



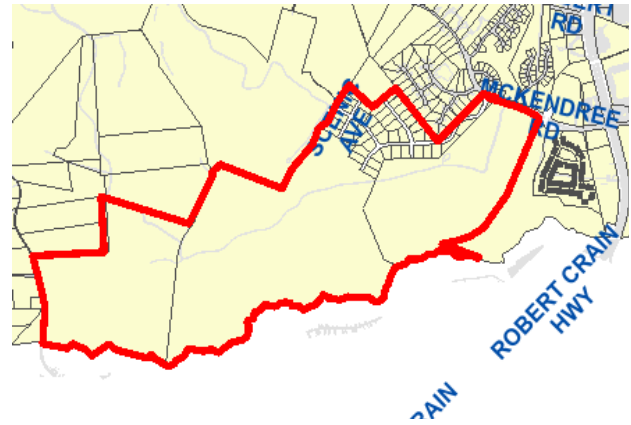
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Specific Design Plan Dobson Farms

SDP-2503

REQUEST	STAFF RECOMMENDATION
Umbrella architecture package of nine single-family attached home models and 19 single-family detached home models.	With the conditions recommended herein: • APPROVAL of SDP-2503

Location: On the south side of McKendree Road approximately 1,400 feet west of its intersection with Robert Crain Highway	
Gross Acreage:	581.06
Prior Zone	R-S
Current Zone:	LCD
Reviewed per Prior Zoning Ordinance:	Section 27-1704(g)
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	221SE05, 221SE06, 222SE05, 222SE06,
Applicant/Address: D.R. Horton, Inc. 137 Mitchells Chance Road, Suite 300 Edgewater, MD 21037	
Staff Reviewer: David Myerholtz Phone Number: 301-780-3411 Email: David.Myerholtz@ppd.mncppc.org	



Planning Board Date:	10/09/2025
Planning Board Action Limit:	10/09/2025
Staff Report Date:	09/23/2025
Date Accepted:	06/30/2025
Informational Mailing:	03/12/2025
Acceptance Mailing:	06/16/2025
Sign Posting Deadline:	09/09/2025

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2503
Dobson Farms

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

EVALUATION

This 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, conceptual design plan (CDP), and specific design plan (SDP), 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) 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 (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. Specific Design Plan SDP-2303;
- f. 2010 Prince George's County Landscape Manual;
- g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; and
- h. 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 an umbrella architecture package of nine single-family attached home models and 19 single-family detached home models for the Dobson Farms subdivision.

2. **Development Data Summary:**

	EXISTING	APPROVED WITH CDP-22002	EVALUATED
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	581.06
Total Dwelling Units	0	Up to 1,106	1,024
Single-Family Attached	0	Up to 387 (approx. 35% of the total)	346
Single-Family Detached	0	Up to 719 (approx. 65% of total)	678

3. **Location:** The 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.
4. **Surrounding Uses:** The site is bounded to the north and west by the mostly vacant land and single-family detached homes in the Agriculture-Residential (AR) Zone, (prior Residential-Agriculture (R-A) Zone). To the east is land currently under development in the Residential Single-Family-Attached (RSF-A) Zone, (prior Residential-Townhouse (R-T) Zone). To south is Mattawoman Creek, and beyond is land and residential uses in Charles County.
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 (R-S) Zone through the approval of Zoning Map Amendment (Basic Plan) A-10059-C, by the Prince George's County 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 five conditions.

On January 22, 2024, the District Council ordered a final decision of approval for 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 one consideration.

On June 21, 2024, the Prince George's County Planning Board approved Specific Design Plan 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 31, 2025, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-24014 (PGCPB Resolution No. 2025-059) for 1,024 lots and 140 parcels for residential development.

6. **Design Features:** The subject application requests approval of nine single-family attached and 19 single-family detached architectural models by one builder, D.R. Horton. This architecture SDP will apply to the entire Dobson Farms community. The following models and gross floor areas are proposed with this application:

Single-Family-Attached			
Model	Elevations	Base Finished Square Feet	Garage
Brentwood II	A3, B1, C1, D3, E5, F5, and G5	2,042 sf	2-Car
Columbus	N4, P5, Q6, S8, and T8	1,962 sf	2-Car
Crofton	F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, and U8	2,313 sf	2-Car
Delmar	A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, and C1	1,500 sf	1-Car

Single-Family-Attached			
Delmar II	A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, and Q2	1,509 sf	1-Car
Lafayette	WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4	1,969 sf	1-Car
Norris	N4, P5, Q6, S8, and T8	1,763 sf	2-Car
Regent	N4, P5, Q6, R7, S8, and T8	2,208 sf	2-Car
Royal	WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, and WC5	2,471 sf	2-Car

Single-Family Detached			
Model	Elevations	Base Finished Square Feet	Garage
Bristol	A-4, B-4, C-4, and L-4	1,748 sf	2-Car
Cabral	B-4, C-4, D-4, and F-4	1,657 sf	2-Car
Clifton	A-4, B-4, C-4, and D-4	1,865 sf	2-Car
Deerfield	A-2 and B-2	1,906 sf	2-Car
Denver II	T1, T2, T3, T4, C1, C2, C3, and C4	3,386 sf	2-Car
Elm	A-4, B-4, C-4, and D-4	2,415 sf	2-Car
Galen	A-2 and B-2	2,340 sf	2-Car
Hadley	A-4, B-4, C-4, and E-4	2,628 sf	2-Car
Hampshire	A-4, B-4, C-4, and H-4	3,233 sf	2-Car
Hampton II	T1, T2, T3, T4, C1, C2, C3, and C4	5,217 sf	2-Car 3-Car option
Hanover	G and H	2,804 sf	2-Car
Hayden	B-4 and C-4	2,511 sf	2-Car
Jamestown II	T1, T2, T3, T4, C1, C2, C3, and C4	3,126 sf	2-Car/3-Car option
Laurel	A-4, B-4, C-4, and D-4	1,738 sf	2-Car
Neuville	A-4, B-4, C-4, and L-4	1,700 sf	2-Car
Penwell	E-4 and F-4	2,148 sf	2-Car
Pine	A-4, B-4, D-4, and F-4	1,953 sf	2-Car
Stonehaven	T1, T2, T3, T4, C1, C2, C3, and C4	3,916 sf	2-Car/3-Car option
Summit	A-4, B-4, C-4, and F-4	3,150 sf	2-Car

Architecture

The included models of single-family attached (townhouse) units range in size from 1,500 to 2,471 square feet. Each model includes a variety of finishes to ensure a mix of materials and colors. Of the nine models provided, six are front loaded and three are rear loaded. The units range from two-story to four-story and include roofline variation through the use of dormers and offsets between individual units. Further options include bay windows, brick or stone water tables, various types of shutters, balconies on rear elevations, and multiple

garage door trims. One model, the Delmar, has two proposed front elevations, A-1 and C-1, which contain only one primary material, horizontal siding. Staff find that to maintain high-quality architectural consistency throughout the project, elevations with all-siding front elevations should be removed. A condition is included herein to remove these two front elevations.

The proposed one- and two-story single-family detached models range in size from 1,657 to 5,217 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options with features such as brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. Garages for several of the model types can be either front loaded or side loaded. The proposed front façades offer finishes including brick, stone, vinyl, shake siding, shutters, stone or brick water tables, and front porches.

High-visibility side elevations were provided for each single-family attached and detached model. A condition is included herein ensuring that all highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

An exhibit identifying the exterior finish selections was provided, including color options for the front door, siding, shutters, and garages, as well as material finishes including the available options for brick, stone, and siding. This exhibit did not include material schemes that appear on the color elevations for some townhouse models. A condition is included herein requiring that the applicant add additional brick color scheme options for the single-family detached models to the color palette exhibit, for consistency in architectural design with the brick colors proposed on the single-family attached models, Columbus and Royal.

Note that a subsequent SDP application will be required for the overall development of the site. The architecture approval herein shall not be determinative of the site layout and/or any modifications to the development to be analyzed under separate future SDP applications.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the prior Zoning Ordinance, as follows:
 - a. This SDP is in general conformance with the requirements of the R-S Zone, as the single-family attached and detached dwellings are permitted uses.
 - 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 for architecture:
 - (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 proposed architecture meets the above requirements for height, established with CDP-22002, which has a maximum building height of 40 feet. The lotting pattern approved with PPS 4-24014 is consistent with the above requirements and will be further reviewed during a subsequent SDP application for site development.

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

The applicant included a façade tracking chart in order to track that this requirement is met in future permitting. The architecture provided shows options for full front façades constructed of brick or stone. A condition is included herein that will ensure conformance with this regulation.

- (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 proposed architecture for single-family attached dwelling units conforms to this regulation. The minimum building width proposed is 20 feet, and the minimum gross living area proposed is 1,500 square feet.

- 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)(I.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)(I)(B) and (a)(II), 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 SDP is in conformance with the approved CDP and each of the relevant conditions of approval, as discussed in Finding 9 below. As the application is for approval of architecture only, many of the site related review components do not apply to this SDP.

- (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 subject SDP is for approval of architecture only and site-related provisions do not apply. However, the subject property will be constructed in accordance with state and county SWM regulations.

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

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, a Type 2 Tree Conservation Plan, TCP2-008-2024, 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 subject SDP is for approval of architecture only and site-related provisions do not apply. However, the previously approved SDP-2303 demonstrated conformance with this requirement.

- 8. Zoning Map Amendment (Basic Plan) A-10059-C:** Basic Plan A-10059-C was approved on October 17, 2022, subject to five conditions, to rezone approximately 581.06 acres of R-E and R-A zoned land to the LCD Zone. None of the conditions are relevant to the review of this umbrella architecture SDP.
- 9. Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100(C)), and affirmed 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:

- 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 applicant submitted documentation of the green building techniques that will be used in the home models proposed for this development Utilizing the HERS Index, a nationally recognized home energy rating system. The applicant asserts that the homes they provide perform approximately 30 percent more efficiently than a standard new home. This increased efficiency will be achieved through the installation of energy-saving products such as high-efficiency lighting, water heaters, air conditioning, and Energy Star-rated windows and doors. During construction, the applicant will use recycled concrete for temporary drives. As this application is for umbrella architecture, further site sustainability measures will be evaluated with subsequent SDP applications for site development.

- 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.**

This application is solely for umbrella architecture and does not include site improvements like signage. This will be further evaluated with subsequent SDP applications for site development.

- 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.**

This application is solely for umbrella architecture and does not include site improvements or development. This will be further evaluated with subsequent SDP applications for site development.

- 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.

This application is solely for umbrella architecture and does not include any site development. This will be further evaluated with subsequent SDP applications for site development.

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 are included with this architecture submittal, as discussed in Finding 6. The variety and location of these residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition of approval with PPS 4-24014 and will continue to be evaluated with subsequent SDP applications.

10. **Preliminary Plan of Subdivision 4-24014:** On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB No. 2025-059), which provided for 1,024 lots and 140 parcels, subject to 20 conditions. Three conditions are relevant to SDP review for the residential development, but are not relevant to architecture to which the subject application pertains. Conditions from PPS 4-24014 shall be further evaluated with subsequent SDP applications for site development.
11. **Specific Design Plan SDP-2303:** SDP-23023 and TCP2-008-2024 were approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051) for Dobson Farms, for infrastructure only, subject to 5 conditions. The subject SDP plans are consistent with SDP-2303 and none of the conditions are relevant to the subject SDP.
12. **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*. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.
13. **Prince George's County Woodland and Wildlife Conservation Ordinance:** This SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.
14. **Community feedback:** At the time of the writing this technical staff report, the Planning Department has not received any written comments from the community on the subject application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2503, for Dobson Farms, subject to the following condition:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:
 - a. Remove front elevations A1 and C1 from the Delmar elevations.
 - b. Remove the Ansted model from the civil plans, for consistency with the submitted architecture.
 - c. Correct Sheet A.2.3 for the Columbus black and white elevations, to identify the left-side elevation as high visibility.
 - d. Correct Sheet A.2.5 for the Columbus black and white elevations, to identify the right-side elevation as high visibility.
 - e. All highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.
 - f. Add the following note to the plans:

“No two houses directly adjacent to each other or across the street from one another shall have the same elevation.”
 - g. At least 60 percent of the total number of single-family attached dwelling units shall have full brick or stone front façades and be tracked using a façade tracking chart, pursuant to Section 27-480(c) of the prior Prince George’s County Zoning Ordinance.
 - h. Add additional brick color scheme options for the single-family detached models to the color palette exhibit, for consistency in architectural design with the brick colors proposed on the single-family attached models, Columbus and Royal.