

PGCPB No. 2025-033

File No. PPS-2024-017

## R E S O L U T I O N

WHEREAS, SH Brandywine, LLC is the owner of a 5.44-acre tract of land known as Parcels B and C, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Residential, Single-Family-Attached (RSF-A); and

WHEREAS, on February 7, 2025, Sage Ventures, LLC filed an application for approval of a Preliminary Plan of Subdivision for 36 lots and six parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan PPS-2024-017 for The Enclave at Brandywine, Phase 2, 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 at a public hearing on April 17, 2025; 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, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on April 17, 2025, 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 TCP1-004-2019-01 and APPROVED Preliminary Plan of Subdivision PPS-2024-017 for 36 lots and six parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
  - a. Revise the subdivision name listed in General Note 1 to indicate The Enclave at Brandywine, Phase 2.
  - b. Add the applicable stormwater management concept plan number to General Note 21.
  - c. Revise General Note 26 to state that mandatory dedication of parkland is met by prior dedication of parkland and proposed on-site private recreational facilities.
  - d. Revise General Note 29 to provide the Type 1 tree conservation plan number as TCP1-004-2019-01.
2. Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.

3. In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements, along the abutting General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.
4. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, 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 Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2019-01), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-031-2024, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."
6. Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, 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."

7. In accordance with the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities, at the time of detailed site plan review:

- a. Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.
  - b. Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.
8. In accordance with Section 24-4601(b)(4)(C) of the 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 on-site recreational facilities in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines.
9. 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 sufficiency and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction shall also be determined at the time of DET.
10. 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 an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of 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 Book and page of the RFA shall be noted on the final plat, prior to plat recordation.
11. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any 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 recreational facilities.
12. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.
13. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. 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 of the Prince George's County Planning Department.
  - 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 HOA 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 HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
  - f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including the reservation of the right of approval by the Prince George's County Planning Director.
14. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits, the recorded conveyance prior land dedication approved in accordance with Preliminary Plan of Subdivision 4-18017, and used to meet the mandatory dedication of parkland requirement for this subdivision, shall have been completed.

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 applicable 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 on the south side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive, on Tax Map 154 Grid E-4. The property consists of two parcels known as Parcels B and C, which were recorded in the Prince George's County Land Records in Plat Book ME 266, Page 23 titled "Plat 1, Parcels B, C and D, The Enclave at Brandywine." The property is located in the Residential, Single-Family-Attached (RSF-A) Zone. The site is subject to the 2013 *Approved Subregion 5*

*Master Plan and Sectional Map Amendment* (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

The subject property is 5.44 acres and is included within a larger 19.1-acre development known as The Enclave at Brandywine, consisting of 104 single-family attached dwelling units. This preliminary plan of subdivision (PPS) is the second phase of the development and allows resubdivision of Parcels B and C into 36 lots and 6 parcels for development of an additional 36 single-family attached dwelling units. The property is currently wooded.

This PPS is required in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on July 26, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on September 16, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2024-041.

3. **Setting**—The subject site is located on Tax Map 154, in Grid E4 and is within Planning Area 85A. The overall Enclave at Brandywine project is bounded to the north by the Chaddsford residential development, in the Legacy Comprehensive Design (LCD) Zone, and to the south and west by single-family residential development in the Residential, Rural (RR) Zone. The unimproved right-of-way of General Lafayette Boulevard (dedicated in accordance with approved PPS 4-18017) bisected the property and land east of this roadway is to be conveyed to the Enclave at Brandywine Homeowners Association (HOA), with vacant properties in the Town Activity Center – Edge Zone beyond.
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

|                                 | EXISTING   | EVALUATED   |
|---------------------------------|------------|-------------|
| Zone                            | RSF-A      | RSF-A       |
| Use(s)                          | Open Space | Residential |
| Acreage                         | 5.44       | 5.44        |
| Lots                            | 0          | 36          |
| Parcels                         | 2          | 6           |
| Outparcels                      | 0          | 0           |
| Dwelling Units                  | 0          | 36          |
| Nonresidential Gross Floor Area | 0          | 0           |
| Variation                       | No         | No          |
| Subtitle 25 Variance            | No         | No          |

The subject PPS was accepted for review on February 7, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review

Committee, which held a meeting on February 28, 2025, where comments were provided to the applicant. Revised plans were received on March 6, 7, and 12, 2025, which were used for the analysis contained herein.

5. **Site Layout**—The existing and approved townhouse lots are organized around a U-shaped private road (Tabor Road) from General Lafayette Boulevard, previously approved with PPS 4-18017. A large stormwater management (SWM) facility is located in the central open space and is designed to serve as an amenity for the overall Enclave at Brandywine subdivision. Of the 36 lots included in this PPS, 31 are located adjacent to General Lafayette Boulevard, and 5 are located in the northwest corner of the development, off an extension of the private road, Tabor Road. The townhouse units are grouped in sticks of five or six units. A private alley, aligned parallel to General Lafayette Boulevard, connects at both ends of Tabor Road and provides primary vehicular access to 14 of the lots. The remaining townhouse lots are front-loading, facing Tabor Road. Pursuant to Section 24-4204(b)(1)(D) of the Subdivision Regulations, in any zone where townhouse dwelling units are permitted, access to townhouses via private streets and alleys is permitted, except within the Transit-Oriented/Activity Center Base and Transit-Oriented/Activity Center Planned Development zones subject to certain requirements. In accordance with this section, the PPS includes lots with access via a private road with a minimum pavement width of 22 feet, and a private alley with a minimum pavement width of 18 feet. The street system features a hierarchical circulation pattern providing all lots with access to private and public streets. The access and circulation are found to be acceptable.

The 14 lots accessed by the alley are designed as rear-loaded townhouse units, 10 of which front on General Lafayette Boulevard, and 4 front on open space (Parcel H). Section 27-6903(c)(2) of the Prince George's County Zoning Ordinance allows townhouse dwellings to be configured so that primary building entrances are oriented towards open space areas (like mews or courtyards). Further discussion of these units (Lots 126–129) is provided in the Urban Design finding of this resolution.

The PPS includes six parcels: one each for the private road extension and private alley, and the remaining for open space, SWM, and recreational facilities. All parcels are to be conveyed to the HOA.

6. **Previous Approvals**—Parcels B and C are the subject of a previous PPS, 4-18017 (PGCPB Resolution No. 19-116(C)), which was approved by the Prince George's County Planning Board on October 10, 2019. This PPS approved six parcels (four of which are for open space, one for parkland dedication, and one for a private road) and 104 lots for development of 104 single-family attached dwelling units. The Board approved PPS 4-18017 with 15 conditions. Of those conditions, the following are relevant to the review of this PPS:

3. **Total development within the subject property shall be limited to uses, which generate no more than 73 AM and 83 PM peak-hour vehicle 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.**

The prior PPS (4-18017) did not include the 36 residential units included with the subject PPS (PPS-2024-017) for the subject site. Accordingly, ADQ-2024-041 and this PPS were filed to address these conditions for expansion of development on Parcels B and C, and to establish capacity for the property, independent from the prior capacity established by PPS 4-18017.

**4. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (57206-2018-0) and any subsequent revisions.**

A SWM Concept Plan (57206-2018-01) and an associated letter approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 25, 2025, were submitted with this PPS. The concept plan shows the entire development and construction of four microbioretention facilities and three submerged gravel wetlands.

**11. Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George's County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.**

The approved Detailed Site Plan, DSP-20054, shows this required connection to the existing hiker/biker trail, located to the north of the overall Enclave at Brandywine development, to a sidewalk along the west side of the General Lafayette Boulevard right-of-way. This trail connection will provide pedestrian access from the subdivision to the existing master plan trail.

Subsequent to the approval of PPS 4-18017, the property was recorded in the Prince George's County Land Records, in Plat Book ME 266, Page 23 titled "Plat 1, Parcels B, C and D, The Enclave at Brandywine." This PPS supersedes 4-18017 for Parcels B and C. New final plats of subdivision will be required pursuant to this PPS, prior to approval of any permits.

The site is also subject to DSP-20054 and DSP-20054-01, which were approved by the Planning Board on October 21, 2021 and November 2, 2023, respectively. Both DSPs included development pursuant to the approved PPS (4-18017). DSP-20054 approved development of 104 single-family attached dwellings for subject property, and DSP-20054-01 amended the architecture of the dwelling units. None of the conditions of approval of these DSPs are relevant to the review of the current PPS. A detailed site plan (DET) is required for the proposed development, subsequent to approval of this PPS, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance.

**7. Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans,

sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

### **Plan 2035**

Plan 2035 places the subject property in the Established Communities Growth Policy Area. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. The subject PPS is consistent because Plan 2035 designates established communities as areas most appropriate for context-sensitive infill and low- to medium-density development. The proposed development aligns with this classification in terms of land use and density. 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 subject PPS is consistent with multiple goals stated in Plan 2035. The following land use, housing, and neighborhood goals apply to the subject property:

- **Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources** (page 93).
- **Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity** (page 181).

This PPS meets these goals by providing housing opportunities in close proximity to a commercial corridor (Brandywine Town Center), while preserving environmental resources. While there are no regulated environmental features (REF) on the subject property, the REF on the larger development, of which the subject property is a part, were protected during the prior PPS 4-18017, TCP1, and Type 2 tree conservation plan (TCP2) approvals.

### **Master Plan**

The master plan recommends residential medium-high land use on the subject property. Residential medium-high land use is defined by the master plan as “residential areas between eight and 20 dwelling units per acre” with a “mix of dwelling unit types, including apartments” (page 31). The master plan envisions creating an attractive, vital, and sustainable suburban and rural region, managed in a way that protects the best existing character of rural and suburban areas and supports, through land use measures and other policies and programs, the future desired characteristics of these areas (page 1).

Section 24-4101(b)(3) of the Subdivision Regulations provides that the provisions of the County Zoning Ordinance supersede the recommendations of the master plan where in direct conflict, or where the Prince George’s County District Council has not imposed the respective corresponding zoning to implement the master plan recommendation. The property is zoned RSF-A, which allows for development of townhouses. This PPS includes 36 townhouse dwelling units on a net



tract area of 5.44 acres, for a density of 6.61 dwelling units per acre. While the density is beneath the recommended density range outlined in the master plan, the RSF-A Zone does not set a minimum density requirement. The lots are maximized, to the extent practical, while conforming to the minimum lot standards in Section 27-4202(f)(2) of the Zoning Ordinance and the applicable development standards in Part 27-6 of the Zoning Ordinance. However, this development is context sensitive, in accordance with Plan 2035, and is in character with the previously approved development of which this PPS is for Phase 2.

There are other provisions of the master plan, including policies and strategies that are found applicable to the development of the subject property. The preliminary plan's conformance to these is discussed throughout this resolution.

8. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a SWM concept plan has been approved by DPIE. A SWM Concept Plan (57206-2018-01) and an associated letter approved by DPIE on May 25, 2025, were submitted with this PPS. The concept plan shows the proposed development and management of stormwater with four microbioretention facilities, three submerged gravel wetlands, and payment of a fee.

Development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building techniques and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

9. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *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 Subdivision Regulations, as they pertain to public parks and recreational facilities.

Facilities which serve the subject property are the Rose Creek Connector Trail, the Mattawoman Stream Valley Park (south), and the Southern Area Aquatics and Recreation Complex to the northwest. These existing facilities provide access to active recreation for future residents of this development.

Section 24-4601 of the Subdivision Regulations, which relates to mandatory dedication of parkland, provides for the dedication of land, the payment of a fee in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of residential development.

The mandatory parkland dedication requirement, for the existing lots in Enclave at Brandywine was previously met via the dedication of land per prior PPS 4-18017, which approved the dedication of approximately 1.7 acres of land to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The prior PPS (4-18017) addressed mandatory dedication in accordance with Section 24-134 of the prior Subdivision Regulations. At that time, the maximum

density permitted in the underlying prior Townhouse Zone was six dwelling units per acre. As a result, the mandatory dedication requirement was 7.5 percent, or 1.311 acres. PPS 4-18017 approved 1.6742-acre Parcel F, shown for preservation as part of a stream valley park on the master plan, to be dedicated to M-NCPPC. Parcel F was subsequently recorded in Plat Book ME 266 Plat No. 26 and a deed of conveyance was provided to M-NCPPC.

The current PPS is subject to the requirements of Section 24-4601. Based upon the allowable density of 16.33 dwelling units per acre in the RSF-A Zone, 15 percent of land, or 0.816 acre would be required as mandatory parkland dedication. Section 24-4601(b)(2)(C) of the Subdivision Regulations also states that mandatory dedication shall not apply to “any re-subdivision of land for which land was previously dedicated for park and recreation needs, or a fee in-lieu paid, to the extent that land dedication or fees in-lieu are sufficient to accommodate the residents of the subdivision (if lots are added as part of the resubdivision, land shall be dedicated or an in-lieu fee paid in accordance with this Section to meet the park and recreation needs of the residents of the new lots).” Based on the additional 0.3622-acre excess land from the prior PPS, the remaining dedication of parkland required would be 0.4538 acre.

The applicant proposes to satisfy the remaining 0.4538 acre of mandatory dedication of parkland requirement through the provision of on-site recreational facilities. Per Section 24-4601, the Planning Board may approve the provision of recreation facilities to meet the mandatory parkland dedication requirement if the proposed facilities will be equivalent or superior in value to the land, improvements, or facilities, that would have otherwise been provided under the requirements of Section 24-4601. The applicant proposes to provide an open play area in the southwest corner of Parcel G, and also to construct a trail around the large SWM facility in the center of the development, on Parcel H. Section 24-4601(b)(4)(A)(ii) of the Subdivision Regulations provides that “the location of on-site detention and/or retention ponds may be credited toward lands required for dedication, regardless of ownership, if it is determined that such area will provide active or passive recreation because of specific access provisions, recreational facilities, or visual amenities, and appropriate maintenance agreements have been, or will be, made to ensure compliance with this requirement.” The trail will provide an amenity for all the residents of the subdivision, and satisfy any remaining requirement for mandatory dedication resulting from the additional lots approved under the current PPS.

Based on the preceding findings, the provision of mandatory dedication of parkland shall be met through prior parkland dedication and on-site recreational facilities, in accordance with Section 24-4601(b)(4)(A).

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

#### **Master Plan Right-of-Way**

The subject property has frontage along master-planned roadway General Lafayette Boulevard (C-502), which is identified as a collector roadway with a recommended right-of-way width of

100 feet. The PPS correctly displays the right-of-way, and no additional right-of-way dedication is required.

#### **Master Plan Pedestrian and Bike Facilities**

The MPOT recommends a bicycle lane and a side path along General Lafayette Boulevard. 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 and 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 master plan includes the following recommendations:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

This PPS includes residential lots that are part of a larger townhouse development. DSP-20054, which was approved for the overall 19.1-acre development, shows a standard bicycle lane and sidewalk along the property's frontage on General Lafayette Boulevard, and standard sidewalks along internal private roadways. Americans with Disabilities Act (ADA)-compliant curb ramps and crosswalks were shown at each site access point. In addition, the DSP provided an 8-foot-wide sidewalk at the northeast edge of the property, to provide a connection to the Rose Creek Trail. Adequate pedestrian and bicycle improvements were determined with the prior PPS and shall remain. However, the applicant shall provide crosswalks and ADA-compliant curb ramps to cross each end of the alleyway shown with this PPS. The provided and required facilities meet the intent of the master plan's policies by providing road frontage improvements, continuous sidewalk connections, and accommodating multimodal use to and throughout the site.

#### **Access and Circulation**

Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 of the Zoning Ordinance provides specific roadway access, mobility, and circulation requirements for

the proposed development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208 which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6204 of the Zoning Ordinance requires development applications to include a circulation plan, unless a site plan is provided detailing circulation. The submitted plans demonstrate pedestrian and vehicular circulation through the site. Two full-movement access points are shown along General Lafayette Boulevard, and 5-foot-wide sidewalks are shown along the perimeters of the internal private road. The PPS meets the requirements of this section.

The site is located within the RSF-A Zone and is not required to provide vehicular cross access per Section 27-6206(e) of the Zoning Ordinance. The applicant submitted a connectivity exhibit demonstrating conformance to Section 27-6206(f)(1) of the Zoning Ordinance, which requires a minimum internal street connectivity index score of 1.5. This section has been met, as the subdivision has a connectivity index score of 1.5, meeting the minimum requirement.

Regarding Sections 27-6207 and 27-6208 of the Zoning Ordinance, bicycle and pedestrian cross-access is not required to the property on the southern and western boundary of the subject site, as it is zoned RR. However, the property adjacent to the northern boundary is zoned LCD, and cross access will be achieved via an 8-foot-wide side path along the northeast portion of the property that connects to the Rose Creek Trail. The requirements of this section have been met.

Based on the preceding findings, access and circulation for the proposed development is sufficient, as it pertains to this PPS review. The vehicular, pedestrian, and bicycle transportation facilities serving the subdivision meet the required findings of Subtitle 24, and conform to both the MPOT and master plan.

11. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1). The master plan identifies the following policies which are relevant to the review of this PPS:

- **Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students (page 132).**
- **Locate police, public safety, and fire/rescue facilities to meet the needs of the community in accordance with the standards contained in the Public Safety Facilities Master Plan (page 134).**

The proposed development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to ADQ-2024-041, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development, with required mitigation. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended 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, none of which affect this site.

The subject property is located in Planning Area 85A, which is known as Brandywine and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget does not identify any public facilities proposed for construction.

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 Water and Sewer Plan placed this property in water and sewer Category 3, “Community System Adequate for Development Planning.” Category 3 includes developed land on public water and sewer, and underdeveloped properties with a valid PPS approved for public water and sewer. Category 3 is appropriate for PPS and final plat approval.

12. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that preliminary plans and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

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

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for public utility easements (PUEs). PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the right-of-way.

The subject site has frontage along the existing public right-of-way of General Lafayette Boulevard. A private road, approved under PPS 4-18017, and a private road extension included with this PPS provide access to the lots. The required PUEs are correctly shown along the public and private rights-of-way.

13. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159); however, these are not specific to the subject site, or applicable to the proposed development.

The subject property was once part of Pheasant’s Thicket (85A-022), a late 18th to early 19th century plantation established by Zadock Robinson, and occupied through the early 20th century by members of the Robinson family. The manor house was located approximately 500 feet northeast of the subject property. A Phase I archeological survey was conducted on the subject property in April 2019. A total of 275 shovel test pits were excavated at 50-foot intervals across the property. A total of seven artifacts, including bottle and vessel glass, porcelain, and a possible nail were recovered. Although the materials were clustered, they were few and did not

suggest possible existence of any features; no sites were recorded. The applicant's archeological consultant recommended no further work on the subject property.

No additional archaeological investigations are necessary on the subject property, and no further work is required.

14. **Environmental**—The PPS is found to be in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

| Development Review Case | Associated Environmental Application | Authority      | Status   | Action Date | Resolution Number |
|-------------------------|--------------------------------------|----------------|----------|-------------|-------------------|
| NRI-171-2018            | N/A                                  | Staff          | Approved | 02/05/2019  | N/A               |
| 4-18017                 | TCP1-004-2019                        | Planning Board | Approved | 10/10/2019  | 19-116(C)         |
| DSP-20054               | TCP2-023-2021                        | Planning Board | Approved | 10/14/2021  | 2021-126          |
| DSP-20054-01            | TCP2-023-2021-01                     | Planning Board | Approved | 11/2/2023   | 2023-118          |
| PPS-2023-017            | TCP1-004-2019-01                     | Planning Board | Approved | 4/17/2025   | 2025-033          |

This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024. The project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO), the 2018 Environmental Technical Manual (ETM), and current regulations of Subtitles 24 and 27.

#### **Environmental Site Description**

A review of the available information indicates that the site contains REF, such as streams, non-tidal wetlands, their associated buffers, steep slopes, and 100-year floodplain. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of the subject property. The on-site topography is fairly flat with the eastern portion of the site sloping to the east towards the on-site unnamed intermittent stream system. This intermittent stream then drains in a southern direction to Timothy Branch and continues to Mattawoman Creek which flows into the Potomac River. Currently, the site is fully wooded and has road frontage on the unimproved General Lafayette Boulevard. This master-planned road is to be constructed from its intersection with Chadds Ford Drive to access this development.

#### **Plan 2035**

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area.

### **Environmental Conformance with Applicable Plans**

In accordance with Section 24-4101(b), conformance with the environmental sections of the applicable master plans is analyzed as follows:

#### **Master Plan**

The master plan contains environmental policies and strategies. The text in **BOLD** is the text from the master plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

#### **Policy 1:**

- **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, environmental sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network within Subregion 5.**

The overall project site does contain REF, woodland areas, and elements of the Countywide Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. The site is required to provide bio-retention and infiltration per the approved SWM concept plan and letter. The previous PPS and DSP approved impacts to REF for the required SWM outfall and sewer line connections. This PPS includes three impacts to on-site 100-foot-wide stream buffers for the trail, SWM outfall, and sewer connection. Two of these impacts (for SWM outfall and sewer connection) are an expansion of impacts previously approved with PPS 4-18017. The impact for a trail connection is new. These impacts are the result of the increase in the width of the regulated stream buffer from 75 feet (under the prior Subdivision Regulations) to 100 feet (under the current Subdivision Regulations). This PPS approves no new impacts to the green infrastructure network.

#### **Policy 2:**

- **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 areas of streams.**

In accordance with this master plan policy, Section 24-4303 of the Subdivision Regulations, and Section 27-6806 of the Zoning Ordinance, the proposed development will be subject to current SWM requirements. This PPS allows construction of 36 additional townhouses and utilities on a fully wooded parcel. 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 of the County Code. This subtitle requires that the environmental site design (ESD) be implemented to the maximum extent practicable. An SWM Concept Approval Letter (57206-2018-01) and associated plan were submitted with the PPS. The approval was issued on May 25, 2022 from DPIE. The concept plan reflects the overall development and shows construction of four microbio retention facilities and three submerged gravel wetlands. A SWM fee for on-site attenuation/quality control measures is also required. The overall development includes one stormwater outfall, one sewer line connection, and one water line connection that will impact the 100-year floodplain, wetlands, wetland buffer, and stream buffer. No additional floodplain, wetlands, or streams would be impacted by the proposed development.

**Policy 3:**

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through 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.**

The site is within the Mattawoman Creek watershed in the developing tier. This site is in Environmental Strategy Area 2. In accordance with this master plan policy and Sections 24-4303 and 27-6806, the development of the site will be subject to the current SWM regulations, which require that ESD be implemented to the maximum extent practicable. The proposed development will be outside the environmentally sensitive areas except for three impacts to the on-site 100-foot-wide stream buffer for the trail, SWM outfall, and sewer connection. The remaining sensitive areas will be preserved within protective easements.

**2017 Green Infrastructure Plan**

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, the entire site is either in a regulated or evaluation area within the designated network of the plan. The regulated area contains a perennial stream, associated stream buffers, and adjacent woodlands. Impacts are shown within both the regulated and evaluation areas for residential development.

The following policies and strategies are applicable to the subject PPS. The text in **BOLD** is the text from the GI Plan and the plain text provides comments on plan conformance:

**Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its e: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.**



The entire Enclave at Brandywine property area contains mapped evaluation and regulated areas of the GI Plan and contains REF. The entire development area is within either a regulated or evaluation area, both of which are fully wooded. Any development within the on-site woodlands will impact a portion of the green infrastructure network. The on-site REF are located along the stream found along the eastern property line. This PPS approves three impacts for construction of a trail, sewer, and SWM connections. In accordance with this policy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the remaining on-site REF woodlands will be preserved in a conservation easement.

In accordance with this policy and Sections 24-4303 and 27-6806, the SWM concept plan will be reviewed by DPIE. Per Section 24-4303(d)(7) of the Subdivision Regulations, and Section 27-6805 of the Zoning Ordinance, the sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District (SCD).

**Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.**

*Strategies*

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.**

The subject property is entirely within the evaluation area, with small pockets of regulated area, and does not contain network gap areas. In accordance with this GI Plan strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, woodland preservation is shown which will improve the green infrastructure network.

**Policy 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

*Strategies*

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

In accordance with this strategy, the PPS shows construction of a trail head to a future M-NCPPC trail. Currently, the trail connection is shown impacting the 100-foot-wide stream buffer, but avoiding the 100-year floodplain.

**Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

***Strategies***

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

In accordance with this strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the on-site woodland preservation area will be placed in a woodland and wildlife habitat conservation easement with the TCP2 review. The property does not contain special conservation areas.

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

***Strategies***

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

In accordance with this strategy and Sections 24-4303 and 27-6806, and State regulations, developments are required to treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The SWM outfall structures are located on-site within the stream system and will be reviewed by DPIE and SCD.

**POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.**

***General Strategies for Increasing Forest and Tree Canopy Coverage***

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

In accordance with this strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the woodland conservation requirement is met with 2.50 acres of on-site preservation and 7.18 off-site woodland credits. The overall

Enclave at Brandywine subdivision was approved for off-site credits with the previously approved PPS and DSP.

**7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

**Other Environmental Review**

**Natural Resources Inventory Plan/Existing Conditions**

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. An approved NRI-171-2018, which included the overall 19.1-acre Enclave at Brandywine subdivision and a detailed forest stand delineation, was submitted with the PPS.

The site is flat along the western portion of the site and then sloping to the east towards the on-site stream system. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This overall site contains 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, and one specimen tree.

**Woodland Conservation**

This property is subject to the provisions of the 2010 WCO because the subject property has previously approved tree conservation plans. This project is also subject to the ETM. TCP1-003-2019-01 was submitted with this PPS. According to the TCP1, the overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, and has a woodland conservation threshold of 3.50 acres (20 percent). This PPS includes clearing of 14.98 acres of woodland and 0.70 acre of wooded floodplains, resulting in a woodland conservation requirement of 9.68 acres. The PPS meets this woodland conservation requirement with 2.50 acres of on-site preservation and 7.18 off-site woodland credits. These off-site woodland credits have been purchased as part of the previous TCP2 approval.

**Specimen Trees**

Section 25-122(b)(1)(G) of the County Code 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." The PPS will not impact any on-site specimen trees. A master-planned roadway is shown to access the subject property. This roadway is not constructed at this time and is located across land owned by others. There are several off-site specimen trees that will be removed as part of the construction of the master-planned General Lafayette Boulevard. The removal of these off-site specimen trees is not part of this PPS.

**Preservation of Regulated Environmental Features/Primary Management Area**

REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300, Environmental Standards.

Section 24-4303(d)(5) of the Subdivision Regulations states: “Where land is located outside the Chesapeake Bay Critical Area Overlay (CBCAO) zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature.” Section 24-4303(d)(6) of the Subdivision Regulations states: “All regulated environmental features shall be placed in a conservation easement and identified on the final plat.”

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly, and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary if the site has been designed to place the outfall at the point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

This PPS is subject to Section 24-4303(c) of the Subdivision Regulations, which states that the stream buffers outside the Plan 2035 transit-oriented centers are required to be a minimum width of 100 feet. The previous approvals for the site were reviewed in accordance with the prior Subdivision Regulations, which required 75-foot-wide stream buffers. This PPS includes impacts to the additional 25 feet of stream buffer. These impact areas are in the same area that were approved with the prior PPS 4-18017.

The subject PPS includes two increased impacts to the 100-foot stream buffer for stormwater outfall and sewer connections and one new stream buffer impact for a trail connection. These impact areas were not approved previously due to the stream buffer width at the time being 75 feet. The impact areas are in the same area of clearing that was previously approved, with the exception of the future trail connection. The trail connector was shown in previous development approvals to be outside of the primary management area (PMA), stopping at the floodplain and stream buffer. With the current 100-foot-wide stream buffer, the trail location now impacts the PMA.

A statement of justification (SOJ) was submitted with the PPS on December 19, 2024, for the impacts to the PMA reflecting the current stream buffer. The SOJ requested a revision to two PMA impact areas approved with the previous PPS and one new PMA impact area. These new PMA impacts total 2,769 square feet (0.06 acre). These impacts are consistent with the previously approved impacts (5,500 square feet), for an overall total of 8,269 square feet (0.19 acre).

### **Analysis of Impacts**

Based on the SOJ, the applicant requested a revision to the two previously approved impacts and one new impact area, as described below:

#### **Impact 1A – Sanitary sewer connection**

744 square feet of additional stream buffer and PMA impact. Due to the increase in the width of the regulated stream buffer, this impact area is a modification to an impact that was previously approved with PPS 4-18017.

#### **Impact 2A – Stormwater outfall structure**

1,256 square feet of additional stream buffer and PMA impact. Due to the increase in the width of the regulated stream buffer, this impact area is a modification to an impact that was previously approved.

#### **Impact 3 – Trail connection**

769 square feet of PMA and stream buffer disturbance for a future M-NCPPC trail connection to their property. This new PMA impact is due to a change in the current Subdivision Regulations, which requires a 100-foot-wide stream buffer outside of transit-oriented centers.

After evaluating the applicant's SOJ, the impact of the PMA is approved. In accordance with Section 24-4303(d)(5) and based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored, to the fullest extent possible. Therefore, Impacts 1A, 2A, and 3 are approved.

### **Erosion and Sediment Control**

Section 24-4303(d)(7) requires the approval of a concept grading, erosion, and sediment control plan by SCD, prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and sediment control plan. A copy of this plan was submitted with the PPS. The TCP1 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control plan must be submitted with the TCP2 so that the ultimate LOD for the project can be verified and shown on the TCP2. No further information pertaining to erosion and sediment control plans is required at this time.

### **Soils**

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board 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, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

According to the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Grosstown gravelly silt loam, and Potobac-Issue complex. Marlboro and Christiana clay are not found to occur on this property.

15. **Urban Design**—This PPS subdivides two parcels (Parcels B and C) into 36 lots and 6 parcels, to support the development of 36 townhouse units as Phase 2 of the overall Enclave at Brandywine development.

A detailed site plan (DET) is required for this development in accordance with Section 27-3605(a)(1). The use evaluated for this property in the RSF-A Zone is permitted, per Section 27-5101(c) of the Zoning Ordinance. The regulations and requirements of the Zoning Ordinance that apply to development within the RSF-A Zone will be evaluated, at the time of DET review.

### **Open Space Set-Aside**

Pursuant to Section 27-6403 of the Zoning Ordinance, development located in the RSF-A Zone is required to provide 20 percent open space set-aside area based on development site area. The subject property is approximately 5.44 gross/net acres and is required to provide approximately 1.09 acres of open space. An exhibit submitted with the PPS shows the location of open space set-aside area and indicates approximately 1.84 acres (33.8 percent) of the area be provided within the subject site. With the provided 1.84-acre open space set-aside area, the exhibit also shows that approximately 0.39 acre (36 percent) will be of active recreational areas, in accordance with Section 27-6404(a)(1) of the Zoning Ordinance. It is noted that trails with pavement, but without trees, cannot be qualified as active trails. The stated open space set-aside amount, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of DET review.

### **Additional Urban Design Findings**

Among the 36 lots, Lots 126 through 129 are accessed via an alley and the units will be designed with rear-loaded garages. These four lots directly face the SWM pond located in the center of the overall Enclave at Brandywine development. However, all other dwellings surrounding the pond have the rear façade facing the SWM pond. Section 4103(d)(3) of the Subdivision Regulations provides layout and design guidelines to avoid the fronts of dwelling units facing the rear and sides of dwelling units on adjoining lots. While the four lots directly face the SWM pond, they are also oriented toward the rear of other lots. Landscaping should be added to buffer views from the rears of other dwellings from the fronts of these four units. The applicant submitted an exhibit dated March 12, 2025, showing how vehicles access the driveways/garages of these units. As

such, each townhouse unit on these lots will have a two-car garage and the driveway of each unit is large enough to accommodate at least two additional cars.

**Conformance with the 2018 Prince George’s County Landscape Manual**

The proposed development is subject to the requirements of the Landscape Manual. The site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees (For Private Streets). At the time of approval of DSP-20054 and DSP-20054-01, for the phase one development, conformance to Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George’s County Landscape Manual* (2010 Landscape Manual), was met by providing 28 street trees on private right-of-way (Parcel D). It is anticipated that the 36 townhouse units in this phase two development could potentially reduce the number of street trees. An amendment to the previously approved DSP will be required to ensure conformance to Section 4.10 of the 2010 Landscape Manual, if the subject 5.44-acre portion of the development only moves forward with a detailed site plan under the current Zoning Ordinance. If a DET for the overall property is provided, an alternative compliance application for Section 4.10 may be required at the time of DET, since development with front-loaded townhouse units provides limited area for street tree planting.

**Tree Canopy Coverage Ordinance**

Prince George’s County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site is in the RSF-A Zone and is required to provide a minimum of 20 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET review.

16. **Citizen Feedback**—The Prince George’s County Planning Department has not received any written correspondence from members of the community regarding this PPS.
17. **Planning Board Hearing**—At the April 17, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant’s representative, Mr. Haller, described the proposed project to the Board and his agreement with all the findings stated in the technical staff report. No citizens registered to speak on the PPS during the hearing. The Board approved the PPS unanimously, with conditions, as recommended by staff.

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.

\* \* \* \* \*

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 Bailey, with Commissioners Washington, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, April 17, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of May 2025.

Peter A. Shapiro  
Chairman

By   
Jessica Jones  
Planning Board Administrator

PAS:JJ:MV:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner  
M-NCPPC Legal Department  
Date: April 29, 2025