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## Specific Design Plan Locust Hill, Phase 2

## SDP-2504

REQUEST	STAFF RECOMMENDATION
Development of 210 single-family detached homes, with associated infrastructure improvements, and a public neighborhood park	With the conditions recommended herein: <ul style="list-style-type: none"><li>• APPROVAL of Specific Design Plan SDP-2504</li><li>• APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0062</li></ul>

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

Gross Acreage: 160.51

Zone: LCD

Zone Prior: R-L

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

Dwelling Units: 210

Gross Floor Area: N/A

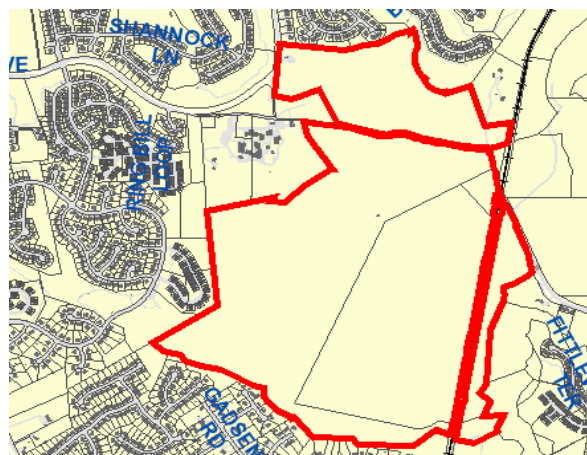
Planning Area: 74A/79

Council District: 06

Municipality: N/A

**Applicant/Address:**  
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Planning Board Date:	12/04/2025
Planning Board Action Limit:	12/04/2025
Staff Report Date:	11/19/2025
Date Accepted:	09/22/2025
Informational Mailing:	05/13/2025
Acceptance Mailing:	09/15/2025
Sign Posting Deadline:	11/04/2025

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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-2504  
Type 2 Tree Conservation Plans TCP2-2025-0062  
Locust Hill – Phase 2

The Urban Design section has reviewed the subject application 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 within the Legacy Comprehensive Design (LCD) Zone. However, this application is being evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(g) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), subject to the terms and conditions of prior development approvals which it has received. Accordingly, this SDP is being reviewed in accordance with the prior Zoning Ordinance and subject to the terms and conditions of the following development approvals: Basic Plan A-9975-01C; Comprehensive Design Plan CDP-0506-01, and Preliminary Plan of Subdivision 4-06075. Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Low Development (R-L) Zone, which applied to this property prior to April 1, 2022. Pursuant to Section 27-528(e) of the prior Zoning Ordinance, on September 18, 2025, the applicant requested a 45-day extension of the time for Planning Board review, making the Planning Board action limit December 4, 2025. Staff considered the following in reviewing this SDP:

- a. The Zoning Map Amendment (Basic Plan) A-9975-C and A-9975-01-C;
- b. The prior Prince George's County Zoning Ordinance for the Residential Low Development (R-L) Zone;
- c. Comprehensive Design Plan CDP-0506-01;
- d. Preliminary Plan of Subdivision 4-06075;
- e. Specific Design Plan SDP-1705 and subsequent amendment;
- f. Specific Design Plan SDP-2101 and subsequent amendments;
- g. The 2010 Prince George's County Landscape Manual;

- h. The 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance;
- i. The Prince George’s County Tree Canopy Coverage Ordinance;
- j. Referral comments; and
- k. Community feedback.

## FINDINGS

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

1. **Request:** This specific design plan (SDP) is for development of 210 single-family detached homes, with associated infrastructure improvements, and a public neighborhood park, which is considered Phase 2 of the overall Locust Hill Development. The Prince George’s County Planning Board approved Specific Design Plan SDP-1705-02 in 2024 for the Phase 1 development, which consists of 285 single-family detached homes and 50 single-family attached carriage homes.
2. **Development Data Summary:**

	EXISTING	EVALUATED*
Zone	LCD	R-L
Use	Vacant	Single-family Detached Residential
<b>Total Dwelling Units</b>	0	<b>210</b>
Total Gross Acreage	160.51	160.51
Floodplain Acreage	23.84	23.84
Total Net Acreage	136.67	136.67
Lots	0	210
Parcels	0	9
Outparcels	2	2

**Note:** \*The subject SDP also includes the development of a public neighborhood park on land which will be dedicated to The Maryland–National Capital Park and Planning Commission (M-NCPPC) and is identified as Parcel R (approximately 11.15 acres) as shown on the submitted site plan.

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

Parking	Required	Provided
Single-family detached at 2 x 210 units	420	<b>420*</b>
Public Neighborhood Park	60**	<b>62</b>

**Notes:** \*The submitted site plan calculates additional parking spaces on the driveway of each single-family detached unit. Pursuant to Section 27-120.01 of the prior Zoning

Ordinance, those parking spaces should be removed from the parking calculation, which is conditioned herein.

**\*\*Condition 20 of Preliminary Plan of Subdivision (PPS) 4-06075 requires 60 parking spaces for the public neighborhood park. The resolution number for PPS 4-06075 is noted on the plans as PGCPB No. 07-28. A condition is included herein requiring the applicant to correct the resolution number on the cover sheet of the plan set to PGCPB No. 07-28(C)(A).**

3. **Location:** The overall Locust Hill site is located on the north and south sides of Oak Grove Road, west of MC-600 (Leeland Road), between Church Road and Collington Branch. Phase 2 encompasses two distinct areas within this site: approximately 50.07 acres located north of MC-600, and 109.53 acres along the southern portion of the property.
4. **Surrounding Uses:** This site is bounded to the north by the Oak Creek Club subdivision in the Legacy Comprehensive District (LCD) Zone (formerly the Residential Low Development (R-L) Zone) and The Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned parkland in the Reserved Open Space (ROS) Zone (formerly the Open Space (O-S) Zone). To the northeast is Leeland Road, which also crosses through the subject site, and beyond are the National Capital Business Park and the Collington Corporate Center in the LCD Zone (formerly the Residential Suburban Development (R-S), Light Industrial (I-1), and Employment and Institutional Area (E-I-A) Zones). To the east is the Beech Tree subdivision in the LCD Zone (formerly the R-S Zone), and to the south are single-family detached homes in the Residential Estate (RE) and Residential, Rural (RR) Zone (formerly the R-E and Rural Residential (R-R) Zones). To the west are developed residential properties in the LCD Zone (formerly the R-S Zone), the Perrywood development and the St. Barnabas Church and Cemetery Historic Site in the Agricultural-Residential (AR) Zone (formerly the Residential-Agricultural (R-A) Zone), and the Queen Anne Parish property in the RE Zone (formerly the R-E Zone).
5. **Previous Approvals:** The subject property was rezoned from the R-A and R-E Zones to the R-L Zone, through the approval of Zoning Map Amendment A-9975-C by the Prince George's County District Council on October 31, 2006 (Zoning Ordinance 19-2006), for approval of residential dwelling units ranging from 475-581 dwelling units.

Comprehensive Design Plan CDP-0506 and Type I Tree Conservation Plan TCPI-024-06 were approved by the Prince George's County Planning Board on January 4, 2007 (PGCPB Resolution No. 06-274), for 552 dwelling units on approximately 503.53 acres, consisting of single-family detached and a maximum of 110 attached dwelling units. The District Council affirmed the findings of the Planning Board and approved CDP-0506 on April 9, 2007.

PPS 4-06075, with TCPI-024-06-01, was approved by the Planning Board on March 15, 2007 (PGCPB Resolution No. 07-28), for 554 lots and 24 parcels, to develop 438 single-family detached dwelling units and 116 single-family attached dwelling units. It was subsequently reconsidered and amended by the Planning Board on March 8, 2018, to include a total of 29 conditions (PGCPB Resolution No. 07-28(C)(A)). Due to an extension approved on January 20, 2022, this PPS expires on December 31, 2027.

Type II Tree Conservation Plan TCPII-027-2015 was approved by the Prince George's County Planning Director on February 9, 2016, with the limited purpose of placing a real

estate sales trailer on Parcel A, located in the northeast corner of the intersection of Oak Grove Road and Church Road.

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

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

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

SDP-2101-01 was approved by the Planning Director on November 15, 2023, to add three single-family detached house models (Cooke, Lochlan, and Roberts) and to incorporate minor revisions to the approved umbrella architecture with SDP-2101 for most of Toll Brother's models (Fallon, Gibson, Haddon, and Tilden).

SDP-1705-02 was approved by the Planning Board on March 7, 2024 (PGCPB Resolution No. 2024-010), for development of 335 units within Phase 1 of Locust Hill, of which 285 are single-family detached homes and 50 are single-family attached carriage houses.

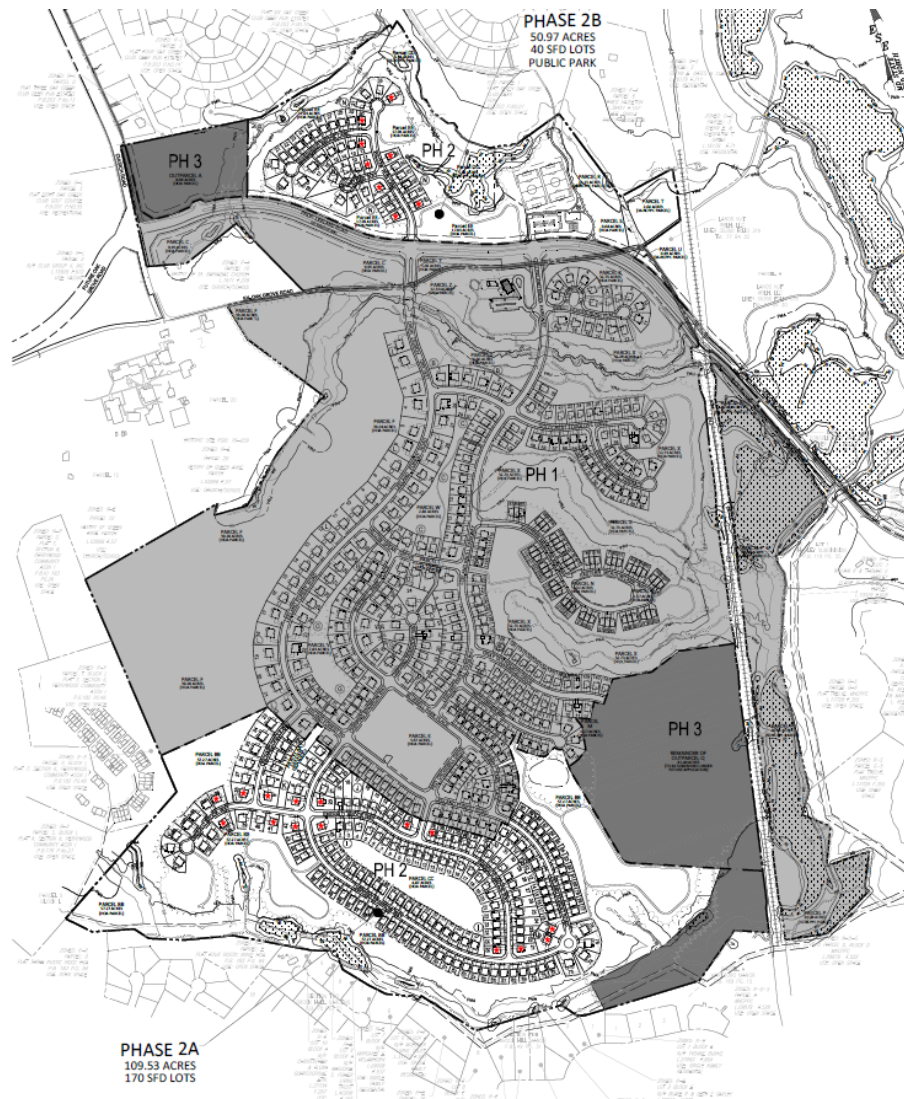
CDP-0506-01 and TCPI-024-06-02 were approved by the Planning Board on October 3, 2024 (PGCPB Resolution No. 2024-091), to amend CDP-0506 to increase the number of residential units to 706 and to conform with conditions and considerations set forth in Basic Plan A-9975-01-C.

SDP-2101-02 was approved by the Planning Director on May 9, 2025, to add 11 additional Ryan Home models and 8 additional NV Home models, with new architecture, to SDP-2101 and for minor revisions to the prior approved SDP sheets, for consistency with approval of SDP-1705-02.

PPS 4-24038 was approved by the Planning Board on October 2, 2025 (PGCPB Resolution No. 2025-092), for Phase 3 of the Locust Hill development. This PPS approved 161 lots and 8 parcels for the development of 161 single-family attached residential dwelling units.

6. **Design Features:** The site for the overall Locust Hill Development consists of 439.37 net acres, based on a gross tract of 505.81 acres and a floodplain area of 66.44 acres. Phase 2, submitted with the subject SDP, comprises two distinct areas within the site. The northern area (Phase 2B) is located north of MC-600, and the southern area (Phase 2A) is along the southern boundary of the site. Two entry/exit points on the south side of MC-600 were approved with SDP-1705-02, which lead to internal roadways for accessing residential homes in Phase 1 and in the southern area of Phase 2. Two additional entry/exit points on the north side of MC-600 are included in this SDP: one for accessing residential homes in the northern area of Phase 2; and the other for accessing the public neighborhood park. These

entry/exit points and internal roadways form the primary vehicular and pedestrian circulation throughout the overall Locust Hill Development.



**Figure 1: Specific Design Plan**

### **Architecture**

The subject SDP is for development of 210 single-family detached homes. With SDP-2101, the Planning Board approved 31 single-family detached home architectural models. Additional architectural models for single-family detached homes were subsequently added with approval of SDP-2101-01 and SDP-2101-02 by the Planning Director. Highly visible lots within Phase 2 are depicted on the coversheet of the plan set and staff find them consistent with the Phase 1 approval.

### **Recreational Facilities**

Various types of recreational facilities were approved with SDP-1705-02 to satisfy the density increments requested with the approval of CDP-0506-01. These facilities will serve future residents of the entire Locust Hill Development and include: (1) A trail system with

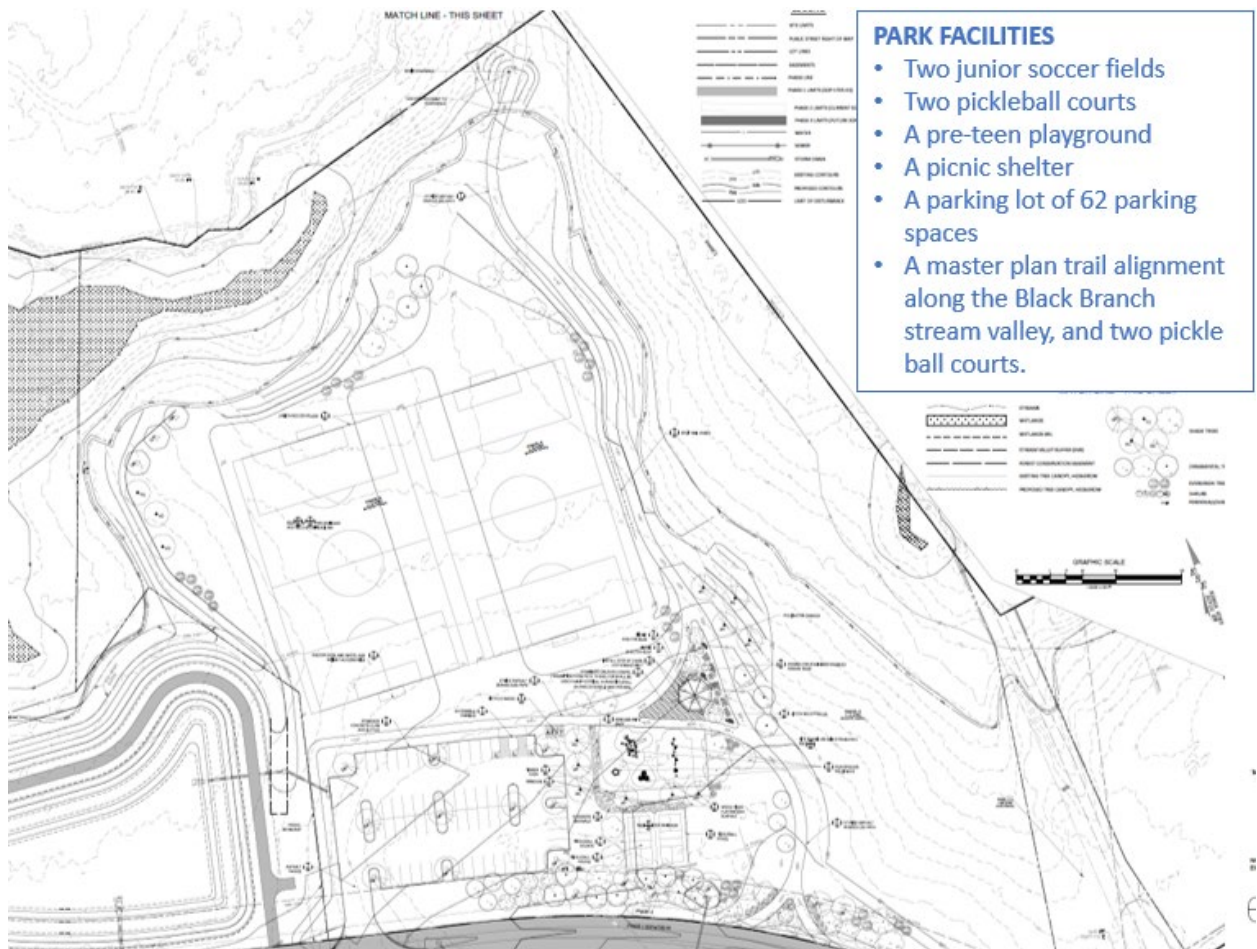
amenities including seating, trash receptacles, and dog waste stations; (2) A community garden (Parcel N) including garden planters, a garden tool shed, garden fences and gates, and garden compost bins; (3) A central park (Parcel K) including a dog park, a picnic area with picnic tables and a pavilion, and a playground; and (4) a clubhouse with a swimming pool and a tot lot.

To be consistent with the Phase 1 development, the subject SDP includes additional trails, pedestrian paths, benches, dog waste stations, trash receptacles, bike racks, and cluster mailboxes for Phase 2. These facilities are shown on Sheet REC-02 (Overall Pedestrian and Cyclist Circulation Exhibit), Sheet REC-03 (Overall Recreation and Trails Exhibit), and Sheet REC-04 (Overall Walls, Mailboxes and Monument Signage Location Exhibits). A condition included herein requires the applicant to revise the site plan and landscape plan to include these facilities and provide details, consistent with the exhibits provided.

#### **Public Neighborhood Park**

The subject SDP includes the development of a public park along the northern side of MC-600. This park includes two junior soccer fields, a pre-teen playground, a picnic shelter, a parking lot of 62 parking spaces, a master plan trail alignment along the Black Branch stream valley, and two pickleball courts. Four bike racks for eight bicycle parking spaces are also included in the park. A large-scale park site plan can be found on Sheet 50 of the landscape plan; details of the associated facilities can be found on Sheet 51 through Sheet 54 of the landscape plan.





**Figure 2: Neighborhood Public Park Site Plan**

### Signage

The subject SDP includes the location and details of one entrance monument sign as shown on Sheet 3 of the landscape plan. This sign is located in the northwest quadrant of MC-600 and Leeland Forest Road, and is measured approximately 15 feet in length, 5 feet and 6 inches in height, and 6 feet in depth. This sign is identical to those approved with SDP-1705-02 for Phase 1. Letters routed out of the aluminum panel with translucent acrylic backing will be lit by LED lights. A condition is included herein requiring the labeling of materials used for the sign on the detail.

### COMPLIANCE WITH EVALUATION CRITERIA

- Zoning Map Amendment (Basic Plan) A-9975-C and A-9975-01-C:** A-9975-C, which rezoned the subject property from the R-A and R-E Zones to the R-L Zone, was approved by the District Council on October 31, 2006, in accordance with Zoning Ordinance 19-2006, subject to conditions. A-9975-01-C was approved by the District Council on May 13, 2019, to amend the layout and conditions of A-9975-C (Zoning Ordinance 6-2019), subject to 21 conditions and 9 considerations. The conditions of A-9975-01-C relevant to the review of

this SDP are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

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

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

**Approved Land Use Types and Quantities\*:**

<b>Approved Dwelling Unit Range:</b>	<b>471-706 d.u.</b>
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**Residential Single-Family Detached:**

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

**Residential Attached Dwellings**

<b>(attached dwellings shall not exceed 35 percent of the maximum density):</b>	
<b>Minimum Range (10%)</b>	<b>47-71 d.u.</b>
<b>Maximum Range (35%)</b>	<b>165-247 d.u.</b>

<b>Total Dwellings</b>	<b>471-706 d.u.</b>
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<b>Public Open Space (parkland and parks, a minimum of 10 acres shall be developable):</b>	<b>58 acres</b>
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<b>Private Open Space Buffer:</b>	<b>65 acres</b>
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**\*Maximum achievable density shall be determined at the time of Comprehensive Design Plan (CDP) not to exceed 706 d.u. (Note-single-family detached should include large lot units, with dimensions to be determined at the time of CDP).**

Phase 1 of the Locust Hill Development was approved with SDP-1705-02 for 285 single-family detached homes and 50 single-family attached carriage homes. The subject SDP is for Phase 2 and consists of 210 single-family detached homes. The combination of Phase 1 and Phase 2 results in 545 residential homes, including 495 single-family detached and 50 attached. Fifty-eight acres of public open space and 65 acres of private open space buffer were evaluated and approved with SDP-1705-02 and CDP-0506-01. The subject SDP includes development of the neighborhood public park on Parcel R (approximately 11.15 acres), which is

discussed in Finding 6 above. Therefore, the subject SDP application is in conformance with this condition.

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

The primary management area (PMA) has been correctly shown on the most current natural resources inventory (NRI), and the impacts proposed with this SDP are consistent with CDP-0506, PPS 4-06075, SDP-1705, SDP-1705-02, CDP-0506-01, and PPS 4-24038 (for Phase 3). No additional impacts are proposed with this application.

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

The alignment of the master-planned collector roadway, MC-600, was evaluated and approved with CDP-0506, CDP-0506-01, PPS 4-06075, SDP-1705, and SDP-1705-02 and with the result of preserving the existing natural resources to the fullest extent possible. The subject SDP does not propose any revisions to the alignment of MC-600.

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

All environmental features of the property, including stream buffers, wetlands, and floodplain, are correctly shown on NRI-047-06-05, and the PMA has been correctly delineated. The current SDP application and Type 2 tree conservation plan (TCP2) are consistent with the most recent NRI approval.

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

This site contains one identified rare, threatened, or endangered (RTE) plant species. A Rare, Threatened and Endangered Species Habitat Protection and Management Program dated November 11, 2016, was approved by the Maryland Department of Natural Resources (MDNR) with SDP-1705. Annual monitoring reports are required to be filed with both M-NCPPC and MDNR. With subsequent entitlement reviews, the applicant submitted email correspondence with the environmental planning section dated November 23, 2021 (Finch to Klebasko) which confirmed that due to the location of the RTE plant species on the parcel on the eastern side of the railroad tracks that is to be dedicated to

M-NCPPC, and because that area will not be disturbed, no additional surveys or construction monitoring is required for this development.

6. **The Woodland Conservation Threshold (WCT) shall be 25 percent. The WCT requirements shall be met on-site. The Type I Tree Conservation Plan required with the CDP Application shall focus on the creation of contiguous woodland. Priority areas for tree preservation shall be concentrated in areas within the framework of the approved Green Infrastructure Master Plan. No woodland conservation shall be provided on a residential lot.**

This condition has been addressed with the prior TCP approval and with the review of the revised TCP2 with this application. The TCP2 submitted with this application correctly shows the woodland conservation threshold as 25 percent and is proposed to be met on-site. Areas of interconnected woodlands are proposed within the framework of the green infrastructure network. No woodland conservation is proposed on residential lots.

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

This condition is addressed with the TCP2 as Note 18 on Sheet 3.

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

Marlboro clay is mapped on-site according to PGAtlas. A geotechnical report, titled Locust Hill – Phase 2, prepared by Geo-Technology Associates, Inc. and dated July 10, 2025, was submitted with the SDP application and confirmed Marlboro clay is present in the Phase 2A area, in elevations from approximately 92 to 128, while no Marlboro clay was encountered within the depths of the soil borings in Phase 2B. Slope stability analyses have been performed on five sections of critical slopes. Based on the analysis, the proposed slopes generally have factors of safety greater than 1.5, which the proposed lots are not anticipated to be impacted by the shear plane with factors of safety less than 1.5. The geotechnical report shall be provided to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for review and approval at the time of grading permit submission.

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

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

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

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

Given the existing environmental constraints, Prince George's County Department of Parks and Recreation (DPR) recommended the applicant not to construct the Collington Branch trail and, instead, extend the Black Branch trail off-site, into the neighboring Oak Creek Club development on M-NCPPC-owned property, as shown on the submitted plan and stated on Sheet 01 of the landscape plan.

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

The submitted plan and Sheet REC-02 – Overall Pedestrian and Cyclist Circulation Exhibit show the location of 10-foot-wide shared use path extending from the Oak Creek Club Development and connecting to the master plan trail and feeder trails within Phase 1 approved with SDP-1705-02, and Phase 2, with the subject SDP.

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

The submitted plans show a 10-foot-wide side path along the subject property's northern frontage of Oak Grove Road and MC-600 and a 5-foot-wide sidewalk along the subject property's frontage of Church Road, which is consistent with approval of SDP-1705-02 for Phase 1 of the overall Locust Hill development.

- d. The location of trail facilities shall be determined at the time of Comprehensive Design Plan and Preliminary Plan of Subdivision (PPS) review. Any realignment of trails and/or relocation of stream crossings required under this Condition, due to existing environmental**

**constraints, shall be reviewed and approved by the Department of Parks and Recreation (DPR). Any structures required to ensure dry passage shall be reviewed and approved by DPR at time of Specific Design Plan (SDP).**

The submitted plan shows a number of master-planned trails and 6-foot-wide internal feeder trails as approved with SDP-1705-02 for Phase 1 and additional trail facilities proposed with the subject SDP for Phase 2 of the Locust Hill development. The additional trails within Phase 2 have been reviewed and approved by the DPR staff. The road sections and associated paths within the public rights-of-way (ROW) will be finalized with DPIE and the Prince George's County Department of Public Works and Transportation (DPW&T).

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

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

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

The applicant coordinated with the Maryland Department of the Environment (MDE) to comply with this condition. MDE confirmed that there are no on-site or off-site wetland mitigation banks within the Collington Branch watershed, or within the Western Branch watershed for properties not within the priority funding area. MDE directed the applicant to purchase credits at the Peige Mitigation Bank which is not within the same watershed. MDE notice of permit decision permit 24-NT-0193/202461296 stated that the applicant satisfied the mitigation requirement.

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

This condition has been satisfied. Historic Preservation staff received confirmation from the applicant on July 14, 2023, that the artifacts from the Phase I excavations of

Locust Hill, archeological sites 18PR810–18PR814, had been received at the Maryland Archaeological Conservation Laboratory at Jefferson Patterson Park and Museum.

## Considerations

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

The submitted plan shows the location of master plan trails, internal trail networks, sidewalk networks, and neighborhood connector trails throughout the Locust Hill development. The trails located within Phase 1 were approved with SDP-1705-02. Additional sidewalks and trails in Phase 2 are included in the subject SDP with details. Those sidewalk and trail facilities within Phase 3 will be further evaluated and addressed in future SDP applications. In addition, the road section and associated paths within the public ROW will be finalized by DPIE and DPW&T.

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

Phase 1 of the Locust Hill development, approved with SDP-1705-02, includes 285 single-family detached and 50 single-family attached lots in various lot sizes. The subject SDP is for Phase 2 of the subject development, consisting of 210 single-family detached lots of various sizes. Therefore, the subject development is in conformance with this condition.

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

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

The Planning Board approved CDP-0506-01 (PGCPB Resolution No. 2024-091), for a total of 706 residential units, consisting of 495 single-family detached homes

(70 percent) and 211 single-family attached and carriage homes (30 percent). Single-family detached homes will have three lot types: small - minimum 5,500 square feet; medium - minimum 7,000 square feet; and large - minimum 18,000 square feet. Single-family attached and carriage homes will have two lot types. These units will be designed with various lot sizes and compatible architectural design. An umbrella architectural package for 31 single-family detached models was approved with SDP-2101 (PGCPB Resolution No. 2022-36). Additional models with various architectural elevations were approved by the Planning Director with SDP-2101-01 and SDP-2101-02.

The Planning Board approved SDP-1705-02 (PGCPB Resolution No. 2024-010), for 285 single-family attached homes and 50 carriage homes. Among 285 single-family detached homes, 20 units are in the large lot, 133 are in the medium lot, and 132 are in the small lot. Among 50 carriage homes, 18 units are in the interior lot and 32 are in the end lot. Three home models were approved for carriage homes. Each home model offers multiple façade and floor plan options, providing design flexibility and ensuring architectural compatibility with both the single-family detached units in Locust Hill and the surrounding developments. The subject SDP includes 210 single-family detached homes. One hundred and sixty (160) homes will be in the small lots and 50 homes will be in the medium lots.

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

The Planning Board approved 50 carriage homes with SDP-1705-02, for Phase 1 of the Locust Hill Development. The subject SDP is for Phase 2 and does not include this housing type. More carriage homes may be included in Phase 3.

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

- a. This subject SDP application is in conformance with the requirements of the R-L Zone as stated in Subdivision 8 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, single-family detached homes are a permitted use.
- b. Section 27-480 of the prior Zoning Ordinance, General development regulations, of the prior Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The architecture and design elements of the single-family detached units were approved with SDP-2101 (PGCPB Resolution No. 2022-36), and additional models were added with SDP-2101-01 and SDP-2101-02.

Section 27-480(b) through (e) are about townhouse units, which are not applicable to the subject SDP. Section 27-480(f) is about multifamily dwellings and Section 27-480(g) is about mixed-use development. Neither of which are applicable to this SDP. Therefore, only Section 27-480(a) is relative to this application, as follows:



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

The development data for the proposed single-family detached lots, shown on the coversheet of the plan set (Sheet 01), is consistent with approval of CDP-0506-01 and SDP-1705-02.

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

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

The subject SDP application is in conformance with approved CDP-0506-01 as discussed in Finding 9 below. Specifically, this subject SDP pertains to Phase 2 of the Locust Hill development, following Phase 1 approved with SDP-1705-02. Both phases conform to the development data and lot standards and are guided by the Locust Hill design guidelines established with CDP-0506-01. This SDP also conforms to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as discussed in Finding 14 below.

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

This requirement is not applicable to the subject SDP application.

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

Adequacy was assessed at the time of preliminary plan. The subject SDP application will have no impact on the previous finding of PPS 4-06075, that the proposed development project will be adequately served within a reasonable time period. Improvement/realignment to MC-600 was approved with SDP-1705 and SDP-1705-02 and the applicant's contribution to the US 301 Capital Improvement Program will be made with the submission of each building permit.

- (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 (42211-2014-03), which was approved by DPIE on March 25, 2025, and will expire on March 25, 2028, 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**

TCP2-2025-0062 was submitted with the subject SDP and is recommended for approval herein. The submitted site plan is in conformance with the revised TCP2.

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

The plan demonstrates that the regulated environmental features (REF) of the site have been preserved in general conformance with the approvals of CDP-0506-01, PPS 4-06075 and PPS 4-24038, and SDP-1705 and SDP-1705-02.

9. **Comprehensive Design Plan CDP-0506-01:** CDP-0506-01, which amended and superseded CDP-0506, was approved by the Planning Board on October 3, 2024 (PGCPB Resolution No. 2024-091), subject to 37 conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

6. **At the time of submission of a specific design plan for Phase 2 development, the applicant shall provide detailed design drawings of the 10-acre parkland, showing an additional two pickleball courts, with details, and submit them to the Prince George's County Department of Parks and Recreation for their review and approval.**

The detailed drawings for the public neighborhood park were submitted with the subject SDP, which are shown on Sheet 50 of the landscape plan. Park facilities include two junior soccer fields, a pre-teen playground, a picnic shelter of 600 square feet, a parking lot of 62 parking spaces, trails, and two pickle ball courts. Details of these facilities are shown on Sheets 51 through 54 of the landscape plan.

DPR staff have reviewed and approved of park plan/details as required by the condition.

7. **The applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
  - a. **Construct a Class I Master Plan Trail (or side path) along the subject site's entire frontage of Oak Grove Road, prior to issuance of the 530th building permit.**
  - b. **Construct a Class I Master Plan Trail (or side path) along the subject site's entire frontage of Church Road, prior to issuance of the 530th building permit.**
  - c. **Construct the master plan trail along the subject site's portion of Black Branch. This trail shall either be within land dedicated to the Prince George's County Department of Parks and Recreation or within a public use easement on homeowners association land, prior to issuance of the 414th building permit.**

The Planning Board approved SDP-1705-02, for Phase 1, which includes a 10-foot-wide side path along the subject property's frontage of MC-600 and a 5-foot-wide sidewalk along its Church Road frontage. The subject SDP includes a 10-foot-wide shared-use path connecting between the Black Branch trail and the Oak Creek development, within the neighborhood public park (Parcel R). The submitted Public Street Phase Plan, submitted with this SDP, indicates the permit (No. SDFG 40640-2022) relative to the construction of the MC-600 and Church Road frontages will be approved prior to the 201st building permit. The same plan indicates that the grading permit (No. SDCP 42211-2014) for the public neighborhood park will be dependent on issuance of permit No. SDFG 40640-2022. This condition will be further addressed at the time of permitting.

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

REC-02, Overall Pedestrian and Cyclist Circulation Exhibit, and REC-03, Overall Recreation and Trails Exhibit, of the submitted plans show the location and width of the master plan trails, internal trail network, sidewalk network, and neighborhood connector trails approved with SDP-1705-02 (Phase 1) and proposed with the subject SDP (Phase 2). Trail details for Phase 1 were previously approved under SDP-1705-02. Additional trail details are now provided in the landscape plan associated with this SDP.

9. **All private recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.**

Various on-site private recreational facilities were approved with SDP-1705-02, such as a clubhouse with a swimming pool, a central park, and community garden areas. These facilities will be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. Additional facilities included in this SDP, such as trails, benches, trash receptacles and dog waste stations, will also be constructed based on the guidelines.

- 16. At the time of specific design plan (SDP), the applicant shall submit a list of sustainable site and green building techniques at the site, building, and appliance levels that will be used in this development.**

General Note 25 on the coversheet of the plan set indicates the use of engineered wood products and low impact development and environmental site design to handle stormwater runoff, which are consistent with the approval of SDP-1705-02.

- 26. At the time of specific design plan, all planting within the scenic easement shall be native plant material.**

Sheet 5 of the submitted landscape plan shows that all plants within the scenic easement will be native plant material.

- 27. At time of final plat, a 40-foot-wide scenic easement shall be established adjacent to Oak Grove Road, and a note shall be placed on the final plat as follows:**

**“Oak Grove Road is a designated Historic Road. The scenic easement described on this plat is an area where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”**

The 40-foot-wide scenic easement is depicted on the landscape plan. This will be addressed at the time of final plat.

- 28. The applicant shall dedicate ±48 acres of parkland to The Maryland-National Capital Park and Planning Commission (M-NCPPC), including the Collington Branch and Black Branch stream valleys, and 8.5 acres of developable land for active recreation as shown on the amended comprehensive design plan.**

SDP-1705-02 was approved to dedicate approximately 44.22 acres to M-NCPPC, including Parcel P (30.04 acres), Parcel R for the public neighborhood park (11.15 acres), Parcel T (2.64 acres), and Parcel U (0.39 acre). An additional 5.54 acres (Parcel DD) will be dedicated to M-NCPPC with the subject SDP. Therefore, a total of 49.76 acres will be dedicated to M-NCPPC.

- 30. The applicant shall construct recreational facilities on dedicated parkland typical for the neighborhood park. The applicant shall develop the park development concept plan and incorporate it into the preliminary plan of subdivision. The concept plan shall be reviewed and approved by Prince George's County Department of Parks and Recreation staff.**

The detailed drawings of the public neighborhood park (Parcel R) are included in Sheets 50 through 54 of the submitted landscape plan and are discussed in Finding 6 above. These drawings have been reviewed and approved by DPR staff.

- 31. The applicant shall construct a 10-foot-wide hiker/biker trail (extension from Oak Creek) along Black Branch stream valley and 6-foot-wide feeder trails to the development pods. The applicant shall connect the master plan trail to the Oak Creek trail system. The applicant shall construct any needed structures to ensure dry passage. All details shall be discussed with Prince George's County Department of Parks and Recreation staff with review of the revised Public Recreation Facilities Agreement (RFA). The applicant shall also revise Exhibit A in the RFA, recorded in Liber 47326 folio 397, to show the connecting segment of the Black Branch trail.**

Sheet 50 of the landscape plan shows a 10-foot-wide shared-use path within the public neighborhood park (Parcel R), as a connection between the Black Branch trail and the Oak Creek development. The RFA shall be amended to reflect the recreation facilities and the trail alignments, which is conditioned herein. Six-foot-wide feeder trails and other internal connections are shown on the submitted REC-02, Overall Pedestrian and Cyclist Circulation Exhibit, and REC-03, Overall Recreation and Trails Exhibit, as approved with SDP-1705-02 (Phase 1) and the subject SDP (Phase 2). Trails details are included in SDP-1705-02 and the subject SDP to ensure dry passage. DPR staff have reviewed and approved the proposed trails within Phase 2.

- 32. At the time of submission of the specific design plan (SDP), the applicant shall develop detailed construction drawings for park facilities and submit them to the Prince George's County Department of Parks and Recreation for their review and approval, prior to submission of the specific design plan.**

The detailed drawings of the public neighborhood park (Parcel R) are included in Sheets 50 through 54 of the submitted landscape plan and are discussed in Finding 6 above. These drawings have been reviewed and approved by DPR staff.

- 33. All trails shall be constructed to ensure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by the Prince George's County Department of Parks and Recreation.**

Trails within Phase 1 of the Locust Hill development were approved with SDP-1705-02. Additional trails within Phase 2 are proposed with the subject SDP, which have been reviewed and approved by DPR staff to ensure dry passage.

- 34. The Americans with Disabilities Act accessibility of all trails shall be determined during specific design plan review.**

Trails within Phase 1 of the Locust Hill development were approved with SDP-1705-02. Additional trails within Phase 2 are proposed with the subject SDP,

which have been reviewed and approved by DPR staff to ensure the feasibility of the Americans with Disabilities Act (ADA) accessibility.

- 35. The applicant shall allocate appropriate and developable areas for the private recreational facilities on homeowners association open space land. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy and property siting. The private recreation facilities package shall be approved by the Prince George's County Planning Board at the time of specific design plan.**

Various on-site private recreational facilities were approved with SDP-1705-02, such as a clubhouse with a swimming pool, a central park, and community garden areas. These facilities will be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. Additional facilities included in this SDP will also be constructed based on the guidelines and to be consistent with approval of SDP-1705-02.

- 36. The applicant shall provide suitable vehicular access to the parkland from realigned Oak Grove Road at the location approved by the staff of the Prince George's County Department of Parks and Recreation and/or the appropriate operating agency.**

The submitted site plan shows vehicular access to parkland where the public neighborhood park will be developed, located north of the intersection of MC-600 and Leeland Knoll Parkway. This location has been reviewed and approved by DPR staff.

- 37. All additional accesses to the parkland from development pods shall be at least 30 feet wide.**

The subject SDP includes only one vehicular access to the proposed public neighborhood park on Parcel R. No other additional access to the parkland from development pods are proposed. A condition is included herein requiring the applicant to label the width of this vehicular access on the plan.

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

- 1. In conformance with the Adopted and Approved Bowie and Vicinity Master Plan and approved Basic Plan A-9975, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:**
- a. Construct the master plan trail along the subject site's portion of Collington Branch. Park dedication and the alignment of the trail shall be coordinated with the Department of Parks and Recreation.**

The master plan trail along Collington Branch is proposed to be located east of the CSX railroad on Parcel P, which is to be conveyed to M-NCPPC, as part of Phase 1 development. The required Class I Master Plan trails are reflected on the approved SDP-1705-02, along the frontage of MC-600 and Church Road. There are significant topographical and environmental constraints that impact the previously proposed Collington Branch Trail alignment. DPR staff determined that a connection between the Black Branch trail and the Oak Creek development provides the most feasible option for trail development and an east-west trail connection, which is shown on Sheet 50 of the landscape plan. Private property will not be impacted by the proposed trail connection because it will be on M-NCCPC-owned land. The RFA shall be amended to reflect the recreation facilities and the trail alignments, which is conditioned herein.

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

The submitted plan shows a 10-foot-wide side path along the subject property's frontage of MC-600, which is consistent with approval of SDP-1705-02 for Phase 1 of the Locust Hill development.

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

The improvements for the Church Road frontage were approved with SDP-1705-02, which are to be a 5-foot-wide sidewalk and a 5-foot-wide bike lane. This subject SDP does not front Church Road.

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

The subject site's portion of Black Branch trail is proposed to be located on Parcel R, which will be developed as a public neighborhood park and be conveyed to M-NCPPC, as shown on Sheet 50 of the landscape plan.

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

The submitted plan shows the location of master plan trails, internal trail networks, sidewalk networks, and neighborhood connector trails throughout the Locust Hill development. The trails located within Phase 1 were approved with SDP-1705-02. Additional sidewalks and trails in Phase 2 are included in the subject SDP with details. Those sidewalk and

trail facilities within Phase 3 will be further evaluated and addressed in future SDP applications. In addition, the road section and associated paths within the public ROW will be finalized by DPIE and DPW&T.

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

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

- 9. Prior to signature approval of the preliminary plan, and prior to acceptance of the specific design plan, a copy of the revised and approved stormwater management concept plan shall be submitted. The plan shall include the use of sheet flow buffers, vegetated channels, and rooftop and non-rooftop disconnection to the fullest extent possible in addition to other stormwater management techniques. The approved concept shall be reflected on the SDP and TCP II.**

The approved SWM Concept Plan number, 42211-2014-03, is provided in the SDP and TCP2 submission, and the stormwater facilities are shown on the plans.

- 16. At the time of final plat, the applicant, his heirs, successors and/or assignees shall convey to the M-NCPPC 44.32± acres of land (Parcels A, E, X and W). Land to be conveyed shall be subject the following:**

- a. At the time of final plat the applicant an original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.**
- b. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.**
- c. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.**
- d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or**



improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

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

The SDP includes Parcel T (2.64 acres), Parcel U (0.39 acres), Parcel DD (5.54 acres), and Parcel R (11.15 acres), which total 19.72 acres, to be conveyed to M-NCPPC in accordance with this condition. Parcel P (30.04 acres) was previously dedicated to M-NCPPC with the recordation of Phase 1 plats. In total for the Locust Hill development, 49.76 acres across five parcels will be dedicated to M-NCPPC. No stormwater management (SWM) facilities are proposed on land to be conveyed to M-NCPPC.

17. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association (HOA) 151.56± acres of open space land. Land to be conveyed shall be subject the following:
- a. Conveyance shall take place prior to the issuance of building permits.
  - b. A copy of unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.

- c. All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.
- d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.
- e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.
- f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
- g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
- h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.

SDP-1705-02 approved the dedication of approximately 138 acres to the homeowners association (HOA) for open space in Phase 1. The subject SDP (Phase 2) includes 80.74 acres of HOA open space, which is required to be conveyed to the HOA prior to the approval of a building permit, in accordance with this condition.

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

With SDP-1705-02, access to off-site Parcels 2 and 6 (located northeast of the site) was approved via a 30-foot-wide access easement across Parcel S. This easement was recorded in Land Records on June 25, 2024 (Book 49923, page 45). This recorded easement will provide Parcel 6 with direct access to the new, realigned Leeland Road ROW. The recording reference of the easement should be added to the SDP plan. In addition, information about the existing and proposed easements and

the existing driveway on Parcels S, T, and U were previously shown on the approved SDP-1705-02, but is missing on the submitted site plan and must be added as conditioned herein.

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

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

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

A note should be provided on the SDP, indicating that, prior to either the 414th Building Permit or 75 percent of the total building permits, whichever comes first, the applicant shall provide two junior soccer fields, one playground, one picnic shelter and 60 parking spaces on the area to be used as an active park, consistent with this condition. The required park facilities are shown on Sheet 50 of the landscape plan.

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

This condition was addressed with approval of SDP-1705-02, with the creation of Parcel S to be conveyed to the HOA. During SDP-1705-02, it was determined that the existing easement was reconfigured since the applicant was unsuccessful in relocating this easement. It was also determined that there was sufficient contiguous parkland remaining, after creating Parcel S, to fulfill the intent of the active parkland.

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

The submitted plans show that public recreational facilities will be constructed in accordance with these guidelines.

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

The detailed drawings of the public neighborhood park (Parcel R) are included in Sheets 50 through 54 of the submitted landscape plan and are discussed in Finding 6 above. These drawings have been reviewed and approved by DPR staff.

24. **Prior to submission of any final plats of subdivision, the applicant shall enter into a public Recreational Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on parkland. The applicant shall submit three original executed RFAs to the Department of Parks and Recreation (DPR) for their approval three weeks prior to the submission of the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.**

A public recreational facilities agreement for construction of recreational facilities was executed between the applicant and DPR on March 29, 2022, and is recorded in Prince George's County Land Records in Book 47326 at page 397.

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

The trails systems within Phase 1 of the Locust Hill development was approved with SDP-1705-02. Additional trails proposed with this SDP for Phase 2 are shown on the submitted plan. The design of these trails minimizes impacts to environmental buffers, stream valley corridors, water quality, and any identified rare, threatened, and endangered species to the maximum extent feasible. DPR has reviewed the proposed location of various trails within Phase 2 and recommends approval.

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

3. **Prior to any ground disturbance or the approval of any grading permits, the applicant shall ensure that all artifacts received from the archeological survey**

**on the subject property are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, Maryland. Proof of disposition of the artifacts shall be provided to the Historic Preservation Section.**

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

12. **Specific Design Plan SDP-2101 and subsequent amendments:** SDP-2101 was approved by the Planning Board on March 31, 2022 (PGCPB Resolution No. 2022-36), subject to one condition. This condition was addressed at the time of certification. SDP-2101-01 and SDP-2101-02 were approved by the Planning Director on November 15, 2023 and May 9, 2025, respectively, without conditions.
13. **Specific Design Plan SDP-1705-02:** SDP-1705-02 was approved by the Planning Board on March 7, 2024 (PGCPB Resolution No. 2024-010), subject to nine conditions. No conditions from this approval are applicable to this 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 proposed development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The required plantings and schedules have been provided on the submitted landscape plans demonstrating conformance with these requirements. Since the plants within the 40-foot-wide scenic easement is located in the public neighborhood park on Parcel R, conditions are included herein requiring the applicant to revise Schedule 4.9-1 for Phase 2, and move the plant schedule for this scenic easement to Sheet 55 from Sheet 3 of the landscape plan. On Sheet 8 of the landscape plan, the linear feet for Schedule 4.6-1 is labelled incorrectly, which is conditioned herein to correct it to 1,100 feet.

The proposed public neighborhood park is subject to Section 4.3, Parking Lot Requirements, and Section 4.6, Buffering Development from Streets, of the Landscape Manual. The submitted landscape plan demonstrates conformance with the requirements. Conditions are included herein requiring the applicant to revise the Schedule 4.9-1 for the public neighborhood park and reorganize the plant material list in accordance with the required sections and plants provided throughout the park.

15. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** In accordance with Section 27-527(b)(4) of the County Code, a Type 2 tree conservation plan (TCP2) is required with an SDP. A TCP2 was submitted with this application. This property is subject to the grandfathering provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was approved prior to September 12, 2010, and implemented prior to July 1, 2024, with a grading permit and clearing, and shall, therefore, conform to the environmental regulations of the 1993 Prince George's County Woodland Conservation Ordinance (1993 WCO). This property is also subject to the environmental regulations in the prior Subtitles 24 and 27 of the County Code because there is a previously approved CDP with a companion TCP, which was

implemented in accordance with Section 25-119(g)(1) of the County Code. The development has a grading permit, SDRG 18220-2023, which was issued for the area of this TCP and covered 26.8 percent of the land area associated with the TCP. In addition, the site has an implemented timber harvest permit (No. 135-24-FH). TCP2-2025-0062 was submitted with the application and requires revisions to be found in conformance with the prior TCP approvals and the 1993 WCO.

With the approval of Basic Plan A-9975-01, the District Council amended the woodland conservation/afforestation threshold on land with the prior R-L Zone to 25 percent. The woodland conservation threshold (WCT) for this 505.81-acre property is calculated from the net tract area of 439.37 acres, which results in a requirement of 109.84 acres.

The overall woodland conservation worksheet shows the clearing of 243.63 acres of woodland on the net tract area, the clearing of 3.43 acres of woodland in the floodplain, and the clearing of 4.44 acres off-site or within the PMA. Based on the calculations, this results in a woodland conservation requirement of 178.65 acres. The requirement is proposed to be met with 104.57 acres of on-site woodland preservation, 44.19 acres of on-site reforestation, 3.83 acres of landscape credits, and 26.02 acres of off-site woodland conservation credits.

With the review of SDP-1705-02, the applicant provided a statement of justification (SOJ) requesting approval of a combination of on-site and off-site woodland conservation, as reflected on the TCP2 worksheet. The site contains 115.55 acres of PMA, approximately 16,681 linear feet of regulated streams, and 66.44 acres of 100-year floodplain. The WCT for the development is 109.84 acres, or 25 percent, which is proposed to be met on-site in preservation and afforestation. The application proposes on-site afforestation/reforestation areas connected to on-site preservation areas and the REF, which is a higher priority over preserving the woodlands in the central areas of the property.

The WCO requires woodland preservation, including areas of reforestation, within a woodland and wildlife habitat conservation easement. This easement was recorded in four parts. SDP-2504 proposes revision to two of these easements, Liber 49863 at folio 171 and Liber 49863 at folio 324. The revisions to the easements are required to be amended to reflect the rough grading limits and development proposed with this application. New easement areas shall be created over the woodland preservation and reforestation areas and recorded in the Land Records prior to the certification of SDP-2504. The 201 specimen trees on-site are located in the existing or amended woodland conservation easement.

The next priority method utilized to meet the woodland conservation requirement is to provide the remaining requirement off-site within an approved tree bank, the applicant purchased 15.71 acres of afforestation credits (Transfer Certificate recorded in Liber 48634 folio 425) with the certification approval of SDP-1705. An additional 10.35 acres of off-site credit is required to implement SDP-2504. Prior to issuance of rough grading permits for the development proposed with SDP-2504, the applicant shall obtain additional credits in a woodland conservation bank.

The use of landscape credits was reviewed with SDP-1705-02 and was supported. This application proposes the same amount of landscape credits. The landscape credit area, 3.83 acres, is proposed to be protected by a permanent tree protection fence and is supported. The use of fee-in-lieu is not requested with this application.

Staff support the applicant's request to meet the woodland conservation requirements, as stated, through a combination of on-site preservation, reforestation, and landscape areas and the preservation of off-site afforestation within an approved tree bank. Technical revisions to the revised TCP2 are required and included in the conditions listed at the end of this memorandum.

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 Council Bill CB-27-2010, properties that were previously zoned R-L are required to provide a minimum of 20 percent of the gross tract area in tree canopy coverage (TCC). The entire Locust Hill development site is 505.81 acres and the required TCC is 101.162 acres (4,406,616.72 square feet). The schedule shows that the requirement will be met on-site through a combination of woodland preservation, reforestation, and proposed landscape trees.
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 October 8, 2025, (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that the subject property is adjacent to the St. Barnabas' Episcopal Church and Cemetery, Leeland (Historic Site 79-059). During the review of PPS 4-06075, a Phase I archeological survey was completed for the cemetery, identified as site 18PR1124. Five copies of the revised final report, *Supplemental Phase IB Survey of a Portion of the Locust Hill Property, Prince George's County, Maryland (Final Report)*, were submitted to staff on January 24, 2019. Two burial shafts were identified during investigations of the approximately 0.5-acre portion of Parcel 30 within the proposed Locust Hill development. Historical research indicates that there may be at least two more burials within what was determined to be a Brock family cemetery. Preservation in place was recommended, and Historic Preservation Section staff agree with this assessment. Finally, Historic Preservation Section staff noted that, the subject application will not have an impact on Historic Site 79-059, St. Barnabas' Episcopal Church and Cemetery, nor on any archeological resources.
  - b. **Community Planning**—In a memorandum dated October 31, 2025 (Perry to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application. The subject SDP, however, is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, for context-sensitive infill and low-to medium-density development. This SDP is also consistent with recommended residential-low land use and policies, and strategies relative to the subject property outlined in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*.
  - c. **Subdivision Review**—In a memorandum dated November 6, 2025, (Vatandoost to Huang), the Subdivision Section provided a review of the subject SDP for

conformance with the conditions attached to the approval of PPS 4-06075. The relevant comments have been included in the above findings of this report. Subdivision staff also noted that, in accordance with Section 24-4503(a)(1) of the Subdivision Regulations, this property has an automatic certificate of adequacy effective April 1, 2022 for a period of 12 years, and subject to expiration provisions of Section 24-4503(c).

- d. **Transportation Planning**—In a memorandum dated October 31, 2025 (Patrick to Huang), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this report.

**Master Plan Right of Way**

MC-600 (Leeland Road) transverses the site for the overall Locust Hill Development. Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, the portion of Leeland Road that fronts the subject property is designated as a four-lane master plan collector roadway with an ultimate ROW of 100 feet. The SDP submission accurately displays the recommended ROW of 100 feet, which is consistent with MPOT and sector plan recommendations. This portion of Leeland Road currently operates as a two-lane roadway. The full buildout of Leeland Road to its master-planned recommendations is anticipated with this project.

**Master Plan Pedestrian and Bike Facilities**

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

Planned Side Path: Leeland Road

A 10-foot-wide side path along the subject property's frontage of MC-600, which is consistent with approval of SDP-1705-02 for Phase 1 of the overall Locust Hill development. The applicant's submission displays the side path along the north side of the site's frontage of MC-600, which is a requirement of Condition 12.c of A-9975-01-C. A side path was initially recommended on both sides of MC-600; however, per DPIE, the south side of the roadway is impacted by wetland restrictions, which prompted wide shoulders to accommodate hiker/biker activities, where feasible. Transportation staff concur with this design feature.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

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

The site plan shows sidewalks along both sides of all new roads for Phase 2 of the Locust Hill development. Crosswalks are shown at internal roadway intersections.

**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.**

A 10-foot-wide side path is to be constructed along the northern frontage of MC-600. This policy has been met.

**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*.**

A 10-foot-wide side path is to be constructed along the northern frontage of MC-600. This policy has been met.

- e. **Environmental Planning**—In a memorandum dated November 4, 2025 (Nickle to Huang), the Environmental Planning Section provided a comprehensive analysis of the SDP's conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are as follows:

**Natural Resource Inventory**

In accordance with Section 27-527(b)(5) of the County Code, an approved natural resources inventory (NRI) is required with an SDP. NRI-047-06-05 was submitted with this application. The TCP2 shows all required information in conformance with the current NRI.

**Specimen Trees**

NRI-047-06-05 identifies 335 specimen trees on or adjacent to the property. Ninety-two specimen trees were removed with previous approvals. No variance was required to remove these specimen trees because the TCP11-027-2015-01 was approved under the 1993 WCO and was grandfathered from the variance requirements established in the subsequent Woodland and Wildlife Habitat Conservation Ordinance revisions.

With SDP-1705-02, a variance request was approved by the Planning Board for the removal of 22 additional specimen trees, previously indicated to be saved, and the retention of 23 of the specimen trees previously approved for removal, resulting in a net gain of one additional specimen tree on-site. This was reflected in TCP11-027-2015-02.

The development proposed with SDP-2504 is reliant on the prior approvals. No additional specimen trees are requested for removal with this application.

**Regulated Environmental Features**

The site contains 100-year floodplain and PMA comprised of REF including streams and associated buffers, steep slopes, and wetlands with their associated buffers. Pursuant to Section 27-528(a)(5) of the Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REF in a natural state to the fullest extent possible. The development proposes impacts to the PMA, which were reviewed and approved by the Planning Board with PPS 4-06075, SDP-1705, and

SDP-1705-02. The development proposed with SDP-2504 is reliant on the prior PMA impact approvals. No additional PMA impacts are requested with the subject application.

**Rare, threatened and endangered species habitat management program:**

During the review of CDP-0506 for Locust Hill and the neighboring CDP-0505 for Willowbrook (now National Capital Business Park), staff conducted an extensive review of the site regarding RTE species. In a letter dated September 6, 2006, the Maryland Department of Natural Resources Natural Heritage Program noted that RTE species are known to occur on this property. The letter specifically addressed three fish species identified as the state-listed endangered Stripeback darter (*Percina notogramma*); the state-listed threatened American brook lamprey (*Lampetra appendix*); and the state-listed threatened glassy darter (*Etheostoma vitreum*). On the site, east of the railroad tracks within the property to be dedicated to M-NCPPC, one RTE plant species was identified, Coville's phacelia (*Phacelia covillei*), which is listed as endangered by the State of Maryland.

Conditions of approval regarding preservation and protection of the on-site habitat are contained in PGCPB Resolution No. 06-274 for CDP-0506. This includes the expansion of the PMA for all streams and wetlands, additional stormwater management (SWM) techniques, enhanced sediment and erosion control mechanisms, and the development of a Habitat Protection and Management Program.

A "Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George's County" (March 30, 2007) was prepared by McCarthy & Associates, Inc., in consultation with the Environmental Planning Section and the Maryland Department of Natural Resources, Natural Heritage Program. The program addressed baseline monitoring of the site prior to the commencement of construction, monitoring of hydrology, sediment, and protective mechanisms during construction, and long-term monitoring of the sensitive species habitat after construction to assess the success of the mechanism proposed.

The program included, but was not limited to, hydrologic monitoring for a minimum of one year prior to issuance of the first grading permit to establish a baseline of data during construction and post-construction for the following elements: water quality, benthic macroinvertebrate, hydrologic flow, and sedimentation. Also included was monitoring during construction for the following: sediment and erosion control measures, SWM controls, special protection measures for RTE species habitat, and monitoring of the RTE species during and post construction.

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

The applicant submitted email correspondence with the Environmental Planning Section dated November 23, 2021, (Finch to Klebasko) confirming that due to the location of the RTE plant species on the parcel on the eastern side of the railroad

tracks that is to be dedicated to M-NCPPC and because that area will not be disturbed, no additional surveys or construction monitoring is required for this development. It is recommended that this previous condition be removed from this application.

### **Stormwater Management**

In accordance with Section 27-528(a)(3) of the County Code, the plan demonstrates that there are no adverse effects for SWM on either the subject property or adjacent properties. The approved SWM Concept Plan and approval letter (42211-2014-03) shows the use of micro-bioretenion facilities and submerged gravel wetlands to manage the stormwater. The design of the infrastructure started with CDP-0506 and PPS 4-06075. Further changes to the road network and associated infrastructure were approved with SDP-1705. Since those reviews, the stormwater and sediment control regulations have changed, and the applicant continued to pursue final engineering of the development working with DPIE and the Prince George's County Soil Conservation District (PGCSCD).

DPIE and PGCSCD design revisions were analyzed and approved with SDP-1705-02. This development will be subject to a site development fine grading permit and continuing reviews by DPIE and the PGCSCD. Any changes to the stormwater or erosion and sediment control plans must be reflected on the TCP2 prior to permit. All future SDP reviews shall include the current SWM concept.

### **Soils**

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

A geotechnical report, titled "Report of Geotechnical Exploration, Locust Hill – Phase 2" prepared by Geo-Technology Associates, Inc., dated July 10, 2025, has been submitted for review. The report confirmed that the Marlboro clay is present on-site. The slope stability analysis has indicated the slope stability for the existing and proposed conditions to meet the minimum required factor of safety of 1.5. Grading in Marlboro clay areas must not exceed 5H:1V without specific slope analyses. The geotechnical report shall be provided to DPIE for review and approval at the time of grading permit submission.

### **Erosion and Sediment Control**

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

The County requires the approval of an erosion and sediment control plan prior to the issuance of a grading permit. The TCP must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the specific design plan, the submittal of the erosion and sediment control technical plan associated with SDP-2504 is required.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated November 5, 2025 (Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this report.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 28, 2025 (de Guzman to Huang), DPIE indicated that the subject SDP is consistent with the approved site development concept plan, 42211-2014-03, which will expire on March 25, 2028. Conditions and comments pertaining to SWM will be addressed at the time of permitting.
- 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 October 7, 2025 (Madagu to Huang), WSSC noted that a proposed site development project was conceptually approved by WSSC (DA4593Z07), and an amendment/revision submittal will be required to reflect changes shown on the site plan with the subject SDP application.
- l. **Public Utilities**—On September 22, 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.
- m. **City of Bowie**—A portion of the subject property is located within 1.0 mile of the geographical boundary of the City of Bowie. The SDP application was referred to the City for review and comments on September 22, 2025. At the time of the writing of this technical staff report, the City did not provide comments on the subject application.

- 18. Community feedback**—On October 8, 2025, staff received a letter from the Moor Conscious Consulting Trust, indicating its beneficial and equitable interest in a property located at 14304 Medwick Court, Upper Marlboro, Maryland, and does not waive its rights related to any planning, zoning, development, or administrative proceedings associated with the subject development. This property is located south of the subject site for the Locust Hill development. The letter did not outline any concerns they have, nor provide any recommendations on the subject SDP.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2504 and Type 2 Tree Conservation Plan TCP2-2025-0062 for Locust Hill, Phase 2, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors and/or assignees shall:
  - a. In General Notes:
    - (1) Add a note on the coversheet of the plan set, indicating that portions of all existing roads that cross through the parcel containing the future active park shall be formally abandoned and any interest in this abandoned right-of-way shall be conveyed to The Maryland-National Capital Park and Planning Commission, prior to the 301st building permit.
    - (2) Add a note on the coversheet of the plan set, indicating that, prior to either the 414th Building Permit or 75 percent of the total building permits within the Locust Hill Development, whichever comes first, the applicant shall provide two junior soccer fields, one playground, one picnic shelter, and 60 parking spaces on the area to be used as an active park.
  - b. Add the recording reference (Book 49923, page 45) for the 30-foot-wide access easement across Parcel S.
  - c. Add property line bearings and distances for Parcels DD, EE, R, S, T, and U.
  - d. Correct the resolution number of Preliminary Plan of Subdivision (PPS) 4-06075 on the cover sheet of the plan set to Prince George's County Planning Board Resolution No. 07-28(C)(A).
  - e. Revise the site plan and landscape plan to indicate the locations of benches, dog waste stations, trash receptacles, bike racks, and cluster mailboxes proposed within Phase 2 of the Locust Hill development and include details of these facilities.
  - f. Label the materials used for the one entrance monument sign, to be consistent with Specific Design Plan SDP-1705-02.

- g. Label on the plan the width of the vehicular access to the public neighborhood park on Parcel R.
  - h. Revise the Phase 2 Parking Schedule on the coversheet of the plan set to remove the parking spaces counted on the driveway of each single-family unit, in accordance with Section 27-120.01 of the prior Zoning Ordinance.
  - i. Amend the public recreational facilities agreement to reflect the recreation facilities and trail alignments, in coordination with and subject to approval of the Prince George's County Department of Parks and Recreation (DPR).
2. Prior to certification, the applicant shall revise the landscape plan, as follows:
- a. Revise Schedule 4.9-1 for Phase 2 of the Locust Hill development with the subject detailed site plan.
  - b. Move the plant schedule for this scenic easement to Sheet 55 from Sheet 3 of the landscape plan.
  - c. Correctly label the linear feet for Schedule 4.6-1 on Sheet 8 of the landscape plan to be 1,100 feet.
  - d. Revise the Schedule 4.9-1 for the public neighborhood park.
  - e. Revise plant material lists for the public neighborhood park, in accordance with the required sections and plants provided throughout the park.
3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan, as follows:
- a. Add the Forest Conservation Reporting Table.
  - b. Add a note to the Type 2 tree conservation plan notes to identify Church Road as a scenic and historic road.
  - c. Have the revised plan signed and dated by the qualified professional preparing the plan.
4. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, changes are required to the recorded woodland conservation easements. Documents for the revised woodland conservation easement shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Prince George's County Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan and amended to include the recording information as required to reflect easement changes proposed with this specific design plan.

"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 49863 at folios 171, 188, 271, and 324. Revisions to this TCP2 may require a revision to the recorded easement."

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