



November 13, 2025

Maurene Epps-McNeil
Chief Zoning Hearing Examiner
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

RE: SE-23003 - Meridian Hill

Dear Ms. Epps-McNeil:

After review of the technical staff report, the Prince George's County Planning Director is transmitting the Department's recommendation and the application materials to the District Council/Zoning Hearing Examiner.

Very truly yours,

Sherri Conner

Sherri Conner, Chief
Development Review Division

Enclosure



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

Special Exception Meridian Hill

SE-23003

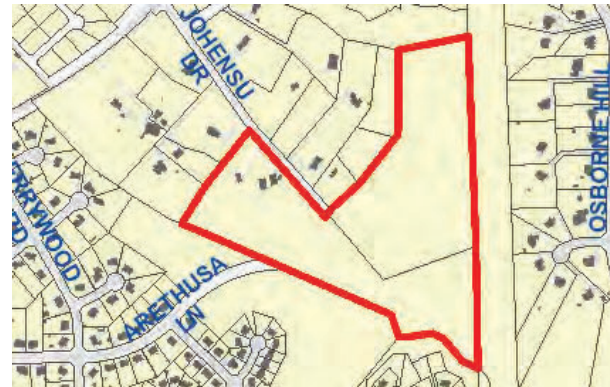
REQUEST	STAFF RECOMMENDATION
Special exception for a planned retirement community use.	With the conditions recommended herein: • Approval of Special Exception SE-23003 • Approval of Type 2 Tree Conservation Plan TCP2-2025-0051

Location: At the southern terminus of Johensu Drive, approximately 1,015 feet south of its intersection with Woodyard Road, and at the eastern terminus of Arethusa Lane.

Gross Acreage:	43.73
Zone:	AR/MIO
Zone Prior:	R-A/MIO
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	126
Gross Floor Area:	N/A
Lots:	126
Parcels:	14
Planning Area:	82A
Council District:	09
Municipality:	N/A

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

Staff Reviewer: Candra Teshome
Phone Number: 301-952-3749
Email: candra.teshome@ppd.mncppc.org



Planning Board Date:	11/06/2025
Planning Board Action Limit:	N/A
Staff Report Date:	11/04/2025
Date Accepted:	08/11/2025
Informational Mailing:	03/10/2025
Acceptance Mailing:	07/31/2025
Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301 952 3530 for additional information.

Table of Contents

I.	EVALUATION CRITERIA	4
A.	Prince George’s County Zoning Ordinance	4
B.	Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance	5
C.	Prince George’s County Tree Canopy Coverage Ordinance	5
II.	BACKGROUND.....	5
III.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.....	10
IV.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE’S COUNTY LANDSCAPE MANUAL	20
V.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE’S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE	22
VI.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE’S COUNTY TREE CANOPY COVERAGE ORDINANCE	23
VII.	REFERRAL COMMENTS	23
VIII.	COMMUNITY FEEDBACK.....	24
IX.	RECOMMENDATION	24

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

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

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division
Lakisha Hull, Planning Director

FROM: Candra Teshome, Planner III, Zoning Section, Development Review Division

SUBJECT: Special Exception SE-23003
Meridian Hill

REQUEST: **SE-23003:** Special exception for a planned retirement community use.

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

Per Section 27-296(a)(1) of the prior Prince George's County adopted Zoning Ordinance, which is applicable to the review of this project, the Planning Board has received a special exception application for this project. The technical staff report has been prepared in accordance with Section 27-311 of the prior Zoning Ordinance. Per Section 27-307 of the prior Prince George's County adopted Zoning Ordinance, at least thirty days prior to a hearing by the Zoning Hearing Examiner, the application, plans, maps, specifications, technical staff report, and all other data, materials, or record evidence (to date) pertaining to the requested special exception shall be sent by the Planning Board to the District Council.

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of November 6, 2025.

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

The Zoning staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

- A. Prince George's County Zoning Ordinance.** This property is located within the Agricultural-Residential (AR) Zone. However, this application has been submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 24-1704(b) of the Subdivision Regulations.

Under the prior Zoning Ordinance, the site was in the R-A (Residential-Agricultural) Zone, which was effective prior to April 1, 2022. This application has a companion case, Preliminary Plan of Subdivision 4-24028, which was approved pursuant to the prior Zoning ordinance and prior Prince George's County Subdivision Regulations and, pursuant to Section 27-1704(b) of the current Zoning Ordinance, development may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance.

A special exception (SE) is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, an SE may only be approved upon a finding that all the following standards are met:

Section 27-317(a)

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

(7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, SE applications shall include a Type 2 tree conservation plan (TCP2) or a standard letter of exemption.

C. Prince George's County Tree Canopy Coverage Ordinance. The property is subject to a minimum tree canopy coverage (TCC), per requirements set forth in Section 25-128 of the Prince George's County Code.

II. BACKGROUND

A. Summary and Request: Special exception for a planned retirement community use.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	AR (prior R-A)	R-A
Use	Agricultural	Planned Retirement Community
Gross Acreage	43.73	43.73
100-Year Floodplain (acres)	13.36	13.36
Net Lot (acres)	30.37	30.37
Lot(s)	0	126
Parcel(s)	2	15
Dwelling Units	0	126
Gross Floor Area (square feet)	N/A	N/A

C. Location and Site Description: The subject property is located at the southern terminus of Johensu Drive, approximately 1,015 feet south of its intersection with Woodyard Road, and at the eastern terminus of Arethusa Lane. The 43.73-acre property is described as Parcels 22 and 83 on Tax Map 109.

D. Proposed Use(s): The subject application is to permit a planned retirement community use.

E. Neighborhood and Surrounding Uses: The general neighborhood is bordered by Joint Base Andrews to the west; MD 4 (Pennsylvania Avenue) to the north; US 301 (Robert Crain Highway) to the east and south, where it converges with MD 5 (Branch Avenue) to the south. The neighborhood is primarily residential in character, including single-family detached, mobile home dwellings, and multifamily development. The immediate uses surrounding the subject property are as follows:

North— Single-family residential dwellings in the AR Zone (prior R-A Zone).

West— Single-family residential dwellings in the AR Zone (prior R-A Zone).

South— Terminus of Arethusa Lane, with vacant land in the RR Zone (previous R-R Zone) and a single-family detached residential subdivision in the RR Zone (prior R-R Zone) beyond.

East— Potomac Electric Power Company (PEPCO) high energy transmission line right-of-way (ROW) in the AR Zone (prior R-A Zone).

F. History and Previous Approvals: A Preliminary Plan of Subdivision (PPS) 4-24028 was approved by the Prince George's County Planning Board at its hearing on April 3, 2025 (PGCPB Resolution No. 2025-029) subject to 15 conditions, of which the following conditions are applicable to this application as provided in **bold text** below, with staff responses following in plain text:

- 3. Development of this site shall be in conformance with the stormwater Management Concept Plan (42219-2024-SDC), once approved, and any subsequent revisions.**

The applicant provided a copy of the approved Stormwater Management (SWM) Concept Plan (42219-2024-SDC) and approval letter with this application. According to the proposed plan, 19 micro-bioretenment facilities and one wet pond are proposed to provide stormwater retention and attenuation on-site before discharging into the Charles Branch, a tributary of the Western Branch of the Patuxent River. The SWM concept plan was approved on April 23, 2025, and expires on April 23, 2028.

- 4. Prior to approval, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a public utility easement along the subject property's frontage on Johensu Drive and Arethusa Lane, and public utility easements along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.**

Public utility easements are shown and labeled on the SE site plan, in accordance with this condition and the approved PPS. This condition will be further evaluated with future final plats for the project.

- 5. Prior to approval, the final plat of subdivision shall include the granting of right-of-way dedication of Arethusa Lane, in accordance with the approved preliminary plan of subdivision.**

The proposed public ROW for Arethusa Lane is shown and labeled on the SE site plan, in accordance with this condition and the approved PPS. However, the ROW width should be labeled on the

site plan, in accordance with the approved PPS. This condition will be evaluated with future final plats for the project.

6. **At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ±20.51 acres of parkland (as shown on the preliminary plan of subdivision (Parcels G and H)) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

Parcels G and H are correctly labeled to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), in accordance with this condition and the approved PPS. This condition will be evaluated with future final plats for the project.

7. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan*, the applicant shall provide the following facilities, and show the following facilities on the special exception site plan, prior to its acceptance:**

- a. **A minimum 5-foot-wide sidewalk along both sides of all internal private roadways.**

Five-foot-wide sidewalks are shown along both sides of all internal private roadways, as required by the above condition.

- b. **A minimum 5-foot-wide sidewalk along both sides of Arethusa Lane, including its off-site extension, unless modified by the operating agency with written correspondence in accordance with a Prince George's County Department of Public Works and Transportation adopted standard.**

The approved site development concept plan shows a 6-foot-wide shoulder along Arethusa Lane, which connects to the internal sidewalk network. With the approval of the site development concept, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has modified this condition. As the permitting agency, DPIE has the ultimate authority to require improvements within the ROW; therefore, this condition has been met, and staff concur with DPIE regarding improvements along Arethusa Lane. Condition 7 has been met, subject to the modifications approved by DPIE as demonstrated on the approved site development concept plan.

- c. **Crosswalks and associated Americans with Disabilities Act curb ramps at all road crossings.**

The plan shows a 5-foot-wide sidewalk along both sides of all internal roadways. Crosswalks and Americans with Disabilities Act (ADA) curb ramps are provided throughout the site for a continuous and comprehensive pedestrian network.

- d. **Short-term bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the recreation area.**

Short-term bicycle parking is provided at the recreational area, which provides parking for six bicycles.

10. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-014-2024, in conformance with Section 24-132 of the prior Prince George's County Subdivision Regulations. The following note shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

A Type 2 Tree Conservation Plan, TCP2-2025-0051, was submitted with this application. This condition will be addressed with the final plat, when approved.

11. **Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio

reflected on the Type 2 tree conservation plan, when approved.”

A Type 2 Tree Conservation Plan, TCP2-2025-0051, was submitted with this application. This condition will be addressed with the final plat, when approved.

- 13. A specimen tree maintenance plan shall be included with the Type 2 tree conservation plan in conformance with Section 25-122(d)(2)(B) of the County Code, for any tree with critical root zone impacts. The specimen tree maintenance plan shall include specimen tree protection measures, such as root pruning, to protect both on- and off-site specimen trees.**

Revisions are needed to the specimen tree table to accurately reflect the proposed impacts. A specimen tree maintenance plan shall be provided on the TCP2, to further protect those trees listed to remain with proposed impacts from this development, which has been conditioned herein.

- 14. In accordance with the historic preservation goals of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, prior to the approval of the special exception for the subject property, all existing structures at 6505 Johensu Drive (Parcel 22, Tax Account No. 1766443), shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George’s County Planning Department’s Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust.**

A draft Maryland Inventory of Historic Properties form was submitted to staff for review with the subject application. The draft was deemed sufficient by staff and the final Maryland Inventory of Historic Properties form can be completed. When the final Maryland Inventory of Historical Properties form is submitted to the Maryland Historical Trust, this condition will be satisfied.

- 15. In accordance with the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* and the 2018 *Environmental Technical Manual*, a stream corridor assessment for the portion of Charles Branch within the boundaries of the property, shall be submitted with the Type 2 tree conservation plan.**

A stream assessment dated June 2025 was submitted by the applicant. Charles Branch is listed in the 2010 *Approved Subregion 6 Master Plan* (master plan) as a secondary stream corridor and is mentioned within several policies, specifically calling it out as an area needing additional protection and development

limitations. The Charles Branch is a key part, as a secondary corridor of the Western Branch of the Patuxent River, and should be further protected in this proposal with additional woodland buffering. Conditions are contained herein.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application, to permit the planned retirement community use through an SE, is being reviewed in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

Required Findings—Section 27-317 of the prior Prince George’s County Zoning Ordinance provides the following applicable findings:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purpose of this Subtitle.

The purposes of Subtitle 27 of the Prince George’s County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and, to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with the purposes of this subtitle, and will not negatively impact the health, safety, and welfare of the public. The proposed planned retirement community will be adequately buffered from surrounding residential uses in accordance with the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual), which is evaluated further below.

The proposed use will provide housing options for people aged 55 and older in a market area that is projected to see sustained growth in this demographic over the next five years. The residential strategy, HN 5.1 of the *Plan Prince George’s 2035 Approved General Plan* encourages the expansion of housing options suitable for vulnerable populations, including the elderly.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

The proposed project is in conformance with the requirements and regulations set forth in prior Subtitle 27.

The proposed use is evaluated according to the general required findings of approval for all SEs, requirements specific to a planned retirement community, and requirements of the R-A Zone contained

in Sections 27-317, 27-395, and 27-442 of the prior Zoning Ordinance, as discussed below.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

Staff find that the proposed project will not substantially impair the integrity of the master plan.

The master plan recommends residential low land uses on the subject property, which are defined as residential areas of up to 3.5 dwelling units per acre. The application proposes a density of 2.88 dwelling units per acre based on the gross tract area, which is within the recommended density in the master plan.

Section 27-395(a)(3)(C) of the prior Zoning Ordinance allows a density of up to 8 dwelling units per gross acre for a planned retirement community. Therefore, the density does not substantially impair the integrity of the master plan.

The master plan encourages the maintenance of low- to moderate-density land uses except as part of mixed-use development and planned communities (page 58). The master plan recommends residential land uses in this area and the application conforms to this strategy by proposing a use with a density that is consistent with the surrounding neighborhood and by proposing buildings with architectural elements and characteristics that will blend with the surrounding neighborhood.

The master plan's policy for this living area continuing, "...to build high-quality, suburban development organized around a network of open space and community facilities with attention to site design" (page 179), and through the provision of a community center to serve residents, this application is in conformance.

The master plan also recommends the development of "...a comprehensive trail/sidewalk system to connect the community" (page 179), and the SE site plan proposes the extension of Arethusa Lane, including the construction of sidewalks along the ROW.

The proposed construction of a planned retirement community responds to a growing need in this area and in a manner which respects the current character of the surrounding low-density residential neighborhood.

(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

The application proposes extending Arethusa Lane, which has access to an interconnected road network, which avoids straining the substandard Johensu Drive ROW. The plan demonstrates a 5-foot-wide sidewalk along both sides of each internal roadway. Crosswalks and ADA curb ramps are provided throughout the site, for a continuous and comprehensive pedestrian network. The proposed development was tested for transportation adequacy under file number ADQ-2024-056, which found that access to the site will operate acceptably now, and in the future, and will not adversely affect the health, safety or welfare of residents or workers in the area.

The subject property has significant natural buffering from the surrounding residential neighborhoods, including a 250 feet PEPCO ROW along the subject property's eastern lot line, which separates the property from existing residential development to the east. In addition, the applicant proposes adequate landscaping which is discussed in further detail below. This combination of existing and proposed buffering provides privacy, reduces light pollution, and enhances the community's visual character. In addition, the proposed improvements include SWM controls.

The project's proximity of the Medstar Southern Maryland Hospital Center provides the required medical access for an influx of retirement-aged residents.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

Staff find that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The general neighborhood is residential and developed primarily at a low density. As previously noted, the subject property is surrounded by residential uses in the AR and RR Zones. Some properties are large lots with single-family dwelling units, while others are smaller lots containing single-family dwelling units. The proposed development is not of a magnitude significant enough to substantially impact roadway service. The development will be accessed exclusively from an extension of Arethusa Lane, which helps to minimize any potential traffic or character impacts on the residential properties along the substandard Johensu Drive. The use is adequately buffered from bordering residential lots.

(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and

TCP2-2025-0051 was submitted with this SE application and is recommended for approval with the conditions contained below. Minor revisions to the TCP2 are required for conformance and are included in the Recommendation section of this report.

Specimen Trees

With PPS 4-24028, the applicant requested to remove Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-39 through ST-45, and ST-58 through ST-63, for a total of 29 specimen trees for grading, roadways, and stormwater. The Planning Board granted the variance to remove 22 specimen trees, specifically Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63. Further revisions are needed to the specimen tree table to accurately reflect the proposed impacts. A specimen tree maintenance plan shall be provided on the TCP2 to further protect those trees listed to remain with proposed impacts from this development.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).

The site contains regulated environmental features (REF) including streams, stream buffers, and steep slopes which comprise the primary management area (PMA). Three PMA impacts are proposed with this application. Each impact is associated with the site's SWM and utilities. Three impact requests were proposed to the PMA area with the PPS totaling 22,116 square feet (0.51 acre) or three percent of the total PMA. Impacts 1 and 3 were approved as proposed with the PPS and Impact 2, for stormwater, was to be evaluated with the TCP2 and the approved stormwater concept plan.

With SE-23003 the applicant proposes modifying Impacts 1, 2 and 3 for a total of 23,245 square feet (0.53 acre) of PMA impacts for grading and the installation of stormwater and utilities. It should be noted that Impact 1, which was originally approved by the Planning Board, was for a sewer connection only and not for grading associated with the wet pond. With this application, the applicant has relabeled a portion of this impact as grading for the stormwater facility.

Staff did not find that the statement of justification (SOJ) substantiated the request for the increases to Impact 3, as this reasoning was the same as was approved with the PPS, yet the impact was nearly doubled; however, staff find that this impact has not expanded lengthwise, and the additional impact comes from

expanding the width of the sewer easement. While this impact is doubling in size, the PMA impacted primarily consists of steep slopes, with minimal impacts to the stream buffer and floodplain.

Staff find that Impact 1, as approved with the PPS, is no longer requested, but the new Impact 1, provided with this SE, and Impacts 2 and 3 are supported as proposed.

Impact 1 – 0.15 acres (6,596 square feet)

The PPS approved Impact 1 for 6,596 square feet (0.15 acre) of disturbance to wetlands, wetland buffers, and floodplain for the construction of a sewer connection. With the submission of this SE application, Impact 1 is no longer associated with a sewer connection, and is now associated with stormwater. In the SE application, this impact is proposed for grading associated with the proposed wet pond, resulting in 3,371 square feet (0.08 acre) of impact to the PMA. Thus, Impact 1 is no longer requested for sewer connection and shall be considered Impact 1 for SWM, which is a new impact with this application. This impact is not for the non-woody buffer and could be supported if the applicant proposed reforestation in the disturbed area. The applicant's engineer has indicated that this area can be reforested, unless a stormwater easement is required to encumber the impact area.

Impact 2 – 0.40 acres (17,273 square feet)

With this SE application, Impact 2 was extended and relocated. This requested impact has expanded from 14,145 square feet (0.32 acre) to 17,273 (0.40 acre rounded) of impact, an increase of 3,128 square feet (0.07 acre). While this impact was not approved with the PPS and deferred to the SE, this impact has expanded from the previous request due to being relocated to the north. Modifications to proposed Impact 2 have resulted in increased clearing within the PMA and floodplain; however, this impact is reflective of the approved SWM concept plan and is therefore supported as proposed.

Impact 3 – 0.06 acres (2,601 square feet)

The PPS approved Impact 3 for 1,375 square feet (0.03 acre) of disturbance to wetlands, wetland buffers, and floodplain for a sewer connection. This laterally connects to the existing sewer line that follows the stream valley to the south of the site. This connection was located to avoid specimen trees and primarily impacts steep slope PMA. This impact was approved with the PPS as proposed, as utility connections to existing lines are considered allowable impacts.

With the SE, Impact 3 has expanded from 1,375 square feet (0.03 acre) to 2,601 square feet (0.06 acre), for an increase of 1,226 square feet (0.03 acre); however, the SOJ is unchanged from the original impact approval from the PPS, stating that this impact is

the shortest distance for the construction of the lateral sewer connection.

The justification provided does not substantiate the impact, as this impact has doubled from the PPS, despite the impact requested at that time being the shortest distance; however, staff find that based on the plans provided, this impact has been minimized to the extent practicable and has not expanded lengthwise. The additional impact requested with SE-23003 is to widen the approved sewer easement area. There are no impacts to specimen trees or wetlands associated with this request. The majority of this PMA impact is to steep slopes, with a portion of the connection impacting the stream buffer and floodplain. In addition, Impact 3 is for a utility connection, which is generally supported in accordance with the guidance from the 2018 Environmental Technical Manual, Part C - 2.0, page C-3.

Staff find that Impact 1 as approved with the PPS is no longer requested for a sewer connection, but the revised Impact 1 in the same location for the purpose of SWM, as provided with this SE, and Impacts 2 and 3 are supported as proposed.

Additional Requirements for Specific Special Exceptions—Section 27-395 planned retirement community, of the prior Zoning Ordinance provides the following applicable requirements:

(a) A planned retirement community may be permitted, subject to the following criteria:

(1) Findings for approval.

(A) The District Council shall find that:

(i) The proposed use will serve the needs of the retirement-aged community;

Staff find that the proposed use will serve the needs of the retirement-aged community. Per Section 27-395(5)(A), age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the Prince George's County District Council, and filed in the land records at the time the final subdivision plat is recorded. The applicant filed a declaration of covenants with this application, which states that the subject property shall be housing for elderly persons, in accordance with Section 27-395 of the prior Zoning Ordinance and as provided for in 42 U.S.C. Section 3607(b)(2)(c). The declaration states that

each dwelling unit shall be occupied by at least one person 55 years of age.

(ii) The proposed use will not adversely affect the character of the surrounding residential community; and

Staff find that the proposed use will not adversely affect the character of the surrounding residential community.

The subject property is located within an area designated for residential low development by the master plan, which is up to 3.5 dwelling units per acre. The proposed 126 townhouses represent 4.15 dwelling units per net acre and 2.88 dwelling units per gross acre. Per the master plan, density is defined as the number of persons or units per acre of land, typically expressed in units per gross acre (page 261). Therefore, the proposed density does not impair the master plan.

The surrounding residential community consists primarily of single-family detached homes, the proposed townhouses are consistent with the residential low intent serving a specific demographic, without creating a high-density intrusion. The subject property benefits from significant natural buffering and the PEPCO ROW that ensure its physical isolation from adjacent developments. An expanse of woodlands to the north and east; a stream valley and floodplain to the east of the development property, adjacent to the stream valley of the Charles Branch; and a large 250-foot-wide PEPCO high energy transmission line ROW further to the east provide a substantial buffer against potential adverse effects on the surrounding community. In addition, the applicant's landscaping plan provides additional buffer and is in conformance with the Landscape Manual, as discussed in detail below.

Finally, staff find that with the incorporation of varied rooflines and enhanced articulation on the end units, the proposed development will complement the aesthetic and residential feel of the surrounding neighborhood, ensuring a consistent quality of design. Conditions recommended include the extension of roof eaves, the incorporation of windows and expression lines on the side elevations, and the requirement that the rear elevations include

porches or cross gables on every other unit. In addition, staff find that the mechanical equipment associated with the community building shall be screened from view. The applicant noted in meetings that the proposed architecture was consistent with other projects around the Washington metro area. Staff found that the proposed architecture, with the above modifications, would be more consistent with the similar architecture approved in SE-22002 for Stewart Property.

Side Elevation Sample Renderings



Low Visibility Side (Walkout)



Low Visibility Side (In-Ground)



High-Visibility Side (Walkout)



High Visibility Side (In-Ground)

Rear Elevation Sample Renderings



In-Ground Basement Condition*



Walkout Basement Condition

- (iii) **In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.**

The applicant's submission contains a need analysis conducted by Polestar Analysis. The analysis states that the market area has projected growth of 2.3 percent each year in 55+ households for the upcoming five years, which outpaces the overall household growth rate of 1.9 percent. In addition, the analysis states that Marwood is the only age-restricted community within the market area, which contains townhomes and rental apartments that are fully occupied, and other existing active adult units which are up to 20 years old and well-stabilized. More than half of the households in the primary market area (50.2 percent) are age 55+, representing a larger share than the county average, which emphasizes the need for age-restricted housing options.

The Medstar Southern Maryland Hospital Center (a full-service, 182-bed acute-care facility) is located approximately 4.0 miles southwest of the site, placing it within the defined market area.

Staff find that demographic trends, market void, and demand pool for age-restricted housing illustrated in the need analysis demonstrate a need for the facility. In addition, the existing medical facility is within the defined market area of the subject property.

Regulations of the R-A Zone: The following regulations of the R-A Zone are applicable to the proposed project.

Section 27-421.01 – Frontage

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections 27-431(d) and (e) and 27-433(e) and (f).

The project proposes frontage on and direct vehicular access to Arethusa Lane, which is an 80-foot ROW extending to the southern property line of the subject property. Arethusa Lane is currently improved up to approximately 675 feet from the subject property. The applicant proposes extending Arethusa Lane from its terminus into the subject property, where it will transition into a series of private roadways, as approved pursuant to Subtitle 24 with the PPS.

Section 27-568 – Schedule (number) of spaces required, generally.

The prior Zoning Ordinance is silent on the number of vehicle parking spaces required for a planned retirement community. For a townhouse or other one-family attached dwelling, the Zoning Ordinance requires 2.04 vehicle parking spaces per dwelling unit. Per Section 27-569, fractional totals shall be rounded up when calculating vehicle parking spaces; therefore, the project requires 258 vehicle parking spaces to demonstrate conformance for the townhouses.

The Zoning Ordinance does not provide the minimum number of off-street vehicle parking spaces for the principal use community building. It states that the number of required spaces is, “Determined by uses comprising the community building (such as office, auditorium, eating or drinking establishment, recreational area).” The applicant contends in their SOJ that an unrelated, previously approved, and certified site development plan (SDP-2301) established parking for a proposed community building by determining the uses contained in the community building.

The applicant contends that the 1,357-square-foot community building shall be used for a “game room” and a “great room,” which are not principal or accessory uses articulated in the prior Zoning Ordinance. The applicant proposes the provision of 15 vehicle parking spaces for the proposed community center, which is comprised

of two ADA-compliant parking spaces, eight standard parking spaces, and five parallel spaces.

In an email dated October 15, 2025, the applicant's attorney states that the applicant proposes that the parking calculation for the community building shall rely on a fixed capacity of 36 chairs. The applicant shall use the principal use classification theater, auditorium, or stadium, which requires one vehicle parking space per four seats. In addition, the applicant proposes to use the principal use classification tennis, racquetball to calculate the required parking for the pickle ball court. Therefore, the applicant contends that 15 vehicle parking spaces is sufficient. The applicant shall revise the parking schedule to reflect principal use classifications used to calculate the parking.

The prior Zoning Ordinance states that parking for the community building must be "determined by uses comprising the community building." The applicant has categorized the "great room" and "game room" as being functionally equivalent to a "theatre, auditorium, or stadium," which requires one space per four seats. Per the proposed seating configuration of 36 fixed seats, the minimum requirement for the community building is nine vehicle parking spaces. Furthermore, Section 27-568 requires four spaces per pickleball court, totaling four additional spaces, which establishes a minimum requirement of 13 vehicle parking spaces for the community building.

The applicant's proposal to provide 15 spaces (two ADA-compliant, eight standard, and five parallel) demonstrates a surplus of two spaces above the minimum code requirement, even when including the recreational amenity. Staff find that the proposed parking, as outlined in the applicant's email, is sufficient and in conformance with this subsection.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The proposed development is subject to the requirements of the Landscape Manual. Specifically, conformance is required to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements and Section 4.10 Street Trees Along Private Streets. Analysis of conformance with these sections is discussed below:

Section 4.1, Residential Requirements

The application proposes 126 single family-attached villas arranged horizontally which, per Section 27-1907 Figure 28, the correct principal use classification for the dwelling units is townhouse. Per Section 4.1(c)(2), townhouses arranged horizontally are required to provide "a minimum of one and one-half (1.5) major shade trees and one (1) ornamental or evergreen tree per dwelling unit located on individual lots and/or common open space."

The application proposes 126 lots, which requires a minimum of 189 major shade trees and 126 ornamental or evergreen trees. The landscape plan states that 191 major shade trees are provided and 126 ornamental or evergreen trees are provided, which meets the requirement.

Section 4.6, Buffering Development from Streets

The subject property abuts Johensu Drive on its northwest lot line for 397 linear feet. Johensu Drive is classified as a primary or lower roadway and requires a minimum 20-foot-wide buffer containing 2 shade trees, 8 evergreen trees, and 12 shrubs per 100 linear feet of the property line. The minimum buffer is provided and planted with a varying range of native shrubs and trees, and is in conformance with this section.

Section 4.7, Buffering Incompatible Uses

The site is bordered on four sides requiring four bufferyards for this section, which require any combination of trees and shrubs to achieve an appropriate buffering effect. The proposed use dwelling type is single-family attached (townhouse) and each required bufferyard is Type A.

The site's west lot line abuts property in the AR Zone containing single-family dwellings. This buffer, shown as Area "A" on the landscape plan, is 782 linear feet along the property boundary and requires 313 plant units. The plan proposes 315 plant units containing a range of native plant materials. Area "B" on the landscape plan is 456 linear feet requiring 183 plant units and the plan provides 185 plant units.

Area "C" on the landscape plan and along the site's southern boundary abuts vacant property. Per Section 4.7-5(c) of the Landscape Manual, if a developing property with a residential use is adjoining a vacant property zoned residential, 50 percent of the bufferyard is required to be provided on the developing lot. The plan shows a 5-foot bufferyard and a 10-foot building setback from the property line. The boundary is 704 linear feet according to the site plan measurement, but the landscape schedule states the boundary is 740 linear feet; however, staff measured 739 feet, 2.25 inches. Other measurements on the plan were accurate. Therefore, at 740 linear feet, reduced by 50 percent, this bufferyard requires 148 plant units. The plan states that 150 plant units are provided, and that there are 30 ornamental trees provided. Specifically, there is a combination of 30 *Amelanchier canadensis* and *Cercis canadensis*; however, there are 60 plants in Area "C." While this number of plants exceeds what is required, the applicant shall revise the landscape plan prior to certification to reflect accurate information.

Area "D" on the landscape plan and along the site's southern boundary also abuts vacant property and is subject to Section 4.7-5(c). The plan shows a 5-foot bufferyard and a 10-foot building setback from the property line. The boundary is 386 linear feet according to the site plan and measured by staff. This bufferyard requires 78 plant units, and the plan states that 80 plant units are provided. The plan also states that there are 16 ornamental trees provided. Specifically, it states there is a combination of 16 total *Amelanchier canadensis* and *Cercis canadensis*; however, there are 32 plants total in Area "D." As noted above, this exceeds the requirement, but shall be corrected prior to certification of the landscape plan.

Section 4.9, Sustainable Landscaping Requirements

Proposed trees and shrubs to be planted satisfy requirements for percentages of native species in all categories, with no invasive species existing or proposed for the site.

Section 4.10, Street Trees Along Private Roads

The applicant proposes five internal private roads that are subject to this section. Each street is proposed to be lined with shade trees of an acceptable caliper and height. The application proposes the following for each street:

Street Name	Linear Feet: Street	Linear Feet: Driveway	Total Linear Feet for Requirement	Soil Surface Required/Provided	Number of Trees Required	Number of Trees Provided
Road A	2,531	1,080	1,451	7,050/7,050	42	47
Road B	472	162	310	1,500/1,500	9	10
Road C	1,551	72	831	1,500/1,500	9	10
Road D	608	54	554	2,550/2,550	16	17
Road E	520	252	268	1,350/1,350	8	9

Staff find that the proposed street trees are in conformance with the Landscape Manual.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This property is subject to the provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland, and the application was accepted after June 30, 2024. Pursuant to Section 25-317(a)(6) of the prior Zoning Ordinance, the SE site plan shall be in conformance with a Type 2 tree conservation plan. The applicant submitted Type 2 Tree Conservation Plan TCP2-2025-0051.

According to the worksheets shown on the TCP2, the site is 43.73 acres in the R-A Zone. A total of 27.16 acres of existing woodlands are on the net tract, with 13.36 acres of woodland in the floodplain. The site has a total woodland conservation threshold (WCT) of 15.19 acres, or 50 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 26.11 acres based on the proposed clearing of 19.46 acres in the net tract and 0.45 acre in the floodplain. The WCO requirement will be met by providing 7.70 acres of on-site woodland preservation, 0.17 acre of reforestation, and the remainder of the requirement of 18.24 acres with off-site woodland conservation credits.

The proposed use allows for a higher density on-site which has pushed the development envelope far closer to the PMA than would be necessary by other allowed uses in this zone. The current proposal clears most of the woodland within the net tract, proposing preservation within woodland adjacent to the floodplain where development potential is limited. The only site access comes from Arethusa Lane, which will require revisions to the adjacent TCP2, to allow for a stream crossing.

In addition to the woodland clearing, impacts to the PMA and numerous specimen tree removals are also proposed. Given the significant REF on-site, special care should be given in order to design a development that not only meets the vision of the area master plan, but also affords those environmental resources specifically called out in the master plan the proper protection and buffer enhancements recommended in the environmental policies. Establishing the woodland preservation area as a contiguous stretch providing adequate buffering to the Charles Branch should be considered a priority. Prior to certification of the SE, additional reforestation in the area between the proposed wet pond and Specimen Tree ST-36 shall be provided to reforest the PMA. Furthermore, this would establish a connected green corridor with the off-site portions of the Charles Branch.

VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area (GFA) or disturbance, and requires a grading permit. The subject site is being evaluated per the prior A-R Zone. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for using the prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Therefore, this application was reviewed for conformance with the TCC requirement for the current property zone which is AR.

Per Section 25-128, Table 1. Tree Canopy Requirements by Zone, staff find that the proposed project is exempt from the requirements of the Tree Canopy Coverage Ordinance because it is in the AR Zone.

VII. REFERRAL COMMENTS

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

- a. **Community Planning**—In a memorandum dated September 26, 2025 (Sams to Teshome), the Community Planning Division found that, pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this SE application will not impair the integrity of the master plan.
- b. **Transportation Planning**—In a memorandum dated September 30, 2025 (Patrick to Teshome), the Transportation Planning Section concluded that the proposed vehicular, pedestrian, and bicycle access and circulation are acceptable.
- c. **Environmental Planning**—In a memorandum dated October 16, 2025 (Kirchhof to Teshome), the Environmental Planning Section provided an analysis of the subject application and recommended approval subject to six conditions, which have been included in the Recommendation section of this technical staff report.
- d. **Subdivision**—The property subject to this Special Exception SE-23003 is known as Parcel 22 and Parcel 83, described in a deed recorded in the Prince George's County Land Records in Book 30306, page 605, and is dated 1985. The approximately 43.73-acre property is in Tax Map 109, Grid B1.

The property is subject to PPS 4-24028, which was approved by the Planning Board on April 3, 2025 (PGCPB Resolution No. 2025-029). The PPS approved 14 parcels and 126 lots on 43.73 acres of land for the development of a planned retirement community, including 126 single-family attached dwelling units. The Subdivision Section confirmed conformance with prior subdivision approvals and provided one

condition, which has been included in the recommendation section of this technical staff report.

- e. **Historic Preservation**—In a memorandum dated September 29, 2025 (Stabler, Chisholm, Smith to Teshome), the Historic Preservation Section discussed the Binger Tenant site (18PR1258) identified by a Phase I archaeology survey in 2023, which stated the site does not have the potential to contribute meaningful information regarding rural life in Prince George’s County and no further archaeological investigations were recommended.
- f. **Verizon Maryland, LLC**—In a letter dated September 23, 2025 (Petrosino to Teshome), Verizon provided the information required for the applicant to establish service to the proposed project, the applicant will address these items during the permitting process in consultation with Verizon.
- g. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.

VIII. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

IX. RECOMMENDATION

Based on the applicant’s SOJ, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required SE findings, as set forth in the prior Prince George’s County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval, and that the application is in conformance with the prior Zoning Ordinance requirements. Therefore, staff recommend APPROVAL of Special Exception SE-23003 subject to the following conditions:

- 1. Prior to signature approval of the special exception, the Type 2 tree conservation plan (TCP2) shall be revised to meet all the requirements of Subtitle 25 of the Prince George’s County Code.
 - a. Remove the TCP2 approval block and leave a 2-inch by 2-inch blank space on the bottom right of each plan sheet for the Environmental Planning Section TCP approval block to be added.
 - b. Revise the specimen tree table to correctly reflect the critical root zone impact to each specimen tree with this application.
 - c. Revise the specimen tree maintenance plan to include Specimen Tree ST-9.
 - d. Correct line 6 of the woodland conservation worksheet to reflect the correct TCP2 number, TCP2-2025-0051.
 - e. Remove the current application from the TCP history table.

- f. Additional reforestation shall be provided in the cleared area north of the proposed wet pond unless within a stormwater management easement.
- 2. Prior to signature approval, the special exception site plan shall be revised as follows:
 - a. Label the widths of the proposed public right-of-way for Arethusa Lane in accordance with the approved Preliminary Plan of Subdivision 4-24028.
 - b. Revise the parking schedule to include the names of the principal use classifications used to calculate the parking for the community building.
 - c. Demonstrate that exterior mechanical equipment for the community building, as shown on the architectural elevations, will be screened using decorative fencing or dense year-round landscaping.
- 3. Prior to signature approval of the special exception, the applicant shall:
 - a. Submit the final Maryland Inventory of Historic Properties to the Maryland Historical Trust.
 - b. Submit finalized floor plans for the community building that depict the furniture selection and equipment layout for the “game room,” “great room,” and exterior amenities illustrating the placement, type, estimated cost, and quantity of each.
- 4. Prior to signature approval of the special exception, the architectural plans shall be revised as follows:
 - a. Revise the architectural plans to indicate that a brick or stone water table is optional on all side elevations.
 - b. Revise the architectural plans to include porches or cross gables on every other unit.
 - c. Revise the exterior to show railings for doors where the back porch is an option or provide a window in place of the door.
 - d. Provide an expression line at the top of the side elevations to separate the top of the second-floor windows from the peak of the roof.
 - e. Extend roof eaves over the side elevation to provide an overhang and shadow line and provide an architectural feature below the peak of the roof.
 - f. Provide shutters for all windows on side elevations.
 - g. Provide brick on highly visible units, from the ground to the top of the main level.

- h. Revise the plans to indicate that brick or stone will be wrapped on all front façade projections.
 - i. Use colors and materials to differentiate each unit.
 - j. Replace the two proposed shutters on the second-floor side elevation with a window with shutters on each side.
- 4. Prior to certification of the special exception landscape plan, the applicant shall revise the landscape plan to reflect the correct number of plants to be installed and correct the plant schedule to reflect what is depicted on the plan.
- 5. Prior to recordation of the final plat, per Section 27-395(5)(A) of the prior Prince George's County Zoning Ordinance, file the covenants submitted with this application in the Prince George's County Land Records and reflect the recording reference on the final plat of subdivision.

MERIDIAN HILL

Special Exception

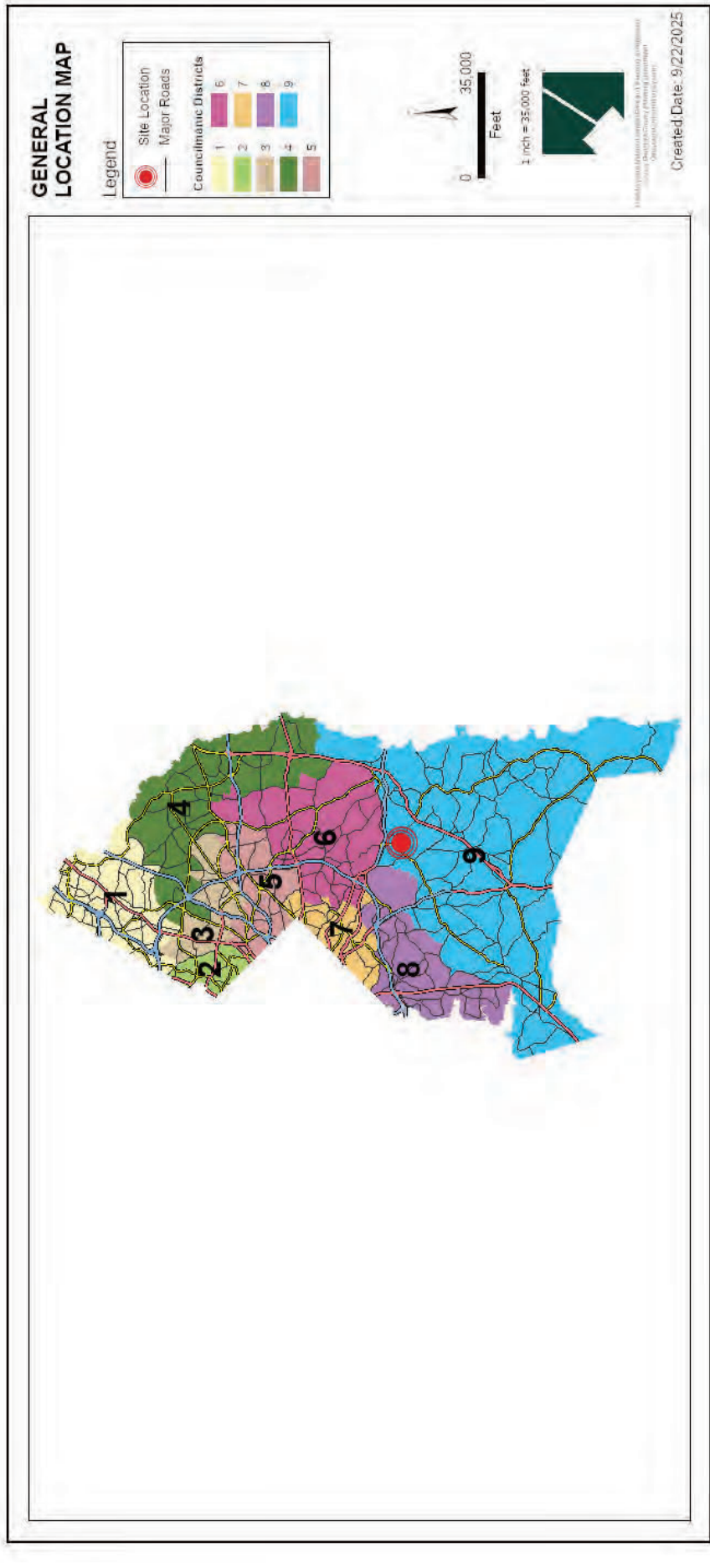
Type 2 Tree Conservation Plan TCP2-2025-0051

Staff Recommendation: APPROVAL with conditions



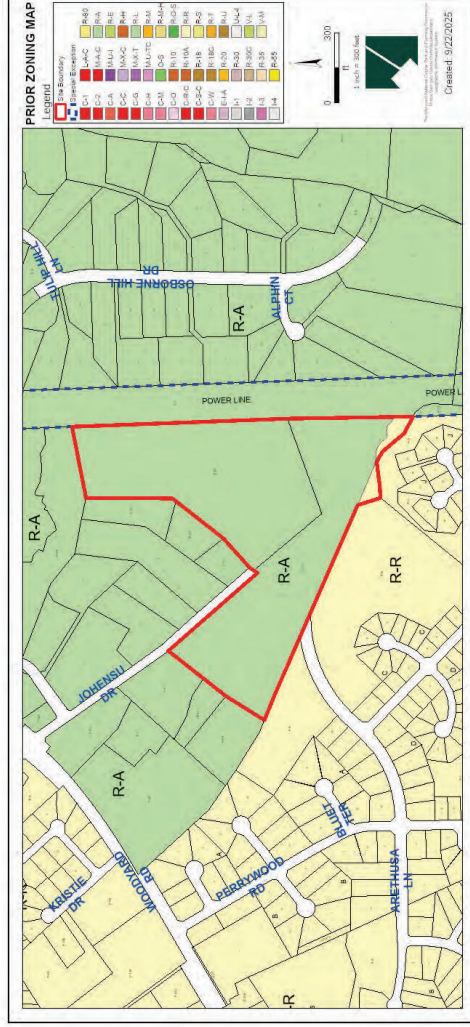
GENERAL LOCATION MAP

Council District: 09
Planning Area: 82A

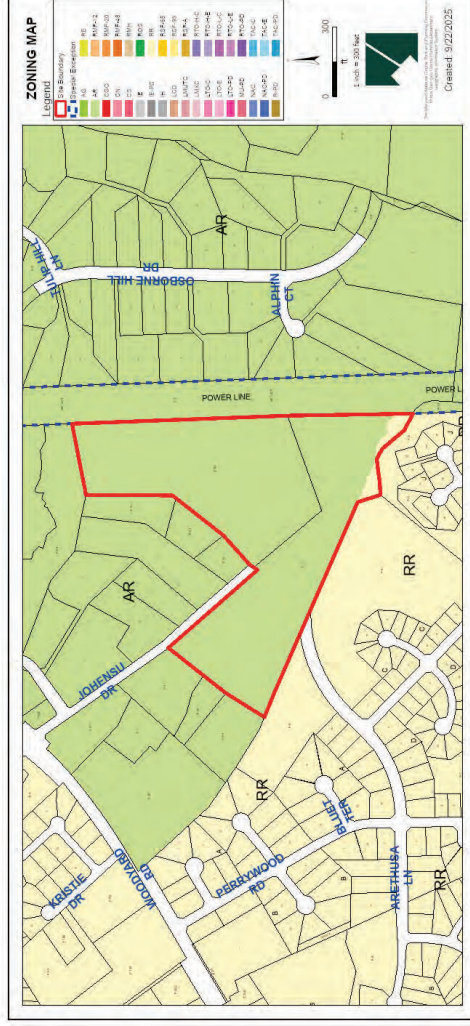


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: R-A/R-R

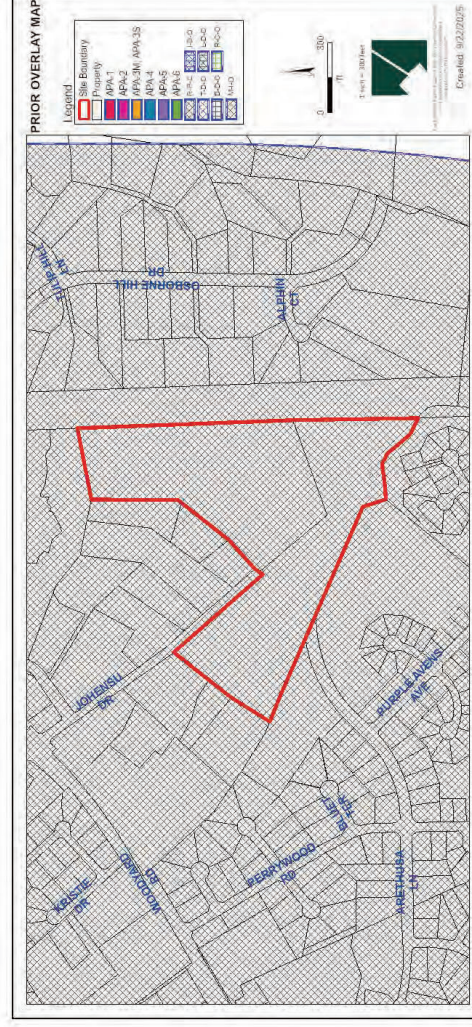


Current Zoning Map: RR/AR



OVERLAY MAP (PRIOR AND CURRENT)

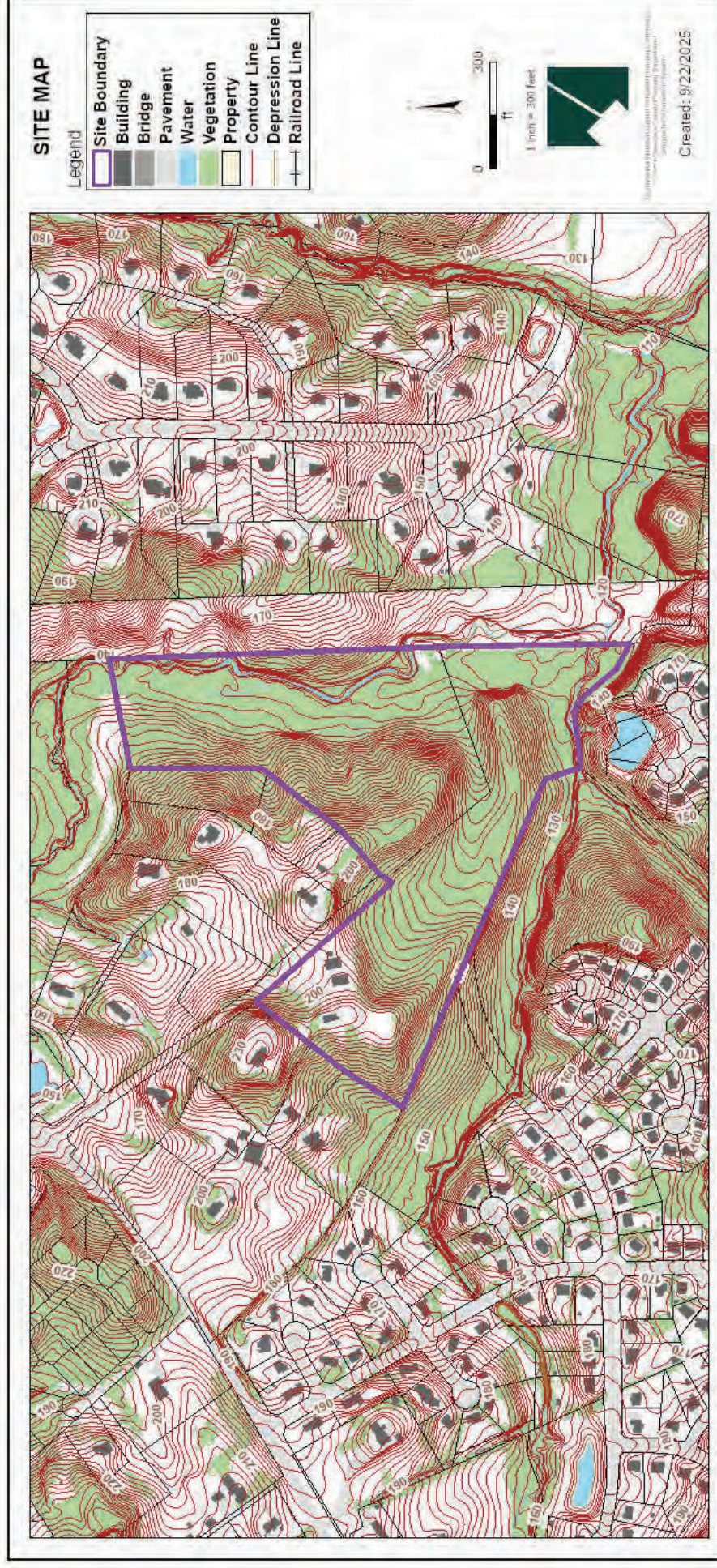
Prior Overlay Map



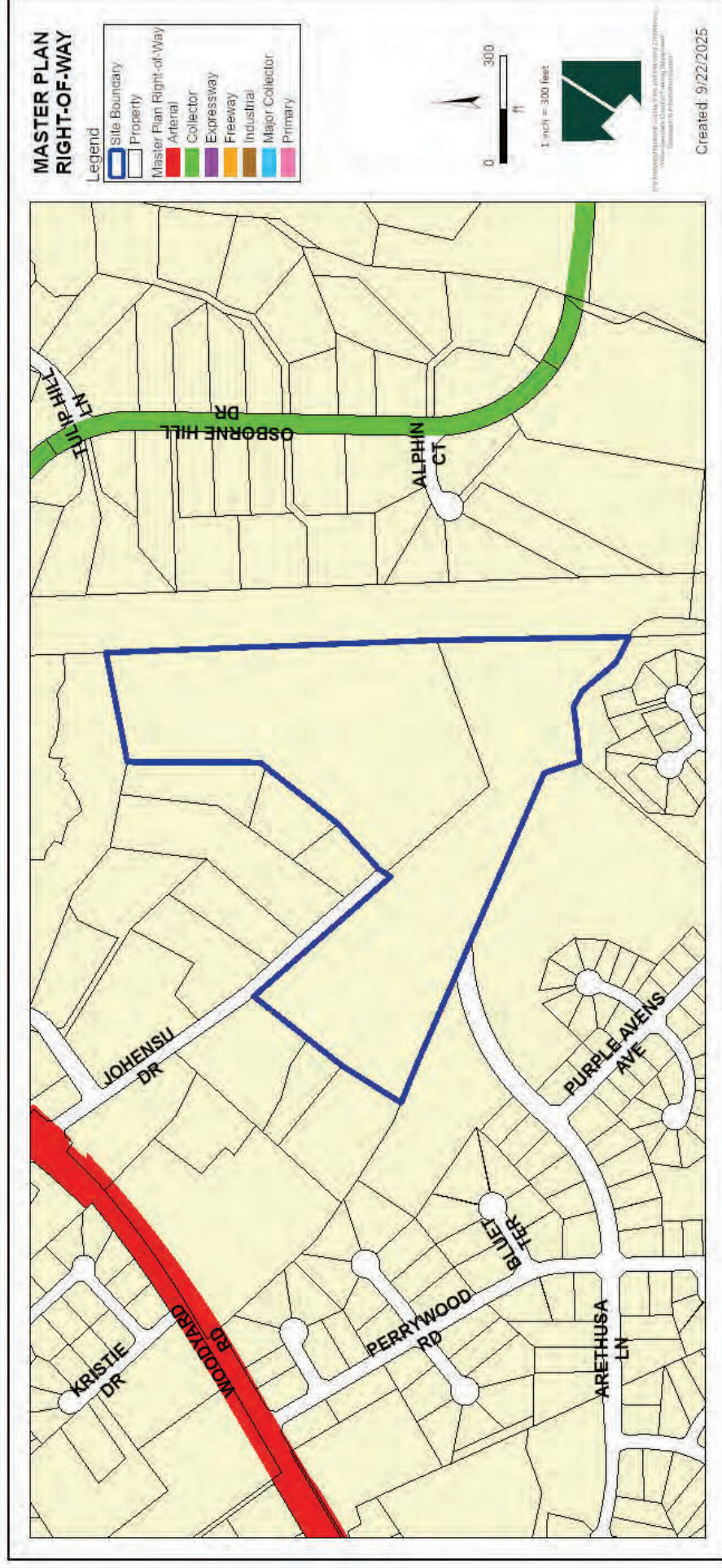
Current Overlay Map



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP





LANDSCAPE PLAN



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



Item: 4D

Slide 13 of 22



ELEVATIONS



ELEVATIONS



Low Visibility Side (Walkout)



Low Visibility Side (In-Ground)



High-Visibility Side (Walkout)



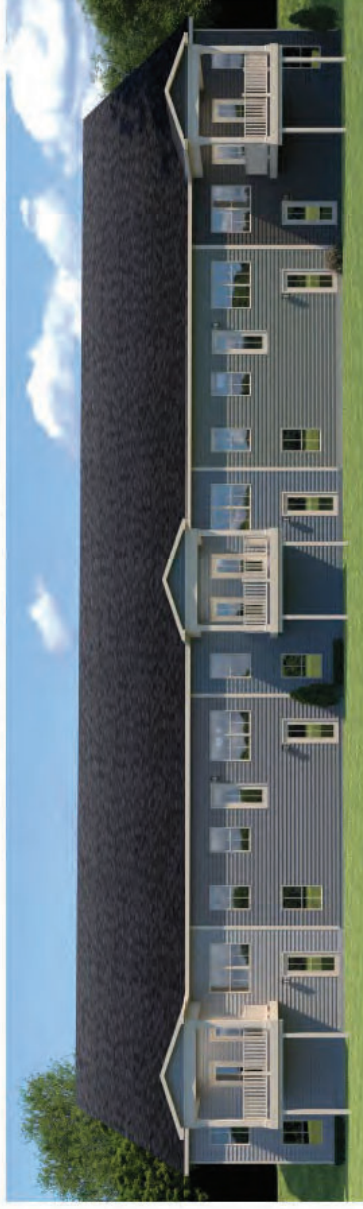
High Visibility Side (In-Ground)

ELEVATIONS

Rear Elevation Sample Renderings



In-Ground Basement Condition*

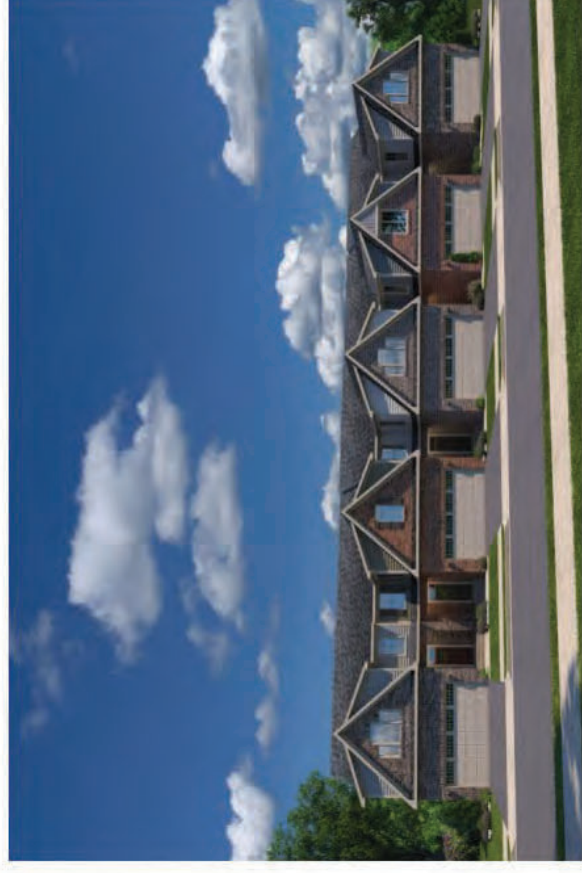


Walkout Basement Condition

ELEVATIONS



COMPARATIVE ELEVATIONS: SE-22002 (STEWART PROPERTY)



COMPARATIVE ELEVATIONS: SE-22002 (STEWART PROPERTY)



COMPARATIVE ELEVATIONS: SE-22002 (STEWART PROPERTY)



SIGNAGE



STAFF RECOMMENDATION

APPROVAL with Conditions

- Approval of SE-23003

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/7/2025
- Acceptance Mailing: 07/31/2025

STATEMENT OF JUSTIFICATION
MERIDIAN HILL
PLANNED RETIREMENT COMMUNITY
SPECIAL EXCEPTION
SE-23003
APRIL 22, 2025

Applicants

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TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 DESCRIPTION OF SUBJECT PROPERTY AND EXISTING CONDITION	3
3.0 ENTITLEMENT HISTORY OF SUBJECT PROPERTY	4
4.0 DESCRIPTION OF DEVELOPMENT PROPOSAL	5
5.0 NEIGHBORHOOD/SURROUNDING AREA	6
6.0 MASTER PLAN	7
7.0 COMPLIANCE WITH CONDITIONS OF PPS 4-24028	11
8.0 COMPLIANCE WITH ZONING ORDINANCE	20
9.0 CONCLUSION	36

STATEMENT OF JUSTIFICATION
MERIDIAN HILL
SPECIAL EXCEPTION SE-23003

1.0 INTRODUCTION

The applicant in this case is NVR, Inc ("NVR"). NVR is the contract purchaser of 43.73 acres located near Woodyard Road approximately one mile south of Pennsylvania Avenue. The Subject Property is more particularly described as Parcels 22 and 83 on Tax Map 109 among the records of the State Department of Assessments and Taxation ("Subject Property"). The Subject Property is currently unimproved and is currently zoned AR (Residential-Agricultural). Under the prior Zoning Ordinance, the Subject Property was zoned R-A (Residential Agricultural). The purpose of this application is to establish a Planned Retirement Community. The Planned Retirement Community will include a total of 126 single family-attached villas. A clubhouse to serve community residents is also proposed.

2.0 DESCRIPTION OF SUBJECT PROPERTY AND EXISTING CONDITION

The Property is presently zoned AR (formerly R-A) and is located at the terminus of Johensu Drive, approximately 1775 feet east of its intersection with Woodyard Road. It is mostly wooded with the exception of two existing tobacco barns, which appear to have been built between 1938 and 1965. The Property is

bound to the north and west by existing single family detached homes in the AR zone and by a church in the AG Zone. To the east, the Property is abutted by a 250-foot-wide high energy transmission line owned by PEPCO. To the south is open space land in the RR zone owned by the Melwood Springs Homeowners Association.

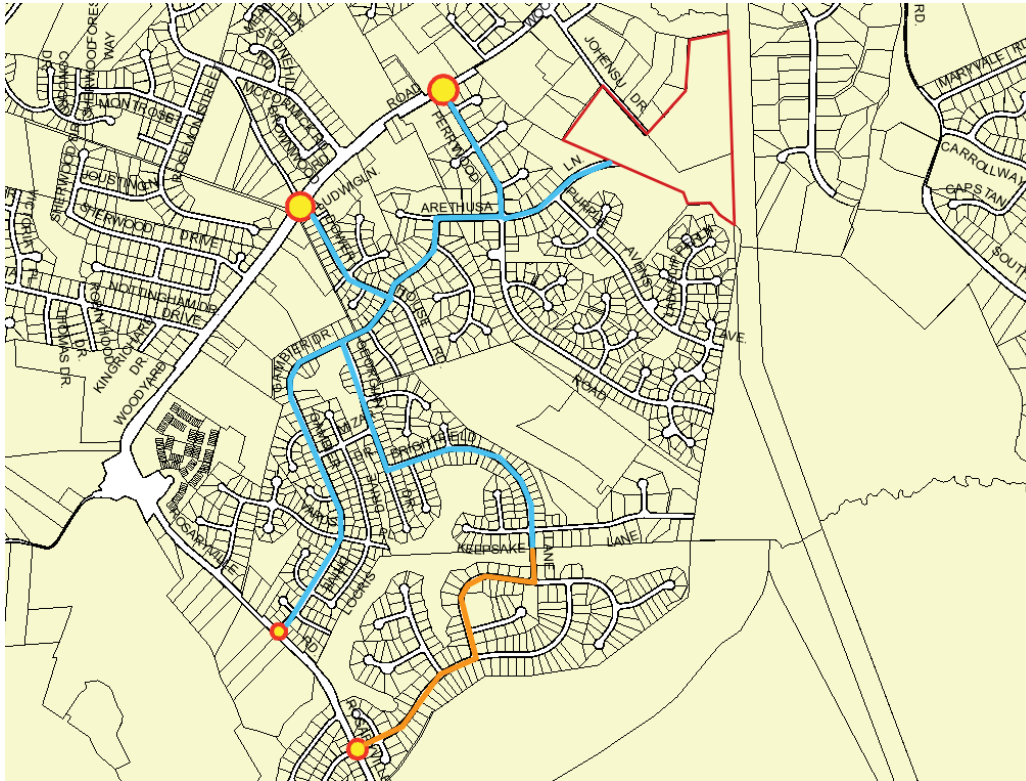
Johensu Drive is a substandard public right-of-way which extends approximately 1800 feet south of its intersection with Woodard Road. Although a dedicated public right-of-way, it is essentially improved as a driveway, with width of approximately 10-12 feet. The road/driveway is also topographically challenged, intersecting at Woodyard Road at an elevation of approximately 160 feet, then climbing to an elevation of 210 feet before falling again as it approaches the Subject Property. The existing width and topography of the existing right-of-way/road prevent the Applicant from being able to improve it to any acceptable standard. As a result, the Applicant does not intend to access the Subject Property and proposed development from Johensu Drive.

The Subject Property also has frontage on a dedicated right-of-way known as Arethusa Lane. Arethusa Lane is an 80-foot right-of-way which extends to the southern property line of the Subject Property. Arethusa Lane is currently improved up to a point which is approximately 675 feet from the Subject

Property. The Applicant intends to extend Arethusa Lane from its existing terminus into the Subject Property, where it will transition into a series of private roadways which will provide access to the homes in the Planned Retirement community.

To exit the proposed Planned Retirement community, residents would take Arethusa Lane approximately .25 miles to its intersection with Perrywood Road and then turn right. Perrywood then extends approximately .37 miles to its intersection with Woodyard Road. The Applicant would further note that several residential subdivisions were approved on the south side of Woodyard Road during the 1980's and 1990's. As these subdivisions were approved, roadway connections were required to extend to provide interconnectivity and not require each subdivision to have a dedicated access to Woodyard Road. In fact, Arethusa Lane connects to Gambier Drive, which extends to an intersection with Rosaryville Road. Further, Gambier Drive connects to Dower House Road, which also connects to Woodyard Road. There is one additional connection proposed through a platted but unbuilt subdivision which will also connect to Rosaryville Road. Thus, the road network was intentionally designed to accommodate traffic from several developments, including the Subject Property, and to provide multiple options to access both Woodyard Road and Rosaryville Road. This interconnected road network can be seen on the image

below, with the existing roadways in blue, the future roadway connections in orange, the Subject Property outlined in red and the intersections highlighted in red/yellow circles:



The Applicant proposes to develop the Property with a Planned Retirement Community consisting of up to 126 single family attached villas, including a community center. A Planned Retirement Community is a permitted use in both the existing AR zone as well as in the former R-A zone subject to approval of a special exception.

3.0 ENTITLEMENT HISTORY OF SUBJECT PROPERTY

The Subject Property is the subject of several prior applications. First, the Subject Property was the subject of a

water and sewer category change from Category 5 to Category 4 to allow for the filing of a preliminary plan of subdivision. The Water and Sewer Application was designated as 23-W-04, which was approved with the adoption of CR-23-2024 on June 18, 2024.

The Subject Property has been the subject of two applications for approval of a preliminary plan of subdivision. The first application, referenced as Preliminary Plan 4-23042 was withdrawn by the Applicant due to issues related to the police response times in District 5. The second preliminary plan of subdivision, referenced as Preliminary Plan 4-24028 was accepted on January 28, 2025, SDRC held on February 14, 2025 and was approved by the Planning Board on April 3, 2025. The preliminary plan defines the regulated environmental features and establishes the lotting pattern which serves as the basis for this special exception application. Analysis of the conformance of the proposed special exception with the conditions of approval is set forth below.

4.0 DESCRIPTION OF DEVELOPMENT PROPOSAL

As noted above, the Applicant proposes a Planned Retirement Community with 126 attached villas and a community building containing approximately 2,000 square feet. The villas will be 28 feet wide, and each villa will include a ground floor primary

suite and two-car garage. The proposed builder is Ryan Homes. An image of the proposed models is set forth below:

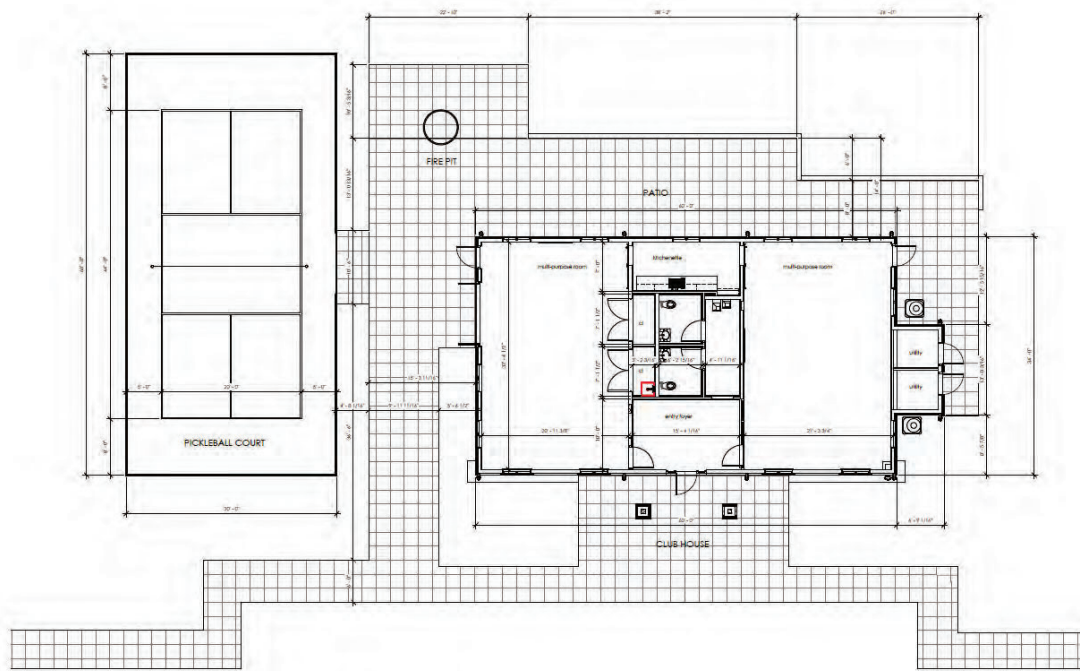


The community building will be conveniently accessible to residents in the community, and a rendering of the building is set forth below:



The community building will contain an entry foyer, two multipurpose rooms, a kitchenette, bathrooms and storage closets. Outside of the community building will be a pickleball

court, a fire pit and a patio for residents to gather. The layout of this outdoor space is depicted below:



Although the community building is conveniently located within the community, 15 parking spaces are provided for its use. In addition to the parking provided for the community building, parking for the residents and guests will be provided. In addition to the two garage parking spaces, each driveway will also provide parking for two vehicles. Thus, while 264 total parking spaces are required per Section 27-568 for the uses proposed, a total of 519 parking spaces will be provided.

5.0 NEIGHBORHOOD/SURROUNDING AREA

For planning purposes, the neighborhood should be defined as Joint Base Andrews to the west, MD Route 4 to the north, MD

Route 301 to the east and MD Route 5 to south. This planning neighborhood essentially includes the Woodyard Road and Rosaryville Road corridors, which extend from MD Route 4 to MD Route 5 and MD Route 301. This neighborhood is appropriate as it includes numerous residential communities which would potentially be served by an age restricted housing option. The neighborhood is characterized by the three major transportation corridors. Most of the neighborhood is improved with single family detached neighborhoods. The neighborhood also includes a major medical facility (Southern Maryland Hospital). Within this neighborhood there is only one other community, Marwood, the is age restricted. As noted in the Needs Analysis referenced below, this community was stabilized 20 years ago with little turnover (only 4 arms-length transfers in 2024). The other existing developments in the neighborhood do not provide an age restricted housing option for elderly residents seeking to downsize and still remain in the neighborhood.

6.0 MASTER PLAN

The Subject Property was placed in the Developing Tier with the adoption of the 2002 General Plan. In 2013, the Subject Property was retained in the R-A zone with the adoption of the Subregion 6 Mater Plan and Sectional Map Amendment. The Master Plan land use recommendation was for Low Residential

development. Plan Prince George's 2035, adopted in 2014, has designated the Property in Sustainable Growth Act Tier 2. The Growth Policy Map also shows the Property within the "Established Communities" areas. Plan Prince George's 2035 did not change the land use recommendation but did identify County priorities. Among the challenges in the General Plan was providing housing for vulnerable populations, including the elderly. Further, Policy 5 in the General Plan recommends increasing the supply of housing types that are suitable for and attractive to the County's growing vulnerable populations, including the elderly. Policy HN5.1 specifically states "Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments and assisted living facilities. Revise the zoning ordinance to encourage a variety of housing types."

For the Subject Property, the Applicant proposes to establish a Planned Retirement Community on the Subject Property pursuant to the approval of this special exception application. A Planned Retirement Community is a permitted use in the R-A Zone by special exception. As a permitted use, the proposed subdivision conforms to the Master Plan and assists in implementing the policies of the General Plan to expand housing opportunities for seniors. In addition, the proposed development retains a residential use of the Subject Property as

recommended by the Master Plan. It is noted that several properties on the south and east side of Woodyard Road are owned by churches and have been proposed for development to expand housing opportunities for the elderly and for the establishment of religious institutions. The land in the Woodyard Road Corridor between Marlboro Pike and the Subject Property is predominantly recommended as Residential Low on the Future Land Use Map, and most of the developed land is improved with single family detached residential subdivisions and townhouses. The Master Plan defines "residential low" as "Residential areas of up to 3.5 dwelling units per acre. Primarily single-family detached dwellings". As proposed, the density of the proposed development is 2.88 dwelling units per acre, which conforms to the density recommended by the Master Plan.

The Subject Property is uniquely situated in an area isolated by environmental and man-made features (a 250' wide PEPCO power line) that allows it to be a residential enclave, perfect for a senior community. The access is proposed from Arethusa Lane, which, as platted, extends to the property line to accommodate an extension into the Subject Property. In conclusion, the use proposed is permitted in the zone and is consistent with the goals and policies of the General Plan, the property is well suited to accommodate the proposed use, and the

existing land use pattern in the vicinity of the Subject Property is consistent with the proposed development.

**7.0 COMPLIANCE WITH CONDITIONS OF PRELIMINARY
PLAN 4-24028**

Preliminary Plan of Subdivision 4-24028 was approved by the Planning Board at its hearing on April 3, 2025, subject to 15 conditions. Each of the conditions is set forth below with a comment addressing its relevance to the subject application.

1. **Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:**
 - a. **Correct the overlapping of labels for right-of-way and property line bearings and distances, and ensure labels are provided above the linework to improve legibility.**
 - b. **Label the width of the Arethusa Lane right-of-way that will be extended to the property.**
 - c. **Label the area of the right-of-way dedication for Arethusa Lane.**
 - d. **Revise General Note 10 with the area of right-of-way dedication for Arethusa Lane.**
 - e. **Revise General Note 11 to indicate the existing use as vacant/agricultural.**
 - f. **Label Parcel G and Parcel H to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC).**
 - g. **Renumber Parcel N as Parcel M.**
 - h. **Correct the applicant's name in the Title Block.**

COMMENT: Each of these revisions will be incorporated into the

Preliminary Plan prior to signature approval.

2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25.

- a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board:

"NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed)."

- b. Add the standard hatch pattern from the Prince George's County 2018 Environmental Technical Manual to the existing wetlands.
- c. Provide a higher resolution version of the TCP1.
- d. Correct line 6 to reflect the correct TCP1 number, TCP1-014-2024.
- e. Revise the approval block to be the standard for a tree conservation plan associated with a development review case in the 2018 Prince George's County Environmental Technical Manual.
- f. All specimen tree labels shall be readable and not obscured under other labels.
- g. Remove the primary management area impact for the stormwater outfall; stormwater outfall impacts shall be evaluated with a subsequent Type 2 tree conservation plan.

COMMENT: Each of these revisions will be incorporated into the

Preliminary Plan prior to signature approval.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan (42219-2024-SDC), once approved, and any subsequent revisions.

COMMENT: The development of the site will be in conformance with the approved Stormwater Management Concept Plan, and the Special Exception Site Plan is consistent with the plan.

4. Prior to approval, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a public utility easement along the subject property's frontage on Johensu Drive and Arethusa Lane, and public utility easements along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.

COMMENT: The public utility easements will be depicted on the final plat of subdivision.

5. Prior to approval, the final plat of subdivision shall include the granting of right-of-way dedication of Arethusa Lane, in accordance with the approved preliminary plan of subdivision.

COMMENT: All required right of way dedication will be completed with the final plat of subdivision.

6. At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ±20.51 acres of parkland (as shown on the preliminary plan of subdivision (Parcels G and H)) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

- a. An original, special warranty deed for the

property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department along with the application of first final plat.

- b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
- c. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.
- d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
- e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.
- f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these

facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

- g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, DPR recognizes that there may be a need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR and DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and maintenance and easement agreements may be required prior to the issuance of any grading permits.

COMMENT: The property to be conveyed to the Department of Parks and Recreation will be designated on the final plat and a deed of conveyance will be submitted so that it can be recorded upon the platting of the parcels.

- 7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan*, the applicant shall provide the following facilities, and show the following facilities on the special exception site plan, prior to its acceptance:
 - a. A minimum 5-foot-wide sidewalk along both sides of all internal private roadways.
 - b. A minimum 5-foot-wide sidewalk along both sides of Arethusa Lane, including its off site extension, unless modified by the operating agency with written correspondence in accordance with a Prince George's County Department of Public Works and Transportation adopted standard.
 - c. Crosswalks and associated Americans with Disabilities Act curb ramps at all road crossings.

- d. **Short-term bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the recreation area.**

COMMENT: The special exception site plan depicts the required sidewalks, the required crosswalks and the location of short-term bicycle racks at the recreation area.

8. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of The Prince George's County Planning Board, are included. The Book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

COMMENT: The homeowners association will be established prior to final plat and the draft covenants shall be submitted with the final plat.

9. **Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association, as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:**
 - a. **A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.**
 - b. **All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.**

- c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
- d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
- f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the homeowners association, including the reservation of rights of approval by the Prince George's County Planning Director.

COMMENT: The common area will be deeded to the homeowners association prior to the approval of building permits.

- 10. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-014-2024, in conformance with Section 24-132 of the prior Prince George's County Subdivision Regulations. The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of

any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPNC), Prince George's County Planning Department."

COMMENT: The development of the site will be in conformance with the TCP1 approved with the preliminary plan, as modified by the TCP2.

11. Prior to the issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

"This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

COMMENT: The TCP2 will be approved prior to the issuance of permits and the referenced note will be included on the final plat.

12. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed

on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

COMMENT: The conservation easement will be included on the final plat of subdivision.

13. A specimen tree maintenance plan shall be included with the Type 2 tree conservation plan in conformance with Section 25-122(d)(2)(B) of the County Code, for any tree with critical road zone impacts. The specimen tree maintenance plan shall include specimen tree protection measures, such as root pruning, to protect both on- and off-site specimen trees.

COMMENT: The specimen tree maintenance plan will be included with the TCP2.

14. In accordance with the historic preservation goals of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, prior to the approval of the special exception for the subject property, all existing structures at 6505 Johensu Drive (Parcel 22, Tax Account No. 1766443), shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust.

COMMENT: The documentation of the existing structures shall be completed prior to the approval of this special exception application.

15. In accordance with the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* and the 2018 *Environmental Technical Manual*, a stream corridor assessment for the portion of Charles Branch within the boundaries of the property shall be submitted with the Type 2 tree conservation plan.

COMMENT: The stream corridor assessment will be submitted with the TCP 2.

8.0 COMPLIANCE WITH ZONING ORDINANCE

Section 27-441 of the Zoning Ordinance provides that a Planned Retirement Community is permitted by Special Exception in the R-A Zone. In addition to the general criteria applicable to all Special Exceptions set forth in Section 27-317, a Planned Retirement Community is also subject to the provision of Section 27-395. Section 27-395 establishes the following criteria:

(a) (1) Findings for approval.

(A) The District Council shall find that:

(i) The proposed use will serve the needs of the retirement-aged community;

(ii) The proposed use will not adversely affect the character of the surrounding residential community; and

(iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.

The Subject Property is being developed in accordance with the prior R-A Zone and, as such, is subject to the requirement in subsection (iii) above. In accordance therewith, the

Applicant has commissioned a Need Analysis by Polestar Analysis ("Polestar") dated March 17, 2025. The Need Analysis is included with the application. The Need Analysis includes a description of the Primary Market Area for the proposed use and notes that, included within this market area is an existing Medical Facility. This facility is the Medstar Southern Maryland Hospital Center, which is located approximately four miles southwest of the Subject Property. This is a full-service 182-bed acute-care facility in a network of 10 regional teaching hospitals. For several reasons discussed in the Need Analysis, Polestar found that "the 126 attached single-family villa-style attached homes targeting senior households greater than 55 years old are in demand at this time in Prince George's County and are market-supported in 2025 and beyond". The factors cited by Polestar are summarized in its Summary and Conclusion as follows:

Location - They are well located in central Prince George's County Primary Market Area (PMA), with excellent highway access to all points in the region, transportation hubs, goods and services.

Product Features - The subject offers modern, spacious villa townhomes with main floor living and garages. The product model is a well proven design desired by aging householders. The homes offer high quality, ample spaces with the bedrooms in particular being very substantial.

Market Area Rents - Market rents in the subject's immediate neighborhoods are at a price point at which a first-time homebuyer can afford mortgage payments on the subject homes with only a small stretch. This positions the subject well

to capture current PMA renters as first-time homebuyers.

Competitive Environment - The supply of age-restricted garage townhomes in the subject's PMA and immediate neighborhood is very limited. Sales and re-sales tend to be in the \$450,000-\$550,000 range.

Market Demand - Polestar finds that there is a large potential demand pool of PMA income-qualified households. That pool will be supplemented by households from outside the PMA. The subject has to capture a very small share of the demand pool to be successful.

Assuming that pricing is similar to Timothy Branch, Polestar is of the opinion that sales will progress at a similar rate of nine units per month, spanning approximately 14 months.

Based upon Polestar's Need Analysis, the proposed use will serve the needs of the retirement aged community, there is a need for the proposed housing and there is an existing medical facility within the defined market area.

The proposed use will not adversely affect the character of the surrounding residential community. As referenced above, the property is largely isolated by both natural and man-made features. Access to the property will be from Arethusa Lane, which currently dead ends at a stream. The Applicant will extend this roadway to connect to the Subject Property. There is an expanse of woods which separate the proposed senior community from the single-family homes currently accessing Arethusa Lane. The eastern portion of the Subject Property is impacted by a stream valley and floodplain, much of which will be conveyed to the Department of Parks and Recreation for the

expansion of a stream valley park. To the east of this is a 250' wide PEPCO right of way, which further buffers the Subject Property from existing single family residential subdivisions to the east of the right of way. Finally, as noted above, the condition and topography of Johensu Drive prevent the Subject Property from accessing this roadway, allowing the existing homes on Johensu Drive to retain their rural character. The Subject Property truly is an enclave which will allow the residents to serve the needs of the surrounding community without any adverse effect.

(a) (2) Site plan.

(A) In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.

The special exception site plan sets forth the proposed traffic circulation patterns. The proposed Planned Retirement Community will be served by an internal network of primarily private streets, with Arethusa Lane transitioning from a public right of way to a private right of way internal to the development. Since there will be no connection to Johensu Drive, the internal streets will serve only the traffic generated by the proposed development. As discussed above, access to the proposed development will be from an extension of the existing Arethusa Lane, which is currently dedicated to the Subject Property but not yet fully constructed. Arethusa Lane is an 80'

wide right of way which connects with other roadways in the adjoining communities to provide multiple opportunities to access both Woodyard Road and Rosaryville Road.

(a) (3) Regulations.

(A) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.

The Applicant is cognizant of the fact that the proposed development is not required to conform to the regulations of the underlying zone. The proposed regulations are set forth on the cover sheet of the proposed special exception site plan. Upon approval, the dimensions and percentages shown on the approved site plan shall constitute the regulations for the special exception.

(B) The subject property shall contain at least twelve (12) contiguous acres.

The total area of the Subject Property is 43.73 acres.

(C) The average number of dwelling units per acre shall not exceed eight (8) for the gross tract area.

As noted above, the gross tract area of the Subject Property is 43.73 acres. This land area would allow up to 349 dwelling units. The Applicant proposes a total of 126 dwelling

units (2.88 dua), consistent with the low-density residential land use recommendation (3.5 dua) set forth in the Subregion 6 Master Plan. Thus, the proposed development is under the allowed average dwelling units per acre.

(D) In the R-A Zone, buildings shall not exceed three (3) stories.

The proposed villas are two stories, which conforms to the limitation that buildings not exceed three (3) stories in height in the R-A Zone. Further, the proposed recreational building will be one story.

(E) In the I-3 Zone, the following shall apply:

(i) The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;

(ii) The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access to, a public street;

(iii) All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and

(iv) The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.

This criterion is not applicable because the Subject Property is zoned R-A.

(F) In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).

This criterion is not applicable because the Subject Property is zoned R-A.

(a) (4) Uses.

(A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds are appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council;

As described above, the proposed Planned Retirement Community will include a community center with approximately 2,000 square feet as well as outdoor recreation space. As noted in the above provision, these facilities shall only serve the retirement community, but the District Council may permit a facility which serves more than the retirement community if it is harmoniously integrated with the retirement community. The Applicant notes for the record that it has engaged with the abutting residential community of Melwood Springs. Access to the proposed development will be from Arethusa Lane, which

extends through Melwood Springs, and specifically through land owned by the Melwood Community Association, Inc. The Melwood Community Association has agreed to provide the necessary easements to allow Arethusa Lane to be constructed. In addition, Melwood Springs does not have a community center in which to hold meetings or functions. The owner of the Subject Property has agreed to provide the Melwood Springs Community Association access to the proposed community building in Meridian Hill six times per year for meetings or functions, subject to availability. Providing access to the facility for use by the Melwood Springs Community Association does not alter the size or scope of the community building, but allows for the proposed retirement community to blend harmoniously with the abutting development.

(B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.

Due to access limitations, lack of visibility from any abutting major roadways and the extent of regulated environmental features that are being preserved, the Applicant is not proposing any commercial uses, medical uses or health care facilities.

(5) Residents' age.

(A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and

shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.

Age restrictions will be established through the recordation of covenants among the Land Records of Prince George's County. A copy of a draft covenant is attached hereto as Exhibit "A" for approval by the District Council.

(6) Recreational facilities.

(A) Covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. The covenants shall be approved by the District Council, and shall be filed in the land records at the time the subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the District Council, and shall be recorded (pursuant to Title II of the Real Property Article of the Annotated Code of Maryland) at the time the subdivision plat is recorded.

The community will have a homeowner's association which will ensure the maintenance of all common areas, including the community center and associated recreational amenities.

In addition to the above specific requirements, the applicant must also meet the general requirements for the grant of all special exceptions, as set forth in Section 27-317 of the Zoning Ordinance. That section provides as follows:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in

harmony with the purpose of this Subtitle;

The applicant submits that the proposed use and site plan are in harmony with the purpose of the Zoning Ordinance. Section 102(a) of the Zoning Ordinance lists the purposes of the Zoning Ordinance.

(1) To protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the County;

As the population continues to age, providing residential options to senior citizens which are safer, comfortable and designed to specifically address their convenience and welfare will become important. Plan 2035 recognizes that the senior population is the fastest growing segment of the County's population and that these seniors will be seeking a diverse dwelling unit type that minimizes maintenance costs. The proposed uses will assist in providing high quality housing and care options for seniors.

(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;

Conformance with the Master Plan and Plan 2035 are addressed above. The proposed Planned Retirement Community will be developed with a density consistent with the low-density residential density recommended by the Master Plan. As such, the proposed development implements the recommendations of the Master Plan. Further, as noted above, the Master Plan recognizes

the need to expand housing options for vulnerable populations, including the elderly.

(3) To promote the conservation, creation and expansion of communities that will be developed with adequate public facilities and services;

The proposed development has recently obtain approval of a preliminary plan of subdivision, which included the approval of a Certificate of Adequacy. The Certificate of adequacy found that, subject to the conditions outlined therein, the proposed development would be adequately served by public facilities and services. A copy of the Certificate of Adequacy as well as a copy of the traffic study submitted into the record of the preliminary plan of subdivision are included with this application.

(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry and business;

This proposal will expand the available housing options for senior citizens in central Prince George's County.

(5) To provide for adequate light, air, and privacy;

The proposed site plan seeks to balance development with adequate light, air and privacy by providing buffers, retaining large expanses of woodlands and retaining green area in a manner that preserves compatibility with existing and proposed surrounding uses.

(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from the adverse impacts of adjoining development;

As discussed in greater detail above, the property is largely isolated by surrounding natural and man-made features, as well as by topography. These features allow for the creation of an enclave of homes which will serve the needs of the proposed elderly residents. These features also ensure that the proposed residents are protected from the impacts of adjoining development. The Subject Property is buried away from any sources of noise and the abutting stream valleys and floodplain provide a natural wooded buffer along the northern, eastern and southern property lines. Finally, although Arethusa Lane is an 80' right of way, there is no opportunity to further extend it once it enters the Subject Property. Therefore, the development will only contain local traffic, which will further ensure the safety of the future residents.

(7) To protect the County from fire, flood, panic and other dangers;

The proposed development will be constructed in accordance with all applicable regulations relating to fire protection and flood management.

(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

Providing housing to senior citizens is important in satisfying this purpose of the Zoning Ordinance. The proposed units will provide an opportunity for existing residents to remain in their community in a home that better meets their day-to-day needs, with reduced maintenance. The surrounding woods will provide a serene environment conducive to the elderly lifestyle.

(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;

Providing housing options which encourage senior citizens to remain in their community or move to Prince George's County contributes positively to protecting the County's tax base.

(10) To prevent overcrowding of the land;

This proposal will not overcrowd the land. There is adequate room on site to accommodate the proposed development.

(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;

As demonstrated by the traffic study and the Certificate of Adequacy, the granting of the proposed special exception will not increase the danger or congestion of traffic on the streets due to the number of trips which will be generated.

(12) To insure the social and economic stability of all parts of the County;

Providing housing options for senior citizens in South County contributes to the social and economic stability of the entire County.

(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas and other similar features;

(14) To provide open space to protect scenic beauty and natural features of the County, as well as provide recreational space; and

The development of the property will be conducted in accordance with environmental regulations intended to protect and preserve natural features, and the property is located away from any noise sources.

(15) To protect and conserve the agricultural industry and natural resources.

The proposed use will have no negative impact on the agricultural industry or natural resources.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

As noted above, the regulations in the underlying R-A Zone are not applicable to a Planned Retirement Community. The regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements are governed by the approved site plan. Notwithstanding, the proposed site plan does not propose to

overdevelop the land, preserves ample open space and presents a compatible relationship not only between the various uses included on the Subject Property, but also on the adjacent properties.

(3) The proposed use will not substantially impair the integrity of any validly approved master plan or functional master plan, or in the absence of a plan or functional master plan, the general plan.

As noted above, the proposal is consistent with the Master Plan and Plan 2035 and will not substantially impair its integrity. The Subject Property is in the Established Community area as designed on Plan 2035. It is located within a substantially developed section of Prince George's County which includes residents which desire an opportunity to retire in the same community in which they raised their children. The proposed development will increase housing options for seniors in southern Prince George's County and will assist those in the vicinity of the property to age in place. The property is also near a major medical facility. Providing varied housing options for senior citizens is a goal of the Master Plan and Plan 2035 and approval of the proposed development will assist in fulfilling that goal.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

The proposed use at this location will not adversely affect the health, safety or welfare of area residents and workers. The proposed use is compatible with the surrounding residential community and is, in fact, designed to serve and complement the existing community. Due to the nature of the proposed uses, it will not adversely impact the health, safety or welfare of residents or workers in the area. Elderly housing does not generate noise and will not produce activities which will be harmful either to adjacent properties or the larger community. To the contrary, the use will provide new development which is devoted to senior citizens and will allow the residents to remain in the community or be attracted to move to the community.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The use of the Subject Property as a Planned Retirement Community will not be detrimental to the use or development of adjacent properties or the general neighborhood. As noted above, the majority of the existing development in the neighborhood consists of single family detached houses. The predominant development in the community is not, however, targeted for or designed for retirees. The proposed community will provide an

opportunity for people who may desire to retire in this area and an opportunity to age in place. The isolated nature of the Subject Property make it well suited to this use. As such, it will not be detrimental to the use or development of the adjacent parcels.

(6) The proposed site plan is in conformance with an approved tree conservation plan;

The Subject Property was the subject of an approved TCP I, referenced as TCPI-014-2024, which was recently approved in conjunction with Preliminary Plan of Subdivision 4-24028.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b) (5) .

As note above, the Subject Property recently received approval of a preliminary plan of subdivision, referenced as application 4-24028. The Planning Board found in approving the subdivision that the regulated environmental features were preserved in a natural state to the fullest extent possible in accordance with the requirements of Section 24-130(b) (5). Therefore, this criterion has been addressed and satisfied.

9.0 CONCLUSION

The Subject Property is an appropriate location for a planned retirement community and it satisfies all the

requirements applicable for approval of a special exception. Meridian Hill Planned Retirement Community will be a welcomed asset to Prince George's County which will enhance the lives of its residents and the surrounding community.

Respectfully submitted



Thomas H. Haller
Gibbs and Haller
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Largo, Maryland 20774
301-306-0033
301-306-0037 (F)
thaller@gibbshaller.com

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**Statement of Justification
for Impacts to Regulated Environmental Features
Meridian Hill
SE-23003
May 6, 2025
Revised: June 23, 2025
Revised September 10, 2025**

Applicant:

NVR
5265 Westview Drive
Suite 210
Frederick, Md 21703

Owner:

Meridian Hill Partners LLC.
1101 Connecticut Ave NW
Suite 450
Washington DC 20036

Engineer/ Planner:

Soltesz, LLC
4300 Forbes Boulevard
Suite 230
Lanham, Maryland 20706
301-794-7555
Contact: David Bickel

Meridian Hill SE-23003

Description and Location of the Subject Property:

The subject property is composed of existing Parcels 22 & 83, Tax Map 209. The project is a tract of land located on the end of Johensu Drive south of Woodyard Road and containing approximately 43.73 acres in the A-R formerly R-A (Agricultural Residential) Zone. The subject property is located within Planning Area 82A and Council District 9.

Description of Proposed Use and Request:

The nature of the proposed application is a Planned Retirement Community, single-family attached residential development. Specifically, the site is intended for the development of approximately 126 units. In order to develop this property two (2) impacts to the PMA are needed. These impacts encompass a total of 19,874 square feet of PMA impacts, which mainly relate to the stream buffer, wetlands, wetland buffer and the floodplain.

Description of Existing Regulated Features On-site:

The site contains a total of approximately 15.73 acres of PMA. The PMA comprises 2,361 linear feet of regulated streams and associated 75-foot-wide buffers. Pockets of wetlands are located on the property and 13.36 acres of floodplain is present on site. The PMA is generally located within the stream valley, which runs north to south on the eastern portion of the site. The PMA is entirely wooded. The woodland within the PMA is part of forest stand 3, which community type is mainly Sweetgum/ Red Maple and occurs within the Charles Branch Floodplain. The existing PMA is approximately 35% of the total site area.

Description of Applicable Code:

Sec. 24-130(b)(5): Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the Preliminary Plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.

Sec. 27-462 Regulations does not contain regulations regarding minimum net lot area.

Description of Proposed Impacts and Justification of Avoidance and minimization:

To develop this property three (3) impacts to the PMA are needed. Impact 1 & 3 were previously approved with PPS 4-24028, PGCPB 2025-029. They are being modified with this Special Exception application. Impact #1 is being reduced and impact #3 is being increased. Impact #2 was not approved with the PPS and was deferred to this Special Exception case. Each is explained in further detail below. The current 3 impacts encompass a total of 23,245 square feet (3.3%) of the PMA, which mainly relate to the stream buffer, wetlands, wetland buffer and the floodplain. Each impact area have one impact type. These impacts are needed for infrastructure throughout the site to develop the site in a practical, efficient, and economical manner.

Impact 1 is 3,371 square feet of PMA disturbance. The disturbance only impacts the steep slopes associated with the PMA. This impact was previously approved at the time of the PPS to include 6,596 sf which extended into the stream buffer, wetlands and wetland buffer and floodplain. The sewer lateral has been redirected and 3,225sf of PMA impact is no longer needed. The 3,371sf of PMA impact is still needed in conjunction with the grading to the SWM pond. This is a reduction of 3225sf from the original Impact #1 which was approved as indicated in PGCPB 2025-029.

Impact 2 is 17,273 square feet of PMA and wetland, stream buffer and floodplain disturbance for the construction of a storm drain outfall. Because of the surrounding slopes, the outfall must be designed to be closer to the stream so that it will not be the source of future erosion. Since by its very nature, an outfall must discharge into a naturally occurring watercourse, avoiding a stream and its associated buffer and subsequent PMA is impossible. The outfall has been designed and the LOD set so as to minimize the area to be disturbed. The pipe runs directly through the PMA rather than diagonally across, thus reducing the length and square footage of the disturbance. Careful consideration was used to avoid specimen tree 34 and 35 and limit the amount of impact to reach the existing sewer line in the floodplain. This impact was previously requested at the time of the PPS but was not approved since an approved SWM Concept was not provided.

Impact 3 is 2,601 square feet of PMA which consists of wetland, wetland buffer and floodplain disturbance for the construction of a sewer lateral. This site has an existing sewer line running through the stream valley/ floodplain. In order to reach the existing sewer, the sewer line was routed in the shortest distance possible through the PMA. 1375sf of this impact was already approved as part of PPS-24028 and 1226sf of impact is being added. This makes the total impact 2,601 sf.

Total impacts and impact types are delineated below.

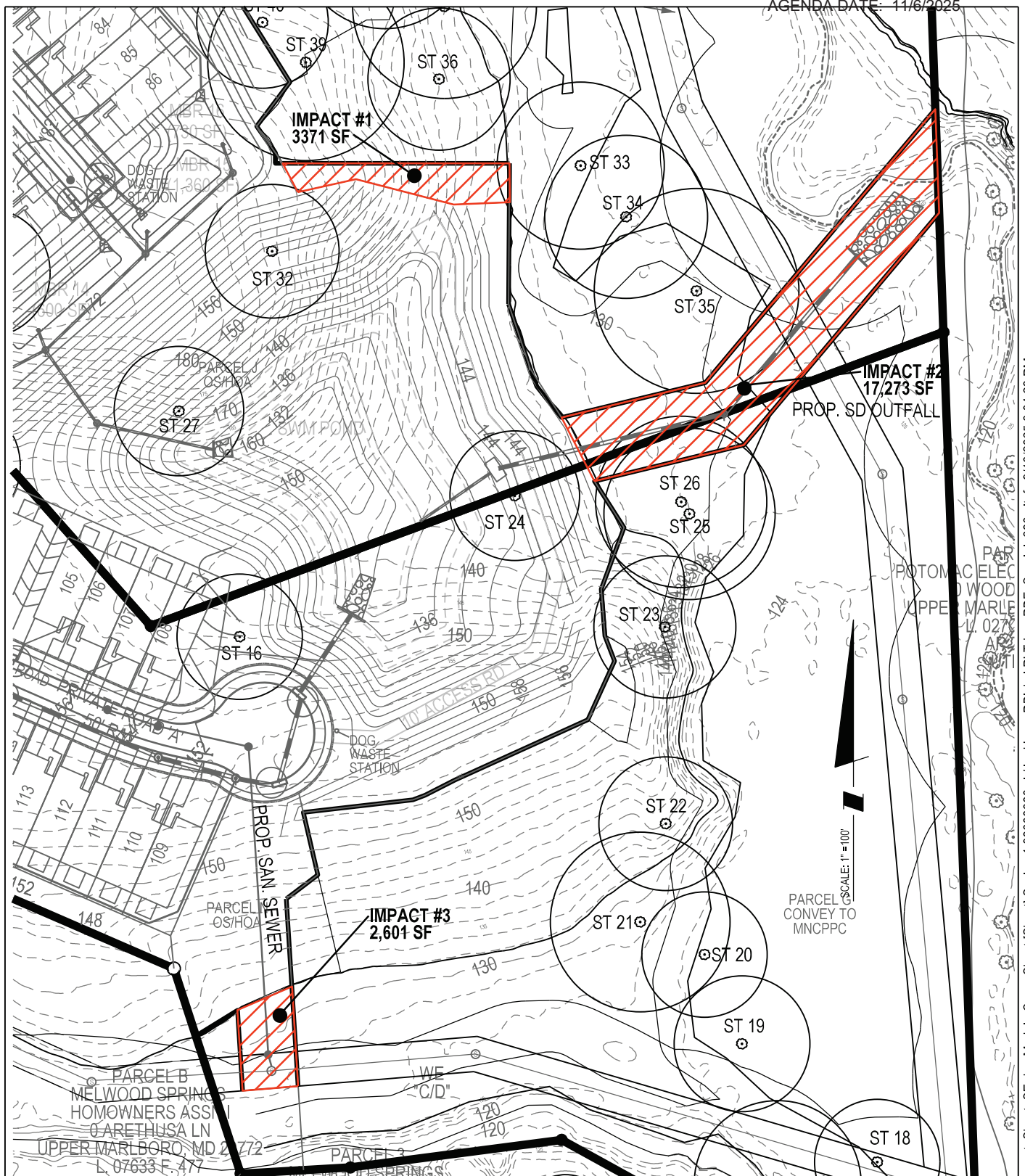
Impact #	Total	Reason for Impact	Previously Approved 4-24028
1	3,371 sf	SWM	6,596sf
2	17,273 sf	Storm Drain Outfall	Not approved-deferred to SE
3	2,601 sf	Sewer Crossing	1,375sf
Total	23,245 sf		

Conclusion:

In order to develop this property three (3) impacts to the PMA are needed. These impacts encompass a total of 23,245 square feet of PMA impacts, which mainly relate to the stream buffer, wetlands, wetland buffer and the floodplain. 4,746sf was previously approved at the time of the PPS. This amount is being included again with this revision. This amounts to 3.3% of the PMA to be impacted. Without the impacts, adequate infrastructure cannot be provided to serve to the proposed development. Careful consideration was made for each of the impacts by selecting locations where the impact would be minimized. The impacts as proposed will allow for the utilities to serve the entire site. Specimen trees were avoided. The impacts to the environmentally regulated features are unavoidable and have been fully minimized as possible. Therefore, we ask for approval of the impacts as outlined above.

Sincerely,
Soltesz, LLC

David Bickel, RLA
Director of Planning



PMA IMPACTS #1 & #3 WERE PREVIOUSLY APPROVED WITH 4- 24028. THEY ARE BEING MODIFIED WITH SE-23003. IMPACT #1 IS BEING REDUCED BY 3225SF TO 3371SF. IMPACT #3 WAS APPROVED FOR 1375SF AND HAS BEEN INCREASED BY 1226SF TO 2601SF. IMPACT #2 WAS NOT APPROVED AT THE TIME OF THE PPS AND WAS DEFERRED TO SPECIAL EXCEPTION 23003.

PMA IMPACT CHART		
IMPACT #	SQFT	PROPOSED
1	3371 SF	SWM
2	17,273 SF	SD OUTFALL
3	2,601 SF	SAN. SEWER
TOTAL	23,245 SF	

**PMA IMPACTS
SE-23003
MERIDIAN HILL**

$$1'' = 100'$$

9/10/2025

SE-23003 Backup 43 of 152



SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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www.solteszco.com

AGENDA ITEM: 4D
AGENDA DATE: 11/6/2025

SOLTESZ, LLC
4000 Kellen Boulevard, Suite 200
Lanham, MD 20756
P: 301.794.7555 F: 301.794.7556
www.soltesz.com
Engineering
Planning
Environmental Sciences

NO.	DATE	DESCRIPTION
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PROJECT INFORMATION
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PROJECT LOCATION: 6505 & 6520 JOHNSU DRIVE
PROJECT NUMBER: SE-23003
PROJECT DATE: 11/11/2025
PROJECT STATUS: 11/11/2025

OWNER / DEVELOPER / APPLICANT
OWNER: SE-23003
DEVELOPER: SE-23003
APPLICANT: SE-23003

DESIGNER / CONSULTANT
DESIGNER: SE-23003
CONSULTANT: SE-23003

REVISIONS
REVISION: SE-23003
DATE: 11/11/2025

APPROVALS
APPROVAL: SE-23003
DATE: 11/11/2025

NOTES
NOTES: SE-23003
DATE: 11/11/2025

LEGEND
LEGEND: SE-23003
DATE: 11/11/2025

SCALE
SCALE: SE-23003
DATE: 11/11/2025

DATE
DATE: SE-23003
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PROJECT
PROJECT: SE-23003
DATE: 11/11/2025

LOCATION
LOCATION: SE-23003
DATE: 11/11/2025

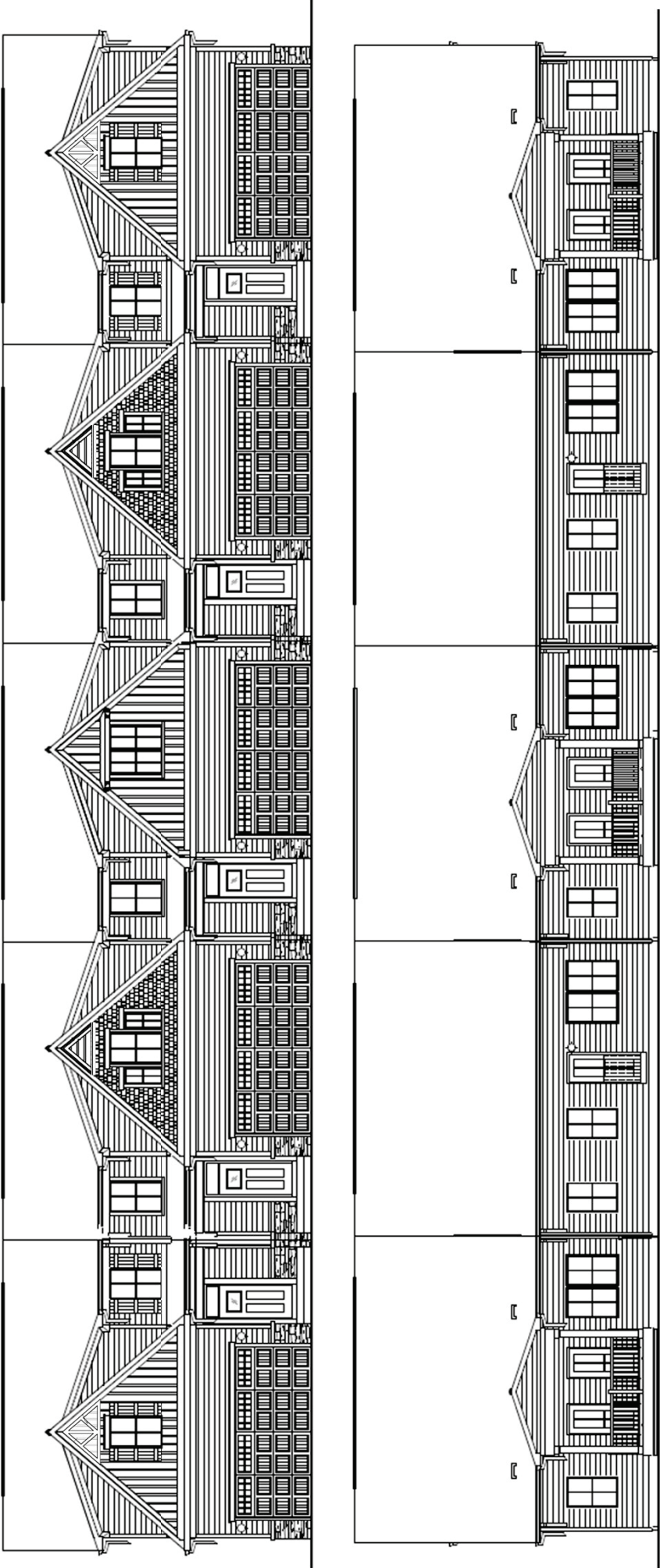
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DATE: 11/11/2025

REVISIONS
REVISIONS: SE-23003
DATE: 11/11/2025



Meridian Hill Sample Stick Elevations

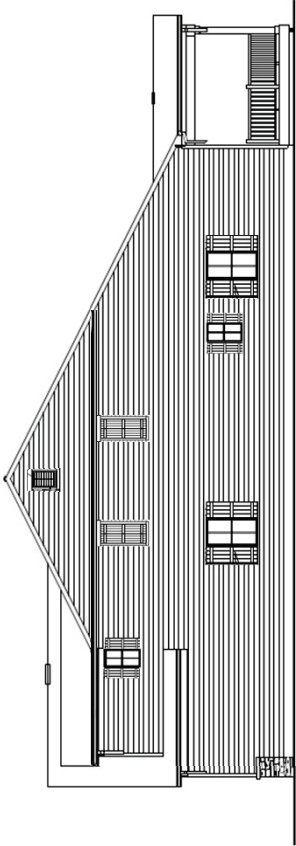
Front & Rear Elevations



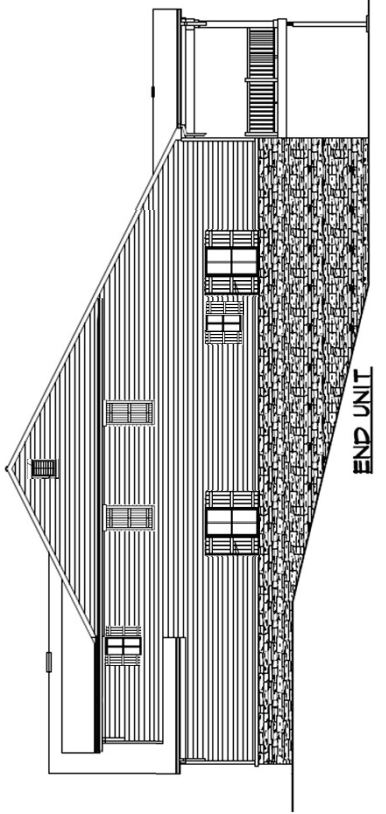
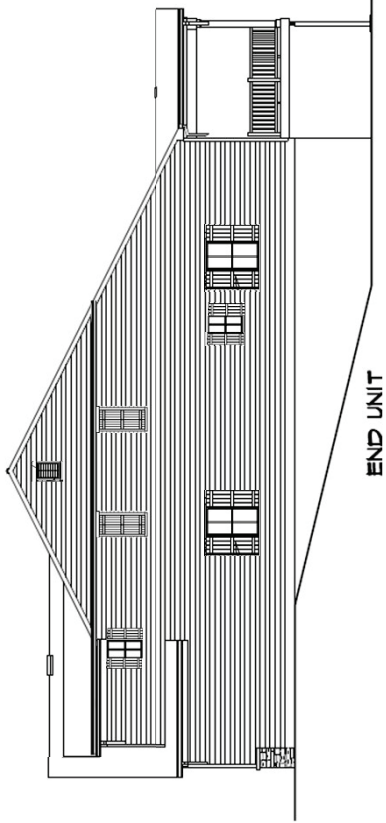
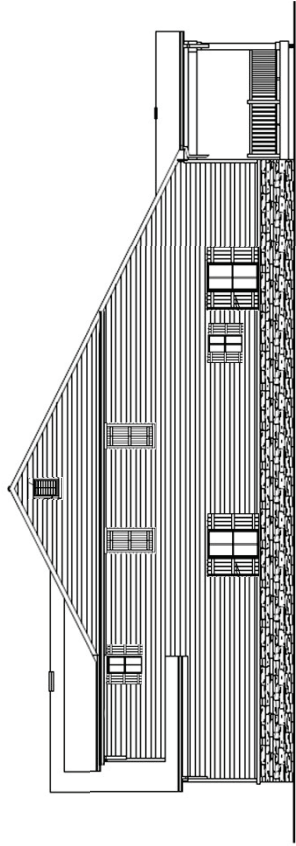
Meridian Hill Sample Stick Elevations

Side Elevations

Low Visibility Side



High Visibility Side



Meridian Hill Sample Renderings

Front Elevation



Side Elevation Sample Renderings



Low Visibility Side (Walkout)



Low Visibility Side (In-Ground)



High-Visibility Side (Walkout)



High Visibility Side (In-Ground)

Rear Elevation Sample Renderings



In-Ground Basement Condition*



Walkout Basement Condition

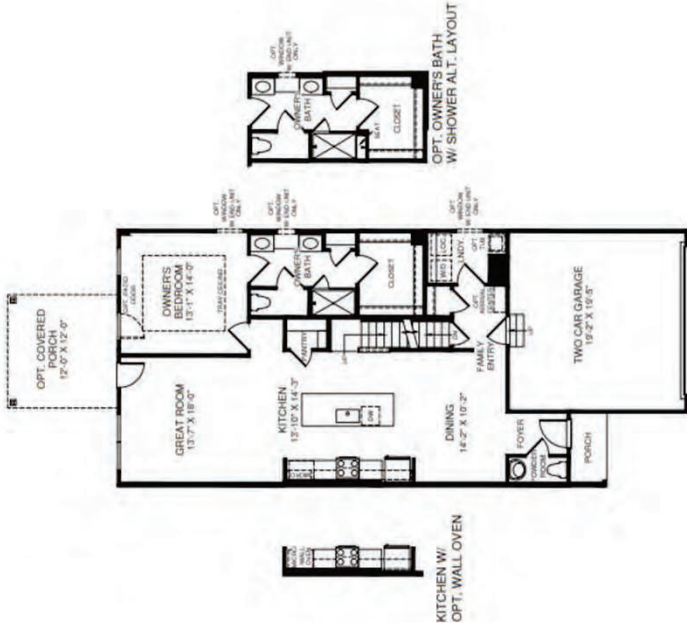
Caroline G Floorplan

1,781 sqft. – 3BR / 2.5 BA

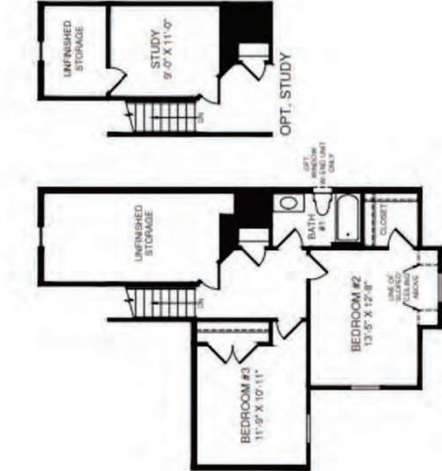
MAIN LEVEL

UPPER LEVEL

LOWER LEVEL



Optional Structural Features
Covered Porch
Alternate Owner's Bath Layout



Optional Structural Features
Study (131 sqft.)



Optional Structural Features
Up to 1,275 optional finished sqft.
Finished Recreation Room
Finished Full Bath
Finished Basement Bedroom

FOR COUNTY USE ONLY:



Cowle Associates PC
Architecture & Development

ARCHITECTURAL SEAL:



PROJECT:

MERIDIAN HILL CLUB HOUSE

Adult Facility

CLIENT:

NVR INC

REVISIONS

REV	DESCRIPTION	DATE
1	SITE APPLICATION	02.05.2025

Drawing info

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SHEET NAME	

COLOR ELEVATIONS

SHEET NUMBER

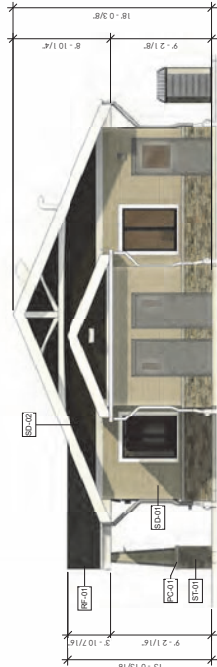
A1001



West Color Elevation
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East Color Elevation
Scale: 3/16" = 1'-0"



South Color Elevation
Scale: 3/16" = 1'-0"



North Color Elevation
Scale: 3/16" = 1'-0"

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	FL-01	Patcraft	0379 Mid Century Mod Collection	Interior Finish
	FL-02	Urban Surfaces	Penbrake Color LVT	Interior Finish
	PA-01	Benjamin Moore	Gray Owl OC-52	Paint on Metal
	PA-02	Benjamin Moore	Metropolitan AF-690	Paint on Trim
	PA-03	Benjamin Moore	Pure White OC-152	Paint on Trim
	PC-01	Cast Stone Systems, Inc	Cast Stone Color Wheat	Precast Stone
	RF-01	GAF	Timberline Natural Shadow Charcoal	Metal Standing Seam Roof
	SD-01	James Hardie	HardiePlank Select CedarMill 5" Color Monterey Taupe	Cementitious Siding
	SD-02	James Hardie	HardieShingle Siding Straight Edge Panel Color Timber Bark	Cementitious Siding
	ST-01	Eldorado Stone	Saratoga Rustic Ledge	Stone Veneer
	WT-01	Windsor Windows	Pinnacle Clad Black Casement	Windows
	WT-01	Daltile Floors	Composition Gesso Matte 12x24	Interior finish

FOR COUNTY USE ONLY:



CA Covie Associates PC
Architecture & Development

ARCHITECTURAL SEAL:

I, the undersigned, do hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed architect in the State of Missouri. My license number is 10026764 and my expiration date is 12/31/2024.



PROJECT: 02.20.2023

MERIDIAN HILL CLUB HOUSE

Adult Facility

CLIENT:

NVR INC

REVISIONS

REV	DESCRIPTION	DATE
1	SITE APPLICATION	02.20.2025

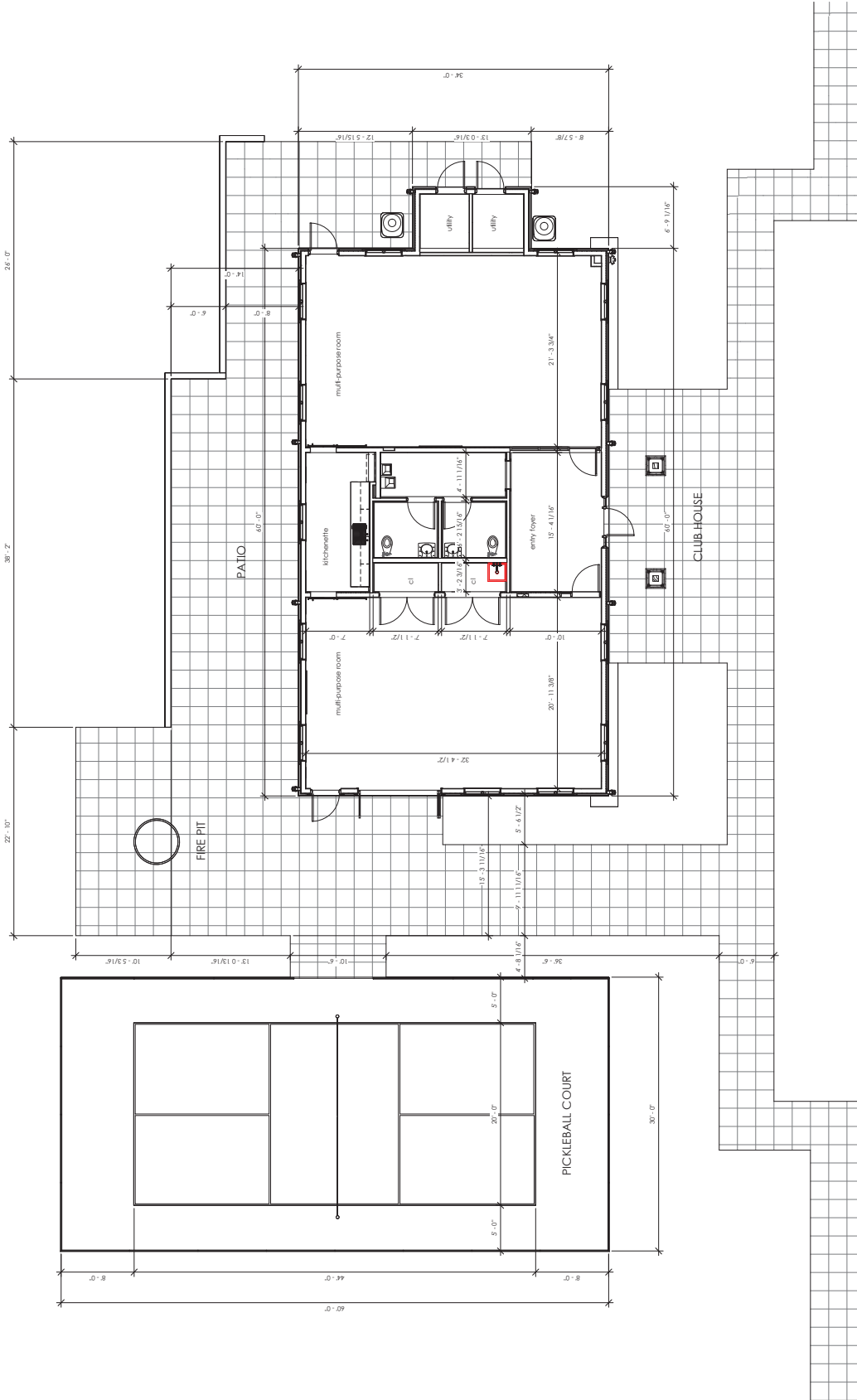
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Checked By: Checked
Project Date: Issue Date
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Sheet Date: 02/19/18
SHEET NAME

**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

A110a



Key Value	Keynote Text
1	Keynote 1: Introduction and Welcome
2	Keynote 2: The Future of AI in Healthcare
3	Keynote 3: The Role of Data in Modern Medicine
4	Keynote 4: The Impact of Telemedicine on Patient Care
5	Keynote 5: The Importance of Patient Safety in AI Applications
6	Keynote 6: The Future of AI in Drug Discovery
7	Keynote 7: The Role of AI in Personalized Medicine
8	Keynote 8: The Impact of AI on Medical Research
9	Keynote 9: The Future of AI in Medical Education
10	Keynote 10: The Role of AI in Medical Ethics
11	Keynote 11: The Impact of AI on Medical Practice
12	Keynote 12: The Future of AI in Medical Devices
13	Keynote 13: The Role of AI in Medical Imaging
14	Keynote 14: The Impact of AI on Medical Research
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82	Keynote 82: The Role of AI in Medical Imaging
83	Keynote 83: The Impact of AI on Medical Research
84	Keynote 84: The Future of AI in Medical Devices
85	Keynote 85: The Role of AI in Medical Imaging
86	Keynote 86: The Impact of AI on Medical Research
87	Keynote 87: The Future of AI in Medical Devices
88	Keynote 88: The Role of AI in Medical Imaging
89	Keynote 89: The Impact of AI on Medical Research
90	Keynote 90: The Future of AI in Medical Devices
91	Keynote 91: The Role of AI in Medical Imaging
92	Keynote 92: The Impact of AI on Medical Research
93	Keynote 93: The Future of AI in Medical Devices
94	Keynote 94: The Role of AI in Medical Imaging
95	Keynote 95: The Impact of AI on Medical Research
96	Keynote 96: The Future of AI in Medical Devices
97	Keynote 97: The Role of AI in Medical Imaging
98	Keynote 98: The Impact of AI on Medical Research
99	Keynote 99: The Future of AI in Medical Devices
100	Keynote 100: The Role of AI in Medical Imaging

ARCHITECTURAL SEAL:

Professional Certification
I certify that these
documents were prepared
or approved by me, and
that I am a duly licensed
architect under the laws of
the State of Maryland.
License number 11041
Expiration date 06/26/26



PROJECT:

MERIDIAN HILL CLUB HOUSE

Adult Facility

CLIENT:

NVR INC

REVISIONS

REV	DESCRIPTION	DATE
1	SITE APPLICATION	02.05.2025

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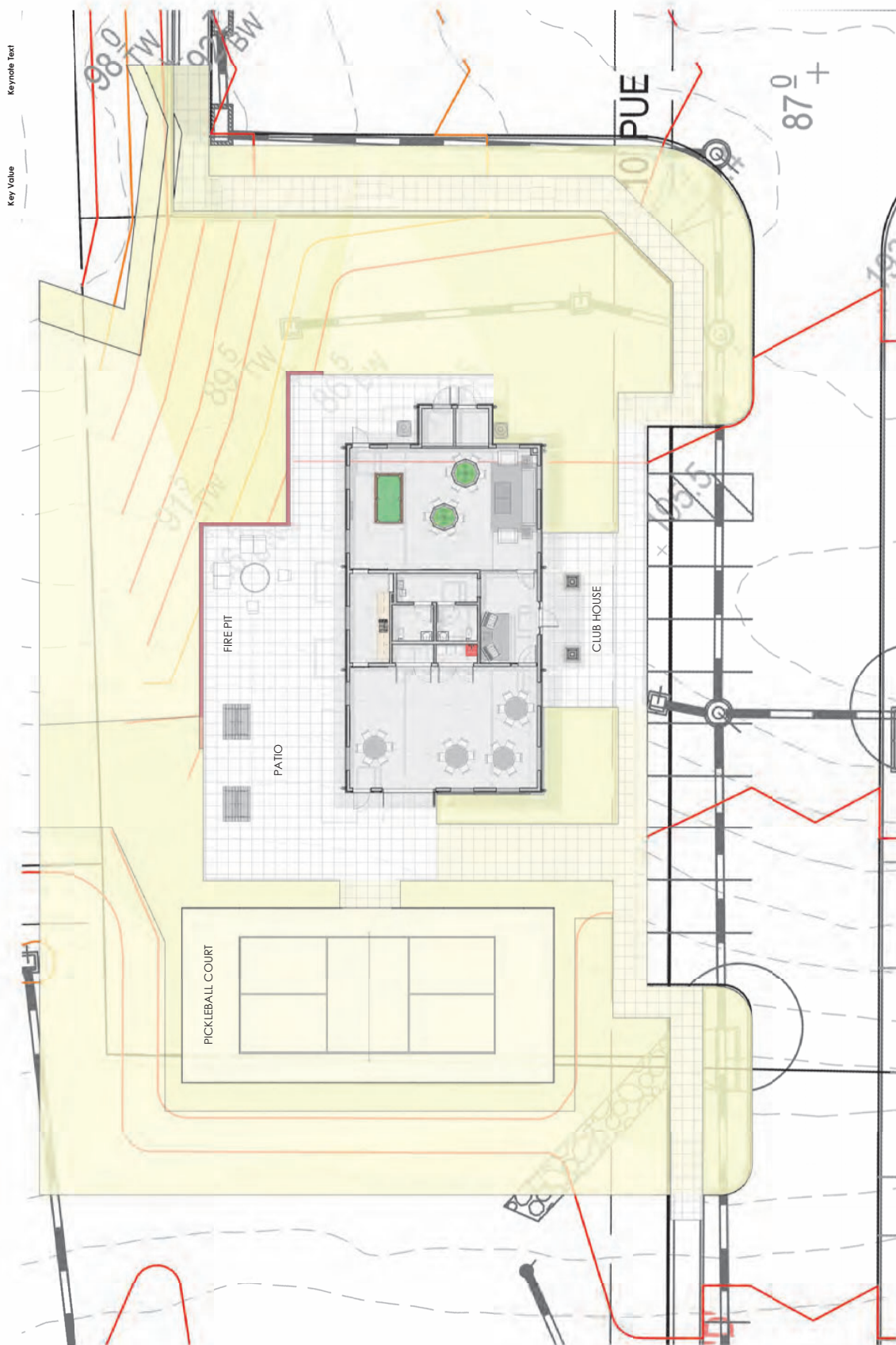
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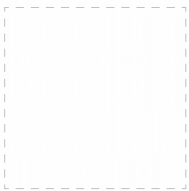
ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A110a (1)

ARCHITECTURAL CONCEPT PLAN COPY 1





PROJECT:
MERIDIAN HILL SIGN

SPECIAL EXCEPTION

CLIENT:
NVR

REVISIONS		
REV	DESCRIPTION	DATE

Drawing Info

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Checked By: [Name]
Scale: As indicated
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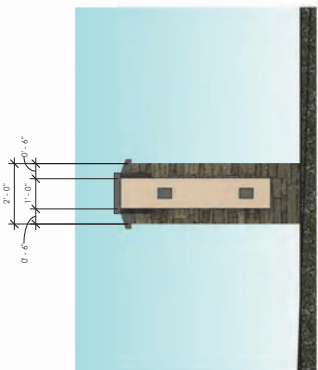
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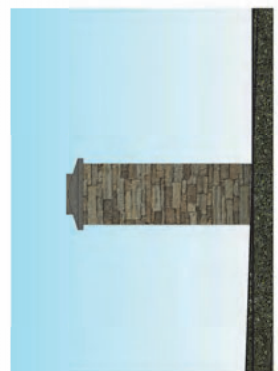
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4 SIGN ELEVATION BACK
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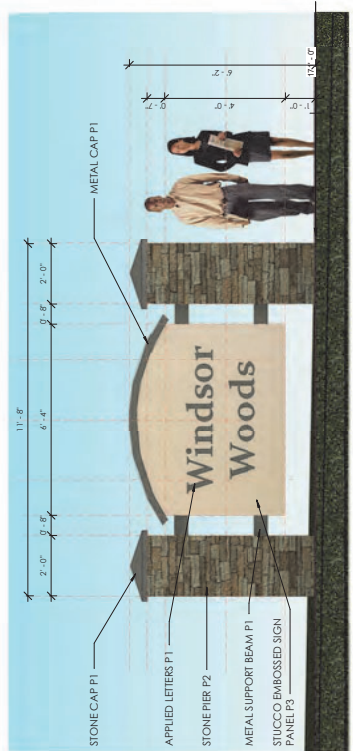
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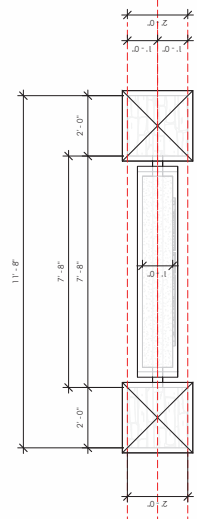
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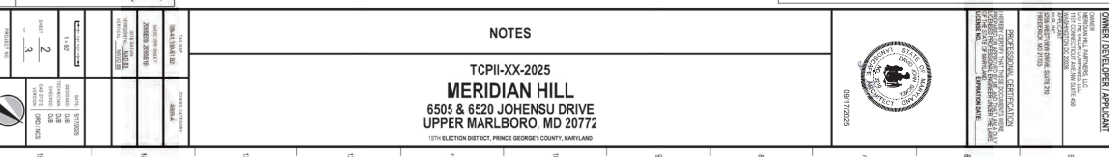
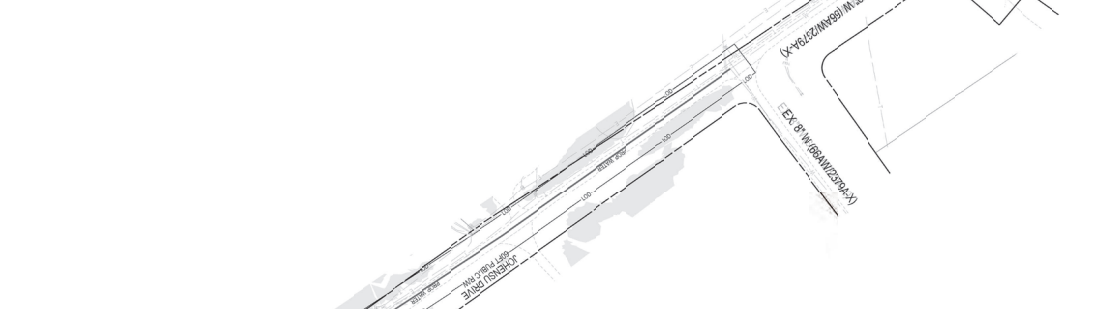
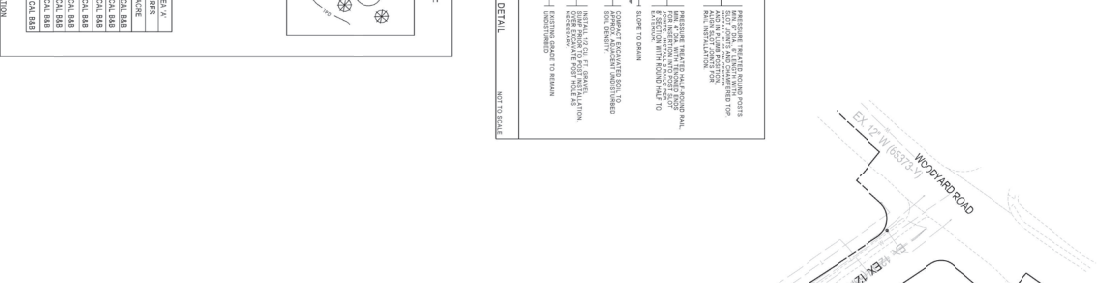
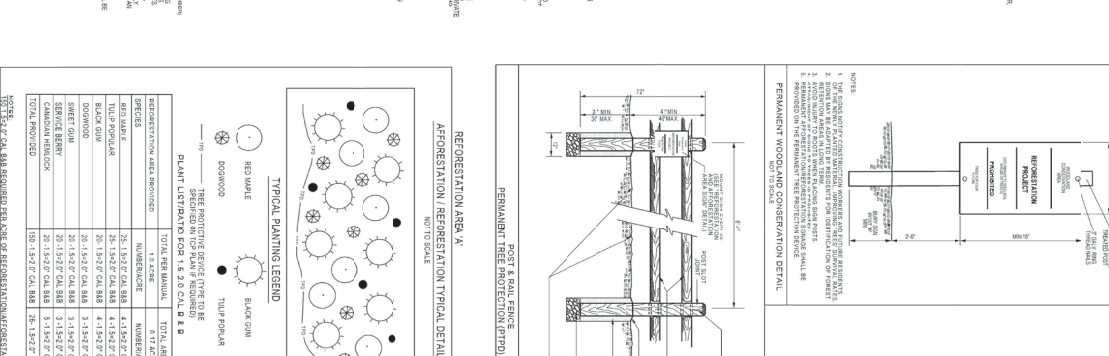
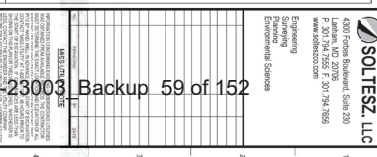
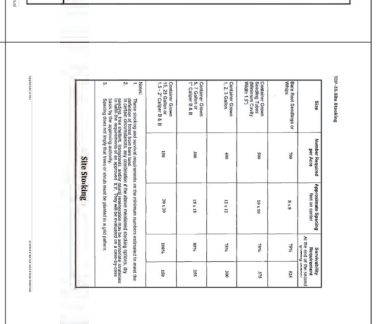
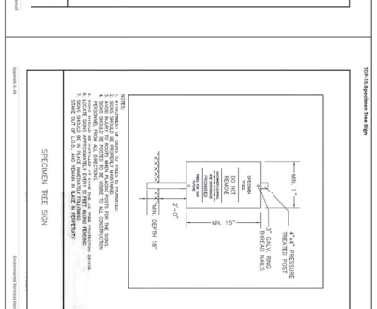
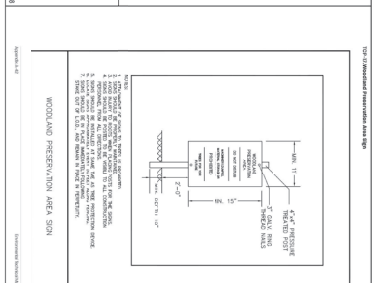
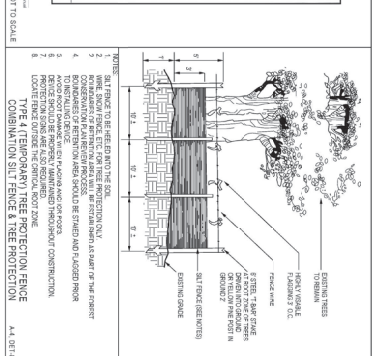
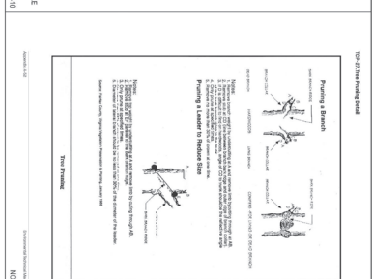
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SCALE: 1/4" = 1'-0"



2 SIGN ELEVATION FRONT
SCALE: 1/4" = 1'-0"



7 SIGN PLAN
SCALE: 1/4" = 1'-0"



PRINCE GEORGE'S COUNTY, MARYLAND



DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
SITE/ROAD PLAN REVIEW DIVISION
9400 Peppercorn Place, Suite 230
Largo, Maryland 20774
(301) 636 - 2080



SITE DEVELOPMENT CONCEPT APPROVAL

PERMIT PROJECT NAME:	Peer Review - Meridian Hill	APPLICATION NUMBER:	42219-2024-SDC
CASE NAME:	PEER REVIEW - MERIDIAN HILL, PT PAR 22	APPROVAL NUMBER:	P00709-2025-SDC
PERMITEE'S NAME:	MERIDIAN HILLS PARTNERS LLC	PERMIT TYPE:	Site Development Concept Approval
ENGINEER:	Soltesz LLC		

REQUIREMENTS:

Technical Review is required for PUBLIC /PRIVATE Storm Drain /SWM Construction.

Type of Storm Drainage/SWM Construction is **PRIVATE**.

These additional approvals are required: **Site development fine grading permit.**

These fees apply: .

These bonds apply: .

Required water quality controls: **Landscape infiltration.**

Required water quantity controls: **100-year.**

A maintenance agreement is **required.**

Required easements: .

Storm Water Management fee payment of **\$0.00** in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

Please see second page.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: **Apr-23-2025**

EXPIRATION DATE: **Apr-23-2028**

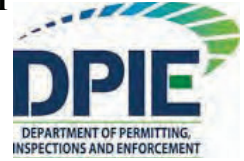
FOR OFFICE USE ONLY

ADC MAP:	5767
WSSC 200' GRID:	209SE09
WORK LOCATION:	Please see last page.
12-DIGIT WATERSHED:	021311030912
8-DIGIT WATERSHED:	02131103
TOTAL NUMBER OF LOTS + PARCELS:	2

PRINCE GEORGE'S COUNTY, MARYLAND



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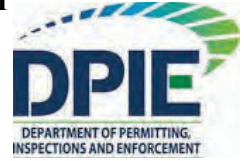
CONDITIONS OF APPROVAL:

- 1) FPS 201955 AND FPS 890093 GOVERN. FP EASEMENT REQUIRED AT GRADING PERMIT.
- 2) A PROPOSED FLOODPLAIN STUDY (FPS) IS REQUIRED AT SDFG FOR IMPACTS IN THE FLOODPLAIN.
- 3) ARETHUSA LANE SHALL BE A PUBLIC ROAD UNTIL THE INTERSECTION WITH PRIVATE ROAD 'A' WITHIN THE DEVELOPMENT WHERE IT BECOMES A PRIVATE ROAD.
- 4) AT THE TIME OF BUILDING PERMIT REVIEW, PLEASE PROVIDE THE REVIEWER WITH A GEOTECHNICAL REPORT TO DETERMINE GROUND WATER TABLE (GWT) ELEVATIONS, AS PER CB-94-2004. RESIDENTIAL HOUSES SHALL BE ELEVATED ABOVE THE GWT IN ACCORDANCE WITH TECHNOGRAM 005-2016.
- 5) ALL STORM DRAIN PIPE ABOVE AND THRU MARLBORO CLAY SHALL CONVEY 100 YEAR STORM. AND TO BE RUBBER GASKETED
- 6) LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
- 7) A FLOODPLAIN STUDY IS REQUIRED FOR AREAS WITH GREATER THAN 50 ACRES OF DRAINAGE.
- 8) AT THE TIME OF TECHNICAL REVIEW, APPLICANT SHALL PROVIDE COPY OF EXISTING AND PROPOSED STORM DRAIN EASEMENTS FOR EXISTING AND PROPOSED STORM DRAIN SYSTEMS.
- 9) PROPOSED CULVERT TO BE DESIGNED TO CONVEY THE 100 YEAR STORM EVENT.
- 10) NO RESIDENTIAL STRUCTURES TO BE BUILT WITHIN THE BUFFER AREA 25 FEET FROM THE 100-YEAR FLOODPLAIN LIMIT.
- 11) STANDARD DRIVEWAY PERMIT AND/OR UTILITY CUT PERMIT TO BE SECURED, PRIOR TO BUILDING PERMIT ISSUANCE.
- 12) THIS PROJECT WILL REQUIRE A SITE DEVELOPMENT FINE GRADING PERMIT.
- 13) THIS PROJECT WILL REQUIRE A STREET CONSTRUCTION PERMIT.
- 14) PROJECT NEEDS TO BE ADA COMPLIANT.
- 15) 100 YEAR FLOODPLAIN IS PRESENT ON THE SITE &; BUILDINGS SHALL BE DESIGNED TO COMPLY WITH FLOODPLAIN CODE AS PER APPLICABLE GRADING AND BUILDING CODES.

PRINCE GEORGE'S COUNTY, MARYLAND

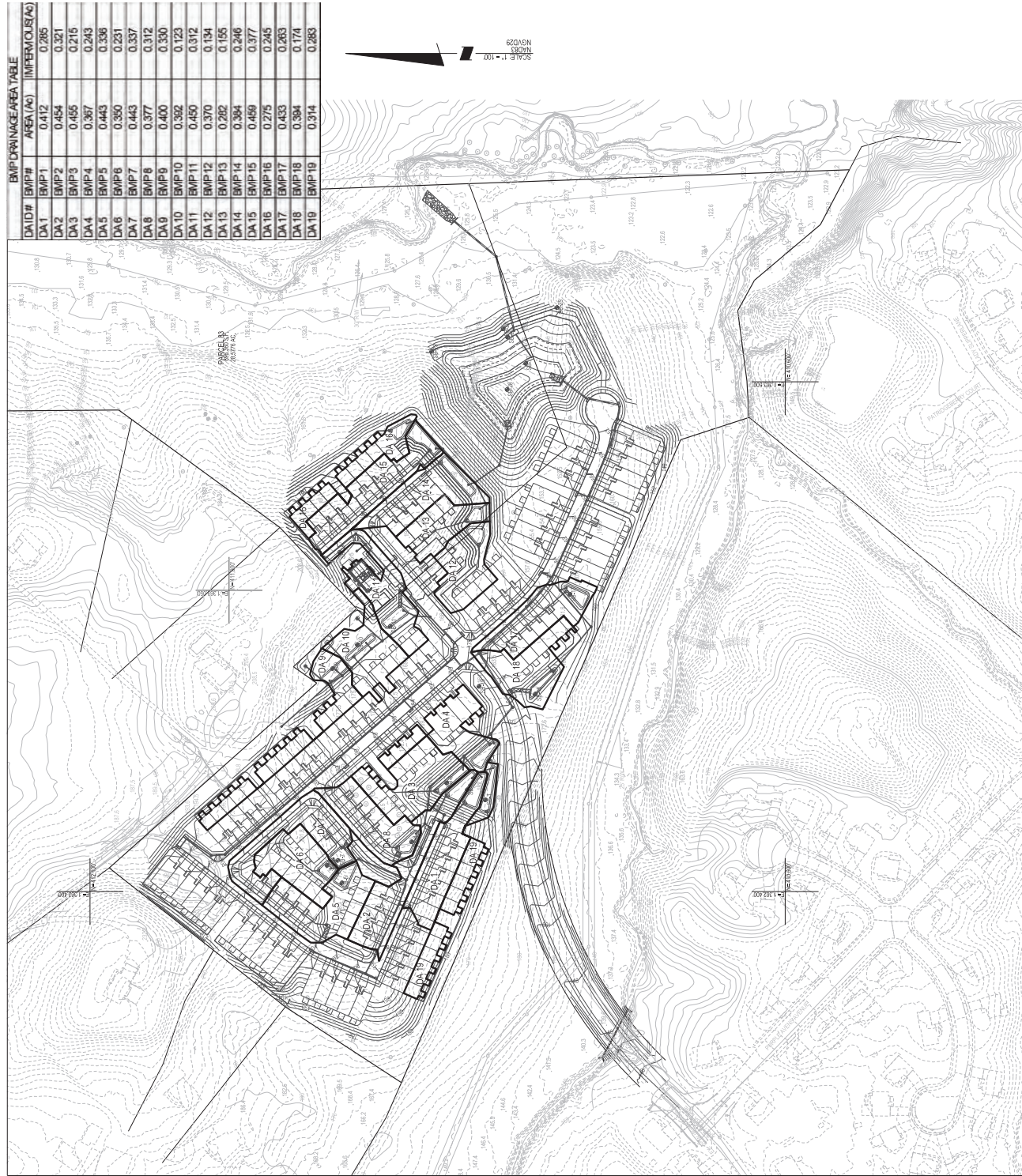


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Largo, Maryland 20774
(301) 636 - 2080



BUILDING NUMBER	STREET NAME	STREET SUFFIX	CITY / TOWN	TAX ACCOUNT	START STATION	END STATION
	Johensu	DR	Upper Marlboro	1766443		
	Johensu	DR	Upper Marlboro	1778513		

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BMP DRAINAGE AREA TABLE		INFERMILES (AS)	
DAID#	BMP#1	AREA (A)	INFERMILES (AS)
DA1	BMP1	0.412	0.205
DA2	BMP2	0.454	0.321
DA3	BMP3	0.455	0.215
DA4	BMP4	0.357	0.243
DA5	BMP5	0.443	0.336
DA6	BMP6	0.350	0.231
DA7	BMP7	0.443	0.337
DA8	BMP8	0.377	0.312
DA9	BMP9	0.400	0.330
DA10	BMP10	0.362	0.123
DA11	BMP11	0.450	0.312
DA12	BMP12	0.370	0.134
DA13	BMP13	0.262	0.155
DA14	BMP14	0.364	0.246
DA15	BMP15	0.459	0.377
DA16	BMP16	0.275	0.245
DA17	BMP17	0.433	0.263
DA18	BMP18	0.394	0.174
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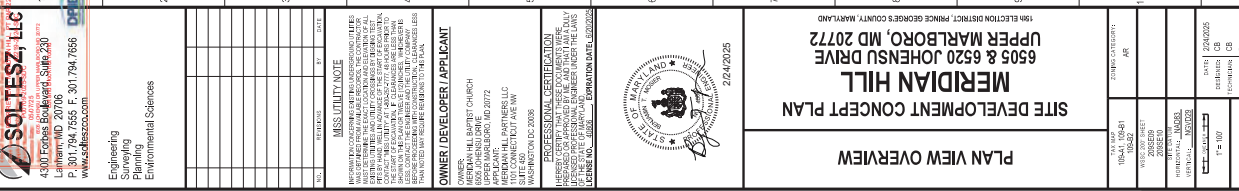
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MD29

Peer Reviewed By:	XIn Yi
Discipline:	Site/Civil
Date:	

DPIE CASE# 42219-2024-SDC

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OF 10	PROJECT NO. 4278-01-00
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TAX MAP 10541 106-81 105-82	ZONING CATEGORY: AR
WBOC 200 SHEET 205SED09 205SE10 205SE10	
SITE CATCHER HORIZONTAL: <u>NAD83</u> VERTICAL: <u>NSVD29</u>	DATED: 10/24/2005

PROFESSIONAL CERTIFICATION

OWNER / DEVELOPER / APPLICANT

MISS UTILITY NOTE

[illegible]

Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.soltesco.com

 **SOLTESZ, LLC**
100709425530C
P.O. Box 121
New York, NY 10012-0121
Tel: 212 397-1212
Fax: 212 397-1212
E-Mail: info@soltesz.com

REFERENCE
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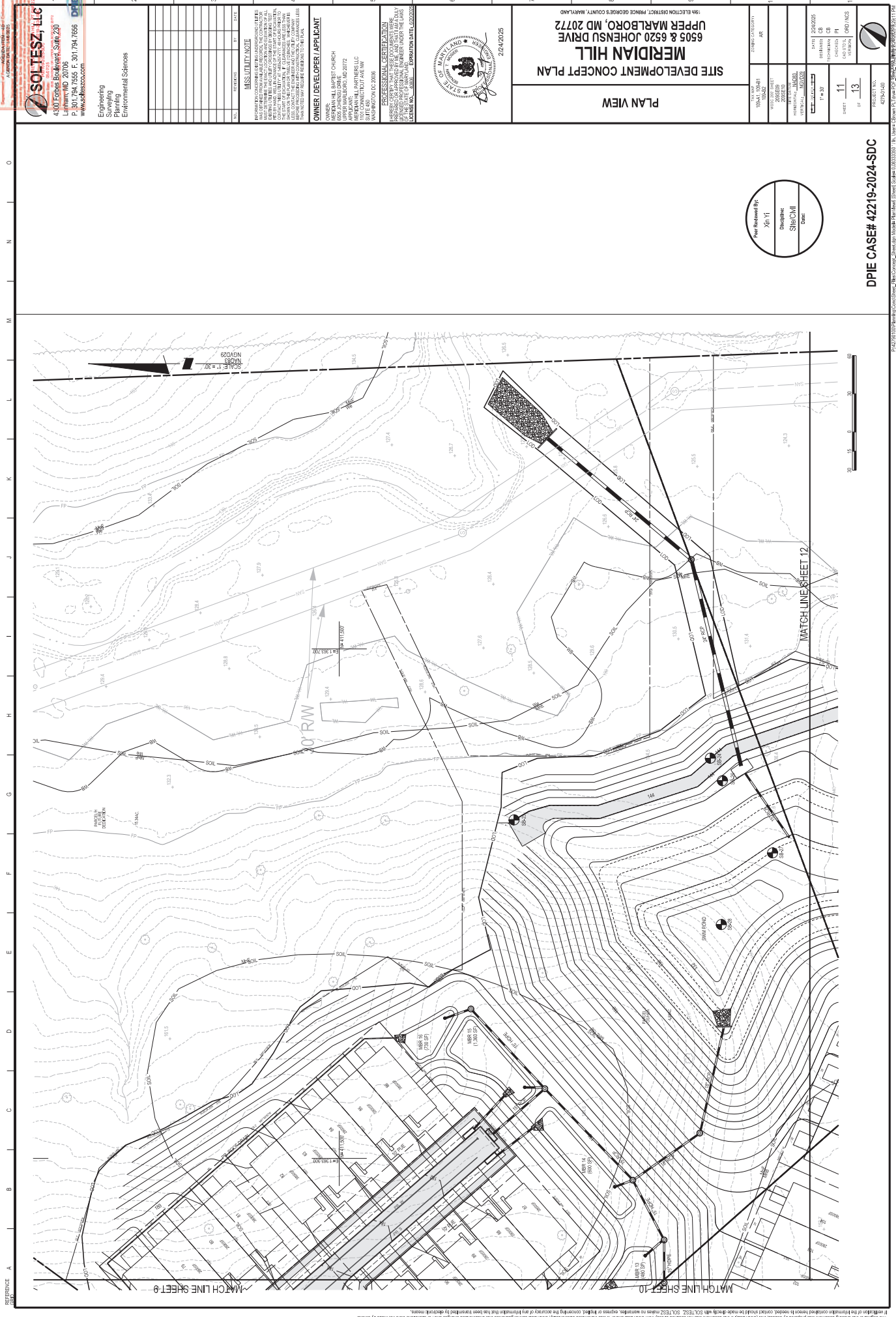
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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION ("Declaration") is made this 3rd day of June, 2025 by MERIDIAN HILL PARTNERS, LLC, a Maryland limited liability company (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of the real property (the "Property") described in Exhibit "A" attached hereto and incorporated herein by reference;

WHEREAS, Declarant desires to develop the Property as a Planned Retirement Community in a manner consistent with the provisions of Section 27-395 of the Prince George's County Zoning Ordinance (effective prior to April 1, 2022); and

WHEREAS, the Declarant does not intend to create a condominium regime within the meaning of the Maryland Condominium Act, Md. Real Property Code Ann. §11-101, et seq.

NOW, THEREFORE, the Declarant hereby covenants and declares on behalf of themselves, their successors and assigns, that all of the Property shall, from the date of the recording of this Declaration, be restricted so that any dwelling within the Village Property shall be housing for elderly persons in accordance with Section 27-395 of the Zoning Ordinance of Prince George's County, Maryland, being housing for older persons, as provided in 42 U.S.C. §3607(b)(2)(c) of the federal Fair Housing Act and regulations promulgated thereunder, as may be amended from time to time. This Declaration shall run to the benefit of, and may be enforced by, Prince George's County. The Declarant further covenants and declares as follows with respect to the Property:

ARTICLE 1

Definitions

Unless the context shall plainly require otherwise, the following words when used herein shall have the following meanings:

- 1.1. "Association" shall mean and refer to Meridian Hill Homeowners Association, Inc., a Maryland Corporation, its successors and/or assigns.
- 1.2. "Board of Directors" or "Board" means the board of directors of Meridian Hill Homeowners Association, Inc
- 1.3. "Caretaker" means an adult at least eighteen (18) years of age or older who resides with an Occupant on a temporary basis for a period not to exceed six months, unless extended by a doctor's direction, for the purpose of providing care.
- 1.4. "Common Areas" means that portion of the Property not constituting a Dwelling Unit,

exclusive of any land deeded to a public authority.

- 1.5. “Common Facilities” shall mean any recreational or other facilities now or hereafter constructed upon the Common Areas.
- 1.6. “Declarant” means Meridian Hill Partners, LLC, its successors and assigns.
- 1.7. “Declaration” means this instrument and all amendments or modifications hereto made in accordance with its terms.
- 1.8. “Development” means the project known as Meridian Hill approved pursuant to Preliminary Plan of Subdivision 4-24028 and Special Exception SE-23003, as amended.
- 1.9. “Dwelling Unit” shall mean a portion of the Property, whether developed or undeveloped, intended for development, use, and occupancy as an attached residence for a single family. The term shall include all portions of the lot owned, including any structure thereon.
- 1.10. “Family” means:
 - (a) A person who is at least 55 years of age maintaining a household in a Dwelling Unit; or
 - (b) Two or more individuals, at least one (1) each of whom are at least 55 years of age, maintaining a common household in a Dwelling Unit; or
 - (c) A person who is at least 55 years of age and a spouse, maintaining a common household in a Dwelling Unit.
- 1.11. “Fair Housing Act” means the provisions of the Federal Fair Housing Act (42 U.S.C. 3607(b)(2)(C)), as may be amended from time to time.
- 1.12. “Improvements” means any and all construction of the land including, but not limited to, Dwelling Units and ancillary improvements.
- 1.13. “Master Declaration” shall mean the recorded Declaration of Covenants Restrictions and Easements of the Association as may be hereafter recorded among the Land Records of Prince George’s County, Maryland establishing or intending to establish a scheme of development upon the Property.
- 1.14. “Occupant” means a person, spouse, or, on a temporary basis, a Caretaker who lives in a Dwelling Unit, either as an Owner or a Tenant.
- 1.15. “Owner” means the owner of any fee simple Dwelling Unit located upon the Property.
- 1.16. “Property” means the certain real property situated in the County of Prince George’s, State of Maryland, more particularly described in Exhibit A.
- 1.17. “Special Exception” means the land entitlement application required pursuant to Sections 27-441, 27-317 and 27-395 of the Prince George’s County Zoning Ordinance

effective prior to April 1, 2022 to approve the development of a Planned Retirement Community and enable the construction of the Development.

- 1.18. "Tenant" means a person who enters into an agreement to lease a Dwelling Unit.

ARTICLE 2

Age and Occupancy Restrictions

2.1. The Development is intended to constitute housing intended and operated for occupancy by at least one person 55 years of age or older per Dwelling Unit, to the extent required by the Housing for Older Persons Act of 1995 and Section 807(b)(2)(C) of the Fair Housing Act.

2.2. Subject to the provisions of the Fair Housing Act and the Prince George's County Zoning Ordinance and as set forth below, each Dwelling Unit must be occupied by at least one Occupant who is 55 years of age or older.

2.3. Subject to the provisions of the Fair Housing Act and the Prince George's County Zoning Ordinance, Family members over 18 years of age may continue to occupy a Dwelling Unit, following the death or departure, by reason of incapacity, of an Occupant 55 years of age or older.

2.4. Residents under 18 years of age or younger are not permitted unless such person is (a) necessary to provide a reasonable accommodation to a handicapped resident, or (b) is a handicapped dependent of a resident, only to the extent permitted and/or required by the provisions of the Fair Housing Act.

2.5. Guests of Owners or Occupants who are under 18 years are permitted to stay in the Dwelling Unit for periods of time not to exceed a total of 90 days for each such guest in any one calendar year (with each calendar year being measured from January 1st through December 31st of any given year).

2.6. Nothing contained herein shall be deemed to prohibit the daily visitation by persons not otherwise permitted to occupy a Dwelling Unit (including persons under 18 years of age who are Family members or guests of the Owner or Occupant of a Unit), provided such visitation shall not be for a period of more than 7 continuous days, and further provided that such periods of visitation shall be included in the calculation of visitation limits provided for in Subsection 2.5. above.

2.7. The Association shall have the authority to adopt such rules and regulations as it may deem necessary or desirable to implement the foregoing restrictions and to ensure that the Property otherwise complies with the Fair Housing Act, the Prince George's County Zoning Ordinance and any regulations promulgated thereunder. In the event that the exemptions relating to "Housing for Older Persons" under the Fair Housing Act, as applied to the Property, shall be modified, expanded, supplemented, clarified, defined, explained and/or limited, the Association shall have the authority to adopt rules and regulations modifying such restrictions to the extent deemed necessary or desirable by the Association in response thereto; provided, however, that no such rule or regulation shall cause or allow the Property

to no longer qualify for exemption under the Fair Housing Act without the express prior written consent of the Declarant.

2.8. Each Owner or Occupant of a Dwelling Unit, if and when requested to so do by the Association, shall promptly furnish it with the names and ages of all Occupants of the Dwelling Unit and shall complete and submit such affidavits and other documents as it may reasonably request to verify the age of all Dwelling Unit Occupants.

ARTICLE 3

Use and Maintenance of Common Areas and Common Facilities

3.1. Declarant does hereby give to each Owner, Tenant and/or Occupant the non-exclusive right and privilege to use and enjoy the Common Areas and Common Facilities subject to conformance with the terms, covenants and conditions of the Declaration of Condominium to be recorded by the Declarant, its successors or assigns. Nonconformance with the terms, covenants and conditions of the Declaration of Condominium, without the necessity of prior notice, may cause suspension of the right and privilege of the Owner, Tenant or Occupant to use the Common Areas and Common Facilities.

3.2. The cost and expense of maintaining and repairing the Common Areas and Facilities shall be the responsibility of the Declarant, its successors and assigns and/or the Association. The Declarant and/or the Association shall have the right to close, on a temporary basis, any or all of the Common Areas and/or Common Facilities for the purpose of general repair, maintenance, or restoration as it may determine. No temporary closing shall excuse an Owner, Tenant and/or Occupant from any amounts payable to the Association and/or the Declarant established pursuant to the recordation of the Master Declaration.

ARTICLE 4

Benefit and Burden

4.1. Except as otherwise provided herein, the covenants, restrictions, uses and limitations herein set forth shall be perpetual and shall be construed to run with the Property and each and every interest herein. The acceptance of deeds of trust, the execution of a lease or any occupancy with respect to the Property or portion thereof, shall constitute an agreement that the provisions of the Declaration are accepted and ratified by the mortgagor, Owner, Tenant, or Occupant therein, and that all of the provisions of the Declaration shall be deemed to be binding upon every person, corporation, association or other entity at any time having any interest or estate in such Property, as though the provisions of the Declaration were recited and stipulated at length in each and every deed of trust, lease or other instrument affecting the Property.

4.2. The rights, powers, privileges and authority herein reserved to, and the undertakings and obligations herein covenanted shall be binding upon and shall inure to the benefit of, and be enforceable by the Declarant, its successors and assigns, which may hereafter include the Association.

4.3. This Declaration and all covenants, restrictions, uses and limitations stated herein shall

remain superior to (i) all leases heretofore and hereafter entered into with respect to the Common Area or any part thereof; (ii) any deeds of trust which may now or hereafter affect any Property, or any part thereof; and (iii) all advance made or to be made pursuant to or under any such deeds of trust and to all renewals, modifications, consolidations, replacements and extensions thereto, and to all of the terms and conditions contained in such lease(s) and in such deeds of trust as any of the same now or hereafter are amended, modified or supplemented.

ARTICLE 5

Miscellaneous

5.1. This Declaration shall be binding upon and inure to the benefit of the Declarant, its successors and assigns, and shall be governed, construed and interpreted in accordance with the laws of the State of Maryland.

5.2. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches which may occur.

5.3. The captions herein are inserted only as a matter of convenience and reference, and they are not intended, and shall not be deemed, to define, limit or describe the scope of this Declaration or the intent of any provision hereof.

5.4. The use of the neuter gender in this Declaration shall be deemed to refer to the masculine or feminine gender, and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

5.5. If any provision of this Declaration is held to be in conflict with the laws of the State of Maryland, either by its terms or in its application, then such provision shall be ineffective to the extent that it is invalid, without invalidating the remaining provisions of this Declaration.

5.6. All notices, and other communications (hereinafter collectively called "Notices") required or desired to be given hereunder shall be sent by registered or certified mail, return receipt requested. All Notices shall be deemed to be effective when mailed.

5.7. Declarant reserves the right to amend, modify, or alter, any or all of the covenants, restrictions, uses or limitations, set forth in this Declaration provided such amendment, modification, alteration, shall be in writing, executed and acknowledged in form for recording by the Declarant or its successors and assigns, and shall not change the definition of "Family", or abrogate the maintenance responsibilities provided for herein, unless approved by the Prince George's County Planning Board or its designee, which said right shall not be unreasonably withheld.

5.8. Notwithstanding any other provision herein to the contrary, this Declaration is subject to and contingent upon final, unappealable approval of the Special Exception which is required to construct the Development. In the event the Special Exception is not finally approved, this Declaration shall automatically terminate and the Declarant shall have the right to file a termination of this Declaration among the Land Records of Prince George's County, Maryland ("Land Records"). to memorialize the termination of this Declaration. Also, if the approval of the Special Exception is appealed by any person or entity, resulting in the approval of the

Special Exception being overturned, removed or invalidated, this Declaration shall automatically terminate and the Declarant shall have the right to file a termination of this Declaration in the Land Records.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the date and year first above written.

~~WITNESS/ATTEST:~~

DECLARANT:

MERIDIAN HILL PARTNERS, LLC
a Maryland limited liability company

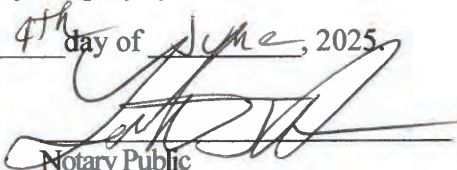
By: 
William Lansing, Manager

STATE OF District of Columbia to wit:

COUNTY OF District of Columbia

I hereby certify that on the 9th day of June, 2025, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared William Lansing, who has been satisfactorily proven to be the person whose name is subscribed to this written instrument, who acknowledged himself to be the Manager of Meridian Hill Partners, LLC and who being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

GIVEN under my hand and seal this 4th day of June, 2025.


Notary Public

My Commission Expires: 2-14-2027

Greenbelt Square/ Declaration

Timothy J. Brown
Notary Public, District of Columbia
My Commission Expires 2/14/2027



Date: 9/23/2025

Prince George's County Planning Department
161 McCormick Dr
Largo MD, 20774
Attn: Casandra Teshome

Project: Meridian Hill
6505 & 6520 Johensu Dr
Upper Marlboro MD, 20772

In reference to the above-mentioned Development, and subject to applicable laws, franchises, regulations and tariffs, Verizon Maryland LLC will supply communication service at the Development if we receive the proper information, easements and payments needed such as:

1. Provide a complete CAD file at no cost to Verizon in one of the following formats .dwg or .dgn showing all PUEs, easements, right of ways, lots lines and addresses
2. **Mailing addresses for each building when they become available to start to establish the 911 database.**
3. Documentation granting all required rights-of-way and easements at no cost to Verizon.
4. Where applicable, payment in full of required advance construction payment based on estimated costs. The actual cost to you will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways). Please contact Verizon if you require a more precise estimate of construction costs for the Development.

Additionally, circumstances not currently known to Verizon may hinder or impede the installation of communication services and Verizon reserves the right to react to such circumstances in its discretion. Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Verizon

John Petrosino

John Petrosino (email:john.l.petrosino@verizon.com)
Engineering Assistant (Ph# 240-676-2492)



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

September 29, 2025

MEMORANDUM

TO: Candra Teshome, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**

SUBJECT: SE-23003 Meridian Hill

The subject property comprises 22.15 acres and is located on the southwest side of Johensu Drive, approximately 1015 feet from its intersection with Woodyard Road. The subject property is zoned Agricultural Residential (AR) and located within the 2013 *Approved Subregion 6 Master Plan* area. The subject application proposes residential units for a planned retirement community.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is high. A Phase I archeology survey was completed in 2023, and one archeological site, 18PR1258 (the Binger Tenant site) was identified, comprising a low-density artifact scatter, spread over a small area to the southwest of a residence that dates to the mid-twentieth century. This site was likely occupied by tenants of the Binger family during the first half of the twentieth century, with older or heirloom ceramics found on site. No evidence of earlier occupation was observed in the field or indicated in historic deed and map research. No features were encountered, and no potentially sealed cultural contexts were observed. The consultant archeologist concluded that the site does not have the potential to contribute meaningful information on historic rural ways of life in Prince George's County and recommended no further archaeological investigations on the site. In concurrence with the consultant's recommendations, no further archeological investigations are required. Final copies of the Phase I archeological report were received in March 2024.

The 2010 *Approved Historic Sites and Districts Plan* includes goals, policies, and strategies relevant to the subject property, which contains an abandoned single-family dwelling, two tobacco barns, and an associated farm outbuilding. The 2010 Plan identifies agricultural heritage as a theme representing important aspects of the county's history and culture. Tobacco was the principal crop of the county and at the heart of the region's agricultural economy. Tobacco barns are an increasingly rare building type and exemplify the county's connection to tobacco and its agricultural heritage.

The 2013 *Approved Subregion 6 Master Plan* also contains goals and policies related to historic preservation (pp. 161-173) and identifies the plan area's remaining tobacco barns as representing a crucial chapter in the agriculture history of the region and the state (p. 13.)

Condition 14 of the Planning Board's resolution of approval for Preliminary Plan of Subdivision 4-24028 states:

In accordance with the historic preservation goals of the 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment, prior to the approval of the special exception for the subject property, all existing structures at 6505 Johensu Drive (Parcel 22, Tax Account No. 1766443), shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust.

A draft Maryland Inventory of Historic Properties (MIHP) form was submitted to staff for review with the subject application. The draft was deemed sufficient by staff and the final MIHP form can be completed. When the final MIHP form is submitted to the Maryland Historical Trust, this condition will be satisfied. The MIHP form records that the land comprising Mitchell Farm was owned by members of the Mitchell family from about 1939. The primary residence was likely constructed soon after their purchase of the land.

Historic Preservation staff recommends approval of SE-23003, Meridian Hill, with no additional conditions.

September 26, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Zoning Section,
Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, *NAB*
Community Planning Division

FROM: Daniel Sams, Planner IV, Neighborhood Revitalization Section, *D. E. F. Sams*
Community Planning Division

SUBJECT: **SE-23003 Meridian Hill**

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior zoning ordinance, this application will not substantially impair the integrity of the 2013 *Approved Subregion 6 Master Plan*. The proposed construction of 126 single-family attached villas and a community center is consistent with the plan's Residential Low Future Land Use designation.

BACKGROUND

Application Type: Special Exception

Planning Area: 82A

Community: Rosaryville

Location: 6505 and 6520 Johensu Drive, Upper Marlboro (Parcels 22 and 83, Tax Map109, Grids A-1, B-1, and B-2)

Size: 43.73 acres

Existing Uses: Vacant

Future Land Use: Residential Low

Proposal: Planned Retirement Community, 126 single-family attached villas and community center

Zoning: Agricultural-Residential (AR) Zone

Prior Zoning: Residential-Agricultural (R-A) Zone

Applicable Zoning Regulations: Prior

Character of the Neighborhood: This Johensu Drive neighborhood is a suburban community with light agricultural uses. Dwellings are situated on large lots (3–4 acres), and feature accessory buildings, significant tree canopy, privacy, and space.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met,” (p. 20).

Analysis: The proposed development of the site for 126 single-family attached villas and community center is consistent with Plan 2035's Established Communities Designation as it represents low- to medium-density development. Housing and Neighborhoods Policy 5, p. 190, states, “Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.”

Master Plan: The 2013 *Approved Subregion 6 Master Plan* recommends Residential Low land uses on the subject property. Residential Low land uses are defined as, “Residential areas of up to 3.5 dwelling units per acre. Primarily single family detached dwellings.” (p. 40).

Analysis: The subject application for 126 single-family attached dwellings proposes a density of approximately 4.15 dwelling units per net acre and 2.88 dwelling units per gross acre which is greater than the density recommended by the land use. However, a planned retirement community is permitted with the approval of a special exception, and may consist of a variety of unit types, including single-family attached dwellings. Section 27-395(a)(3)(C) of the prior Zoning Ordinance allows a density of up to eight dwelling units per gross acre. Therefore, the density does not substantially impair the integrity of the Master Plan.

An analysis of the 2013 *Approved Subregion 6 Master Plan* relevant policies and strategies is provided to advance the intent and purpose of the plan.

Development Pattern and Land Use

Policy 1: “Promote a development pattern that allocated appropriate amounts of land for residential, commercial, employment, industrial, and institutional land uses in accordance with county development goals by considering local and regional needs, the integration of land uses wherever possible, and the impact of development proposals on the economy, environment, equity, and efficiency,” (p. 58).

Strategy 1: “Maintain low to moderate-density land uses except as part of mixed-use development and planned communities,” (p. 58).

Analysis: The master plan recommends residential land uses in this area and the application conforms to this policy and strategy by proposing a use with a density that is consistent with the surrounding neighborhood and by proposing a buildings with architectural elements and characteristics that will blend with the surrounding neighborhood.

Environment

Policy 1: “Protect, preserve, and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities,” (p. 68).

Strategy 2: “Protect primary corridors (Patuxent River, Charles Branch, Collington Branch, Piscataway Creek, Mattawoman Creek, and Swanson Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections,” (p. 69).

Analysis: The site plan shows a lotting pattern that preserves the stream corridor on the property and protects the sensitive environmental features on the site. The property is in proximity to the Charles Branch corridor, and it should be protected, preserved, and restored to the extent possible. The Environmental Planning Section will evaluate this during the subject application and during this and future reviews of the development.

Policy 7: “Encourage the use of green building techniques and community designs that reduce resource and energy consumption,” (p. 79).

Analysis: The use of green building techniques and community designs is encouraged. Green building techniques include elements such as solar power, innovative stormwater techniques, and installation of efficient lighting.

Living Areas and Community Character Policy: “Continue to build high-quality, suburban development organized around a network of open space and community facilities with attention to site design,” (p. 179).

Analysis: The proposed development is suburban in nature and includes a community center. The applicant shall work with the Urban Design Section to ensure the development is well designed and maintains functionality while achieving an aesthetic appearance with high-quality site design.

Living Areas and Community Character

Strategy 1: “Develop a comprehensive trail/sidewalk system to connect the community,” (p. 179).

Analysis: The site plan proposes extending Arethusa Lane and shows a sidewalk on both sides of the roadways. The proposed sidewalk system and pedestrian circulation are demonstrated in the site plan.

Strategy 5: “Ensure that all new development in the area is compatible with existing development in terms of architecture and scale,” (p. 179).

Analysis: The applicant shall work with the Urban Design Section to ensure compatibility of the proposed development in terms of architecture and scale with existing development through the analysis of renderings and elevation drawings.

Strategy 9: “Provide green edges (woods, and landscaping) in new developments to provide a buffer that blends naturally into the surrounding wooded areas,” (p. 179)

Analysis: The application proposed to conserve approximately 26.12 acres of land on the northern and eastern portions of the property. This will buffer the development of the property from the surrounding properties and preserve the stream corridor.

Strategy 11: “Incorporate environmentally sensitive design and green building/energy efficiency techniques,” (p. 179).

Analysis: The applicant should work with the Urban Design Section to demonstrate conformance to this strategy, by incorporating environmentally sensitive design and green building/energy efficiency techniques into the architecture and site finishes.

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone, Zone Use: Conical Surface (20:1) - Right Runway. Sec. 27-548.52(5) states: The Conical Surface is an inclined imaginary surface extending outward and upward from the outer periphery of the inner horizontal surface for a horizontal distance of 7,000 feet to a height of 500 feet above the established airfield elevation. The slope of the conical surface is 20:1. The conical surface connects the inner and outer horizontal surfaces, illustrated on Figure A (Height) as "E." Sec. 27-548.54 (e)(D) Surface E (Conical Surface) states: Structures shall not exceed a height (in feet) equivalent to the total of the following equation: (i) Subtotal: The distance between Surface A and nearest boundary of the subject property, less the distance between the subject property and the border of Surfaces D and E. (ii) Total: Divide subtotal by 20, then add 150.

SMA/Zoning: The 2013 *Approved Subregion 6 Sectional Map Amendment* retained the subject property in the R-A (Residential-Agricultural) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the R-A (Residential-Agricultural) Zone to the AR (Agricultural-Residential) effective April 1, 2022.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES:

None.

cc: Long-Range Agenda Notebook



October 6, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Zoning Section

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*

FROM: Taylor Harvey, Planner II, Subdivision Section *TH*

SUBJECT: SE-23003; Meridian Hill

The property subject to this Special Exception SE-23003 is known as Parcel 22 and Parcel 83, described in a deed recorded in the Prince George's County Land Records in Book 30306 page 605 dated 1985. The approximately 43.73-acre property is located in Tax Map 109, Grid B1. This special exception application proposes a planned retirement community use with 126 single-family attached residential dwelling units on the property. The application was accepted for review on August 11, 2025. Comments were provided to the applicant at the Subdivision and Review Committee meeting on August 29, 2025. This referral memo is based upon revised plans received on September 19, 2025.

The subject property lies within the Agricultural-Residential (AR) Zone and the Military Installation Overlay (MIO) Zone for height. However, this application has been submitted for review in accordance with the prior Prince George's County Zoning Ordinance and prior Subdivision Regulations, and the property's prior Residential Agricultural (R-R) and Military Installation Overlay (M-I-O) zoning.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-24028, which was approved by the Planning Board on April 3, 2025 (PGCPB Resolution No. 2025-029). The PPS approved 14 parcels and 126 lots on 43.73 acres of land for the development of a planned retirement community, including 126 single-family attached dwelling units. The development proposed with this SE is consistent with the development evaluated with the PPS. A new PPS is, therefore, not required at this time.

Preliminary Plan of Subdivision 4-24028 was approved subject to 15 conditions, of which the following are relevant to the review of this SE application. The conditions are provided in **bold** text, and their analysis in plain text:

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan (42219-2024-SDC), once approved, and any subsequent revisions.

The applicant provided a copy of the approved Stormwater Management (SWM) Concept Plan (42219-2024-SDC) and approval letter with this application. The Environmental Planning Section should further review the site plan to determine conformance with the SWM concept plan and this condition.

4. **Prior to approval, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a public utility easement along the subject property's frontage on Johensu Drive and Arethusa Lane, and public utility easements along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.**

Public utility easements are shown and labeled on the SE site plan, in accordance with this condition and the approved PPS. This condition will be further evaluated with future final plats for the project.

5. **Prior to approval, the final plat of subdivision shall include the granting of right-of-way dedication of Arethusa Lane, in accordance with the approved preliminary plan of subdivision.**

The proposed public right-of-way for Arethusa Lane is shown and labeled on the SE site plan, in accordance with this condition and the approved PPS. However, the right-of-way width should be labeled on the site plan, in accordance with the approved PPS. This condition will be evaluated with future final plats for the project.

6. **At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ±20.51 acres of parkland (as shown on the preliminary plan of subdivision (Parcels G and H)) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

Parcels G and H are correctly labeled to be conveyed to M-NCPPC, in accordance with this condition and the approved PPS. This condition will be evaluated with future final plats for the project.

7. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan*, the applicant shall provide the following facilities, and show the following facilities on the special exception site plan, prior to its acceptance:**

- a. **A minimum 5-foot-wide sidewalk along both sides of all internal private roadways.**

5-foot-wide sidewalks are shown along both sides of all internal private roadways, as required by the above condition. Conformance to this condition should be further reviewed by the Transportation Planning Section.

- b. **A minimum 5-foot-wide sidewalk along both sides of Arethusa Lane, including its off-site extension, unless modified by the operating agency with written correspondence in accordance with a Prince George's County Department of Public Works and Transportation adopted standard.**

A 6-foot-wide sidewalk is shown along both sides of the onsite portion of Arethusa Lane, as required by the above condition. The entire offsite portion of Arethusa

Lane, which is proposed to be improved for access to the subject property, is not shown on the SE site plan. Subdivision Section staff is unable to determine whether the off-site portion of Arethusa Lane's extension is proposed with minimum 5-foot-wide sidewalks on both sides of the road. Conformance to this condition should be further reviewed by the Transportation Planning Section.

c. Crosswalks and associated Americans with Disabilities Act curb ramps at all road crossings.

Crosswalks are shown along curb ramps at all road crossings, as required by the above condition. Conformance to this condition should be further reviewed by the Transportation Planning Section.

d. Short-term bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the recreation area.

Short-term bicycle racks are shown at the recreation area, as required by the above condition. Conformance to this condition should be further reviewed by the Transportation Planning Section.

10. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-014-2024, in conformance with Section 24-132 of the prior Prince George's County Subdivision Regulations. The following note shall be placed on the final plat of subdivision:

11. Prior to issuance of permits for this subdivision, in conformance with Section 25-19(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

A Type 2 Tree Conservation Plan TCP2-2025-0051 was submitted with this application. The Environmental Planning Section should further review the submittal to determine conformance with Conditions 10 and 11.

13. A specimen tree maintenance plan shall be included with the Type 2 tree conservation plan in conformance with Section 25-122(d)(2)(B) of the County Code, for any tree with critical root zone impacts. The specimen tree maintenance plan shall include specimen tree protection measures, such as root pruning, to protect both on- and off-site specimen trees.

The Environmental Planning Section should further review the application to determine conformance with this condition.

14. In accordance with the historic preservation goals of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, prior to the approval of the special exception for the subject property, all existing structures at 6505 Johensu Drive (Parcel 22, Tax Account No. 1766443), shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust.

The applicant submitted a Maryland Inventory of Historic Properties form, documenting the existing structures on the property. The Historic Preservation Section should further review the submittal to determine conformance with Condition 14.

- 15. In accordance with the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* and the 2018 Environmental Technical Manual, a stream corridor assessment for the portion of Charles Branch within the boundaries of the property, shall be submitted with the Type 2 tree conservation plan.**

A stream assessment dated June 2025 was submitted by the applicant. The Environmental Planning Section should further review this document to determine conformance with Condition 15.

The property is also subject to an approved Certificate of Adequacy ADQ-2024-056, which was approved by the Planning Director on March 28, 2025. The ADQ was approved subject to three conditions of which the following condition is relevant to this review:

- 1. Total development within the subject property shall be limited to uses that would generate no more than 28 AM and 34 PM peak-hour vehicle trips.**

The development proposed in the subject special exception is consistent with that evaluated with the ADQ.

Additional Comments:

1. None.

Recommended Conditions:

1. Prior to signature approval, the special exception site plan should be revised as follows:
 - a. Label the widths of the proposed public right-of-way for Arethusa Lane in accordance with the approved Preliminary Plan of Subdivision 4-24028.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the site plan and must be consistent with the final plat, or permits will be placed on hold until the plans are corrected.



The Maryland-National Capital Park and Planning Commission



PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

September 30, 2025

MEMORANDUM

TO: Candra Teshome, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *NS* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

CH Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **SE-23003: Meridian Hill**

Prior Conditions of Approval

4-24028

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan*, the applicant shall provide the following facilities and show the following facilities on the special exception site plan, prior to its acceptance:
 - a. A minimum 5-foot-wide sidewalk along both sides of all internal private roadways.
 - b. A minimum 5-foot-wide sidewalk along both sides of Arethusa Lane, including its off-site extension, unless modified by the operating agency with written correspondence in accordance with a Prince George's County Department of Public Works and Transportation adopted standard.
 - c. Crosswalks and associated Americans with Disabilities Act curb ramps at all road crossings.
 - d. Short-term bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the recreation area.

Comment: The plan shows a five-foot-wide sidewalk along both sides of all internal roadways. Crosswalks and ADA curb ramps are provided throughout the site for a continuous and comprehensive pedestrian network. Short-term bicycle parking is provided at the recreational area, which provides parking for six bicycles.

Regarding condition 7b, the approved site development concept plan shows a six-foot-wide shoulder along Arethusa Lane, which connects to the internal sidewalk network. With the approval of the site development concept, the Department of Permits, Inspections, and Enforcement (DPIE) has modified this condition. As the permitting agency, DPIE has the ultimate authority to require

improvements within the right of way; therefore, this condition has been met, and staff concur with DPIE regarding improvements along Arethusa Lane. Condition 7 has been met, subject to the modifications approved by DPIE as demonstrated on the approved site development concept plan.

ADQ-2024-056

1. Total development within the subject property shall be limited to uses that would generate no more than 28 AM and 34 PM peak-hour vehicle trips.

Comment: The subject application is for 126 single-family attached senior housing dwellings consistent with approved ADQ-202-056 and is within the established trip cap. This condition has been met.

Master Plan Compliance

The subject property is governed by the approved 2009 *Approved Countywide Master Plan of transportation* (MPOT) and the 2013 *Subregion 6 Master Plan and Sectional Map Amendment*.

Master Plan Right of Way

The subject property has frontage on Johensu Drive along the eastern bounds of the site and Arethusa Lane along the western bounds. Neither the MPOT nor the 2013 *Subregion 6 Master Plan and Sectional Map Amendment* contain right-of-way recommendations for either roadway. The submitted plans display the portion of Johensu Drive as a 60-foot right-of-way and Arethusa Drive as an 80-foot-right-of-way. No additional dedication is required for the subject site.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities that impact the subject site.

Recommendations, Policies, and Goals

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

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

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

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities.

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

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

Policy 6: Work with the State Highway Administration and the Prince George's County Department of Public Works and Transportation to develop a complete streets policy to better accommodate the needs of all users within the right-of-way.

The 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* also recommends:

Policy 8: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes.

Strategy 1: Incorporate bicycle-compatible road improvements with future frontage improvements or road construction projects.

Comment: The plan shows a five-foot-wide sidewalk along both sides of all internal roadways. Crosswalks and ADA curb ramps are provided throughout the site for a continuous and comprehensive pedestrian network. Short-term bicycle parking at the recreational area provides parking for six bicycles. The recommended facilities and amenities fulfill the intent of the master plan facilities.

Transportation Planning Review:
Zoning Ordinance Compliance

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

(a) A special exception may be permitted if:

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan.

(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

Comment: There are no master planned facilities that impact the site to which the development would impair the integrity. The site plan includes a five-foot-wide sidewalk, crosswalks, an ADA curb ramp, and bicycle parking. Staff find that the proposed plan does not impair the ability to make transportation-related recommendations that are supported by an approved Master Plan or Functional Master Plan.

The development proposal was tested for transportation adequacy under ADQ-2024-056. The traffic analysis staff found that the access and study intersection will operate acceptably now and in the future. The current proposal will not adversely affect the health, safety, or welfare of residents or workers in the area.

Conclusion:

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27 and meet the findings for pedestrian and bicycle transportation.

Countywide Planning Division
Environmental Planning Section

301-952-3650

October 16, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Subdivision Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD

FROM: Alexander Kirchhof, Planner II, Environmental Planning Section, CWPD *AK*

SUBJECT: Meridian Hill; SE-23003 and TCP2-2025-0051

The Environmental Planning Section has reviewed the above referenced Preliminary Plan of Subdivision (PPS) received on August 11, 2025. Comments were delivered to the applicant at the Subdivision and Development Review Committee (SDRC) meeting on August 29, 2025. Revised plans were submitted in response to these comments by the applicant on September 22, 2025. The Environmental Planning Section finds the application in conformance with Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), 27-296(c)(1)(K), and 24-131 of the prior County Code and recommends approval of Special Exception SE-23003 and Type 2 Tree Conservation Plan TCP2-2025-0051 subject to findings and conditions listed at the end of this memorandum.

BACKGROUND

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

Development Review Case	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
N/A	NRI-025-2024	Staff	Approved	3/20/2024	N/A
4-23042	TCP1-014-2024	Planning Board	Withdrawn	N/A	N/A
4-24028	TCP1-014-2024	Planning Board	Approved	4/3/2025	PGCPB No. 2025-029
SE-23002	TCP2-2025-0051	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current proposal is for the creation of 128 lots and 14 parcels for a retirement community and associated infrastructure on 43.73 acres.

GRANDFATHERING

This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance because the property had a tree conservation plan that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance and the 2018 Environmental Technical Manual. The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there is a previously approved Preliminary Plan of Subdivision (4-24028).

SITE DESCRIPTION

The site is located south of Woodyard Road, at the southernmost point of Johensu Drive, and the easternmost point of Arethusa Lane. The site is zoned Agricultural-Residential (AR); however, the applicant has elected to file this application under the prior zoning ordinance, which places the site in the Residential-Agricultural zone (R-A). The property does not have frontage on any roadway designated as arterial or higher, or any roadway designated as scenic or historic. A review of the approved Natural Resources Inventory (NRI-025-2024) indicates that the site is fully wooded, with wetlands, streams, steep slopes, and 100-year floodplain occurring on the property. There is potential forest interior dwelling species (FIDS) habitat mapped on-site. According to the Sensitive Species layer on PGAtlas as provided by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The east portion of the site contains a mapped tributary of the Charles Branch and floodplain which makes up the majority of the primary management area (PMA). The site is located within the *Approved Subregion 6 Master Plan and Sectional Map Amendment* (2013) and is shown on the General Plan Generalized Future Land Use as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035) as Residential Low. According to the 2017 *Approved Countywide Green Infrastructure Plan* (GI Plan), the site contains Regulated and Evaluation Areas.

PRIOR APPROVALS

Preliminary Plan of Subdivision 4-24028

This site is subject to a Preliminary Plan of Subdivision 4-24028 which was approved by the Planning Board on April 3, 2025, subject to 15 conditions of approval, of which 7 are environmental in nature. The conditions are included in **bold** below, with plaintext responses following.

2. **Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25 of the Prince George's County Code.**
 - a. **Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board:**

“NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed).”

- b. Add the standard hatch pattern from the Prince George’s County 2018 Environmental Technical Manual to the existing wetlands.**
- c. Provide a higher resolution version of the TCP1.**
- d. Correct line 6 to reflect the correct TCP1 number, TCP1-014-2024.**
- e. Revise the approval block to be the standard for a tree conservation plan associated with a development review case in the 2018 Prince George’s County Environmental Technical Manual.**
- f. All specimen tree labels shall be readable and not obscured under other labels.**
- g. Remove the primary management area impact for the stormwater outfall; stormwater outfall impacts shall be evaluated with a subsequent Type 2 tree conservation plan.**

Condition 2 was addressed with the signature approval of Type 1 Tree Conservation Plan (TCP1-014-2024).

- 3. Development of this site shall be in conformance with the Stormwater Management Concept Plan (42219-2024-SDC), once approved, and any subsequent revisions.**

Condition 3 will be further discussed in the Stormwater section of this memorandum.

- 10. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-014-2024, in conformance with Section 24-132 of the prior Prince George’s County Subdivision Regulations. The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George’s County Planning Department.”

- 11. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

- 12. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George’s County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George’s County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

Conditions 10, 11, and 12 will be addressed with the final plat, when approved.

- 13. A specimen tree maintenance plan shall be included with the Type 2 tree conservation plan in conformance with Section 25-122(d)(2)(B) of the County Code, for any tree with critical root zone impacts. The specimen tree maintenance plan shall include specimen tree protection measures, such as root pruning, to protect both on- and off-site specimen trees.**

Condition 13 will be further discussed in the Specimen Tree section of this memorandum.

- 15. In accordance with the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* and the 2018 Environmental Technical Manual, a stream corridor assessment for the portion of Charles Branch within the boundaries of the property, shall be submitted with the Type 2 tree conservation plan.**

Condition 15 will be further discussed in the Woodland Conservation section of this memorandum.

MASTER PLAN CONFORMANCE

In conformance with Section 27-317(a)(3) of the prior zoning regulations, the SE shall not substantially impair the integrity of any applicable master plans.

Prince George's Plan 2035

The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and within the Established Communities of the General Plan Growth Policy of that same plan.

Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* (GI Plan) was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the GI Plan, this site contains Regulated and Evaluation Areas.

The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the master plan, and the plain text provides staff findings on plan conformance:

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

1.1 Ensure that areas of connectivity and ecological functions are maintained, re-stored, and/or established by:

- a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**

Proposed amenity areas are not located with the Regulated Areas of the Green Infrastructure network.

- b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**

Woodland preservation is proposed within the northern and southern portions of the stream buffer and PMA.

The eastern portion of the property is in the 100-year floodplain. Impacts to the PMA are evaluated in the Environmental Review section of this memorandum. The application proposes woodland preservation adjacent to the on-site stream systems to buffer the regulated environmental areas and protect downstream habitats. Sensitive species habitat was not identified on this site, and it is not in an SCA.

c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.

This plan proposes to impact the stream buffer with a stormwater outfall and two utility connections. Stormwater management was reviewed by the Department of Permitting, Inspections and Enforcement (DPIE), (42219-2024-SDC) and was approved on April 23, 2025 and is valid until April 23, 2028. and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District.

d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.

This site is primarily wooded with no farms, meadows, or grasslands. Woodland conservation is proposed in proximity to the REF.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.

The majority of this property is within designated Evaluation Areas with Regulated Areas located along the eastern portion of the site where the stream is located. The property is within the Charles Branch watershed, which is part of the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. The GI Plan identifies the Western Branch of the Patuxent as in very poor condition and an SCA. The site contains a portion of the Charles Branch, a stream system which is within the Regulated Area of the Green Infrastructure network. However, this site does feature a portion of the Charles Branch, which is a secondary corridor within the Subregion 6 Master Plan and Sectional Map Amendment (2013). Protection of the headwaters of the stream corridors is necessary to protect the water quality of the watershed.

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

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

The GI Plan shows that the majority of the site is mapped as Regulated Areas and Evaluation Areas. The only area outside of these designations is along the frontage of Johensu Drive in the northeast section of the property. This area also represents one of the only cleared areas on the property and is a preferred area for development.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

Type 2 Tree Conservation Plan (TCP2-2025-0051) was provided with this application, and it shows that the required woodland conservation requirement will be met through on-site woodland preservation, reforestation, and off-site credits.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

The PPS proposes to minimize the impacts on the green infrastructure network on-site by limiting impacts to only woodland clearing in the Evaluation Areas, with all impacts to the Regulated Areas only for stormwater and utilities. In addition, preservation is proposed along the eastern boundary of the site, providing a future opportunity to extend a contiguous network of preserved land beyond this site.

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

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

On-site woodland conservation shall be placed in Woodland and Wildlife Habitat Conservation Easements prior to the certification of the special exception plan (SE) and associated Type 2 tree conservation plan (TCP2).

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

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

The approved concept plan from the Department of Permitting, Inspections and Enforcement (DPIE) shows use of micro-bioretenment and a wet pond to meet the current requirements of the environmental site design to the maximum extent practicable.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

In the Woodland Conservation portion of this memorandum, the removal of grading in the northern portion of the property to preserve existing woodlands and specimen trees to provide additional buffering for the Charles Branch is recommended.

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

General Strategies for Increasing Forest and Tree Canopy Coverage

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

This site features a significant area of floodplain, which will be effectively preserved with this application, but cannot be counted for woodland conservation. The applicant has elected to meet the requirements with a combination of on-site preservation, reforestation, and off-site credits. No fee-in-lieu is proposed with this application.

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

Woodland exists on-site along the stream system and throughout the site, including wooded floodplain. This application proposes to provide a combination of on-site preservation, reforestation, and off-site credits.

Retention of existing woodlands and planting of native species on-site is required by both the Environmental Technical Manual (ETM), and the Prince George's County Landscape Manual, and can count toward the tree canopy coverage requirement for the development. Tree canopy coverage requirements will be evaluated by the Development Review Division.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

Clearing of woodland is proposed with the subject application; however, the woodland conservation threshold of 50 percent, or 15.19 acres, is proposed to be met with on-site woodland preservation, reforestation, and off-site credits. Woodland conservation is to be designed to minimize fragmentation and reinforce new forest edges.

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

This site does contain potential Forest Interior Dwelling Species (FIDS). Green space is encouraged to serve multiple eco-services. This site is not in an SCA or within Sensitive Species Project Review Area.

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

Proposed woodland conservation is located on the northern and southern extents of the site along the PMA. In the Woodland Conservation portion of this memorandum, the removal of grading in the northern portion of the property to preserve existing woodlands and specimen trees to provide additional buffering for the Charles Branch is recommended.

Subregion 6 Master Plan

The site is located in the *Approved Subregion 6 Master Plan and Sectional Map Amendment* (2013). In the Approved Master Plan and Sectional Map Amendment, the Environment section (Pages 63 to 82) contains goals, policies, and strategies. The following policies are applicable to this project with regards to natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the SMA, and the plain text provides comments on plan conformance:

Policy 1: Protect, preserve, and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities. (Page 68)

Strategies:

1. **Protect priority areas that will meet multiple protection objectives such as those related to green infrastructure, the priority preservation area, and the Patuxent River Rural Legacy Program.**
3. **Protect primary corridors (Patuxent River, Charles Branch, Collington Branch, Piscataway Creek, Mattawoman Creek, and Swanson Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.**
4. **Preserve and connect habitat areas to the fullest extent possible during the land development process.**
5. **Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.**
6. **Protect portions of the green infrastructure network outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.**

- 7. Evaluate land development proposals in the vicinity of SCAs to ensure that the SCAs are not negatively impacted and that green infrastructure connections are either maintained or restored.**
- 8. Preserve and enhance, where possible, grassland habitats that are of critical importance to native and migratory bird species.**

This site is not within a special conservation area (SCA) but does feature a portion of the Charles Branch, which is an important secondary corridor. The majority of the stream and eastern portion of the property is within floodplain. This corridor is proposed to be retained with impacts for stormwater outfalls and connections to public utilities proposed. The eastern portion of this site consists of priority preservation area; however, preservation and on-site buffering is limited to the eastern areas of the site. While the wooded floodplain is retained it cannot be counted towards the woodland conservation requirements. The applicant shall seek to further buffer this secondary corridor by providing a contiguous woodland preservation and reforestation area along the on-site stream system in order to preserve and enhance these significant features and habitats. This is further analyzed within the Woodland Conservation Portion of this memorandum.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded. (Page 72)

Strategies:

- 1. Protect and restore groundwater recharge areas such as wetlands and the headwaters areas of streams and watersheds.**
- 3. Require retrofitting of locations without stormwater management, or with poorly performing facilities, as they are identified during the development review process.**
- 4. Define and identify operations and activities that create stormwater management “hot spots” to adjust development and enforcement as necessary for pollution prevention.**
- 5. Require private developers to perform stream corridor assessments, where one has not already been conducted, when development along stream corridors without completed assessments is proposed. Use the outcome of these assessments to guide restoration requirements upon which development approval will be contingent.**
- 7. Require environmentally-sensitive site design which includes limiting impervious surfaces and implementing best practices in on-site stormwater management to reduce the impact of development on important water resources.**

The proposed development will introduce a significant increase in impervious surface within close proximity to the Charles Branch.

The location of the proposed woodland preservation only buffers edges of the Charles Branch, with a large gap in the center of the site. While there is a significant wooded floodplain on-site, there is also a sewer line running directly along the stream valley which must remain cleared and retained wooded floodplain cannot be counted towards the woodland conservation requirements. The approved stormwater concept plan shows the use of nineteen microbio-retention facilities and a large wet pond in the southern center of the site. These stormwater features are shown on the TCP2, with the wet pond bordering the PMA. As the non-woody buffer for this facility abuts the PMA, a gap is created between the woodland preservation areas which could have a significant impact on the PMA and integrity of the Charles Branch. Stormwater requirements were evaluated by DPIE and are evaluated in the stormwater section of this memorandum. A stream corridor assessment was submitted with SE-23003, which details that this portion of Charles Branch is in good condition. With this information, staff recommends that the applicant pursue further protections such as additional on-site reforestation, specimen tree protection plans, and invasive species removal plans. These recommendations are further detailed in the Woodland Conservation section of this memorandum.

Policy 4: Protect, restore, and enhance the Chesapeake Bay Critical Area. (Page 76)

This site is not located within the Chesapeake Bay Critical Area.

Policy 7: Encourage the use of green building techniques and community designs that reduce resource and energy consumption. (Page 79)

The use of green building techniques should be applied wherever practicable with this proposal. This policy will be analyzed by the Development Review Division.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas. (Page 79)

This site features a portion of the Charles Branch, which is an important secondary corridor. Proposed residential and recreational uses near the preservation area should seek the use of full cut-off optic lights to limit light pollution to the adjacent preservation and FIDS habitat areas.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory

Section 27-296(C)(1)(J) of County Code requires an approved natural resources inventory plan with SE reviews. The site has an approved Natural Resources Inventory Plan (NRI-025-2024), which shows the existing conditions of the property. A total of 63 specimen trees were identified on-site or within the immediate vicinity of the site's boundary.

The site does contain REF, which includes a stream buffer for the Charles Branch, wetlands, and associated floodplain comprising the PMA. The forest stand delineation (FSD) indicates that there are three forest stands, which have a high rating for preservation. Areas of steep slopes are scattered across the site.

No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. In accordance with Section 27-317(a)(6) of the prior zoning ordinance the proposed SE site plan shall be in conformance with a Type 2 tree conservation plan. Type 2 Tree Conservation Plan (TCP2-2025-0051) was submitted with the SE application.

According to the worksheets shown on the TCP2, the site is 43.73 acres in the R-A zone. A total of 27.16 acres of existing woodlands are on the net tract with 13.36 acres of woodland in the floodplain. The site has a total woodland conservation threshold (WCT) of 15.19 acres, or 50 percent of the net tract as tabulated. The TCP2 shows a total woodland conservation requirement of 26.11 acres based on the proposed clearing of 19.46 acres in the net tract and 0.45 acre in the floodplain. The WCO requirement will be met by providing 7.70 acres of on-site woodland preservation, 0.17 acre of reforestation, and the remainder of the requirement of 18.24 acres with off-site woodland conservation credits.

Charles Branch is listed in the Subregion 6 Area Master Plan a secondary stream corridor and is mentioned within several policies, specifically calling it out as an area needing additional protection and limiting development around it. The proposed use of a planned retirement community is allowed in the R-A zone by special exception. This use allows for a higher density on-site which has pushed the development envelope far closer to the PMA than would be necessary by other allowed uses in this zone. The current proposal clears the majority of woodland within the net tract, proposing preservation within woodland adjacent to the floodplain and where development is potential is limited. The wooded floodplain will be impacted for the proposed sewer line, sewer laterals, and stormwater outfalls. The only site access comes from Arethusa Lane, which will require revisions to the adjacent TCP2 to allow for a stream crossing.

In addition to the woodland clearing, impacts to the PMA and numerous specimen tree removals are also proposed. Given the significant REF on-site, special care should be given in order to design a development that not only meets the vision of the area master plan, but also affords those environmental resources specifically called out in the Master Plan the proper protection and buffer enhancement recommended in the Environmental policies. Establishing the woodland preservation area as a contiguous stretch providing adequate buffering to the Charles Branch should be considered a priority. Prior to certification of the SE, additional reforestation in the area between the proposed wet pond and specimen tree ST-36 shall be provided to reforest the PMA. Furthermore, this would establish a connected green corridor with the off-site portions of the Charles Branch. In addition to establishing a green corridor, the on-site preservation will further buffer the PMA area which extends off-site to the southeast and will further protect the sensitive stream corridor. This will allow the applicant to provide more of the woodland conservation threshold on-site, which is especially important given that the only site access requires PMA impacts on another TCP.

The Charles Branch is a key part as a secondary corridor of the Western Branch of the Patuxent River and should be further protected in this proposal with additional woodland buffering. Recommendations are provided in the conditions at the end of this memorandum.

Specimen Trees

With 4-24028, the applicant requested to remove Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-39 through ST-45, and ST-58 through ST-63, for a total of 29 specimen trees for grading, roadways, and stormwater. The Planning Board granted the variance to remove 22 specimen trees, specifically specimen trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63. With the PPS and TCP1, the sewer connection impacted specimen tree ST-33, and further evaluation was requested by the Environmental Planning Section with the SE. The limit of disturbance is proposed directly through the critical root zone of specimen tree ST-33, a Tulip poplar in good condition. A 30 percent impact to the critical root zone was proposed. With the SE and TCP2, specimen tree ST-33 was retained, as the impact no longer is requested. The specimen tree table shall be revised to show the change in this critical root zone impact and ST-33 will be added to a specimen tree maintenance plan which will further detail protection methods for this and other impacted specimen trees. This impact is supported as proposed as utility connections to existing lines are considered allowable and necessary impacts.

Further revisions are needed to the specimen tree table to accurately reflect the proposed impacts. A specimen tree maintenance plan shall be provided on the TCP2 to further protect those trees listed to remain with proposed impacts from this development.

Regulated Environmental Features (REF)

The site contains regulated environmental features (REF) including streams, stream buffers, and steep slopes which comprise the PMA.

Section 24-130(b)(5) of the Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property; or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF.

Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code. Impacts to regulated environmental features must first be

avoided and then minimized.

A letter of justification and exhibit for PMA impacts were submitted with this application. The letter of justification proposes revisions to the three impacts to the PMA that were requested with the PPS, and a brief description of each impact.

Impact 1 Sewer Connection

The PPS approved Impact 1 for 6,596 square feet (0.15 acre) of disturbance to wetlands, wetland buffers, and floodplain for the construction of a sewer connection. This impact was to connect to an existing sewer line which located along the stream valley.

With the SE, Impact 1 is no longer associated with sewer connection, and is identified as needed for stormwater in the statement of justification (SOJ). Thus, Impact 1 is no longer requested for sewer connection and shall be considered Impact 1 for stormwater management, which is a new impact with this application. This impact is for grading associated with the proposed wet pond, resulting in 3,371 square feet (0.08 acre) of impact to the PMA. In an email received on October 10, 2025 from the applicants engineer, further clarification was provided on this impact. This impact is requested to construct the associated pond and establish sediment control devices. This impact is not for the non-woody buffer and could be supported if the applicant proposed reforestation in the disturbed area. The applicant's engineer has indicated that this area can be reforested unless the stormwater easement is required to encumber the impact area.

Impact 2 Stormdrain Outfall

The applicant proposed Impact 2 with the PPS for 14,145 square feet (0.32 acre) of disturbance to wetlands, wetland buffers, stream buffers, and floodplain for a stormdrain outfall. This impact was located to avoid additional impacts to nearby specimen trees, which resulted in a longer pipe segment. This impact was not supported with the PPS as the stormwater concept plan had not yet been approved by DPIE and the evaluation was deferred to the review of the TCP2 in association with the approved stormwater management concept plan.

With the SE application, Impact 2 was extended and relocated. This requested impact has expanded from 14,145 square feet (0.32 acre) to 17,273 (0.40 acre [rounded]) of impact, an increase of 3,128 square feet (0.07 acre). While this impact was not approved with the PPS and deferred to the SE, this impact has expanded from the previous request due to being relocated to the north. Modifications to proposed Impact 2 have resulted in increased clearing within the PMA and floodplain; however, this impact is reflective of the approved stormwater management concept plan and is therefore supported as proposed.

Impact 3 Sewer Connection

The PPS approved Impact 3 for 1,375 square feet (0.03 acre) of disturbance to wetlands, wetland buffers, and floodplain for a sewer connection. This laterally connects to the existing sewer line that follows the stream valley to the south of the site. This connection was located to avoid specimen trees and primarily impacts steep slope PMA. This impact was approved with the PPS as proposed as utility connections to existing lines are considered allowable impacts.

With the SE, Impact 3 has expanded from 1,375 square feet (0.03 acre) to 2,601 square feet (0.06 acre), for an increase of 1,226 square feet (0.03 acre); however, the SOJ is unchanged from the original impact approval from the PPS, stating that this impact is the shortest distance for the

construction of the lateral sewer connection.

The justification provided does not substantiate the impact, as this impact has doubled from the PPS, despite the impact requested at that time being the shortest distance; however, staff finds that based on the plans provided, this impact has been minimized to the extent practicable and has not expanded lengthwise. The additional impact requested with SE-23003 is to widen the approved sewer easement area. There are no impacts to specimen trees or wetlands associated with this request. The majority of this PMA impact is to steep slopes, with a portion of the connection impacting the stream buffer and floodplain. In addition, Impact 3 is for a utility connection, which is generally supported in accordance with the guidance from the Environmental Technical Manual (2018), Part C, 2.0-page C-3.

PMA Impact Summary

This site contains multiple areas of PMA (15.73 acres total) consisting of steep slopes, 100-year floodplain, streams, and wetlands. Three impact requests were proposed to the PMA area with the PPS totaling 22,116 square feet (0.51 acre) or three percent of the total PMA. PMA Impacts 1 and 3 were approved as proposed with the PPS and Impact 2 for stormwater was deferred to evaluation with the TCP2 and the approved stormwater concept plan.

With this SE, the applicant proposes modifying the Impacts 1, 2 and 3 for a total of 23,245 square feet (0.53 acre) for the grading and installation of stormwater and utilities. It should be noted that Impact 1, which was approved by the Planning Board originally only for the sewer connection and not for grading associated with the wet pond. With this application, the applicant has relabeled a portion of this impact as grading for the stormwater facility. In correspondence with the applicant's engineer, it was clarified that this impact is not for grading of the proposed stormwater facility, but for the associated engineering and sediment control required to construct the pond.

Staff did not find that the SOJ substantiated the request for the increases to Impact 3, as this reasoning was the same as was approved with the PPS, yet the impact was nearly doubled; however, staff find that this impact has not expanded lengthwise and the additional impact comes from expanding the width of the sewer easement in order to meet other requirements. While this impact is doubling in size, the PMA impacted primarily consists of steep slopes, with minimal impacts to the stream buffer and floodplain

Staff finds that Impact 1 as approved with the PPS is no longer requested, but the new Impact 1, provided with this SE, and Impacts 2 and 3 are supported as proposed.

Stormwater Management

In accordance with Section 27 317(a)(5) and (7) of the prior Zoning Ordinance, a stormwater management (SWM) concept approval is required for SE. An approved SWM Concept plan (#42219-2024-SDC) and associated letter were submitted with the subject.

According to the proposed plan, 19 Micro-Bioretenention facilities and one wet pond are proposed to provide stormwater retention and attenuation on-site before discharging into the Charles Branch, a tributary of the Western Branch of the Patuxent River. The stormwater concept plan was approved on April 23, 2025, and expires on April 23, 2028.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, includes Croom Marr complex, Hoghole-Grosstown complex, Marr-Dodon complex, Westphalia and Dodon soils, and Widewater and Issue soils. According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITONS

The Environmental Planning Section recommends approval of Special Exception SE-23003 and TCP2-2025-0051 subject to the following recommended findings and conditions:

Recommended Findings

1. No additional specimen trees are requested for removal with this application.
2. The regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP2. Three impacts are proposed to the Primary Management Area with this application totaling 23,245 square feet (0.53 acre). The Impact 1 approved with the PPS is no longer requested, but the new Impact 1 provided with this SE, and Impacts 2 and 3 are supported as proposed.

Recommended Conditions

1. Prior to signature approval of the special exception, the Type 2 tree conservation plan shall be revised to meet all the requirements of Subtitle 25 of County Code.
 - a. Provide a 2 inch by 2 inch space on the bottom right of each plan sheet for the Environmental Planning Section TCP approval block.
 - b. Revise the specimen tree table to correctly reflect the critical root zone impact to each specimen tree with this application.
 - c. Revise the specimen tree maintenance plan to include specimen trees ST-9 and ST-33.
 - d. Correct line 6 of the woodland conservation worksheet to reflect the correct TCP2 number, TCP2-2025-0051.
 - e. Remove the current application from TCP history table.
 - f. Additional reforestation shall be provided in the cleared area north of proposed wet pond.



The Maryland-National Capital Park and Planning Commission



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

April 29, 2025

NVR, Inc.
5265 Westview Drive, Suite 210
Frederick, MD 21703

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-24028
Meridian Hill

Dear Applicant:

This is to advise you that, on **April 24, 2025**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice (**April 29, 2025**). Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: M. Vatanidoost
Reviewer

Attachment: PGCPB Resolution No. **2025-029**

cc: Persons of Record

PGCPB No. 2025-029

File No. 4-24028

RESOLUTION

WHEREAS, Meridian Hill Baptist Church is the owner of a 43.73-acre tract of land known as Parcels 22 and 83, said property being in the 15th Election District of Prince George's County, Maryland, and being zoned Agricultural-Residential (AR) and Military Installation Overlay (MIO) ("subject property"); and

WHEREAS, on January 28, 2025, NVR, Inc. filed an application for approval of a Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24028 for Meridian Hill, to subdivide the subject property into 126 lots and 14 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on April 3, 2025; and

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

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Subdivision Regulations, subdivision applications submitted and accepted as complete before April 1, 2025, may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022 ("prior Subdivision Regulations"); and

WHEREAS, the applicant has complied with the procedures required in order to proceed with development under the prior Subdivision Regulations contained in Section 24-1904 of the Prince George's County Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the prior Subdivision Regulations; and

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

WHEREAS, at the April 3, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type I Tree Conservation Plan TCP1-014-2024, APPROVED a Variance to Section 25-122(b)(1)(G), and APPROVED Preliminary Plan of Subdivision 4-24028 for 126 lots and 14 parcels, subject to the following conditions:

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

PGCPB No. 2025-029
File No. 4-24028
Page 2

- a. Correct the overlapping of labels for right-of-way and property line bearings and distances, and ensure labels are provided above the linework to improve legibility.
 - b. Label the width of the Arethusa Lane right-of-way that will be extended to the property.
 - c. Label the area of the right-of-way dedication for Arethusa Lane.
 - d. Revise General Note 10 with the area of right-of-way dedication for Arethusa Lane.
 - e. Revise General Note 11 to indicate the existing use as vacant/agricultural.
 - f. Label Parcel G and Parcel H to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC).
 - g. Renumber Parcel N as Parcel M.
 - h. Correct the applicant's name in the title block.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25 of the Prince George's County Code.
 - a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board:

“NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed).”
 - b. Add the standard hatch pattern from the Prince George's County 2018 Environmental Technical Manual to the existing wetlands.
 - c. Provide a higher resolution version of the TCP1.
 - d. Correct line 6 to reflect the correct TCP1 number, TCP1-014-2024.
 - e. Revise the approval block to be the standard for a tree conservation plan associated with a development review case in the 2018 Prince George's County Environmental Technical Manual.
 - f. All specimen tree labels shall be readable and not obscured under other labels.
 - g. Remove the primary management area impact for the stormwater outfall; stormwater outfall impacts shall be evaluated with a subsequent Type 2 tree conservation plan.

PGCPB No. 2025-029
File No. 4-24028
Page 3

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan (42219-2024-SDC), once approved, and any subsequent revisions.
4. Prior to approval, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a public utility easement along the subject property's frontage on Johensu Drive and Arethusia Lane, and public utility easements along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.
5. Prior to approval, the final plat of subdivision shall include the granting of right-of-way dedication of Arethusia Lane, in accordance with the approved preliminary plan of subdivision.
6. At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ± 20.51 acres of parkland (as shown on the preliminary plan of subdivision (Parcels G and H)) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:
 - a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department along with the application of first final plat.
 - b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
 - c. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

PGCPB No. 2025-029
File No. 4-24028
Page 4

- f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, DPR recognizes that there may be a need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR and DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and maintenance and easement agreements may be required prior to the issuance of any grading permits.
- 7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan*, the applicant shall provide the following facilities, and show the following facilities on the special exception site plan, prior to its acceptance:
 - a. A minimum 5-foot-wide sidewalk along both sides of all internal private roadways.
 - b. A minimum 5-foot-wide sidewalk along both sides of Arethusa Lane, including its off-site extension, unless modified by the operating agency with written correspondence in accordance with a Prince George's County Department of Public Works and Transportation adopted standard.
 - c. Crosswalks and associated Americans with Disabilities Act curb ramps at all road crossings.
 - d. Short-term bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the recreation area.
- 8. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board, are included. The Book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.
- 9. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association, as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:
 - a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

PGCPB No. 2025-029
File No. 4-24028
Page 5

- b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
 - f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the homeowners association, including the reservation of rights of approval by the Prince George's County Planning Director.
10. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-014-2024, in conformance with Section 24-132 of the prior Prince George's County Subdivision Regulations. The following note shall be placed on the final plat of subdivision:
- “This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department.”
11. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

PGCPB No. 2025-029
File No. 4-24028
Page 6

"This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

12. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

13. A specimen tree maintenance plan shall be included with the Type 2 tree conservation plan in conformance with Section 25-122(d)(2)(B) of the County Code, for any tree with critical root zone impacts. The specimen tree maintenance plan shall include specimen tree protection measures, such as root pruning, to protect both on- and off-site specimen trees.
14. In accordance with the historic preservation goals of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, prior to the approval of the special exception for the subject property, all existing structures at 6505 Johensu Drive (Parcel 22, Tax Account No. 1766443), shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust.
15. In accordance with the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* and the 2018 Environmental Technical Manual, a stream corridor assessment for the portion of Charles Branch within the boundaries of the property, shall be submitted with the Type 2 tree conservation plan.

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

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located at the southern terminus of Johensu Drive, approximately 1,015 feet south of its intersection with Woodyard Road, and at the eastern terminus of Arethusa Lane. The property totals 43.73 acres and consists of two tax parcels known in Maryland State Department of Assessments and Taxation records as Parcels 22 and 83, both of which are recorded by deed in Book 30306 page 605 of the Prince George's County Land

PGCPB No. 2025-029
File No. 4-24028
Page 7

Records. The property is zoned Agricultural-Residential (AR) and is also subject to the Military Installation Overlay (MIO) Zone for height. However, this preliminary plan of subdivision (PPS) was submitted for review in accordance with the Prince George's County Zoning Ordinance and Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and "prior Subdivision Regulations"), pursuant to Section 24-1903(a) of the current Subdivision Regulations. Therefore, this PPS was reviewed pursuant to the standards of the prior Residential-Agricultural (R-A) Zone and the prior version of the Military Installation Overlay (M-I-O) Zone, which were effective prior to April 1, 2022.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it was accepted for review prior to April 1, 2025, and meets the requirements of Section 24-1904 of the current Subdivision Regulations. Pursuant to Section 24-1904(a), the applicant participated in a pre-application conference for the subject PPS on November 1, 2024. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were electing to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy ADQ-2024-056.

The property is also subject to the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (master plan) and other applicable plans, as outlined herein.

The site is mostly wooded and has an existing, abandoned, single-family detached dwelling and associated outbuildings, which are to be razed. This PPS allows subdivision of the property into 126 lots and 14 parcels for development of 126 single-family attached dwellings in a planned retirement community. Twelve of the parcels will be conveyed to a homeowners association and two parcels (Parcels G and H) will be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for use as stream valley parkland. The subject PPS is required for the division of land and the construction of multiple dwelling units.

The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, to allow removal of 22 specimen trees. This request is discussed further in the Environmental finding of this resolution.

3 **Setting**—The subject property is located on Tax Map 109 in Grids A-1, B-1, and B-2, and it is within Planning Area 82A. West, northwest, and north of the site are single-family detached dwellings accessed from Johensu Drive and Pond Drive. East of the site is a right-of-way (ROW) belonging to the Potomac Electric Power Company (PEPCO). South of the site is wooded land belonging to the Melwood Springs Homeowners Association. The south side of the site also includes ROW for Arethusa Lane, from which the site is to be accessed. The lands to the west, northwest, north, and east are all in the AR Zone (formerly in the R-A Zone). The lands to the south are in the Residential, Rural Zone (formerly in the prior Rural Residential Zone). The property and its surroundings are all in the MIO Zone for height (formerly the M-I-O Zone).

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

PGCPB No. 2025-029
File No. 4-24028
Page 8

	EXISTING	EVALUATED
Zones	AR/MIO	R-A/M-I-O
Use(s)	Vacant/Agricultural	Residential
Acreage	43.73	43.73
Parcels	2	14
Lots	0	126
Dwelling Units	0	126
Subtitle 25 Variance	No	Yes (25-122(b)(1)(G))
Variation	No	No

The subject PPS, 4-24028, was accepted for review on January 28, 2024. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, the PPS was referred to the Subdivision and Development Review Committee (SDRC) and comments were provided to the applicant at its meeting on February 14, 2025. Revised plans and documents were received on February 21, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—There are no previous approvals applicable to the subject site.
6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan is evaluated, as follows:

Plan 2035

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

Master Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035 remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS and final plat shall conform to the area master plan, including maps and text, unless events have occurred to render the relevant recommendations within the plan no longer appropriate, no longer applicable, or the Prince George's County District Council has not imposed the recommended zoning. The master plan recommended residential low land uses on the subject property. Residential-low land use is described as “Residential areas of up to 3.5 dwelling units per acre. Primarily single-family detached dwellings” (page 40). To implement this recommendation, the District Council retained the subject property in the R-A Zone, which generally allows for low density, single-family

PGCPB No. 2025-029
File No. 4-24028
Page 9

detached residential development and disallows single-family attached dwellings. However, the R-A Zone also permits the evaluated use of the property, a planned retirement community, with approval of a special exception. A planned retirement community may consist of a variety of unit types, including single-family attached dwellings. In addition, pursuant to Section 27-395(a)(3)(C) of the prior Zoning Ordinance, a planned retirement community is allowed a density of up to eight dwelling units per gross acre. Therefore, the zoning approved by the District Council allows for the evaluated use and density in excess of that recommended by the master plan. Accordingly, the District Council has not imposed the recommended zoning, causing applicable use and density recommendations of the sector plan to be inapplicable. The evaluated development consists of 126 single-family attached dwellings, at a density of 4.15 dwelling units per net acre and 2.88 dwelling units per gross acre. This may not fall within the range recommended by the master plan. However, as noted, because R-A zoning imposed by the District Council allows the planned retirement community use at a density of up to eight dwelling units per acre, this is acceptable.

The PPS, however, must still conform to other relevant master plan recommendations that do not conflict with the implementation of a planned retirement community, pursuant to an approved special exception. Relevant policies and strategies of the master plan are listed below in **bold** text. Analysis of each policy follows in plain text.

Development Pattern and Land Use

Policy 1: Promote a development pattern that allocated appropriate amounts of land for residential, commercial, employment, industrial, and institutional land uses in accordance with county development goals by considering local and regional needs, the integration of land uses wherever possible, and the impact of development proposals on the economy, environment, equity, and efficiency. (page 58)

Strategy 1: Maintain low to moderate-density land uses except as part of mixed-use development and planned communities. (page 58)

Development of a planned retirement community may exceed the low- to moderate-density land use anticipated by the master plan, according to the above strategy. Conformance with the zoning requirements for a planned retirement community, and approval of a special exception, will ensure that the allocation of land for this use is appropriate.

Living Areas and Community Character

Policy: Continue to build high-quality, suburban development organized around a network of open space and community facilities with attention to site design. (page 179)

PGCPB No. 2025-029
File No. 4-24028
Page 10

The proposed development is suburban in nature, designed around a network of roads, and includes a community center. The design of the development will be evaluated at the time of special exception, to ensure the development is high-quality in appearance, site design, and functionality.

Strategies

- 1: Develop a comprehensive trail/sidewalk system to connect the community.**
(page 179)

Sidewalks along all road frontages, together with crosswalks and Americans with Disabilities Act (ADA) curb ramps, are required in order to ensure the development will have a comprehensive sidewalk system, as further detailed in the Transportation finding of this resolution.

- 5: Ensure that all new development in the area is compatible with existing development in terms of architecture and scale.** (page 179)

Architecture for the development will be evaluated for compatibility with existing development at the time of the special exception.

- 9: Provide green edges (woods, and landscaping) in new developments to provide a buffer that blends naturally into surrounding wooded areas.**
(page 179)

The TCP1 submitted alongside this PPS depicts woodland preservation and afforestation that will blend naturally into surrounding wooded areas to the north and south, along the Charles Branch stream valley.

- 11: Incorporate environmentally sensitive design and green building/energy efficiency techniques.** (page 179)

The stormwater management (SWM) concept plan, once approved, will ensure this site will meet environmental site design to the maximum extent practicable. The applicant is encouraged to incorporate green building/energy efficiency techniques into the development.

Additional relevant master plan policies related to the environment and to bicycle and pedestrian friendly development are listed and addressed in the Environmental and Transportation findings of this resolution, respectively.

The PPS is found to conform to the relevant policies and strategies of the master plan. The project is expected to be a high-quality, suburban development, organized around a network of open spaces, with a strong pedestrian circulation system. The project is expected to appropriately allocate the land for higher-density residential use as part of a planned community. Review of the project with the special exception should ensure that these expectations are met.

PGCPB No. 2025-029
File No. 4-24028
Page 11

Zoning

The 2013 sectional map amendment associated with the master plan retained the subject property in the R-A Zone. On November 29, 2021, the District Council approved Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-A Zone to the A-R Zone. However, this PPS is reviewed according to the prior R-A zoning.

Aviation/Military Installation Overlay Zone

This PPS is within the prior M-I-O Zone for height. The subject property is under the Conical Surface (20:1)–Right Runway Area E. At the time of the special exception application, the height of all proposed structures will be evaluated for conformance to Section 27-548.54 of the prior Zoning Ordinance, to ensure no structure exceeds the height limit for structures under this surface.

7. **Stormwater Management**—An application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An unapproved SWM Concept Plan (42219-2024-SDC) was submitted with the subject PPS. According to the proposed plan, 19 micro-bioretenment facilities, one bioswale, and one submerged gravel wetland provide stormwater retention and attenuation on-site before discharging into the Charles Branch, a tributary of the Western Branch of the Patuxent River. It is noted that the lot layout design reflected on the PPS and TCP1, proximate to the submerged gravel wetland, is different from what is shown on the submitted SWM concept plan. Therefore, a revised, approved SWM concept letter and plan will be required for subsequent development review applications. Pursuant to Section 24-121(a)(15) of the prior Subdivision Regulations, the approved SWM concept plan is not required prior to approval of the PPS, because approval of the SWM concept plan will not affect the subdivision. Specifically, impacts to the primary management area (PMA), including those for stormwater management, are analyzed at the time of PPS, as well as during subsequent phases in the entitlement process. The Environmental Review section of this resolution discusses impacts to the PMA, including one impact caused by a stormdrain outfall. Given that the SWM concept plan has not been approved, the review of this impact is deferred to the Type 2 tree conservation plan, which will be submitted with a subsequent special exception application. However, a stormdrain outfall is an approvable impact type. More generally, while the size and location of the impact may change with future development applications, it is not anticipated that the overall stormwater concept design will change substantially to reflect the lot layout reflected on the PPS and TCP1. No further information pertaining to SWM is required at this time.

Development of the site in conformance with the SWM concept plan, once revised and approved by DPIE, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the master plan, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince*

PGCPB No. 2025-029
File No. 4-24028
Page 12

George's County, and Sections 24-134 and 24-135 of the prior Subdivision Regulations, as they pertain to public parks and recreation and facilities.

The master plan provides goals and policies related to parks and recreation (pages 130–139). The master plan indicates that there are approximately 13,700 acres of local and regional parks, recreation, and open space land in Subregion 6. Of this total, approximately 60 percent, or 8,220 acres, is owned by M-NCPPC. The master plan recommends that local parkland acquisition should be pursued due to expected increases in population. The master plan recommends acquisition of land for active and passive recreation in the Charles Branch Stream Valley Park. As discussed below, the PPS conforms to this recommendation by dedicating land for the Charles Branch Stream Valley Park to satisfy the mandatory dedication requirements.

Sections 24-134 and 24-135, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of residential development. The mandatory parkland dedication requirement is being met per Section 24-134(a)(4), which permits the dedication of land identified for preservation as part of a stream valley park on an official master plan, provided that the Prince George's County Planning Board finds that "there is a reasonable amount of active recreation in the general area and that any trails shown on the master plan are provided." As previously stated, the master plan recommends the acquisition of additional land along the Charles Branch Stream Valley Park. The PPS includes dedication of approximately 20.51 acres (Parcel G and Parcel H) within the Charles Branch Stream Valley. This parkland dedication, the exact boundaries and acreage of which are to be determined at time of final plat, aligns with the master plan recommendations.

Existing park and recreation amenities serving the subject property include Norbourne-Windsor Park, located 0.93 mile northwest of the subject property, which is developed with a playground, an open play area, an 8-foot wide trail connector, an 6-foot-wide trail connector, and a parking lot; Melwood Hills Park, located 1.54 miles south of the subject property and developed with a full basketball court, a football field with soccer overlay, a softball diamond, two tennis courts, a picnic area, a playground, an open play area, and a walking loop trail with several trail connections to the neighboring communities; and Melwood Pond Park, located approximately 0.62 mile to the northwest of the subject property and developed with a loop walking trail and parking lot. The PPS also identifies a clubhouse, a pavilion, and bocce ball and pickleball courts on Parcel I. Reasonable active recreation will exist in the general area.

There are no master-planned trails associated with the section of Charles Branch Stream Valley Park on the subject property. The nearest master-planned trail, the Melwood Community Park Connector, is located within the PEPCO ROW, east of the site. This trail would not be accessible from the west side of the stream valley (the side to be developed under this PPS) and, if provided, would not serve the recreational needs of the site. Therefore, this trail does not have to be provided to allow for the included dedication of stream valley parkland.

Recognizing the applicant's need to provide on-site woodland conservation to meet the requirements of the Prince George's County Woodland Conservation Ordinance (WCO), the placement of woodland conservation easements on land to be dedicated to M-NCPPC is

PGCPB No. 2025-029
File No. 4-24028
Page 13

approved. The Prince George's County Department of Parks and Recreation (DPR) will provide a letter, consenting to the placement of woodland conservation easements on the dedicated land, to the Environmental Planning Section.

Based on the preceding findings, the provision of mandatory dedication of parkland shall be met through the dedication of stream valley parkland.

Separate from the mandatory dedication requirements, the applicant will be providing on-site recreational facilities to meet the requirements of Section 27-395(a)(4)(A) of the Zoning Ordinance for a planned retirement community. The applicant has proffered that these facilities will also be available to residents of the surrounding community. Under Section 27-395(a)(4)(A), the facilities may be made available to the wider community if, at the time of the special exception application, it is demonstrated that the facilities are harmoniously integrated with the retirement community and the surrounding neighborhood. Conformance with the requirements of Section 27-395(a)(4)(A) will be evaluated with the special exception application.

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

Transportation Related Master Plan Conformance

Master Plan Right-of-Way

The subject property has frontage on Johensu Drive along the northwestern bounds of the site and Arethusa Lane along the southwestern bounds. Neither the MPOT nor the master plan contain ROW recommendations for either roadway. The PPS displays the portion of Johensu Drive fronting the site as a 60-foot-wide ROW and Arethusa Drive as an 80-foot-wide ROW. The Arethusa Lane ROW terminates at the property boundary; however, it is currently improved to a point approximately 700 feet south of the subject property. To provide access to the subject property, the applicant will need to construct this off-site portion of Arethusa Lane. The PPS shows dedication for the Arethusa Lane ROW continuing into the property for approximately 300 feet, connecting to the internal street system of the subdivision. No additional dedication is required along Johensu Drive for the subject site.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities that impact the subject site. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling (MPOT, pages 9–10):

Complete Streets

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

PGCPB No. 2025-029
File No. 4-24028
Page 14

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

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities.

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

In addition, the master plan recommends the following:

Policy 8: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes. (page 107)

Strategy 1: Incorporate bicycle-compatible road improvements with future frontage improvements or road construction projects. (page 107)

To provide access to the property, the applicant will be required to construct an approximately 700 linear feet extension of Arethus Lane, that currently terminates at its intersection with Purple Avens Avenue. Arethus Lane continues for another 300 feet into the property, and connects to an internal network of private streets for access to the lots. To address the master plan recommendations, a minimum 5-foot-wide sidewalk shall be provided along both sides of all internal roadways, including the extended Arethus Lane. While sidewalks do not currently exist on the portion of Arethus Lane leading to the property, the provision of sidewalks along the extended portion of this public road will lead to a more walkable community, thus complying with the above-mentioned policies of the MPOT. Crosswalks and associated ADA curb ramps shall be provided at all crossing points and throughout the site for a continuous and comprehensive pedestrian network. A designated space for short-term bicycle parking shall also be provided at the recreational area. The required facility improvements, in combination with the on-site pedestrian improvements, increase safe movement, while encouraging pedestrian-scale land use; thus, conforming to complete streets principles. The required facilities and amenities fulfill the intent of the master plan policies.

Additional Transportation Findings

The PPS includes access via Arethus Lane only, and no connection to Johensu Drive. Both roads ultimately connect to Woodyard Road. Arethus Lane will be extended approximately 300 feet into the property as a public roadway. Johensu Drive abuts the property to the northeast; however, this is not a desirable connection given the unique characteristics of the subject site. While there is sufficient ROW to construct the road, there would be significant grading and SWM facilities required to be constructed on private property not owned by the applicant. The impacts would be realized over six parcels and would require the applicant to negotiate a combination of both temporary and permanent easements for construction and maintenance of these facilities. If the applicant were required to improve this roadway, it would negatively impact the neighboring

PGCPB No. 2025-029
File No. 4-24028
Page 15

property owners and potentially create a hardship on the applicant if the private easements were not obtained. As determined in ADQ-2024-056, the access provided via extension of Arethusa Lane meets the requirements for transportation adequacy. Access to the subject site via Johensu Drive is not required. Vehicular access and circulation for the proposed development is sufficient.

The site is served by a network of internal roadways that include sidewalks on both sides. To address the MPOT and master plan policies, crosswalks and associated ADA curb ramps shall be provided at all crossing points and throughout the site, to facilitate pedestrian movement through the site. In addition, sidewalks shall be provided along both sides of the extension of Arethusa Lane.

All new streets serving the subdivision, except the extension of Arethusa Lane within the existing ROW south of the site, are private. Use of private streets to serve the development is permitted, pursuant to Section 24-128(b)(19) of the prior Subdivision Regulations. The Prince George's County Fire Department will determine the locations of fire lanes within the development, to ensure on-street parking does not restrict the accessibility of the private roads to emergency equipment.

Based on the findings presented above, multimodal transportation facilities will exist to serve the subdivision, as required under the prior Subdivision Regulations, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5). Chapter 7 of the master plan pertains to public facilities and identifies the following goals (page 119):

1. **Provide residents of Subregion 6 needed public facilities in locations that serve existing and future populations.**

The proposed development will not impede achievement of any of the above-referenced goals. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. A water and sewer category legislative amendment (Case No. 23/W-04) dated December 2023, placed the property in the water and sewer Category 4, "Community System Adequate for Development Planning". This category comprises properties where water and sewer lines are available and/or accessible for extending. The 2018 *Water and Sewer Plan* states that once a property has been changed to Category 4 and meets certain criteria, a plan amendment application to move to Category 3 may be submitted.

PGCPB No. 2025-029
File No. 4-24028
Page 16

An administrative amendment will be required to advance the site to water and sewer Category 3 prior to approval of the final plat. Category 4 is sufficient for PPS approval. In addition, the property is within Tier 2 of the Sustainable Growth Act. Tier 2 includes those properties currently planned for service by public sewerage systems.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

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

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has frontage on the public ROW of Johensu Drive, and the required PUE is provided along this roadway. Arethusa Lane is extended approximately 300 feet into the property. The required PUE is provided on both sides of this roadway.

PUEs are also required along at least one side of all private streets, pursuant to Section 24-128(b)(12) of the prior Subdivision Regulations. The PPS shows PUEs along at least one side of all private streets.

12. **Historic**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicated the probability of archeological sites within the subject property was high. A Phase I archeology survey was completed in 2023, and one Archeological Site, 18PR1258 (the Binger Tenant site) was identified, comprising a low-density artifact scatter, spread over a small area to the southwest of a residence that dates to the mid-20th century. This site was likely occupied by tenants of the Binger family during the first half of the 20th century, with older or heirloom ceramics found on-site. No evidence of an earlier occupation was observed in the field or indicated in a historic deed and map research. No features were encountered, and no potentially sealed cultural contexts were observed. The consultant archeologist concluded that the site does not have the potential to contribute meaningful information on rural ways of life in historic Prince George’s County and recommended no further archaeological investigations on the site. In concurrence with the consultant’s recommendations, no further archeological investigations are required. Final copies of the archeological report were received in March 2024.

The subject property contains an abandoned single-family dwelling, two tobacco barns, and an outbuilding. The 2010 *Approved Historic Sites and Districts Plan* includes goals, policies, and strategies relevant to the subject property.

The Historic Sites and Districts Plan identifies agricultural heritage as a theme representing important aspects of the County’s history and culture. Tobacco was the principal crop of the county and at the heart of the region’s agricultural economy.

PGCPB No. 2025-029
File No. 4-24028
Page 17

Tobacco barns are an increasingly rare building type and exemplify the County's connection to tobacco and its agricultural heritage.

The Historic Sites and Districts Plan lists the following strategy (page 33) pertaining to heritage themes:

On an ongoing basis, and with assistance of the community and interested citizens, identify areas where future survey and documentation work is needed to expand information about important county heritage themes and maintain the Inventory of Historic Resources as a reflection of current preservation interests.

The master plan also contains goals and policies related to historic preservation (pages 161–173) and identifies the plan area's remaining tobacco barns as representing a crucial chapter in the agriculture history of the region and the state (page 13). A historic preservation goal of the master plan (page 162) is to:

Goal 2: Ensure that historic sites and resources as part of the subregion's rich cultural heritage are properly documented and protected from the onset of new development through proper and consistent historic preservation practices.

To meet the master plan and Historic Sites and Districts Plan goals and policies, all existing structures shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust. This shall occur prior to approval of the special exception.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
N/A	NRI-025-2024	Staff	Approved	3/20/2024	N/A
4-24028	TCP1-014-2024	Planning Board	Approved	4/3/2025	2025-029

Grandfathering

This project is subject to the 2010 WCO and the prior regulations of Subtitles 24 and 27.

Site Description

A review of the approved Natural Resources Inventory Plan (NRI-025-2024) indicates that the site is fully wooded, with wetlands, streams, steep slopes, and 100-year floodplain occurring on the property. There is potential forest interior dwelling species habitat mapped on-site. According to the sensitive species layer on PGAtlas, as provided by the Maryland Department of Natural

PGCPB No. 2025-029
File No. 4-24028
Page 18

Resources, Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The east portion of the site contains a mapped tributary of the Charles Branch and floodplain, which makes up the majority of the PMA. According to the Countywide Green Infrastructure Plan of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), the site contains regulated and evaluation areas.

Plan 2035

The site is shown on the General Plan Generalized Future Land Use Map (as designated by Plan 2035) as residential low. The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map. It is within the Established Communities of the General Plan Growth Policy Map.

Environmental Conformance with Applicable Plans

Master Plan Conformance

The master plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **bold** is the text from the master plan, and the plain text provides analysis on plan conformance:

Policy 1: Protect, preserve, and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities. (page 68)

Strategies:

- 1. Protect priority areas that will meet multiple protection objectives such as those related to green infrastructure, the priority preservation area, and the Patuxent River Rural Legacy Program.**

The eastern portion of the site consists of priority preservation area; however, preservation and on-site buffering is limited to the eastern areas of the site. The portion of the Charles Branch located on the property is a secondary corridor. The applicant should seek to further buffer this secondary corridor by providing a contiguous woodland preservation and reforestation area along the on-site stream system in order to preserve and enhance these significant environmental features and habitats. Although this property is within the Patuxent River watershed, it is located approximately 6 miles west of the Patuxent River and is not part of the Patuxent River Rural Legacy Program.

- 2. Protect primary corridors (Patuxent River, Charles Branch, Collington Branch, Piscataway Creek, Mattawoman Creek, and Swanson Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible, with limited impacts for essential**

PGCPB No. 2025-029
File No. 4-24028
Page 19

development elements. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.

This site is not within a primary corridor, but does feature a secondary corridor of the Charles Branch. Majority of the stream network and the eastern portion of the property are within the 100-year floodplain. The secondary corridor is retained and protected with limited impacts for stormwater outfalls and connections to public utilities.

3. Preserve and connect habitat areas to the fullest extent possible during the land development process.

This site features a secondary corridor of the Charles Branch which is currently fully wooded. The existing woodland serves multiple ecoservices and provides habitat. The applicant should seek to further buffer the secondary corridor by providing a contiguous woodland preservation area and additional reforestation areas along the on-site stream system, in order to preserve and enhance these significant features and habitats, to the fullest extent possible.

4. Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.

Regulated areas are defined in the Green Infrastructure Plan as follows:

“Regulated Areas represent a conceptual delineation of connected regulated environmental features including streams, wetlands and their buffers, the 100-year floodplain, and their adjacent steep slopes. The features are the known locations of regulated features at a large scale. This delineation should not be used for land development purposes. Approval of a Natural Resource Inventory is required to confirm the locations of regulated environmental features (streams, wetlands, floodplains).” (page 28)

NRI-025-2024 was approved for this property and was submitted with this PPS. The eastern portion of the site consists of priority preservation area and regulated areas consisting of streams, wetlands, and 100-year floodplain. The proposed development requires minimal impacts to the regulated areas for stormwater outfalls and connection to utilities; however, preservation and on-site buffering is limited to the eastern areas of the site.

5. Protect portions of the green infrastructure network outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.

PGCPB No. 2025-029
File No. 4-24028
Page 20

This site features both regulated and evaluation areas. Evaluation areas “include patches of land known to contain one or more sensitive environmental features of concern such as interior forests (to focus connectivity on the largest remaining blocks of forests), areas of predicted wetland migration (to address climate change), and protected lands (to ensure connectivity to previous conservation efforts). Evaluation areas are used to look more closely at the role the location plays in conserving sensitive resources and preserving or establishing land-based connections within the network.” (page 28, Green Infrastructure Plan) The secondary corridor of the Charles Branch makes up the regulated area which is considered a priority for preservation. Evaluation areas are less regulated and are evaluated based on the quality of woodlands. NRI-025-2024 identifies the on-site woodlands within the evaluation areas as high priority for preservation. The applicant should seek to further buffer this secondary corridor by providing a contiguous woodland preservation and reforestation area along the on-site stream system in order to preserve and enhance these significant environmental features and habitats.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded. (page 72)

Strategies:

1. Protect and restore groundwater recharge areas such as wetlands and the headwaters areas of streams and watersheds.

The proposed development will introduce a significant increase in impervious surface within close proximity to the on-site wetlands and Charles Branch. The included woodland preservation buffers only the PMA of Charles Branch, while clearing the woodland in the center of the site. The site has a significant wooded 100-year floodplain; however, a sewer easement is located along the stream valley and must remain clear. The SWM shown on the TCP1 consists of clustered micro-bioretention facilities throughout the site which drain into one large, submerged gravel wetland facility bordering the PMA. Because this facility abuts the PMA, any engineering needed to alter the stormwater facility could have additional impacts on the PMA and integrity of the Charles Branch. SWM requirements will be further evaluated by DPIE, with comments provided in the Stormwater finding of this resolution.

5. Require private developers to perform stream corridor assessments, where one has not already been conducted, when development along stream corridors without completed assessments is proposed. Use the outcome of these assessments to guide restoration requirements upon which development approval will be contingent.

PGCPB No. 2025-029
File No. 4-24028
Page 21

In accordance with this master plan strategy and the 2018 Environmental Technical Manual, a stream corridor assessment shall be submitted with the Type 2 tree conservation plan associated with the special exception application.

7. **Require environmentally-sensitive site design which includes limiting impervious surfaces and implementing best practices in on-site stormwater management to reduce the impact of development on important water resources.**

SWM is required by the County for all developments, with the goal of restoring the land and stormwater runoff from the development, as close as possible, to predevelopment conditions. This site features a secondary corridor of the Charles Branch, so DPIE will require the use of environmental site design to the maximum extent practicable. In addition, impervious surfaces should be reduced and sufficiently buffered from the regulated areas.

The proposed development will introduce a significant increase in impervious surface within close proximity of Charles Branch. The included woodland preservation buffers only the edges of Charles Branch, with a large gap in the center of the site. While there is a significant area of wooded floodplain on-site, there is also an easement for an existing sewer line running along the stream valley which must remain clear of vegetation. Within the applicant's SOJ for conformance to the master plan policies, no distinction is made between on-site woodlands to be preserved within the floodplain and non-floodplain areas, and the exact amounts are not discussed. Retained wooded floodplain cannot be counted towards the woodland conservation requirements. The SWM practices shown on the TCP1 are distributed throughout the site with one large, submerged gravel wetland facility located near the PMA. Because this submerged gravel wetland facility abuts the PMA, any engineering needed to alter the facility could have a significant impact on the PMA and integrity of Charles Branch.

Policy 7: Encourage the use of green building techniques and community design that reduce resource and energy consumption.

Strategies:

1. **Support this subregion plan's policy of redevelopment and infill development in existing and planned development areas rather than "green field" development (See Development Pattern/Land Use chapter).**

This PPS includes green field development to an entirely wooded and undeveloped property located within the priority preservation areas.

2. **Initiate a project that meets the full standards of the LEED-ND in the subregion. Consider this for a development/redevelopment project near Upper Marlboro (see Living Areas chapter).**

PGCPB No. 2025-029
File No. 4-24028
Page 22

The future development applications for the subject property, which require architectural approval, should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented, to the greatest extent possible.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas. (page 79)

Strategies

2. Require the use of full cut-off optic light fixtures for all proposed uses to reduce sky glow.

This site features a portion of the Charles Branch, which is an important secondary corridor. Residential and recreational uses near the preservation area should use full cut-off optic lights, to limit light pollution to the adjacent preservation and forest interior dwelling species' habitat areas. This should be demonstrated with the future special exception application for the subject property.

Policy 9: Reduce adverse noise impacts to meet acceptable state noise standards. (page 80)

The site is not adjacent to any sources of traffic or aircraft noise that would result in adverse noise impacts upon the development.

Conformance with the Green Infrastructure Plan

The Green Infrastructure Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the Green Infrastructure Plan, the site contains regulated and evaluation areas. The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the Green Infrastructure Plan, and the plain text provides findings on plan conformance:

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

Strategies

1.1 Ensure that areas of connectivity and ecological functions are maintained, re-stored, and/or established by:

PGCPB No. 2025-029
File No. 4-24028
Page 23

- a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
- b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
- d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

The majority of the subject property is within designated evaluation areas, with regulated areas located along the eastern portion of the site where the stream is located. The property is within the Charles Branch watershed, which is part of the Western Branch of the Patuxent River watershed, and it is not within a Tier II catchment area. The Green Infrastructure Plan identifies the Western Branch of the Patuxent River watershed as in very poor condition and as a special conservation area. The site contains a portion of the Charles Branch, a stream system which is within the regulated area of the green infrastructure network. The current plan impacts the stream buffer with a stormwater outfall and two utility connections. Woodland preservation is located within the northern and southern portions of the stream buffer and PMA. The eastern portion of the property is in the 100-year floodplain. Impacts to PMA are evaluated in the Environmental Review section below. The PPS provides woodland preservation adjacent to the on-site stream systems to buffer the regulated environmental areas and protect downstream habitats. Sensitive species habitat was not identified on this site, and it is not in a special conservation area. However, this site does feature a portion of the Charles Branch, which is a secondary corridor within the master plan. Protection of the headwaters of the stream corridors is necessary to protect the water quality of the watershed. SWM is in review with DPIE, and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District. The submerged gravel wetland, in close proximity to the PMA, shall be further analyzed with the Type 2 tree conservation plan associated with the special exception, to protect the regulated areas.

- 1.2 **Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**

PGCPB No. 2025-029
File No. 4-24028
Page 24

- a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

Sensitive species habitat was not identified on this site, and it is not in a special conservation area. However, this site does feature a portion of the Charles Branch, which is a secondary corridor within the master plan. Protection of the headwaters of the stream corridors is necessary to protect the water quality of the watershed.

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

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

The Green Infrastructure Plan shows that the majority of the site is mapped as regulated areas and evaluation areas. The only area outside of these designations is a network gap along the frontage of Johensu Drive, in the northeast section of the property. This area also represents one of the only cleared areas on the property and is a preferred area for development. The PPS minimizes impacts on the green infrastructure network on-site by limiting impacts to only woodland clearing in the evaluation areas, with all impacts to the regulated areas only for stormwater and utilities. In addition, preservation is provided along the eastern boundary of the site, providing a future opportunity to extend a contiguous network of preserved land beyond this site. TCP1-014-2024 was provided with this PPS, and it shows that the required woodland conservation requirement is met through on-site woodland preservation and off-site credits.

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

- 3.3 **Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

- a. **Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No fragmentation of regulated environmental features (REF) by transportation systems is shown on-site with this PPS. However, this PPS relies on connection with Arethusa Lane to the south as the only access. The construction of Arethusa Lane requires safe passage across a stream.

PGCPB No. 2025-029
File No. 4-24028
Page 25

The engineering of this crossing shall be provided with the Type 2 tree conservation plan associated with the special exception, and a revision to the adjoining TCPII-196-92 will be required to account for the road construction. The applicant should look for opportunities to maintain the ecological functioning of the stream.

- b. **Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are included with this PPS.

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

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

On-site woodland conservation shall be placed in woodland and wildlife habitat conservation easements, prior to the certification of the special exception plan and associated Type 2 tree conservation plan (TCP2).

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

Strategies

- 5.8 **Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 **Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The proposal has not received SWM concept approval from DPIE. The draft SWM concept plan submitted with this PPS (42219-2024 SDC) shows use of microbioretention facilities, bioswales, and a submerged gravel wetland to meet the current requirements of the environmental site design to the maximum extent practicable. The submerged gravel wetland facility borders the PMA. Because this facility abuts the PMA, any engineering needed to alter the stormwater facility could have a significant impact on the PMA and integrity of the Charles Branch. In the Woodland Conservation section below, the removal of grading in the northern portion of the property, to preserve existing woodlands and specimen trees to provide additional buffering for the Charles Branch, is

PGCPB No. 2025-029
File No. 4-24028
Page 26

recommended. It is also noted that the SWM concept plan does not accurately reflect the layout shown on the TCP1. Revisions to the SWM concept plan will be required with subsequent development review applications.

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

General Strategies for Increasing Forest and Tree Canopy Coverage

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

Woodland exists on-site along the stream system and throughout the site, including wooded floodplain. Based on the development pattern, the applicant is maximizing on-site preservation, with the remainder being placed in off-site credits. The use of fee-in-lieu is not requested or approved.

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

Retention of existing woodlands and planting of native species on-site is required by both the Environmental Technical Manual and the 2010 *Prince George's County Landscape Manual* (Landscape Manual) and can count toward the tree canopy coverage requirement for the development. Tree canopy coverage requirements will be evaluated at the time of the special exception plan review.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

PGCPB No. 2025-029
File No. 4-24028
Page 27

Clearing of woodland is included with the subject PPS; however, the woodland conservation threshold of 50 percent, or 15.19 acres, is met with on-site woodland preservation and off-site credits. Woodland conservation is designed to minimize fragmentation and reinforce new forest edges. Woodland conservation is located on the northern and southern extents of the site, along the PMA. In the Woodland Conservation section below, the removal of grading in the northern portion of the property, to preserve existing woodlands and specimen trees to provide additional buffering for the Charles Branch, is recommended. This site is mapped as potential forest interior dwelling species (FIDS) habitat, with the entire site being within the FIDS network. The preservation of the wooded floodplain will retain FIDS on-site. Green space is encouraged to serve multiple eco-services; the lotting pattern of the PPS provides green and open spaces on-site, demonstrating that REF are preserved.

Environmental Review

Natural Resources Inventory/Environmental Features

The site has an approved Natural Resources Inventory Plan (NRI-025-2024), which shows the existing conditions of the property. A total of 63 specimen trees have been identified on-site or within the immediate vicinity of the site's boundary.

The site does contain REF, which includes a stream buffer for the Charles Branch, wetlands, and associated floodplain comprising the PMA. The forest stand delineation indicates that there are three forest stands, which have a high rating for preservation. Areas of steep slopes are scattered across the site.

No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-014-2024 was submitted with the PPS.

According to the worksheets shown on the TCP1, the site consists of 43.73 acres in the R-A Zone. A total of 27.16 acres of existing woodlands are in the net tract, with 13.36 acres of woodland in the floodplain. The site has a total woodland conservation threshold of 15.19 acres, or 50 percent of the net tract, as tabulated. The TCP1 shows a total woodland conservation requirement of 26.12 acres, based on clearing of 19.49 acres in the net tract and 0.43 acre in the floodplain. The TCP1 shows this requirement being met by providing 7.67 acres of on-site woodland preservation, 0.62 acre of reforestation, and 17.83 acres of off-site woodland conservation credits.

Section 25-122(c)(1) of the WCO prioritizes methods to meet woodland conservation requirements. The SOJ provided by the applicant for Subtitle 25-122(c)(1) conformance states that additional woodland within the floodplain is being retained, but cannot be counted towards the woodland conservation requirements because of its location within the floodplain. The

PGCPB No. 2025-029
File No. 4-24028
Page 28

floodplain is required to be protected in a separate easement. The applicant states that the on-site woodland preservation of 6.77 acres, in conjunction with the wooded floodplain, adequately buffers the on-site stream system and PMA area. The TCP1 shows 0.62 acre of reforestation. No natural regeneration is shown with this PPS.

In accordance with the priorities for woodland conservation, pursuant to Section 25-122(c)(1), the request that a full 17.83 acres of woodland requirement be met off-site is not approved. This site is within the R-A Zone, a zone generally described as having 2-acre single-family attached lots, with 0.50 maximum dwelling units per acre. The communities surrounding the site feature archetypal single-family detached lots, with woodland preservation clustered around the REF on-site. While the floodplain limits the developable area of the site, it is limited to the eastern portion of the site and is directly attributed to the portion of Charles Branch which flows through the site. The Charles Branch is listed in the master plan as a secondary stream corridor, and it is mentioned within several policies, specifically calling it out as an area for additional protection and for limiting development around it. The proposed use, as a planned retirement community, is allowed in the R-A Zone by special exception, which at this time has not been approved. This use allows for a higher density on-site which, in this PPS, pushes the development envelope closer to the PMA than could be proposed by other allowed uses in this zone. The current proposal clears the majority of woodland within the net tract, proposing preservation only in the floodplain, where development is prohibited. The proposal is to clear established woodland from the buffer of a secondary corridor and replace it with impervious surfaces, which require engineered on-site SWM facilities that could pose additional stresses on the Charles Branch. While the wooded floodplain area is to be retained, this area will also be impacted for the sewer line, sewer laterals, and stormwater outfalls. The only areas that are being retained are those where development is impracticable or would require other variances and processes such as floodplain waivers. In addition, the stormwater concept is still in review with DPIE, which may expand the PMA impacts currently evaluated. The only site access comes from Arethusa Lane, which will require revisions to the adjacent TCP2 to allow for stream crossing.

Outside of the woodland clearing, there are impacts to the PMA and numerous specimen tree removals. Given the significant REF on-site, special care should be given in order to design a development that not only meets the vision of the area master plan, but also affords those environmental resources specifically called out in the master plan the proper protection and buffer enhancement recommended in the environmental policies. Establishing the woodland preservation area as a contiguous stretch, providing adequate buffering to the Charles Branch, should be considered a priority.

Additional reforestation in the area between the maintenance path for the submerged gravel wetlands and the PMA may be possible if the submerged gravel wetland facility is designed to be located further away from the PMA. Furthermore, this would establish a connected green corridor with the off-site portions of the Charles Branch. In addition to establishing a green corridor, the on-site preservation would further buffer the PMA area, which extends off-site to the southeast, and would further protect the sensitive stream corridor. This would allow the applicant to provide more of the woodland conservation threshold on-site, which is especially important given the PMA impacts on a separate off-site TCP (TCP11-196-92) for access to the property.

PGCPB No. 2025-029
File No. 4-24028
Page 29

Specimen Trees

Tree conservation plans are required to meet all requirements of Subtitle 25, Division 2, which includes the preservation of specimen trees, per Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the construction tolerance chart in the Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a letter of justification (LOJ) stating the reasons for the request and how the request meets each of the required findings.

The site contains 52 specimen trees on-site, with 11 specimen trees within 100 feet of the property boundary. These trees are rated from very poor to good. The current design proposed to remove Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63, for a total of 22 specimen trees requested for removal.

Construction of a sewer connection to an existing sewer line along the stream valley will impact the critical root zone of Specimen Tree ST-33, a Tulip poplar in good condition. A 30 percent impact to the critical root zone is shown. With the subsequent TCP2 application, ST-33's condition will be further evaluated to determine what methods, such as root pruning, should be utilized to protect the tree. Outside of ST-33, the sewer connection generally avoids impacts to other specimen trees.

Review of Subtitle 25 Variance Request

A Subtitle 25 Variance Application and an SOJ in support of the variance were received on February 21, 2025.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The submitted SOJ addresses the required findings for the variance.

Statement of Justification Request

A variance to Section 25-122(b)(1)(G) was requested for clearing of the 22 specimen trees on-site. The current proposal for this property is to develop the site as a planned retirement community with town villas. This variance was requested to the 2010 Woodland and Wildlife Conservation Habitat Ordinance (WCO) which requires, under Section 25-122 of the Prince George's County Zoning Ordinance, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle 25 Variance Application form requires a SOJ of how the findings are being met.

The text below in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria:

PGCPB No. 2025-029
File No. 4-24028
Page 30

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The property contains special conditions peculiar to the property including a significant portion of the site (30 percent) located in the 100-year floodplain, areas of steep slopes which require extensive grading, and the location of specimen trees. The eastern portion of the site is primarily floodplain, which limits potential development to the western side of the property. The site features three forest stands that are all identified as high quality for preservation, with the majority of specimen trees on-site within the upland areas or just outside of the PMA.

Of the 22 specimen trees proposed for removal, 16 are in good condition and six are in fair condition. While construction tolerances vary, depending on the tree species, impacts to specimen trees in good condition should be minimized or avoided wherever possible. Protecting the floodplain has required the development to be shifted to the western and central portions of the site where some specimen trees are located.

The proposed use for a planned retirement community is only allowed by special exception, which will be a subsequent application. This use is significant and reasonable, and could not be achieved elsewhere on the property with a more environmentally sensitive design, without impact on other on-site specimen trees currently retained.

The proposed use provides County seniors the opportunity to age in place.

Requiring the applicant to preserve all of the specimen trees proposed for removal would create an unwarranted hardship because the presence of significant REF including a stream, floodplain, and steep slopes on-site, limit the developable area of the 43.73-acre property to 28 acres. In addition, due to the nature of the existing topography which consists of extensive areas of steep slopes, and the necessity to construct an off-site extension of Arethusa Lane for site access, significant grading is required to establish the SWM controls for this development. The trees that are proposed for removal are Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63, for a total of 22 specimen trees requested for removal. These specimen trees are located within the upland central and western portions of the site where the planned retirement community must be located to minimize impacts to the site's REF, which are present along the eastern portion of the property. Requiring the applicant to retain specimen trees in the upland areas could result in shifting the development to the east, thereby requiring the removal of the specimen trees adjacent to and within the REF or, alternatively, the planned retirement community not being developed.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

PGCPB No. 2025-029
File No. 4-24028
Page 31

Approval of a variance for removal of the specimen trees is necessary to ensure that the applicant is afforded the same considerations provided to owners of other properties that encounter similar conditions and in similar locations on a site. As detailed above, given the extent of PMA and floodplain on this site, and where the applicant should retain the specimen trees, development of the planned retirement community at this property might not be feasible without a variance to remove specimen trees. Specifically, as previously noted, the removal of some specimen trees is necessary to concentrate the development outside of the PMA and to provide adequate SWM and access for the proposed development. Any application which proposed development on this site would be subject to the same review.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the proposed project from grading and developing in a functional and efficient manner. The project consists of a proposed planned retirement community use, which is allowed in the prior R-A Zone by special exception. Development of the property with the physical improvements needed for this special exception use is not a special privilege that would be denied to other applicants. If other properties encounter trees in similar locations on a site, the same considerations would be provided during the review of the required variance. The removal of specimen trees and impacts to REF are expected with development; however, as noted in the master plan, the Charles Branch stream system should be afforded additional protections for any development along its reach. With future applications, the development should seek to limit impacts to REF on the site, while meeting the design standards for utilities, roads, and retaining walls. Doing so would allow for the preservation of additional specimen trees.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The request for removal of 22 specimen trees, as a result of their location on the property and the limitations on site design, is not the result of actions by the applicant. SWM, road grades, slope grading, and other requirements are established by the County. Any development on this site would be subject to meeting the current requirements of the County. Removal of the 22 specimen trees is requested to achieve the proposed development for residential use with associated infrastructure. The applicant has not taken any actions which require retroactive approval of a specimen tree variance. As discussed above, the significant REF on the eastern portion of the site limit development to the western portion of the site.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

PGCPB No. 2025-029
File No. 4-24028
Page 32

(F) Granting of the variance will not adversely affect water quality.

Granting a variance for the removal of 22 specimen trees will not adversely affect water quality because the applicant is required to meet current stormwater management requirements on-site. Stormwater requirements will be evaluated by DPIE and additional information regarding the proposed stormwater facilities is found in the Stormwater Management section of this resolution. Sediment and erosion control measures for this site will be subject to the requirements of the Prince George's County Soil Conservation District. The removal of the 22 specimen trees will not result in a marked degradation of water quality.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of 22 specimen trees identified as Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63. In addition, ST-9 should be considered for removal given its location, condition, and construction tolerance. However, ST-9 is off-site, and not subject to the specimen tree variance request. Given the significant impacts to ST-9, this tree shall be further evaluated with the TCP2.

The variance for removal of 22 specimen trees, for development of the site, is approved.

Preservation of Regulated Environmental Features/Primary Management Area

The site contains REF including streams, stream buffers, and steep slopes which comprise the PMA.

Section 24-130(b)(5) of the prior Subdivision Regulations states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property; or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF.

Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including

PGCPB No. 2025-029
File No. 4-24028
Page 33

outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code. Impacts to REF must first be avoided and then minimized.

An LOJ and exhibit for PMA impacts were submitted with this PPS. The LOJ proposed three impacts to the PMA with this PPS, and a brief description of each impact. Impacts 1 and 3 are approved and Impact 2 is deferred to the next phase of review.

Impact 1 Sewer Connection

Impact 1 proposes 6,596 square feet (0.15 acre) of PMA impacts to wetlands, wetland buffers, and floodplain for the construction of a sewer connection. This impact proposes to connect to an existing sewer line which exists along the stream valley. This impact is approved, as utility connections to existing lines are considered allowable impacts.

Impact 2 Stormdrain Outfall

Impact 2 proposes 14,145 square feet (0.32 acre) of PMA impacts to wetlands, wetland buffers, stream buffers, and floodplain for a stormdrain outfall. This impact is located to avoid impacts to nearby specimen trees, which results in a longer pipe segment. This impact is not approved at this time, as the stormwater concept plan has not been approved by DPIE. Impact 2 shall be further evaluated with the special exception plan.

Impact 3 Sewer Connection

Impact 3 proposes 1,375 square feet (0.03 acre) of PMA impacts to wetlands, wetland buffers, and floodplain for a sewer connection. This laterally connects to the existing sewer line that follows the stream valley to the south of the site. This connection avoids specimen trees and primarily impacts steep slope PMA. This impact is approved, as utility connections to existing lines are considered allowable impacts.

This site contains multiple areas of PMA (15.73 acres total) consisting of steep slopes, 100-year floodplain, streams, and wetlands. Three impacts were proposed to the PMA with this PPS totaling 22,116 square feet (0.51 acre) or three percent of the total PMA. Impacts 1 and 3 are approved, and Impact 2 for stormwater shall be evaluated with the TCP2, when an approved SWM concept plan is available.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Croom Marr complex, Hoghole-Grosstown complex, Marr-Dodon complex, Westphalia and Dodon soils, and Widewater and Issue soils. According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

Based on the foregoing findings, the PPS will conform to the relevant environmental policies of the master plan, the Green Infrastructure Plan, and the relevant environmental requirements of Subtitle 25 and prior Subtitle 24.

PGCPB No. 2025-029
File No. 4-24028
Page 34

14. **Urban Design**—This development does not require filing a detailed site plan. Per Section 27-441 of the prior Zoning Ordinance, a planned retirement community is a permitted use in the R-A Zone, subject to approval of a special exception.

Section 27-395 of the prior Zoning Ordinance contains requirements for approval of a planned retirement community under a special exception. According to this section, regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the R-A Zone will not apply to the development. The dimensions and percentages shown on the approved site plan will constitute the regulations for the special exception. The development will meet the requirements of Section 27-395 to contain at least 12 contiguous acres and attain a density of no greater than 8.0 dwelling units per gross acre.

It is possible for a detailed site plan to be required as a condition of the special exception. At that time, per Section 27-269(a)(3) of the prior Zoning Ordinance, the conditional approval shall state as clearly as possible the reasons for requiring the site plan and the specific parts of the proposed development to be reviewed, which may include any of the design guidelines contained in Sections 27-274 and 27-283 of the prior Zoning Ordinance.

Conformance with the requirements of the Landscape Manual will be evaluated at the time of the special exception. The subject site in the AR Zone is exempt from the minimum tree canopy coverage requirement of Subtitle 25, Division 3, of the Prince George's County Code.

Additional Urban Design Findings

The submitted plans do not depict any parking spaces, however, the applicant stated that visitor parking will be available adjacent to the recreation facilities, along the private road where driveways are not proposed, and within the proposed driveways of the units. Parking requirements will be further reviewed at the time of the special exception.

15. **Prince George's County Health Department**—The PPS was referred to the Prince George's County Health Department for review. By letter dated February 4, 2025, from the Health Department (Adepoju to Vatandoost), comments were provided that would be relevant to the later stages of development. The Health Department's memo requested that the project indicate how connections for safe pedestrian access to the site will be provided via the existing pedestrian network. It is noted that there are no existing pedestrian networks abutting the subject site. However, as part of this development, sidewalks will be provided along both sides of all internal streets. The Health Department's memo also stated that the subject property is located in water and sewer Category 5. A water and sewer category legislative amendment (Case No. 23/ W-04) dated December 2023 placed the property in the water and sewer Category 4.
16. **Prince George's County Soil Conservation District**—The PPS was referred to the Prince George's County Soil Conservation District (PGSCD) for review. By email dated February 14, 2025, from PGSCD (Tarr to Vatandoost), comments were provided that would be relevant to the later stages of development. The email from PGSCD included comments on the stormwater pond proposed on the property and requirements related to setbacks, buffers, and environmental impacts.

PGCPB No. 2025-029
File No. 4-24028
Page 35

17. **Community feedback**—The Prince George's County Planning Department did not receive any correspondence from the community regarding the subject PPS.
18. **Planning Board hearing**—At the April 3, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant's representative, Mr. Haller, described the proposed project to the Board and his agreement with all the findings stated in the technical staff report. No citizens had registered to speak on the PPS during the hearing. The applicant requested a revision to one recommended condition of approval, to clarify the scope of a required stream corridor assessment. Staff concurred with the applicant's proposed revision which is incorporated herein. The Board approved the PPS unanimously, with conditions as recommended by staff, including the revision requested by the applicant.

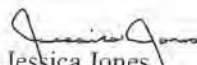
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

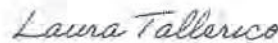
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Bailey voting in favor of the motion, and with Commissioner Shapiro absent at its regular meeting held on Thursday, April 3, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of April 2025.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:MV:tr


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

4/23/25