



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

Zoning Map Amendment The Grove at Hyde Landing

ZMA-2024-004

REQUEST	STAFF RECOMMENDATION
To rezone the subject site from the Residential-Estate (RE) Zone to the Residential-Planned Development (R-PD) Zone.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Zoning Map Amendment ZMA-2024-004

Location: On the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road).



Gross Acreage: 126.16

Zone: RE, APA-6

Dwelling Units: 300

Gross Floor Area: N/A

Planning Area: 81B

Council District: 9

Election District: 5

Municipality: N/A

200-Scale Base Map: N/A

Applicant/Address:
NVR, INC
5265 Westview Drive, Suite 210,
Frederick, MD 21703

Staff Reviewer: Ellen Shadle
Phone Number: 301-952-3749
Email: Ellen.Shadle@ppd.mncppc.org

Planning Board Date: 12/18/2025

Planning Board Action Limit: N/A

Staff Report Date: 12/03/2025

Date Accepted: 07/28/2025

Informational Mailing: 10/10/2024

Acceptance Mailing: 06/27/2025

Sign Posting Deadline: 11/18/2025

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

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

Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA 3

BACKGROUND..... 4

1. Location and Site Description..... 4

2. History..... 4

3. Neighborhood and Surrounding Uses 5

4. Request 6

5. Development Data Summary 6

FINDINGS 8

6. Description of Proposed Project..... 8

7. General and master plan recommendations 9

8. Compliance with Applicable Provisions of the Zoning Ordinance:13

9. Referral Comments39

10. Community feedback.....42

RECOMMENDATION42

CONSIDERATIONS.....44

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section *J DH*
Development Review Division

Lakisha Hull, Planning Director *LH*

FROM: Ellen Shadle, Planner III, Zoning Section *esa*
Development Review Division

SUBJECT: Zoning Map Amendment ZMA-2024-004
The Grove at Hyde Landing

REQUEST: Rezone property from Residential-Estate (RE) Zone to Residential Planned
Development (R-PD) Zone

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The subject application was previously scheduled for the Prince George's County Planning Board hearing date of November 13, 2025, which was cancelled. Mailed and posted notices for a new Planning Board hearing date were completed and the Prince George's County Planning Board will hear the application on the agenda date of December 18, 2025, and will provide a recommendation to the Zoning Hearing Examiner. All parties will be notified of the Planning Board's recommendation.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

EVALUATION CRITERIA

The Zoning Review staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as further described in the Recommendation section of this technical staff report. The criteria for evaluation of this application includes, but is not limited to, the following of the Prince George's County Zoning Ordinance:

- a. The relationships between base and planned development zones, as provided in Section 27-4105 of the Prince George's County Zoning Ordinance (see Finding 8c).
- b. The findings to be addressed by the Prince George's County Planning Board in Section 27-3602(b)(7)(A) of the Prince George's County Zoning Ordinance (see Finding 8a).
- c. The planned development decision standards in Section 27-3602(c) of the Prince George's County Zoning Ordinance (see Finding 8b).
- d. The proposed planned development (PD) basic plans and proposed PD conditions and compliance with applicable development standards in Part 27-6 of the Prince George's County Zoning Ordinance (see Finding 8h).

BACKGROUND

In Prince George's County, planned development (PD) zones are intended to encourage innovative land planning and site design concepts that will support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives. To rezone a property to a PD Zone, the Prince George's County District Council must generally find that the legislative prerequisites for the zone are met, and the rezoning is compatible with the surrounding neighborhood. The establishment of a PD Zone is a discretionary legislative decision that can be conditioned upon an applicant's compliance with additional requirements and restrictions that promote the general welfare of the neighborhood and the public.

1. **Location and Site Description:** The subject property is located on the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road). The site's 124.16 acres consists of approximately 90 wooded acres, 30 cleared acres, and 5 acres with scattered existing structures.

The property is used for agriculture and is improved with a two-story single-family detached dwelling with 23 scattered structures of varying sizes and dimensions on the property.

2. **History:** The property subject to this Zoning Map Amendment (ZMA-2024-004) consists of 126.16-acres of land known as Parcel 53, located on Tax Map 115, Grids B-4 and C-4, and Tax Map 124, Grids B-1, B-2, and C-1. The property is further described by deed recorded in the Prince George's County Land Records in Book 24081, page 366, dated January 23, 2006. The property is located within the Residential Estate (RE) Zone. The property is also within the Aviation Policy Areas (APA) 1, 2, 3M, 4, and 6. The applicant has requested to rezone the subject property from the RE Zone to the Residential Planned Development (R-PD) Zone, pursuant to Sections 27-3601 and 27-3602 of the Prince George's County Zoning Ordinance,

for development of approximately 300 residential dwelling units, including single-family attached and single-family detached units.

The property is not subject to any previous preliminary plans of subdivision (PPS). A PPS and a certificate of adequacy will be required for the proposed development and division of land, should this application be approved, per Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in the Subdivision Regulations. A final plat of subdivision will also be required subsequent to approval of this zoning map amendment (ZMA) and following the approval of the PPS, before any permits may be approved for development of this site.

No prior development applications have been approved for the subject site.

3. **Neighborhood and Surrounding Uses:** The major roadways or features bounding the neighborhood include the Potomac Electric Power Company powerlines to the north and east; Allentown Road to the northwest; MD-210 to the west; and MD 223 to the south. The neighborhood primarily includes single-family detached housing zoned RE and Residential, Rural (RR). Other uses in the general neighborhood include parkland zoned Reserved Open Space (ROS).

The immediate properties surrounding the subject site and their respective zoning designations are as follows:

North—	Single-family detached dwellings in the RR and RE Zones and undeveloped land in the ROS Zone, as well as Steed Road and single-family detached dwellings in the RE Zone beyond.
East—	The former Hyde Field airport, which ceased operations November 30, 2022; and of which a part was once a sand and gravel mine. This area is proposed for residential development known as Hyde Landing in the R-PD Zone.
South—	A horse farm known as the Edelen property in the RE Zone, which is also in review for R-PD rezoning, and Potomac airfield in the RR Zone.
West—	Maryland-National Capital Park and Planning Commission (M-NCPPC) Tinkers Creek Stream Valley Park in the ROS and RE Zones.

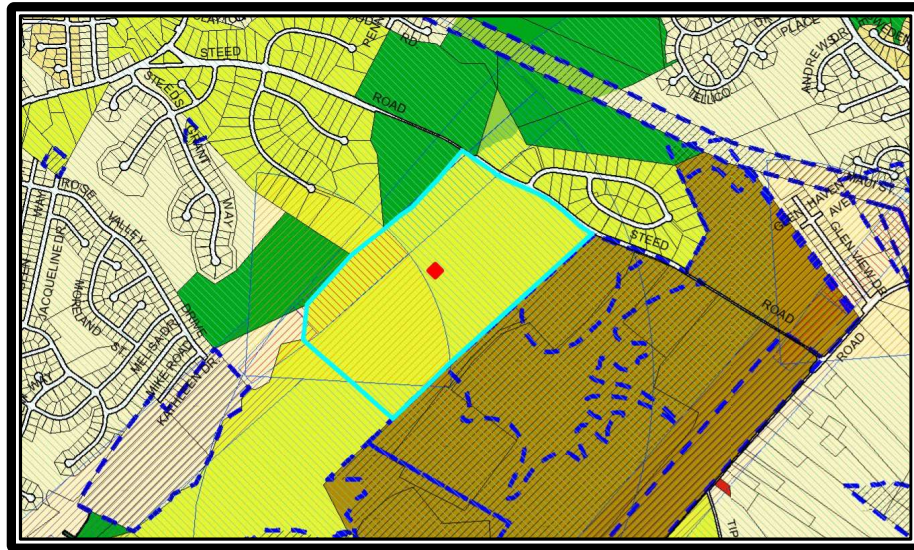


Figure 1: Site Zoning Map

4. **Request:** This application seeks a ZMA to rezone the subject property from the RE to R-PD Zone, pursuant to Section 27-3602 of the Zoning Ordinance. The proposed uses and approximate number of units, are identified below:

PROPOSED USES	Quantity
Single-family attached	100-180 units*
Single-family detached	100-180 units*
Total Density	300 units

Note: *Notwithstanding these potential unit ranges, the overall site density will not exceed the limit set by the Basic Plan: 300 dwelling units

5. **Development Data Summary:** The tables below provide comparison of the RE Zone requirements and standards, and those proposed for the R-PD Zone with this application.

	EXISTING	PROPOSED
Zone	RE	R-PD
Gross Acreage	126.16	126.16
100-year floodplain	25.22	25.22
Net Area	100.94	100.94
Minimum Density	N/A	91 DU
Maximum Density	93 DU	300 DU

Intensity and Dimensional Standards	Current RE Zone	Proposed R-PD Zone SF-detached	Proposed R-PD Zone SF-attached
Minimum lot area – square feet (sq. ft.)	40,000 sq. ft.	3,500 sq. ft.	1,500 sq. ft.
Minimum density	-	1 du/acre	1 du/acre

Intensity and Dimensional Standards	Current RE Zone	Proposed R-PD Zone SF-detached	Proposed R-PD Zone SF-attached
Maximum density	1.08 du/acre*	2.97 du/acre	2.97 du/acre
Minimum lot width	120**	40 feet	18 feet
Maximum lot coverage	20%	80%	95%
Minimum front yard depth	25	5 feet	5 feet
Minimum side yard depth	17	5 feet	0 feet
Minimum rear yard depth	25	5 feet	5 feet
Maximum principal structure height***	35	45 feet	50 feet

Notes: *1.08 du/acre is only for single-family detached; does not apply to single-family attached.

**If the lot is served by an individual well or sewerage system, the minimum width shall be 150 feet.

***45 feet for single-family detached adds 5 feet to the common dimensional standard (40 feet) in all residential base zones, in order to preserve flexibility for final architecture to be reviewed at the time of detailed site plan; 50 feet for single-family attached is a common dimensional standard in all residential base zones that allow townhouses.

Although similar standards have been approved previously, the intensity of the proposed lots raises significant concerns regarding buildability and compatibility with the surrounding community. The proposed development represents a substantial departure from the character of the adjacent large-lot subdivisions and should be appropriately buffered to mitigate its impact. The density and dimensional standards proposed particularly the reduced lot sizes, increased lot coverage, and minimal setbacks, are far more intense than those found in nearby residential areas and even exceed the thresholds permitted in the Residential, Multi-Family-20 (RMF-20) Zone, the densest base zone allowing single-family detached dwellings.

Staff find that the proposed dimensional standards exceed what may be reasonably achievable while conforming to other Code requirements such as provisions for public utility easements and conformance with the 2018 *Prince George's County Landscape Manual*. Further, the setbacks proposed also appear to conflict with the lot coverage proposed such that it is unachievable. A minimum 10-foot front yard setback should be provided to ensure the minimum space requirement for utilities is provided. Given the setbacks, a maximum of 60 percent lot coverage for single-family detached and 80 percent lot coverage for single-family attached lots may be achievable.

Staff recommend that the applicant revise the proposed dimensional standards to meet setbacks for public utility easement requirements and reduce lot coverage accordingly. Without such modifications, the proposed development risks being incompatible with the surrounding neighborhood and may not meet the standards necessary for successful implementation.

FINDINGS

6. **Description of Proposed Project:** This application requests a rezoning of the subject property from the RE Zone to the R-PD Zone

The applicant proposes development of a maximum of 300 residential dwellings consisting of single-family attached and single-family detached units, along with associated on-site active and passive recreational areas, paths, and bikeways. The residential uses will be concentrated within the existing non-forested portion of the property, with environmentally sensitive areas reserved for preservation and open space.

Three development pods are proposed for the property. The proposed development pods are labeled A, B, and C with single-family attached unit types located in Pod A and single-family detached unit types within Pods B and C. Pod C will be the last phase of development. Each pod will be interconnected and will share amenities.

A large area of open space, containing the stream tributaries, is proposed to be preserved and dedicated to M-NCPPC, to be added to the Tinkers Creek Stream Valley Park.

Two points of vehicular ingress/egress are proposed for the residential development, both connecting to Steed Road. The main entrance, a public roadway, will occur at approximately the midpoint of the northeastern property line and coincide with the Steeds Glen subdivision entrance at Ethan Thomas Drive. A second access point, a private roadway, will connect further north on Steed Road to Pod A where single-family attached dwelling units will be located.



Figure 2. Proposed PD Basic Plan map

Principal uses in the development will be single-family attached dwellings and single-family detached dwellings, including accessory structures such as sheds and detached garages. No temporary uses are proposed, except for on-site construction and sales offices. These uses are permitted in Section 27-5101(e) of the Zoning Ordinance.

The open space planned for active and passive recreation includes a central primary amenity area and is shown on the Basic Plan, with smaller recreation areas spread

throughout the community. The center and northern portions of the subject property contain regulated environmental features (REF) that are required to be preserved and are proposed to be conveyed as a stream valley park to be added to the directly adjacent Tinkers Creek Stream Valley Park.

Bikeways, trails, and pedestrian paths will connect the residents with non-motorized access to internal recreation areas. A side path is proposed along the south side of Steed Road, in conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), to enhance the network of multiuse connectivity in the immediate vicinity.

The proposed master-planned Tinkers Creek Trail, will provide access along the Tinker's Creek Stream Valley Park through the subject property. This nature immersion trail will provide direct access to the environmental features in this community.

7. General and master plan recommendations:

Plan 2035

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject property into two distinct growth policy areas. The northwest section of the property is designated as Future Water and Sewer Service Areas and the southeast section is designated as Established Communities.

Plan 2035 describes the Future Water and Sewer Service Areas Growth Policy Area as "development [that] is largely determined by the availability and capacity of water and sewer service (see Growth Boundary on Page 18). Controlling the expansion of water and sewer service is the easiest and most effective way a jurisdiction can manage and phase growth. Plan 2035 recommends placing properties that are located within the Growth Boundary, but which have not been approved for a water and sewer category change (which would allow for denser development) in Future Water and Sewer Service Areas. The Future Water and Sewer Service Areas are holding zones in which near-term development is deferred until additional residential capacity is required." (page 20)

Plan 2035 describes the Established Communities Growth Policy Area as "existing residential neighborhoods and commercial areas served by public water" and were outside of the Regional Transit Districts and Local Centers. "Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met." (page 20)

The land use vision of Plan 2035 is conveyed through the Growth Policy Map. The Growth Policy Map visualizes how the County should grow and contains various land uses based on the desired function and intensity of development. The Growth Policy Map places the subject property in an Established Communities land use area (page 107). Established Communities call for Residential Low, and Parks and Open Space in future development under the growth policies put forward by this plan. The proposed use of the site most closely aligns with the generalized future land use categories, as defined by Plan 2035, Residential Low and Parks and Open Space (page 100, Table 14):

- **Residential Low—Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.**
- **Parks and Open Space—Parks and recreation areas, publicly-owned open space (federal, state, county, municipal, and M-NCPPC), and privately-owned open space.**

Rezoning the site to R-PD permits the proposed project to contribute to meeting the housing demands of the area in line with long range planning goals for the area. The proposed rezoning also envisions the promotion of character and quality of life on the site and its surroundings through higher quality design and amenities than what would be required under the current residential base zoning.

Master Plan

The property is located within the 2013 *Approved Subregion 5 Master Plan* (master plan)

The master plan recommends residential low land use for the subject property. The plan also identifies the northwest portion of the property as parks and open space (Future Stream Valley Park). Residential low land use is described as “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings,” and parks and open space as “parks and recreation areas, publicly owned natural areas.” (page 31). The proposed development has a density of 2.97 dwellings per the site’s net area, which meets the master plan and Plan 2035 recommendations for density on the property.

Within the master plan, there are master plan elements outlining applicable goals, policies, guidelines, or objectives which should be addressed by the applicant. These elements are Land Use and Development Pattern, Environment, Transportation, Public Facilities, Economic Development, and Historic Preservation. The applicant should seek to follow wider master plan recommendations for the planning area, and the specific elements mentioned below.

a. Land Use and Development Pattern:

Staff find the applicant is proposing public amenities which support the General Plan policies. Landscaping and public art provisions are also recommended in the General Plan and should be considered at subsequent development stages or as required by the Code.

The General Plan also makes a policy recommendation to identify suitable locations for urban agriculture activities and community gardens. Staff recommend prioritizing one of the recreation areas for community agriculture for people living in the proposed development and the surrounding area. It is noted that the applicant’s statement of justification (SOJ) indicates that this development will have access to the Hyde Landing amenities, which includes a community garden, which may be sufficient. Details of the recreational facilities will be further reviewed with subsequent development applications.

It is required to disclose requirements for prospective purchasers of property within 1.0 mile of the airport, to mitigate potential hazards to air navigation, and to ensure that the community is aware of the location of the airport and the occurrence

and attendant risk associated with low-flying aircraft. Compliance with this requirement will be evaluated with future development applications.

The application meets several of the goals identified in the Land Use and Development Pattern section of the master plan. This application achieves the goal of providing high-quality suburban development by organizing development around a network of parks, open spaces, and community facilities while preserving and enhancing natural features and providing public benefits. The location of this proposed development, adjacent to the Hyde Landing development to the south, creates a new compatible development within an older, established community, in the Clinton area.

- b. Environment:** The Environment chapter of the master plan describes the current state of the environment in the subregion and develops goals, policies, and strategies to protect the subregion's environmental integrity. This chapter has subsections regarding: Green Infrastructure; Water Quality, Stormwater Management, and Groundwater; Watersheds; Chesapeake Bay Critical Area; Air Quality and Greenhouse Gas Emissions; Green Building and Energy Efficiency; Noise Intrusion; and, Sand and Gravel Mining. Applicable subsections are addressed below:

Green Infrastructure Policies and Strategies: The application addresses the policies highlighted in the Green Infrastructure section of the master plan and the applicant notes the proposed development will "minimize the clearing of high priority forest" and preserve existing forest and specimen trees located on the subject property. The applicant indicates that the creation of open spaces across the development will be concurrent with the safeguarding of the natural open spaces within the stream valleys and surrounding forests and ensure "a balance between development and environmental preservation." The applicant is committed to expanding and strengthening the existing vegetative zones around the streams beyond the current 100-foot boundary to ensure greater environmental preservation.

Water Quality, Stormwater Management, and Groundwater Policies and Strategies: The site contains one perennial stream that is identified as Tinkers Creek. It is a part of the overall Piscataway Creek, which is a Tier II watershed.

With any increase in impervious areas proposed by development, the natural hydrology of the Tinker's Creek watershed will be disrupted. This ZMA proposes an increase of development, which was not anticipated with the master plan. The master plan calls for the maintenance of the natural hydrologic patterns during development to the maximum extent practicable. The proposed added density would negatively affect the natural hydraulic patterns post development. Environmental site design is required for managing stormwater quantities and qualities for new developments by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). Therefore, more than the minimum requirements should be provided for any development within close proximity to the Tinker's Creek. The plan shows development envelopes outside of the floodplain, as required. These and the site are accessed by crossing the on-site streams.

The applicant's SOJ asserts preservation and enhancement to this creek, by proposing adequate stream buffers, and commits to expanding and strengthening the existing vegetative zones around the streams, extending beyond the required 100-foot boundary, to ensure greater environmental preservation. The applicant's SOJ effectively notes the need for preserving, maintaining, and enhancing the water features, specifically Tinkers Creek. It is also noted in the master plan that Tinkers Creek rated "poor" on the Index of Benthic Integrity Rating and "very poor" on aquatic habitat quality. Additional measures should be taken to increase the environmental quality of Tinkers Creek and the surrounding water features.

Air Quality and Greenhouse Gas Emissions Policies and Strategies

The applicant has noted several aspects that conform with the master plan policies and strategies, specifically the planned construction of pedestrian and bicycle facilities on the subject property, to minimize the need for motor vehicle trips.

Green Building and Energy Efficiency Policies

The applicant has noted several green building options that conform with the green building and energy efficiency policies highlighted in the master plan. At the time of detailed site plan, the applicant will consider in-home energy conservation strategies such as energy star appliances and smart thermostats, water conservation strategies, vegetation retention, and universal design features.

Noise Intrusion Policies and Strategies

As addressed in the strategies of the master plan (page 80), the property may be subject to a Phase I noise study and model as the property is located in proximity to Potomac Airfield. If noise issues are identified, the applicant should use noise reduction measures, if noise exceeds 65 dBA. Specific noise review and/or mitigation techniques will be evaluated with a future application.

- c. **Transportation:** The Transportation chapter of the master plan identifies and evaluates issues for the major transportation sectors within the subregion and recommends improvements. This chapter has subsections regarding: Roads, Transit, Sidewalks, Bikeways and Trails, and Conservation and Enhancement of Special Roadways. Some subsections include Goals, Policies, or Strategies that relate directly to the subject property; those are noted below.

Roads Policies and Strategies

The applicant has included features that meet the master plan recommended road improvement for Steed Road from MD 223 to Allentown Road.

The master plan recommends that development applications, "Document and address 'minor' inadequacies such as driveways or side streets that conflict with main roads. Encourage better connectivity between adjacent subdivisions, thus allowing residents to get to locations where they can safely access roadways, such as at signalized intersections." Staff find the site access and circulation to be sufficient. Road frontage improvements along Steed Road will be required, and the applicant will be required to meet transportation adequacy requirements for the proposed development at the time of PPS. In addition, the applicant proposes roadway

improvements beyond the frontage of the subject property as a public benefit, which is discussed further in this report.

Sidewalks, Bikeways, and Trails Policies and Strategies

The applicant's SOJ and submitted documents that relate to the policies and strategies for sidewalks, bikeways, and trails are in conformance with the master plan. The applicant has proposed the following sidewalk, bikeways, and trails, all of which are recommended in the master plan: side path along Steed Road and the master plan trail along Tinkers Creek Stream Valley Park.

Conservation and Enhancement of Special Roadways Policies and Strategies

Due to this subject property's proximity to Steed Road, which is a designated Historic Roadway by the master plan, the submission of an inventory of scenic and historic features should be provided with all applications that propose work within the right-of-way (ROW) of a designated roadway. Landscaping will be addressed with future development applications for the site.

- d. **Public Facilities:** The Public Facilities chapter of the master plan analyzes educational, safety, and recreational public facilities that provide essential services to the resident of Subregion 5. This chapter has subsections regarding: public schools, libraries, public safety, parks and recreation, solid waste management/recycling, and water and sewer service. The subsections that include goals, policies, or strategies that relate directly to the subject property are noted below.

Parks and Recreation Policies and Strategies

The applicant has noted the creation and/or preservation of open spaces in the form of approximately 52 acres of stream valley dedication, which is proposed to be added to the existing Tinker's Creek Stream Valley Park. Specifically, the Tinkers Creek Stream Valley Trail will connect to the Pea Hill Branch and Piscataway Creek trails, providing access to the Clinton area and between adjoining residential communities. A portion of the trail has been approved for construction through the Bevard North development. This dedication satisfies the master plan's recommendations to expand public facilities via stream valley parks along Mattawoman, Piscataway, and Tinkers creeks, in providing off-road trails as part of a walking and bicycling network that connects to destinations throughout the region.

- 8. **Compliance with Applicable Provisions of the Zoning Ordinance:** This finding is provided to evaluate all applicable zoning provisions, as it pertains to the proposed rezoning of the subject property from the RE Zone to the R-PD Zone.

- a. **Section 27-3602(b)(7) – Review and Recommendation by Advisory Board or Official**

(A) **After holding a hearing, the Planning Board shall make a recommendation on the application in accordance with Section 27-3602(c), Planned Development (PD) Decision Standards, and transmit its recommendation to the ZHE. The Planning Board may suggest revisions to the PD Basic Plan and PD Conditions of Approval.**

The Planning Board's recommendation shall address:

(i) Whether the application complies with Section 27-3602(c), Planned Development (PD) Decision Standards;

The subject application conforms to the planned development decision standards found in Section 27-3602(c)(1)–(4) of the Zoning Ordinance, as detailed in finding 8.b. below.

(ii) The need and justification for the PD zone;

The R-PD Zone for this property would allow for a more efficient use of land and higher-quality development while respecting existing environmental habitats and surrounding neighborhood character. The subject property meets the standards of Section 27-4302(a)(4) of the Zoning Ordinance with its minimum gross area, location within a residential base zone, and a conceptual development design with all lots having access to a street.

The site is currently zoned RE, which allows for a density up to 1.08 dwelling units per acre. The following chart depicts the base zone density along with the low-density recommendation under the master plan:

Currently Permitted Under RE Zoning		Master Plan Recommendation	
Maximum Density	1.08 du/acre	Proposed (Low) Density	3.5 du/acre
Acreage (net)	100.94	Acreage (net)	100.94
Current Maximum Number of Units	93	Possible Maximum Number of Units	353

The applicant is proposing a maximum of 300 dwelling units, in order to maintain consistency with the master plan, while meeting a variety of housing needs and providing needed public benefits in the area.

(iii) The effect of the PD zone, if any, on the land subject to the proposed PD and on surrounding neighborhoods; and

The existing neighborhood is residential in character, consisting of single-family detached housing with both existing and planned developments in the vicinity of this proposal with accompanying green space, trails, parks, and open space. The proposed development is also residential in character, with substantial open space and proposed buffering from adjacent, existing lower density developments. The applicant's proposed public benefits look to mitigate and address negative effects by constructing road improvements, adding pedestrian connections, and providing additional recreational improvements for the surrounding community. Therefore, the R-PD Zone will not negatively or

adversely affect the subject property or the surrounding neighborhoods.

- (iv) **The relationship of the proposed PD zone to the purposes of this Ordinance, the General Plan, and the applicable Area master plan or Sector Plan, with appropriate consideration as to whether the proposed PD zone will further the purposes of this Ordinance, the General Plan, and the applicable Area master plan or Sector Plan.**

Zoning Ordinance

The proposed rezoning furthers the general purposes of planned development zones (Section 27-4301(a)), and the purposes of the R-PD Zone (Section 27-4302) Residential Planned Development Zones, as described in the subsections of Finding 8.

General Plan

The proposed rezoning furthers the purposes of Plan 2035, as described in Finding 7 above.

Master Plan

The proposed rezoning furthers the purposes of the master plan, as described in Finding 7 above.

b. Section 27-3602(c) – Planned Development (PD) Decision Standards

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

- (1) **Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;**

The application is consistent with the master plan because it recommends residential low land use on the subject property; the proposed development has a density of 2.97 dwellings per acre of the site's net area, which meets the master plan and Plan 2035 recommendations for density on the property. The proposal is further consistent with the master plan as it offers expanded availability of housing, multi-use trail development throughout the subject property, and on-site active and passive recreational facilities.

- (2) **Meets the purposes of the proposed PD zone;**

The purposes of the R-PD Zone, as stated in Section 27-4302(a)(1) of the Zoning Ordinance are: flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development; ensuring and supporting the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and

recreation areas; preserving and supporting well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community; ensuring that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and ensuring that the planned residential community respects the topographic and other environmental characteristics of the site on which it is located. This application meets the purposes of the R-PD Zone by providing a mix of housing types, parks, open spaces, multimodal transportation networks, and public benefits, while preserving natural areas, which are further detailed throughout this technical staff report.

(3) Satisfies all applicable standards of the proposed PD zone; and

The applicable intensity, dimensional, and use standards for the R-PD Zone are stated in Sections 27-4302(a)(3) of the Zoning Ordinance.

According to this section, all intensity and dimensional standards are established in the basic plan. All proposed intensity and dimensional standards for this rezoning are shown in the basic plan and described in the development data summary in finding 5 above.

Per Section 27-4301(d)(2), regarding Development Standards, this application is subject to the development standards in Part 27-6 and is subject to the Landscape Manual, which shall apply to all development in each PD Zone and will be evaluated with future development application should this rezoning be approved.

(4) Will not adversely impact the surrounding properties.

The proposed development preserves the residential character of the surrounding properties by incorporating substantial natural buffering, including a preserved wooded area that separates it from single-family detached homes to the south and east. Lots closest to Steed Road will consist of single-family detached homes and will include a required roadway buffer to further minimize impact. In addition, the development is compatible with the proposed Hyde Landing project to the south, fitting seamlessly into the broader, evolving community. Its density aligns with the recommended range outlined in the master plan.

c. Section 27-4105 – Relationships Between Base and Planned Development Zones

In certain instances, a landowner may request, and the District Council may approve the reclassification of a base zone to a Planned Development zone. Generally, the Planned Development zone allows more flexibility in the establishment of form, development, and design standards for development in the zone in return for more innovative and higher-quality development, as well as the provision of public benefits. In addition, the regulations controlling development of a Planned Development zone are subject to a PD Basic Plan for development of the site, as well as PD Conditions of Approval.

Public benefits features are defined by Section 27-4301(d)(3)(A) of the Zoning Ordinance as features in a planned development zone that are superior to features under a base zone. These features benefit the surrounding neighborhood, and/or the public in general along with the immediate community, and must meet the following criteria of Section 27-4301(d)(3)(B):

- i. Benefits shall be tangible and quantifiable items;**
- ii. Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;**
- iii. Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and**
- iv. Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.**

Section 27-4301(d)(3)(C) contains a non-exhaustive list of ways for exhibiting public benefits. Public benefits are required to significantly exceed what would be required if the project were developed under the base zone.

The District Council is presumed to have already determined the proper zone for the subject property, and therefore, public benefits are required to be proffered by an applicant, in exchange for the District Council's consideration of the applicant's request for more favorable zoning.

Public benefits should generally be commensurate with the benefit to the applicant of the planned development zoning. They should not include any public improvements that will otherwise be required by the applicant to obtain other development approvals, such as improvements required to address public facility adequacy under the Subdivision Regulations.

The applicant has put forth the following as public benefits of the proposed development:

(1) Stream Valley Dedication

The subject property lies within the Tinkers Creek watershed, a Tier II waterway. The master plan identifies Tinkers Creek as one of three green infrastructure primary corridors. The area of stream valley dedication will connect to both the 100-acre stream valley parkland on the Hyde Landing development to the south and to the stream valley parkland owned by M-NCPPC to the north, creating and preserving a larger and more viable ecosystem.

Pursuant to Section 24-4601(b)(3)(A) of the Subdivision Regulations, five percent of the property area is required as mandatory parkland dedication at the time of PPS where parkland

level of service is not met. Five percent of the land area is approximately 6.3 in acreage of parkland dedication. The 6.3 acres of mandatory parkland dedication includes usable land outside of the PMA and other conservation areas.

With the requested R-PD Zone, the applicant is proposing 52 acres of land dedication. Of the 52 acres, the applicant accounts for 6.3 acres to meet the five percent land area under mandatory parkland dedication, siting that the remaining 45 acres is above the normal land dedication requirement. However, the 6.3-acre area is shown in an area of the site to remain wooded. It is not shown as useable parkland. It is also noted that additional areas of woodland conservation are proffered as a separate public benefit below. As an alternative requirement to providing the five percent useable parkland, a stream valley park as identified in the master plan may be used to satisfy the mandatory parkland dedication requirements if the master plan trail is constructed (Section 24-4601(b)(4)(A)). Either the five percent usable area of land dedication or the stream valley dedication with master plan trail would be a base requirement under the Subdivision Regulations. Preservation of woodland and sensitive environmental features is also a base requirement.

However, staff find that level of service for parks and recreation will be analyzed at PPS and may be addressed with options other than the land area dedication as shown on the basic plan, if necessary, such as through on-site facilities or fee-in-lieu. Therefore, the proposed land dedication and master plan trail construction is found to qualify as a public benefit.

The alignment of the Tinkers Creek Master Plan Trail is proposed to minimize environmental impacts, falling on land within the development and within the land dedication areas. Accordingly, a public use easement should be provided where the trail is located outside of public land or ROWs, to ensure continuity of public use for the trail. Such dedications and improvements should be in addition to, and may not be used to satisfy, any dedications, improvements, fees, or recreational facilities that may be required as a condition of subdivision approval.

(2) Trail Link Connectivity

The development of The Grove at Hyde Landing will provide 3,500 linear feet of trail constructed for the Tinkers Creek Master Plan trail system as recommended by the MPOT for the subject property, along with an additional 1,600 linear feet trail system that will be located through the expanded on-site Tinker's Creek Stream Valley Park for multimodal use. This public trail system will connect to the trail system within the Hyde Landing development to the south. The provision of the trail will be in addition to other required pedestrian/bicycle improvements including sidewalks, which will be provided along both sides of all internal roadways; a 10-foot-wide path and bicycle lane along the frontage; short-term bicycle

parking; crosswalks; and, American's with Disabilities Act (ADA) curb ramps. This public benefit furthers the goals and policies of Plan 2035 and the master plan in the following ways:

- (a) The master plan specifically mentions the following strategy to “[c]onstruct the following Off-Road trails: Tinkers Creek Stream Valley Trail: This trail will connect to the Pea Hill Branch and Piscataway Creek trails, provide access to the Clinton area, and provide access between adjoining residential communities.” (page 120)
- (b) “A portion of the trail has been approved for construction through the Bevard North development.” (page 120) As further supported in the MPOT on page 23, the Tinkers Creek Stream Valley trail “will connect to the Pea Hill Branch and Piscataway Creek Trails, provide access to the Clinton area, and provide access between adjoining residential communities.”
- (c) In addition, in Plan 2035, “[A]dditions to its trail system, including stream valley trail corridors, trails along abandoned railroad rights of-way, and neighborhood trails are helping to enhance connectivity between communities and to other modes of transportation, such as rail stations and bus stops.” (page 144)
- (d) The additional trail system of 1,600 linear feet will support both the larger stream valley park and the overall master plan trail network that will include enhanced landscaping and consist of clustered plantings along the trail with pollinator-supporting native plants, such as (but not limited to) New England Aster, Eastern Purple Coneflower, Black-eyed Susan, Swamp Rosemallow, Spotted Joe Pye Weed, Swamp Verbena.



The enhanced landscaping would also include strategically placed shade trees along the trail to provide shade relief, and additional wildlife habitat benefits for areas outside of existing forest.

The enhanced landscaping will be designed and reviewed at the time of detailed site plan and planted in phase with the trail sections across the site. Trails located within stream valley parks offer valuable recreational opportunities including accessible greenways, and scenic pathways for walking, running, and biking. These trails serve as vital links for residents to enjoy protected green spaces. The proposed residential community has been planned not only with the environment in mind, but with it at the forefront of design framework.



Staff find the trail system as proffered by the applicant to be an acceptable public benefit feature in support of this application and the trail should be provided at a 10-foot-width in all locations.

(3) Roadway Improvements

(a) Bridge widening along Steed Road

The applicant proposes to widen the existing Steed Road bridge along the site's northern frontage from its current two-lane, 36-foot-wide configuration to a full four-lane, 59-foot-wide section, as a public benefit feature that would be beyond the standard road frontage improvements.

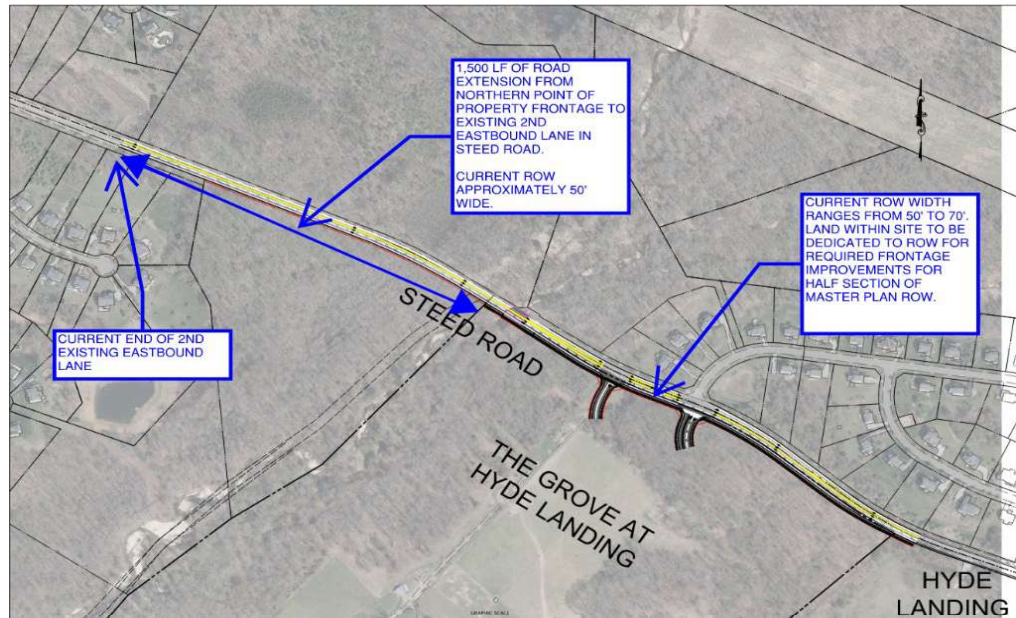
Steed Road bridge is currently 36 feet wide. The MPOT recommended width of Steed Road requires a minimum ROW of 80 feet. The ROW currently varies from 50–70 feet in width.

Typical frontage improvements require the half-section of road adjacent to the subject property to be improved from the centerline towards the site frontage. Those improvements would produce an additional eastbound 11-foot-wide vehicle travel lane and a 10-foot-wide side path on the subject property's side of the road only. This would result in a 43-foot-wide bridge.

The applicant will construct the entire planned bridge section over Tinkers Creek, delivering a final width of 59 feet. The 59 feet would consist of a 10-foot-wide trail and bike path on the eastbound side of the Steed Road bridge, two 11-foot-wide eastbound vehicle travel lanes, two 11-foot-wide westbound vehicle travel lanes, and a 5-foot-wide bike path on the westbound side of the Steed Road bridge. The widening will construct two additional vehicle travel lanes for a total of four vehicle travel lanes, as recommended for the future master plan collector roadway.

(b) Steed Road Lane Widening

The applicant proposes to expand the eastbound lane along Steed Road, extending approximately 1,500 linear feet northwest beyond the subject site's frontage to create a continuous through lane that connects with the standard frontage improvements required for the subject application.



Analysis of Proposed Public Benefit Roadway Improvements

Staff identify the applicant's base requirements to be:

- i. Dedication along the property's frontage of Steed Road 40 feet from centerline, toward a minimum 80-foot ROW. (The Steed Road ROW currently varies between 50 and 70 feet in width.)
- ii. Improvements along the property's frontage of Steed Road to include construction of a 10-foot side path and striped bicycle lane.

- iii. Payment to the Capital Improvement Programs (CIPs) to meet adequacy, contingent upon a traffic study demonstrating failing intersections.

Roadway improvement for public benefits shall be above the base requirements.

The applicant has put forth information regarding projected CIP contributions which would be required to address any transportation inadequacy at the time of PPS, as a base requirement. There are two CIPs that affect the subject property. This includes the South County Roadway project (4.66.0050) and the Brandywine Road and MD 223 project (4.66.0052). The applicant projects that payment into both CIPs would be a base requirement for the subject property, based on a traffic analysis provided.

In “The CIP Estimates for The Grove at Hyde Landing” prepared for the applicant by Lenhart Traffic Consulting, Inc., the estimated CIP pro-rata costs would cost \$791,182.25 for the South County CIP project and \$582,336.40 for the MD 223 and Brandywine Road CIP project. The cost to widen the existing Steed Road Bridge and widen Steed Road between the property frontage and existing second southeast bound lane is estimated at \$1,800,000.

The MD 223 and Brandywine Road CIP project address adequacy specific to impacts at that intersection, while the South County CIP project addresses various roadway improvements in the area of the subject site. Given the MD 223 and Brandywine Road project is outside the scope of the roadway improvements proposed for public benefit features, the applicant will be required to address inadequacies particular to that intersection at the time of PPS. However, in lieu of payment to the South County CIP, the applicant is proposing to provide the physical road improvements, outlined as public benefits above, which exceed the estimated pro-rata contribution by \$1,008,817.75. The applicant has proposed implementing these improvements to be immediate and tangible, and above the based requirement.

Staff find the applicant’s proposal, to widen the bridge and to widen Steed Road 1,500 linear feet beyond the subject site’s frontage, to be acceptable public benefit features that are above the base roadway improvement and contribution requirements.

(4) Funding Towards Cosca Regional Park Playground

The Parks and Recreation department staff provided the applicant with a list of recommended improvements at Cosca Regional Park including a renovation of the group pavilion. The group pavilion renovation will be a vital reinvestment into the park's existing amenities, while increasing the availability of outdoor activity and play experiences for all ages.

Investment toward a park amenity is supported by both Plan 2035 and the master plan. *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), the County's new master plan for parks and recreation, includes goals for evaluating existing centers and facilities for reinvestment and repositioning its service delivery model to multigenerational centers. Further supported in the master plan, it is noted that "[p]opulation growth in the subregion will increase the demand for recreational programs and activities at community centers." (page 138) Based on the community input provided in the Cosca Regional Park Master Development Plan, the applicant proffers providing \$150,000 towards the group pavilion playground renovation as a public benefit. However, pursuant to Section 27-4301(d)(3)(B)(ii), public benefits features shall be able to be completed or arranged prior to the issuance of the first certificate of use and occupancy. The applicant does not proffer construction of the playground improvements. With the exclusion of construction to the applicant's proffer, the feature cannot fulfill the requirement for the feature to be completed. Therefore, staff does not find the proposed funding to be an acceptable public benefit feature in support of this application. Of the list of improvements for Cosca Regional Park that were identified by the Parks Department, the applicant shall work with the Parks Department to identify and provide for construction of selected facilities valued at a minimum of \$150,000 to meet this public benefit.

(5) Woodland Conservation

In 2005, Maryland's first-ever countywide green infrastructure plan was approved in Prince George's County. The functional master plan of the 2005 Approved Countywide Green Infrastructure Plan (Green Infrastructure Plan) contains goals, objectives, and policy areas to be implemented to preserve, protect, and enhance the designated network of natural resources.

The current RE Zone requires a 25 percent threshold (25.23 acres) of woodland to be preserved on-site. The proposed zoning change to the R-PD requires 20 percent, which is equal to 20.19 acres. The approximately 5.0 acres over the required R-PD Zone threshold on-site is being offered by the applicant as a public benefit feature. The additional acreage helps to protect the sensitive environmental

features located on-site and to preserve water quality for the local and regional ecosystem.

The applicant asserts that this public benefit feature is in accordance with the Green Infrastructure Plan, Policy 3, regarding Preserving, Enhancing, and Restoring a Green Infrastructure Network to encourage interior forest restoration and preservation by creating exclusion or limited use areas where forest interior dwelling species habitat is present on public lands. Staff support the applicant's proffer of approximately 5.0 acres over the required 20.19 acres as an acceptable public benefit feature.

(6) Interpretative Signage

The applicant proposes to provide educational signage along the proposed trails communicating water quality, local ecosystems, and the importance of forested stream buffers.

The applicant proposes a comprehensive system of wayfinding elements that will be designed to reflect the character of the community and tell the story of the site's history at trail junctures which are to be determined. Signs are proposed to be designed in conformance with the current Prince George's County Department of Parks and Recreation Interpretive Signage detail (G-5.2), to be reviewed at the time of detailed site plan.

At this time, staff find that there is a lack of detail as to the information and number of signs to be provided. In addition, as part of the archeologic investigations to be conducted on the property and discussed further in the staff report, signage is recommended to capture the site's history in conformance with the historic recommendations of the master plan. Staff find this to be a basic requirement that would be applicable for any development of the site and, therefore, not a public benefit feature.

Conclusion of proposed Public Benefit features:

Staff find the foregoing public benefit features 1 through 6 to meet the required criterion of a public benefit feature that would benefit the public to a significantly greater extent than what would normally be achieved under the base zone. Overall, this is proportional to the proposed development that is for an increase of approximately 200 dwelling units greater than would be achieved under this site's base zone requirements.

Staff find the appropriate public benefits of the stream valley dedication, the public trails, construction of Steed Road improvements and additional woodland conservation to be superior features that would benefit the public to a significantly greater extent than what would normally be achieved under the base zone.

d. Section 27-4301(a) – General Purposes of Planned Development Zones.

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

- (1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;**
- (2) Allowing greater freedom and flexibility in selecting:**
 - (A) The form and design of development;**
 - (B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;**
 - (C) The location and design of the development respective and protective of the natural features of the land and the environment;**
 - (D) The location and integration of open space and civic space into the development; and**
 - (E) Design amenities.**
- (3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;**
- (4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;**
- (5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;**
- (6) Improving community services and facilities and enhancing functionality of vehicular access and circulation;**
- (7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources;**

The applicant asserts that this application meets the purposes of the R-PD Zone.

In accordance with Section 27-4301(a)(2)(A) of this section, the mix of residential use types will provide design and housing options for future residents of the development. Providing recreational opportunities in close proximity to these dwellings, connected by streets, walkways, trails, and bikeways is a concluded component in creating a local sense of place and provides a compact, environmentally friendly living setting.

In accordance with Section 27-4301(a)(4) above, the design and construction of the proposed community is an efficient use of land because it is concentrated on a relatively small portion of the site, which allows greater attention to environmental protections and impacts, and keeps in mind the community's vehicular circulation patterns and access. The two access points from Steed Road allow circulation through the community in a hierarchy of streets with bikeways and sidewalks, where appropriate.

In accordance with Section 27-4301(a)(7) above, the conceptual design captures the applicant's focus on preserving, to the fullest extent practical, the existing environmental features.

In accordance with Part 27-6 of the Zoning Ordinance, approximately 38 acres of open space are set aside. Amenity areas and public trails are provided for active recreation; passive recreative opportunities are available throughout and in the amenity areas as well. The primary recreational amenity area will be centrally accessible to all residents and will connect via trail network into and through the Tinkers Creek Stream Valley Park, bringing the larger park system right to the residents.

e. Section 27-4301(d) – General Standards for All Planned Development Zones.

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

The planning and development goal for the proposed development is an innovative residential community with a mix of residential use types, with a range of recreational facilities and trail networks complementing and serving the needs of the residents of the development, which is consistent with Plan 2035 and the master plan.

Bikeways, trails, and pedestrian paths will connect the residents with non-motorized access to internal recreation areas and other facilities and opportunities in the surrounding area.

As demonstrated on the Circulation Exhibit associated with this application, a variety of non-vehicular routes are proposed for the new residents and the existing community.

A side path is proposed along the south side of Steed Road, in conformance with the MPOT, augmenting the network of multi-use connectivity in the immediate vicinity.

The proposed multipurpose trail, shown entirely on-site in a parallel alignment to the conceptual master-planned Tinkers Creek Trail, will provide residents with access through the expanded Tinker's Creek Stream Valley Park.

This nature-immersion trail will provide direct access to the valuable experience provided by visiting the high-quality environmental features in this community.

- (B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;**

Principal uses in the development will be single-family attached homes and single-family detached homes, including permissible accessory structures, such as sheds and detached garages. Trails, paths, open spaces, and recreation facilities are proposed as well.

No temporary uses are proposed, except for on-site construction and sales offices. These uses are permitted in Section 27-5101(e) of the Zoning Ordinance.

- (C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;**

The Basic Plan map illustrates:

General location:

Eastern side of Steed Road, north of Hyde Landing development and south of M-NCPPC land.

Acreage:

Gross Area: 126.16 acres

100 Yr Floodplain (as defined in 27-2500): 25.22 acres

Net Area: 100.94 acres

Types/mix of land use:

Residential, Recreational

Open Space/Trails

Homeowner Accessible Recreation Amenities of Pods A-C

Publicly Accessible Recreation Areas of Tinkers Creek Stream Valley

Park trail system

Number of residential units:

100–180 Single-Family Attached Dwellings

100–180 Single-Family Detached Dwellings

Nonresidential floor area: 0

Residential density: will not exceed 300 du

Nonresidential intensity: 0

- (D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;**

The applicant proposes dimensional standards which are shown on the Basic Plan in accordance with Section 27-4302(a)(3) of the Zoning Ordinance. The dimensional standards noted include density, net lot area, lot width, lot coverage, front yard depth, side yard depth, rear yard depth, and principal structure height. The applicant's proposed dimensional standards are consistent with the PD Zone and its purposes as demonstrated in the flexibility to be exercised in the form and design of the development; providing a well-integrated mix of housing types, lot sizes, and densities; and the plan's respect of the character of established surrounding neighborhoods, with the modifications as recommended by staff in the Development Data Summary.

- (E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking**

facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

Buffers will be proposed in subsequent applications, along the property's perimeter, as required by the Landscape Manual, ensuring compatibility with the surrounding residentially zoned parcels. The applicant has put forth an innovative land plan that designs residential pods of which many lots will have views into the environmental areas associated with the expanded Tinkers Creek Stream Valley Park. All pods will include various open spaces and areas for potential passive and active recreation. The concentration of the pods' development density allows for flexibility in preserving natural areas that reflect the presence of open space and residential character of adjacent development.

- (F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;**

Open space is planned for active and passive recreation. A central primary amenity area is shown on the Basic Plan with smaller recreation areas spread throughout the community and available to residents, as reflected in the proposed development pods green spaces. The large center and northern portions of the property will be preserved as a stream valley park, to be added to the adjacent Tinkers Creek Stream Valley Park. The location of these amenities affords all residents easy access to recreational opportunities.

- (G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;**

- (H) Identify the general location of existing on-site and adjacent historic sites, resources, and districts and archeological and cultural resources;**

- (I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

- (J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County**

and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

- (K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**
- (L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

Regarding Sections 27-4300(d)(1)(G) through (L), environmentally sensitive lands, pedestrian circulation, roads, water and sewer, and stormwater management facilities are all depicted on the Basic Plan and associated exhibits.

A Phase II Archeology study will be performed on the site to evaluate any historic resources identified, which will be addressed in subsequent applications.

The submitted site plans include the general pedestrian, bicycle, and vehicular circulation on-site. The development proposes two vehicular access points along Steed Road. The final configuration of the access points will be determined with subsequent applications. The plans demonstrate a comprehensive multimodal network along the frontage of Steed Road and within the site, with a proposed multimodal connection to the property just south. The development will include a variety of public and private roadways, in addition to alleys and access driveways. These standards have been met.

- (M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;**
- (N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;**

Regarding the above, Section 27-4300(d)(1)(M) and (N), the subject property is not located within a municipality. The following public facilities will serve the development:

Louise F. Cosca Regional Park, approximately 4.5 miles from the site, and Tinker's Creek Stream Valley Park, approximately 2.5 miles from the site.

Clinton Fire Station 825, located at the Piscataway Road/Brandywine Road intersection, approximately 2.0 miles east of the property.

Clinton Police Station, located one block off of Brandywine Road, approximately 4.0 miles from the site by streets.

The property is designated Water and Sewer Category W-4 and S-4 and proposed lots are to be served by public water and sewer connections. A change to Categories W-3 and S-3 will be required prior to platting.

The on-site vehicular and pedestrian circulation system will connect in two places to Steed Road, which is classified as a master plan Collector Road.

The subject property will be served by Clinton Grove Elementary School, Stephan Decatur Middle School, and Surrattsville High School.

Stormwater management facilities are depicted on the Basic Plan and associated exhibits.

(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.

The development standards in Part 27-6: Development Standards and the Landscape Manual, shall apply to all development in each PD Zone.

To the extent a standard in Part 27-6: Development Standards, conflicts with a standard in Section 27-4302, Residential Planned Development Zones; the standards in Section 27-4302, Section 27-4303, or Section 27-4304 shall apply.

Applicable development standards can be found below in Findings f. and g.

f. Section 27-4302. Residential Planned Development Zones

(1) Purposes

The purposes of the Residential-Planned Development Zone are:

(A) To provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of

residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development;

The proposed mixture of residential types for this area will serve a wider range of future residents wishing to live in the County, a mixture that is not possible with the existing base zoning.

Commercial/retail uses are not proposed as part of this application. The commercial/retail uses of the adjacently proposed Hyde Landing development to its southeast will be accessible to residents of The Grove at Hyde Landing.

(B) To ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;

A pedestrian and bicycle path network is proposed as part of this application, allowing easy access to community areas and creating a well-integrated community.

(C) To preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community;

Amenity areas are proposed for passive and active recreation are as follows:

1. Seating areas with fire pits/bowls, Bosque garden with seating
2. Outdoor library with seating
3. Open lawn space for flexible gathering opportunities
4. Picnic and community gathering areas
5. Playground
6. Two public trail segments

Access to all active amenities at Hyde Landing (future combined homeowners association (HOA)) are projected as follows:

1. Community Center Facility
2. Sport Courts Trail Network
3. Outdoor Fitness Stations

4. Community Gardens

5. Playgrounds

The applicant is committed to not only preserving the environmental features, but also showcasing the varied natural elements (streams, forests, meadows) as a central feature and asset of the community.

(D) To ensure that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and

Because the proposed development fits easily into the larger community which is located an area which is developing apace, and its density is within the recommended range and comparable to that allowed in the surrounding area, the proposed development will not adversely impact the surrounding communities. The aforementioned features, both preserved and added, create a community that not only avoids impacting the surrounding community in an adverse way, but provides public benefits in a wide range of methods as described in previous sections of this technical staff report.

(E) To ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.

The proposed project orients the layout around the stream valleys present on-site, with the only impacts to these areas proposed for water and sewer, a road crossing, and a proposed trail. The development will also be providing planting on-site for every acre necessary to be cleared for the road, sewer line, and trail, ensuring there is no net loss of forest on-site.

The conceptual site plan for The Grove at Hyde Landing, which will be further refined in future development applications, is specifically designed to limit impact to the existing woodlands on the site by concentrating the residential density within the footprint of the existing grazing fields, to minimize forest clearing. The site will also propose replanting on-site any acreage of forest cleared, specifically focusing on the Tinkers Creek floodplain and stream valley.

The Basic Plan proposes not only to preserve the high priority forest areas, but to also assess opportunities for forest enhancement with the utilization of afforestation within the floodplain of Tinkers Creek and bolstering the vegetative buffer around the single stream valley found in the middle of the site. By planting new forest areas, it will ensure there is a large vegetative buffer that will act as habitat for wildlife, a filter for runoff, and stabilization for the streams and surrounding slopes.

g. Part 27-6 –Development Standards

Per Section 27-3602(a)(5)(H), Planned Development Zoning Map Amendment Submittal Requirements, of the Zoning Ordinance, a PD-ZMA application shall include a proposed PD basic plan and proposed PD conditions of approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones, of the Zoning Ordinance.

Per Section 27-4301(d)(2), General Standards of All Planned Development Zones, of the Zoning Ordinance, before approving a PD Zone classification, the Prince George's County District Council shall find that the application for the PD Zone classification, as well as the PD basic plan and conditions of approval, comply with the development standards in Part 27-6, Development Standards, and the Landscape Manual shall apply to all development in each PD Zone. Conformance with the development standards will be required and further evaluated at the time of detailed site plan.

Staff find that, as described in the applicant's SOJ, the proposed development will meet the applicable development standards. The following discussion is offered:

(1) Section 27-6200 Roadway Access, Mobility, and Circulation

Residents will be connected to internal and external activities via a multimodal system of streets, bike lanes, and paths. The property abuts Steed Road (C-516), a Collector roadway. Throughout the property, bikeways and walkways will be proposed. Roads will be constructed to the applicable County standards to ensure safe and efficient movement through the property and to the surrounding area. All residential units will be provided with vehicular access from public, private, or alley roadways, which may include dwelling units fronting on open space.

(2) Section 27-6300 Off-Street Parking and Loading

Parking will be provided both on-street and off-street to accommodate the residential dwellings and the recreation amenity areas. At the site plan stage, conformance with the standards of this section will be required to be demonstrated.

(3) Section 27-6400 Open Space Set-Asides

Section 27-6403 provides the open space set-aside for residential development in the R-PD Zone at twenty percent of the development site area. The applicant proposes a number of open space types, including natural features conservation (woodland and stream), public trail dedication, passive recreation areas, and active recreation areas throughout the community. The Open Space Set-Aside Exhibit included with this application demonstrates the ability of the conceptual land plan to fulfill and exceed the 20 percent of development site area open space set-aside requirement. No modification is allowed or necessary.

(4) Section 27-6500 Landscaping

Section 27-6500 states that all development must comply with the Landscape Manual, and modifications are prohibited. The applicant intends to comply with the Landscape Manual requirements.

(5) Section 27-6600 Fences and Walls

For residential development in an R-PD Zone, Section 27-6603 allows a 4-foot-high fence in the front yard and 6-foot-high fences in rear and side yards. Fences are not allowed within ROWs, public utility easements (unless approved), and they may not be placed where they could cause traffic sight-line issues. Fences in the development, if approved, will be designed to delineate public and private spaces for residents and pedestrians and comply with all fence standards.

(6) Section 27-6700 Exterior Lighting

Section 27-6706(c)(1) allows a maximum illumination of 0.5-foot candles at the property lines for single-family detached and 1.0-foot candles for townhouse and multifamily development. Section 27-6703 requires a light plan to be prepared and submitted at the time of site plan or building permit. The lighting plan will be presented at the appropriate time and will comply with the requirements of Section 27-6706(c)(1)

(7) Section 27-6800 Environmental Protection and Noise Controls

The section requires a natural resources inventory (NRI), which has been included in this Basic Plan submission. Also required to be addressed are: woodland conservation, floodplain management, erosion and sediment control, stormwater management, regulated environmental features, and noise control.

Excessive noise is not expected to be generated by this residential development. Environmental features will be protected to the fullest extent possible. Other topics above will be complied with at the appropriate stage in the development review process.

Natural Resources Inventory

Natural Resources Inventory (NRI-020-06-01) was approved on December 31, 2024, and shows REF and 37 specimen trees. An additional 12 specimen trees were identified along the property line with the Hyde Landing subdivision. This NRI shows the estimated area of Marlboro clay as shown on PGAtlas. The NRI requires corrections to revise General Notes 16 and 17, and to show the on-site archaeological area. Prior to acceptance of the PPS, the revision to the NRI shall be approved.

Woodland Conservation

The project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO), and the environmental regulations contained in Subtitles 24, 25, and 27 of the County Code. The required woodland conservation and afforestation will remain at 20 percent with the proposed R-PD Zone.

Specimen Trees

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

The NRI lists 37 specimen trees identified on the property and 12 specimen trees near the property line on the adjacent Hyde Landing subdivision. If future applications propose the removal of specimen trees, a variance request for the removal of the specimen trees shall be submitted with the acceptance of the applications.

Stormwater Management

Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires an approved stormwater management concept plan and approval letter in the detailed site plan application. A site development concept is required to be reviewed by DPIE. The concept shall be submitted and reviewed with the future PPS and detailed site plan and the layout consistent with the tree conservation plans (TCPs).

Soils

Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that “all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations”. This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) states “The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.”

Areas of the subject application along the main stem of Tinkers Creek and the one tributary connection contain Marlboro clay. A soil study with soil boring and engineered 1.5 safety factor limits should be shown and reviewed with the PPS. This soil study should incorporate the required information and analysis per the DPIE Techno-Gram 005-2018 concerning over-consolidated clays. The applicant proposes some residential development in this Marlboro clay area.

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present within the Hyde Landing project area include Beltsville silt loam, Croom-Marr complex, Grosstown gravelly silt loam, Issue silt loam, Marr-Dodon complex, and Widewater and Issue soils. Marlboro clay is found to occur within the ZMA review area.

Erosion and Sediment Control

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

Section 27-6805 of the Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control, in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

The County requires the approval of an erosion and sediment control plan. The Type 2 tree conservation plan (TCP2) must reflect the ultimate limits of disturbance (LOD), for installation of permanent site infrastructure and for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the TCP2, a copy of the erosion and sediment control technical plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

(8) Section 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards

A greater level of detail regarding architecture and urban design will be submitted with the detailed site plan. As design details progress, the standards within this section will be fully evaluated. These purposes are realized through a series of standards mostly related to design. While they are similar to standards found in Section 27-61200 (below), they are more specific to the building design and orientation, façade offsets, parking, and garages.

(9) Section 27-61200 Neighborhood Compatibility Standards

Section 27-61200 addresses standards for maximum building height; minimum setbacks; building orientation, design, fenestration, and materials; loading and service areas, lighting; signs; and open space.

As noted, the area is developed with single-family subdivisions and a few larger parcels. The proposal is a vibrant, pedestrian-oriented residential development with other compatible uses. The new community has been envisioned with a people-centered approach to the planning process, to be most visibly identified in the thoughtful orientation of dwelling units, shared open spaces, environmental preservation and connection, and recreation amenities. No modifications to the Neighborhood Compatibility standards are anticipated, and the specifics of compliance with the myriad standards will be determined at the detailed site plan stage.

(10) Agricultural Compatibility (Section 27-61300), and Urban Agriculture Compatibility (Section 27-61400)

These two sections apply to properties that either are former farms or are adjacent to existing farms. Surrounding uses are open space (primarily environmental preservation) to the north (currently owned by M-NCPPC as the Tinkers Creek Stream Valley Park), west, and south (to be dedicated to M-NCCPC with near-future applications). The property has been generally used for open pasture grazing. Development of the property will have no detrimental impact on the County's agriculture or agricultural legacy and will in fact increase support for the existing agricultural elements in the larger surrounding area. Access to the substantial farm stand and grocery establishment, approximately 0.5 mile from the property, will be greatly beneficial to the new residents.

(11) Section 27-61500 Signage

Gateway signs and monumentation are envisioned at the entrance to the property and will be proposed in subsequent applications.

Section 27-61506(b) sets the standards for residential gateway (monument) signs, including location, quantity, height, materials, lighting, landscaping, and maintenance.

Section 27-61506(b)(3) lists the allowed maximum area at 12 square feet and Section 27-2201(j) provides details on sign measurements for area. Any proposed gateway sign will comply with these standards and no modification to the standards is requested at this time.

(12) Section 27-61600 Green Building Standards

Section 27-61603 provides an established green building point system. A minimum of four points is required for the residential development of more than 25 dwellings. Green building options that will be considered for this

development are listed below and will be reviewed at the time of detailed site plan.

Energy Conservation

- HERS index
- Water heater and air conditioner with stated efficiency
- Energy Star central air conditioner so
- Energy Star rated furnaces
- Energy star rated appliances
- Energy star rated light bulbs (LED)
- Energy star rated windows and doors
- Smart home thermostats
- Increased insulation throughout the envelope of the home

Water Conservation and Water Quality

- Use of environmental site design to meet SWM requirements of the County Code
- Showerhead, faucets, and toilets with low flow rates

Vegetation

- Proposed to retain approximately 80 percent or more of existing pre-development natural vegetation.

Universal Design

- Universal design features for certain uses to be determined at the time of detailed site plan review depending on the applicability of future County regulations.

h. Part 27-4301(d)(2) – Development Standards

No modifications to the development standards are requested at this time.

- 9. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

- a. Historic Preservation**—In a memorandum dated September 8, 2025 (Chisholm, Smith, Stable to Shadle) staff found A Phase I archeological survey of the subject property, then identified as the Kala Pacha Farm, was completed in April 2006. One archeological site, 18PR817, was identified as a multi-component site containing indigenous materials, including a projectile point dating to the Middle Archaic Period (8,000–5,000 years ago) and ceramics dating to the Late Woodland Period (1,000–450 years ago). The site contains intact soil layers and appears to retain sufficient integrity to yield significant information about indigenous upland occupations in the Potomac River drainage.

The site was determined to be potentially National Register of Historic Places-eligible, and it was recommended that Phase II archeological investigations should be undertaken.

Staff also recommend creating interpretive signage, and public outreach measures that explore the indigenous archeological resources identified in the Phase I survey.

- b. **Community Planning**—In a memorandum dated October 15, 2025 (McCroory to Shadle), the Community Planning Section provided a review of the proposed development and its conformance to the master plan, which has been incorporated into Finding 7 above. The application is consistent with the master plan residential low land use recommendation. The proposal is further consistent with the master plan as it offers expanded availability of housing, multi-use trail development throughout the subject property, and on-site active and passive recreational facilities.
- c. **Environmental Planning**—In a memorandum dated September 5, 2025 (Schneider to Shadle), staff states that the project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Regulations contained in Subtitles 24, 25, and 27 because this is a new zoning application.

The 20 percent open space requirement with the current zone would remain unchanged with the proposal to change the zone to R-PD. The site requires a woodland conservation threshold of 25 percent in the RE Zone or 22.66 acres. The proposed change to the R-PD Zone will establish a woodland conservation threshold of 20 percent or 18.12 acres, resulting in a decrease of 4.54 acres of woodland conservation than what is required under the current zoning. The higher woodland conservation threshold associated with the previous zoning is appropriate to protect the sensitive environmental features located on-site and to preserve water quality.

Although environmental site design is the minimum required for managing stormwater quantities and qualities for new developments by DPIE, more than minimum requirements should be provided for any development within proximity to Tinkers Creek and its tributaries. Preservation of the riparian buffer areas would largely contribute to meeting the woodland conservation requirements on-site.

Staff recommend that the entire woodland conservation requirement be met on-site through reforestation of woodland clearing, planting in the riparian buffer to the extent practicable, and mitigation for specimen tree removal.

Staff find that the proposed Basic Plan is supported based on the potential to meet the woodland conservation requirement on-site.

Staff find the proposed zoning change to be in conformance with the:

- (1) Woodlands, Wildlife and Habitat policy of the Environment section within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* for the reasons outlined above.

- (2) Water Quality, Stormwater Management and Groundwater policy of the Environment section within the master plan and SMA.
- (3) Watersheds Policy of the Environment section within the master plan and SMA.

Staff find that the application conforms to the specific recommendations of Plan 2035, the master plan and SMA, and the Approved Countywide Green Infrastructure Plan (GI Plan), and policies within the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. subject to the recommended conditions included herein.

- d. **Transportation Planning**—In a memorandum dated November 25, 2025 (Smith to Shadle) staff provided comments on the proposed public benefit features, which were considered in the analysis herein and further find the following improvements will be required for master plan conformance with future development applications for the site:

- (1) A minimum 80-foot ROW on Steed Road.
- (2) A side path and bicycle lane along Steed Road.
- (3) A 10-foot-wide side path and striped bicycle lane along the frontage of Steed Road.

Transportation facilities, as well as pedestrian and bicycle facilities within the proposed application, are consistent with Section 27-3602 of the Zoning Ordinance. The proposed rezoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved master plan or functional master plan or included in the Subdivision Regulations and Zoning Ordinance.

- e. **Subdivision**—In a memorandum dated October 17, 2025 (Vatandoost to Shadle), staff provided comments on regulatory requirements of the Subdivision Regulations as they pertain to the public benefit features proposed, which have been considered in this rezoning analysis.
- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated October 10, 2025 and an addendum memorandum dated November 25, 2025 (Thompson to Shadle), DPR provided recommendations for tangible improvements at nearby public parks, Cosca Park and Clearwater Nature Center, in response to the applicant's proposed public benefit features. Implementation of recreational improvements will be conducted within a scope clearly defined by a public recreational facility agreement minimizing ambiguity for all stakeholders.
- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Office of the Fire Marshal did not have any comments on the subject application.

- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 26, 2025 (Deguzman to Shadle), staff states that the applicant will comply with requirements as set forth and regulated by DPIE regarding water and sewer; geotechnical; roadway frontage improvements; and stormdrain and stormwater management and floodplain.
 - i. **Prince George's County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, DPW&T did not offer separate comments on the subject application.
 - j. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer separate comments on the subject application.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide any comments.
 - l. **Prince George's Health Department**—In a memorandum dated August 25, 2025 (Adepoju to Shadle), staff report that there are neither comments nor recommendations regarding the change in zoning classification for this property.
10. **Community feedback:** At the time of the writing of this technical staff report, the Prince George's County Planning Department has not received written correspondence or direct communication from members of the public regarding this proposed zoning map amendment.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this report and APPROVE Zoning Map Amendment ZMA-2024-004, for The Grove at Hyde Landing, subject to the following conditions:

- 1. Prior to certification of the Basic Plan, the plan shall be revised as follows:
 - a. The applicant's Big Picture Exhibit, Public Benefits Statement of Justification, Proposed Road Improvement Exhibit, Improvements Exhibit, and Conceptual Park Conveyance Areas Exhibit shall be part of the Basic Plan submitted for certification.
 - b. Remove the note on the Basic Plan that modifications to the intensity and dimensional standards may be requested at the time of detailed site plan.
 - c. Revise the public benefit plan to remove labeling of 6.3 acres of land dedication for mandatory parkland dedication and include this area in the land area for dedication for public benefit to total 52 acres.
 - d. Revise dimensional standards to the following:
 - (1) Maximum 60 percent lot coverage for single-family detached lots

- (2) Maximum 80 percent lot coverage for single-family attached lots
 - (3) Minimum front yard depth of 10 feet for single-family detached and attached lots.
- 2. In conformance with Section 27-4301(d)(3) of the Prince George's County Zoning Ordinance, the following public benefits shall be completed or arranged prior to issuance of the first certificate of use and occupancy for the site:
 - a. Dedication of 52 acres of land inclusive of the stream valley park and construction of the Tinker Creek Stream Valley Trail. A public use easement shall be provided for any portion of the trail outside of public land.
 - b. Construction of 1,600 linear feet of a 10-foot-wide public trail system in addition to the Tinker's Creek Stream Valley Trail that will connect to the Hyde Landing development. A public use easement shall be provided for any portion of the trail outside of public land.
 - c. The provision of approximately 5.0 acres above the required 20.19 acres of woodland preservation.
 - d. Widening the Steed Road bridge to a width of 59 feet, consisting of a 10-foot-wide trail and bike path on southeast bound side of Steed Road bridge, two 11-foot-wide southeast bound vehicle travel lanes, two 11-foot-wide northwest bound vehicle travel lanes, and a 5-foot-wide bike path on northwest bound side of Steed Road bridge.
 - e. Widening Steed Road, 1,500 linear feet located from the northern point of the property frontage to the existing second southeast bound lane beyond the subject site's frontage, to expand the southeast bound lane along Steed Road and become a through-lane that connects with the standard frontage improvements.
 - f. Implementation of Cosca Regional Park improvements equal to or exceeding \$150,000.
- 3. In conformance with Section 24-4304(a) of the Prince George's County Subdivision Regulations, a Type 1 tree conservation plan that accounts for all proposed clearing and shall show the provision of all woodland conservation requirements on-site. Fee-in-lieu and off-site woodland conservation shall not be approved.
- 4. Prior to acceptance of the preliminary plan of subdivision application, the applicant shall provide the following:
 - a. A geotechnical soils study that clearly defines the limits of the Marlboro clay and any required 1.5 safety factor limit boundary.
 - b. A draft copy of A Phase I Intensive Archaeological Survey of Kala Pacha Farm, per Section III. A. Board Guidelines for Archeological Review (2005), to the Historic Preservation Section archeological planning staff for review.

- c. A revised copy of the natural resources inventory plan for review, per County Code Section 27-6802, and Section 3.14 of the 2018 Environmental Technical Manual, with the location of archeological site 18PR817 identified on the plan.
5. Prior to the acceptance of a detailed site plan, the applicant shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations) subject to approval by a Prince George's County Planning Department staff archaeologist and including the timing for the installation of the signage and the implementation of public outreach measures.
6. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Department of Parks and Recreation (DPR) for construction of off-site public recreational facilities, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and Folio of the Public RFA shall be noted on the final plat prior to plat recordation. The off-site recreational facilities shall be reviewed by the Prince George's County Department Parks and Recreation staff, for adequacy and proper siting. Timing for construction shall also be set forth in the RFA in accordance with Section 27-4301(d)(3) of the Zoning Ordinance.
7. Prior to the approval of the first building permit, the applicant shall provide a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for the construction of the off-site public recreational facilities.
8. Prior to the approval of any grading permits the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, pending the requirements of a Phase II and/or Phase III archeological evaluation or mitigation.

CONSIDERATIONS

1. Identify opportunities for restoration of existing woodlands adjacent to primary management areas or Tier II buffer areas.
2. Ensure the design of master plan trails along Steed Road and the Tinkers Creek Trail demonstrates a minimum of woodland clearing.