requirement has been met with the approval of SDP-2503, which included the architecture for this site. The approved plan for SDP-2503 Sheet 14 and submitted SDP-2502 Sheet 5 both includes a townhouse façade tracking chart. The approved SDP-2503 indicates a total of 346 townhouse units is included in the overall development and 208 units (60 percent) will have a full front façade constructed of brick, stone, or stucco. The submitted SDP-2502 for Phase 1 only indicates that a total of 276 townhouse units is included in the Phase 1 development and 166 units (60 percent) will have a full front façade 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 submitted plan includes no more than six townhouses per building group, which meets this requirement.

- (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 layout of the townhouse units meets this requirement. The requirement of minimum gross living space for a townhouse has been met with the approval of SDP-2503.

- c. Section 27-528 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 approved CDP-22002 as discussed in Finding 8(b) above and Finding 9 below, and is in conformance with the applicable requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as discussed in Finding 14 below. The SDP further conforms to the townhouse design guidelines in Section 27-274(a)(1)(B) and (a)(11) of the prior Zoning Ordinance, and with the townhouse regulations in Section 27-433(d) of the prior Zoning Ordinance, as discussed in Findings 8(d) and 8(e) below. The subject SDP is not in the L-A-C Zone; regulations related to the L-A-C zone do not apply.

- (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;**

This finding was made at the time of PPS 4-24014, with the accompanying approved Certificate of Adequacy ADQ-2024-020.

- (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 Site Development Concept Plan (14756-2023-SDC) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 2, 2024, and will expire on May 2, 2027. The approved plan 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**

The subject SDP is in conformance with TCP2-008-2024, which was approved with SDP-2303 on June 27, 2024, for development of infrastructure on the Dobson Farms site.

- (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 Planning Board approved 25 primary management area (PMA) impacts with SDP-2303 and four with PPS 4-24014. This SDP-2502 is limited to Phase 1 and is reliant on 12 PMA impacts previously approved with revisions to four of the impacts. The four impact revisions will result in a reduction of the PMA impacts of Phase 1, which demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Section 24-130(b)(5) of the prior Subdivision Regulations.

- d. Section 27-274(a) of the prior Zoning Ordinance contains design guidelines for townhouses, as follows:

- (1) General.**

- (B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.**

- (11) Townhouses and three-family dwellings.**

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions**

warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

The townhouses have been arranged in a clustered manner to reflect the shape and topography of the overall property in Phase 1. Sufficient open space with existing and proposed trees are included to separate rears of the front-loaded townhouses, alley ways are proposed to separate the rear-loaded townhouses. The subject application has an approved TCP2 which was approved at the Planning Board hearing on June 6, 2024 (TCP2-008-2024). The overall Dobson Farm application site contains 189 specimen trees. No additional specimen trees are requested for removal with this SDP. Single or small groups of existing trees are retained to the extent possible, within the proposed open space area.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

The site layout for townhouses is designed in an urban environment manner for front-loaded townhouses to front private rights-of-way and rear-loaded townhouse to front alleys while creating corners for open space. Two recreation areas with landscaping are in central locations of the townhouse area. The townhouses around the recreation areas are arranged to face the amenity, facilitating a courtyard design. No more than six townhouses per building group are included, and no groups of townhouses are arranged on curving streets that feature long, linear strips.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

The subject SDP application includes multiple locations of on-site recreational facilities, as discussed in Finding 6 above. Recreational facilities and open spaces are separated from dwelling units on-site with roadways and proposed landscaping. Units that face recreational facilities are adequately buffered through landscaping.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality**

guideline, creative or innovative product design may be utilized.

The approval of SDP-2503 includes a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials for the nine townhouse models. On the certified architecture plan for SDP-2503, General Note 34 on the coversheet states that “No two houses directly adjacent to each other or across the street from one another shall have the same elevation.” The submitted SDP-2502 shows the townhouses are offset two feet between each unit, and the roofline for each group of townhouses will vary due to the existing topography of the site. This requirement is met.

- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

No rears of townhouses are oriented towards public rights-of-way and parking lots. The submitted landscape plans show the rear yards of townhouse units are appropriately buffered from public rights-of-way and parking lots. All front façades of the proposed townhouses are facing private rights-of-way.

Lead walkways to the front of townhouse dwelling units are connected to shared common-use sidewalks proposed within the front yards of rear-loaded townhouse lots. The vehicular access to the rear-loaded townhouse dwelling units is provided via proposed private alleys. The applicant noted that providing a shared common-use sidewalk across the rear-loaded townhouse lots reduces the amount of impervious material required and creates an improved visual character along a major corridor of the community. Standard ingress/egress easements will be established with the homeowners association (HOA) on each lot at the time of home sale/contract, disclosure statements will be drafted and disclosed by the HOA attorney, and maintenance of the sidewalks will be provided by the HOA. Staff are in agreement with the layout and the justification. A condition is included herein to label common use easements over the above-mentioned sidewalks, indicating the sidewalks will be maintained by the HOA.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The submitted plans propose a 2-foot offset between units.

e. Section 27-433(d) also contains additional regulations for townhouses, as follows:

(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

This requirement will be addressed at the final plat stage, at which time all residential lots will be recorded on a record plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. 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, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

The SDP includes groups of townhouses between three to six units, with minimum 10-foot-wide open space between each group.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

The subject SDP is consistent with the design standards that were approved with CDP-22002, and provides a minimum lot width of 20 feet for townhouses. Within each group of townhouses, the unit width varies, and end units are wider than inner units.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

This requirement is met with the approval of SDP-2503.

- (5) **Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

This requirement was met with the approval of architecture with SDP-2503. The approved architecture plan shows that a minimum of two architectural features, such as multiple windows and brick veneer finishes are provided on each endwall. High visibility lots are identified on the subject SDP. High visibility elevations are provided for high visibility endwalls, which are included with the approval of SDP-2503, demonstrating additional endwall treatments consisting of architectural features in a balanced composition such as columns, rowlock course, and recessed entrances, and incorporated natural features such as brick veneer and stone.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

This requirement is met with the approval of SDP-2503. The approved architecture plan shows all above-grade foundation walls are finished with brick, brick veneer, vinyl siding, or stucco, which are compatible with the primary front façade design. No exposed foundation walls of unclad or unfinished concrete are included.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

A brick tracking schedule is included in the plan, to ensure that this requirement is met at the permitting stage.

- (8) **One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.**

This requirement is not applicable to the subject SDP application.

9. **Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the District Council on January 25, 2024, for a residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. The following conditions of approval are relevant to this SDP:

11. **Pursuant to density increments awarded, the applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines, to be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of specific design plan.**

On-site recreation facilities pursuant to density increments awarded are provided with this SDP application, as discussed in detail in Finding 6. The standards are in conformance with the *Parks and Recreation Facilities Design Guidelines*. This condition is met for Phase 1.

12. **At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

The sustainable site and green building techniques were approved with SDP-2503. A set of documents demonstrating green building techniques to be used in the development are included with this submittal. In addition to the approved green building techniques, the Phase 1 SDP has incorporated existing natural features in the site design, such as the wetland showcase area in Parcel A5, with interpretive signage, bird houses, insect hotels, and wetland microtopography techniques. Furthermore, the application proposes to retain at least 20 percent of existing pre-development natural vegetation.

The subject property has a Site Development Concept Plan, 14756-2023-SDC, which was approved by DPIE on May 2, 2024, and expires on May 2, 2027. The sustainable site techniques to be implemented with development of the Dobson Farms property include the strategies of Low Impact Development (LID), to fulfill regulatory stormwater management (SWM) designs to maintain and improve the water quality for the Mattawoman Creek habitat composing the entire southern portion of the property. This land area will be preserved through the tree conservation plan process, and dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC) as parkland, and selective areas will receive ecological enhancement planting efforts, as conditioned with Basic Plan A-10059-C.

13. **At the time of specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.**

The interpretive signage proposed within Phase 1 is within the wetland showcase area for educational purposes, not for the historic interpretive sign based on the archeological excavations. This condition will apply to a future phase of SDP since the area to receive the historic interpretive signage is located in the westernmost parcel of the property, in association with, but not impacted by, the proposed trail system. All appropriate design, coordination, and outreach will occur during the review of that later SDP phase.

- 14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.**

The 10-foot-wide shared-use path and master-planned trail throughout the Phase 1 site are shown on all plan sheets. The details for the shared-use path and master-planned trail, including along the frontage of McKendree Road, are included with the submitted SDP in accordance with the *Parks and Recreation Facilities Design Guidelines*. The appropriate master plan facilities along the frontage of McKendree Road are shown and labeled on the plan sheets as 10-foot-wide shared-use path. This condition has been met.

- 15. At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:**

- a. During the construction phases of this project, noise shall not be allowed to adversely impact activities on adjacent properties. Indicate intent to conform to the construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.**
- b. During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to the construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

The specified notes above have been provided on the SDP coversheet.

- 19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.**

A variety of dwelling unit sizes were approved with SDP-2503 for architecture. The variety and location of those residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition with the approval of PPS 4-24014. With the subject Phase 1 SDP, larger single-family detached lots are proposed where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, at the western portion of Phase 1. Smaller single-family detached units are proposed where abutting lots are proposed for smaller townhouse lots at the eastern portion of Phase 1. Within each cluster of attached townhouse groups, end units are proposed as larger units, while interior units are smaller units.

CONSIDERATION

- 1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.**

A dog park is proposed with this Phase 1 SDP, as shown with the overall Phase 1 recreation facilities location diagram. Dog waste stations are proposed in multiple recreation areas, including in Village Green A, the dog park, and the sensory garden. Details are included within landscape plan Sheets 32, 35, and 36.

- 10. Preliminary Plan of Subdivision 4-24014:** On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB Resolution No. 2025-059), which provided for 1,024 lots and 140 parcels, subject to 20 conditions. The following conditions of approval are relevant to this SDP:

- 3. Prior to approval, the final plat of subdivision shall include:**
 - a. Right-of-way dedication along McKendree Road in accordance with the approved preliminary plan of subdivision.**
 - b. Right-of-way dedication of all public streets in accordance with the approved preliminary plan of subdivision.**
 - c. In accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.**
 - d. A note indicating approval of a Variation from Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations, to allow Lots 29-50, Block B; Lots 17-42, Block D; Lots 1-16, Block G; Lots 1-10, Block X; Lots 1-10, Block Y; and Lots 1-10, Block Z to be served by private alleys, while fronting on private streets or open space. This note shall only appear on the final plats on which the above-listed lots appear.**

The right-of-way dedication along McKendree Road and all public streets is shown on the SDP plans, in accordance with the approved PPS. The minimum 10-foot-wide

public utility easement along both sides of all public streets, and along at least one side of all private streets, is also shown on the SDP plans. The layout depicted in the SDP is consistent to the layout, circulation, and access approved with the PPS.

4. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:**
 - a. **A minimum 10-foot-wide shared-use path along the property frontage of McKendree Road unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.**

A 10-foot-wide shared-use path along McKendree Road is shown on Sheets 6 through 8 of the site plan.
 - b. **A minimum 10-foot-wide shared-use path along the alignment of the Mattawoman Creek Trail throughout the site.**

A circulation exhibit demonstrates the proposed Mattawoman Creek Trail (10-foot-wide shared-use path) throughout the site, of which 5,585 linear feet is within Phase 1 of Dobson Farms. A 10-foot-wide shared-use path is shown on all sheets of the site plan to meet the intent of the Mattawoman Creek Trail throughout the site.
 - c. **A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and Transportation Officials guidelines, along proposed Roads A and C, as determined by the permitting agency.**

A standard bicycle lane, pavement markings, and signage are shown along Roads A and C on Sheets 7, 9, 10, 12, and 13 of the site plan.
 - d. **A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared use path is not proposed.**

A minimum 5-foot-wide sidewalk is provided along both sides of internal roadways, with the exception of areas where the shared-use path is provided.
 - e. **Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.**

Appropriate curb ramps and crosswalks are provided at all vehicular access points along the frontage and throughout the site.

f. Short-term bicycle parking at any proposed recreational areas.

Short-term bicycle parking (inverted U-style bike racks) is provided at all recreational areas throughout the Phase 1 development plan, and details and locations are depicted on the Landscape Plan Recreation Facility sheets.

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.

Copies of the approved SWM Concept Plan (14756-2023-SDC) and approval letter were submitted with this SDP application. DPIE issued the approval on May 2, 2024. Development of this site is in conformance with the approved SWM Concept Plan, No. 14756-2023-SDC.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

A TCP2 is included with this application submittal demonstrating the four parcels within the limits of Phase 1, which will be conveyed to M-NCPPC. The Prince George's County Department of Parks and Recreation (DPR) staff have reviewed the submitted TCP2, which identifies Phase 1 land being conveyed to M-NCPPC as Parcels N, R1, R, and S. Therefore, DPR staff recommend approval of the TCP2. The requirement of Condition 8 is met.

9. The applicant shall submit a copy of the letter, to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

DPR staff acknowledged the woodland conservation on land to be conveyed to M-NCPPC at the time of final plat, via PPS 4-24014 memorandum dated April 23, 2025. DPR staff provided a memorandum dated December 8, 2025, to the Environmental Planning Section, Development Review Division staff, and the applicant for the project record. The requirement of Condition 9 is met.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-011-2023-01, in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-011-2023-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation

under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

The subject TCP2 is in conformance with Section 25-119(g)(4) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and with the approved TCP1. This condition will be met at the time of final plat.

- 15. The applicant, the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.**

The master-planned trail details are submitted on Sheet 25 of the subject SDP, in accordance with the standards outlined in the *Parks and Recreation Facilities Design Guidelines*. A 10-foot-wide public use easement is depicted along the section of trail connecting eastward towards the Dobson Ridge community on Parcel F, and on Parcel E1 where the trail crosses through the recreation area. Sections of the trail in Phase 1 which are within public rights-of-way do not need additional access easements. However, sections of the trail which are within private rights-of-way need public use easements as they are to be owned by the HOA, and not automatically open to public use. A condition is included herein to label public use easements for the shared-use path within private rights-of-way in the Phase 1 development. The trail in existing Parcel 6 is not within Phase 1, and will be determined in subsequent SDPs. Staff find the proposed public use easement width is appropriate.

In accordance with the statement of justification (SOJ), timing of construction for the master-planned trail will be in several phases to align with the phased construction of the development plan. Primarily, the shared-use path along each right-of-way will be constructed in combination with the roadway. The section of trail connecting to Dobson Ridge on Parcel F will be constructed in phase with the adjacent townhouse units and the adjacent SWM facility. The section of trail across Parcel E1 will be constructed in combination with the passive recreation facility area. Staff are in agreement with the construction timing proposed by the applicant. Staff recommend the construction of the master-planned trail for the overall development to be completed prior to the 682nd building permit. The timing of construction of the remainder of the trail in future phase(s), including the trails on existing Parcel 6, will be determined in subsequent SDPs.

- 16 Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or**

assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Environmental Stewardship Division (PP&ES) for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation. The public RFA shall establish the timing for the construction of the trail established with the specific site plan. The public RFA shall include the portion of the master plan trail located on existing Parcel 6.

This condition will be evaluated at the review of final plat of subdivision. A condition is included herein regarding the timing of construction of the master-planned trail in Phase 1, which is to be included in the public recreational facilities agreement.

18. **The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of the specific design plan for the residential development.**

The applicant did not submit construction drawings of the master-planned trail with this SDP. A condition is included herein requiring the applicant to submit construction drawings of the master-planned trail to DPR, prior to the first building permit, to meet this condition.

11. **Certificate of Adequacy ADQ-2024-020:** Certificate of Adequacy ADQ-2024-020 was approved by the Planning Director on July 9, 2025. This ADQ is valid for 12 years from the date of approval of the associated PPS, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2024-020 was approved with nine conditions. The conditions that are relevant to the review of this SDP are listed below, in **bold** text. Staff's analysis of the project's conformance to the condition follows in plain text:

1. **Total development within the subject property shall be limited to uses that would generate no more than 751 AM and 887 PM peak-hour vehicle trips.**

The use and number of dwelling units proposed with this SDP are within that evaluated with the approved ADQ. The subject application is consistent with the prior approval and does not exceed the trip cap.

8. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the specific design plan.**

A bicycle and pedestrian facilities plan illustrating the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy

improvements consistent with Section 24-4506(c)(1)(G) of the Subdivision Regulations is included in the SDP submittals. The application included two exhibits, namely a circulation exhibit and a bicycle pedestrian impact statement (BPIS) for Dobson Farms, to meet this condition. The circulation exhibit shows the location of on-site pedestrian and bicycle facilities, and the BPIS shows the location of off-site pedestrian and bicycle improvements, as approved with PPS 4-24014.

12. **Specific Design Plan SDP-2303:** SDP-2303 and TCP2-008-2024 were approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051), for infrastructure only, for the overall Dobson Farms development, subject to five conditions. The subject SDP plans, which are for Phase 1 only, are consistent with SDP-2303. However, SDP-2303 has not been certified. Although the conditions of SDP-2303 are not directly related to the subject SDP-2502, the approval of the subject application is reliant on the prior approval of SDP-2303. Specifically, TCP2-008-2024 was approved with SDP-2303, which included approved woodland conservation areas, limits of disturbance, PMA area, and specimen tree removal for the overall development of Dobson Farms. The subject application has a companion case, TCP2-2025-0069, which is reliant on the prior approved TCP2-008-2024, while proposing revisions to approved PMA area and four proffered environmental habitat creation areas in Phase 1. The approved TCP2-008-2024 remains valid, as modified by TCP2-2025-0069, if approved. Therefore, a condition is included herein to ensure SDP-2303 and TCP2-008-2024 are certified prior to or concurrently with certification of SDP-2502 and TCP2-2025-0069.
13. **Specific Design Plan SDP-2503:** SDP-2503 was approved by the Planning Board on October 9, 2025 (PGCPB Resolution No. 2025-097) for Dobson Farms, for an umbrella architecture package of 9 single-family attached home models and 19 single-family detached home models for the Dobson Farms subdivision, subject to 1 condition. The subject SDP plans are consistent with SDP-2503 and none of the conditions are relevant to the subject SDP.
14. **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 SDP is subject to the requirements of Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.6-1, Buffering Development from Streets, and Section 4.6-2, Buffering Development from Special Roadways; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted landscape plans show conformance to these requirements. However, staff have identified some technical errors in the submitted Schedules 4.1-1(C) and 4.1-1(D). A condition is included herein to revise Row 3 of Landscape Schedule 4.1-1(C) to show the total number of trees required, and to revise Landscape Schedule 4.1-1(D) to be legible. In addition, staff have found the total number of trees by type are inconsistent among Landscape Schedule 4.9-1, Plant Schedule, and the tree canopy coverage (TCC) schedule, which are conditioned herein to be revised and demonstrate conformance.
15. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** In accordance with Section 27-527(b)(4) of the prior Zoning Ordinance, a TCP2 is required with an SDP. This property is subject to the WCO because the development is

subject to prior tree conservation plans. TCP2-025-0069 was submitted with the SDP application.

Based on the phased TCP2 woodland conservation worksheet, the overall site contains a total of 198.36 acres of net tract woodlands and 184.03 acres of wooded floodplain. The plan shows a Phase 1 proposal to clear 50.35 acres of on-site woodlands, 0.71 acre of wooded floodplain, and 0.35 acre of off-site woodlands. This application uses the prior R-S Zone woodland conservation threshold for a requirement of 90.90 acres. Currently, the woodland conservation worksheet shows 27.11 acres of on-site woodland preservation and 0.49 acre of on-site reforestation. The woodland conservation worksheet shall be revised to show the site as one development and not in phases.

This application proposes revisions to the primary management area (PMA) impacts, as discussed in Finding 17(e) below. These changes amend the woodland conservation easement area required with TCP2-008-2024 within the area of Phase 1. Prior to certification, a woodland conservation easement shall be submitted for the overall site, in accordance with TCP2-008-2024, as amended for Phase 1 by the current approval, which is conditioned herein.

16. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Per Prince George's County Council Bill CB-27-2010, properties that were previously zoned R-S are required to provide a minimum of 15 percent of the gross tract area in TCC. The submitted TCC schedule shows that the requirement will be met on-site through a combination of woodland preservation, on-site existing trees, and proposed landscape trees. Staff have determined that the total on-site woodland conservation area provided in the TCC schedule does not align with the figures shown in the TCP2. In addition, the total area of existing trees (non-woodland conservation) is inconsistent with the corresponding number indicated in the TCP2. A condition is included herein to revise the TCC schedule such that the amount of woodland conservation and existing trees non-woodland conservation within the SDP area match the numbers on the TCP2.
17. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated November 26, 2025, (Smith, Chisholm, and Stabler to Sun), the Historic Preservation Section noted that the subject property is located within the *2013 Approved Subregion 5 Master Plan* (master plan) area. The master plan contains goals and policies related to historic preservation (pages 155–159). However, these are not specific to the subject site or applicable to the proposed development. A Phase I archeology survey was conducted on the subject property from September to December 2020. Most of the property likely served as open agricultural areas until the twenty-first century. One previously identified archeological site, 18PR602, a Late Archaic-period indigenous short-term camp and early to mid-20th century artifact scatter associated with a farm outbuilding, is in the south-central portion of the property. Five new archeological sites, and an expansion of previously recorded Site 18PR602 were

identified. Those sites retain low potential to provide significant data on historic or precontact lifeways, and no further work was recommended on those sites. The Late Woodland-period component of Site 18PR1195 represents an archeological resource type that has not been studied along the upper Mattawoman Creek drainage. It was recommended that the archeological Site 18PR1195 be avoided and preserved in place.

- b. **Community Planning**—In a memorandum dated December 5, 2025 (Calomese to Sun), 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. The subject SDP, however, is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), for context-sensitive infill and low-to medium-density development. The application is consistent with multiple goals stated in Plan 2035, specifically the goals of Land Use, Natural Environment, and Housing and Neighborhoods. This SDP is also consistent with recommended residential-low land use and policies, and strategies relative to the subject property outlined in the master plan.
- c. **Subdivision Review**—In a memorandum dated December 5, 2025 (Vatandoost to Sun), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-24014 and Certificate of Adequacy ADQ-2024-020. The relevant comments have been included in the above findings of this technical staff report.
- d. **Transportation Planning**—In a memorandum dated December 16, 2025 (Smith to Sun), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this technical staff report, and master plan recommendations, as follows:

Master Plan Recommendations

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan contain the following recommendations:

Right-of-Way (ROW)

- McKendree Road (MC-502); 100-foot ROW

The plan Sheets 6–8 identify the proposed ROW and dedication and meet the minimum requirements to achieve the planned ROW.

Pedestrian and Bicycle Facilities

- McKendree Road: Planned shared roadway

DPIE identified that shared road pavement markings/signage should not be implemented along McKendree Road. The frontage of McKendree Road will include a 10-foot-wide shared-use path to accommodate multimodal use. The intent of this facility has been met.

- Mattawoman Creek Trail: planned hard surface trail

The plan sheets identify the alignment of the trail as a 10-foot-wide shared-use along the frontage of McKendree Road on Sheets 6–8 and within the site on all plan sheets. The intent of this facility has been met.

Recommendations, Policies, and Goals

MPOT Complete Streets Policies:

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

The plan sheets identify sidewalks and a shared-use path along both sides of all internal roadways. This policy has been met.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The plan sheets include a 10-foot-wide shared-use path along the frontage of McKendree Road to include marked crosswalks and Americans with Disabilities Act-compliant curb ramps.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

The frontage of McKendree Road will include a 10-foot-wide shared-use path to accommodate multimodal use. The intent of this facility has been met. The plan sheets also include bikeway facilities internal to the site. This policy has been met.

The master plan recommends the following goals/policies:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.** (page 118)
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.** (page 118)

The planned development will include a shared-use path along the property frontage of McKendree Road, a comprehensive internal network that connects to a trail and bikeway facilities within the site. As part of the BPIS, the development will also create new sidewalk connections and crossings to the adjacent properties. Staff find the intent of these policies will be met.

- e. **Environmental Planning**—In a memorandum dated December 8, 2025 (Schneider to Sun), 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 Resources Inventory

In accordance with Section 27-527(b)(5) of the prior Zoning Ordinance, an approved natural resources inventory (NRI) is required with an SDP. Approved NRI-001-2022-01 was submitted with the review package. The property’s woodlands and regulated environmental features (REF) have been impacted through the years by the extensive on-site mining operation. As part of this NRI approval, a stream assessment was required as part of the Zoning Map Amendment (A-10059-C), to determine the quality and health of the four on-site stream systems. This assessment identified streams in need of restoration measures and preservation. The TCP2 shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Proffered Environmental Uplift Areas

As part of the rezoning of the subject application area, the applicant proffered four types of habitat creation areas which will act as environmental uplift areas throughout the Dobson Farm application. These areas consisted of wetland creation, meadow habitat creation, forest edge treatment, and woodland understory enhancement. The TCP2 shows individual designs within Phase 1 of the five habitat creation areas with proposed grading, planting species, and protection measures. Dobson Farm will have future phases which include habitat creation areas, and these will be evaluated with the TCP2 for the Dobson Farm future phase SDP.

All of these created habitat areas will be owned and maintained by the Dobson Farm HOA. Habitat area shown in Phase 1 and Phase 2 will be included in the woodland conservation easement and be protected in perpetuity.

Below is the evaluation of the five habitat creation areas within Phase 1:

Wetland 1

This wetland creation area is located adjacent to an existing wetland system between two proposed roadways on Parcel A5. The proposal is to expand the existing emergent wetland system and create a large palustrine emergent wetland system. Currently, the area is fallow herbaceous vegetation. Grading will occur in this area to connect to groundwater to create a moist wetland habitat. This area will be planted with an obligate-facultative perennial food and cover wetland seed mix containing 14 different herbaceous species. No woody tree or shrub species will be planted in this area, but natural regeneration of wetland tree species may occur due to adjacent wetland tree seed source.

Wetland 2

This wetland creation area is located adjacent to an existing stream system behind proposed townhouse Lots 1 through 6 on Parcel G6. The proposal is to create a palustrine scrub-shrub wetland system within a vegetative fallow

stream buffer. Grading will occur in this area to connect to groundwater to create a moist wetland habitat. This area will be planted with an “obligate-facultative perennial food and cover wetland seed mix” containing 14 different herbaceous species and six native shrub species. All six of the shrub species produce a seed pod that that eaten by various bird species. No woody tree species will be planted in this area, but natural regeneration of wetland tree species may occur due to adjacent wooded stream seed source.

Meadow 1

This meadow creation area is located west of existing wetland area where Wetland 1 is being created. The proposal is to expand the existing wetland system and create a pollinator meadow area. Currently, the area is fallow herbaceous vegetation. No grading will occur in this area, only mowing of existing vegetation and tilling the ground to create a planting surface is proposed. This area will be planted with a “showy Northeastern wildflower and grass mix” containing 16 different herbaceous species and some being pollinator species. These pollinator species, when grown, will attract various butterflies, bees, and other insects to contribute to the food web and biodiversity of the area. There will be various plant species that will produce beautiful flowers that can be enjoyed by homeowners passing by and a food source for various bird species. As part of the required maintenance, this area should be mowed each fall and help spread the seed produced from the planting mix throughout the meadow area.

Forest Edge Treatment 1

This forest edge creation area is located behind proposed single-family dwellings on Lots 27 through 29 of Block N, and Lots 1 through 3 of Block R on Parcel N3. The proposal is to expand the existing woodland edge within the area proposed for clearing and grading adjacent to lots. This created area is adjacent to an existing woodland with an intermittent stream system. The plantings will expand the existing riparian vegetation with larger tree and shrub species. No grading is required for this edge habitat area and will be planted in a location that is being graded already for the development.

Forest Edge Treatment 2

This forest edge creation area is located behind proposed single-family dwellings on Lots 13 through 16 of Block K on Parcel K. The proposal is to expand the existing woodland edge within the area proposed for clearing and grading adjacent to lots. This created area is adjacent to an existing woodland and adjacent wetland system. The plantings will expand the existing wetland buffer vegetation with larger tree and shrub species. No grading is required for this edge habitat area and will be planted in a location that is being graded already for the development.

Proffered Environmental Uplift Areas Summary

These five created habitat areas (Wetland 1 and 2, Meadow 1, Forest Edge Treatment 1 and 2) with Dobson Phase 1 were required as part of the Zoning Map Amendment (A-10059-C). Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the created habitat exhibit provided, the four types proffered

environmental habitat creation areas on the Dobson Ridge – Phase 1 will enhance wildlife habitat, and biodiversity to the adjacent existing wetlands and woodland habitat. possible. Therefore, staff support the four types of proffered environmental habitat creation areas and that the remaining proffered creation areas will be reviewed with future SDPs.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the [Environmental] Technical Manual.”

The overall Dobson Farm application site contains 189 specimen trees. No additional specimen trees are requested for removal with this SDP. Specimen Trees ST-5, ST-6, ST-19 through 21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71 through ST-73, ST-80, ST-107, ST-219, and ST-220 were approved for removal with PPS 4-24014.

The applicant requested the removal of ST-126 and ST-127 with SDP-2303. These trees were removed from the variance because these trees were proposed residential lots and not for infrastructure. These trees will be evaluated for removal with future phases.

Regulated Environmental Features

This application area contains REF including steep slopes, floodplains, wetlands, streams, and their associated buffers which comprise the PMA.

Under Sections 27-527(b)(6) and 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. Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by the Prince George’s 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. The SWM outfalls may also be considered necessary impacts if the site has been designed to place 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 develop the site in conformance with the County Code.

This SDP-2502 application limits the review to impacts needed for Phase 1 of the development. The Planning Board approved 25 PMA impacts with SDP-2303 and four with PPS 4-24014. This SDP-2502 is limited to Phase 1 and is reliant on 12 PMA impacts previously approved with four impact revisions. An SOJ was received in the initial application, dated June 2025, for Phase 1 PMA impacts. A revised SOJ was requested for Phase 1 PMA impacts, and was received on December 1, 2025, dated November 2025.

Statement of Justification

The applicant submitted an SOJ for changes to the approved PMA impacts for Phase 1. The PMA impact areas (A through J, P, and Q) for SWM outfall structures, trail connection, road crossings, and sewer connections. These proposed impact areas are for required infrastructure to adequately develop Phase 1 of the Dobson Farm subdivision. The approved Phase 1 PMA impacts A–D and F–I will remain the same; however, PMA impact areas E, J, P, and Q are changing with this SDP application. These four impact areas are changing due to further engineering and site design.

Analysis of Impacts

SDP-2303 was approved for 25 PMA impacts and PPS 4-24014 was approved to revise one PMA impact area and the addition of two new impact areas. This SOJ for Phase 1 revisits the 12 impacts identified as A through J, P, and Q. The development of SDP-2502 is reliant on all 12 prior approved PMA impacts. Only four of these previously approved impact areas are requesting revisions; the four areas are identified as impact areas E, J, P and Q.

SDP-2502 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014 Approved (SF)	SDP-2502 Requested PMA (SF)	Change from PPS 4-24014 to SDP-2502 (SF)	PMA Feature impacted by Change
A	SWM Outfall	604	604	0	N/A
B	Road Crossing	20,817	20,817	0	N/A
C	Road Crossing	21,905	21,905	0	N/A
D	SWM Outfall	585	2,145	0	N/A
E	Trail	939	2,402	1,463	Stream Buffer, Floodplain
F	SWM Outfall	1,958	1,958	0	N/A
G	SWM Outfall	1,381	1,381	0	N/A
H	SWM Outfall	2,275	2,275	0	N/A
I	SWM Outfall	1,800	1,800	0	N/A
J	SWM Outfall/Sewer Connection	15,011	12,331	-2,680	Wetland, Wetland Buffer, Floodplain
P	Sewer Connection	13,305	132,752	-553	Wetland, Wetland Buffer, Stream Buffer, Floodplain

SDP-2502 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014 Approved (SF)	SDP-2502 Requested PMA (SF)	Change from PPS 4-24014 to SDP-2502 (SF)	PMA Feature impacted by Change
Q	SWM Outfall	1,696	1,842	146	Floodplain
Total (Phase 1 Only)		82,276 1.89 acres	80,652 1.85 acres	-1,624 -0.04 acres	

Notes: *Phase 2

**Impact eliminated

The requested changes to impact areas E, J, P, and Q are discussed below.

Analysis of Impacts E, J, P, and Q

Impact Area E: Trail Crossing

There is one trail crossing connection proposed with this application. The impact is to construct a trail connection to the adjacent Dobson Ridge subdivision. This trail will be placed within a public-use easement. Due to a required retaining wall for the Dobson Farm adjacent lots off Jade Crown Court, the trail alignment moved south from what was previously approved to prevent an overlap of maintenance easements. Both the retaining wall on the adjoining subdivision and the trail connector will require separate easements. Impact Area E increased 1,463 square feet from what was previously approved for a new total of 2,402 square feet. Staff support the increase to Impact Area E for pedestrian trail connectivity to the adjoining subdivision.

Outfall Structures – two stormwater outfall locations and one with sewer line impacts- Impact Areas J, and Q

These two outfall locations are scattered throughout the Phase 1 application area for the DPIE-approved two submerged gravel wetland facilities. The SWM locations were chosen because of their location, and the stormwater will be best collected and then drain into a REF in areas that will result in the least amount of erosion. After further engineering and site design, Impact Area J has been revised with an increase of 1,463 square feet, and Impact Area Q has increased 146 square feet from what was previously approved. PMA Impact J outfall impact area is combined with a proposed sewer line connection.

Sewer line Impact - Impact Area P

This sewer line impact combines two sewer lines and directs the connection to the sewer main adjacent to Mattawoman Creek. After further engineering and site design, Impact Area P has decreased 553 square feet.

PMA Impact Summary

These revised PMA impacts identified as Impacts E, J, P, and Q, were evaluated for the implementation of a trail connector, stormwater outfalls, and sewer line connections. The changes resulted in a decrease in impacts of 1,624 square feet.

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Therefore, staff support the approval of the revised Impacts E, J, P, and Q, as proposed.

Stormwater Management

An overall Dobson Farms approved SWM Concept Plan (14756-2023-SDC) was submitted with SDP-2502. In accordance with Section 27-528(a)(3) of the prior Zoning Ordinance, the plan demonstrates that there are no adverse effects for SWM on either the subject property or adjacent properties. DPIE issued the approval on May 2, 2024. The plan proposes to use 19 micro-bioretenment ponds, 18 submerged gravel wetlands, 3 grass swales, and 15 disconnect areas (sheet flow to conservation areas). A SWM fee of \$469,493.00 is required for providing on-site attenuation and quality control measures. This SDP-2502 is in conformance with this approval.

Soils

A geotechnical report titled Dobson Farm, prepared by Geo-Technology Associates, Inc. and dated November 3, 2023, has been submitted with the acceptance package. The report stated that existing fills are expected to generally impact the northwestern area of the site, where previous mining activities have reportedly occurred and required improvement of the existing fill. This former mining area is located in the area proposed for future residential phases. The geotechnical recommendations on the existing fill will be reviewed and approved by DPIE prior to the grading permit issuance.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of the Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's Soil Conservation District (PGSCD) requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP2. PGSCD will review the proposed buffer impacts with the future erosion and sediment control plans.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated December 9, 2025 (Thompson to Sun), DPR provided an analysis of the prior approvals and recommended one condition of approval, which is incorporated into the above findings and Recommendation section of this technical staff report.

- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.
 - h. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
 - i. **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.
 - j. **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.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 8, 2025 (Brown to Sun), WSSC provided a hydraulic planning analysis and conditions of approval which will be addressed during the system extension permit stage.
 - l. **Public Utilities**—On December 1, 2025, the subject SDP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company, and Washington Gas for review and comments. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.
- 18. Community feedback:** At the time of the writing of this technical staff report, the Prince George's County Planning Department has not received any written comments from the community regarding the subject application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2502, for Dobson Farms, subject to the following conditions:

- 1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:
 - a. On the coversheet, revise as follows:
 - (1) Add a column in the development standards chart that shows the provided standard, to demonstrate conformance to the approved Comprehensive Design Plan, CDP-22002.
 - (2) Add a requirement for minimum space between end buildings in the development standards chart, to be consistent with the approved Comprehensive Design Plan, CDP-22002.

- (3) Add the prior zoning designation in the general notes as Residential Suburban Development (R-S).
- b. Label a common use easement over the shared sidewalks within private lots for single-family attached units, indicating the sidewalk will be maintained by the homeowners association.
 - c. Label public use easements for the shared-use path within private rights-of-way in the Phase 1 development.
 - d. Ensure SDP-2303 is certified.
- 2. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan as follows:
 - a. On Sheet 30, add a note indicating the recreation facility land area in Phase 1, and remove the calculation for "values of recreation facilities to be provided".
 - b. Revise Schedule 4.1-1(D) of the 2010 *Prince George's County Landscape Manual* to be legible.
 - c. Revise Row 3 of Schedule 4.1-1(C) of the 2010 *Prince George's County Landscape Manual* to show the total number of trees required.
 - d. Ensure the total number of trees by type are consistent among Schedule 4.9-1 of the 2010 *Prince George's County Landscape Manual*, the Plant Schedule, and the Tree Canopy Coverage schedule, and revise the schedules accordingly.
 - e. On Sheet 4, relocate the proposed trees adjacent to Lots 28 and 29 out of the proposed sidewalk.
 - f. Show the location and number of interpretive signage for the wetland show case area in Parcel A5.
 - g. Revise the tree canopy coverage schedule such that the amount of woodland conservation and existing trees non-woodland conservation within the SDP area match the numbers on the Type 2 tree conservation plan.
 - h. Remove the entry features with signage from the recreation chart on Sheet 30 of the landscape plan, and rename Sheets 40 and 41 of the landscape plan as "Signage Details" rather than "Recreation Details".
- 3. The public recreational facilities agreement(s) for the construction of the master-planned trails in Phase 1 shall include the following timing, which may be modified by the Prince George's County Director of Parks and Recreation with written correspondence justifying the need for any deferral of timing:

- a. Construct the Mattawoman Creek Trail adjacent to Lots 7–19, Block F, connecting to the completed trail portion located on the adjacent property (Dobson Ridge, Detailed Site Plan DSP-20007), in phase with the dwelling units on Lots 7–19, Block F.
 - b. Construct the section of trail crossing Parcel E1 prior to the 275th building permit.
 - c. Construct the section of trail along public and private rights-of-way, along with the construction of the associated road work.
4. The construction of the entirety of the master-planned trail shall be completed prior to the 682nd building permit, or as further modified by subsequent specific design plan approval(s).
5. Prior to issuance of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, for review and approval.
6. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall provide information and/or revise the Type 2 tree conservation plan (TCP2) as follows:
 - a. Correct the woodland conservation worksheet to show the site as one development, demonstrating that the full woodland conservation requirement is being met.
 - b. Have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.
 - c. Ensure TCP2-008-2024 is certified.
7. In conformance with Section 25-122(d) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submitted to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 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 ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement."
8. Prior to approval of a final plat of subdivision for the development, a draft common use easement or covenant for a common use sidewalk on private lots shall be reviewed and approved by the Prince George's County Planning Department of the Maryland-National Capital Park and Planning Commission (M-NCPPC), and be fully executed. The easement or covenant documents shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of M-NCPPC's Prince George's County Planning Board. The limits

of the easement shall be reflected on the final plat. The easement or covenant shall be recorded in the Prince George's County Land Records, and the Book/page of the easement or covenant shall be indicated on the final plat, prior to recordation.