



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 16-38

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File No. SDP-0320-03

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 10, 2016, regarding Specific Design Plan SDP-0320-03 for The Preserve, Danville Estates, the Planning Board finds:

1. **Request:** The subject request is to revise the layout of a previously approved specific design plan (SDP) for the development of 124 lots for single-family detached dwelling units in the Residential Low Development (R-L) Zone within Danville Estates. The applicant has submitted the application in order to seek approval of revised plans to modify the approved layout of the development, specifically, to consolidate the lots previously approved on the west side of the Potomac Electric Power Company (PEPCO) right-of-way into the development on the north and east sides of the PEPCO right-of-way. The applicant also proposes to create a new tree preservation bank as part of the Type II tree conservation plan.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-L	R-L
Use(s)	Vacant	124 single-family detached lots
Acreage	145.32	145.32
Parcels	1	1

OTHER DEVELOPMENT DATA

Parking Required (125 x 2)	252 spaces
Parking Provided	252 spaces

3. **Location:** The site is in Planning Area 84, Council District 9. More specifically, it is located on the south side of Danville Road, approximately 4,000 feet southeast of its intersection with Floral Park Road.
4. **Surrounding Uses:** The subject 145.32 acres are surrounded by future residential lots to the north (Lusby Village), existing single-family detached development to the east, and vacant land to the west and south in the Residential-Agricultural (R-A) Zone.

5. **Previous Approvals:** On September 14, 1993, the Prince George's County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted Council Resolution CR-60-1993 approving the *Master Plan and the Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*, in Prince George's County including Zoning Map Amendments A-9869 and A-9870 rezoned 858.7 acres in the R-A Zone to the R-L Zone (1.0 to 1.5 du/acre) and 19.98 acres to the Local Activity Center Zone (L-A-C, Village Center). The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plans

On March 31, 1994, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-9306 for the subject property then known as the Villages of Piscataway, as described in PGCPB Resolution No. 94-98(C)(A), with 36 conditions. The CDP included the entire ±878.9 acres of land zoned R-L and L-A-C proposed to be developed as a golf course community with four distinct villages, and the large-lot section known as of Danville Estates. A Type I Tree Conservation Plan (TCPI-009-94) was also approved.

On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the timing of the development of the golf course, as stated in PGCPB Resolution No. 94-98(C)(A).

On June 7, 2007, the Planning Board approved CDP-9306-01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet.

On October 23, 2008, the Planning Board approved CDP-9306-02, a revision to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to ten feet beyond the rear building restriction lines.

On November 10, 2015, CDP-9306-03 was accepted for processing. The purpose of the application was to revise the plan and the development standards to accommodate the removal of lots on the west side of the PEPCO right-of-way, to revise the TCPI, and to adjust the development standards for the single-family detached lots. That case was reviewed and approved by the Planning Board on March 10, 2016.

Preliminary Plans of Subdivision

On June 24, 1994, the Planning Board reviewed and approved Preliminary Plan of Subdivision 4-94017, Villages at Piscataway, for the entire acreage of the site, as described in PGCPB Resolution No. 94-213. The preliminary plan was approved with 20 conditions, and a revision to the Type I Tree Conservation Plan (TCPI-009-94-01) was also approved.

Preliminary Plan of Subdivision 4-03027 was approved by the Planning Board on May 29, 2003 (PGCPB Resolution No. 03-122) for The Preserve at Piscataway. Variation requests for impacts to sensitive environmental features and revised Type I Tree Conservation Plan TCPI-009-94-02 were included in the approval.

Specific Design Plans

SDPs have been approved for the development of all the lots within the project, including the Danville Estates development, of which this revision applies.

Specific Design Plan SDP-0320 for The Preserve at Piscataway, Danville Estates, and Type II Tree Conservation Plan TCPII-048-04 was approved on June 10, 2004 by the Planning Board, subject to conditions contained in PGCPB Resolution No. 04-133.

An -01 revision to SDP-0320, Danville Estates, was subsequently approved on August 31, 2005 at the Planning Director level for the limited purpose of adding three architectural models, subject to no conditions.

An -02 revision to SDP-0320 and the -01 revision to TCPII-048-04 was approved by the Planning Board on November 14, 2013, subject to conditions contained in PGCPB Resolution No. 13-131. The purpose of the revision was make minor site adjustments and for the approval of 12 house types.

Other SDPs have been approved for all of the five villages within the development including Bailey's Village (105 single-family and 34 multifamily units), Glassford Village (200 single-family units), Edelen Village (256 single-family), and Lusby Village (265 single-family), for a total of 986 dwelling units approved for the overall property.

Final Plats

The record plats for a portion of the Danville Estates on the east side of the PEPCO right-of-way were recorded, grading permits were issued, and partial site grading was completed. With the downturn in the economy, all work stopped on this project, and no houses have been constructed in Danville Estates. The SDP for Danville Estates would have originally expired in 2011, but was extended by the County Council. The validity of the underlying Preliminary Plan 4-03027 was also extended through County Council legislation.

6. **Design Features:** The Danville Estates is currently divided into three sections by the dedicated school/park site and is accessed separately at two distinct points from Danville Road. The westerly access to the subdivision, parallel to the northwesterly boundary of the school/park site, provides a vehicular entrance to 20 lots of the subdivision. This area of the project was determined to be a transition area from the large-lot component to Lusby Village, so the lots in this section were always shown to be smaller than the bulk of the other lots within Danville Estates. The second entrance is located on the eastern side of the subdivision's Danville Road frontage, providing access to the remaining two sections of 104 lots. This area of the site is the large-lot component of the Villages of Piscataway. A PEPCO easement containing a high-voltage transmission line traverses the site, with a hiker/biker/equestrian trail shown within homeowners association (HOA) property running parallel to the easement. The trail is the only recreational facility included in this portion of the Villages of Piscataway; however, the development will be served by the central recreational facility located within Edelen Village North, which has been built. The 145.32 acres of the subdivision are divided

into 79.29 acres for residential lots, 25.29 acres for the school/park site, and 41.37 acres for open space and HOA land. Stormwater management is provided for the subdivision by five separate stormwater management ponds.

This revision to the SDP is to modify the approved layout of the development and to consolidate the lots previously approved on the west side of the PEPCO right-of-way into the development to the north and to the east sides of the PEPCO right-of-way. The application also proposes to create a new tree preservation bank as part of the TCPII. The overall density of Danville Estates is proposed to remain unchanged.

The applicant submitted the following in the statement of justification for the proposed changes:

“The approved Specific Development Plan shows a total of 124 lots which, for the purposes of this narrative, are divided into three sections: the north section which has 20 lots, the west section (west of the PEPCO ROW) which has 37 lots and the east section (east of the PEPCO ROW) which has 67 lots. The Applicant desires to amend the approved SDP to eliminate all development on the west side of the PEPCO ROW and to transfer the density (37 lots) to the north and east sections. Specifically, the north section will be amended to have 22 lots instead of the approved 20 lots and the east section will have 102 lots instead of the approved 67 lots. The proposed amended lots will have an average lot size of 14,027 square feet. This is a slightly more than a one-third reduction in the previously approved average lot size of 22,058 square feet, however the Applicant proposes a design that maintains the same lot depth as shown on the approved SDP with the exception of a group of lots on Claggett Run Road which are not as deep. The Claggett Run Road lots have a reduced depth to negate the imposition of forest conservation easements on the rear of those lots but nevertheless maintain the perception of deeper, larger lots. Total lots to be developed within Danville Estates remains unchanged from the currently approved 124 lots.”

The Planning Board has reviewed the proposed changes and finds that the minimum proposed lot size is 8,559 square feet and the minimum lot width at the building line is 70 feet. The proposed layout results in the reduction of lot sizes to an average lot size of approximately 14,015 square feet (based on the revised plans submitted since the writing of the statement of justification). This is slightly more than a one-third reduction in the previously approved average lot size of approximately 22,000 square feet as shown on the previously approved SDP. The lots at the second entrance of the development and those lots around the perimeter of the development to the east of the PEPCO right-of-way, directly abutting R-A-zoned land, are of a shape and size that the Planning Board has found to be compatible with the proposed development. This will blend the new proposed lot layout with the surrounding existing and future proposed development along the historic roadway.

The TCPII also proposes revisions as a result of the consolidation of development. The removal of the lots from the west side of the PEPCO right-of-way allows for more tree preservation within the development. The additional tree preservation is proposed as a tree bank to the developer's benefit. Further discussion of this issue is contained below in Finding 13 below.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-L Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-514.09, which governs permitted uses in the R-L zones, as further referenced in Section 27-515. The proposed single-family detached units are a permitted use in the R-L Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-514.10, Regulations, regarding additional regulations for development in the R-L Zone.
8. **Basic Plan for Zoning Map Amendment A-9869:** The basic plan relevant to the proposed project was approved by the District Council as part of a sectional map amendment (CR-60-1993). The Planning Board has reviewed the subject SDP against the requirements of the basic plan and finds it to be in general conformance with its requirements. The following two conditions of the basic plan warrant discussion:

23. All development pods shall be connected by the internal pedestrian/bike trail network.

This revision is in conformance with the previously approved CDP regarding pedestrian connection.

32. The two southernmost portions of the site cross-hatched area in drawing attached to Subregion V master Plan/SMA public hearing exhibit #247) which consists of approximately 253 acres, shall contain no more than 126 single family detached dwelling units.

The SDP proposes 124 lots within Danville Estates.

9. **Comprehensive Design Plan CDP-9306 and it revisions:** The Comprehensive Design Plan (CDP-9306) approved for the project by the Planning Board via PGCPB Resolution No. 94-98 reiterates many of the basic plan concerns. The Planning Board has reviewed the subject SDP against the requirements of the CDP approval and its revisions, including the most recent revision (CDP-9306-03), which is companion to the subject case and finds it to be in conformance with its requirements. The following conditions of the CDP warrant discussions:

7. **The master plan trail segment on or adjacent to the PEPCO right-of-way across the southeast corner of the property and the trail connection from this trail into Danville Estates shall be bonded prior to release of any building permits for Danville Estates, and shall be constructed prior to release of 50 percent of the building permits for Danville Estates. A Recreational Facilities Agreement encompassing Danville Estates shall reflect these requirements.**

The recreational facilities agreement (RFA) has been recorded for the trail. Condition 5 of Specific Design Plan SDP-0320 requires the trail to be built prior to the release of the 64th building permit for Danville Estates.

9. **A 100-year Floodplain Study or Studies shall be approved by the Flood Management Section of the Department of Environmental Resources (DER) for each drainage area greater than 50 acres in size. Prior to approval of each Specific Design Plan or detailed Preliminary Plat of Subdivision, whichever comes first, a floodplain study shall be approved for any floodplain that is adjacent to or affecting the area of the plan.**

A floodplain study has been approved by the Prince George's County Department of Environmental Resources (DER). The approved 100-year floodplain is shown on the plans. No further action is required.

13. **Prior to submittal of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall field locate the specimen trees specified by the Natural Resources Division.**

All specimen trees were shown on the previously approved TCPIIs. No additional information is needed.

14. **Prior to submission of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall confer with the Natural Resources Division regarding appropriate wildlife management measures to be employed in the portion of the development which is the subject of that Specific Design Plan.**

A wildlife management plan for the entire Villages of Piscataway project was submitted for review by the Environmental Planning Section as the successor of the Natural Resources Division prior to the approval of SDPs for the site. The plan included the preservation of wooded stream corridors, the retention of blocks of contiguous woodlands that have a low area to edge ratio, and best management practices for stormwater management.

24. **All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.**

Conformance with Condition 24 will be reviewed and determined at the time of building permit.

- 29. A minimum of 25 percent of the single-family detached houses in each village shall have a front porch. By the time 50 percent of the permits for detached houses in any village have been released, at least one-half of the required number of porches shall have been built.**

The CDP recognized the villages of Bailey's, Lusby, Glassford, and Edelen as classic village style and character, and Danville Estates as separate and is the large-lot component of the overall R-L Zone. The above requirement only applies to the four classic villages, as separate design standards apply to Danville Estates. Those design standards do not require a minimum percentage of the units to have porches, per the approved CDP text. The key word in the above condition is that the requirement is specific to the "villages", and Danville Estates was never conceived to be a village, it is the "large lot component" of the overall development of the project as required by the R-L Zone.

- 34. All stormwater management (SWM) ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping with the general topography of the area. All SWM ponds shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip rap channels where possible, and other aesthetic considerations.**

The applicant will meet this requirement through environmental site design of stormwater management facilities in the future. Per a counter-signed letter dated December 21, 2015, to Reynaldo de Guzman, PE, DPIE from Seth C. Churchill, P.E. GLW, P.A., the point is made that the Comprehensive Design Plan CDP-9306-01 was filed for modifying the maximum townhouse height. Comprehensive Design Plan CDP-9306-02 was a revision to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to ten feet beyond the rear building restriction lines. No conditions attached to those two revisions are applicable to the review of this CDP.

On November 10, 2015, the submitted Comprehensive Design Plan CDP-9306-03 revision was accepted for processing and the subject application should be found to be in conformance with the original CDP-9306 requirements. The conditions of CDP-9306-03 are as follows in bold with comments below:

- 1. The development standards for the comprehensive design plan for the Villages of Piscataway shall be modified to include the following:**
 - a. The two categories of the single-family detached lots listed in Table 2 of the Residential Lot Standards shall be above and below 14,000 square feet.**

The SDP should be revised to reflect the two categories of the single family detached lot consistent with Table 2 as approved in the CDP-9306-03 prior to certificate of approval of the plans.

- b. The minimum lot width at the building line shall be no less than 70 feet.**

The SDP conforms to this requirement.

- c. The standards governing the development of Danville Estates are as follows:**

	Single Family Detached Below 14,000 SF	Single Family Detached Over 14,000 SF
NET LOT AREA MIN. (SF)	8,000	14,000
FRONT YARD MIN.	15'	25'
LOT WIDTH MIN. AT STREET LINE	18'	25'
LOT WIDTH MIN. AT BUILDING LINE	40'	70'
REAR YARD MIN. (WITH REAR PERPENDICULAR PARKING)	25'	35'
SIDE YARDS MIN.		
ONE	5'	8'
BOTH	10'	17'
MIN. SPACE BETWEEN END BUILDINGS	-	-
MAX. HEIGHT	38'	38'

The SDP conforms to the requirements above.

- 3. At the time of specific design plan, Lots 13E and 30G abutting the historic Danville Road right-of-way shall be a minimum size of 34,000 square feet to accommodate Section 4.6, Buffering of Special Roadways, of the 2010 Prince George's County Landscape Manual by providing a minimum 20-foot-wide side yard setback between the landscape buffer and the structure, and provide a side yard setback from Danville Road of not less than 50 linear feet.**

Lots 13E and 30G exceed the minimum lot size of 34,000 square feet and are proposed as 35,356 and 34,146 respectively. The side yard setbacks are also met.

- 10. Preliminary Plan of Subdivision 4-03027** - The properties included in this SDP revision are the subject of Preliminary Plan of Subdivision (PPS) 4-03027 which was approved by the Planning Board on May 29, 2003 (PGCPB Resolution No. 03-122) with 47 conditions and is valid until December 31, 2017. The following conditions in **boldface** type from the PPS are applicable to the review of this application and comments follow:

8. The following items shall be addressed prior to the approval of the SDP that includes the following:

- d. The single-family detached units located along the main spine road through the development should front on the spine road.**

The SDP reflects this requirement and the Planning Board recognizes the previous condition of approval Condition 16 of Specific Design Plan SDP-0320-02 and notes it is still in full force and effect. That condition requires that prior to issuance of building permits, the plans should indicate that houses on corner lots shall front on the most heavily traveled street, where possible.

- e. The residential lots located at each entrance shall be large enough to accommodate the fronting of the unit toward the entrance road.**

The SDP reflects this requirement and is shown as such on the plan.

10. Prior to the approval of final plats that contain Road U and Road V, Block B; Lot 1, Block J (park/school site); and Block A of Lusby Village East, the applicant, his heirs successors and/or assignees shall provide evidence of the agreement to remove and replace the existing farm road with internal public street access for those properties utilizing the existing farm road.

Conformance with Condition 10 was reviewed and determined by the Subdivision Section with final plat PM 224-57 (recorded November 19, 2007). This will be reviewed and determined with the re-platting of the lots at time of final plat.

19. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the expanded stream buffer, excluding those areas where variation requests have been approved, and be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the record 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.”

Conformance with Condition 19 was reviewed and determined by the Subdivision Section with final plat and may continue to be valid in the re-platting of the property if this SDP is approved.

20. **Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

Conformance with Condition 20 will be reviewed and determined at time of building permit.

22. **The following note shall be placed on the Final Plat of Subdivision:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/9/94-02), or as modified by the Type II 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 Conservation/Tree Preservation Policy.”

Conformance with Condition 22 will be reviewed and determined with the re-platting of the lots at time of final plat.

24. **The applicant, his heirs, successors and/or assignees shall provide a fee to Prince George’s County, which shall serve as a fair-share contribution toward the construction of the Brandywine Special Study Area Station and acquisition of an ambulance and paramedic unit. The fee amount is based upon the construction cost of the station (\$1,275,000) and the purchase price of an ambulance (\$129,000) and paramedic unit (\$129,000) divided by the total amount of population and employees within the proposed service area at projected buildout in 2006 (10,024). The fair-share fee for residential development is \$479 per dwelling unit and shall be paid prior to the approval of each permit, and the fair share fee for commercial/historic uses is \$7,646.50 and shall be paid prior to the issuance of the first building permit for nonresidential uses.**

Conformance with Condition 24 will be reviewed and determined at time of building permit.

30. **The applicant, his heirs, successors and/or assignees shall construct a multiuse (hiker-biker-equestrian) trail within the entire length of Parcels F and G. This trail shall be constructed in conformance with Park Trail Standards of the *Adopted and Approved Subregion V Master Plan*. If necessary due to TCP considerations, the equestrian portion of this trail can be reduced to no less than four feet in width.**

This condition was addressed in the past review of the SDP’s and the current revision by the trails coordinator review, who found that the equestrian element of the trail is not supported. The Planning Board adopted Condition 5 as an alternative.

- 32. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.**

Specific Design Plan SDP-0320-03 depicts sidewalks on all internal streets. This condition is relevant to the revised plans and is in full force and effect.

- 41. The specific design plan shall address specific issues of circulation and access raised by the Planning Department staff and DPW&T and shall review for consideration the following:**
- a. Revise the right-of-way width to reflect a transition at the 90-degree turns to a 60-foot maximum right-of-way and a 36-foot paved section, subject to approval of the design by DPW&T, at the following locations:**
 - (1) Road D, Road X, and Road Z (sheet 4 of 4-03027)**
 - (2) Road B2 (sheet 5 of 4-03027)**

 - b. Provide designs for the traffic circles to DPW&T for review and design approval, incorporating improved channelization within the current right-of-way or with slight modifications to the right-of-way, at the following locations:**
 - (1) Medinah Ridge Road and Road D (sheet 4 of 4-03027)**
 - (2) Road A and Medinah Ridge Road (sheet 6 of 4-03027)**
 - (3) Road A and Road J (sheet 7 of 4-03027)**

 - c. Redesign all substandard curves, with consideration of the three following options: (A) redesign the roadway with a minimum 200-foot roadway centerline radius, with parking to be prohibited along the inside of the curve; (B) redesign the roadway to utilize 90-degree turns, subject to the design requirements discussed in Condition 42a above; (C) redesign the roadway to utilize cul-de-sacs instead of the continuous curving roadway. The final design shall be subject to approval by DPW&T, and is required at the following locations:**
 - (1) Road C (sheet 4 of 4-03027)**
 - (2) Road F (sheet 6 of 4-03027)**
 - (3) Road L and Road M (sheet 7 of 4-03027)**

 - e. The plans shall be revised to display horizontal curve alignment data at all needed locations.**

Specific Design Plan SDP-0320-03 revises the lot layout but does not impact the street design that was previously approved with the layout of the subdivision at the time of the original SDP. Therefore, these conditions were previously addressed and are not impacted by the redesign of the lots proposed with this revision.

11. **Specific Design Plan SDP-0320-02:** The Specific Design Plan (SDP-0320-02) approved for the project by the Planning Board via PGCPB Resolution No. 13-131 was approved with 18 conditions. The Planning Board has reviewed the subject SDP against the requirements of the previously approved SDP approvals, including its revisions. Below is each condition that warrants discussion in light of the proposed changes to the plans **boldface** type and the Planning Board's comments follow:

3. **Prior to issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit currently valid copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and the associated mitigation plans.**

This condition is still relevant and in full force and effect.

4. **Prior to issuance of permits for Danville Road, conformance with the *Prince George's County Design Guidelines and Standards for Scenic and Historic Roads* shall be demonstrated in accordance with Department of Public Works and Transportation standards.**

This condition is still relevant and in full force and effect, and it should be noted that this issue is under the jurisdiction of the Prince George's County Department of Public Works and Transportation (DPW&T).

6. **The applicant and the applicant's heirs, successors, and/or assignees shall construct the eight-foot-wide multi-use (hiker/biker/equestrian) trail within the entire length of Parcels G and H. This trail shall be bonded prior to the release of any building permits for Danville Estates and shall be constructed prior to the release of the 64th building permit, in conformance with *Park and Recreation Facilities Guidelines*. The existing recreational facilities agreement encompassing these requirements shall be revised, if necessary, to make the agreement consistent with this decision.**

The trails planner reviewed the proposed layout and provided the following analysis relating to this issue:

The revised design plan (SDP-0320-03) depicts an eight-foot-wide hiker/biker trail alongside a four-foot-wide grass shoulder for equestrian use connecting Danville Road, in Parcel J, to stormwater management Pond 15 in Parcel K. The revised plan does not depict Parcels G or H. The applicant has indicated that the planned hiker/biker trail in Parcels G and H is the same as the trail shown in

Parcels J and K in SDP-0320-03; Parcel G in SDP-0320-02 is named Parcel K in SDP-0320-03.

The depicted hiker/biker trail in SDP-0320-03 is shorter than the trail shown in SDP-0320-02. The trail in SDP-0320-02 is connected to Emory Ridge Road, south of stormwater Pond 15. The reduction in length is the result of ending Emory Ridge Road at Quarry View Road, instead of extending the street through the PEPCO right-of-way, as depicted in SDP-0320-02. The revised trail has three access points, the first point is a connection to Danville Road, the second access point is a connection to Quarry View Road by way of the stormwater maintenance access road to stormwater Pond 14, and the third access point is another connection to Quarry View Road, further south, by way of the stormwater maintenance access road to stormwater Pond 15.

The trail provides access to Quarry View Road at two points, both by way of a stormwater pond maintenance access road. In SDP-0320-02, one of the access roads is described as a driveway access with gate and the other access road is described as a gravel road. These access roads are both described as "*SWM maint. Access*" in the revised site plan. If these access roads are to serve dual purposes in providing stormwater maintenance access and trail access, it is important that they are paved and are not gated.

The conditioned trail, *within the entire lengths of Parcels G and H*, is designed to create a hiker/biker trail that is parallel to the PEPCO right-of-way. However, the trail will be conveyed to the HOA and may not be suitable as a public access trail if the property to the south of the subject site is subdivided into an additional residential subdivision. Using the PEPCO right-of-way for a public access trail would be more suitable than connecting adjacent HOA trails, and future efforts should be made to use the PEPCO right-of-way for active transportation.

The hiker/biker trail depicted in SDP-0320-03 includes a four-foot-wide grass shoulder that is designed as an equestrian trail. The revised site plan reduces the size of most lots, thereby, making it unlikely that future residents will own and keep horses on the property within the subject site. The equestrian element from the trail should be removed.

The trail as shown in SDP-0320-03, without the equestrian shoulder, will provide beneficial recreational space for walking and bicycling for the future residents of the subject site. The trails' limited connections will minimally contribute to the multimodal transportation network discussed in the area master plan.

The Planning Board is in agreement with trails planner's analysis and the decision that the equestrian component of the trail should be removed at this time. It is unlikely with the smaller lots that equine will be raised or kept on the lots within the development and,

further, the use of the trails by those outside of the community on horseback may cause an undue hardship on the HOA in terms of maintenance and liabilities. Therefore, the Planning Board finds that the detail of the trail should be changed to reflect the *Park and Recreation Facilities Guidelines* in the design of the trail.

- 7. The applicant shall work with the Historic Preservation staff to ascertain methods of informing prospective purchasers and tenants of the availability of the property.**

The Edelen House was sold to a private owner on September 5, 2013. Therefore, this condition has been satisfied.

- 8. The applicant, his heirs, successors and/or assignees shall provide the Historic Preservation staff with evidence of items a. through f. below, which may include copies of contracts, work orders, completion orders, and receipts.**
- a. Maintenance of exterior security lighting and a fire/burglar alarm system equipped with motion detectors and window and door sensors.**
 - b. Maintenance of "No Trespassing" signs at the street and around the environmental setting at locations determined by the Historic Preservation staff and the applicant.**
 - c. Provide an updated inspection report by a qualified professional of the current condition of the Historic Site (inclusive of the roof, walls, chimneys, windows, doors and foundations of the main house and all significant outbuildings and structures within the environmental setting). The report shall include recommendations for repair if needed in order to preserve the integrity of the physical features.**
 - d. Provide routine maintenance of utilities inclusive of heating, plumbing and electrical systems.**
 - e. The applicant shall provide evidence of maintenance of fire insurance on the house.**
 - f. Provide evidence of good faith efforts made to locate a suitable organization or individual to take responsibility for the Edelen House Historic Site and any plans to find a suitable steward for the property. The developer shall also provide the Historic Preservation Commission with evidence of the current structural integrity and physical condition of the property with cost estimates for significant repair items identified.**

The applicant, his heirs, successors and/or assignees shall continue to provide this information (which shall be included in a report to be provided to the Historic Preservation staff every six months beginning on or before July 30, 2002) until the Historic Site (Edelen House Historic Site 84-23-06) is restored or adaptively reused.

The Edelen House was sold to a private owner on September 5, 2013. Therefore, this condition has been satisfied.

9. **Prior to the issuance of each residential building permit, the applicant, his heirs, successors and/or assignees shall provide evidence of contribution of \$400.00 to the Piscataway Preservation Grant and Loan Fund (Piscataway Preservation Corporation).**

Each building permit within The Preserve is reviewed for compliance with the above condition. The funds generated by these contributions to the Piscataway Preservation Grant and Loan Fund (Piscataway Preservation Corporation) are collected and managed by an escrow agent retained by the applicant for this purpose. This condition is in full force and effect.

10. **In order to alleviate the negative impact on fire and rescue services due to inadequate service, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

Conformance with Condition 10 will be reviewed and determined at time of building permit.

11. **Prior to issuance of building permits:**

- a. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$410.00 to the Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign(s) along Danville Road, designated a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to issuance of the first building permit. If DPW&T declines the signage, this condition shall be void. If road frontage improvements along Danville Road are required by DPW&T, seven- to ten-foot-wide asphalt shoulders are recommended to accommodate bicycle traffic in accordance with Comprehensive Design Plan CDP-9306, Consideration 20.**
- b. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420.00 to the Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign(s)**

along Saint Mary's View Road, designated a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to issuance of the first building permit. If DPW&T declines the signage, this condition shall be void.

Conditions 11a and 11b are relevant to the revised plans and are in full force and effect.

- 12. The applicant and the applicant's heirs, successors, and/or assignees shall provide standard sidewalks along both sides of all internal public streets as shown.**

Specific Design Plan SDP-0320-03 depicts sidewalks on both sides of all internal streets. This condition is in full force and effect.

- 13. The applicant and the applicant's heirs, successors, and/or assignees shall display, in the sales office, all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the specific design plan, tree conservation plan, landscape plan, and plans for recreational facilities.**

This condition continues to be in full force and effect.

- 14. Prior to issuance of the first building permit for the project, the applicant shall provide a fee in the amount of \$479.00 per dwelling unit to Prince George's County as a fair-share contribution towards the construction of the Brandywine Special Study Area Station and the acquisition of an ambulance and paramedic unit.**

Conformance with Condition 14 will be reviewed and determined at time of building permit.

- 15. Prior to issuance of the first building permit for the subject application, the applicant shall demonstrate approval of the paving plans by the Department of Public Works and Transportation (DPW&T) and the street trees within the right-of-way shall be in general conformance to the master plan of street trees, particularly in regard to size (2.5- to 3-inch caliper) and spacing (approximately 35 feet on center).**

This condition continues to be in full force and effect and it should be noted that this issue is under the jurisdiction of the DPW&T.

- 16. Prior to issuance of building permits, the plans shall indicate that houses on corner lots shall front on the most heavily traveled street, where possible.**

This condition continues to be in full force and effect.

17. **Provide a plan note that indicates conformance to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

This condition continues to be valid and should be carried over to the approval of the subject plans.

18. **Provide a plan note that indicates the applicant's intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.**

This condition continues to be valid and should be carried over to the approval of the subject plans.

In summary, some of the conditions of the most recent approval of the plans for SDP-0320-02 no longer apply because either the conditions were fulfilled prior to signature approval of the plans, have been fulfilled through other means, or the conditions no longer apply. The recommended conditions superseded the previous approved conditions.

12. **2010 Prince George's County Landscape Manual:** The subject application is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) including the provisions of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The Planning Board reviewed the project against those requirements and found that the submittal will be in general compliance with the Landscape Manual.

Per the Landscape Manual, Danville Road is a designated historic road in the area located within the geography previously designated as the Developing Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31). Section 4.6, Buffering Development from Streets requires that a minimum 20-foot-wide buffer be provided along the frontage of the historic road. The 20-foot-wide buffer is required to be provided behind the public utility easement. The applicant has provided a schedule to include the 20-foot-wide buffer and the entire frontage of the property associated with the residential development along Danville Road in the frontage calculation. Credit for existing woodland is taken for those portions of the frontage that includes existing trees to remain. The plan indicates that some of the landscaping within Lot 30, Block G is located within the PUE, therefore a condition is included requiring that the landscaping be located outside of the utility easement.

In regard to Section 4.7, Buffering Incompatible uses, a Type B bufferyard (30-foot setback, 20-foot yard) is required by the Landscape Manual where residential lands abut the PEPCO right-of-way. In this case, the existing woodland is located within the entire minimum landscaped yard, preservation of that woodland would be allowed to substitute for the required plant materials.

When existing woodland is located in only part of the minimum landscaped yard, the number of plant units required may be reduced in proportion to the percentage of the area of the landscaped yard occupied by existing woodland. No buffer is required where a stormwater management pond is located directly adjacent to the right-of-way. The plan conforms to the requirements of Section 4.7.

13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and has more than 10,000 square feet of woodland. A Tree Conservation Plan is required.

A Forest Stand Delineation was reviewed with CDP-9306, and a revised Forest Stand Delineation was reviewed with 4-94017. A Type I Tree Conservation Plan (TCPI-009-94) was approved with CDP-9306, and a revision (TCPI-009-94-01) was approved with 4-94017. Further revision to the Type I Tree Conservation Plan (TCPI-009-94-02) was approved with 4-03027.

The Type I Tree Conservation Plan provides for all woodland conservation requirements to be met on-site; applies a minimum woodland conservation requirement of 35 percent of the net tract; and does not allow woodland conservation areas on lots less than 20,000 square feet in area. A technical revision to TCPI-009-94 (revision -03) is pending with the revision of CDP-0306-03. A Type II Tree Conservation Plan (TCPII-048-04) was approved with SDP-0320, which includes 145.32 acres of the 878.72-acre project.

The current revision reflects a substantial decrease in on-site clearing due to the relocation of lots from the west side to the east side of the PEPCO right-of-way and the reduction of lot sizes in Danville Estates. The result is an excess of woodland conservation over what was required to meet the on-site woodland conservation requirements. The applicant wishes to place the excess woodland preservation and afforestation/reforestation in an off-site woodland conservation bank to allow the transfer woodland conservation credits to developing properties which cannot provide for their full woodland conservation requirement on-site. Setting up an off-site woodland conservation bank was previously employed at the Preserve at Piscataway development when the unrealized golf course was converted into open space and afforested.

This proposal has been presented to the HOA, who are supportive and have expressed a willingness to accept ownership of the additional open space. The applicant intends to retain the woodland conservation rights moving forward for the benefit of other development projects.

TCPII-048-04-02 contains 145.32 acres of upland woodland and 3.33 acres of floodplain woodland. The plan proposed clearing 59.96 acres of upland woodland, 0.36 acres of floodplain woodland, and 0.69 acres of off-site clearing. The woodland conservation requirement for TCPII-048-04-02 is 28.40 acres.

The plan proposes on-site preservation of 28.40 acres, plus the preservation of 26.13 acres of preservation and 1.04 acres of afforestation/reforestation for use as off-site woodland conservation credits. The design of woodland conservation areas on TCPII-049-04 is found in general conformance with TCPI-009-94-03; but have increased in size and scale. Priority woodland areas continue to be preserved, except for areas where variation requests were approved during the approval of Preliminary Plan of Subdivision 4-03027.

The revised TCPII requires technical revisions as follows:

- a. The plan uses the term “woodland preserved – not credited” to identify woodlands that do not meet the design standards, due to location or size, to be credited as woodland conservation. This term should be revised to “woodland retained – not credited” to avoid confusion with “woodland preservation” areas which are credited for either on-site or off-site woodland conservation. This will result in revisions to the legend on most plan sheets
- b. On the overall woodland conservation table, column heading for Danville Estates shall be corrected to show the revision numbers for the TCP2 and SDP, and indicate that the approval date is pending.
- c. On the overall woodland conservation table, in the Danville column the quantity of “Off-site woodland preservation provided” and “Off-site afforestation/reforestation provided” must be revised as two lines, and include the quantities shown on the plan..
- d. The Individual TCPII Woodland Conservation Worksheet for SDP-0320 and TCPII-049-04-03 needs to be revised to separately identify the woodland conservation provided for on-site requirements and that which will be placed into the off-site bank, and identify the off-site acreage as off-site preservation provided and off-site afforestation/reforestation provided. The on-site requirement must be included in the appropriate line.
- e. The Overall Woodland Conservation Worksheet, the Individual TCP Woodland Conservation Worksheet, and the Woodland Conservation Summary Table shall be found to be consistent. All three tables must consistently reflect the woodland conservation requirements for the current application, and how they are fulfilled.
- f. All platted conservation easements should be included on the TCPII plan and correctly labeled. Graphic elements for delineating conservation easements and stormwater management easements shall be added to the legend, and use on appropriate plan sheets.

The Planning Board adopted a recommended condition requiring that, prior to certification of the SDP, the TCPII shall be revised as follows:

- a. Revise the notes on the cover sheet to add the following notes:
 - “14. Danville Road is a designated historic road in conformance with the approval of the Functional Master Plan of Transportation (2009).”
 - “15. The entirety of the current application is located with the Mount Vernon Viewshed Area of Primary Concern.”
- b. Revise the term “woodland preserved – not credited” in the legend to “woodland retained – not credited” to avoid confusion with “woodland preservation” areas which are credited for either on-site or off-site woodland conservation.
- c. On the overall woodland conservation table, column heading for Danville Estates shall be corrected to show the revision numbers for the TCP2 and SDP, and indicate that the approval date is pending.
- d. On the overall woodland conservation table, in the Danville column the quantity of “Off-site woodland preservation provided” and “Off-site afforestation/reforestation provided” must be revised as two lines, and include the correct quantities as shown on the plan.
- e. The Individual TCPII Woodland Conservation Worksheet for SDP-0320 and TCPII-049-04-03 shall be revised to separately identify the woodland conservation provided for on-site requirements and that which will be placed into the off-site bank, and identify the off-site acreage as off-site preservation provided and off-site afforestation/reforestation provided. The on-site woodland conservation requirement must be included in the appropriate line.
- f. The Overall Woodland Conservation Worksheet, the Individual TCP Woodland Conservation Worksheet, and the Woodland Conservation Summary Table shall be found to be consistent. All three tables must consistently reflect the woodland conservation requirements for the current application, and how they are fulfilled.
- g. All platted conservation easements should be included on the TCPII plan and correctly labeled. Graphic elements for delineating conservation easements and stormwater management easements shall be added to the legend, and use on appropriate plan sheets
- h. Have the revised plan signed and dated by the qualified professional who prepared the plan.

If revised in conformance with the above conditions, the SDP can be found in conformance with an approved TCPII.

14. **Prince George's County Tree Canopy Coverage Ordinance:** The plans are in conformance with the Tree Canopy Coverage Ordinance, Subtitle 25, Division 3, which came into effect on September 1, 2010. The required tree canopy for this site in the R-L Zone is 20 percent of the site area of 145.32 acres, for a total of 29.06 acres, or 1,266,028 square feet. The proposed woodland conservation on the site accounts for 1,579,921 square feet, which is far beyond the requirement for the site.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation Section**—The Planning Board reviewed the historic preservation-related issues and finds the following related to Danville Estates:

The subject application, SDP-0320-03, Danville Estates is a portion of a larger development that includes the Edelen House (Historic Site 84-023-06). The subject application is adjacent to the historic village of Piscataway (84-023-00) that includes Hardy's Tavern (Historic Site 84-023-05) and several other historic sites and historic resources regulated by the Prince George's County *Historic Sites and Districts Plan* and the Prince George's County Historic Preservation Ordinance (Subtitle 29).

A Phase I archeological survey was conducted on The Preserve of Piscataway property in 1996 and 1997 when Bailey's Associates, L.P. applied for a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers. The issuance of the Section 404 permit constituted an undertaking pursuant to the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended, which requires that the federal agency take into account the effects on cultural resources. Fifty-four archeological sites were identified in the Phase I survey. Eight Archeological Sites, 18PR483, 18PR484, 18PR485, 18PR486, 18PR487, 18PR488, 18PR489, and 18PR490, were identified in the area within the subject application. All of these sites were identified as prehistoric resources ranging from small lithic scatters to short-term resource procurement and base camps. Phase II investigations were conducted on Sites 18PR483, 18PR485, 18PR487, 18PR489, and 18PR490 in 1998. The Army Corps of Engineers and the Maryland Historical Trust did not require any further archeological investigations on any of these sites.

Conclusion

The subject property has been previously reviewed for impacts on archeological resources. No significant archeological resources will be impacted by the proposed development and no further archeological investigations are recommended.

- b. **Community Planning Division**—No response has been received from the Community Planning Division.

- c. **Transportation Planning Section**—The Planning Board finds that the subject application conforms to the approved subdivision plan, the approved CDP, and the approved basic plans from the standpoint of transportation.

Access and on-site circulation is acceptable. This area has been reviewed for infrastructure in the past and, between the previous SDP application and other preceding applications, all access and circulation issues have been resolved. The elimination of the road connection will not affect the east side of the development. The east side will have access to Danville Road. This revision to the CDP will not impact the original findings relating to adequate public facilities for the site given that the same number of lots are proposed. It is also noted that the elimination of the PEPCO right-of-way crossing and planned roadway will not landlock the large adjacent parcel to the west. That parcel will have access to Gardner Road, a public roadway shown on plats with 60 feet of proposed right-of-way.

Based on the preceding comments and findings, the Planning Board concludes that the proposed SDP revision will be adequately served within a reasonable period of time with existing or programmed transportation facilities, or facilities to be provided by the applicant. The original findings relating to adequate public facilities for the site are not affected given that the same number of lots are proposed. Therefore, the Planning Board believes that the requirements pertaining to transportation facilities under Section 27-528 of the Prince George's County Code would be met. All transportation conditions remain in place and in force.

- d. **Subdivision Review Section**—The properties included in this SDP revision are the subject of Preliminary Plan of Subdivision (PPS) 4-03027 which was approved by the Planning Board on May 29, 2003 (PGCPB Resolution No. 03-122) with 47 conditions and is valid until December 31, 2017. Danville Estates is one phase within the Villages of Piscataway overall development, and is located in the easternmost portion of the subdivision, south of Danville Road, and is divided into two distinct pods of development being located on the east and west of the PEPCO right-of-way.

The PPS was approved for a total of 794 lots. The Danville Estates portion of the PPS was approved with 56 lots on the west side of the PEPCO right-of-way (Parcel 202) and 70 lots on the east side of the PEPCO right-of-way, for a total of 126 lots in Danville Estates. A portion of Danville Estates east of the PEPCO right-of-way (Parcel 137) was recorded in a series of five plats in the County Land Records as follows: REP 207-70, REP 207-71 and REP 207-72 on August 1, 2005, and REP 212-97 and REP 212-98 on May 25, 2006. The northwestern portion of Danville Estates west of PEPCO was platted in the County Land Records as PM 224-57 on November 19, 2007. The remainder of Danville Estates included in this CDP west of the PEPCO right-of-way, part of Parcel 202, remains acreage and is not the subject of a record plat.

Vacation of dedicated rights-of-way (24-112)

Specific Design Plan SDP-0320-03 includes areas recorded in a series of five plats, and proposes revisions to the layout which will result in plats of re-subdivision. The current status of the roadways is that they are dedicated to public use but the roads are not developed and are not open to the public. Subsequent to the approval of SDP-0320-03, the applicant should vacate, in accordance with Subdivision Regulation 24-112, any rights-of-way no longer necessary for the implementation of the SDP-0320-03, and add an inset on the coversheet which will reflect the areas of vacation.

The PPS showed the sole vehicular access connecting the east and west sides of Danville Estates to be via a dedicated public right-of-way extending over the PEPCO right-of-way. Because this crossing is no longer necessary due to the consolidation of lots on the east side of the PEPCO right-of-way, the SDP correctly shows this public road extension as removed, and the right-of-way terminating in a cul-de-sac.

SDP Plan Review

This SDP revision, which is consistent with the CDP revision previously evaluated by the Planning Board, proposes to consolidate the two development pods of Danville Estates, which were east and west of the PEPCO right-of-way, proposing 102 dwelling units to the eastern pod and 24 dwelling units to the northwest of the western pod, totaling 126 dwelling units. The remainder of the western pod is proposed to be retained as woodland preservation, potentially to be a woodland tree bank area and the land area conveyed to the HOA. The Planning Board supported this revision at the time of CDP subject to retaining the large-lot component originally approved with the PPS along Danville Road, and the east and south property lines where the perimeter of the site abuts R-A zoned land (two-acre lot size).

For the layout to be in substantial conformance with the PPS, the proposed lots along the perimeter of the eastern land bay (east of PEPCO right-of-way) should be consistent with the platted lots in width, depth and size as reflected on recorded plat REP 207-70 (Lot 12, Block G; Lots 1-6, Block E). Finding 15, Urban Design Review, of PPS 4-03027 (PGCPB Resolution No. 03-122) discusses the Danville Estates as being the large-lot component of the subdivision as compared with other portions of the PPS such as Lusby Estates, and is copied in part below:

- f. **Lusby Village East -The master preliminary plan and subsequent TCPI approved large lot development in this area. A single-loaded (lots only on one side) public street was provided with lots ranging in size compatible with Danville Estates (20,000 square feet). The applicant's plan now proposes ¼-acre lots along this property line, and the issue of compatibility should be addressed.**

The proposed lots abutting the southern property line range in size from approximately 8,110 to 10,050 square feet. The adjacent property is zoned R-A, which requires a minimum lot size of two acres. While the location of the lots adjacent to the R-A-zoned land is considered transitional and can therefore accommodate lots that are smaller than two acres, a minimum lot size of 20,000 square feet should be provided. Specifically Lots 5-19, Block A and Lots 6, Block D and Lots 5-9, Block E, need to be made larger.

- g. Danville Estates-This village represents the type of large lot, single-family detached development referenced as one of the purposes of the R-L Zone (Section 27-514.08 of the Zoning Ordinance). This section is clearly compatible with the surrounding R-A-zoned land. A portion of the development is proposed to be a 25-acre school/park site that will provide a valuable community feature to the development, the surrounding community, and the county.”**

Lot 12, Block G and Lots 1-6, Block E were recorded on record plat REP 207-70 ranging in size from 20,156 square feet to 44,541 square feet. One of the purposes of the large-lot component, which was approved with the PPS and platted, was to provide a transition between the rural character of Danville Road and the abutting R-A zoned land. By maintaining the large-lot component, consistent with the previous PPS approval, the interior lotting pattern can be consistent with the smaller lot sizes provided throughout the development. It is important that the lots abutting on Danville Road, and the east and south property lines, provide a compatible relationship between the existing rural character of the neighborhood.

The Planning Board does not have concerns relating to the increase in densities at the interior to the pod of development because the applicant submitted a revised lotting pattern which retains the appearance of a large-lot component along Danville Road and the east and south property lines while also retaining appropriate densities. The proposed lotting shown along Danville Road, and the eastern and southern boundary on the revised SDP is consistent (lot width, depth and area) with the approved PPS and existing final plats. The proposed land uses, the location of the proposed hiker-biker and equestrian trail, and the number of dwelling units shown on the SDP plan is consistent with the PPS and is supported by the Planning Board.

The Planning Board finds that, subject to conditions of approval, SDP-0320-03 is in substantial conformance with the preliminary plan of subdivision. Failure of the site plan and the record plat to match (including bearings, distances and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

- e. **Trails**—The Planning Board reviewed the submitted SDP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (area master plan SMA).

The subject property is located along Danville Road, approximately one-half mile north of the intersection of Danville Road and Accokeek Road. The site has prior approvals and the subject application proposes a revision to eliminate all of the development on the west side of the PEPCO right-of-way and to transfer the density to the north and east side sections.

Review Comments (Master Plan Compliance)

There is one MPOT trail that directly impacts the subject site. A shared use roadway along Danville Road is listed as a master planned bikeway. Additionally, the MPOT shows a sidepath along Floral Park Road, this sidepath does not directly impact the subject site, but is nearby. The MPOT defines a shared use road as (MPOT, page 7):

Roads and shared spaces used by bicycles and vehicles. Shared use roads can contain painted markings on travel lanes or bicyclists can utilize wide outside lanes and wide shoulders or on-road shared space that can be signed and/or signalized.

The area master plan identifies Danville Road as a rural collector road and as well as a designated historic road. The area master plan does not recommend any bikeways or trails that directly impact the subject site. The area master provides policies and strategies to guide multi-modal transportation in the region, including (area master plan, page 120):

Policies

- Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.
- Promote safe pedestrian and bicycle facilities in and around public schools, and in population centers such as Accokeek, Clinton, and Brandywine.

Strategies

- Construct sidewalks along all major transportation facilities in areas where there are concentrations of people.
- Develop bicycle facilities in conformance with the 1999 AASHTO Guide for the
- Development of Bicycle Facilities.¹

¹ The 1999 AASHTO Guide has been updated. Roadways should be in conformance with the *Guide for the Development of Bicycle Facilities, 4th Edition*, published in 2012.

- Develop street and sidewalk/trail connections between adjacent subdivisions as new development occurs.
- Install bicycle signage and safety improvements along designated shared-use roadways when development occurs of roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage.

The Planning Board evaluated the internal proposed trail and that discussion is included in the discussion of previous conditions of Specific Design Plan 0320-02 (PGCPB Resolution No. 13-131) as stated above in Finding 11.

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans, fulfills prior conditions of approval, and meets the finding required for a specific design plan if the following condition were included in the approval of the plans, as substitute to the previous condition of approval of SDP-0320-02, Condition 6:

- (1) The applicant and the applicant's heirs, successors, and/or assignees shall construct the multi-use (hiker/biker) trail as depicted in SDP-0320-03 without the four-foot-wide grass shoulder for equestrian use. The trail will be an eight-foot-wide paved space for walking and bicycling and shall be paved asphalt. The SWM maintenance access roads which provide access to the trail shall also be paved asphalt and shall not have any gates prohibiting trail access. This trail shall be bonded prior to the release of any building permits for Danville Estates and shall be constructed prior to the release of the 64th building permit, in conformance with *Park and Recreation Facilities Guidelines*. The existing recreational facilities agreement encompassing these requirements shall be revised, if necessary, to make the agreement consistent with this decision.
- f. **Parks**—The Prince George's County Department of Parks and Recreation has stated that they have no issues with the plan proposal. The mandatory dedication requirements have been met with the dedication of land area for the park/school site.
- g. **Public Facilities**—The Planning Board reviewed this SDP in accordance with Section 27-528(a)(2) of the Zoning Ordinance, which states that:

The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

Fire and Rescue

The Planning Board reviewed the SDP for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Regulations. Section 24-122.01(e)(1)(E) states that:

A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.

The proposed project is served by Silesia Fire/EMS, Company 847, a first due response station (a maximum of seven minutes travel time), is located at 10900 Fort Washington Road.

Capital Improvement Program (CIP)

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Adopted and Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.

Police Facilities

The Planning Board has determined that this SDP is located in District IV, Oxon Hill. Police facilities have been determined to be adequate.

Schools

Single-Family Detached

Affected School Clusters #	Elementary School Cluster 6	Middle School Cluster 6	High School Cluster 6
Dwelling Units	124 DU	124 DU	124 DU
Pupil Yield Factor	.177	.095	.137
Subdivision Enrollment	22	12	17
Actual Enrollment	5,318	1,695	2,911
Total Enrollment	5,340	1,707	2,928
State Rated Capacity	6,487	2,457	4,013
Percent Capacity	82%	69%	73%

Prince George's County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between the Capital Beltway (I-95/495) and the District of Columbia; \$7,000 per dwelling if the building is

included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); **or \$12,000 per dwelling for all other buildings** (emphasis added). Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation, and the current amounts are \$9,017 and \$15,458 to be paid at the time of issuance of each building permit.

The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

Water and Sewerage Findings

Section 24-122.01(b)(1) 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 preliminary or final plat approval.

The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System.

- h. **Environmental Planning Section**—The current application is not subject to the environmental regulations contained in Subtitles 24 and 27 that came into effect on September 1, 2010 because the site has a previously approved preliminary plan and SDP.

The application is also not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010, because there are previously approved Type I and Type II tree conservation plans for the site. As stated in Finding 12, the application is subject to the Woodland Conservation and Tree Preservation Ordinance, the precursor to the more recently approved Woodland and Wildlife Habitat Conservation Ordinance.

Site Description

This revised SDP for the Preserve at Piscataway, Danville Estates, containing 145.32 acres in the R-L Zone is located in Planning Area 84, Subregion V, primarily south of Floral Park Road and west of Danville Road. According to current air photos at the time of the original approval, about 90 percent of the site was wooded. Floral Park Road and Piscataway Road were designated historic roads in 2001. Danville Road was designated a historic road with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). There are no nearby transportation noise sources which require regulation. The proposed use is not expected to be a noise generator. There are streams, wetlands, and floodplain associated with Piscataway Creek in the Potomac River watershed on-site. 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 this property. The *Prince George's County Soil Survey* previously indicated that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. This soil classification predates the current Soil Web Survey update. Marlboro clay is known to occur on the site. The site is in the former Developing Tier now ESA 2 according to Plan Prince George's 2035. According to the Countywide Green Infrastructure Plan, the Mattawoman stream valley along the southern boundary is a Regulated Area and approximately the lower half of the property is within an Evaluation Area. According to the Countywide Green Infrastructure Plan, the portion of the site east of the PEPCO right-of-way contains Regulated Area, Evaluation Area, and Network Gap.

Environmental Review

- (1) A natural resources inventory (NRI) was not required for the subject application because approval of the preliminary plan and SDP pre-date subdivision and zoning requirements for submittal of a NRI. The application also has a valid stormwater management concept approval letter, which pre-dates the requirement for a NRI. No further information is required with regard to a NRI.
- (2) This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations.

The revised SDP and TCPII show streams on the site, the required minimum 50-foot stream buffers, wetlands and required 25-foot wetland buffers, the 100-year floodplain, all slopes exceeding 25 percent, and all slopes between 15 and 25 percent on highly-erodible soils ($K > 0.35$) included with an expanded stream buffer.

The original SDP proposed impacts to expanded stream buffers delineated on-site. Impacts to this buffer are not allowed by Section 24-130 of the Subdivision Regulations unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. All of the impacts proposed on SDP-0320 were previously granted variations by the Planning Board during the review and approval of Preliminary Plan 4-03027. Disturbances to the expanded stream buffer proposed with prior SDP applications were consistent with variances approved by the Planning Board at time of preliminary plan, and as shown on the prior SDP applications.

The current application shows impacts to the expanded buffers which are consistent with those approved by Planning Board with previous approvals of TCPII-048-04, and have now been substantially reduced by the transfer of density to the eastern side of the PEPCO right-of-way. There have been minor adjustments to the alignment of the sewer right-of-way, which is the source of the greatest amount of expanded buffer impacts in this section of the development.

But overall there a substantial decrease to avoidable expanded buffer impacts has resulted from the proposed revision.

The SDP and TCPII demonstrate that the regulated environmental features of the site have been preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

- (3) Marlboro clay is known to occur on the site. A soils report was submitted with 4-96047 which indicated that Marlboro clay occurs on the site between elevations of 40 to 55 feet mean sea level. A more detailed study was submitted with SDP-9804. Because of the elevation of the clay layer, it will not be exposed under the proposed grading development and slope failure is not an issue.

This information is provided for the applicant's benefit. A soils report may be required by Prince George's County during the permit review process.

- (4) Danville Road was designated a historic road in the MPOT and has the functional classification of collector. Any improvements within the right-of-way of a historic road are subject to approval by DPW&T under the *Design Guidelines and Standards for Scenic and Historic Roads*. Conservation and enhancement of these specially-designated roadways are intended to provide safe and enjoyable travel, while preserving the scenic and historic resources both within the rights-of-way and on adjacent land. The MPOT included the following policies and strategies for the conservation and enhancement of special roadways which are applicable to the current application.

The Landscape Manual requires the buffering of scenic and historic roads be addressed at time permit for all special roadways, so as stated earlier in this report, the plans have been reviewed in accordance with the Manual and a single condition is recommended for conformance.

The design of entrance features proposed on Danville Road East have also been reviewed and not change to the signage previously approved is proposed at this time. It is also noted that the two lots directly adjacent to Danville Road provides for a minimum 50 foot-wide building setback from Danville Road, which is consistent with the front yard setback for other residential structures which front on Danville Road.

- (5) The current application is located entirely in the Mount Vernon Viewshed Area of Primary Concern, which has been delineated as an evaluation tool for the protection of the Mount Vernon Viewshed. Properties located within the Area of Primary Concern are evaluated the location and elevation of the subject property, the elevation of structures proposed on the site, and the potential for vegetative

management and screening between the subject property and the front porch of Mount Vernon as the viewing point.

Some of the past development at the Preserve at Piscataway particularly that previously constructed in Edelen Village South, which was placed at a ground level elevation of 180 feet mean sea level (msl), has been found to be visible from Mount Vernon due to a sudden rise in elevation which occurs along the Piscataway Creek stream valley. A careful evaluation of the height of the proposed construction, the ground level elevation, and retained areas of vegetation to determine the potential visibility of the proposed structures was found to be appropriate. .

Using GIS topographic modeling techniques, cross-sections were drawn from the front porch of Mount Vernon, which is situated 124 feet above mean sea level (msl) through various locations on-site subject property in order to evaluate the impact of vegetation removal and vegetation retention proposed with the current application. This evaluation also considered additional woodland retention resulting from the recent approval of SDP-0608 which has eliminated a golf course, and rand the retention of additional woodlands in locations between the viewing point and the current application. The height and location of the structures proposed was also evaluated using GIS modeling.

The highest point on the development, approximately 220 feet above mean sea level (MSL) is located on this section of the Development, along Danville Road. The viewshed modeling showed that mature trees in existing forests would effectively screen any development up to 35 feet in height, which is consistent with the architecture proposed and allowed residential heights.

The potential impacts of the current proposal to the conservation and protection of the Area of Primary Concern related to the Mount Vernon Viewshed appears to be sufficiently addressed by the proposed on-site preservation and afforestation/ reforestation proposed, if these areas are permanently protected as perpetual woodlands.

There is some potential for local visual impacts during the winter months and the following conditions were applied to the previous SDP-0320-02 application:

Prior to certification of the SDP, the following notes shall be placed on all sheets of the architecture plan set:

- (a) Dark and earth-tone colors shall be used for facades and roof tops. The use of white for roofing, trim or siding shall be discouraged.

- (b) The use of highly reflective materials and unpainted metal surfaces shall be avoided.

This application does not address architecture and, therefore, is not appropriate as conditions of this case.

- (6) Stormwater Management Concept Approval Plans and Letters CSD 40424-2004-00, CSD 40425-2004-00, CSD 40427-2004-00, CSD 40449-2004-00, and CSD 406452-2004-00 have been approved by DPW&T and are valid until May 16, 2014. No further action regarding stormwater management is required with regard to this SDP review.
- i. **Prince George's County Health Department**—The Health Department completed a desktop health impact assessment review of the “02” revision submission of the specific design plan for the Preserves at Piscataway, Danville Estates. No referral was received from the Health Department for SDP-0320-03, but the following is provided for historical analysis:
 - (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

All lighting for this large-lot residential project is located within public streets and is under the jurisdiction of DPW&T.

- (2) According to the National Institute of Environmental Health Sciences, there is a weak association between exposure to electromagnetic fields (EMFs) and an increased risk of childhood leukemia. There is no evidence of a link between residential EMF exposure and adult cancers. The site is bisected by a PEPCO electric transmission line right-of-way and adjacent parcels are proposed for school, park, and residential development. As the project moves forward, the applicant should ensure that none of the proposed school/park/sports fields and/or residential dwelling units is sited within 150 feet of the right-of-way.

The applicant only has control over the proposed residential lots and the proposed open space that will eventually be conveyed to the HOA. Since the writing of the original report, the school/park property has been conveyed to M-NCPPC. The plans have been revised to remove all of the proposed residential structures outside of 150 feet of the PEPCO property. The PEPCO property is 350 feet wide and the actual electrical lines are well within the boundary of their property. In addition, there is a required bufferyard that is made up of both a building setback and a landscaped yard. This bufferyard will provide vegetation at the edge of the property adjacent to the PEPCO property, which will provide a visual buffer from the electrical lines.

- (3) There are no grocery stores/markets within a half-mile radius of the site. There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The developer should consider setting aside space for a community garden.

This large-lot development consists of lots that are a quarter of an acre or more. The future residents will have ample room to garden on their own property so, in this case, the concept of community gardens is not warranted.

- (4) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

This requirement will be enforced at the time of permit; however, previous Condition 7 of SDP-0320-02, required a note be provided on the SDP indicating conformance with these requirements.

- (5) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

This requirement will be enforced at the time of permit; however, previous Condition 18 of SDP-0320-02, required a note be provided on the SDP indicating conformance with these requirements.

- j. **Prince George's County Police Department**—No response has been received from the Police Department.

16. At the Planning Board hearing, Tommi Makila, resident and member of the Board of Directors of the HOA (Board), stating that he was testifying only on behalf of himself and not as a representative of the Board, expressed concerns relating to the lack of recreational facilities within Danville Estates and suggested that an additional playground for children should be provided. He also stated that he understood that the suggestion should be vetted before the official Board for consideration. In response, the applicant provided Applicant's Exhibit A - Play Area Location Plan into the record. The applicant also asked the Planning Board to allow, should the HOA decide that the play area was indeed a needed facility, that a future revised SDP application be allowed to be processed by the Planning Board or its designee, and the Planning Board agreed.

17. As required by Section 27-528 of the Zoning Ordinance, this SDP meets the required findings for approval of a SDP as follows:
 - a. The specific design plan conforms to the approved Comprehensive Design Plan, CDP-9306 and its revisions and conditions, and the applicable standards of the Landscape Manual if the plans are revised according to the proposed conditions;
 - b. The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate capital improvement program, or provided as part of the private development, as determined in the review of the transportation systems and public facilities;
 - c. Adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties, as evidenced by the approval of a stormwater management plan;
 - d. The plan is in conformance with an approved Tree Conservation Plan, TCPII-048-04-02, if the plans are revised according to the proposed conditions; and
 - e. The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Section 24-130(b)(5) of the Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII-048-04-02), and further APPROVED Specific Design Plan SDP-0320-03 for the above-described land, subject to the following conditions:

1. Prior to certificate of approval of the specific design plan (SDP), the following corrections shall be made to the plans:
 - a. Label the ten-foot-wide public utility easement along all public rights-of-way on Sheets 9, 15, 16, 18, and 19.
 - b. Dimension the proposed right-of-way dedication for Danville Road with bearings, distances and square footage.
 - c. Add bearings and distances to the following proposed lots on the SDP:
 - (1) Lot 28, Block B
 - (2) Lots 13-16, 19-24, and 29-31, Block E
 - (3) Lots 16, 21, 24, and 37-39, Block F
 - (4) Lots 16-20, and 24-30, Block G

- (5) Lots 23-33, Block H
 - (6) Lots 16, 20-24, 27, and 35-38, Block I.
- d. Revise the lot labeling for Block E from Lot 13 through Lot 28.
 - e. Revise the Coverage Tracking Chart to reflect the current layout. Revise the key map on Sheet 3 to reflect the correct lot labeling.
 - f. Add an inset to the coversheet (Sheet 1) to reflect the area of vacation (Section 24-112 of the Subdivision regulations).
 - g. Label part of Parcel 202 as a proposed parcel. Label the parcels within the SDP consistent with the standard labeling conventions by blocks.
 - h. Revise the SDP to reflect the two categories of the single family detached lot consistent with Table 2 as approved in the comprehensive design plan.
 - i. Revise the landscape plan to locate all landscaping outside of the public utility easement along Danville Road.
2. Prior to certification of the specific design plan (SDP), the Type II tree conservation plan (TCPII) shall be revised as follows:
- a. Add the following notes:
 - “14. Danville Road is a designated historic road in conformance with the approval of the Functional Master Plan of Transportation (2009).
 - “15. The entirety of the current application is located within the Mount Vernon Viewshed Area of Primary Concern”
 - b. Revise the term “woodland preserved – not credited” in the legend to “woodland retained – not credited” to avoid confusion with “woodland preservation” areas which are credited for either on-site or off-site woodland conservation.
 - c. On the overall woodland conservation table, column heading for Danville Estates shall be corrected to show the revision numbers for the TCP2 and SDP, and indicate that the approval date is pending.
 - d. On the overall woodland conservation table, in the Danville column the quantity of “Off-site woodland preservation provided” and “Off-site afforestation/reforestation provided” must be revised as two lines, and include the correct quantities as shown on the plan.

- e. The Individual TCPII Woodland Conservation Worksheet for SDP-0320 and TCPII-049-04-03 shall be revised to separately identify the woodland conservation provided for on-site requirements and that which will be placed into the off-site bank, and identify the off-site acreage as off-site preservation provided and off-site afforestation/reforestation provided. The on-site woodland conservation requirement must be included in the appropriate line in the table.
 - f. The Overall Woodland Conservation Worksheet, the Individual TCP Woodland Conservation Worksheet, and the Woodland Conservation Summary Table shall be found to be consistent. All three tables must consistently reflect the woodland conservation requirements for the current application, and how they are fulfilled.
 - g. All platted conservation easements shall be included on the TCPII plan and correctly labeled. Graphic elements for delineating conservation easements and stormwater management easements shall be added to the legend, and use on appropriate plan sheets
 - h. Prior to signature approval of TCPII-048-04-02, a woodland and wildlife habitat conservation easement shall be recorded which provides perpetual protection for on-site woodland conservation areas, excluding areas proposed for the provision of off-site woodland conservation credits, approved with TCPII-048-04-02, and the liber and folio of the easement shall be included in a note on the TCPII plan.
 - i. Have the revised plan signed and dated by the qualified professional who prepared the plan.
3. Prior to final plat that includes that portion of the dedicated public rights-of-way no longer necessary to support the lotting pattern reflected on the approved specific design plan, the applicant shall vacate that area in accordance with Section 24-112 of the Subdivision Regulations.
 4. Prior to building permits in Danville Estates, the applicant shall demonstrate that part of Parcel 202, west of the Potomac Electric Power Company (PEPCO) right-of-way, is platted and has been conveyed to the homeowners association.

The following condition supersedes previous Condition 6 of Specific Design Plan SDP-0320-02 (as stated in PGCPB Resolution No. 13-131):

5. The applicant and the applicant's heirs, successors, and/or assignees shall construct the multi-use (hiker/biker) trail as depicted in Specific Design Plan SDP-0320-03 without the four-foot-wide grass shoulder for equestrian use. The trail will be an eight-foot-wide paved space for walking and bicycling and shall be paved asphalt. The stormwater management maintenance access roads, which provide access to the trail, shall also be paved asphalt and shall not have any gates prohibiting trail access. This trail shall be bonded prior to the release of any building permits for Danville Estates and shall be constructed prior to the release of the 64th building permit, in conformance with *Park and Recreation Facilities Guidelines*. The existing recreational facilities


agreement encompassing these requirements shall be revised, if necessary, to make the agreement consistent with this decision.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

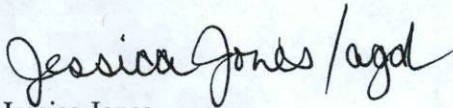
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Geraldo, Shoaff, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 10, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of March 2016.

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 3/22/16

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator