

R E S O L U T I O N

WHEREAS, Signature Land Holdings, LLC is the owner of a 7.26-acre parcel of land known as Outparcels A and B, on Plat 15 of Manokeek recorded in Plat Book ME 252 page 64, in August 2019, said property being in the 5th Election District of Prince George's County, Maryland, and being zoned Residential, Multifamily-48 (RMF-48); and

WHEREAS, on August 5, 2022, Signature Land Holdings, LLC filed an application for approval of a Preliminary Plan of Subdivision for 76 lots and 12 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-20015 for Addition to Signature Club at Manning Village was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 15, 2022; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1703(b) of the Prince George's County Subdivision Regulations, subdivision applications submitted under a valid conceptual site plan approved under the prior Zoning Ordinance must be reviewed and decided in accordance with the Subdivision Regulations in existence at the time of the approval of the conceptual site plan; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on December 15, 2022, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-009-2021-01, and further APPROVED Preliminary Plan of Subdivision 4-20015, including a Variation from Section 24-128(b)(7)(A), for 76 lots and 12 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:

- a. Revise General Note 24 on the coversheet to read as follows:

“Mandatory Park Dedication: the mandatory dedication of parkland requirement is being addressed by providing on-site facilities within the overall Signature Club at Manning Village to meet the recreational needs of the projected population.”
 - b. Remove the approval sheet from the plan set.
 - c. Delineate the public utility easement on the north side of the public portion of Caribbean Way, in between the boundary with the private portion and the intersection with Manning Road East. If the existing dedicated right-of-way for this section of Caribbean Way is vacated, then the public utility easement shall be delineated on the newly established right-of-way, prior to approval of the final plat.
 - d. Revise the General Notes on the coversheet to list both the current Residential, Multifamily-48 (RMF-48) and prior Mixed Use-Transportation Oriented (M-X-T) zoning of the property.
 - e. Add a General Note stating that this preliminary plan of subdivision was submitted for review under both the prior Prince George’s County Zoning Ordinance and Prince George’s County Subdivision Regulations, pursuant to Section 24-1703(b) of the Subdivision Regulations.
 - f. Revise General Note 19 to read “Military Installation Overlay Zone: No”.
2. A substantial revision to the proposed uses on-site, which affects Subtitle 24 adequacy findings, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.
 3. Development of this site shall be in conformance with Stormwater Management Concept Plan 52665-2020-00, once approved, and any subsequent revisions.
 4. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of public utility easements along the public rights-of-way.
 - b. Dedication of public right-of-way in accordance with the approved preliminary plan of subdivision.
 - c. A note reflecting the granting of a variation with the preliminary plan of subdivision from Section 24-128(b)(7)(A) of the prior Prince George’s County Subdivision Regulations, to allow Lots 46–50 (Block A), Lots 11–22 (Block B), and Lots 1–4 (Block C) to be served by alleys while fronting on open space.

5. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate private recreational facilities. The area shall be generally consistent with the applicant's Open Space exhibit submitted on November 10, 2022.
6. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Timing for construction shall be determined at the time of DSP. The facilities shall be generally consistent with the applicant's open space exhibit submitted on November 10, 2022.
7. Prior to submission of the final plat of subdivision for any residential lot, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of the on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.
8. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the recreational facilities.
9. Total development within the subject property shall be limited to uses which generate no more than 61 AM peak-hour trips and 68 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
10. On the land of Outparcel A (north of Caribbean Way), the building permit plans shall show and the applicant and the applicant's heirs, successors, and/or assignees shall construct the following improvements. The exact location and details of said improvements shall be provided as part of the detailed site plan submission:
 - a. Provide traffic calming devices along Private Alley A, in accordance with the Prince George's County Department of Public Works and Transportation design standards or any other nationally recognized standards for traffic control devices.
 - b. Provide a "no left turns" signage assembly at the southbound approach intersection of Private Road A and Caribbean Way, unless modified by the operating agency, with written correspondence.
11. Prior to acceptance of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall include as part of the detail site plan submission the following:

- a. A plan identifying signing and markings for the shared roadway along the subject property's frontage of Manning Road East, consistent with the submitted Pedestrian and Bicycle exhibit, subject to any potential revisions by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence, at the time of permitting.
12. Development of this subdivision shall be in conformance with an approved Type 1 tree conservation plan (TCP1-009-2021-01). The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type 1 tree conservation plan (TCP1-009-2021-01), or as modified by the Type 2 tree conservation plan (TCP2) and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved TCP2 for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission.”
13. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a woodland conservation easement pursuant to Section 25-122(d)(1)(B), with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”
14. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
15. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the subdivision has been incorporated into the existing Signature Club at Manning Village Homeowner's Association.
16. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association land, as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:

- a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division.
- b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
- c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
- d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.
- f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The site is located north of the intersection of MD 228 (Berry Road) and Manning Road East, on both sides of Caribbean Way, and consists of two outparcels known as Outparcels A and B, on Plat 15 of Manokeek recorded in Plat Book ME 252 page 64, in August 2019. Outparcel A is located on the north side of Caribbean Way, while Outparcel B is located on the south side. The property measures 7.26 gross acres and is in the Residential, Multifamily-48 (RMF-48) Zone. However, the property is subject to a prior conceptual site plan (CSP). Therefore, this application was reviewed in accordance with the prior Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations, as required by Section 24-1703(b) of the Subdivision Regulations. Under the prior Zoning Ordinance, the site is subject to the standards of the Mixed Use-Transportation Oriented (M-X-T) Zone, which applied to this site prior to April 1, 2022. The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) is applicable to this development. The site is currently vacant.

The proposed development is an addition to the previously approved Signature Club at Manning Village (Signature Club) subdivision abutting the property to the west. This preliminary plan of subdivision (PPS) proposes to subdivide the subject property into 76 lots and 12 parcels for development of 72 single-family attached (townhouse) dwelling units and 4 single-family attached live-work units. The 12 parcels consist of private street, alley, and open space parcels, and are to be dedicated to the existing Signature Club homeowners association (HOA). The four live-work units have been evaluated with this PPS to each include approximately 800 square feet of office space, for a total of approximately 3,200 square feet of office space. The 72 townhouse units are to be located on Outparcel A, while the 4 live-work units are to be located on Outparcel B.

The property is the subject of a previous Zoning Map Amendment (Basic Plan A-9960-C-1, as most recently amended), CSP-20001, and PPS 4-01065. The Signature Club subdivision to the west of the subject site was approved under a separate chain of approvals, including a CSP (CSP-99050-01, as most recently amended, where it is shown as “Pod 2”), PPS 4-01063, and several detailed site plans (DSPs). These prior plans are discussed further in the Previous Approvals finding of this resolution. The subject PPS supersedes the prior 4-01065. The prior PPS did not approve any development, instead requiring the property to be platted as outparcels, and so the subject PPS is required to divide the land into lots and parcels and to construct multiple dwelling units.

The applicant filed a request for a variation from Section 24-128(b)(7)(A) of the prior Subdivision Regulations, to allow the use of alleys to serve lots within the development, where the lots front on open space rather than public rights-of-way. This request is discussed further in the Site Access and Layout finding of this resolution.

The PPS shows vacation of 1,170 square feet of right-of-way on the north side of Caribbean Way, constituting a site entrance which is to be removed. A vacation petition for this area will be required prior to approval of a final plat.

3. **Setting**—The subject site is located on Tax Map 161 in Grid E-2 and is within Planning Area 84. West of the project site is the original part of the Signature Club, currently under construction. Like the subject property, the rest of the Signature Club is in the RMF-48 Zone (formerly the M-X-T Zone). North of the property is vacant wooded land in the Residential, Rural (RR) Zone. Northeast of the property are single-family detached residences in the RR Zone fronting on Manning Road East.

East of the property is Manning Road East, with wooded land in the RMF-48 Zone (formerly the M-X-T Zone) beyond. This land, known as Lot 12 and Outparcel B, Plat 14 of Manokeek (Plat Book REP 205 page 46), is the subject of PPS 4-01064, which approved 147,500 square feet of retail and 10,000 square feet of office development. The land is also subject to CSP-99050-01, where it is shown as “Pod 3.” The land is currently vacant with the exception of a stormwater management (SWM) pond. The SWM concept plan submitted with this PPS shows the pond serving the development included in this PPS.

South of the property is the intersection of Manning Road East and MD 228. Beyond the intersection is a neighborhood of single-family detached dwellings in the Agricultural-Residential (AR) Zone (formerly the Residential-Agricultural (R-A) Zone), which comprises the bulk of the original Manokeek development (developed under PPS 4-97091). Southwest of the property, across MD 228, is a shopping center in the Commercial Neighborhood (CN) Zone (formerly the M-X-T Zone), which is also subject to CSP-99050-01, where it is shown as “Pod 1.” There is also a small area of the original Signature Club to the southwest, lying between MD 228 and the subject property.

4. **Development Data Summary**—The following information relates to the subject PPS and the approved development.

	EXISTING	APPROVED
Zones	RMF-48	RMF-48 (reviewed per prior M-X-T standards)
Use(s)	Vacant	Single-family attached units and Live-work units
Acreage	7.26	7.26
Outparcels	2	0
Parcels	0	12
Lots	0	76
Dwelling Units	0	76
Commercial gross floor area	0	3,200 sq. ft.
Variance	No	No
Variation	No	Yes (Section 24-128(b)(7)(A))

Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on August 19, 2022. The requested variation from Section 24-128(b)(7)(A) was accepted on August 5, 2022, alongside the PPS, and was also heard at the SDRC meeting on August 19, 2022, as required by Section 24-113(b) of the prior Subdivision Regulations.

5. **Previous Approvals**—The development history of the subject property is interconnected with that of the surrounding properties, most prominently the original Signature Club at Manning Village, which has a long history dating back to the early 2000s.

A residential development known as Manokeek was approved via PPS 4-97091 (PGCPB Resolution No. 98-22) in February 1998. This PPS resulted in the development of the neighborhood of single-family detached dwellings located south of the intersection of MD 228 and Manning Road East, as well as the platting of three outlots known as Outlots 1 through 3 of

Manokeek (recorded in Plat Book VJ 189 pages 9–11, in February 2000). These three outlots would go on to be the subject of CSP-99050.

CSP-99050 (PGCPB Resolution No. 00-142) was approved by the Prince George’s County Planning Board in July 2000. This CSP depicts three “pods” of development corresponding to Outlots 1–3. Pod 1, located on Outlot 1 west of the intersection of MD 228 and Manning Road East, was approved for commercial, retail, and office uses. Pod 1 has since been developed with a commercial shopping center. Pod 2, located on Outlot 2 north of the intersection, was approved for commercial, retail, office, community building/skilled care, and residential uses, with the latter specifically consisting of a maximum of 800 age-restricted dwellings. Pod 2 has since been developed exclusively with residential uses as the original part of the Signature Club at Manning Village subdivision, and it is no longer age restricted. Pod 3, located on Outlot 3 east of the intersection, was approved for commercial, retail, and office uses, and has yet to be developed. All three pods/outlots were zoned M-X-T at the time of the CSP approval.

Though the property subject to the current PPS application was not within the boundaries of CSP-99050, the CSP nevertheless showed a road through the subject property (future Caribbean Way) to connect Pods 2 and 3. The subject property was, at the time, part of a larger 12.99-acre parcel known as the Vincent Property, or Parcel 25 (Liber 15344 folio 682), which was zoned Rural Residential (R-R) and located on both sides of Manning Road East, in between Pods 2 and 3. Three PPS applications were approved to support development of Pods 2 and 3, and they split between them the land area of those pods, as well as the land area of Parcel 25.

PPS 4-01063 (PGCPB Resolution No. 02-07(A)(C), originally approved in January 2002 and reconsidered in July 2017) covered Pod 2 to facilitate development of the Signature Club. This PPS approved a single lot known as Lot 11 for the entire pod, which was subsequently recorded in Plat Book REP 205 page 45 in March 2005.

PPS 4-01064 (PGCPB Resolution No. 02-08, approved in January 2002) covered Pod 3, as well as the portion of Parcel 25 east of Manning Road East. This PPS allowed future development of Pod 3 on a lot known as Lot 12, and it allowed the eastern portion of Parcel 25 to be platted as an outparcel known as Outparcel B, Plat 14 (not to be confused with Outparcel B, Plat 15, on the subject property). Both Lot 12 and Outparcel B, Plat 14 were recorded in Plat Book REP 205 page 46 in March 2005.

PPS 4-01065 (PGCPB Resolution No. 02-09, approved in January 2002) covered the portion of Parcel 25 west of Manning Road East which now constitutes the property subject to the current PPS. PPS 4-01065 did not approve any development, as the property did not have adequate water and sewer facilities at the time, and so it required the property to be platted as an outparcel. The property was ultimately platted as two outparcels, Outparcels A and B, Plat 15, due to the establishment of a right-of-way for Caribbean Way through the property. Outparcels A and B were recorded in Plat Book 252 page 64 in August 2019.

Parcel 25, being an R-R-zoned parcel in between the M-X-T-zoned Pods 2 and 3, was not conducive to a unified development scheme for the two mixed-use pods. As previously

mentioned, CSP-99050 showed a road across Parcel 25 to connect the two pods, but did not actually include Parcel 25 within its boundaries or show how Parcel 25 would be developed. Therefore, development of Parcel 25 was pursued beginning with Zoning Map Amendment A-9960-C (approved by the Prince George's County District Council in January 2006), which rezoned Parcel 25 to the M-X-T Zone. Allowing a more unified development scheme for the areas already zoned M-X-T was specifically offered as justification for the rezoning (see discussion in the Planning Board's recommendation of approval to the Council, PGCPB Resolution No. 04-295 page 2). An illustrative plan submitted with the zoning map amendment application proposed that the western portion of Parcel 25 (the subject property) be developed with a residential component, a live/work component, and a community center, and that the eastern portion (Outparcel B, Plat 14) be developed with retail and office uses. A-9960-C-1, approved by the District Council in March 2022, removed the requirement for a community center (former Condition 5 of the zoning map amendment).

While no further development proposals have come forth for the eastern portion of Parcel 25, CSP-20001 (PGCPB Resolution No. 2021-86) was approved by the Planning Board in July 2021, for the western portion. The property had by then been platted as Outparcels A and B, Plat 15. CSP-20001 approved 75–80 townhouse units, including 4 live/work units with a total office space between 2,600 and 3,100 square feet, for the subject property. The CSP also showed the approximate location of a community center; however, at that time, it was already anticipated that A-9960-C may be amended to remove the requirement for one, so the CSP required, via Condition 3c, that a centrally located recreational open space with facilities for young children also be provided. The 76 total units, included in the subject PPS, are consistent with the maximum 80 units approved by the CSP. Though this PPS proposes slightly more office space than the CSP does, the amount of office space to be provided is necessarily approximate based on the nature of the use. The PPS is consistent with the non-residential component of the CSP since four live/work units are proposed.

It should be noted that CSP-99050-01 (PGCPB Resolution No. 05-228) was approved in November 2005, to amend the development proposed for Pod 2 of the Signature Club, reducing the 800 dwelling units proposed to 315 and removing the retail and office components, while maintaining that the remaining residential development would be an age-restricted condominium community to be developed on Lot 11. PPS 4-01063 was reconsidered in July 2017, and with the reconsideration, the development was no longer proposed to be either a condominium or age-restricted; revised plans were approved for the PPS showing its division into 315 lots and 35 parcels. Condition 18 of the reconsidered PPS required that a lot line adjustment be processed in order to give the subdivision direct access onto Manning Road East. This was accomplished at the time of final plat and resulted in the configuration of Caribbean Way shown on the current PPS, where the western portion of the right-of-way is private (part of Parcel KK of the Signature Club at Manning Village, recorded in Plat Book ME 252 page 65), and the eastern portion is public.

A DSP for the Signature Club, DSP-04063, was originally approved by the District Council in April 2006. The DSP has been amended seven times, with the latest, DSP-04063-07, having been approved by the Planning Director in July 2022. The number of dwellings was ultimately reduced

by the DSP to 313 units. The DSP also covers Pod 3 (Lot 12) for the purpose of establishing a SWM pond to serve the Signature Club; the pond was anticipated as early as CSP-99050. The addition to the Signature Club covered by this PPS also includes use of this pond. Both the Signature Club and the pond are currently under construction, pursuant to the DSP.

The following conditions of approval from the prior plans discussed above are relevant to the review of the subject PPS:

PPS 4-01065

3. Development of Outparcel A shall require approval of a new preliminary plan of subdivision.

The proposed development of townhouses and live-work units triggers this condition, resulting in the need for the subject PPS.

CSP-20001

2. Prior to acceptance of a preliminary plan of subdivision, the applicant shall:

a. Provide a pedestrian and bicycle transportation exhibit that illustrates:

(1) Sidewalks on both sides of all streets, public or private, excluding alleyways.

(2) Bicycle accommodation into and throughout the subject site

b. Provide preliminary details of the proposed community center as part of a private recreational facility package, if required, or provide written evidence that the condition from Zoning Map Amendment A-9960-C requiring one has been removed or revised.

c. Provide shared roadway bicycle facilities on the street cross section for Manning Road East, unless modified by DPIE with written correspondence to the Planning Department.

The applicant's submission contains a pedestrian and bicycle exhibit which displays sidewalks on both sides of all streets, public or private, excluding alleyways, bicycle accommodation through the site, as well as a shared roadway bicycle facility on the cross section for Manning Road East.

The condition from A-9960-C requiring a community center on site has been removed, as evidenced by the copy of A-9960-C-1 provided by the applicant.

- 3. At the time of detailed site plan, the applicant shall:**
 - b. Locate the four live/work units in the southern section by fronting the units on Caribbean Way.**
 - c. Provide a centrally located recreational open space with facilities for young children in the northern section.**

Notwithstanding that these elements are required to be shown on the DSP, the PPS shows both of these features in the locations specified. Adequate space for, and access to, these features has been provided within the lotting pattern.

A-9960-C-1

- 1. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
 - a. Widening of the southbound approach of Manning Road, to provide four approach lanes, two left-turn lanes, one through lane, and one right-turn lane.**
 - b. Operation of the dual left-turn lanes along the westbound MD Route 228 approach.**
 - c. Modification of the island in the southwest quadrant of the intersection, to eliminate the eastbound free right turn along MD Route 228 and restriping to provide two receiving lanes for the westbound left turns.**
 - d. Restriping the shoulder of westbound MD 228 to provide an exclusive right-turn lane.**
 - e. Elimination of the split-phasing of the MD Route 228/Manning Road signal.**

Conformance with this condition of approval will be determined at the time of permit. It is noted that the traffic analysis conducted with this PPS indicates that adequate transportation facilities exist to serve the proposed development; therefore, the analysis suggests the above facilities are not necessary to serve the development. However, the subject property is not the only one covered under A-9960-C-1, and the facilities may be necessary for the development of the overall area under the zoning map amendment.

2. **The total combined development of the western portion (8.57 acres) of the subject property and Pod 2 on CSP 99050 shall not exceed the total development approval for Pod 2 on CSP 99050.**

CSP-99050 originally approved a total of 800 dwelling units in Pod 2, known as the Signature Club. The Signature Club is now being developed with a total of 313 dwelling units. This PPS includes 76 dwelling units on the subject property, which comprises the western portion of the property subject to A-9960-C-1. The total of 391 dwellings is well below the 800 originally approved by CSP-99050. Therefore, this condition has been met. Note that the difference between the acreage cited above and the acreage of this PPS (7.26 acres) is due to right-of-way dedication and the previously discussed lot line adjustment.

3. **The wetland area located at the southwestern corner of this property shall be protected from grading disturbances, throughout the development process. During the review of all subsequent plans, the wetland and the 25-foot buffer area shall be shown on all plans and shall be protected by a platted conservation easement.**

The wetland and the 25-foot buffer area located in the southwestern corner of this property are shown on the Type 1 Tree Conservation Plan, TCP1-009-2021-01, and are located outside of the limit of disturbance. The conservation easement shall be placed on the final plat.

4. **All Conceptual Site Plans, Preliminary Plans of Subdivision, Detailed Site Plans, and Tree Conservation Plans proposing residential development on this site shall include a Phase I and Phase II Noise Study, as appropriate, to show the location of the 65 dBA Ldn noise contour (mitigated and unmitigated) and to show that all State noise standards have been met for interior areas of residential and residential type uses.**

A Phase I noise study dated January 26, 2021 was submitted with the PPS, as required by this condition. The noise study demonstrated that the site would not be impacted by noise levels exceeding 65 dBA Ldn. The unmitigated 65 dBA Ldn noise contour is shown on the PPS. Since there is no noise impact on the development, it will not be necessary to require a Phase II noise study at the time of DSP, or to require any noise mitigation. Note that there is an existing noise wall southwest of Outparcel B, Plat 15, along MD 228, which was required for the Signature Club development.

6. **The bufferyard required between land uses in the M-X-T Zone and uses on adjoining R-R land shall be doubled.**

Outparcel A adjoins land zoned RR to the north. The PPS shows HOA Parcels E and F at 20 feet wide along the property's northern boundary, which is wide enough to accommodate a landscape buffer twice as wide as would normally be required at the time

of DSP. According to Section 4.7 of the 2010 *Prince George's County Landscape Manual*, a 10-foot-wide Type A bufferyard would normally be required.

7. The Woodland Conservation Threshold shall be at 20 percent;

The woodland conservation threshold is 20 percent in the TCP1 worksheet, as shown on TCP1-009-2021-01, which is a part of this application.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and conformance with the master plan, is evaluated as follows:

Plan 2035

This application is located within the Established Communities growth policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low- to medium- density development (page 20).

Master Plan/Zoning

The master plan recommends mixed-use land uses on the subject property. The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the property in the M-X-T Zone. On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the M-X-T Zone to the RMF-48 Zone, effective April 1, 2022.

Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, this PPS conforms to the master plan land use recommendation because it includes a mix of uses.

7. **Stormwater Management**—An application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An unapproved SWM concept plan (52665-2020) was submitted with this PPS. The SWM concept plan shows the use of environmentally sensitive design elements to address water quality requirements. Conformance with the provisions of the Prince George's County Code and state regulations regarding SWM will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) prior to issuance of permits. The unapproved SWM plan proposes to use of several bio-swales and several micro-bioretenion facilities. No further action regarding SWM is required with this PPS.

Development of the site, in conformance with the SWM concept (once approved) and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation*

and Open Space, and the prior Subdivision Regulations, as they pertain to public parks and recreation facilities.

Nearby developed park facilities include Accokeek Park located 1.7 miles northwest of the subject property, and Accokeek East Park located approximately 4.5 miles northeast of the property. Fort Washington Forest Community Center and Park are also located approximately 5.5 miles to the north. In addition, Mattawoman Watershed Stream Valley Park is located 0.5 mile to the southeast.

The master plan indicates that the Accokeek area has sufficient local parkland to meet projected needs through 2030. There is approximately 260 acres of local parkland in Accokeek. However, additional acquisition of land along the Mattawoman Watershed Stream Valley Park is recommended to meet long term needs.

This PPS was reviewed for conformance to the master plan, per Sections 24-121(a)(5) and 24-122(b) of the prior Subdivision Regulations. The master plan provides goals and policies related to parks and recreation (pages 135–140). The development aligns with the master plan's intention to provide private open space designed to help satisfy local recreation demand in the subregion and to support existing development for future residents.

This PPS was also reviewed, per the provisions of Sections 24-134 and 24-135 of the prior Subdivision Regulations, which relate to the mandatory dedication of parkland. These sections provide for the dedication of land, the payment of a fee-in-lieu, or provision of recreational facilities to meet the recreational needs of the residents generated by the subdivision. Based on the proposed density of development, 10 percent of the net residential lot area could be required to be dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for public parks, which equates to 0.73 acre.

The 76 attached single-family dwellings in the Addition to Signature Club at Manning Village will be incorporated into the HOA for the 313 residential units being constructed immediately to the west in the original part of the Signature Club. The residents will have access to the recreational amenities therein, which include a clubhouse, a multi-sport court, and playground facilities located throughout the development. Due to this, the applicant proposed to meet the mandatory dedication requirement through the previously approved private recreation amenities of the larger development.

The PPS, as originally submitted, included a central open space which included a recreation facility for young children required by CSP-20001. However, there were concerns that the open space was not sufficiently sized or configured to serve the proposed new dwellings. While the approved facilities in the Signature Club would be sufficient in quantity to serve the new dwellings for the purposes of mandatory dedication, there should also be a local facility centralized within the addition to provide immediate, easy access to recreation facilities for the new residents.

At the September 2, 2022 SDRC meeting, staff recommended the central open space be enlarged, and that the applicant demonstrate there was sufficient room in the open space for the facility for young children as well as landscape screening for the rears of dwelling units. During a virtual meeting on October 7, 2022, the applicant proposed an alternative layout that included an enlarged centralized open space. The concept plan submitted following the meeting, shows open space areas on the property, with the aforementioned facility for young children (labeled as a play area), as well as a proffered shade structure and sidewalk/path connections to and between the recreation features.

The concept layout, as proposed, is acceptable. The open space areas combined with the previously approved private recreational amenities available via the HOA provide both indoor and outdoor recreation opportunities for future residents within the subdivision. The proposed larger open space area, and the proffered shade structure and sidewalk/path connections, shall be provided as on-site recreation facilities.

The details for the on-site outdoor recreation shall be evaluated by the Prince George's County Department of Parks and Recreation and Urban Design staff with the DSP, and shall be generally consistent with the applicant's Open Space exhibit submitted on November 10, 2022. The proposed facilities shall also be subject to a recreation facilities agreement and bond, similar to those required for the Signature Club via 4-01063, to ensure their construction. Timing for construction shall be determined at the time of DSP.

The Planning Board finds that future residents will be best served by the provision of on-site recreation facilities, and that the facilities meet the requirements of mandatory parkland dedication. The Planning Board also finds that the PPS is in conformance with the applicable master plans, sector plan, the requirements of Subtitle 24, and applicable prior approvals as they pertain to parks and recreation facilities.

9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, and the Subdivision Regulations to provide the appropriate transportation facilities.

Master Plan Conformance

The subject property has frontage on Manning Road East (P-501) along the eastern bounds of the site. Per the MPOT and the master plan, the portion of Manning Road East that fronts the subject property is designated as a 2-lane primary roadway with ultimate right-of-way of 60 feet. The latest PPS submission shows that the existing width of Manning Road East is approximately 50 feet along the property's frontage, but also shows the dedication of 4,630 square feet of right-of-way. The dedication is sufficient to meet the master plan's recommended right-of-way for Manning Road East, along the property's frontage.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following facilities:

- **Planned Shared Roadway: Manning Road**

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

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

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

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The applicant's pedestrian and bicycle exhibit accurately displays the planned shared roadway along the subject property's frontage of Manning Road East. This facility shall be provided and shown on subsequent DSP applications, subject to revisions by DPIE, with written correspondence. The exact details of these pedestrian facilities shall be provided and evaluated as part of future DSP applications.

Transportation Review

Criteria for Establishing Transportation Adequacy

The proposed development is subject to the Transportation Service Area 2 adequacy requirements for the analysis of vehicular traffic. The study area and critical intersections were scoped and approved by staff in March 2021.

Analysis of Traffic Impacts

The applicant has submitted a full traffic impact analysis. This study is used as the basis for a determination of adequacy.

The subject property is located within Transportation Service Area (TSA) 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections

Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume of 1,450 or better.

Unsignalized Intersections

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed.

For roundabouts, a volume to capacity (v/c) ration is computed using the Highway Capacity Manual (Transportation Research Board) procedure. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.

Trip Generation

The traffic impact analysis analyzes the subdivision of land for 78 townhouse dwelling units, four of which will operate as live/work units. It is noted that the PPS as submitted has a total of 76 units.

The table below summarizes trip generation for the site used in reviewing traffic impacts and developing a trip cap for the site:

TRIP GENERATION SUMMARY: ADQ-2022-017								
Land Use	Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhouse (North)	74	Units	10	42	52	38	21	59
Townhouse (South)	4	Units	1	2	3	2	1	3
General Office	3,200	Sq. Ft.	5	1	6	1	5	6
Total Trips			16	45	61	41	27	68
Total Trip Cap Recommendation			61			68		

The latest traffic impact analysis submission includes the analysis of the levels of service for all critical intersections. As previously mentioned, adequacy for the peak hour periods at all signalized intersections are acceptable within TSA 2 when LOS D or better is met, per the Subdivision Regulations and the “Transportation Review Guidelines – 2022 Supplement.” The traffic generated by the PPS impacts the following intersections and links in the transportation system:

- MD 210/MD 373 (signalized)
- MD 373/Dusty Lane (unsignalized)
- MD 373/Menk Road (unsignalized)
- Manning Road East/Caribbean Way (roundabout)
- MD 210/MD 228 (signalized)
- MD 228/Manning Road East (signalized)
- Caribbean Way/Site Access (unsignalized)
- Manning Road East/Site Access (unsignalized)

Existing Traffic

The following critical intersections, interchanges and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM and PM)		Level of Service (LOS, AM and PM)	
	MD 210 / MD 373 (signalized)	1,089	1,316	B
MD 373 / Dusty Lane (unsignalized) Step 1 HCM Delay Test (Sec.)	11.2 Sec.	13.0 Sec.	A	A
MD 373 / Menk Road (unsignalized) Step 1 HCM Delay Test (Sec.)	10.5 Sec.	11.4 Sec.	A	A
Manning Road East / Caribbean Way (roundabout) v/c ratio (SIDRA)			-	-
MD 210 / MD 228 (signalized)	864	1,097	A	B
MD 228 / Manning Road East (signalized)	986	1,127	A	B
Caribbean Way / Site Access (unsignalized) Step 1 HCM Delay Test (Sec.)	-	-	-	-
Manning Road East / Site Access (unsignalized) Step 1 HCM Delay Test (Sec.)	-	-	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Background Traffic

The Maryland Department of Transportation State Highway Administration’s Average Daily Traffic Volume Maps were reviewed to determine the historical growth in traffic volumes. The Average Daily Traffic maps contain historical traffic volumes on MD 210, north of Livingston Road. The Average Daily Traffic maps indicate that the resulting average yearly growth rate over the past 10 years is approximately 1.1 percent. Therefore, a 1.1 percent growth rate was applied to the existing peak hour volumes for six (6) years per M-NCPPC Guidelines.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM and PM)		Level of Service (LOS, AM and PM)	
	MD 210 / MD 373 (signalized)	1,190	1,432	C
MD 373 / Dusty Lane (unsignalized) Step 1 HCM Delay Test (Sec.)	11.5 Sec.	13.6 Sec.	A	A
MD 373 / Menk Road (unsignalized) Step 1 HCM Delay Test (Sec.)	10.8 Sec	12.0 Sec	A	A
Manning Road East / Caribbean Way (roundabout) v/c ratio (SIDRA)	0.141	0.161	A	A
MD 210 / MD 228 (signalized)	931	1,201	A	C
MD 228 / Manning Road East (signalized)	1,102	1,203	B	C
Caribbean Way / Site Access (unsignalized) Step 1 HCM Delay Test (Sec.)	-	-	-	-
Manning Road East / Site Access (unsignalized) Step 1 HCM Delay Test (Sec.)	-	-	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Total Traffic

The following critical intersections identified above, when analyzed with total future traffic and proposed improvements, as developed using the Guidelines including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM and PM)		Level of Service (LOS, AM and PM)	
	MD 210 / MD 373 (signalized)	1,196	1,437	C
MD 373 / Dusty Lane (unsignalized) Step 1 HCM Delay Test (Sec.)	11.5 Sec.	13.6 Sec.	A	A
MD 373 / Menk Road (unsignalized) Step 1 HCM Delay Test (Sec.)	10.9 Sec.	12.0 Sec.	A	A
Manning Road East / Caribbean Way (roundabout) v/c ratio (SIDRA)	0.148	0.187	A	A
MD 210 / MD 228 (signalized)	934	1,208	A	A
MD 228 / Manning Road East (signalized)	1,120	1,203	B	C
Caribbean Way / Site Access (unsignalized) Step 1 HCM Delay Test (Sec.)	9.3 Sec.	8.8 Sec.	A	A
Manning Road East / Site Access (unsignalized) Step 1 HCM Delay Test (Sec.)	8.9 Sec.	9.3 Sec.	A	A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The applicant’s traffic impact analysis indicates that all studied intersections will continue to operate at an acceptable level of service and that the existing road network will not be adversely impacted by traffic generated by the subject site.

No additional improvements are needed for the site to achieve adequacy, for the purposes of adequate vehicular access and circulation.

Based on the “Transportation Review Guidelines – 2022 Supplement,” the development will generate 61 AM and 68 PM vehicle trips. Based on the traffic analysis above, all critical intersections will operate at acceptable levels to serve the proposed development.

Adequate transportation facilities will exist to serve the subdivision, as required under the Subdivision Regulations.

Variation from Section 24-128(b)(7)(A)

The applicant requested a variation from Section 24-128(b)(7)(A), which allows the Planning Board to approve a subdivision with alleys to serve any permitted use, provided the lot has frontage on and pedestrian access to a public right-of-way. Regarding the subject application, Lots 46–50 (Block A), Lots 11–22 (Block B), and Lots 1–4 (Block C) are the focus of the variation requested. These lots all have rear frontage and access along an alley, and all have sidewalks located to the front of the townhouse lots, which provide pedestrian access to a public right-of-way. However, the lots front on an internal private open space, rather than on a public street. Note that Lots 36–45 (Block A) are not covered under the variation because they have

frontage on Manning Road East. The variation request was submitted and reviewed as part of the PPS.

The below listed criteria are contained in Section 24-113 of the prior Subdivision Regulations and must be met for this variation to be approved. The criteria, with discussion, are noted below:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

Private Alley A, which provides frontage for Lots 46–50 (Block A) and Lots 11–22 (Block B), and Private Alley B, which provides frontage for Lots 1–4 (Block C) both provide safe vehicular access to the lots in question and are unencumbered by any additional features which adversely affect the safety or health of drivers in question. The alleys have been designed with sufficient width to accommodate passenger and emergency vehicles and connect to public and private street to provide access. The PPS, as designed, will not be detrimental to the public safety, health, or welfare, or injurious to other properties with the approval of this variation.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

Outparcels A and B are uniquely shaped and roughly triangular with Caribbean Way bisecting the site to provide access to Pod 2 of the Signature Club. Their shape allows for limited access opportunity to Caribbean Way and their shape allows limited opportunity for on-site circulation. The site layout has been designed to achieve the best possible circulation to achieve a reasonable density, given the site constraints. Access to the site along Private Alley A and Private Alley B are proposed solely for the subject property. These features are unique to the property and are not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and

No known law, ordinance, or regulation would be violated by the granting of this variation. The granting of a variation is unique to the Subdivision Regulations and under the sole authority of the Planning Board. In addition, email concurrence from DPIE, indicating their intention to support the variation request, was received.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

As described above, Outparcels A and B are uniquely shaped and bisected by right-of-way providing access to abutting development. Denial of this variation request would be prohibitive of achieving reasonable development of the subject property, resulting a particular hardship to the owner.

- (5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The site is evaluated in accordance with the M-X-T Zone. Therefore, this criterion is not applicable.

The Planning Board finds that the applicant has provided sufficient documentation and analysis, in support of the variation. Therefore, the Planning Board approved a variation from Section 24-128(b)(7)(A), to allow Lots 46–50 (Block A), Lots 11–22 (Block B), and Lots 1–4 (Block C) to have rear alley access, while fronting on private open space.

Site Access and Layout

The subject property is split into a north pod of development, which contains 72 townhouse dwelling lots, and a south pod of development, which contains 4 live/work units. The original design submission showed that access to both pods of development would only be made along Caribbean Way, which runs east-west through the two pods of development. Caribbean Way currently had a median at the location where access to either pod of development would be provided. The original design showed the removal of the median and also showed that the two driveways leading to the north and south pod of development were offset and did not form a four-legged intersection. Concern was raised with the applicant indicating that the offset of the driveways will create conflicts with vehicles accessing each pod of the development, and also that the offset driveways did not conform to the County's design and access management standards. Revised plans were requested to be submitted with an aligned intersection along Caribbean Way.

The applicant coordinated with DPIE, and a new design layout was agreed upon, in which the median along Caribbean Way would be extended further east towards Manning Road East. In addition, the applicant agreed to provide a new point of site access along Manning Road East, at the northeast bounds of the overall site. Because the location of the new access was proposed to be located directly adjacent to the northernmost point of Private Alley A, evaluation of the site suggested the access point may cause Private Alley A to be used for general circulation. It is important to note that Private Alley A is not designed to accommodate general circulation on-site and will create vehicle conflicts and other on-site operational deficiencies if the facility was used for that purpose.

While the secondary access along Manning Road East provides for improved access and circulation to the site, traffic calming devices along Private Alley A shall be provided to enhance

safety and to deter use for generally circulation. Private Road A shall also include a “no left turn” signage assembly installed at the location where southbound vehicles intersect with Caribbean Way. Both the traffic calming devices along Private Alley A and the “no left turn” signage assembly at the southern bounds of Private Road A are included as conditions of this approval.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, in accordance with Subtitle 24.

10. **Schools**—This PPS was reviewed for impact on school facilities, in accordance with Section 24-122.02 of the prior Subdivision Regulations, and in accordance with Council Resolutions CR-23-2001 and CR-38-2002, *Amended Adequate Public Facilities Regulations for Schools*. Per Section 24-122.02(a)(2) of the prior Subdivision Regulations, the subdivision is considered adequate when the future student enrollment does not exceed 105 percent of the state-rated capacity. The subject property is located within Cluster 6, as identified in the *Pupil Yield Factors and Public-School Clusters 2021 Update*. An analysis was conducted and the results are as follows:

Impact on Affected Public School Clusters by Dwelling Units

	Affected School Cluster		
	Elementary School Cluster 6	Middle School Cluster 6	High School Cluster 6
Single-Family Attached (SFA) Dwelling Units	76 DU	76 DU	76 DU
Pupil Yield Factor (PYF) – Single-Family Attached (SFA)	0.104	0.072	0.091
SFA x PYF = Future Subdivision Enrollment	8	5	7
Adjusted Student Enrollment 9/30/21	5,325	3,873	3,738
Total Future Student Enrollment	5,333	3,878	3,745
State Rated Capacity	6,852	4,297	5,206
Percent Capacity	78%	90%	72%

Per Section 24-114.01, School Planning Capacity Analysis, of the prior Subdivision Regulations, this adequacy analysis was completed for planning purposes to assess the need for new or expanded school facilities; it is not a condition of approval for a subdivision.

Section 10-192.01 of the Prince George’s County Code establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$11,020 per dwelling if a building is located between I-95/495 (Capital Beltway) and the District of Columbia; \$11,020 per dwelling if the building is included within a basic plan or CSP that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$18,900 per dwelling for all other buildings. This project is located outside the Capital Beltway; thus, the surcharge fee is \$18,900 per dwelling unit. This fee is to be paid to DPIE at the time of issuance of each building permit.

This PPS is found to conform to the master plan recommendations for schools, as discussed in the Public Facilities finding below.

11. **Public Facilities**—In accordance with Section 24-122.01 of the prior Subdivision Regulations, water and sewerage, police, and fire/rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section, dated November 14, 2022 (Perry to Diaz-Campbell), incorporated by reference herein.

At the Planning Board hearing, opponents to the application raised concerns that the sewerage facilities, which function with a pump station for the existing section of the Signature Club at Manning Village, are experiencing sewerage back-ups and foul odors. The developer provided response that they are working to resolve those issues and on establishing better communication with the homeowners association. For the purpose of approving a PPS, the Subdivision Regulations require only that a property be located in the appropriate water and sewer categories. In this instance, the subject property is located in Water and Sewer Category 4, which is adequate for PPS approval.

Master Plan Conformance

This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5). The master plan provides goals and policies related to public facilities (pages 129–143). The proposed development does not impede achievement of the master plan goals to ensure “Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population” and “Priority is given to funding public facilities to support development in the Developing Tier policy area.” There are no police, fire and emergency medical service facilities, schools, parks, or libraries proposed on the subject property. The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities. The recommendations of this master plan do not directly impact the public facilities that serve the subject property as the Police District VII, Fort Washington facility is in operation in the recommended location and no recommendations reference Accokeek Volunteer Fire/EMS Station, Company 824.

12. **Use Conversion**—The total development included in this PPS is for 72 townhouse units and 4 live-work units in the M-X-T Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.
13. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public rights-of-way. The subject site fronts on the public rights-of-way of Caribbean Way and Manning Road East. The PPS shows PUEs along these public rights-of-way as required. However, the PUE along the north side of Caribbean Way is shown only by a label; prior to signature approval of the PPS, this PUE must be clearly delineated. The existing PUE, which is wrapped around the site entrance, that is proposed to be vacated shall be redelineated along the newly established right-of-way, prior to approval of the final plat.

In addition, Section 24-128(b)(12) of the prior Subdivision Regulations requires that all private streets have a PUE along at least one side of the right-of-way. This requirement is met for the private streets in the development, including the private portion of Caribbean Way. It is noted that in order to achieve continuity between the PUEs on the north and south sides of Caribbean Way, the plan relies on a pre-existing PUE on Parcel KK recorded with the Signature Club development. This PUE crosses over Caribbean Way next to the boundary line between the street's public and private portions.

14. **Historic**—The master plan includes goals and policies related to historic preservation (pages 155–160). However, these are not specific to the subject site or applicable to the proposed development.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology study is not required, as most of the property has previously been disturbed. The subject property does not contain, and is not adjacent to any designated Prince George's County historic sites or resources.

15. **Environmental**—The subject PPS was received on August 5, 2022. Environmental comments were provided in an SDRC meeting on August 19, 2022. Revised information was received on November 10, 2022.

The following applications and associated plans for the subject site applicable to this case were previously reviewed:

Review Case Number	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
4-01065	TCPI/25/01	Planning Board	Approved	1/10/2002	02-09
A-9960	TCPI/25/01	Planning Board	Approved	1/13/2005	04-295
A-9960-C	TCPI/25/01	District Council	Approved	1/9/2006	2-2006
N/A	NRI-118-2020	Staff	Approved	11/16/2020	N/A
CSP-20001	TCP1-009-2021	Planning Board	Approved	7/1/2021	2021-86
4-20015	TCP1-009-2021-01	Planning Board	Approved	12/15/2022	2022-134

Grandfathering

The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 because this is a new PPS.

Site Description

A review of the available information indicates that the site contains regulated environmental features, such as wetlands and wetland buffers. No streams, stream buffers, or 100-year floodplains are located on-site. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. Outparcel A is located north of the existing Caribbean Way and Outparcel B is located to the south of Caribbean Way. Currently, Outparcel A is graded from previous applications and is improved with an on-site sediment pond (as shown on the natural resources inventory). Outparcel B is flat with minor grading and an on-site isolated wetland area. This site is located within the Mattawoman watershed which flows into the Potomac River. The site fronts on Manning Road East, which is identified as a master plan primary collector roadway.

As designated by Plan 2035, the site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, the Established Communities of the General Plan Growth Policy Map, and is Mixed-Use within the General Plan Generalized Future Land Use. The overall site contains regulated areas and evaluation areas, as designated in the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan).

Master Plan Conformance

Master Plan

In the master plan, the section on the Environment contains eight sections (A–H), each of which contains policies and strategies. The text in **bold** is the policy text from the master plan and the plain text provides comments on plan conformance.

A. Green Infrastructure

- **Implement the master plan’s desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure the new development incorporates open space, environmentally sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network.**

The Green Infrastructure Plan has identified the Mattawoman Creek Stream Valley as a Special Conservation Area (Map V-1 Environmental Corridors and Special Conservation Areas). These

are areas of countywide significance in need of special attention because they contain unique environmental features that should be carefully considered when land development proposals are reviewed in the vicinity to ensure that their ecological functions are protected or restored and that critical ecological connections are established and/or maintained. The main stem of Mattawoman Creek is located over a half mile away from the property.

The PPS area contains an isolated and forested wetland area that was impacted by the construction of Manning Road East. This area is the highest priority for the preservation of and woodland. The PPS and associated plans have identified this wooded wetland area as a preservation area. The identified wetland is the only on-site area identified as a regulated environmental feature. The remaining lands of the PPS area have been identified as an evaluation area. A substantial portion of this evaluation area has been disturbed and improved with a sediment basin as part of the adjacent Signature Club development. This portion of the site contains woodlands.

The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requires priority be placed on the preservation and planting of floodplains, wetlands, and stream corridors and emphasizes the preservation of large contiguous woodland within the green infrastructure network. PGAtlas may show the site containing forest interior dwelling species habitat, but the application area does not contain any woodland areas qualifying as forest interior dwelling species habitat.

The site is required to provide environmental site design to be reviewed by DPIE. An unapproved SWM plan was submitted with the PPS.

B. Water Quality, Stormwater Management, and Groundwater

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.**

The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable. The site has an unapproved SWM Concept Plan revision (52665-2020) under review, but evidence of approval has not been submitted. No new impacts to wetlands or wetland buffers have been identified with this PPS.

C. Watersheds

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**

- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through the use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

This PPS is for construction of a residential subdivision on the former woodland area, with one environmentally sensitive woodland area along the southern boundary. This woodland contains an isolated wetland area and associated buffer. There are no streams, a 100-year floodplain, and associated buffers with the application area. The woodlands (0.27 acre) associated with the isolated wetland area will be preserved. All the remaining on-site woodlands are to be removed, as part of the subject development.

The subject property is located within Environmental Strategy Area 2, which was formerly the Developing Tier. All the proposed development will be outside the one environmentally sensitive area.

D. Chesapeake Bay Critical Area

- **Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.**

The subject property is not located in the Chesapeake Bay Critical Area.

E. Air Quality and Greenhouse Gas Emissions

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote "climate-friendly" development patterns through planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and greenhouse gas emissions.**

Air quality is a regional issue that is currently being addressed by the Washington Metropolitan Council of Governments.

Conformance with the Countywide Green Infrastructure Plan

According to the Green Infrastructure Plan, the site contains both regulated and evaluation areas within the designated network of the plan. The conceptual design, as reflected on the PPS and the TCP1, is in keeping with the goals of the Green Infrastructure Plan and focuses on development

outside of the most sensitive areas of the site. A detailed evaluation of major green infrastructure components was provided in the Master Plan Conformance section of this finding.

Environmental Review

Natural Resources Inventory

The site has an approved Natural Resources Inventory Plan (NRI-118-2020), which correctly shows the existing conditions of the property. There are no specimen trees or historic trees located on-site. The site does not contain streams or a 100-year floodplain and their associated buffers. The only regulated environmental features on-site are an isolated wetland, wetland buffer, and primary management area (PMA). The TCP1 and PPS show all the required information correctly, in conformance with the NRI.

Woodland Conservation

This property is subject to the provisions of the WCO because the gross tract area exceeds 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site.

Section 25-122(c)(1) of the Prince George's County Code prioritizes methods to meet the woodland conservation requirements. The applicant submitted a revised statement of justification dated November 2, 2022, requesting approval of off-site woodland conservation and the use of landscape credits, as reflected on the TCP1 worksheet. The applicant requested, at the time of DSP and Type 2 tree conservation plan (TCP2), that the use of street tree credits be evaluated. The applicant stated that the proposed design will protect the existing on-site woodlands containing regulated environmental features located in the southern portion of the site, and the northern application area was previously cleared, resulting in areas that would not meet the requirements for woodland preservation or are suitable for reforestation. There are no specimen, champion, or historic trees in good condition that can be used for preservation credit on-site. The justification provided states that the project's inability to meet the woodland requirement on-site with suitable size of woodland preservation and reforestation is due to parcel size, road requirements, and infrastructure. The applicant requested that this on-site woodland requirement be further reviewed at the time of the TCP2. The TCP1 worksheet reflects the use of landscape credits. The TCP1 plan shows the landscape credits located in northwest corner of Outparcel A, adjacent to off-site woodlands of Parcel 184. Enough information was provided with the PPS to approve the applicant's request to meet the woodland preservation requirements through a combination of off-site afforestation/reforestation and preservation and the use of landscape and potential street tree credits.

The site contains a total of 7.23 acres of woodlands with a woodland conservation threshold of 20 percent or 1.45 acres. The TCP1 proposes to clear 6.96 acres of woodland resulting in a total woodland conservation requirement of 4.07 acres. The TCP1 proposes to meet the requirement with 0.27 acre of on-site preservation, 0.11-acre landscape credit, and 3.69 acres of off-site mitigation.

Preservation of Regulated Environmental Features

There are no impacts to regulated environmental features included with this PPS. This PPS proposes off-site regulated environmental features/PMA impacts of approximately 870 square feet needed for SWM utility installation within the road right-of-way. No additional information is required regarding the PMA.

The proposed off-site regulated environmental features/PMA impacts are considered necessary for the orderly development of the subject property. The impact cannot be avoided because the site is required to provide adequate stormwater drainage and infrastructure. The TCP1 shows the preservation of the remaining on-site regulated environmental features area.

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the tree conservation plan submitted for review. No new regulated environmental features impacts are included.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Beltsville silt loam (0-5 percent slopes), Lenni and Quindocqua soils (0-2percent slopes), and Udorthents, highway (0-65 percent slopes). Marlboro clay and Christiana complexes are not found on or near this property.

No further action is needed as it relates to this application. A soil report may be required by DPIE at the time of permit.

Specimen, Historic, or Champion Trees

There are no specimen, historic, or champion trees on the property.

Based on the foregoing findings, the PPS conforms to the relevant environmental policies of the master plan, the Green Infrastructure Plan, and the relevant environmental requirements of Subtitles 24 and 25.

16. **Urban Design**—The development project will be subject to DSP review, in accordance with the M-X-T Zone requirements.

Conformance with the Requirements of the Prince George's County Zoning Ordinance

The subdivision will be required to demonstrate conformance with the applicable requirements of the Zoning Ordinance, at the time of DSP review including, but not limited to the following;

- Section 27-548 requirements for the M-X-T Zone, as applicable
- Subregion 5 Master Plan and Sectional Map Amendment
- Part 11, Off-Street Parking and Loading, and
- Part 12, Signs

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require building and grading permits that propose 5,000 square feet or greater of gross floor area or disturbance. Properties in the M-X-T Zone are required to provide a minimum of 10 percent of the gross tract area in TCC. The site is 7.2 acres, and therefore, requires a minimum of 0.72 acre of TCC. Conformance with this requirement will be evaluated at the time of DSP.

Conformance with the Requirements of the 2010 Prince George’s County Landscape Manual

Pursuant to Section 27-124.03 of the prior Zoning Ordinance, the proposed development is subject to the 2010 *Prince George’s County Landscape Manual*. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements, and Section 4.10, Requirements for Private Streets. Conformance with these requirements will be evaluated at the time of DSP.

- 17. **Accokeek Development Review District Commission**—At the time of the Planning Board hearing, the Accokeek Development Review District Commission had not provided comments on the subject application.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

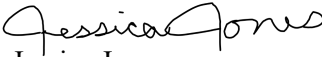
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, December 15, 2022, in Upper Marlboro, Maryland.

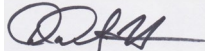
Adopted by the Prince George's County Planning Board this 5th day of January 2023.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:EDC:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: December 20, 2022