



May 3, 2021

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

**RE: SE-4838 Grove At Glenarden Senior
Living**

Dear Ms. Epps-McNeil:

On April 29, 2021, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,

James R. Hunt, Chief
Development Review

Enclosure

cc: Persons of Record



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Special Exception

SE-4838

Grove at Glenarden Senior Living

REQUEST	STAFF RECOMMENDATION
A special exception to permit a four-story, 164-unit apartment housing for elderly or physically handicapped families	APPROVAL with conditions

Location: In the northeast quadrant of the intersection of MD-193 (Watkins Park Road) and Oak Grove Road.	
Gross Acreage:	159.61
Zone:	R-E
Dwelling Units:	164
Gross Floor Area:	168,232 sq. ft.
Lots:	0
Parcels:	1
Planning Area:	76A
Council District:	08
Election District:	06
Municipality:	N/A
200-Scale Base Map:	202SE12
Applicant/Address: First Baptist Church of Glenarden 3600 Brightseat Road Hyattsville, MD 20785	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	04/29/2021
Planning Board Action Limit:	N/A
Staff Report Date:	04/13/2021
Date Accepted:	01/21/2021
Informational Mailing:	08/31/2020
Acceptance Mailing:	01/13/2021
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

FINDINGS	3
1. Location and Site Description	4
2. History and Previous Approvals	4
3. Neighborhood and Surrounding Uses	4
4. Request.....	5
5. Development Data Summary.....	5
6. Required Findings	5
7. Parking Regulations.....	17
8. 2010 Prince George’s County Landscape Manual Requirements.....	17
9. Tree Canopy Coverage.....	18
10. Signage	18
11. Referral Comments	19
RECOMMENDATION	19

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 Review Section, Development Review Division

FROM: Thomas Sievers, Senior Planner, Zoning Review Section,
Development Review Division

SUBJECT: Special Exception SE-4838
Grove at Glenarden Senior Living

REQUEST: A special exception to permit a four-story, 164-unit apartment housing for elderly or physically handicapped families

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of April 29, 2021.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. 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.

FINDINGS:

- 1. Location and Site Description:** The subject property is located in the northeast quadrant of the intersection of Watkins Park Road and Oak Grove Road. The proposed site is currently unimproved.
- 2. History and Previous Approvals:** The subject property is known as Parcel 1 of the First Baptist Church of Glenarden, recorded in Plat Book ME 253 page 38 in December 2019. The property is in the Residential Estate (R-E) Zone, and is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA). Special Exception application SE-4838 proposes to construct a 164-unit senior housing apartment building on a portion of the overall 159.61-acre parcel located near the southwest corner of the subject property. The special exception application has been filed on this portion of the property only, rather than on the whole of Parcel 1.

Parcel 1 is subject to Preliminary Plan of Subdivision (PPS) 4-13010, which was approved on September 14, 2017. This PPS consolidated two parcels, known as Parcel A and Parcel 4, into the existing Parcel 1 for development with a total of 612,890 square feet of institutional use. The PPS did not approve any residential development. Therefore, the proposed senior housing represents a substantial revision to the mix of uses on the property, which will affect Subtitle 24 adequacy findings. A new PPS is required for approval of the 164 residential units. At the time of writing this technical staff report, PPS 4-20183 has been submitted for the subject property and is currently undergoing pre-acceptance review. The new PPS will supersede 4-13010; however, it may contain similar findings and conditions of approval. A new final plat will also be required, following approval of the new PPS.

The required new PPS does not have to be approved prior to the approval of the special exception. However, because the special exception plan will serve as the permit plan for the development, certain aspects of the site design, which would otherwise be evaluated at the time of the PPS, need to be evaluated with this special exception. These aspects include noise mitigation and provision of adequate recreational facilities.

- 3. Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by MD 214 (Central Avenue), to the east by Church Road, to the west by Watkins Park Road, and to the south by MD 202 (Largo Road). The neighborhood includes residential institutional uses, as well as undeveloped land. The immediate uses surrounding the subject property are as follows:

North— Single-family detached residential neighborhoods of Kettering development, in the One-Family Detached Residential (R-80) Zone.

East— Single-family detached residential neighborhoods of Sierra Meadows and Oak Creek Club developments, in the R-E and Residential Low Development Zones, respectively.

South— Single-family detached residential neighborhoods of Perrywood and Perrywood Manor, in the Residential Suburban Development and Rural Residential Zones, respectively.

West— Beyond Watkins Park Road is Watkins Regional Park/Old Maryland Farm, and the Perrywood Elementary School, in the Reserved Open Space Zone.

4. **Request:** A special exception to permit a four-story, 164-unit apartment housing for elderly or physically handicapped families

5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-E	R-E
Use(s)	Institutional	Institutional/Multifamily
Acreage	159.61	159.61
Parcels	1	1
Gross Floor Area	N/A	168,232 sq. ft.
Dwellings	N/A	164

6. **Required Findings:** A special exception is subject to the general findings for approval of all special exceptions contained in Section 27-317(a) of the Prince George’s County Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. Apartment housing for the elderly or physically handicapped families is subject to the additional findings of Section 27-337 of the Zoning Ordinance. The analysis of all the required findings for approval are provided below.

In support of the application, the applicant filed a statement of justification (SOJ) submitted January 19, 2021, incorporated by reference herein. This case was heard at the Subdivision and Development Review Committee (SDRC) meeting on February 19, 2021. A revised site plan, landscape plan, and Type II tree conservation plan were received on March 4, 2021, for the subject property, as requested by staff at the SDRC meeting. On March 8, 2021, an application for Alternative Compliance was received and heard by the Alternative Compliance Committee on March 23, 2021. The findings are provided below.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) **A Special Exception may be approved if:**

(1) **The proposed use and site plan are in harmony with the purposes of this Subtitle;**

The proposed apartment dwellings for elderly or handicapped families site plan is in harmony with the general purposes of Subtitle 27 of the Prince George’s County Code, as set forth in Section 27-102(a)(1–15) of the Zoning Ordinance. They are addressed in order:

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

The proposed apartment dwellings for elderly or handicapped families provide alternative housing and personal care opportunities

for elderly and handicapped residents that are not readily available otherwise. The proposed project meets all of the applicable requirements of state and County ordinances. In so doing, the facility will help promote the health, safety, and welfare of the present and future inhabitants. Moreover, the facility will provide increased employment opportunities for a range of service and professional employees.

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

The subject application is in conformance with the recommendations of both the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and the Bowie and Vicinity Master Plan and SMA. The subject property is in the Developing Tier. Under Plan 2035, the vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The proposed development is designed in accordance with the low- to moderate-density residential character of the surrounding area and the Developing Tier in general.

The master plan recommends residential, low land uses on the subject property. This area is intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size, and retirement or planned residential development. Further development of the religious campus with the proposed uses is in harmony with the goals of the of the master plan.

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

As stated above, a new PPS is required for the overall property, as residential uses were not previously approved with the original PPS. As such, certain public facilities are conditioned through this special exception because it will serve as the overall site plan for the proposed development. The new PPS will supersede the current PPS (4-13010); however, some conclusions about adequate public facilities can be drawn from the current PPS. Approval of 4-13010 limited total development to uses that generate no more than 184 AM and 221 PM peak-hour vehicle trips. The site improvements built to date comprise approximately 261,000 gross square feet, which is approximately 43 percent of the 612,690 gross square feet approved for the entire church campus. The adequacy of public facilities and services and related integrity of the community will be conserved, as follows:

The Adopted 2018 Water and Sewer Ten-Year Plan for Water Supply and Sewerage Systems:

The Adopted 2018 Water and Sewer Ten-Year Plan for Water Supply and Sewerage Systems requires only that: “Proposed development shall be analyzed for consistency with The General Plan, master/sector plans and functional master plans as defined by Article 28 of the Maryland Annotated Code.”

The subject property’s location within water and sewer categories W-3 and S-3 and the proposed development will tie into the public water and sewer system, and is in compliance with the Adopted 2018 Water and Sewer Plan. The proposed use is consistent with the applicable recommendations in the Bowie and Vicinity Master Plan and SMA, as discussed above.

Woodland Conservation Ordinance:

This property is subject to the provisions of the applicable Prince George’s County Woodland Conservation Ordinance (WCO) because it has previously approved Type 1 and Type 2 Tree Conservation Plans associated with it. TCP1-045-06 and TCP2-085-07 were previously approved for Parcel 4 only. TCP1-006-02 and TCP2-094-02 were previously approved for Parcel A only. Subsequently, TCP1-006-02-01 was submitted with PPS 4-13010, combining Parcel A and Parcel 4.

A stand-alone application (TCP2-094-02-04) was submitted for review for a children’s center on-site that is pending approval with the Environmental Planning Section, that similarly consolidates the previous TCP2s into one TCP2 for Parcel 4 (TCP2-085-07-01) and Parcel A (TCP2-094-02).

Currently a TCP2 has been submitted with this special exception application (TCP2-094-02-05), which shows the additional site improvements associated with the construction of a new senior living facility on the plan, and is in general conformance with TCP1-006-02-01 that was approved with PPS 4-13010.

While the TCP2 is in general conformance with the previously approved TCP1, there was one major discrepancy, which was the value of existing woodlands on-site. On the TCP1, and when tallying the values of the two previously approved TCP2 plans (TCP2-085-07-01 and TCP2-094-02-03), the total existing value was 49.78 acres; however, the value on the current TCP2 plan submitted for approval is 50.49 acres. Staff met with the applicant to discuss this discrepancy after SDRC and agrees with the applicant that the previously approved existing woodland value did not account for the area of woodlands located on the shared boundaries of the original TCP2 and TCP1 plans. The areas of woodland were too narrow to be counted as existing woodlands on the individual TCP plans, but when combined met the minimum size requirements to be counted as

existing woodlands on-site. Therefore, the existing woodland value on TCP1-006-02-01 was calculated incorrectly. A note will be required on the TCP2 to explain the discrepancy on the plan.

2008 Public Safety Facilities Master Plan:

According to the SOJ, review of the Approved March 2008 Public Safety Facilities Master Plan revealed that the proposed site is within the north-central portion of Police District II. The site is served by Prince George's County Police Department District II Bowie Station at 601 Crain Highway. Fire and rescue services are provided by Kentland Fire Station Company 46, located at 10400 Campus Way South. The Public Safety Plan recommends one new police station in District II (Woodmore-Glenn Dale) and three other fire stations within relative proximity of the subject property, which would serve to improve public facility access. As previously stated, a new PPS is required for the subject property, which will further test site adequacy.

2009 Master Plan of Transportation:

The property is located in an area where the development policies are governed by the Bowie and Vicinity Master Plan and SMA, as well as the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site plan fronts on Oak Grove Road, a master-planned major collector road (MC-600). While no additional right-of-way will be required for motor vehicle circulation, additional right-of-way may be necessary for pedestrian facilities along this roadway. No direct access to MC-600 is being proposed; the site's two access points will be from internal roads, which will eventually connect to MC-600 and MD 193 (Watkins Park Drive). Staff has no issues with future motor vehicle circulation of the combined development.

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

The proposal recognizes the existing need for alternative housing options for certain segments of the population and for serving the care needs of aging adults. All 164 units are proposed for rental and will provide housing opportunities for a segment of the elderly population in Prince George's County that either cannot afford to or prefer not to own a home. The proposed development demonstrates orderly growth by its conformance to the growth standards set forth by the governing master plans detailed above, and by providing affordable housing options for the elderly population.

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

The special exception request will not diminish this provision given the building location and design. All units are in one structure, and every unit will have windows with views to the outdoors. The

building will set back from all surrounding structures and be separated by 100-foot rights-of-way from neighboring residential 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;

The proposed use and design promotes a beneficial relationship between adjacent and adjoining residential and open space uses by providing adequate setbacks, internal circulation, and open space, so as to prevent the overcrowding of the site and surrounding uses.

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

The proposed development will provide for internal fire suppression measures and will be built, in accordance with all building codes, which will serve to protect the County from fire, flood, panic, and other dangers. The building will be set back from surrounding development and the site plan demonstrates adequate site and roadway access. The property is within the development tier and the site is served by Prince George's County Police Department District II, Bowie Station at 601 Crain Highway. Fire and rescue services are provided by Kentland Fire Station Company 46, located at 10400 Campus Way South.

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

The proposed use is specifically designed and intended to satisfy this purpose. The single building design provides for maximization of service efficiencies by consolidating all activity into one building, thus creating a more healthy and managed living environment for residents.

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

The proposed 168,232-square-foot building will provide substantial employment opportunities during construction and continued employment for administrative, human service, and maintenance workers in the facility upon completion.

(10) To prevent the overcrowding of land,

The apartment for elderly or handicapped families, as proposed on the SE-4838 site plan, will be part of a larger campus that will provide a variety of community services, including this alternative housing option, to the surrounding single-family residential

communities. The building will be separated from other buildings on the campus by adequate set-backs, internal streets, and surface parking. The building has frontage on Oak Grove Road, and the architecture will work to minimize building mass and be more residential in character. Open spaces and landscaping around the building will also provide adequate buffering, as detailed on the landscape plan.

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

As discussed above, according to the MPOT, the site is adjacent to the master-planned roadways, MD 193, and Oak Grove Road. In the MPOT, the segment of MD 193, along the frontage of the subject property, is classified as arterial road A-27 with a 120–200 foot right of way. The segment of Oak Grove Road along the subject property is classified as major collector MC-600, with a right-of-way of 100 feet. Oak Grove Road is also classified as a scenic or historic road, and is adequately buffered, in accordance with the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) requirements, by the approval of Alternative Compliance application AC-21008.

Pursuant to the “Transportation Review Guidelines, Part 1” (Guidelines), traffic studies for special exceptions should be prepared for uses generating 100 or more new trips. Based on trip rates from the Guidelines, this proposed senior home development will generate 21 AM and 26 PM peak-hour trips. Consequently, a traffic study was not provided nor requested. At staff’s request, however, the applicant did provide some traffic data reflecting traffic conditions at three nearby intersections upon which, this development could have an impact. Those intersections are as follows:

EXISTING CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 at MD 214	B/1010	B/1116
MD 193 at Oak Grove Road - roundabout	0.81 v/c	0.59 v/c
MD 193 at MD 202	C/1194	C/1196

The projected trip generation of 21 AM and 26 PM peak-hour trips assumes a development will function as a stand-alone facility. The applicant’s SOJ, however, states that the facility will function as an addition to the nearby religious campus; consequently, many of those trips will be internally captured, so fewer new trips will be added to the transportation facilities that are external to the site. Unlike a PPS, where a finding of adequacy is required, staff finds that

the modest amount of new trips to be generated will not likely have negative impact the health, safety, and welfare on the surrounding community of proposed development. A more detailed evaluation of traffic could be further evaluated at the time of a PPS application in the future.

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

The apartment housing for elderly or physically handicapped families will provide housing opportunities for a segment of the population that generally seeks and depends upon social and economic stability in their living conditions and interactions. This project will service those aging in the surrounding community and the County, fulfilling this requirement.

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

The use proposed in this application is an addition to an existing religious campus of 298,765 square feet for church uses including a children/youth center, administrative offices, chapel, fellowship hall, service building, and solar farm. The parcel is compatible with the surrounding large lot residential development, as well as the large open space and school across from the property on MD-193. It provides a transition from large open space and institutional use to adjacent residential subdivisions. Woodland areas and stream valleys provide a natural separation from denser residential development to the north.

Stormwater management facilities will provide water quality, channel protection storage, and control of the peak discharge rate from the 1, 10, and 100-year storm event. The existing nearby pond located on the campus will be landscaped with plants and trees. There are no scenic vistas or similar features proximate to the subject property. There are no wetlands within the area of the special exception site. A Natural Resources Inventory (NRI-074-06) was approved on June 16, 2015. A Stormwater Concept Plan (44801-2013-02 is approved, and the site has an approved technical design/construction plan. Further analysis will be provided with the new PPS, as has been conditioned below.

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

The segment of Oak Grove Road along the subject property is classified as Major Collector MC-600, with a right-of-way of 100 feet. Oak Grove Road is also classified as a scenic or historic road and will

be adequately buffered, in accordance with Landscape Manual requirements with the approval of AC-21008.

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

The proposed development will not eliminate farmland and will not threaten any of the County's natural resources.

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

Upon certification of the subject special exception application, the proposed use will be in conformance with all applicable requirements and regulations of Subtitle 27. The proposed use is permitted by special exception, in accordance with Section 27-441(b)(7), Residential Table of Uses, of the Zoning Ordinance and will conform to all applicable requirements and regulations of this Subtitle. The apartment units for the elderly will comply with all licensing and other regulatory requirements, as required by the Zoning Ordinance.

(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 Map Plan, the General Plan;

As detailed above, the proposed use will not substantially impair the integrity of Plan 2035 and the Bowie and Vicinity Master Plan and SMA.

The proposal has preserved sensitive environmental features associated with the primary management area, as required and is consistent with *The Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*.

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

The proposed use will not adversely affect the health, safety, and welfare of the residents in the area, as evidenced by this technical staff report. Further, the proposed uses are specifically intended to enhance the health, safety, and welfare of its elderly and/or handicapped residents.

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

The proposed use will not be detrimental to the use or development of the adjacent properties or the general neighborhood because of its planned residential character, architectural treatments, and neighborhood service provided by the overall religious campus.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

TCP1-045-06 was approved as part of PPS 4-13013. TCP2-094-02-03 and TCP2-085-07-01 have been previously approved and implemented. Tree canopy coverage has been met, as described on the landscape plan. NRI-074-06-04 was approved on June 16, 2015.

(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 requirement of Subtitle 24-130(b)(5).

This purpose is not applicable since the proposed special exception does not include any regulated environmental or natural features located on or near the subject property.

(b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:

(1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or

(2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.

This purpose is not applicable since the proposed special exception property is located entirely outside the boundaries of the Chesapeake Bay Critical Area Overlay Zone.

Specific Special Exception Requirements:

Section 27-337 – Apartment housing for elderly or physically handicapped families.

(a) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within and on the property associated with an existing building, which was formerly used for a public school that has been declared surplus by the government entity which owns (owned) it (known as a surplus public school building), subject to the following:

(1) In addition to the requirements of Section 27-296(c), the site plan shall show the density, and the type and total number of dwelling units proposed;

(2) The District Council shall find that the subject property is suitable for the type of development proposed, and is of sufficient size to properly accommodate the proposed number of dwelling units;

(3) Recreational and social amenities for the residents may be provided, if shown on the site plan and approved by the District Council; and

- (4) The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this Section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.**

This section of the code is addressed below in **(b)(5)**.

- (b) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within a building other than a surplus public school building, subject to the following:**

- (1) The owner of the property shall record among the Land Records of Prince George's County a Declaration of Covenants which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than twenty (20) years. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission.**

A Declaration of Covenants has not been recorded among the Prince George's County Land Records, at the time of writing this staff report. A condition to record the Declaration of Covenants at the time of PPS is recommended below.

- (2) In the R-18, R-18C, R-H, and R-10 Zones, the following shall apply;**
 - (A) The owner shall be a private, nonprofit organization;**
 - (B) In addition to the requirements of Section 27-296(c), the site plan shall show the density, type, and total number of dwelling units proposed. The minimum net lot area may be reduced and density may exceed that normally permitted in the applicable zone, provided that:**
 - (i) The net lot area shall not be less than fifty percent (50%) of the minimum net lot area normally required in the zone; and**
 - (ii) The density shall not be greater than twice that normally allowed in the zone;**
- (3) In the C-S-C Zone, the following shall apply:**
 - (A) The subject property shall contain at least two (2) contiguous acres, and shall not contain more than forty-eight (48) dwelling units per acre of net lot area. The density may be increased by one (1) unit per acre for each one thousand (1,000) square feet**

of indoor space available for common use by the residents for social, recreational, or educational purposes. The indoor space shall be shown on the site plan;

- (B) Not less than fifty percent (50%) of the net lot area shall be devoted to green area; and**
- (C) The District Council shall find that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed development;**

(4) In the R-R, R-80, and R-55 Zones, the following shall apply;

- (A) The requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met;**
- (B) The District Council shall find that the proposed use:**
 - (i) Will serve the needs of the elderly families or physically handicapped families; and**
 - (ii) Will not adversely affect the character of the surrounding residential community. The District Council shall consider the lot size, height of the building, lot coverage of all buildings on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development's effect on surrounding residential communities;**

The previous three sections do not apply because the subject site is solely located in the R-E Zone.

(5) In the R-E Zone, the requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met provided that the subject property is composed of at least fifteen (15) gross contiguous acres of land, improved with a structure used as a church with an enclosed building area of at least 150,000 gross square feet. The following additional requirements shall apply:

The requirements of paragraphs 1 through 4 of Subsection (a) above, have been found to be in compliance with required findings. Dwelling type and count have been provided on the site plan. However, a notation for density has only been provided in the SOJ. A density notation will be required on the site plan and is recommended as a condition below.

The subject site will inhabit a portion of the larger 159.61-acre First Baptist Church of Glenarden campus. The site is improved with 205,000 square feet of sanctuary, offices, and other church facilities.

- (A) A description of the physical appearance of the proposed building through the use of architectural façade elevations visible from public areas, or through other illustrative drawings, photographs, or renderings, shall be submitted and reviewed;**

The quality of the architecture has been demonstrated through the submitted illustrative and architectural plans, including well-detailed façades treatments, landscaping, and overall site design. The proposed design utilizes changes in material, color, texture, and roof plane variations to fit the context of the surrounding structures. The building has a masonry base, cementitious middle, and cornice parapet top at different levels. The façades of the building will provide architectural variety and articulation through the modulation of wall planes, detailing, color, texture, and materials. This will ensure that the diverse land uses surrounding the subject property, as well as those located on the First Baptist Church of Glenarden, will be compatible.

- (B) Development of uses pursuant to this Subsection shall not be subject to a separate site plan approval in accordance with Part 3, Division 9 of this Subtitle. Instead, the site plan for such proposed development shall be reviewed as part of the special exception application approval; and**

The proposed application was submitted, pursuant to the Zoning Ordinance special exception application requirements, defined in Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Section 27-441(b) Table of Uses, also known as Subtitle 27. The apartment for the elderly proposed in this application is an addition to an existing religious campus of 298,765 square feet for church uses, including a youth center, administrative offices, chapel, fellowship hall, service building, and solar farm.

- (C) The District Council shall find that the proposed use:**

- (i) Will serve the needs of elderly families or physically handicapped families; and**

The proposed development intends to provide housing for older persons, as defined in the Fair Housing Amendments Act of 1988, the Housing for Older Persons Act of 1995 (herein referred to as the "Acts"), and the Federal Rules and Regulations, as promulgated by the Department of Housing and Urban Development. It is more specifically the desire and intention of this community to meet the exemption for housing for older persons, as is provided for in 24 CFR Part 100, Section 100.304 of the Fair Housing Act. Section 100.304 implements Section 807(b)(2)(c) of the Acts, which

exempts housing communities intended and operated for occupancy by at least one person 55 years of age or over per unit that satisfies certain criteria. In this endeavor, the occupancy restrictions and procedures shall govern.

- (ii) **Will not adversely affect the character of the surrounding residential community. In making such finding, the District Council shall consider lot size, building height, lot coverage of all buildings on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development's effect on the surrounding communities.**

As thoroughly detailed above, the site engineering, landscaping, environmental and architectural plans, and documents submitted pursuant to this application, demonstrate compliance with this and other relevant zoning and design standards for the proposed use.

- (c) **For the purposes of this Section, the term "elderly family" means a family which is included within age restrictions in conformance with the Federal Fair Housing Act and "physically handicapped family" means a family in which the head of the family, or his dependent, is physically handicapped. A person shall be considered physically handicapped if he has a physical impairment which:**
 - (1) **Is expected to be of continued and indefinite duration;**
 - (2) **Substantially impedes the ability to live independently; and**
 - (3) **Is of a nature that the ability could be improved by more suitable housing conditions.**

This requirement has been affirmed by the apparent nature of the application. The 164-unit apartment is specifically designated and designed as an apartment for elderly families. A Declaration of Covenants will be executed at the time of PPS to ensure this use, as designated by Section 27-337(b)(1) above.

- 7. **Parking Regulations:** Section 27-568(a)(1) of the Zoning Ordinance requires 0.66 parking spaces per dwelling unit for a housing development for the elderly or physically handicapped. A total of 162 parking spaces are provided, which exceeds the minimum requirement of 109 parking spaces for the use by 53 parking spaces. A total of one loading space is required and provided on the site plan.
- 8. **2010 Prince George's County Landscape Manual Requirements:** The application is subject to the following sections of the Landscape Manual: Section 4.1, Residential Requirements (for multifamily development); Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscape Requirements.

Section 4.1 of the Landscape Manual requires multifamily dwellings located in the Developing and Rural Tiers to plant a minimum of 1 major shade tree per 1,600 square feet or fraction of green area provided. Per Section 4.1(c)(4)(D), up to one-quarter of the number of required shade trees may be substituted on a two-to-one basis by the use of ornamental or evergreen trees. The Section 4.1 table included in the landscape plan reflects a total area of 148,757 square feet of provided green space, requiring 149 shade trees. A total of 117 shade trees, 50 ornamental, and 16 evergreen trees are proposed for the site, which is in conformance with requirements of this section.

Section 4.3 of the Landscape Manual requires parking lots that are between 50,000 to 99,999 square feet to provide 10 percent of the interior of the parking lot as planting area. The Section 4.3 schedules included on the landscape plan show interior planting at a rate of 12.26 percent, which is in conformance with the requirement.

Section 4.6 of the Landscape Manual requires special roadways to be buffered from development. Oak Grove Road is a designated historic roadway in the MPOT. Adjacent to an historic road, the Landscape Manual requires a Section 4.6 landscape buffer (Buffering Development from Special Roadways) based on the development tier. The applicant applied for alternative compliance, requesting an alternative design to conform with the requirements of this section of the Landscape Manual. Per Section 4.6(c)(1)(B), a 50-foot landscape buffer is required along Oak Grove Road, which is classified as a major collector, because the rear yard of the proposed development is oriented toward Oak Grove Road. Alternative compliance was recommended for approval with a condition as detailed at the end of this report. Conformance to this standard shall be established, prior to certification of the special exception.

Section 4.9 of the Landscape Manual promotes sustainable landscaping as an environmentally sensitive design approach. A percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) shall be native species (or cultivars thereof) and shall be identified on a planting schedule on the landscape plan. Any existing trees and/or vegetation retained in fulfillment of the requirements shall not contain invasive species, which must also be reflected in the schedule. Trees proposed in fulfillment of the requirements shall not be planted on slopes steeper than three-to-one. The special exception landscape plan shows conformance with this standard.

9. **Tree Canopy Coverage:** This application is subject to the requirements of the Tree Canopy Coverage Ordinance. The subject site is located within the R-E Zone and required to provide 20 percent of the site area in tree canopy coverage (TCC). The 6.4-acre site is required to provide a minimum of 1.28 acres in TCC. The TCC schedule shows that 1.37 acres of TCC is to be provided, exceeding the requirement.

The regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible, based the limits of disturbance shown on the TCP2 and the evaluation provided with SE-4838.

10. **Signage:** A single monument sign is proposed in the northern corner of the site and is designed in conformance with the applicable requirements of Part 12 of the Zoning Ordinance. No building-mounted signage is proposed.

11. Referral Comments: The following referrals were received and are incorporated herein by reference; all of the comments are addressed on the site plan, or as part of this technical staff report:

- a. Community Planning Division, dated February 11, 2021 (McCray to Sievers)
- b. Transportation Planning Section, dated March 15, 2021 (Burton to Sievers) and Trails Review, dated March 15, 2021 (Smith to Sievers)
- c. Environmental Planning Section, dated March 28, 2021 (Juba to Sievers)
- d. Historic Preservation Section, dated February 8, 2021 (Stabler to Sievers)
- e. Urban Design Section, dated March 15, 2021 (Bossi to Sievers)
- f. Special Projects Section, dated February 11, 2021 (Perry to Sievers)
- g. Subdivision Review Section, dated March 29, 2021 (Diaz-Campbell to Sievers)
- h. Prince George's County Parks Department, dated March 22, 2021 (Burke to Sievers)
- i. Department of Permitting, Inspections and Enforcement, dated February 11, 2021 (Giles to Sievers)
- j. Alternative Compliance Report (AC-21008), dated March 29, 2021 (Gupta to Sievers)

RECOMMENDATION

A special exception use is considered compatible with uses permitted by-right within the Residential Estate (R-E) Zone if specific special exception criteria are met. Unless unique adverse impacts are identified, the special exception may be approved. The appropriate standard for determining whether the use would create an adverse impact upon surrounding properties is to show that the proposed use, at this particular location proposed, would not have adverse impacts above and beyond those inherently associated with the special exception use, regardless of its location within the R-E Zone.

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-337, for apartment housing for elderly or physically handicapped families, of the Prince George's County Zoning Ordinance in this instance. Therefore, staff recommends approval of Special Exception SE-4838, Grove at Glenarden Senior Living, subject to the following conditions of approval:

1. Prior to certification of the special exception site plan, the special exception shall be modified, as follows:

- a. Show on the plan the master plan trail to be constructed along Oak Grove Road, or else provide correspondence from Prince George's County Department of Permitting, Inspections and Enforcement, indicating modification of the requirement.
- b. On Sheet 1, show bearings and distances for the overall property (Parcel 1).
- c. Revise General Notes to include all development regulations, as specified in Sections 27-337(a)(1) and 27-337(a)(4) of the Prince George's County Zoning Ordinance.
- d. Revise General Note 8 to change the proposed use to be consistent with language of the Zoning Ordinance: "Apartment housing for elderly or handicapped families in a building other than a surplus public school building."
- e. Provide a note on the Section 4.6 schedule indicating that an alternative compliance has been requested.
- f. Revise architectural elevations to:
 - (1) Remove the strike-through on drawings on Sheet 602 if they are to be retained.
 - (2) Provide rendered elevations.
 - (3) Update the materials key to specify actual material types and colors selected for building façades.
 - (4) Provide full dimensions for the heights and lengths for each facade of the building.
- g. A minimum 10-foot-wide shared-use path along the subject site frontage of Oak Grove Road, consistent with the design standards from the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, shall be provided unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
- h. Standard sidewalk, and associated sidewalks, shall be provided along the entire frontage of the site, along the private access driveway.
- i. A minimum 5-foot wide sidewalk connection to the master plan trail along Oak Grove Road shall be provided unless the trail is modified.
- j. Improve the existing trail around the stormwater pound to be a minimum 8-foot-wide asphalt walking trail.
- k. Submit an approved stormwater concept plan showing the same layout as the special exception plan and Type 2 tree conservation plan.
- l. Provide a note detailing the density of the site.

- m. The applicant shall either provide a minimum 6-foot-high, sight-tight fence along the property entire frontage of Oak Grove Road, or provide a 6-foot-high masonry wall that matches the building for the approximately 200 linear feet of the road frontage where the building is present, in addition to the proposed plantings and bufferyard. The applicant shall revise both the landscape plan and the Section 4.6 landscape schedule to reflect these changes.
2. Prior to certification of the special exception, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Add a note beneath the TCP2 worksheet explaining the discrepancy in existing woodland values between the approved TCP1-006-02-01 and TCP2-094-02-05.
 - b. Complete the property owners awareness certificates on each sheet of the TCP2.
 - c. Insert the timing mechanism to be used in the invasive species notes on Sheet 10 of the TCP2.
3. At the time of preliminary plan of subdivision (PPS):
- a. The applicant shall provide a Phase I noise study. The 65 dBA Ldn mitigated and unmitigated noise contours shall be shown on the PPS. The Phase I noise study shall determine if any noise mitigation is needed for the interiors of dwellings and for outdoor activity areas. If mitigation measures are needed, the special exception shall be revised to include a Phase II noise study, which recommends design details for the mitigation measures. The necessary mitigation measures and related details shall be reflected on the special exception site plan.
 - b. The applicant shall provide a proposal for mandatory dedication of parkland (dedication of land, fee-in-lieu, private recreational facilities, or a combination thereof). The PPS shall determine if the special exception needs to be revised, in order to accurately reflect the proposal.
 - c. The owner of the property shall record a Declaration of Covenants among the Prince George's County Land Records, which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than 20 years. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission.
 - d. The general notes on the plans shall indicate how the mandatory dedication of parkland requirement will be addressed, preferably through on-site facilities.
 - e. The applicant shall provide a side path along the frontage of Oak Grove Road.

ITEM: 4D

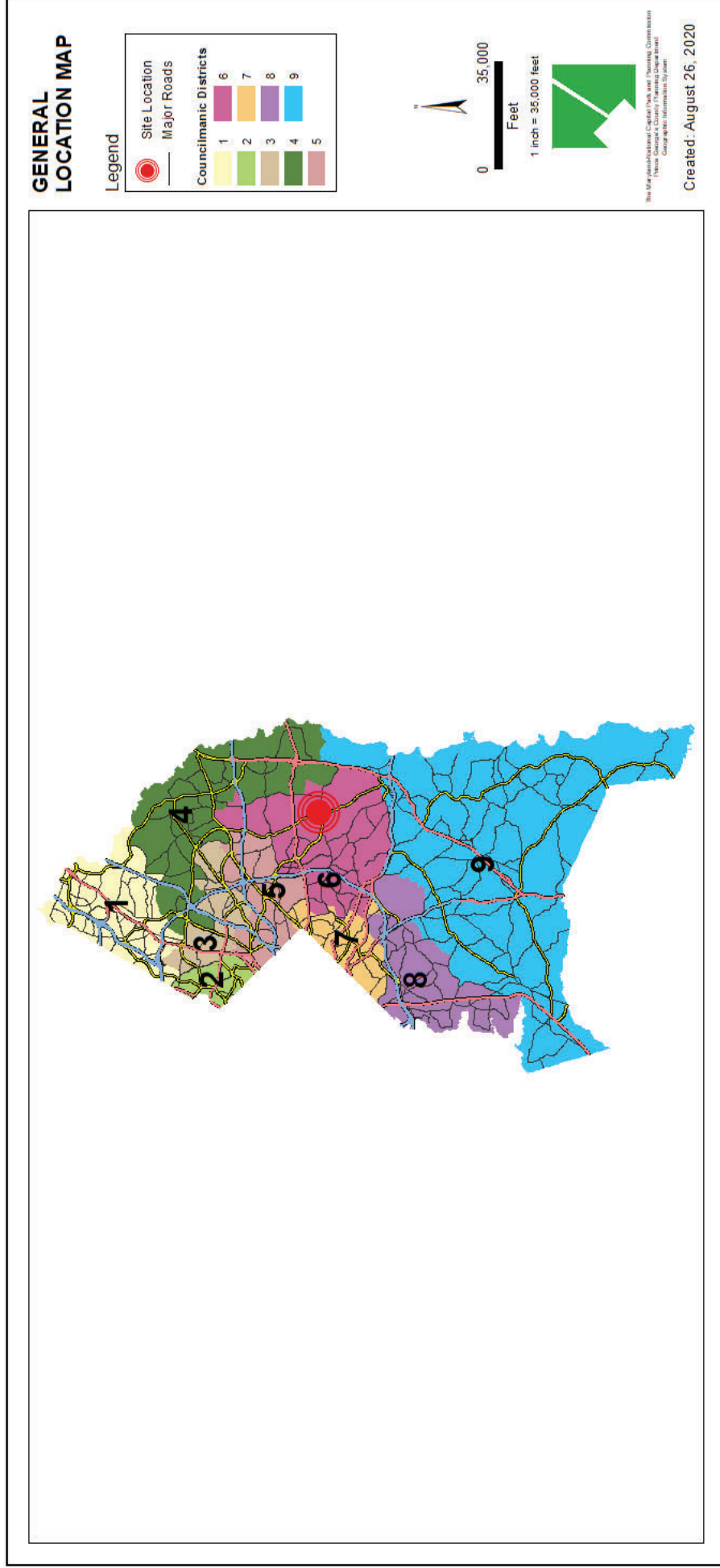
CASE: SE-4838

GROVE AT GLENARDEN SENIOR LIVING

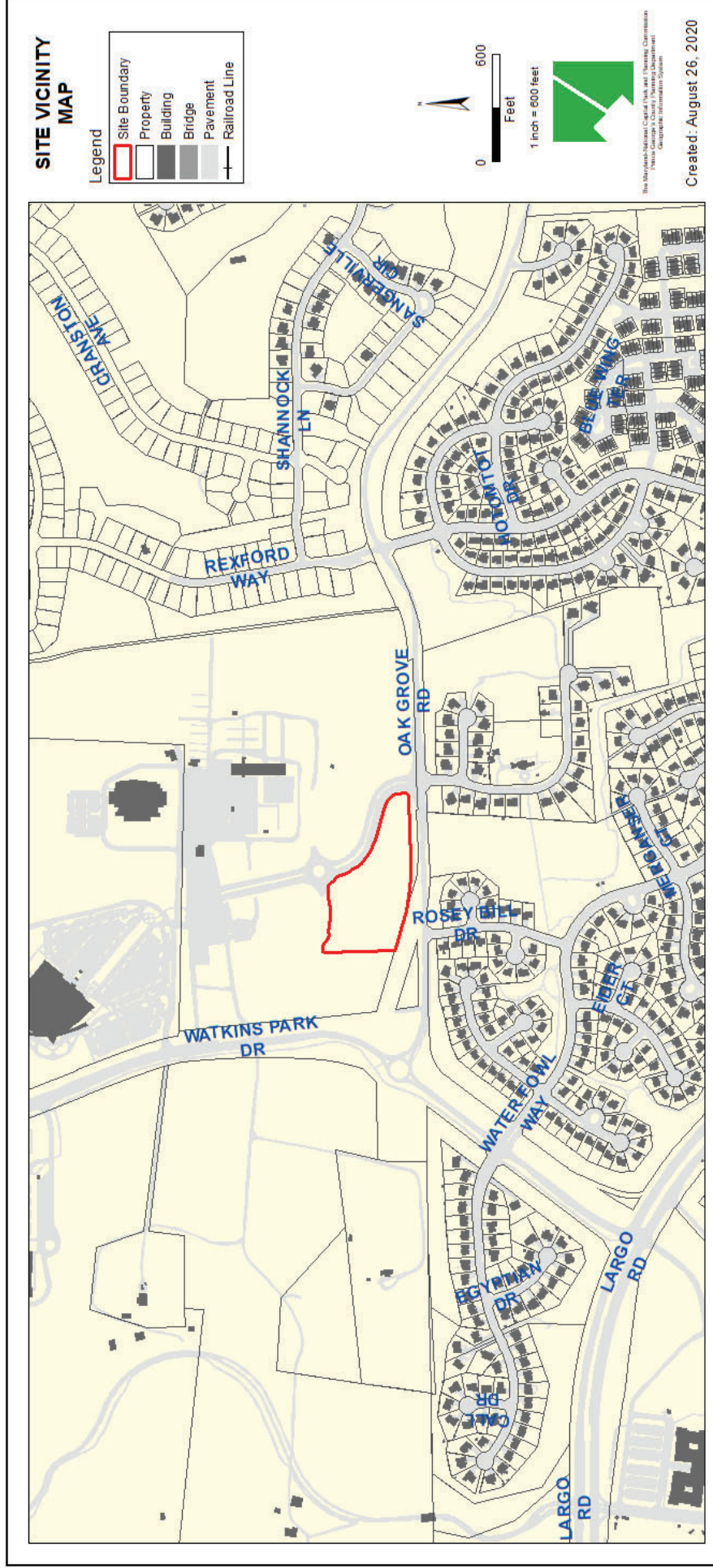
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



GENERAL LOCATION MAP



SITE VICINITY



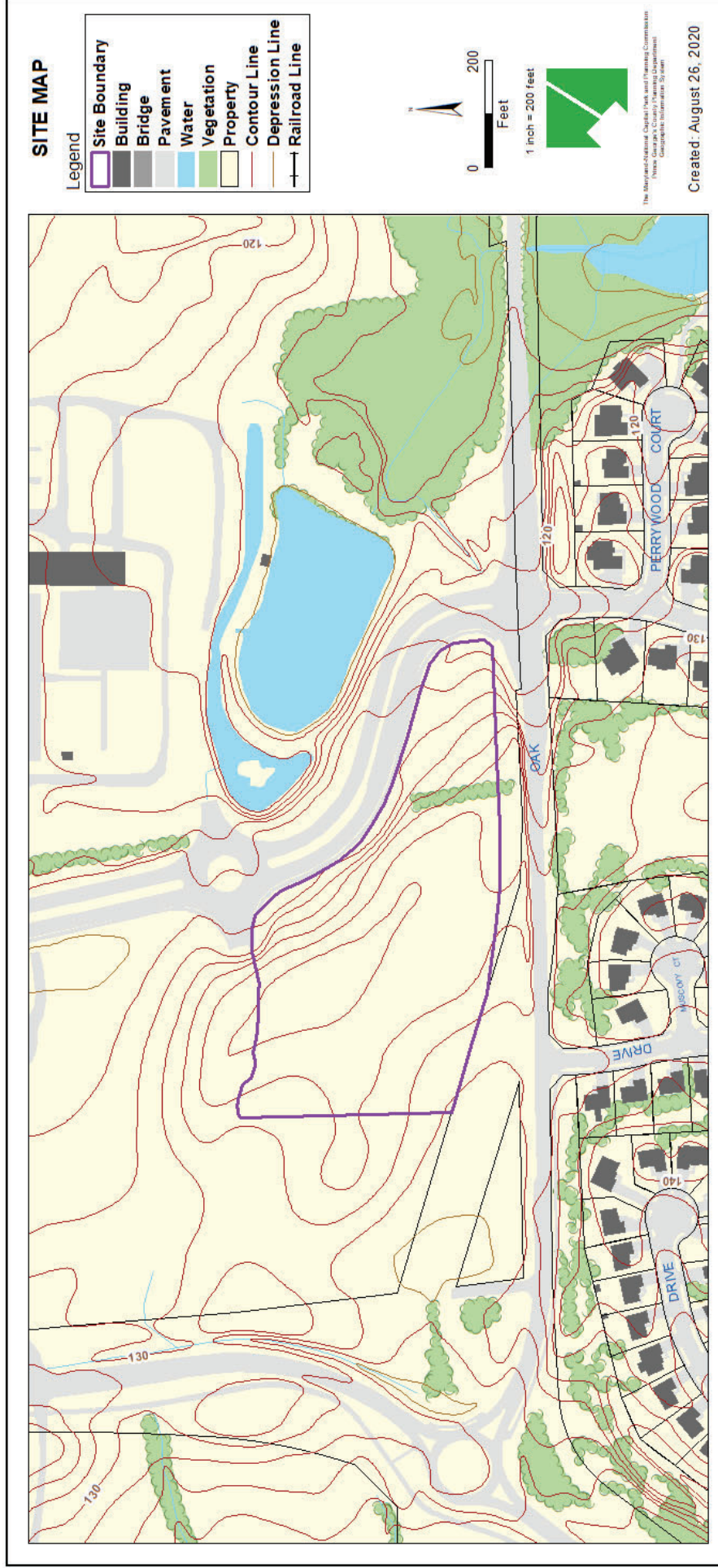
ZONING MAP



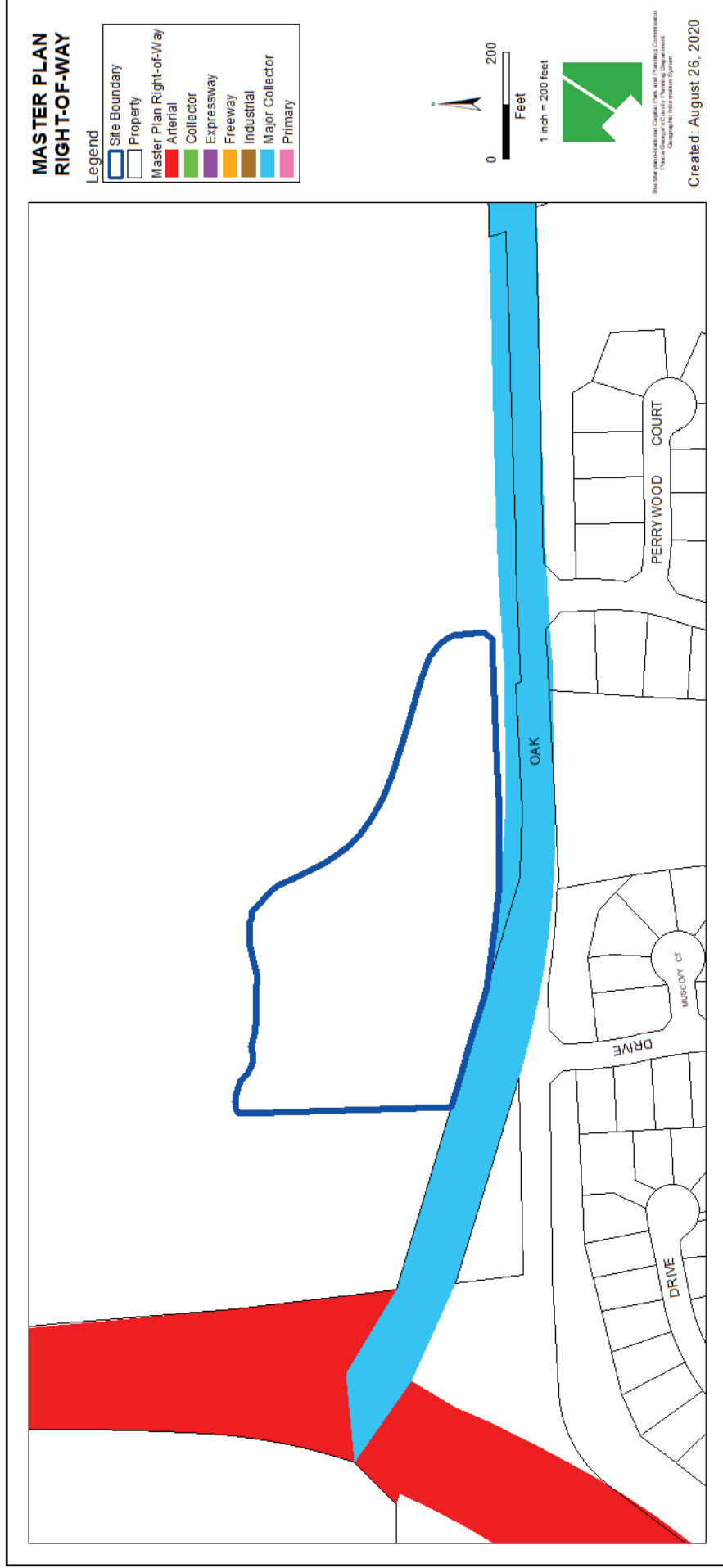
AERIAL MAP



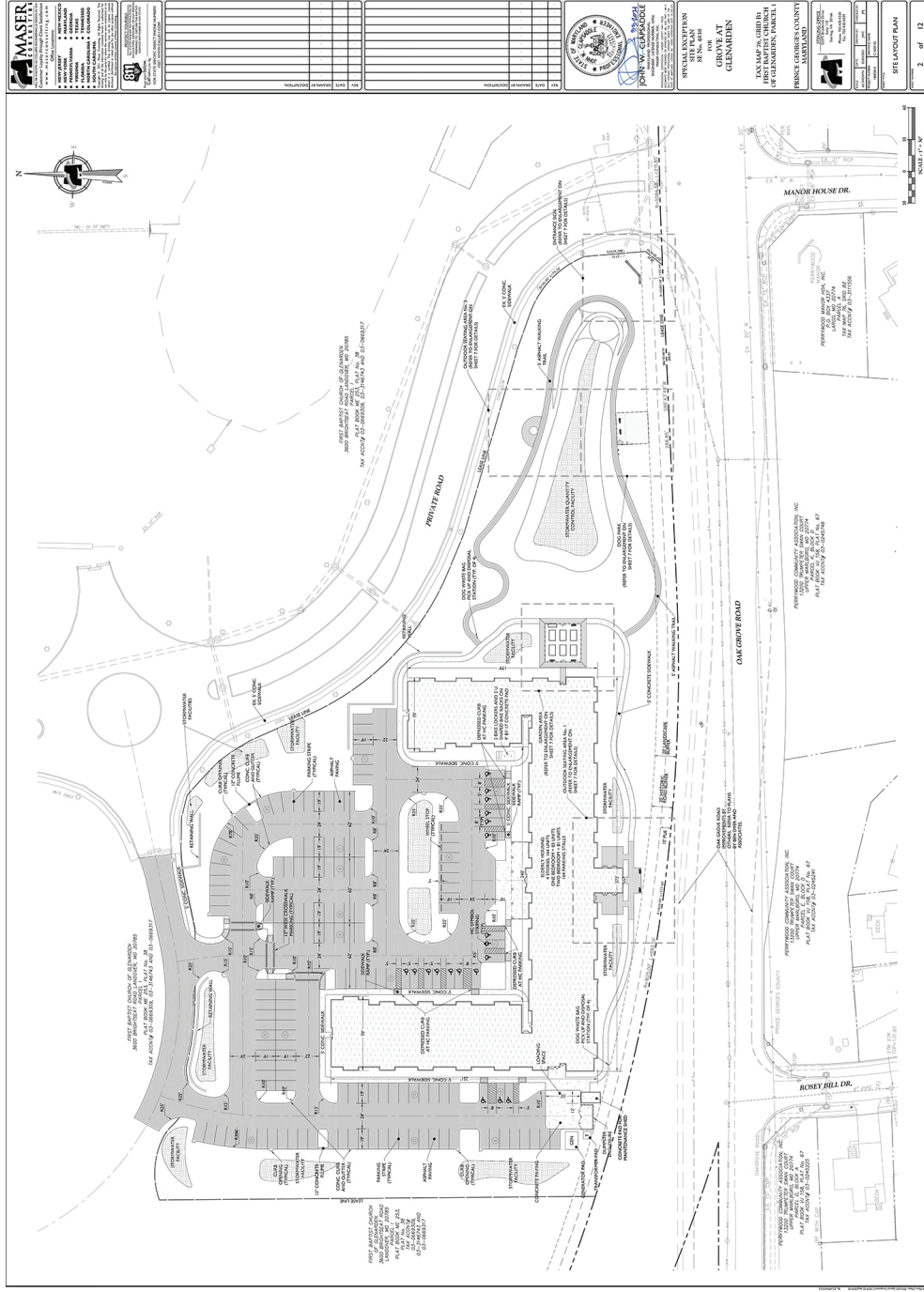
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



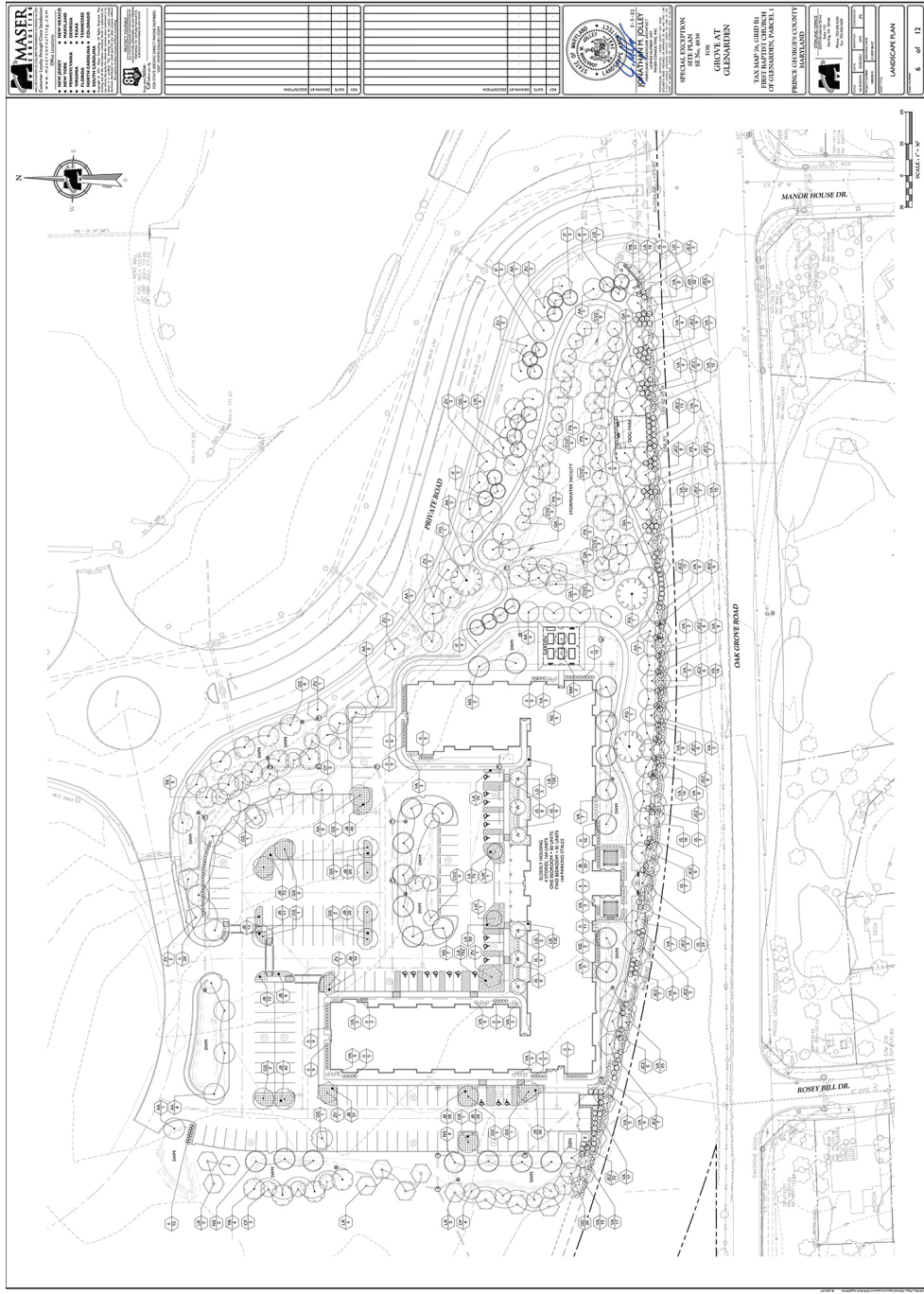
SITE PLAN



ELEVATION RENDERING



LANDSCAPE PLAN



<p>11500 WEST 15TH AVENUE, SUITE 300 DENVER, CO 80202 TEL: (303) 752-1234 WWW.MASTER.COM</p> <p>LANDSCAPE ARCHITECT SINCE 1985</p>		<p>SPECIAL DESCRIPTION SITE PLAN FOR CLUBHOUSE GOLF COURSE</p>		<p>TAX MAP No. GRID BY PLANNING DEPARTMENT, MUNICIPALITY OF DENVER, COLORADO</p>		<p>PREPARED BY LANDSCAPE ARCHITECT MASTER</p>		<p>DATE 4/29/2021</p>	
<p>REVISIONS</p>		<p>NO. DATE DESCRIPTION BY</p>		<p>DATE</p>		<p>NO. DATE DESCRIPTION BY</p>		<p>DATE</p>	
<p>DATE</p>		<p>BY</p>		<p>DATE</p>		<p>BY</p>		<p>DATE</p>	

JAMES R. DOLE
REGISTERED PROFESSIONAL ENGINEER
NO. 39454
STATE OF COLORADO

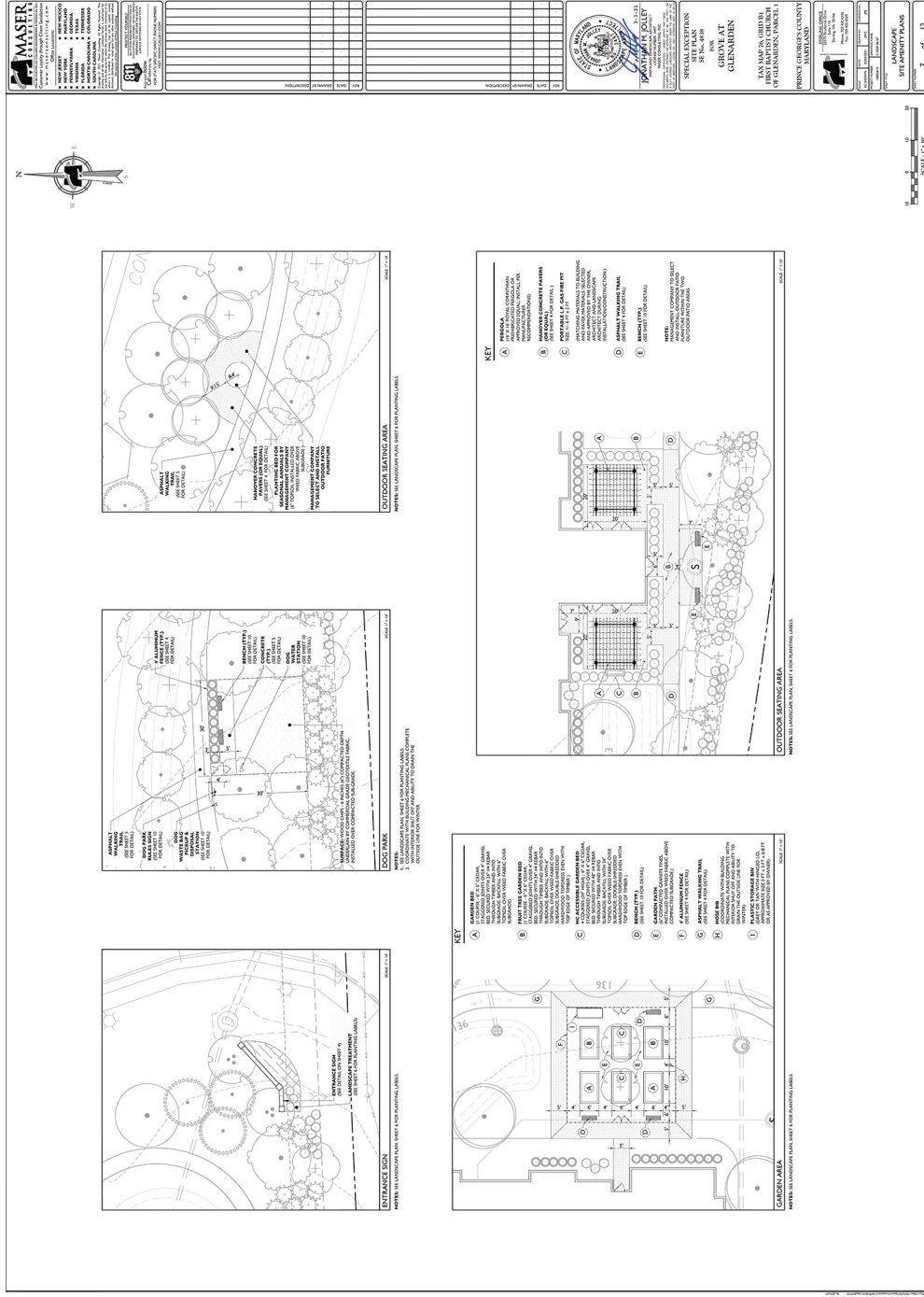
LANDSCAPE PLAN

6 of 12

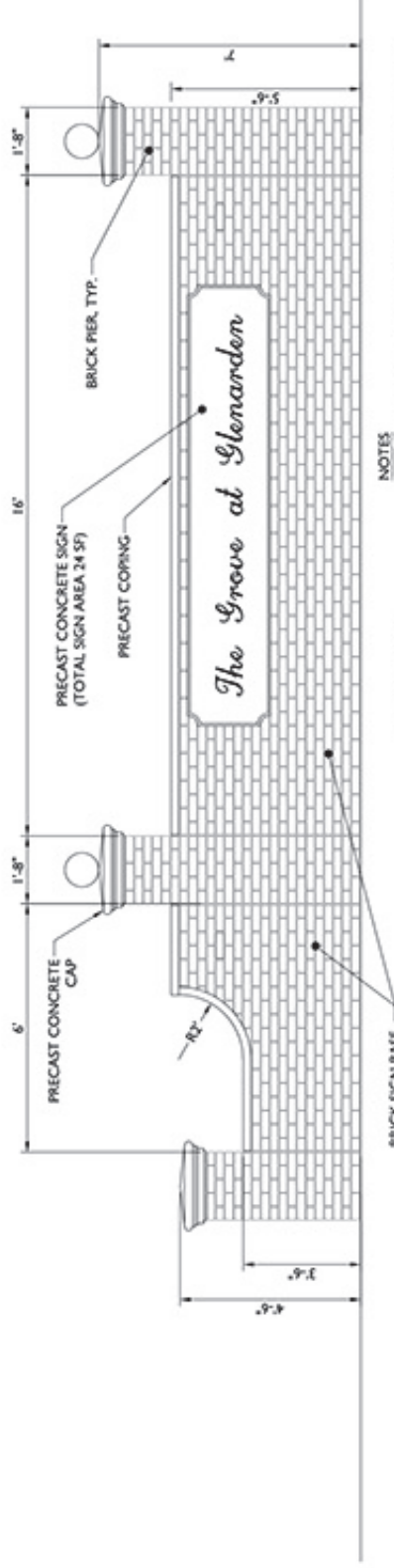
SCALE: 1/8" = 1' - 0"

NOT FOR CONSTRUCTION

AMENITY LANDSCAPE



MONUMENT SIGN DETAIL



NOTES

1. THIS DETAIL IS FOR VISUAL REPRESENTATION OF SIZE AND MATERIALS ONLY. ALL STRUCTURAL DETAILS REQUIRED SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO DPE FOR A BUILDING PERMIT.
2. THE SIGN REGULATIONS ARE FOUND UNDER SECTION 27-418(G)(1) OF THE PRINCE GEORGE'S COUNTY CODE
 - 2.1. MAXIMUM AREA PER SIGN = 48 SQUARE FEET
 - 2.2. MAXIMUM NUMBER ALLOWED = 1

ELEVATION

MONUMENT SIGN DETAIL

N.T.S.



LAW OFFICES
SHIPLEY & HORNE, P. A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
* Also admitted in the District of Columbia

November 17, 2020

VIA HAND DELIVERY

Ms. Sherri Conner
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: The Grove at Glenarden
Special Exception (SE-4838)**

Dear Ms. Conner,

On behalf of Chi, Inc. ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a Special Exception application for a 164 dwelling unit senior housing apartment development, i.e., as defined by the County as "Apartment housing for the elderly or physically handicapped families" ("Senior Apartments") in the R-E Zone located at 700 Watkins Park Drive, Upper Marlboro, Maryland 20774. The Application is submitted pursuant to Zoning Ordinance Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code. The Senior Apartment use proposed in this Application is an addition to an existing religious campus that has been approved for the development of seven (7) buildings totaling 612,890 square feet that will ultimately include the main sanctuary, a family life center, a children/youth center, administrative offices, chapel, fellowship hall, service building and solar farm. The main sanctuary (205,000 gross square feet) and the first phase of the family life center (56,100 gross square feet), and the solar farm have been built for approximately 261,100 gross square feet of improvements to date.

Site Location and Description:

The subject property is located at 600 and 700 Watkins Park Drive, Upper Marlboro, Maryland, 20774. The property comprises approximately 159.61 acres in the R-E Zone, consisting of a single-Parcel 1 recorded in the Land Records of Prince Georges County at Plat Book ME 253, Plat No. 38. The proposed Senior Apartment use will occupy a leased parcel consisting of approximately 6.4 acres in size. The site is in the northeast quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road. The property is developed with an existing religious campus. The property is

surrounded by single-family detached residential development in the R-R, R-E, R-R and R-80 Zones as well as vacant land in the R-O-S and R-L Zones and an Elementary School.

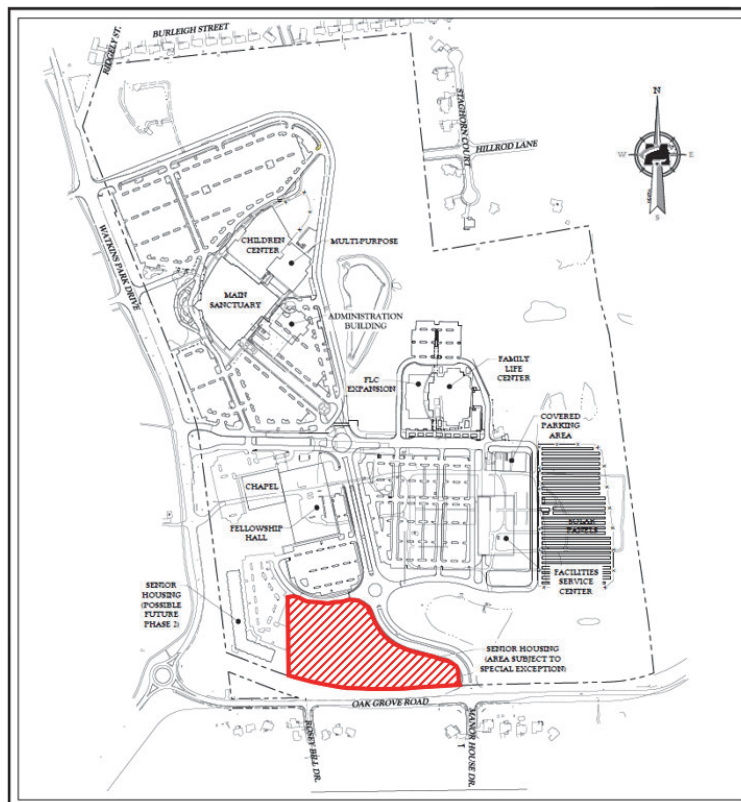
Neighborhood and Surrounding Uses:

The Subject Property is located within Planning Area 74A in the Mitchellville & Vicinity as shown in the 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*. The boundaries of the neighborhood to be considered in this Application are as follows:

- North:** Central Avenue (MD 214)
- East:** Church Road
- South:** Largo Road (MD 202)
- West:** Kettering Drive

The subject property is bounded by the following uses:

- North:** Single-family detached residential neighborhoods of Kettering development in the R-80 Zone
- East:** Single-family detached residential neighborhoods of Sierra Meadows and Oak Creek Club developments in the R-E Zone and in the R-L Zone respectively
- South:** Single-family detached residential neighborhoods of Perrywood and Perrywood Manor in the R-S Zone and the R-R Zone
- West:** Watkins Regional Park/Old Maryland Farm and the Perrywood Elementary School in the R-O-S Zone



Zoning and Development History:

The parcels are zoned R-E (Residential Estate). The Bowie and Vicinity Master Plan, approved in 2006, which amended the 1991 Approved Master Plan and Sectional Map Amendment (SMA) for Bowie-Collington-Mitchellville and Vicinity, retained the existing R-E zoning designation for subject parcels. The proposed religious campus is a permitted use in the R-E Zone.

Based on aerial imagery, Parcel A and Parcel 4 consisted of agricultural uses throughout much of the 20th century. By the 1980s, it appears that Parcel 4 was operating as the site of the Behnke Nursery, who purchased the property in 1978.

In 2002, Parcel-A received approval for 315,000 square feet of development for a worship center and family life center pursuant to Preliminary Plan of Subdivision 4-02047 and was subsequently platted per Final Plat 5-03021. Since that approval, the site was improved with 205,000 square feet of sanctuary, offices, and other church facilities (comprising the worship center). The remaining 110,000 square feet of approved GFA was to be devoted to the Family Life Center. The first phase was recently completed at approximately 56,100 square feet. When completed, the future phase would add approximately 53,900 square feet, for a total of 110,000 square feet. The Family Life Center includes a gymnasium for youth athletics. Preliminary Plan of Subdivision 4-02006 was later filed for the property but was withdrawn.

The Behnke Nursery property was purchased by the First Baptist Church of Glenarden in 2004 as documented in Liber 19098, Folio 041 in the County Land Records. In 2006, Parcel 4 was the proposed site for the Willow Pond Estates subdivision for 54 single-family homes under Preliminary Plan 4-06080, but this Application was later withdrawn. An application for Preliminary Plan 4-13010 was initiated in 2013 for the proposed additions to the church campus. This Preliminary Plan application continues this original request to consolidate Parcel A and Parcel 4 into proposed Parcel B and develop the property with the proposed uses to serve the religious campus.

The Applicant has engaged and collaborated with the community and county and state agencies throughout the master planning and development process of the religious campus, through regular meetings with staff and civic and neighborhood groups.

Nature of Proposed Use:

As discussed above, the Applicant submits this Special Exception application for a Senior Housing Apartment Facility, i.e., defined by the County as “Apartment housing for the elderly or physically handicapped families” (i.e., “Senior Apartments”) permitted in the R-E Zone. This instant Application is prepared in accordance with the provisions the Zoning Ordinance in Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code. The Senior

Apartment use proposed in this Application is an addition to an existing religious campus which was approved for a total density of 612,890 gross square feet with a planned build-out by the year 2027.

Zone	R-E
Use(s)	Apartment Housing for the Elderly
Gross Tract Area	10.7544 acres
Floodplain Area	0 acres (within SE Area)
Street Dedications	0 sq. ft.
Net Tract Area Acreage	6.3998 acres
Building Size (GFA)	168,232 sq. ft.
Dwelling Units	164 dwelling units
Residential Density	25.6 d.u. per acre
Commercial Gross Floor Area	N/A – None Proposed

The Senior Housing Apartment Facility use is proposed to accommodate 164 age-restricted dwelling units, including eighty-three (83) 1-bedroom units and eight-one (81) 2-bedroom units provided to residents 55 and over in conformance with Federal Fair Housing Act. The segregation of the bedroom units between the four-floor residential structure is seventeen (17) 1-bedroom units and twenty-one (21) 2-bedroom units on the first (1st) floor, and twenty-two (22) 1-bedroom units and twenty (20) 2-bedroom units on the second (2nd), third (3rd), and fourth (4th) floors.

Statutory Authority:

The Zoning Ordinance permits Apartment housing for the elderly or physically handicapped families in a building other than a surplus public-school building (with provisions for increased density and reduced lot size in Multifamily Zones) by right in the R-E Zone. The Applicant’s intention is to provide housing for older persons, as defined in the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995 (i.e., "Acts") and the Federal Rules and Regulations (i.e., "Federal Regulations") as promulgated by the Department of Housing and Urban Development (i.e., "HUD"). It is more specifically the intention of the Applicant to providing a housing community that meets the exemption for housing for older persons as is provided for in 24 CFR Part 100, Section 100.304 (hereinafter referred to as the "55 or Over Housing Exemption"). Section 100.304 implements Section 807(b)(2)(c) of the Acts, which exempts housing communities intended and operated for occupancy by at least one (1) person 55 years of age or over per unit that satisfies certain criteria. In this endeavor, the following occupancy restrictions and procedures shall govern. Further, the Association shall do whatever is required by the Acts and Federal Regulations to publish its intention to comply with and adhere to policies and procedures which demonstrate an intent to provide housing for persons 55-year of age or over. The Acts and Federal Regulations, as amended from time to time, are hereby incorporated by reference into this document.

PART 5. RESIDENTIAL ZONES.
DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Apartment housing for the elderly or physically handicapped families in a building other than a surplus public-school building (with provisions for increased density and reduced lot size in Multifamily Zones)	X	X	X	[X]SE	SE ⁰³	SE	SE	X	X
* * * * *	*	*	*	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*	*	*	*

Conformance with the Zoning Ordinance:

A. Section 27-317 - Requirements:

A Special Exception is required for Apartment housing for the elderly or physically handicapped families in a building other than a surplus public-school in the R-E Zone in accordance with Section 27-441(b)(7) Table of Uses in the Zoning Ordinance. Section 27-317 of the Zoning Ordinance requires the following findings for approval of a Special Exception.

(a) A Special Exception may be approved if:

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

Response: The proposed Senior Apartments site plan is in harmony with the general purposes of Subtitle 27 as set forth in Section 27-102(a) (1-15) in the Zoning Ordinance. They are addressed in order:

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

Response: The proposed Senior Apartments provides alternative housing and personal care opportunities for a broad spectrum of elderly and handicapped residents not otherwise readily available. The Senior Apartments meets all of the applicable requirements of state and county ordinances. In so doing, the facility will help promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County by providing safe and modern living and care facilities for its residents. Moreover, the facility may provide increased employment opportunities for a range of service and professional employees.

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

Response: The subject Application is in conformance with the recommendations of both the *Plan Prince George's 2035 Approved General Plan* (Prince George's 2035 General Plan), and the approved 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*. The subject property is in the Developing Tier, which was carried over from the Approved 2002 Prince George's County General Plan. Although the Bowie and Vicinity Master Plan amended the General Plan Tier and Center boundaries, the subject property has remained in the Developing Tier since the publication of the 2002 General Plan. Under this Plan, the vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The proposed development will be designed in accordance with the low-medium density residential character of the surrounding area and the Developing Tier in general.

The *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* was enacted on February 7, 2006. The Master Plan does not contain any land use recommendations for the subject site. However, further development of the religious campus with the proposed uses is in harmony with the goals of the Developing Tier as stated on page 9 of the Master Plan. The proposed development will complement the goals of the Developing Tier to:

- *Achieve of high-quality development.*
- *Maintain low-moderate density land uses.*
- *Sustain existing suburban residential neighborhoods.*
- *Preserve and enhance environmentally-sensitive areas*

A Senior Apartments for elderly or physically handicapped residents will complement and support the needs of the existing community. The proposed Senior Apartments provide families in the area with conveniently available affordable alternative care for family members that are safe and secure and easily accessible during what may be a difficult challenge in their daily lives. The character of the neighborhood is rural in nature and is dominated by single-family dwellings. The requested use proposes an addition/expansion to the single-family detached structure. The currently proposed site plan illustrates the location of the single-family detached structure and proposed addition/expansion.

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

Response: To the Applicant's knowledge there are adequate public facilities to serve the property. The entire site is in Sewer and Water Categories 3 Community System. Approval of Preliminary Plan 4-13010 limited total development to uses that generate no more than 184 AM and 221 PM peak-hour vehicle trips. The site improvements built-out to date comprises approximately 261,000 gross square feet, which is approximately 43 percent of the 612,690 gross square feet approved for the entire church campus. The adequacy of public facilities and services and related integrity of the community will be conserved as follows:

County's Ten Year Water and Sewerage Plan:

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the County. The Plan references the Ten-year Water and Sewer Plan and specifically addresses: Drinking Water Supply, Water Treatment, and Stormwater Management.

The Adopted 2018 Water and Sewer Plan Ten-Year Plan for Water Supply and Sewerage Systems require only that: "Proposed development shall be analyzed for consistency with The General Plan, master/sector plans and functional master plans as defined by Article 28 of the Maryland Annotated Code."

The subject property's location within water and sewer categories W-3 and S-3 and the proposed development are planned to tie into the public water and sewer system in compliance with the Adopted 2018 Water and Sewer Plan. The proposed Assisted Living Facility is consistent with the applicable recommendations in the 2006 Approved Bowie and Vicinity Master Plan and Sectional Map Amendment, as demonstrated above.

Woodland Conservation Ordinance:

The proposed SE-4838 site plan is designed in accordance with the approved and implemented Type 1 and 2 Tree Conservation Plan (TCP1-006-02) and (TCP2-094-02). The proposed TCP1 does not propose the clearing of any additional woodlands. The subject property First Baptist Church of Glenarden campus/site meets the 25 percent woodland conservation threshold by the preservation of 31.08 acres of woodland and the reforestation of 16.16 acres.

2008 Public Safety Facilities Master Plan:

A review of the Approved March 2008 Public Safety Facilities Master Plan reveals that the proposed site is within the northern – central portion of Police District II. The subject site has sufficient access to public facilities. The site is served by Prince George's County Police Department District II Bowie Station at 601 Crain Highway. Fire and rescue services are provided by Kentland Fire Station Company 46, located at 10400 Campus Way South. The Public Safety Plan recommends one new police station in District II (Woodmore - Glen Dale) and three (3) other fire stations within relative proximity of the subject property, which would serve to improve public facility access.

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the site is adjacent to the master-planned roadways, Watkins Park Drive (Maryland Route 193), and Oak Grove Road. In the 2009 Master Plan of Transportation, the segment of MD 193 along the frontage of the subject property is classified as arterial road A-27 with a 120-200 foot right of way. The segment of Oak Grove Road along the subject property is classified as Major Collector MC-600 with a right-of-way of 100 feet. Oak Grove Road is

also classified as a scenic or historic road and is adequately buffered in accordance with Landscape Manual requirements.

Adequate right-of-way consistent with master plan recommendations is currently in place along the Watkins Park Drive roadway section. The Applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, and driveways. Access, parking, and circulation patterns will be reviewed in accordance with sections 24-122 through 24-124 of the Subdivision Ordinance.

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

Response: The proposal recognizes the existing need for alternative housing options for segments of the population and for serving the care needs of adults. In addition, the proposal will create additional employment opportunities for construction and human services workers. An estimated four (4) employees will work full and part-time at the facility upon completion. A total of 164 dwelling units are proposed as a part of this Application. All units are proposed for rental and will provide a unique housing opportunity for a segment of the elderly population in Prince George's County that either cannot afford to or prefer not to own a home. The proposal recognizes the existing need for alternative housing options for segments of the population and for serving the care needs of adults.

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

Response: The Special Exception request will not diminish the provision of adequate light, air, and privacy as can be readily discerned from the building location and design. All living quarters are in one structure, and all living quarters will have windows with views to the outdoors.

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

Response: This proposal is consistent with the vision, policies, and strategies contained within the 2002 Prince George's County Approved General Plan and the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). The subject property in this Application is in the Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George's 2035 Plan established a growth boundary within which development would be encouraged. The Plan Prince George's 2035 designates the property within an established community within the Growth Boundary. The Plan describes established communities as most appropriate for context-sensitive infill and low- to medium-density development. As demonstrated by the Special Exception SE-4838 Site Plan, proposed uses and development provide a beneficial relationship between adjacent and adjoining residential and open space uses. The proposed development will be designed in accordance with the low-medium density residential character of the surrounding area and the Developing Tier in general.

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

Response: The proposed development will provide for internal fire suppression measures and will be built in accordance with all building codes, which will serve to protect the County from fire, flood, panic, and other dangers. The site plan demonstrates improved site and roadway access. The proposed development will also enhance the environmental setting of the property in relationship to adjoining properties. The site is served by Prince George's County Police Department District II Bowie Station at 601 Crain Highway. Fire and rescue services are provided by Kentland Fire Station Company 46, located at 10400 Campus Way South. Traffic Impact Statement letter prepared on behalf of the Applicant is included with this application submission.

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

Response: The proposed use is specifically designed and intended to satisfy this purpose. The single-building design provides for maximization of service efficiencies by consolidating all activity into one building, thus creating a more healthy and managed living environment for residents.

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

Response: The proposed 168,232 square-foot building will provide substantial employment opportunities during construction and continued employment for administrative, human service, and maintenance workers in the facility upon completion.

(10) *To prevent the overcrowding of land,*

Response: The Apartment Housing for the Elderly, as proposed on the SE-4838 Site Plan, is in harmony with the development pattern described above.

(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;*

Response: As discussed above, according to the 2009 Master Plan of Transportation, the site is adjacent to the master-planned roadways, Watkins Park Drive (Maryland Route 193), and Oak Grove Road. In the 2009 Master Plan of Transportation, the segment of MD 193 along the frontage of the subject property is classified as arterial road A-27 with a 120-200 foot right of way. The segment of Oak Grove Road along the subject property is classified as Major Collector MC-600 with a right-of-way of 100 feet. Oak Grove Road is also classified as a scenic or historic road and is adequately buffered in accordance with Landscape Manual requirements.

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

Response: The approval of Special Exception SE-4838 affords a unique and excellent opportunity to locate a senior or older adult-oriented “Apartment housing for elderly or physically handicapped families” housing opportunities for a segment of the population that generally seeks and depends upon social and economic stability in their living conditions and interactions. The Grove at Glenarden allows for the residents to maintain a stable living environment and have family members visit with them. The facilities will provide employment for county residents, educational opportunities to allow employees to advance, business opportunities for local businesses, especially minority and disadvantaged businesses.

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

Response: The use proposed in this Application is an addition to an existing religious campus of 298,765 square feet for church uses including, a children/youth center, administrative offices, chapel, fellowship hall, service building, and solar farm. The configuration of the subject property is in harmony with the natural terrain on site. The parcel is compatible with the surrounding large lot residential development as well as the large open space and school across from the property on Watkins Park Drive. It provides a transition from large open space and institutional use to adjacent residential subdivisions. Woodland areas and stream valleys provide a natural separation from denser residential development to the north.

Stormwater Management facilities will provide water quality, channel protection storage, and control of the peak discharge rate from the 1, 10, and 100-Year storm event. The existing nearby pond located on the campus will be landscaped with plants and trees. There are no scenic vistas or similar features proximate to the subject property. There are no wetlands within the area of the Special Exception SE-4838 site. A Natural Resources Inventory (NRI-074-06) was approved on June 16, 2015. Stormwater Concept Plan is approved, and the site has an approved Technical Design/Construction Plan.

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

Response: The segment of Oak Grove Road along the subject property is classified as Major Collector MC-600 with a right-of-way of 100 feet. Oak Grove Road is also classified as a scenic or historic road and is adequately buffered in accordance with Landscape Manual requirements.

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

Response: The Apartment housing for elderly or physically handicapped families, as proposed on the SE-4838 Site Plan, will not eliminate farmland and will not threaten any of the County's natural resources.

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

Response: Upon approval of the subject Special Exception application, the proposed use will be in conformance with all applicable requirements and regulations of Subtitle 27. The proposed use is permitted by Special Exception in accordance with Section 27-441 (b) (7) in the Residential Table of Uses of the Zoning Ordinance and will conform to all applicable requirements and regulations of this Subtitle. Also, the companion Assisted Living Facility will comply with all licensing and other regulatory requirements as required by the Zoning Ordinance.

(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;*

Response: As discussed above in Item 2 under Section 27-317, the proposed uses are compatible with and will not substantially impair the integrity of the approved *Plan Prince George's 2035 Approved General Plan* (Prince George's 2035 General Plan), and the approved 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*. The subject property is in the Developing Tier, which was carried over from the Approved 2002 Prince George's County General Plan. Although the Bowie and Vicinity Master Plan amended the General Plan Tier and Center boundaries, the subject property has remained in the Developing Tier since the publication of the 2002 General Plan. Under this Plan, the vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The proposed development will be designed in accordance with the low-medium density residential character of the surrounding area and the Developing Tier in general.

The proposal has preserved sensitive environmental features associated with the Primary Management area as required and is consistent with the Green Infrastructure Functional Plan.

To the Applicant's knowledge, there are no public safety deficiencies created by the proposed development.

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

Response: The proposed uses will not adversely affect the health, safety, and welfare of the residents in the area, as evidenced by the foregoing analysis. Further, the proposed uses are specifically intended to enhance the health, safety, and welfare of its elderly and/or handicapped residents. The proposed facility will be professionally managed by trained administrators and human service, and health care professionals experience caring for the needs of the elderly population.

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

Response: The proposed use will not be detrimental to the use or development of the adjacent properties or the general neighborhood.

(6) *The proposed site plan is in conformance with an approved Tree Conservation Plan.*

Response: Tree Conservation Plan Type I (TCP1-045-06) was approved as part of the Preliminary Plan of Subdivision 4-13013. Tree Conservation Plan Type 2 (TCP2-094-02-03 and TCP2-085-07-01) have been previously approved and implemented. Tree Canopy coverage has been met as described on the Landscape Plan. Natural Resources Inventory (NRI-074-06-04) was approved on June 16, 2015.

(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 requirement of Subtitle 24-130 (b) (5).*

Response: This purpose is not applicable since the proposed Special Exception does not include any regulated environmental or natural features located on or near the subject property.

(b) *In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:*

- (1) *where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle,***
or
- (2) *where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.***

Response: This purpose is not applicable since the proposed Special Exception property is located entirely outside the boundaries of the Chesapeake Bay Critical Area Overlay Zone.

B. Section 27-337 - Apartment housing for elderly or physically handicapped families:

Relationship to Requirements of the Zoning Ordinance:

Response: On November 19, 2019, the District Council for Prince George's County, Maryland approved Council Bill CB-57-2019 that in:

Sec. 27-337. - Apartment housing for elderly or physically handicapped families.

(a) *Apartment housing and related facilities for elderly or physically handicapped families may be permitted within and on the property associated with an existing building, which was*

formerly used for a public school that has been declared surplus by the government entity which owns (owned) it (known as a surplus public school building), subject to the following:

- (1) In addition to the requirements of Section 27-296(c), the site plan shall show the density, and the type and total number of dwelling units proposed;*
- (2) The District Council shall find that the subject property is suitable for the type of development proposed, and is of sufficient size to properly accommodate the proposed number of dwelling units;*
- (3) Recreational and social amenities for the residents may be provided, if shown on the site plan and approved by the District Council; and*
- (4) The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this Section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.*
- (5) In the R-E Zone, the requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met provided that the subject property is composed of at least fifteen (15) gross contiguous acres of land, improved with a structure used as a church with an enclosed building area of at least 150,000 gross square feet. The following additional requirements shall apply:*

Response: The subject proposal complies with the above standard (5) above. As discussed in the prior section of this justification statement entitled “Zoning and Development History, the subject property consist of an approximately 6.4-acre portion of the larger 159.61 acres First Baptist Church of Glenarden campus.

In 2002, Parcel-A received approval for 315,000 square feet of development for a worship center and family life center pursuant to the Preliminary Plan of Subdivision 4-02047 and was subsequently platted per Final Plat 5-03021. Since that approval, the site was improved with 205,000 square feet of sanctuary, offices, and other church facilities. The remaining 110,000 square feet of approved GFA was to be devoted to the Family Life Center. The first phase is currently under construction at approximately 56,100 square feet. When completed, the future phase would add approximately 53,900 square feet, for a total of 110,000 square feet. The Family Life Center includes a gymnasium for youth athletics. Preliminary Plan of Subdivision 4-02006 was later filed for the property but was withdrawn.

- (A) A description of the physical appearance of the proposed building through the use of architectural facade elevations visible from public areas, or through other illustrative drawings, photographs, or renderings, shall be submitted and reviewed;*

Response: As demonstrated by the exhibits and illustrative views submitted by the Applicant, in conjunction with this Application, reflect a high standard of architecture, including well-detailed facades treatment, landscaping, and overall site design. The proposed building is designed to face directly on Oak Grove Road. The proposed design plan utilizes changes in material, color, texture, and roof plane variations as requested to relate to adjacent buildings (See elevations with color-highlighted material variations). The building has a masonry base, cementitious middle, and cornice parapet top at different levels. The facades of the building will provide architectural variety and articulation through the modulation of wall planes, detailing, color, texture, and materials, to ensure that the diverse land uses surrounding the subject property, as well as those located on the First Baptist Church of Glenarden, will blend together harmoniously.

(B) *Development of uses pursuant to this Subsection shall not be subject to a separate site plan approval in accordance with Part 3, Division 9 of this Subtitle. Instead, the site plan for such proposed development shall be reviewed as part of the special exception application approval; and*

Response: The proposed Application was submitted pursuant to the Zoning Ordinance special exception application requirements defined Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code. The Senior Apartment use proposed in this Application is an addition to an existing religious campus of 298,765 square feet for church uses including, a children/youth center, administrative offices, chapel, fellowship hall, service building and solar farm.

(C) *The District Council shall find that the proposed use:*

(i) *Will serve the needs of elderly families or physically handicapped families; and*

Response: As discussed previously within this justification statement, the developer desires and intends to provide housing for older persons, as defined in the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995 (hereinafter referred to as the "Acts") and the Federal Rules and Regulations (hereinafter referred to as the "Federal Regulations") as promulgated by the Department of Housing and Urban Development (hereinafter sometimes referred to as "HUD"). It is more specifically the desire and intention of this community to meet the exemption for housing for older persons as is provided for in 24 CFR Part 100, Section 100.304 (hereinafter referred to as the "55 or Over Housing Exemption"). Section 100.304 implements Section 807(b)(2)(c) of the Acts, which exempts housing communities intended and operated for occupancy by at least one (1) person 55 years of age or over per unit that satisfies certain criteria. In this endeavor, the following occupancy restrictions and procedures shall govern. Further, the Association shall do whatever is required by the Acts and Federal Regulations to publish its intention to comply with and adhere to policies and procedures which demonstrate an intent to provide housing for persons 55 years of age or over. The Acts and Federal Regulations, as amended from time to time, are hereby incorporated by reference

into this document. Reference to the Acts and to the Federal Regulations in this document shall mean the Acts and the Federal Regulations as they are amended from time to time.

- (ii) ***Will not adversely affect the character of the surrounding residential community. In making such finding, the District Council shall consider lot size, building height, lot coverage of all buildings on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development's effect on the surrounding communities.***

Response: This proposal is consistent with the vision, policies and strategies contained within the 2002 Prince George’s County Approved General Plan and the Plan Prince George’s 2035 Approved General Plan (Plan Prince George’s 2035). The subject property in this Application is in the Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George’s 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George’s 2035 designates the property within an established community within the Growth Boundary. The Plan describes established communities as most appropriate for context-sensitive infill and low- to medium-density development. As demonstrated by the Special Exception SE-4838 Site Plan, proposed uses and development provide a beneficial relationship between adjacent and adjoining residential and open space uses. The proposed development will be designed in accordance with the low-medium density residential character of the surrounding area and the Developing Tier in general.

The site engineering, landscaping, environmental and architectural plans and documents submitted pursuant to this Application demonstrate compliance with this and other relevant zoning and design standards for said proposed use. The below table demonstrates the proposed Special Exception SE-4838 plan’s compliance with the relevant Zoning Ordinance bulk requirements:

Standard	R-E	Provided
Minimum Net Lot Area	40,000 sf	*468,505 sf (10.7554 ac)
Maximum Lot Coverage	20 % (50% for churches)	196,772 sf (42 %)
Minimum Green Area	60 % of net lot area	271,733 sf (58%)
Minimum Lot Width		
At Front Building Line	150 ft.	750 ft. +/-
At Front Street Lin	50 ft.	104.72 ft.
Yards		

Minimum Front	25 ft.	128 ft.
Minimum Side	35 ft. total / 17 ft. each	75 ft. +/-
Minimum Rear	25 ft.	104 ft.
Building Height	35 ft.	Maximum 55 ft.

Sec. 27-427. - R-E Zone (Residential-Estate).

(b) Purposes.

(1) The purposes of the R-E Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;**
- (B) To facilitate the planning of one-family residential developments with large lots and dwellings of various sizes and styles;**

Response: As a permitted use in accordance with Section 27-441(b)(7) the proposed Apartment housing for the elderly or physically handicapped families use is presumed compatible with the purpose of the R-E Zone and is in harmony with the low-density residential character of its vicinity.

**PART 5. RESIDENTIAL ZONES.
 DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Apartment housing for the elderly or physically handicapped families in a building other than a surplus public-school building (with provisions for increased density and reduced lot size in Multifamily Zones)	X	X	X	[X]SE	SE ⁶³	SE	SE	X	X
* * * * *	*	*	*	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*	*	*	*

- (C) To encourage the preservation of trees and open spaces in order to create an estate-like atmosphere; and**

Response: This proposal will encourage the preservation of trees and open spaces with the preservation of existing woodlands, reforestation of trees and planting of new trees as described in the accompanying tree conservation plan (TCP2-094-02).

(D) To prevent soil erosion and stream valley flooding.

Response: The layout of the proposed church site is planned in a manner that avoids development on slopes greater than 15 percent. Subject parcels A and 4 are not subject to stream valley flooding.

(b) Uses.

(1) The uses allowed in the R-E Zone are as provided for in the Table of Uses (Division 3 of this Part).

Response: As defined in the abstract of Section 27-441(b)(7) Table of Uses immediately above, the use is permitted in the R-E Zone with approval of a Special Exception. A Special Exception may be approved upon showing conformance with prescribed standards and requirements as herein demonstrated. The existing First Baptist Church of Glenarden is a permitted use in the R-E Zone.

(c) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-E Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual. (CB-1-1989)

Response: The existing church campus is compliant with all regulations applicable to the R-E Zone as indicated herein.

Sec. 27-442. – Regulations (Residential Zones)

(a) Regulations tables.

(1) The following tables contain additional regulations for development in the Residential Zones.

(c) *Net Lot Area (minimum)*

USE	R-E	PROVIDED
Other Allowed Uses	40,000 sf	160.06 acres

Response: The proposed religious campus will meet all additional requirements of the zone, and will be reviewed for compliance at the time of building permit.

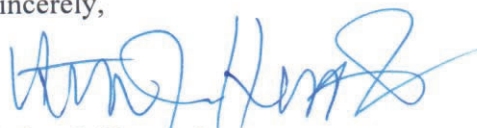
Conclusion:

In light of the above, the Applicant submits the plans, documents, architectural elevations and illustrative views submitted in conjunction with this Application, demonstrate a high standard of architecture, including well-detailed facades treatment, landscaping, and overall site design support the approval of this Special Exception SE-4838 Application. The Application is submitted pursuant to Zoning Ordinance Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code.

In light of the above, the Applicant is requesting the Zoning Hearing Examiner's approval of the subject Special Exception SE-4838 Application. Approval of this instant Special Exception application will allow the Applicant to construct a 164 dwelling unit senior housing apartment development, i.e., as defined by the County as "Apartment housing for the elderly or physically handicapped families" ("Senior Apartments") in the R-E Zone located at 700 Watkins Park Drive, Upper Marlboro, Maryland 20774.

Please call me if additional information is required.

Sincerely,



Arthur J. Horne, Jr.

AJH/fms

cc: Patrick Byrne
Joseph Byrne
Elder Featherstone
Barry Caison

AJH/fms

March 5, 2021

Via e-Mail to DRDapplications@ppd.mncppc.org

Mr. Adam Bossi, Planner Coordinator, Urban Design Section, Development Review
Division
The Maryland National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

The Grove at Glenarden
Special Exception Case No. SE-4838
Request for Alternative Compliance

Dear Mr. Bossi,

On behalf of Community Housing, Inc. ("Applicant"), Jonathan M Jolley, PLA of Colliers Engineering & Design (dba Maser Consulting) hereby submits this Statement of Justification in support of an Alternative Compliance Application related to Special Exception Case No. 4838, for a proposed 164 dwelling unit senior housing apartment development, i.e., as defined by the County as "Apartment housing for the elderly or physically handicapped families" ("Senior Apartments") in the R-E Zone located at 700 Watkins Park Drive, Upper Marlboro, Maryland 20774. The SE Application was submitted pursuant to Zoning Ordinance Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code. The Senior Apartment use proposed in the Application is an addition to an existing religious campus that has been approved for the development of seven (7) buildings totaling 612,890 square feet that will ultimately include the main sanctuary, a family life center, a children/youth center, administrative offices, chapel, fellowship hall, service building and solar farm. The main sanctuary (205,000 gross square feet) and the first phase of the family life center (56,100 gross square feet), and the solar farm have been built for approximately 261,100 gross square feet of improvements to date.

Site location and Description

The subject property is located at 600 and 700 Watkins Park Drive, Upper Marlboro, Maryland, 20774. The property comprises approximately 159.61 acres in the R-E Zone, consisting of a single-Parcel 1 recorded in the Land Records of Prince Georges County at Plat Book ME 253, Plat No. 38. The proposed Senior Apartment use will occupy a leased parcel consisting of approximately 6.4 acres in size. The site is in the northeast quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road. The property is developed with an existing religious campus. The property is

Maser Consulting is now Colliers Engineering & Design

surrounded by single-family detached residential development in the R-R, R-E, R-R and R-80 Zones as well as vacant land in the R-O-S and R-L Zones and an Elementary School.

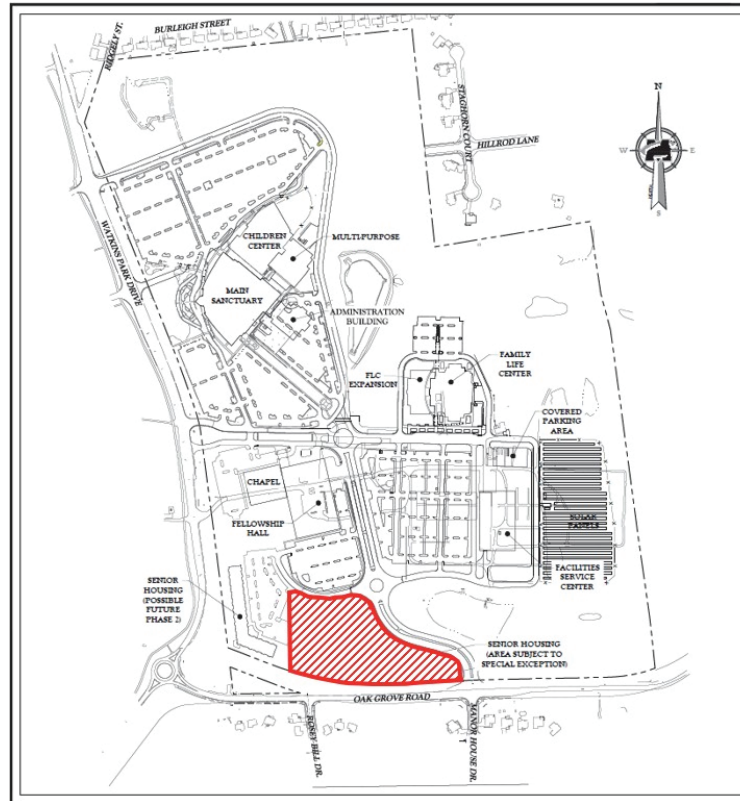
Neighborhood and Surrounding Uses

The Subject Property is located within Planning Area 74A in the Mitchellville & Vicinity as shown in the 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*. The boundaries of the neighborhood to be considered in the SE Application are as follows:

North: Central Avenue (MD 214)
East: Church Road
South: Largo Road (MD 202)
West: Kettering Drive

The subject property is bounded by the following uses:

North: Single-family detached residential neighborhoods of Kettering development in the R-80 Zone
East: Single-family detached residential neighborhoods of Sierra Meadows and Oak Creek Club developments in the R-E Zone and in the R-L Zone respectively
South: Single-family detached residential neighborhoods of Perrywood and Perrywood Manor in the R-S Zone and the R-R Zone
West: Watkins Regional Park/Old Maryland Farm and the Perrywood Elementary School in the R-O-S Zone



ALTERNATIVE COMPLIANCE REQUEST

Pursuant to the Prince George's County Landscape Manual, Section 1.3 Alternative Compliance, requests for Alternative Compliance may be approved for any application to which the requirements apply when one or more of the following conditions are present:

1. *Topography, soil, vegetation, or other site conditions are such that full compliance with the requirements is impossible or impractical; improved environmental quality would result from the alternative compliance.*
2. *Space limitations, unusually shaped lots, prevailing practices in the surrounding neighborhood, in-fill sites, and improvements and redevelopment in older communities.*
3. *Change of use on an existing site increases the buffer required by Section 4.7, Buffering Incompatible Uses, more than is feasible to provide.*
4. *Safety considerations make alternative compliance necessary.*

5. *An alternative compliance proposal is equal or better than normal compliance in its ability to fulfill the design criteria in Section 3, Landscape Elements and design Criteria.*

ALTERNATIVE COMPLIANCE REQUEST JUSTIFICATION

Proposed Alternative for Compliance in regard to the Prince George's County Landscape Manual, Section 4.6 – Buffering Multi-Family Development from Streets.

4.6(b) states: "When a yard of a multifamily development in any zone is oriented toward a major collector, an arterial, a freeway, or an expressway, a buffer shall be provided between the development and the street, as part of the common open space. All plant material required for this buffer shall be located outside of public utility easements adjacent to the right-of-way. The width of the buffer and the plant materials required to be planted within the buffer shall be based on the road classification as follows:"

Road Classification of Oak Grove Road: Major Collector, Historic / Scenic

4.6.(b)(i) states: Major Collector or Arterial Road.

"A minimum of fifty (50) foot wide buffer with the following plant materials per one hundred (100) linear feet of property line adjacent to the street"

Six (6) shade trees; Sixteen (16) Evergreen Trees; Thirty (30) shrubs.

Required Plant Materials within the Oak Grove Road buffer:

Buffer Length: 887 Linear Feet

Required Buffer Depth: 50 feet

Total Required Shade Trees: 53

Total Required Evergreen Trees: 142

Total Required Shrubs: 266

Proposed Buffer Width and Plant Materials

Buffer Length: 887 Linear Feet

Provided Buffer Depth: 20 feet

Total Provided Shade Trees: 58 (3 over requirement)

Total Provided Evergreen Trees: 156 (21 over requirement)

Total Provided Shrubs: 293 (27 over requirement)

Total Percentage increase in additional plantings within the buffer: 12 Percent

CONCLUSION

Pursuant to the Prince George's County Landscape Manual, Section 1.3 Alternative Compliance, requests for Alternative Compliance may be approved for any application to which the requirements apply when one or more of the following conditions are present:

1. The proposed alternative compliance is subject to 1.3 Alternative Compliance, 2. which states: *"Space limitations, unusually shaped lots, prevailing practices in the surrounding neighborhood, in-fill sites, and improvements and redevelopment in older communities."*

Response: The proposed elderly housing facility is to be located within a section of the First Baptist Church of Glenarden property which is awkwardly shaped and constraining, which effectively restricts the location of the proposed improvements. The proposed area for development abuts the Oak Grove right-of-way to the south, the private entrance road servicing First Baptist Church of Glenarden to the east and an additional private road serving said property to the north. The resulting geometry creates space limitations and an unusually shaped parcel of land.

2. The proposed alternative compliance is subject to 1.3 Alternative Compliance, 5. which states: *"An alternative compliance proposal is equal or better than normal compliance in its ability to fulfill the design criteria in Section 3, Landscape Elements and design Criteria."*

Response: The proposed landscape buffer proposed along the Oak Grove right-of-way, although limited to twenty (20) feet per the south-west corner of the proposed site improvements (refuse corral, utility transformer, generator) proposes an increase in the total required plantings for a 50-foot buffer adjacent to a Major Collector road corridor. The proposed increase in plantings, equals 12 percent above the 50-foot buffer planting requirements.

Said additional plantings have been distributed throughout the buffer, however specific attention was paid to the south-west corner of the proposed site development adjacent to the refuse corral, utility transformer and generator. This area of the subject site includes a diverse mix of deciduous shade trees as well as evergreen trees and shrubs to provide a year-round visual buffer to the proposed improvements. Please also note, that approximately 50 percent of the Oak Grove right-of-way buffer does effectively provide 50 feet of landscaped greenspace

with minor encroachments for site design elements such as a pedestrian trail system and Dog Park for the enjoyment of this facilities residents.

Please refer to the Special Exception Plan Set sheets 6 -12 to review the proposed landscape treatment along Oak Grove Road.

Sincerely,

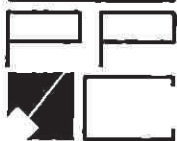
Colliers Engineering & Design



Jonathan M Jolley, PLA
Principal Associate / Landscape Architect

R:\Projects\2018\18002810A\Plans (Maser PDFs)\00-Submissions\Alternative Compliance\Copy\210305-Statement of Justification_Alternative Compliance Request_The Grove at Glenarden.docx

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

PGCPB No. 17-126

File No. 4-13010

RESOLUTION

WHEREAS, First Baptist Church of Glenarden is the owner of a 160.06-acre parcel of land known as Parcel A (approximately 83.24 acres) and Parcel 4 (approximately 77.37 acres), said property being in the 7th Election District of Prince George's County, Maryland, and being zoned Residential-Estate (R-E); and

WHEREAS, on June 12, 2017, First Baptist Church of Glenarden filed an application for approval of a Preliminary Plan of Subdivision for two parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-13010 for First Baptist Church of Glenarden was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on September 14, 2017, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on September 14, 2017, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-006-02-01, and further APPROVED Preliminary Plan of Subdivision 4-13010, including a Variation from Section 24-121(a)(3), for two parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Provide the required public utility easements on-site along the width of the stub streets of Hillrod Lane, Ridgely Street, and Pemberton Street or obtain the Planning Board's approval of a variation from Section 24-122(a) of the Subdivision Regulations prior to approval of the final plat.
 - b. Add the application number (4-13010) to the title box of the "Exhibit For Preliminary Plan of Subdivision."
 - c. Add the stormwater management concept plan approval date to General Note 20.
 - d. Add the assigned Type 1 tree conservation plan number to General Note 28.

- e. Provide a general note stating that a variation from Section 24-121(a)(3) of the Subdivision Regulations is requested for the proposed direct access points to Watkins Park Drive (MD 193).
 - f. Label the gross floor area of each building.
 - g. Remove all proposed structures from the PPS and show only existing structures.
 - h. Combine Parcels A and 4 into one new parcel (Parcel 1). Update all plans to include "Proposed Parcel 1" in the title box.
2. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights-of-way.
 3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.
 4. Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and or assignees shall submit two copies of an approved stormwater management concept plan, signed by DPIE, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan of subdivision and the Type 1 tree conservation plan (TCP1). Any required stormwater management facilities shall be shown on the TCP1.
 5. Prior to approval of a building permit for the proposed parking lot and/or entry road near Watkins Park Drive (MD 193), the permit(s) shall be referred to the Historic Preservation Commission to ensure that any lighting associated with the parking lot and the entry drive includes full cut-off optics to minimize off-site impacts on the adjacent Chelsea Historic Site (73-018). Further, the proposed parking areas near MD 193 shall be landscaped with evergreen trees in the locations shown on Applicant's Exhibit A to minimize the visual impact of the parking lot and provide year-round screening of the facility, as seen from the adjacent Chelsea Historic Site (73-018).
 6. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. The worksheet shall be updated as follows:
 - (1) to reflect the current standard worksheet format.
 - (2) to show reforestation and regeneration as separate lines.
 - (3) to reflect the 0.63 acre of off-site clearing as previously approved.

- b. Revise all woodland conservation areas as needed to ensure they meet the standard size and area requirements required by the Prince George's County Code.
 - c. Show the storm drain structures and clearing associated with previously approved and permitted improvements to Oak Grove Road.
 - d. Remove woodland conservation from all existing and proposed easements.
 - e. Show all proposed storm drain and stormwater management structures as shown on the approved concept plan.
 - f. Update the TCP1 approval block to type-in the assigned plan number (TCP1-006-02) and the previous approval information (Robert Metzger, 9/19/02, 4-02047, PGCPB Resolution No. 02-182).
 - g. Revise the TCP1 notes as follows:
 - (1) Revise Note 1 to include the standard second sentence.
 - (2) Revise Note 10 to refer to Section 25-119(g).
 - h. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
7. Prior to certification of the Type 2 tree conservation plan (TCP2), information regarding the health and species composition of the proposed regeneration areas must be provided to demonstrate the suitability of the areas as regeneration. If any non-native or invasive species are present, an invasive species management plan shall be included on the TCP2.
8. The following note shall be placed on the final plat of subdivision:
- “Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-02-01), 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 Conservation Ordinance. 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.”
9. Prior to signature approval of the Type 2 tree conservation plan (TCP2), the liber and folio of the recorded woodland conservation easement shall be added to the standard TCP2 notes as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

10. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

11. Prior to issuance of permits for this subdivision, recorded woodland conservation easement documents for both the on-site and off-site woodland conservation requirements shall be included in the permits.

12. Prior to certification of the Type 2 tree conservation plan, the on-site woodland conservation easement documents shall be filed among the Prince George’s County Land Records and a receipt provided to the Environmental Planning Section.

13. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

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

14. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following:

- a. Construct the master plan trail along the subject site’s entire frontage of Oak Grove Road, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement. This trail shall be constructed concurrently with the frontage improvements.
- b. Provide the additional sidewalk connections as shown on the “Additional Sidewalk Recommendations Exhibit” provided by the Transportation Planning Section.
- c. Provide a bicycle rack(s) accommodating a minimum of 20 bicycles at a location convenient to the family life center.

15. Full cut-off optic light fixtures shall be used in order to minimize light intrusion from this site into the stream valley and onto adjacent residential properties.
16. Total development within the subject property shall be limited to uses which generate no more than 184 AM and 221 PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
17. Prior to approval of any final plat for this project, the applicant shall dedicate 50 feet of right-of-way along the property frontage along Oak Grove Road between the eastern property line and the intersection of Rosey Bill Drive and Oak Grove Road.
18. Prior to signature approval of the preliminary plan of subdivision (PPS), the applicant and the applicant's heirs, successors, and/or assignees shall revise the PPS and the "Exhibit For Preliminary Plan of Subdivision" to delete the note "proposed area of vacation 0.77 acres" in the area of Oak Grove Road between Rosey Bill Drive and Watkins Park Drive (MD 193).

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

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located on Tax Map 76, in Grids B1 and B2, and is known as Parcel A (approximately 83.24 acres) and Parcel 4 (approximately 77.37 acres). The property is located in the Residential-Estate (R-E) Zone and has a gross tract area of 160.06 acres, of which 3.84 acres is located in the 100-year floodplain.

Parcel A

Parcel A contains the existing main church sanctuary and the Family Life Center Gymnasium that is currently under construction. This parcel was the subject of prior Preliminary Plan of Subdivision (PPS) 4-02047, approved by the Prince George's County Planning Board on July 25, 2002 (PGCPB Resolution No. 02-182) for 314,125 square feet of church facilities or equivalent development. On April 10, 2003, Final Plat of Subdivision REP 196-54 was recorded among the Prince George's County Land Records for Parcel A. On December 10, 2003, the Board of Zoning Appeals granted a Variance (V-173-03) of 20.5 feet of additional building height to allow the main portion of the church sanctuary to be constructed at a height of 55.5 feet and, on July 16, 2009, the Planning Board approved Departure from Sign Design Standards DSDS-657 (PGCPB Resolution No. 09-116) to increase the size and number of permitted freestanding signs.

Parcel 4

On June 8, 1983, Special Exception SE-3412 was approved by the Zoning Hearing Examiner for a nursery and garden center use to be located on a portion (30.17 acres) of Parcel 4. The Behnke Nurseries Company operated the nursery and garden center use on this portion of Parcel 4 for many years. Tax records indicate that the church purchased the property on March 11, 2004. The Planning Board approved two development applications for Parcel 4 in 2007 and 2008. Preliminary Plan of Subdivision 4-06080 (PGCPB Resolution No. 07-34) was approved on February 4, 2007, and Detailed Site Plan DSP-07027 (PGCPB Resolution No. 08-21) was approved on January 31, 2008. Both of those applications proposed the development of 54 detached single-family dwellings, 2 parcels, and 3 outparcels in the R-E Zone. As a part of these applications, the First Baptist Church of Glenarden proposed to retain 25.80 acres of the 77.37-acre Parcel 4 for future expansion of the church's religious campus. Regardless, both PPS 4-06080 and DSP-07027 were subsequently withdrawn by the applicant. As a result, Parcel 4 is still considered to be an acreage parcel, as a final plat of subdivision was never recorded for this portion of the subject property.

This application is to combine Parcel A (approximately 83.24 acres) and Parcel 4 (approximately 77.37 acres) into one 160.06-acre parcel and for the development of an additional 298,765 square feet of gross floor area (GFA). Along with the 314,125 square feet that was previously approved with prior PPS 4-02047, the 298,765 square feet of GFA included in this current PPS application would bring the total GFA of the 160.06-acre site to 612,890 square feet. The church anticipates that the campus will be built-out over a period of ten years.

Also as part of its expansion plans, the church has already constructed an access road to Oak Grove Road along its southern property line, and additional parking lots are proposed on the site that will add another 875 parking spaces, and bring the total number of provided parking spaces on the property to 3,000. The construction of an approximately 5.6-acre solar farm is also proposed along the southeastern portion of the property that is being designed to offset an estimated 30 percent of the daily electric power demands for the church campus.

The additions to the religious campus are as follows:

- Family Life Center – Phase II – 45,000 square feet**
- Family Life Ministries Center – Phase II – 20,975 square feet**
- Administration – 50,000 square feet**
- Chapel – 32,790 square feet**
- Fellowship Hall – 90,000 square feet**
- Service Building – 60,000 square feet**

Total Gross Floor Area – 298,765 square feet

The overall site contains streams, wetlands, and 100-year floodplain. While clearing was approved on previous tree conservation plans (TCPs) for the site, no clearing of woodland is included in the subject application. Ninety-three percent of the woodland conservation requirement is to be met on-site with a combination of preservation, reforestation, and regeneration.

A letter of justification for one impact was received on June 12, 2017. The plans show a single on-site impact to the primary management area (PMA) totaling 15,664 square feet (0.36 acre) for road grading and improvements along a portion of an existing private access road located centrally on the site. The existing road is to be widened to accommodate traffic demands generated by the anticipated uses and is needed to provide efficient internal circulation. The plan shows the preservation of the remaining areas of PMA. More information pertaining to the impact is contained in Finding 2 of this report.

The site's primary street frontage is along Watkins Park Drive (MD 193), which abuts the property along the western property line, and Oak Grove Road, which abuts the property along the southern property line. The site also has frontage on Hillrod Lane, which stubs into the northeastern property line, and Ridgley Street and Pemberton Street which stub into the site along the northern property line.

Access to the site is currently provided by three direct access points along Watkins Park Drive (MD 193), a master plan arterial facility, and one access point along Oak Grove Road, a master plan major collector facility. Variations from Section 24-121(a)(3) of the Subdivision Regulations were approved for the two existing access points to MD 193 that are located on Parcel A with prior PPS 4-02047. The third existing access point that is shown on the PPS is located on Parcel 4 and previously provided the Behnke Nursery and Garden Center with direct access to MD 193. The church acquired Parcel 4 from Behnke Nurseries Company on March 11, 2004, and the existing access point that previously served the nursery and garden center is no longer needed and is to be removed. In addition to the two existing/prior approved access points, one new access point will be added along MD 193, for which a new variation was approved by the Planning Board with this application. An analysis of the required findings for approval of the variation is contained in Finding 9 of this resolution.

3. **Setting**—The property is located along the east side of Watkins Park Drive (MD 193) and the north side of Oak Grove Road. The site is bounded to the north by detached single-family dwellings in the One-Family Detached Residential (R-80) Zone; to the south by Oak Grove Road, a master plan major collector facility, and beyond by detached single-family dwellings in the Residential Suburban Development (R-S) and Rural Residential (R-R) Zones; to the east by detached single-family dwellings in the Residential Low Development (R-L) and R-E Zones; and to the west by MD 193, a master plan arterial facility, and beyond by M-NCPPC's Chelsea Historic Site (73-018) and Watkins Park in the Reserved Open Space (R-O-S) Zone, and one detached single-family dwelling in the R-E Zone.

The property is surrounded by single-family detached residential developments in the R-R, R-E, and R-80 Zones, as well as vacant land in the R-O-S and R-L Zones, and an elementary school.

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

Zone Use(s)	EXISTING	APPROVED
	R-E Church w/Accessory Institutional Uses	R-E Church w/Accessory Institutional Uses
Acreage	160.06	160.06
Gross Floor Area	314,125 sq. ft.	612,890 sq. ft.
Parcels	2	1
Outlots	0	0
Variance	N/A	N/A
Variation	Yes 24-121(a)(3)	Yes 24-121(a)(3)

Pursuant to Section 24-113 of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on June 20, 2017.

The variation to Section 24-121(a)(3) of the Subdivision Regulations for direct access to a roadway of arterial classification for the proposed driveway entrances on MD 193 was heard at the SDRC meeting on August 11, 2017, as required by Section 24-113(b).

5. **Environmental**—The following applications and plans for the subject property were previously reviewed:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-02006 (Parcel A)	TCP1-006-02	Planning Board	Withdrawn	6/06/2002	N/A
4-02047 (Parcel A)	TCP1-006-02	Planning Board	Approved	7/25/2002	02-182
4-06080 (Parcel 4)	TCP1-045-06	Planning Board	Withdrawn	2/05/2013	N/A
DSP-07027 (Parcel 4)	TCP2-085-07	Planning Board	Withdrawn	11/16/2009	N/A
TCP2-085-07 (Parcel 4)	N/A	Staff	Approved	5/28/2013	N/A
TCP2-085-07-01 (Parcel 4)	N/A	Staff	Approved	4/03/2017	N/A
TCP2-094-02 (Parcel A)	N/A	Staff	Approved	9/11/2002	N/A
TCP2-094-02 -01 (Parcel A)	N/A	Staff	Approved	4/28/2003	N/A
TCP2-094-02-02 (Parcel A)	N/A	Staff	Approved	9/08/2003	N/A
TCP2-094-02-03 (Parcel A)	N/A	Staff	Approved	9/18/2014	N/A
NRI-074-06 (Parcel 4)	N/A	Staff	Approved	8/03/2006	N/A
NRI-074-06-04 (Parcels A and 4)	N/A	Staff	Approved	6/15/2015	N/A
4-13010 (Parcels A and 4)	TCP1-006-02-01	Planning Board	Pending		

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 of the Prince George's County Code that came into effect on September 1, 2010 because the application is for a PPS. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2010 *Environmental Technical Manual*.

Site Description

The 160.06-acre site is located on the northeastern quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road. Based on available information, the overall site contains streams, wetlands, and 100-year floodplain. The northern portion of the site is within the Northeast Branch drainage area and the southern portion of the site is within the Collington Branch drainage area; both are within the Western Branch watershed of the Patuxent River basin. The predominant soils found to occur according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), include the Adelpia-Holmdel, Adelpia-Holmdel-Urban, Annapolis, Collington-Wist, Collington-Wist-Urban, Shrewsbury, Urban-land, Water, and Widewater and Issue Soils complexes. Based on available information, Marlboro clay is not found to occur within the boundary of the subject site; however, it is mapped within the vicinity. Christiana complexes are not found to occur on the site. The site fronts on MD 193 and Oak Grove Road, which are master plan designated historic and scenic and historic roadways, respectively. According to available information from the Maryland Department of Natural Resources (MDNR), Natural Heritage Program, rare, threatened, and endangered species are found to occur in the vicinity of the site. The site contains regulated and evaluation areas within the designated network of the Green Infrastructure Plan. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035).

Conformance with the 2017 Countywide Green Infrastructure Plan

The Green Infrastructure Plan was approved on March 7, 2017 with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (County Council Resolution CR-11-2017). According to the approved Green Infrastructure Plan, the site contains regulated and evaluation areas within the designated network of the plan.

The following policies and strategies in bold are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments 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, restored 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.**
 - 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 landscapes.**
 - e. **Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
 - f. **Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**
- 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.**
 - b. **Prioritize use of public funds to preserve, enhance, connect, restore and protect critical ecological systems.**

The site contains regulated and evaluation areas following the streams that drain northeast and southeast. The northern portion of the site is within the Northeast Branch drainage area and the southern portion of the site is within the Collington Branch drainage area; both are within the Western Branch watershed of the Patuxent River basin.

A small portion of the regulated area is shown to be impacted for road grading and improvements along a portion of an existing private access road located centrally on the site. This impact has been evaluated as a PMA impact and is discussed further in the Regulated Environmental Features/Primary Management Area section.

Two letters from MDNR regarding the evaluation of rare, threatened, and endangered species were received. The letter for Parcel A, on the northern portion of the site, references several threatened and endangered species that have been documented in the vicinity of the site. The letter for Parcel 4, on the southern portion of the site, states that the site is located within the Collington East Branch, which is known to support records for the state listed endangered Stripeback Darter. The letter lists standard guidelines for protection of aquatic habitat supporting rare, threatened, and endangered species including environmentally-sensitive stormwater design and minimization of sedimentation.

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

No network gaps have been identified on the subject site and no mitigation for impacts to regulated environmental features have been identified.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure to support the implementation of the 2017 GI 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.**
 - 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.**

A small area of regulated area/PMA impact is included in the current application in order to widen an existing internal access road to provide adequate circulation internal to the site. No road crossings or trails are located within the stream valley.

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.**

Conditions of this approval require the PMA to be placed in a conservation easement on the plat, and a separate woodland conservation easement is required for the protection of the on-site woodland conservation.

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

All stormwater management structures have been designed to avoid impacts to regulated environmental features, with the exception of a drain under the road widening which has been evaluated and discussed further in the Regulated Environmental Features/Primary Management Area Section. Preservation of woodland within the PMA and reforestation/ regeneration adjacent to it has been shown on the Type 1 tree conservation plan (TCP1).

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.**
- 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.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Ninety-three percent of the woodland conservation requirement is to be met on-site with a combination of preservation, reforestation, and regeneration.

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.**
- 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.**

While clearing was approved on previous TCPs for the site, no clearing of woodland is included with the subject application. Green space within the interior of the development should be encouraged.

POLICY 12: Provide adequate protection and screening from noise and vibration.

- 12.2 **Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.**

There are no potential noise and vibration concerns associated with the application, as no residential uses are being approved.

Conformance with the Master Plan

The master plan for this area is the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie and Vicinity Master Plan and SMA). In the master plan, the Environmental Infrastructure section contains goals, policies, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the master plan area.

Strategies:

1. **Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.**

The application has been reviewed for conformance with these requirements, as discussed in the Green Infrastructure section.

2. **Protect primary corridors (Patuxent River and Collington Branch) during the review of development review process 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 and habitat. Protect secondary corridors (Horsepen Branch, Northeast Branch, Black Branch, Mill Branch, and District Branch). To restore and enhance environmental features and habitat.**

The site contains a stream and adjacent sensitive areas, which connect eastward to Collington Branch, a plan-designated primary corridor. Protection of sensitive environmental areas related to this primary corridor is a priority.

3. **Evaluate carefully land development proposals in the vicinity of identified Special Conservation Areas (SCA) to ensure that the SCAs are not impacted and that connections are either maintained or restored.**

This site is not located in the vicinity of any identified special conservation area.

4. **Target public land acquisition programs within the designated green infrastructure network in order to preserve, enhance or restore essential features and special habitat areas.**

No public ownership is proposed for this site.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies:

1. **Implement the strategies contained in the Western Branch Watershed Restoration Action Strategy (WRAS).**
2. **Add identified mitigation sites from the WRAS to the countywide database of mitigation sites.**

- 3. Encourage the location of necessary off-site mitigation for wetlands, streams and woodland within sites identified in the WRAS and within sensitive areas that are not currently wooded.**

Conditions of this approval require that the off-site woodland conservation requirement be met within the Western Branch Watershed.

- 4. Ensure the use of low impact development techniques to the extent possible during the development process.**

Environmental site design features include submerged gravel wetlands, micro-bioretenion, and biotrench facilities. Landscape planters have also been shown to collect rooftop runoff.

- 5. During the development review process evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.**

An approved Stormwater Management Concept Plan (44801-2013-00) and approval letter were submitted with the subject application. Two existing ponds are located on-site and will be utilized to treat some of the area drainage, as they both contain additional stormwater capacity. Environmental site design features include submerged gravel wetlands, micro-bioretenion, and biotrench facilities. Landscape planters have also been shown to collect rooftop runoff. The project requires no fee-in-lieu of providing on-site attenuation/quality control measures. No on-site stream evaluation is needed because the approved stormwater management concept meets the intent of this strategy.

- 6. Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.**

Ninety-three percent of the woodland conservation requirement is to be met on-site with a combination of preservation, reforestation, and regeneration. The landscaping should be planted with native species, to the extent practicable.

Policy 3: Protect and enhance tree cover within the master plan area.

Strategies

- 1. Encourage the planting of trees in developed areas and established communities to increase the overall tree cover.**
- 2. Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**

3. **Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**
4. **Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious areas possible.**

A majority of the woodland conservation requirement is to be met on-site with preservation, reforestation, and regeneration focused along the stream valley and areas adjacent to the stream valley.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

Strategies:

1. **Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**
2. **Encourage the use of alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.**

The use of green building techniques and energy conservation techniques is encouraged, as appropriate.

Policy 5: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

Strategies:

1. **Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations and car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**
2. **Require the use of full cut-off optic light fixtures should be used for all proposed uses.**
3. **Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The minimization of light intrusion from this site into the stream valley and onto adjacent residential properties is a concern. The use of alternative lighting technologies and the limiting of total light output should be considered. A condition of this approval requires the use of full cut-off optic lighting fixtures in order to minimize light intrusion from this site into the stream valley and onto adjacent residential properties.

Policy 6: Reduce adverse noise impacts to meet of State of Maryland noise standards.

Strategies:

1. **Evaluate development proposals using Phase I noise studies and noise models.**
2. **Provide for adequate setbacks for projects located adjacent to existing and proposed noise generators.**
3. **Provide for the use of approved attenuation measures when noise issues are identified.**

There are no potential noise and vibration concerns associated with the application, as no residential uses are being approved.

Policy 7: Protect wellhead areas of public wells.

Strategies:

1. **Retain land uses that currently exist within the wellhead areas of existing public wells.**
2. **Continue monitoring water quality.**
3. **Consider the development of alternative public water provision strategies such as public water connections, to eventually eliminate public wells.**

This site is not located within a wellhead protection area.

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory, NRI-074-06-04, which was approved June 16, 2015, was submitted. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the applicable WCO because it has previously approved Type I and Type II tree conservation plans associated with it. Type I Tree Conservation Plan TCPI-045-06 and Type II Tree Conservation Plan TCPII-085-07 were previously approved for Parcel 4 only. Type I Tree Conservation Plan TCPI-006-02 and Type II Tree Conservation Plan

TCPII-094-02 were previously approved for Parcel A only. A Type 1 TCP was submitted with the subject application, combining Parcel A and Parcel 4.

The previously approved TCPs each had clearing associated with the activities shown on the plans. The current application shows no additional woodland clearing, but because the properties are being combined into one plan, the woodland conservation requirement for the overall site is different than the woodland requirements previously approved for the individual parcels. This is because Parcel 4 had little existing woodland and, therefore, had an afforestation requirement to meet the threshold. Parcel A had existing woodland above the threshold, and even with clearing on the site, the woodland conservation threshold (WCT) (and the entire woodland conservation requirement) was met on-site with woodland preservation and a little reforestation. By combining the parcels into a single TCP, the amount of existing woodland relative to the net tract area increased the WCT. The amount of clearing relative to the threshold generated a ¼:1 replacement requirement for all clearing up to the threshold and a 2:1 replacement requirement for all clearing above the WCT. Each of the previously approved TCPs had only a ¼:1 replacement requirement and the current application has both a ¼:1 and a 2:1 replacement requirement. Therefore, the woodland conservation requirement for the combined parcels included in this application is larger than the sum of the requirements for the individual parcels.

Prior to the previous TCP approvals, the combined 160.06-acre site contained 49.78 acres of existing woodland on the net tract and 3.72 acres of woodland within the 100-year floodplain. The site has a WCT of 39.06 acres, or 25 percent of the net tract. Based on the amount of clearing that was previously approved, the woodland conservation requirement for the overall site is 50.62 acres. The TCP1, as submitted, shows the woodland conservation requirement to be met with a combination of preservation, reforestation, regeneration, and off-site woodland conservation credits.

The TCP has been reviewed and requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance (2010 WCO). The worksheet shown on the plan must be updated to the current standard worksheet that automatically calculates the bond amount associated with reforestation and regeneration. The worksheet must show reforestation and regeneration as separate lines. The worksheet must show the 0.63 acre of off-site clearing as previously approved. All areas to be counted as woodland conservation must meet the minimum dimensional and area requirements to be counted toward the requirement. Specifically, Preservation Area 6 and Regeneration Area 4 do not meet the minimum requirements and must be removed from the plan and the calculations. The clearing and storm drain structures associated with the Oak Grove Road improvements as permitted under 4561-2013-00 and 6461-2013 must be shown on the plan, as shown on the previously approved TCP2. The woodland preservation (WPA-9) currently shows woodland preservation in the public utility easement associated with Watkins Park Drive. Woodland conservation cannot be counted within easements. All stormwater management and storm drain structures must be shown on the plan. The TCP approval block must be updated to include the assigned plan number (TCP1-006-02) and type-in the previous approval information (Robert Metzger, 9/19/02, 4-02047, PGCPB No. 02-182). The TCP1 notes must be

revised as follows: Note 1 must include the standard second sentence, and Note 10 must be revised to reference the correct section of code regarding grandfathering (Section 25-119(g)).

Regulated Environmental Features/Primary Management Area

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include streams, wetlands, and 100-year floodplain.

Impacts to the regulated environmental features 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 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 regulated environmental features. 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, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

A letter of justification for the impacts was received on June 12, 2017. The plans show a single on-site impact to the PMA totaling 15,664 square feet (0.36 acre) for road grading and improvements along a portion of an existing private access road located centrally on the site. The existing road crosses the upper reaches of a stream buffer. The road is to be widened to accommodate traffic demands generated by the anticipated uses, and is needed to provide efficient internal circulation which is needed for the orderly development of the subject property. The plan shows the preservation of the remaining areas of PMA.

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits. The impact approved, in concept, is for proposed road grading and improvements along a portion of an existing private access road located centrally on the site.

Specimen Trees

There are 28 specimen trees shown on the plans, as submitted. The removal of specimen trees requires a variance to Section 25-122(b)(1)(G) of the County Code as part of the development review process; however, Specimen Tree 15 was approved for removal with the approval of TCPII-094-02-03. No variance was required for the removal of the tree at the time of approval because it was reviewed and approved under the 1993 Woodland Conservation Ordinance. No additional specimen trees are shown on the plans as to be removed.

6. **Community Planning**—The subject application is located in Planning Area 74A within the Mitchellville Community, and is located within the 2006 Bowie and Vicinity Master Plan and SMA. The master plan retained the subject property within the R-E Zone and recommended a residential-low land use on the subject property. The master plan defines residential-low land use as areas intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development.

Section 24-121(a)(5) of the Subdivision Regulations states that a PPS and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning. In this case, through their approval of the Bowie and Vicinity Master Plan and SMA, which retained the property in the R-E Zone, and through their approval of the residential use tables provided in Section 27-441(b)(3) of the Zoning Ordinance, the District Council has determined that a church on a lot over two acres in size is a use that is permitted by-right in the R-E Zone.

This application is located within the Growth Boundary and the Established Communities policy area designated in Plan Prince George's 2035. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan Prince George's 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries and schools), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Pursuant to Section 24-121(a)(5), the subject application conforms to the master plan and the General Plan.

7. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the PPS application is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
8. **Trails**—The PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 Bowie and Vicinity Master Plan and SMA (area master plan). Because the site is not located in either a designated center or corridor, it is not subject to the requirements of Section 24-124.01 of the Subdivision Regulations and the "Transportation Review Guidelines, Part 2, 2013" at the time of PPS.

Two master plan trail recommendations impact the subject application. Master plan trails (or sidepaths) are recommended along both Watkins Park Drive (MD 193) and Oak Grove Road. The sidepath along MD 193 has been constructed in the vicinity of the subject site along the west side of the road (opposite from the subject site). The trail along Oak Grove Road should be provided at the time the frontage improvements are made.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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.

In light of these policies, the provision of several additional sidewalk connections on the subject site is required. These sidewalks are intended to complete the sidewalk network on the site and better connect the buildings with the existing trail along MD 193. Lastly, a small amount of bicycle parking is required at the family life center.

9. **Transportation**—The subject property is currently developed as a church campus. The subject application is to expand the existing facility. Upon completion, the total development will have a GFA of 612,890 square feet

Traffic Impacts

The findings and recommendations outlined below are based upon a review of the materials and analyses conducted by the Transportation Planning Section, consistent with the “Transportation Review Guidelines (Guidelines).

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

- a. **Links and signalized intersections:** Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better;
- b. **Unsignalized intersections:** The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. Once the CLV exceeds 1,150, this is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

- c. **Roundabouts:** Where the analysis using *The Highway Capacity Manual* (Transportation Research Board) indicates a volume-to-capacity (v/c) ratio greater than 0.850 for the intersection, geometric improvements or trip reduction measures should be considered that will reduce the v/c ratio to an acceptable level. The operating agency can deem a v/c between 0.850 and 0.900 to be acceptable, and that agency must do this in writing in order for the Planning Board to make a similar finding.

Since the trip generation is projected to exceed 50 trips in either peak hour, the applicant has provided a traffic impact study (TIS) dated June 2017. Using data from this TIS, the following results were determined:

EXISTING CONDITIONS		
Intersection	AM (LOS/CLV)	PM (LOS/CLV)
MD 214 and MD 193	C/1,215	B/1,136
MD 214 and Church Road	C/1,233	B/1144
MD 202 and White House Road	B/1027	C/1195
MD 202 and MD 193	C/1292	C/1160
MD 202 and Black Swan Drive	A/807	A/725
MD 193 and Cambleton Drive	14.9 seconds	14.4 seconds
MD 193 and Keverton Drive	55.4 seconds	131.8 seconds
MD 193 and Oak Grove Road (roundabout)	v/c=0.55	v/c=0.40
MD 193 and Water Fowl Way	109.6 seconds	34.6 seconds
Oak Grove Road and Whistling Duck Drive	14.1 seconds	11.6 seconds
Oak Grove Road and Church Road	31.9 seconds	18.2 seconds
MD 193 and north entrance	52.3 seconds	22.0 seconds
MD 193 and main entrance	17.0 seconds	13.8 seconds

* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using The Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.

In evaluating the effect of background traffic, an average growth to the existing traffic data of one percent for the next five years, and one-half percent were applied for the period of 2023–2027. In addition to the growth of traffic, four background developments were identified in the TIS. Those developments could potentially add as many as 1,125 AM and 1,628 PM peak hour trips to all or most of the critical intersections. A background scenario based on growth in traffic and future developments yielded the following results:

BACKGROUND CONDITIONS			
Intersection	AM		PM
	(LOS/CLV)	CLV>1150?	(LOS/CLV)
MD 214 and MD 193	D/1,364		C/1,274
MD 214 and Church Road	D/1,374		D/1,319
MD 202 and White House Road	C/1,168		D/1,401
MD 202 and MD 193	D/1,418		D/1,419
MD 202 and Black Swan Drive	A/857		A/772
MD 193 and Cambleton Drive	17.0 seconds		17.2 seconds
MD 193 and Keverton Drive	90.7 seconds	No	483.2 seconds
MD 193 and Oak Grove Road (roundabout)	v/c=0.79		v/c=0.56
MD 193 and Water Fowl Way	461.8 seconds	No	95.9 seconds
Oak Grove Road and Whistling Duck Drive	24.7 seconds		17.4 seconds
Oak Grove Road and Church Road	133.0 seconds	No	78.4 seconds
MD 193 and north entrance	137.6 seconds	No	33.7 seconds
MD 193 and main entrance	22.0 seconds		16.6 seconds

* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using The Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.

Regarding the total traffic scenario, the TIS applied trip generation rates from the Guidelines based on an expansion of 298,765 square feet. The following represents the projected trip generation:

Trip Generation Summary, 4-13010, First Baptist Church of Glenarden						
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
298,765 square feet church	65	40	105	40	65	105

The study assumed a trip distribution of approximately 35 percent to/from the north on Watkins Park Drive (MD 193), 40 percent to/from the south and 25 percent from the east. A third analysis (total traffic) revealed the following results:

TOTAL CONDITIONS			
Intersection	AM		PM
	(LOS/CLV)	CLV>1150?	(LOS/CLV)
MD 214 and MD 193	D/1,371		C/1,288
MD 214 and Church Road	D/1,381		D/1,334
MD 202 and White House Road	C/1,177		D/1,413
MD 202 and MD 193	D/1,436		D/1,436
MD 202 and Black Swan Drive	A/865		A/781
MD 193 and Cambleton Drive	25.6 seconds		26.5 seconds
MD 193 and Keverton Drive	105.7 seconds	No	575.3 seconds
MD 193 and Oak Grove Road (roundabout)	v/c=0.82		v/c=0.59
MD 193 and Water Fowl Way	538.8 seconds	No	111.1 seconds
Oak Grove Road and Whistling Duck Drive	25.6 seconds		18.1 seconds
Oak Grove Road and Church Road	167.2 seconds	No	93.6 seconds
MD 193 and north entrance	192.0 seconds	No	38.8 seconds
MD 193 and main entrance	30.8 seconds		18.5 seconds
Oak Grove Road and South Entrance	28.4 seconds		20.0 seconds

* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using The Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition. ** Roundabouts with v/c ratio less than 0.85 are considered to be acceptable.

The results of the traffic analyses show that, under total traffic, all of the critical intersections are deemed to be operating adequately.

Agency review

The TIS was referred to and reviewed by representatives from the Prince George's County Department of Public Works and Transportation (DPW&T) and the Maryland State Highway Administration (SHA). Both agencies expressed concerns with particular technical aspects of the TIS. The applicant was made aware of these issues and was directed to provide responses to the agencies' concerns. The applicant responded in writing and provided a corrected TIS for the record. This corrected TIS was the basis for the review. The revised TIS was found to address all of the concerns expressed by the review agencies.

Master Plan, Right-of-Way Dedication

The property is located in an area where the development policies are governed by the 2006 Bowie and Vicinity Master Plan and SMA, as well as the MPOT. The plans recommend that Watkins Park Drive (MD 193) be upgraded to an arterial road (A-27) within a variable-width right-of-way of 120 to 200 feet. The section of MD 193 along the property's frontage is dedicated to the master plan requirement, and no additional dedication will be required of the applicant. The property's southern boundary fronts on Oak Grove Road, a master plan major collector facility (MC-600),

within a 100-foot right-of-way. For much of the property's southern border, Oak Grove Road is currently improved as a two-lane undivided road. The applicant will therefore be required to upgrade the north side of Oak Grove Road, from its eastern property corner to Rosey Bill Drive, as a major collector road within the right-of-way as designated on the Planning Department's PGAtlas system, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

Along Oak Grove Road between Rosey Bill Drive and MD 193, the master plan alignment veers slightly to the north to a point on MD 193 that is approximately 200 feet north of the center of the roundabout. This shifted master plan alignment has previously been either deeded or purchased, and does not appear to have been dedicated because no record plat was found as the vehicle for dedication. If this section of MC-600 were to be built pursuant to the master plan recommendation, it would necessitate a relocation of the existing roundabout to approximately 200 feet to the north of its current location. The applicant has noted this dedication as "proposed area of vacation 0.77 acres." The following are determined at this time:

- a. Because MD 193 is a State highway, any decision to relocate the current roundabout or change its configuration would require coordination between SHA and the County transportation agencies, and would require the ultimate approval of SHA.
- b. There is no evidence that the relocation of the roundabout is imminent. Frontage improvements on the section of Oak Grove Road between Rosey Bill Drive and MD 193, along with needed improvements to the roundabout, will be determined by DPIE.
- c. The submitted plan shall be revised to remove the note "proposed area of vacation 0.77 acres." This is a multi-agency decision that will be made in the context of future plans for the roundabout, and it has no relationship to the proposal at hand to expand the church facilities. Furthermore, it needs to be determined how the right-of-way came to be in public ownership. As such, it is a decision that will be made at a later time with a separate application.

A variation for driveway access onto MD 193 at the southernmost frontage of existing Parking Lot A, opposite the southern entrance to the Perrywood Elementary School, was received and reviewed. Section 24-121(a)(3) of the Subdivision Regulations requires that lots proposed on land adjacent to an existing or proposed planned roadway of arterial or higher classification be designed to front on either an interior street or service roadway. It is noted that two variations have already been granted for existing Parcel A, and so it is recognized that the third access point does not meet this requirement (a fourth access which serves existing Parcel 4 is intended to be closed). Therefore, the applicant requested a variation pursuant to Section 24-113 of the Subdivision Regulations. There are four criteria that must be met for this variation to be approved (a fifth criterion does not apply to this site). The criteria, with discussion, are noted below:

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

The additional access point to the arterial is opposite the southern entrance to the Perrywood Elementary School. This access will be reviewed by the State and designed and constructed to maintain a safe flow of traffic onto both properties.

- 2. The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.**

It is acknowledged that this single consolidated property is quite unique within the County. There are other properties fronting MD 193 that have religious or institutional uses. However, none of these other properties are of such a large size or have such extensive roadway frontage, nearly 0.65 miles. The access point is over 500 feet from any other intersection or access point.

- 3. The variation does not constitute a violation of any law, ordinance, or regulation.**

It does not appear that the access would violate any law, ordinance, or regulation. Access to MD 193 is regulated by SHA. As such, SHA will further evaluate any access permit-related issue that may arise through the process.

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

The applicant asserts that, because of the shape, depth, and extensive arterial highway frontage of the property, the denial of access to this arterial would result in the property not being able to be developed and would be a particular hardship to the landowner. The size of the use requires some flexibility in the use of, and access to, on-site parking to limit the potential for excessive queuing on-site. Also, the particular physical surrounding for this site includes the existing developed neighborhoods of Kettering and Sierra Meadows, which have stub streets abutting this property. The use of these stub streets could provide suitable vehicular access points under a development scenario whereby this tract of land was to be developed with single-family dwelling units. However, these neighborhood streets are unacceptable for providing access to a large single parcel for the construction and expansion of this institutional use.

By virtue of the positive findings for each of the criteria for variation approval, the Planning Board approves the variation from Section 24-124(a)(3).

Transportation Findings

The application analyzed is a PPS for the expansion of a church campus. The existing church campus is to be expanded by approximately 298,765 square feet. Using trip generation rates from the 2012 Transportation Review Guidelines, the expansion would represent the projected trip generation of 105 AM (65 in, 40 out) and 105 PM (40 in, 65 out) vehicle trips.

- MD 214 and MD 193
- MD 214 and Church Road
- MD 202 and White House Road
- MD 202 and MD 193
- MD 202 and Black Swan Drive
- MD 193 and Cambleton Drive
- MD 193 and Keverton Drive
- MD 193 and Oak Grove Road (roundabout)
- MD 193 and Water Fowl Way
- Oak Grove Road and Whistling Duck Drive
- Oak Grove Road and Church Road
- MD 193 and North Entrance
- MD 193 and Main Entrance
- Oak Grove Road and South Entrance

All of the intersections deemed critical are projected to operate within the transportation adequacy thresholds.

Conclusion

Based on the preceding findings, pursuant to Section 24-124(a) of the Subdivision Regulations, the plan conforms to the required findings for approval of the PPS from the standpoint of transportation.

10. **Schools**—The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002), and concluded that the subdivision is exempt from a review for schools because it is a nonresidential use.
11. **Fire and Rescue**—The PPS has been reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that “A statement by the Fire Chief that the response time for the first due station near the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.”

The project is served by Kentland Fire/EMS, Company 846, a first due response station (a maximum of seven minutes travel time), is located at 10400 Campus Way South.

“In the Fire/EMS Department’s Statement of Adequate Apparatus, as of July 15, 2016, the Department states they have developed an apparatus replacement program to meet all the service delivery needs of the County.”

Capital Improvement Program (CIP)

The Prince George's County FY 2017–2022 Capital Improvement Plan provides funding for rehabilitating the existing station.

12. **Police Facilities**—The development is within the service area of Police District II, Bowie. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department, and the July 1, 2016 (U.S. Census Bureau) County population estimate is 908,049. Using 141 square feet per 1,000 residents, it calculates to 128,034 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.

13. **Water and Sewer**—Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed part of this property in water and sewer Category 3, Community System. The property is within Tier 1 under the Sustainable Growth Act and will, therefore, be served by public systems.

14. **Use Conversion**—The subject application is for the development of 612,890 square feet for an institutional use. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy and findings as set forth in the resolution of approval, a new PPS shall be required prior to approval of any building permits.

15. **Public Utility Easement (PUE)**—Section 24-122 of the Subdivision Regulations requires a public utility easement (PUE) along both sides of all public rights-of-way. The majority of the property's street frontage is along Oak Grove Road and Watkins Park Drive (MD 193), and the required PUEs are provided along these streets. However, three streets within the Kettering and Sierra Meadows Subdivisions: Hillrod Lane, Ridgely Street, and Pemberton Street, stub up to the property along the northern and eastern property lines and the required PUEs are not provided along these public streets. The applicant shall provide the required PUEs along these streets prior to certification of the PPS or obtain the Planning Board's approval of a variation from Section 24-122(a) prior to approval of the final plat.

In accordance with the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner's dedication on the final plat:

“Utility easements are granted pursuant to the terms and provisions recorded among the Prince Georges County Land Records of Prince George's County in Liber 3703 at Folio 748.”

16. **Stormwater Management**—Stormwater Management Concept Plan 44801-2013 was approved for the property by DPIE on October 9, 2015. The plan includes infiltration trenches and submerged gravel wetlands for water quality measures. Two existing stormwater management ponds will be retrofitted, as they both contain additional stormwater capacity, and additional above-ground or underground stormwater management facilities will be added on-site for 100-year stormwater attenuation.

Environmental site design features include submerged gravel wetlands, micro-bioretenion, and biotrench facilities. Landscape planters have also been shown to collect rooftop runoff. The project requires no fee-in-lieu of providing on-site attenuation/quality control measures, and no on-site stream evaluation is required by the approved stormwater concept plan. DPIE will review for conformance to the stormwater concept plan and technical approval at the time of grading permit to ensure that development does not result in any on-site or downstream flooding. Development must be in conformance with that approved plan and subsequent approvals.

17. **Historic**—The subject property is located adjacent to Chelsea Historic Site, 73-018. As a result, the Prince George’s County Historic Preservation Commission (HPC) reviewed the subject PPS application at its July 18, 2017 meeting and voted 7-0-1 (the Chairman voted “present”) in favor of the application.

Background

The subject property comprises 160.06 acres located in the northeastern quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road in Upper Marlboro, Maryland. The subject application includes an addition of 298,765 square feet to an existing religious campus for church uses, including a children/youth center, administrative offices, chapel, fellowship hall, service building, and solar farm. The subject property is located in the R-E Zone.

Findings

A Phase I archeology survey was conducted on the subject property in 2007. Much of the subject property was disturbed by modern activities, particularly the construction of a pond, a commercial garden nursery, and the recent deposition of a large quantity of earth. However, four prehistoric sites were identified through subsurface testing, Sites 18PR862, 18PR863, 18PR864, and 18PR865.

Willow Pond Site 1 (18PR862) is located about 40 meters from a water source and was identified by the presence of prehistoric cultural material in seven shovel test pits (STPs) covering an area measuring 60 by 15 meters. Artifacts recovered include ten pieces of lithic debitage, two lithic tools, and one piece of possible burned wood, suggesting that this was a lithic scatter associated with hunting near the wetlands. Willow Pond Site 2 (18PR863) is in the northeastern part of the property and was identified by the presence of prehistoric cultural material in 11 STPs covering an area measuring 50 by 30 meters. Artifacts recovered consist of 37 lithic items and five ceramic sherds, indicating this was a short-term procurement camp dating to the Late Woodland period (A.D. 900 to A.D. 1600).

Site 18PR864 was delineated in the southeastern part of the subject property. Prehistoric cultural material was found in three STPs and this was designated Willow Pond Site 3, 18PR864. Two retouched flakes and three pieces of debitage were recovered, indicating this is a single occupation lithic scatter. Site 18PR865 was identified in the central portion of the southern half of the property. Two STPs contained prehistoric cultural material consisting of rhyolite debitage and the basal fragment of a side-notched, quartz point in an area measuring 30 by 15 meters.

The subject property is adjacent to the Chelsea Historic Site (73-018). Built in the late eighteenth century and rebuilt circa 1830, Chelsea is a two-story hip-roof frame house with a bracketed cornice and a combination of Federal and Greek Revival interior trim. The small Federal-period house was purchased by the Berry family in the 1790s, and enlarged and renovated a generation later. It remained in the Berry family until 1917. The name derives from the tract known as Chelsea, patented in 1671.

The PPS includes a large surface parking lot near the southern edge of the property at Watkins Park Drive, as well as an improved entry road. This feature and, in particular, any associated lighting and landscaping may impact the adjacent Chelsea historic site.

The development embodied in the subject PPS will not require approval of a subsequent DSP. Therefore, any concerns that the HPC has about the development is addressed through conditions of the subject application.

At the HPC hearing, Mr. Robert Antonetti, the applicant's representative, suggested some language changes to the condition in order to reflect the appropriate timing mechanism for the review of the proposed lighting and screening recommended by the Historic Preservation Section. Mr. Antonetti suggested that the appropriate permit to be reviewed by the Historic Preservation Section would be the building permit, as the lighting and landscaping details would be approved through that process rather than at the time of grading permit. The applicant's condition also clarified that any lighting associated with the parking lot and the entry drive into the developing property would include full cut-off optics, which will prevent light from spilling over onto adjacent properties. Mr. Antonetti also submitted an exhibit (Exhibit A) that illustrated the applicant's proffer to plant evergreen trees along the length of the proposed parking lot closest to Watkins Park Drive to provide screening of the lighting from the viewshed of the Chelsea historic site.

Conclusions

Archeological Sites 18PR862, 18PR864, 18PR865 were small sites with few artifacts or had been extensively disturbed. No further work was recommended on these three sites. Site 18PR863 was the most extensive site, located on the northern portion of the property, and contained identifiable ceramic sherds. This site is in a conservation area and will not be impacted by construction. Preservation in place was recommended for this site. No archeological sites will be impacted by this application.

Because the development associated with PPS 4-13010 will not require DSP approval, the HPC may wish to ensure that any lighting and landscaping for the entry road and parking lot should be designed to minimally impact the adjacent Chelsea historic site and to provide year-round vegetative screening of the parking lot as viewed from the historic site. This can most effectively be accomplished through a condition of the subject application.

The use of full cut-off optics for the lighting and the planting of evergreen trees along the northwestern edge of the parking lot closest to Watkins Park Drive will be sufficient to screen it from the Chelsea historic site.

18. **Urban Design**—The application is subject to the requirements of Section 27-441, Uses Permitted, of the Zoning Ordinance. A church and accessory uses are permitted by-right in the R-E Zone on a lot greater than two acres. The specific proposed accessory uses will have to be analyzed at the appropriate stage of review for conformance with the Zoning Ordinance.

Conformance with the Zoning Ordinance regulations is required for the development at the time of permit including, but not limited to, the following:

- Section 27-427, R-E Zone (Residential Estate)
- Section 27-441, Uses permitted (Residential Zones)
- Section 27-442, Regulations (Residential Zones)
- Part 11 Parking and Loading
- Part 12 Signs

Conformance with the 2010 Prince George's County Landscape Manual

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, the proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Conformance to the requirements of those sections will be evaluated at the time of permit review. However, the submitted PPS appears to indicate all of the appropriate buffers.

Tree Canopy Coverage Ordinance

The development is subject to the Prince George's County Tree Canopy Coverage Ordinance because it will require a building and/or grading permit that proposes more than 5,000 square feet of disturbance. This ordinance requires 20 percent tree canopy coverage for properties in the R-E Zone. Therefore, the subject 160.06-acre property must provide 32.01 acres of site area to be covered by tree canopy. This requirement can be met either through woodland conservation, proposed on-site landscaping and street trees, or a combination, and will be evaluated at the time of permit review.

19. **Enterprise Road Corridor Development Review District**—The subject application is located within the boundaries of the Enterprise Road Corridor Development Review District, as defined in Section 24-148(b) of the Subdivision Regulations. The applicant presented this application to the Enterprise Road Corridor Development Review District Committee (ERCDRDC) at their July 20, 2017 meeting at the Glenn Dale Community Center. The Committee elected to take no position on the subject application.

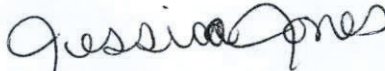
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, September 14, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of October 2017.

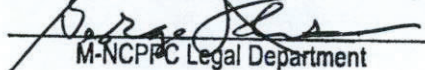
Elizabeth M. Hewlett
Chairman



By Jessica Jones
Planning Board Administrator

EMH:JJ:JFF:rpg

APPROVED AS TO LEGAL SUFFICIENCY




M-NCPPC Legal Department

Date 9/29/17

February 11, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Review Section, Development Review Division

VIA: David A. Green, Master Planner, Community Planning Division 

FROM: Andrew McCray, Senior Planner, Long-range Planning Section, Community Planning Division AM

SUBJECT: **SE-4838 Grove at Glenarden Senior Living**

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the *2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*.

BACKGROUND

Application Type: Special Exception for Senior apartment housing in the R-E (Residential Estate) zone.

Location: 700 Watkins Park Drive, Upper Marlboro, MD 20774

Size: 9.0462 acres

Existing Uses:

Proposal: Proposed construction of four (4) story 164-unit apartment housing for elderly or physically handicapped families, surface parking, landscaping, and other site improvements.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to medium density development (Pg. 20).

Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* recommends Residential, Low land uses on the subject property. This area is intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development.

SE-4838 Grove at Glenarden Senior Living

Planning Area: 74A

Community: Mitchellville & Vicinity

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The *2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the subject property into the R-E (Residential Estate) zone.

c: Long-range Agenda Notebook
Scott Rowe, AICP, CNU-A, Supervisor, Community Planning Division

March 29, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision Section *EDC*
SUBJECT: SE-4838; Grove at Glenarden Senior Living Referral Memo

The subject property is known as Parcel 1 of the First Baptist Church of Glenarden, recorded in Plat Book ME 253 page 38 in December 2019. The property is in the R-E (Residential Estate) Zone, and it is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B, 74A, and 74B*. Special Exception application SE-4838 proposes to construct a 164-unit senior housing apartment building on a 6.4-acre lease parcel located near the southwest corner of the subject property. The Special Exception application has been filed on this portion of the property only, rather than on the whole of Parcel 1.

Parcel 1 is subject to Preliminary Plan of Subdivision (PPS) 4-13010, which was approved on September 14, 2017. This PPS consolidated two parcels, known as Parcel A and Parcel 4, into the existing Parcel 1 for development with a total of 612,890 square feet of institutional use. The PPS did not approve any residential development. Therefore, the proposed senior housing represents a substantial revision to the mix of uses on the property which will affect Subtitle 24 adequacy findings. A new preliminary plan of subdivision is required for approval of the 164 residential units. At the time of writing this referral, a PPS 4-20183 has been submitted for the subject property, and is currently undergoing pre-acceptance review. The new PPS will supersede 4-13010, however it may contain similar findings and conditions of approval. A new final plat will also be required following approval of the new PPS.

The required new PPS does not have to be approved prior to the approval of the special exception. However, because the special exception plan will serve as the permit plan for the development, certain aspects of the site design which would otherwise be evaluated at the time of the PPS need to be evaluated with this special exception. These include noise mitigation and provision of adequate recreational facilities. These issues are addressed in the “plan comments” section of this referral memo.

PPS 4-13010 was approved subject to 18 conditions. The conditions relevant to the subject

application are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

2. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot wide public utility easement along all public rights-of-way.**

The required PUE along Oak Grove Road is shown on the SE plan.

3. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.**

As stated above, the development of 164 residential units on the subject property will represent a substantial revision to the mix of uses and affect Subtitle 24 adequacy findings. Therefore, a new PPS is required.

14. **In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

- a. **Construct the master plan trail along the subject site's entire frontage of Oak Grove Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement. This trail shall be constructed concurrently with the frontage improvements.**

The subject site fronts on Oak Grove Road, however, the plan does not show this master plan trail. The plan should be revised to show the trail, or else the applicant should provide written correspondence from Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) which modifies the above requirement.

15. **Full cut-off optic light fixtures shall be used in order to minimize light intrusion from this site into the stream valley and onto adjacent residential properties.**

The submitted plans show details for the light fixtures on Sheet 12 and locations for the light fixtures on Sheet 11. The Urban Design Section should further evaluate the details and locations for the light fixtures to make sure they are acceptable.

16. **Total development within the subject property shall be limited to uses which generate no more than 184 AM and 221 PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The Transportation Planning section should evaluate the proposed use to determine whether the proposed development will generate trips within the existing trip cap. However, it is noted that a new adequacy analysis for transportation facilities will be conducted with the new PPS required, and from this analysis a new trip cap may arise.

Additional Comments:

1. The proposed residential use must be mitigated for noise if the adjacent arterial road (Watkins Park Drive) will expose it to noise levels above 65 dBA Ldn. At the time of the PPS for this project, a Phase I noise study should be submitted, and the 65 dBA Ldn mitigated and unmitigated noise contours should be shown on the plan. The Subdivision section will determine if adequate noise attenuation has been demonstrated for the interior of dwellings and any outdoor activity areas that are within the unmitigated 65 dBA noise line. If any noise mitigation measures are needed, the Special Exception will need to be revised to include a Phase II noise study and to show on the plan, design details of the measures to be taken.
2. Mandatory dedication of parkland must be provided to serve the residential use. At the time of the new PPS required to approve the residential use, the applicant will need to propose dedication of land, a fee-in-lieu, or on-site private recreational facilities to meet the requirement. If the applicant proposes to meet mandatory dedication with private recreational facilities, the PPS will need to include a conceptual list of proposed facilities and an estimated value. The SE may need to be revised to ensure it is in accordance with the facilities approved at the time of PPS and to give any further needed design details. It is noted that the plan shows a garden, dog park, outdoor seating area, and a walking trail, with design details provided. However, these may or may not be all the recreation facilities proposed.
3. As of this writing, this special exception has not been reviewed concurrently with the new PPS required, as that PPS has not yet been accepted for formal review. The applicant should be aware that the PPS may impose conditions requiring revisions to the site layout. If this occurs, the approved special exception will need to be revised, and will need to receive a new approval, in order to be consistent with the PPS.
4. The applicant should be aware of the provisions of Section 24-108(a)(7) in case they desire to establish the lease parcel as an "Ownership Lot."
5. Bearings and distances are shown for the lease parcel on Sheet 2 of the special exception plan. However, they are not shown for the overall property on Sheet 1.

Recommended Conditions:

1. Prior to certification of the special exception site plan, the SE shall be modified as follows:
 - a. Show on the plan the master plan trail to be constructed along Oak Grove Road, or else provide correspondence from DPIE indicating modification of the requirement.
 - b. On Sheet 1, show bearings and distances for the overall property (Parcel 1).
2. At the time of Preliminary Plan of Subdivision, the applicant shall provide a Phase I noise study. The 65 dBA Ldn mitigated and unmitigated noise contours shall be shown on the preliminary plan. The Phase I noise study shall determine if any noise mitigation is needed for the interiors of dwellings and for outdoor activity areas. If mitigation measures are

needed, the Special Exception shall be revised to include a Phase II noise study which recommends design details for the mitigation measures. The necessary mitigation measures and related details shall be reflected on the Special Exception site plan.

3. At the time of Preliminary Plan of Subdivision, the applicant shall provide a proposal for mandatory dedication of parkland (dedication of land, fee-in-lieu, private recreational facilities, or a combination thereof). The preliminary plan shall determine if the Special Exception needs to be revised in order to accurately reflect the proposal.

Conclusion:

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The special exception has not been found to be in substantial conformance with the approved preliminary plan of subdivision and record plat, and therefore a new PPS and final plat will be required. All bearings and distances must be clearly shown on the special exception site plan, and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

February 11, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Review Section, Development Review Division

VIA: **BR** Bobby Ray, AICP, Supervisor, Special Projects Section, Countywide Planning Division

FROM: **EP** Elena Perry, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: **SE-4838 Grove at Glenarden Senior Living**

Project Summary:

This Special Exception proposes development of a 164-unit senior living community for individuals 55 and over as an addition to an existing 159.61-acre religious campus zoned R-E.

The Prince George's County Code of Ordinances, Section 27-337 Apartment housing for elderly or physically handicapped families (b)(5) states, "In the R-E Zone, the requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met provided that the subject property is composed of at least fifteen (15) gross contiguous acres of land, improved with a structure used as a church with an enclosed building area of at least 150,000 gross square feet. The following additional requirements shall apply:

- (C) The District Council shall find that the proposed use:
 - (i) Will serve the needs of elderly families or physically handicapped families;"

The applicant proposes a Senior Housing Apartment Facility to accommodate 164 age-restricted dwelling units, including eighty-three (83) 1-bedroom units and eight-one (81) 2-bedroom units provided to residents 55 and over in conformance with Federal Fair Housing Act.

Given the nature of the proposed use it is evident that the facility will serve the housing needs of elderly residents. The application does not provide any details of other services or amenities, beyond the immediate residential use, that will serve the needs of elderly or physically handicapped families. A description of other programs, services and amenities directed towards elderly and/or physically handicapped families should be provided to help further support this finding.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: April 2, 2021

TO: Thomas Sievers, Senior Planner
Zoning Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief *SME*
Park Planning and Development Division
Department of Parks and Recreation

FROM: Tom Burke, Planner Coordinator *TB*
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **SE-4838 Grove at Glenarden Senior Living**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

This special exception is for the development of an 168,232 square foot, four story, 164-unit apartment housing for the elderly. This application was filed in accordance with the provisions of the Prince George's County Zoning Ordinance, which requires a special exception for the development of apartment housing for the elderly in the Residential Estate (R-E) Zone.

BACKGROUND:

This property is 6.4 acres in the R-E Zone and is located on the north side of Oak Grove Road, 630 feet east of its intersection with Watkins Park Drive (MD 193) in Upper Marlboro. The site is part of a 159.61-acre religious campus and is currently maintained lawn.

SE-4838 The Grove at Glenarden Senior Living
March 22, 2021

Watkins Regional Park is located 800 feet west of this site; however, the main vehicular entrance the park is approximately one mile north on MD 193. The park contains numerous activities and amenities, including a network of paved trails with direct access from a side path that extends along the western side of MD 193, near this site.

The Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B, February 2006 recommends a minimum of 15 acres of M-NCPPC local parkland for every 1,000 population, or the equivalent amenity in parks and recreation service, the interconnection of trail networks to provide recreational opportunities for residents and enhance the walkability of the area communities. The *Approved Countywide Master Plan of Transportation, November 2009* envisions a shared-use side path on the north side of Oak Grove Road from MD 193 to Leeland Road, which includes the frontage this property.

DISCUSSION:

The overall 159.61-acre property, of which this site comprises 6.4 acres, is developed with a church, ancillary buildings, and an approximately 6-acre solar field. The long-term plan for the overall property includes additional church-related buildings and two phases of senior residential housing. Prior applications have been exempted from the mandatory dedication of parkland requirements because residential uses were not proposed. The special exception plan shows onsite facilities by providing an internal walking path, dog park, benches and a garden area.

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends approval of Special Exception SE-4838, Grove at Glenarden Senior Living, subject to the following conditions at the time of preliminary plan of subdivision:

1. The general notes on the plans shall indicate how the mandatory dedication of parkland requirement will be addressed, preferably through on-site facilities.
2. Provide a side path along the frontage on Oak Grove Road.

cc: Bridget Stesney
Alvin McNeal



Countywide Planning Division
Historic Preservation Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

February 8, 2021

MEMORANDUM

TO: Thomas Sievers, Subdivision Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JRS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: SE-4838 Grove at Glenarden Senior Living

The subject property comprises 9.05-acres and is located on the north side of Oak Grove Road at its intersection with Watkins Park Drive. The subject application proposes a special exception to permit a 4-story, 164-unit apartment housing for the elderly. The subject property is Zoned M-X-T.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey was previously conducted on the subject property and no archeological sites were identified. Historic Preservation staff recommend approval of SE-4838 Grove at Glenarden Senior Living with no conditions.


Countywide Planning Division
 Transportation Planning Section


301-952-3680

March 15, 2021

MEMORANDUM

TO: Thomas Sievers, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Special Exception Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following special exception application (SE) was reviewed for conformance with the zoning ordinance, the *Approved Countywide Master Plan of Transportation (MPOT)*, and the 2006 *Approved Master Plan for Bowie and Vicinity* to provide the appropriate pedestrian and bicycle transportation recommendations.

Site Plan Number: SE-4838

Development Case Name: Grove at Glenarden Senior Living

		<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
County R.O.W.	<input type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC – Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input checked="" type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input type="checkbox"/>
Add'l Connections	<input checked="" type="checkbox"/>	Bikeway Signage	<input type="checkbox"/>

Development Case Background	
Lot Size	6.4 acres
Number of Units (residential)	164-unit apartment
Abutting Roadways	MC-600 (Oak Grove Road)
Abutting or Nearby Master Plan Roadways	MC-600 (Oak Grove Road), MD-193(Watkins Park Road)
Abutting or Nearby Master Plan Trails	Side path along MC-600 (Oak Grove Road), bike lane along MD-193 (planned)

Proposed Use(s)	Senior Living
Zoning	R-E
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	4-13010
Subject to 24-124.01:	No
Bicycle and Pedestrian Impact Statement Scope Meeting Date	N/A

Previous Conditions of Approval

The site is subject to the following prior approvals:

4-13010

14. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B, the applicant and the applicant’s heirs, successors and/or assignees shall provide the following:
 - a. Construct the master plan trail along the subject site’s entire frontage of Oak Grove Road, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement. This trail shall be constructed concurrently with the frontage improvements.

Comment

The submitted plans do not include this master plan trail facility. Staff recommend that a shared-use path, consistent with the design standards from the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, be constructed with development.

Review of Proposed On-Site Improvements

The subject application includes an existing concrete sidewalk along the Private Road entrance from Oak Grove, five-foot sidewalk along one side of the eastern most entrance to the proposed parking lot and crosswalks throughout the site connecting the sidewalk with the building entrance. Five-foot wide sidewalk is also included around the perimeter of the proposed building, connecting to the proposed five-foot wide asphalt trail at the southern portion of the site. Designated bicycle parking is provided near the building entrance, consisting of two u-shaped racks and two lockers.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential areas with no current connections. However, the submitted plan shows a roadway extension to a second phase of a senior housing, and a connection to chapel and a fellowship hall.

Review of Master Plan of Transportation Compliance

The site is impacted by one master plan facility, a planned shared use path along Oak Grove Road. The Complete Streets element of the MPOT reinforces these recommendations and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

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

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

Comment

Staff recommend the side path along Oak Grove Road be constructed with development, unless modified by the Department of Permitting, Inspection and Enforcement, with written correspondence. The recommended side path along Oak Grove Road will help facilitate future connections to adjacent properties and will fulfill the intent of policy 2. Staff also recommend that a standard sidewalk be provided along the entire frontage of the private access road with crosswalks crossing the driveway entrances. This will provide a pedestrian connection to the future phases of this development. The bicycle parking provided is an important component of a bicycle friendly roadway and fulfills the intent of policy 4.

Review of Area Master Plan Compliance

This development is also subject to 2006 *Approved Master Plan for Bowie and Vicinity* which includes the following recommendations for pedestrian and bicyclist facilities (pg. 52):

Policy 2: Incorporate appropriate pedestrian-oriented development (POD) features in all new development and improve pedestrian safety in existing development.

Comment

The subject application proposes pedestrian oriented features that include an internal sidewalk network connecting to the existing sidewalk along the private access road, and designated pedestrian crossings through the site. The submitted plans also include a five-foot-wide sidewalks that surrounds the proposed building. Staff recommend that a connection between the proposed concrete sidewalk on the south side of the building connect to the recommended shared use path along Oak Grove Road. This would provide appropriate pedestrian orientation for the subject site. Additionally, staff recommend that the asphalt shared use path be widened to a minimum of eight-feet to better facilitate side-by-side and supported walking. The proposed and recommended infrastructure fulfills the intent of improving pedestrian safety.

Zoning Ordinance Compliance

The subject use is permitted as a special exception in the R-E zone. As such, it is subject to additional required findings in the zoning ordinance. Section 27-317, Required Findings:

- (a) A Special Exception may be approved if:
 - (1) The proposed use and site plan are in harmony with the purpose of the 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 of Functional Plan, the General plan,

As it relates to Section 27-317(a)(1). The following purposes for Subtitle 27 are listed in 27-102, Purposes:

- (a) The purposes of the Zoning Ordinance are:
 - (1) The proposed use and site plan are in harmony with the purpose of this Subtitle. To promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants
 - (2) To implement the General Plan, Area Master Plans, and Functional Master Plans
 - (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.

Section 27-337 includes additional requirements for Apartment housing for elderly or physically handicapped families:

- (a) Apartment housing and related facilities for elderly or physically handicapped families may be permitted...
- (3) Recreational and social amenities for the residents may be provided, if shown on the site plan and approved by the District Council:
- (b) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within a building other than a surplus public-school building, subject to the following:
 - (5) In the R-E Zone, the requirements of paragraphs (1), (2), (3), and (4) of subsection (a) above, shall be met...The following additional requirements shall apply:
 - (C) The District Council shall find that the proposed use
 - (i) Will serve the needs of elderly families or physically handicapped families;

Comment

The above recommendations are necessary to implement the area master plan and the functional master plan and prevent impairing the implementation of these plans. Specifically, a shared use path along Oak Grove Road, a sidewalk from the shared-use path connecting to the proposed building, and extending the sidewalks to the edge of the subject site frontage along the private roadway, and a widened internal walking path all provide opportunities for physical activity, safer transportation facilities separated from vehicle traffic, and will serve the needs of future residents and visitors.

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle transportation facilities of this plan is acceptable, consistent with the required findings of 27-317, and conform to the 2009 *Approved Countywide Master Plan of Transportation*, and the 2006 *Approved Master Plan for Bowie and Vicinity*, if the following conditions are met.

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the site plan to provide the following:
 - a) A minimum 10-foot-wide shared-use path along the subject site frontage of Oak Grove Road, consistent with the design standards from the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, unless modified by the Department of Permitting, Inspections and Enforcement with written correspondence.
 - b) Standard sidewalk, and associated crosswalks, along the entire frontage of the site along the private access driveway.
 - c) A minimum five-foot sidewalk connection to the master plan trail along Oak Grove Road unless trail is modified.
 - d) A minimum eight-foot-wide asphalt walking trail.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
 Transportation Planning Section


14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
 www.mncppc.org/pgco


301-952-3680

March 15, 2021

MEMORANDUM

TO: Tom Sievers, Zoning Review Section, Development Review Division

VIA:  Bryan Barnett-Woods, Supervisor, Transportation Planning Section,
 Countywide Planning Division

FROM:  Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: SE-4838, Glenarden Senior Living

Proposal

The applicant is seeking a Special Exception (SE) approval for the purpose of developing a residential development for seniors consisting of 164 apartments.

Background

This proposed facility will occupy 6.4 acres of a larger 160-acre parcel within the R-E Zone. The property is located within the northeast quadrant of the Oak Grove Road-Watkins Park Drive (MD 193) intersection. Information provided in the applicant’s Statement of Justification (SOJ) revealed that this application will function as an integral part of the recently approved (and partially existing) religious campus. The Campus, upon its completion will consist of seven buildings totaling 612,890 square feet that will ultimately include the main sanctuary, a family life center, a children/youth center, administrative offices, chapel, fellowship hall, service building and solar farm. The main sanctuary and the first phase of the family life center, and the solar farm have been built for approximately 261,100 gross square feet of improvements to date.

Traffic impact

Pursuant to the “Transportation Review Guidelines, Part 1” (Guidelines), traffic studies for special exceptions should be prepared for uses generating 100 or more new trips. Based on trip rates from the Guidelines, this proposed senior home development will generate 21 AM and 26 PM peak trips. Consequently, a traffic study was not provided nor requested. At staff’s request however, the applicant did provide some traffic data reflecting traffic conditions at three nearby intersections upon which, this development could have an impact. Those intersections are as follows:

EXISTING CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 at MD 214	B/1010	B/1116

MD 193 at Oak Grove Road - roundabout	0.81 v/c	0.59 v/c
MD 193 at MD 202	C/1194	C/1196

The projected trip generation of 21 AM and 26 PM peak trips assumes a development will function as a stand-alone facility. The applicant's SOJ however, states that the facility will function as an addition to the nearby religious campus, consequently many of those trips will be internally captured, so fewer new trips will be added to the transportation facilities that are external to the site. Unlike a preliminary plan of subdivision (PPS), where a finding of adequacy is required, staff finds that the modest amount of new trips to be generated will not likely have negative impact the health, safety and welfare on the surrounding community of proposed development. A more detailed evaluation of traffic could be further evaluated at the time of a PPS application in the future.

Master Plan, Site Access and Circulation

The property is located in an area where the development policies are governed by the *Approved Plan Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B, 2006*, as well as the *Approved Countywide Master Plan of Transportation, November 2009*. The site plan fronts on Oak Grove Road, a master planned major collector road (MC-600). While no additional right-of-way will be required for motor-vehicle circulation, additional right-of-way may be necessary for pedestrian facilities along this roadway. No direct access to MC-600 is being proposed, the site's two access points will be from internal roads which will eventually connect to MC-600 and MD 193. Staff has no issues with future motor-vehicle circulation of the combined development.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a special exception site plan as described in the Subtitle 27 of the County Code.

Countywide Planning Division
Environmental Planning Section

301-952-3650

March 28, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MR*

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD *MJ*

SUBJECT: **Grove at Glenarden Senior Living; SE-4838 and TCP2-094-02-05**

The Environmental Planning Section has reviewed the Special Exception (SE) submitted for Grove at Glenarden Senior Living, SE-4838 electronically stamped as received on January 19, 2021. Comments were delivered to the applicant at the Subdivision, Development, Review Committee (SDRC) on February 19, 2021 with requested revisions. Revised plans were subsequently submitted in response to staff comments on March 4, 2021. The Environmental Planning Section recommends approval subject to the following conditions.

Background

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
4-06080	TCP1-045-06	Planning Board	Approved	2/1/2007	07-34
4-02047	TCP1-006-02	Planning Board	Approved	7/25/2002	02-182
4-13010	TCP1-006-02-01	Planning Board	Approved	9/14/2017	17-126
DSP-07027	TCP2-085-07	Planning Board	Approved	1/31/2008	08-21
NA	TCP2-085-07-01	Staff	Approved	4/3/2017	NA
NA	NRI-074-06-05 (EL)	Staff	Approved	12/29/2020	NA
NA	TCP2-094-02	Staff	Approved	9/11/2002	NA
NA	TCP2-094-02-01	Staff	Approved	4/28/2003	NA
NA	TCP2-094-02-02	Staff	Approved	9/8/2003	NA
NA	TCP2-094-02-03	Staff	Approved	9/18/2014	NA
NA	TCP2-094-02-04	Staff	Pending	Pending	Pending
SE-4838	TCP2-094-02-05	Zoning Hearing Examiner	Pending	Pending	Pending

Proposed Activity

The current application is for a Special Exception to permit construction of a new four-story, 164-unit apartment housing for the elderly.

Grandfathering

The project is subject to the environmental regulations of Subtitle 25 and 27 that came into effect on September 1, 2010 and February 1, 2012, because this site is associated with a Preliminary Plan of Subdivision (4-13010) and Type 1 Tree Conservation Plan (TCP1-006-02-01) that were approved after these regulations went into effect.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Conformance with 4-13010 and TCP1-006-02-01

The following conditions apply during the preparation and review of the Special Exception.

7. **Prior to certification of the Type 2 Tree Conservation Plan (TCP2), information regarding the health and species composition of the proposed regeneration areas must be provided to demonstrate the suitability of the areas as regeneration. If any non-native or invasive species are present, an invasive species management plan shall be included on the TCP2.**

This condition has not been addressed. Information pertaining to the health and species composition of the proposed regeneration areas must be submitted along with an invasive species management plan to the Environmental Planning Section for review prior to certification of the TCP2.

9. **Prior to signature approval of the Type 2 tree conservation plan (TCP2), the liber and folio of the recorded woodland conservation easement shall be added to the standard TCP2 notes as follows:**

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement.”

This condition has not been fully addressed. The note has been added to the plan; however, the Liber and Folio must be entered prior to signature and certification of the TCP2.

12. **Prior to certification of the Type 2 tree conservation plan, the on-site woodland conservation easement documents shall be filed among the Prince George’s County Land Records and a receipt provided to the Environmental Planning Section.**

This condition is required to be met prior to certification of the TCP2 associated with this special exception.

Master Plan Conformance

Prince Georges Plan 2035

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

Approved Bowie and Vicinity Master Plan and Sectional Map Amendment (February 2006)

The site is within the *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* (February 2006).

In the *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*, the Environmental Infrastructure section contains goals, policies, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the master plan area.

Strategies:

- 1. Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.**

The application has been reviewed under the Conformance with the Green Infrastructure section of this memo.

- 2. Protect primary corridors (Patuxent River and Collington Branch) during the review of development review process 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 and habitat. Protect secondary corridors (Horsepen Branch, Northeast Branch, Black Branch, Mill Branch, and District Branch). To restore and enhance environmental features and habitat.**

The site contains a stream and adjacent sensitive areas which connect eastward to Collington Branch, a plan designated primary corridor. Protection of sensitive environmental areas related to this primary corridor is a priority.

- 3. Evaluate carefully land development proposals in the vicinity of identified Special Conservation Areas (SCA) to ensure that the SCAs are not impacted and that connections are either maintained or restored.**

This site is not located in the vicinity of any identified Special Conservation Area.

- 4. Target public land acquisition programs within the designated green infrastructure network in order to preserve, enhance or restore essential features and special habitat areas.**

No public ownership is proposed for this site.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies:

- 1. Implement the strategies contained in the Western Branch Watershed Restoration Action Strategy (WRAS).**
- 2. Add identified mitigation sites from the WRAS to the countywide database of mitigation sites.**
- 3. Encourage the location of necessary off-site mitigation for wetlands, streams and woodland within sites identified in the WRAS and within sensitive areas that are not currently wooded.**

The applicant is subject to the 2018 Environmental Technical Manual (ETM) and must follow its requirements regarding on and off-site woodland requirements. Specifically, to provide any required forest conservation mitigation on-site to the extent practicable. Any off-site requirements shall be met in the following order: within the sub-watershed, watershed, river basin and lastly within Prince George's County.

- 4. Ensure the use of low impact development techniques to the extent possible during the development process.**

Although a stormwater management concept approval letter from DPIE (44801-2013-02) was submitted with this application; the associated approved plan set was not. According to condition four of the approval letter Environmental Site Design (ESD) features such as infiltration trenches, submerged gravel wetlands, and disconnection of non-rooftop runoff will be utilized on-site to collect and treat runoff from the site.

- 5. During the development review process evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.**

The approved Stormwater Management Concept plan was not submitted with this application; however, according to the approved letter from DPIE, the project requires no fee-in-lieu of providing on-site attenuation/ quality control measures. No on-site stream evaluation is needed because the approved stormwater management concept meets the intent of this strategy.

6. Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.

Ninety-three (93) percent of the woodland conservation requirement is proposed to be met on-site with a combination of preservation, reforestation, and regeneration. The proposed landscaping should be planted with native species to the extent practicable.

Policy 3: Protect and enhance tree cover within the master plan area.

Strategies

- 1. Encourage the planting of trees in developed areas and established communities to increase the overall tree cover.**
- 2. Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**
- 3. Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**
- 4. Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious areas possible.**

Most of the woodland conservation requirement is proposed to be met on-site with preservation, reforestation, and regeneration focused along the stream valley and areas adjacent to the stream valley.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

Strategies:

- 1. Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**
- 2. Encourage the use of alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.**

The use of green building techniques and energy conservation techniques should be encouraged as appropriate.

Policy 5: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

Strategies:

- 1. Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations and car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**
- 2. Require the use of full cut-off optic light fixtures should be used for all proposed uses.**
- 3. Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The minimization of light intrusion from this site into the stream valley and onto adjacent residential properties is a concern. The use of alternative lighting technologies and the limiting of total light output should be considered.

Policy 6: Reduce adverse noise impacts to meet of State of Maryland noise standards.

Strategies:

- 1. Evaluate development proposals using Phase I noise studies and noise models.**
- 2. Provide for adequate setbacks for projects located adjacent to existing and proposed noise generators.**
- 3. Provide for the use of approved attenuation measures when noise issues are identified.**

Transportation related noise impacts should be evaluated by the Development Review Division.

Policy 7: Protect wellhead areas of public wells.

Strategies:

- 1. Retain land uses that currently exist within the wellhead areas of existing public wells.**
- 2. Continue monitoring water quality.**
- 3. Consider the development of alternative public water provision strategies such as public water connections, to eventually eliminate public wells.**

This site is not located within a wellhead protection area.

Countywide Green Infrastructure Plan

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

The following policies and strategies in bold are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments 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, restored 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.**
- 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 landscapes.**
- e. Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
- f. Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**

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.**
- b. Prioritize use of public funds to preserve, enhance, connect, restore, and protect critical ecological systems.**

The site contains Regulated and Evaluation Areas following the streams that drain northeast and southeast. The northern portion of the site is within the Northeast Branch drainage area and the southern portion of the site is within the Collington Branch drainage area; both are within the Western Branch watershed of the Patuxent River basin.

The limits of disturbance of the Special Exception Site Plan submitted with this application propose no impacts to Regulated Environmental Features (REF) or to the Primary Management Area (PMA). However, there are impacts shown on the proposed TCP2, all of which were previously approved.

Impacts to the PMA on the TCP2 associated with the existing entrance along Oak Grove Road and stormwater devices that flank either side of Oak Grove Road shown on the submitted TCP2 plan were previously approved and implemented under TCP2-094-02-03 and TCP2-085-07.

The only other impact shown on the TCP2 plan is for a small portion of the Regulated Area that is shown to be impacted for proposed road grading and improvements along a portion of an existing private access road located centrally on the site was previously evaluated and approved as a PMA impact by the Planning Board with the approval of Preliminary Plan of Subdivision (PPS) 4-13010

and Type 1 Tree Conservation Plan (TCP1) TCP1-006-02-01 and is reflected on the proposed TCP2. No additional impacts are being proposed with this Special Exception application.

At time of PPS review, two letters from the Maryland Department of Natural Resources regarding the evaluation of rare, threatened, and endangered species were received. The letter for Parcel A on the northern portion of the site references several threatened and endangered species that have been documented in the vicinity of the site. The letter for Parcel 4 on the southern portion of the site states that the site is located within the Collington East Branch, which is known to support records for the state listed endangered Stripeback Darter. The letter lists standard guidelines for protection of aquatic habitat supporting rare, threatened, and endangered species including environmentally sensitive stormwater design, and minimization of sedimentation.

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.

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.

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

No Network Gaps have been identified on the subject site and no mitigation for impacts to regulated environmental features have been identified.

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

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 new impacts to the PMA are proposed with this Special Exception application. No road crossings or trails are proposed within the stream valley.

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.

Conditions of the previously approved Preliminary Plan of Subdivision required the PMA to be placed into a conservation easement on the plat, and a separate woodland conservation easement to be recorded for the protection of on-site woodland conservation.

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.

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

All new proposed stormwater management structures shown on the Special Exception Site Plan have been designed to avoid impacts to regulated environmental features.

Preservation of woodland within the PMA and reforestation/ regeneration adjacent to it has been shown on the TCP2.

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.

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.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Ninety-three (93) percent of the woodland conservation requirement is proposed to be met on-site with a combination of preservation, reforestation, and regeneration.

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.

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.

While clearing was approved on previous Tree Conservation Plans for the site, no clearing of woodland is proposed with the subject application. Green space within the interior of the proposed developed should be encouraged.

POLICY 12: Provide adequate protection and screening from noise and vibration.

12.2 Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.

The Development Review Division should review for potential noise and vibration requirements.

Environmental Review

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Equivalency Letter (NRI-074-06-05), as the site has a previously approved and implemented Type 2 Tree Conservation Plan (TCP2-085-07-01) and the limits of disturbance of the site plan submitted on 11/19/2020 prepared by Maser Consulting, which reflects the proposed limits of disturbance area of this Special Exception Site Plan application demonstrates that the proposed work will not result in any significant changes to the limits of disturbance of the previously approved and implemented TCP2, or create additional impacts to any regulated environmental features. The project area of this Special Exception is not associated with any Regulated Environmental Features (REFs), such as streams, wetlands, or associated buffers. The Special Exception project area is also not associated with 100-year floodplain, or Primary Management Area (PMA). The Special Exception project area is currently an open grown field with one centrally located tree row and scattered trees along the shared frontage of Oak Grove Road. No woodlands or specimen trees are mapped within this area.

Woodland Conservation

This property is subject to the provisions of the applicable Prince George's County Woodland Conservation Ordinance (WCO) because it has previously approved Type I and Type 2 Tree Conservation Plans associated with it. TCP1-045-06 and TCP2-085-07 were previously approved for Parcel 4 only. TCP1-006-02 and TCP2-094-02 were previously approved for Parcel A only. Subsequently, a Type 1 Tree Conservation Plan (TCP1-006-02-01) was submitted with Preliminary Plan of Subdivision (4-13010) combining Parcel A and Parcel 4.

A stand-alone Type 2 Tree Conservation application (TCP2-094-02-04) was submitted for review for a Children's Center on-site that is pending approval with the Environmental Planning Section that similarly consolidates the previous Type 2 Tree Conservation Plans into one TCP2 for Parcel 4 (TCP2-085-07-01) and Parcel A (TCP2-094-02).

Currently a TCP2 has been submitted with this Special Exception application (TCP2-094-02-05) that shows the additional site improvements associated with the construction of a new Senior Living facility on the plan and is in general conformance with TCP1-006-02-01 that was approved with PPS 4-13010.

While the TCP2 is in general conformance with the previously approved TCP1, there was one major discrepancy, which was the value of existing woodlands on-site. On the TCP1 and when tallying the values of the two previously approved TCP2 plans (TCP2-085-07-01 and TCP2-094-02-03) the total existing value was 49.78 acres; however, the value on the current TCP2 plan submitted for approval is 50.49 acres. Staff met with the applicant to discuss this discrepancy subsequently to SDRC and agrees with the applicant that the previously approved existing woodland value did not account for the area of woodlands located on the shared boundaries of the original TCP2 and TCP1 plans that were too narrow to be counted as existing woodlands on the individual TCP plans, but when combined met the minimum size requirements to be counted as existing woodlands on-site. Therefore, the existing woodland value on TCP1-006-02-01 was calculated incorrectly. A note will be required on the TCP2 to explain the discrepancy on the plan.

According to the worksheet shown on the TCP2 as submitted, the site is 160.06 acres in the R-E zone, with 3.84 acres in County regulated floodplain for a net tract area of 156.22 acres. A total of 50.49 acres of existing woodlands are on the net tract, while 3.72 acres of woodland are within the floodplain. The site has a woodland conservation threshold of 39.06 acres, or 25 percent of the net tract, as tabulated. Although no new woodland clearing is proposed with this special exception application, the Woodland Conservation Worksheet accounts for the previous removal of 18.98 acres in the net tract area, and 0.63 acres of woodland in the floodplain for a woodland conservation requirement of 50.09 acres. The TCP2 shows this requirement will be met by providing 30.13 acres of woodland preservation on-site, 10.65 acres of on-site afforestation/reforestation, 5.81 acres of natural regeneration on-site, and 3.50 acres of off-site woodland conservation credits.

On October 26, 2020, the Office of the Attorney General issued an Opinion regarding forest mitigation banking under the Maryland Forest Conservation Act ("FCA"). 105 Md. Op. Att'y Gen. 66 (Oct. 26, 2020). Under the FCA, which is codified in Sections 5-1601 to 5-1613 of the Natural Resources Article ("NR") of the Maryland Code, "forest mitigation banking" is defined as "the intentional restoration or creation of forests undertaken expressly for the purpose of providing credits for afforestation or reforestation requirements with enhanced environmental benefits from future activities." The Opinion addressed whether an off-site existing forest that was not intentionally created or restored but was, nevertheless, encumbered with a protective easement could qualify as a forest mitigation bank. The Office of the Attorney General determined that it could not.

As a result of this Opinion and the lack of any valid credits, at the time of this referral, off-site woodland conservation credits are not available for purchase at any established woodland conservation bank within the county. The woodland conservation banking program is a private market in the county and M-NCPPC does not guarantee that credits will be available for purchase. Prior to the issuance of any permits for this project, the off-site woodland conservation requirements shown on the TCP shall be met in accordance with the Conservation Method Priorities established in Section 25-122(c) of the county code.

The TCP2 plan requires additional technical corrections to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO). These revisions are specified in the recommended conditions below.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-337(a)(7) of the Zoning Ordinance requires the following finding: A Special Exception may be approved if: "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 requirement of Subtitle 24-130(b)(5)".

There are no Refs on the subject property within the scope of this Special Exception application. Therefore, no findings regarding 27-337(a)(7) are required.

Soils

The predominant soils found to occur within the special exception project area, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Adelpia-Holmdel complex (0-2% slopes), Collington-Wist complex (5-10% slopes), and Annapolis fine sand loam (2-5% slopes). No unsafe soils containing Christiana complexes or Marlboro clay been identified on or within the immediate vicinity of limits of disturbance associated with this special exception application.

No further action is needed as it relates to this application. The County may require a soils report in conformance with CB-94-2004 during building permit review.

Stormwater Management

Although a Stormwater Management Concept Approval letter (44801-2013-02) was submitted with this special exception application, the associated approved plan from DPIE was not included with this application. Conformance with the provisions of the County Code and state regulations with regards to the stormwater management will be reviewed by the Department of Permitting Inspections and Enforcement (DPIE) prior to issuance of permits.

Summary of Recommended Findings and Conditions

The Environmental Planning Section has completed the review of Special Exception (SE-4838) and Type 2 Tree Conservation Plan (TCP2-094-02-05) and recommends approval subject to the following conditions:

Recommended Conditions:

1. Prior to certification of the Special Exception, the TCP2 shall be revised as follows:
 - a. Add a note beneath the TCP2 worksheet explaining the discrepancy in existing woodland values between the approved TCP1 (TCP1-006-02-01) and TCP2-094-02-05.
 - b. Complete the Property Owners Awareness Certificates on each sheet of the TCP2.
 - c. Insert the timing mechanism to be used in the Invasive Species Notes on Sheet 10 of the TCP2.
2. Prior to certification of the Special Exception plan, submit an approved stormwater concept plan showing the same layout as the Special Exception Plan and TCP2.

Grove at Glenarden; SE-4838 and TCP2-094-02-05

March 28, 2021

Page 13

If you have any questions concerning these comments, please contact me at 301-952-3650 or by e-mail at Marc.Juba@ppd.mncppc.org.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3530

March 15, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Subdivision and Zoning Section

VIA: Henry Zhang, Master Planner, Urban Design Section *HZ*

FROM: Adam Bossi, Planner Coordinator, Urban Design Section *AB*

**SUBJECT: Special Exception SE-4838
Grove at Glenarden Senior Living**

The Urban Design Section has reviewed the package accepted on January 19, 2021 and revised submission dated March 4, 2021, in support of Special Exception SE-4838, which proposes the development of a 4-story, 164-unit multifamily building for elderly or handicapped families. The existing subject property consists of a 6.4-acre lease area at the southeast corner of a larger 159+ acre campus owned by the First Baptist Church of Glenarden. The campus is currently developed with multiple buildings and a ground-mounted solar array.

This site is in the northeast quadrant of the intersection of Oak Grove Road and Watkins Park Drive in the Residential Estate (R-E) Zone. The site is bound to the north by developed land in the R-E Zone that is part of the First Baptist Church of Glenarden campus, to the east by a private driveway associated with the church campus, to the west and south by the rights-of-way of Watkins Park Drive and Oak Grove Road respectively. Based on the Urban Design Section's review of SE-4838, we offer the following comments:

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

1. The proposed use meets the definition of an "apartment housing for elderly or handicapped families in a building other than a surplus school building", which can be permitted in the R-E Zone, subject to approval of a special exception in accordance the Residential Table of Uses, Section 27-441(b) of the Zoning Ordinance. The subject special exception application has been filed accordingly.
2. Section 27-317 provides required findings for approval of a Special Exception. The applicant's statement of justification outlines the proposed development's conformance with these criteria. Urban Design has found no issues regarding conformance with this Zoning Ordinance criteria.

Section 27-337(b)(5) provides for additional special exception requirements for apartment housing for elderly or physically handicapped families within a building other than a surplus public school building in the R-E Zone. While some technical corrections are

needed, the site plans and associated materials demonstrate general conformance with these requirements. For example, the subject site is to be part of a larger property comprised of over 15 gross acres that is improved with an existing church with an enclosed building area of over 150,000 square feet. The development regulations shown on the site plans replace those requirements of the underlying R-E Zone that would otherwise apply. Site plan general notes must be updated to include the development regulations as specified in Sections 27-337(a)(1) and 27-337(a)(4). The Urban Design Section finds the height, lot coverage, density, setbacks, and other development standards, as shown on the site plan drawings, to be acceptable. Recreation facilities provided include walking paths, outdoor seating areas, a gardening area and dog park. The package of outdoor recreation amenities is complimentary to the proposed use and designed to fit the site well. Architectural elevations show a visually appealing building design; but lack sufficient detail for approval, as was identified at the time of the February 19, 2021 Site Development Review Committee meeting on the application. The Urban Design Section recommends architectural elevations be updated prior to certification in accordance with Section 27-337(b)(5)(A).

3. Parking - The proposed development is required to provide parking in conformance with Part 11- Off Street Parking and Loading of the Zoning Ordinance. A total of 162 spaces are provided, which exceeds the minimum requirement of 109 spaces for the use. One loading space is provided, satisfying the requirement for the development.
4. Signage - A single monument sign is proposed in the northern corner of the site and is designed in conformance with the applicable requirements of Part 12 of the Zoning Ordinance. No building mounted signage is proposed.

Conformance with Prior Approvals

5. The subject site has a governing Preliminary Plan of Subdivision (PPS) 4-13010, that was approved by the Planning Board (PGCPB No. 17-126) on September 14, 2017, subject to 18 conditions. From the standpoint of Urban Design, conditions related to landscaping and use of full cut-off optics on exterior lighting are applicable. The site plans show the use of full cut-off optics in conformance with the PPS conditions. The Zoning Section should review the application for conformance with the rest of the conditions of approval.

Conformance with the Requirements of the Prince George's County Landscape Manual

6. Landscaping, screening, and buffering on the subject site as shown and submitted on the landscape plans are in general conformance with the applicable requirements of the Landscape Manual, including Sections 4.1 Residential Requirements (for multifamily development), Section 4.3 Parking Lot Requirements, and Section 4.9 Sustainable Landscape Requirements, except for Section 4.6 Buffering Development from Streets. A proposal for alternative compliance from the requirements of Section 4.6, for the site's frontage along Oak Grove Road, which is a scenic and historic roadway, is scheduled for review by the Alternative Compliance Committee on March 23, 2021.

Conformance with the Prince George's County Tree Canopy Coverage Ordinance

7. This application is also subject to the requirements of the Tree Canopy Coverage (TCC) Ordinance. The subject site is located within the R-E Zone and required to provide 20 percent of the site area in tree canopy coverage. The 6.4 acre- site is required to provide a

minimum of 1.28 acres in TCC. The TCC schedule shows that 1.37 acres of TCC is to be provided, exceeding the requirement.

Urban Design Section Recommendation

In accordance with the above analysis, the Urban Design Section has no objections to the approval of **SE-4838** for **Grove at Glenarden Senior Living**, subject to the following conditions:

1. Prior to certificate approval of SE-4838, the applicant shall revise the special exception plan as follows:
 - a. Revise General Notes to include all development regulations as specified in Sections 27-337(a)(1) and 27-337(a)(4).
 - b. Revise General Note 8 to change the proposed use to be consistent with language of the Zoning Ordinance: "Apartment housing for elderly or handicapped families in a building other than a surplus public school building".
 - c. Provide a note on the Section 4.6 schedule indicating that an alternative compliance has been requested.
 - d. Revise architectural elevations to:
 - 1) Remove the strike-through on drawings on Sheet 602 if they are to be retained.
 - 2) Provide rendered elevations.
 - 3) Update the materials key to specify actual material types and colors selected for building facades.
 - 4) Provide full dimensions for the heights and lengths for each facade of the building.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: March 29, 2021
TO: Andree Green Checkley, Esq. Planning Director
VIA: Henry Zhang, Co-Chair, Alternative Compliance Committee
 Jill Kosack, Co-Chair, Alternative Compliance Committee
FROM: Mridula Gupta, Alternative Compliance Committee Member *MG*
PROJECT NAME: Grove at Glenarden
PROJECT NUMBER: Alternative Compliance AC-21008
COMPANION CASE: Special Exception SE-4838

ALTERNATIVE COMPLIANCE

Recommendation: X Approval _____ Denial

Justification: SEE ATTACHED

Mridula Gupta

Mridula Gupta

 Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

_____ Final Decision _____ Approval _____ Denial

 X Recommendation X Approval _____ Denial

_____ To Planning Board

 X To Zoning Hearing Examiner

Planning Director's Signature _____ Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: _____ Approval _____ Denial

Resolution Number:

Alternative Compliance: AC-21008
Name of Project: Grove at Glenarden
Companion Case: SE-4838
Date: March 29, 2021

Alternative compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.6(c)(1)(B), Buffering Residential Development from Streets, for the frontage of part of Parcel 1, along Oak Grove Road. This alternative compliance request is companion to Special Exception SE-4838, Grove at Glenarden, which is a senior housing development consisting of 164 apartment dwelling units.

Location

The subject property is located on the north side of Oak Grove Road, approximately 500 feet east of its intersection with MD 193 (Watkins Park Road). The property is located within the planning area of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*. The site is also within the geography previously designated as the Developing Tier, reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

Background

The Grove at Glenarden project will occupy a leased parcel consisting of approximately 6.4 acres of land in the Residential-Estate Zone. The site is located in the northeast quadrant of the intersection of MD 193 and Oak Grove Road. The site is part of a larger 159.6-acre property, known as First Baptist Church of Glenarden. To the east of the subject property is the right-of-way (ROW) of a private road providing access to the church property, with a stormwater management pond located beyond. To the south is the ROW of Oak Grove Road, with single-family detached dwelling units in the Rural Residential and Residential Suburban Development Zones beyond. To the west of the property is vacant land of the overall church property, with the ROW of MD 193 beyond. The church property extends to the north of the subject site, with the church sanctuary situated approximately 2,000 feet away in the northerly part of the larger campus. The proposed SE application is for a 164-unit senior housing apartment development, i.e., as defined by the Zoning Ordinance as "Apartment housing for the elderly or physically handicapped families" (senior apartments) on a property currently developed with an existing church campus.

The applicant has requested to provide an alternative design to conform with the requirements of Section 4.6 of the Landscape Manual for Buffering Development from Streets. Per Section 4.6 (c)(1)(B) of the Landscape Manual, a 50-foot landscape buffer is required along Oak Grove Road, which is classified as a major collector, because the rear yard of the proposed multifamily building is oriented toward Oak Grove Road.

The proposed senior apartments facility is to be located within a section of the First Baptist Church of Glenarden property that is in a unique shape and further restricts the location of the proposed site improvements. The proposed area for development abuts the Oak Grove Road ROW to the south, the private entrance road servicing First Baptist Church of Glenarden to the east, and an additional private road serving said property to the north. The resulting geometry creates space limitations and an unusually shaped parcel of land. However, to offset the negative impact of the limited buffer width, an increase in the total required plantings is proffered. The proposed plantings equals 9 percent of the proposed shade trees, and 10 percent of the proposed evergreen trees and shrubs above the normally required number of planting units. The additional plantings

are distributed throughout the buffer, with denser plantings adjacent to the trash dumpster and utility boxes. Staff notes that approximately 50 percent of the length of the buffer meets the 50-foot width requirement, with minor encroachments for an outdoor patio, pedestrian trail system, and dog park. Specifically, the applicant provides the following:

REQUIRED: Section 4.6 (c)(1)(B)(i). Requirements for Buffering Residential Development from Streets –Major collector roadway, Oak Grove Road.

Part of Parcel 1

Linear feet of street frontage	887 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	53
Evergreen Trees (16 per 100 linear feet)	142
Shrubs (30 per 100 linear feet)	266

PROVIDED: Section 4.6 (c)(1)(B)(i). Requirements for Buffering Residential Development from Streets –Major collector roadway, Oak Grove Road

Part of Parcel 1

Linear feet of street frontage	887 feet
Width of buffer	20–50 feet
Shade Trees	58
Evergreen Trees	156
Shrubs	293

The applicant requests to reduce the required 50-foot landscape buffer along the Oak Grove Road to 20 feet for approximately 200 linear feet of the frontage. The rest of the site frontage along Oak Grove Road has enough space for accommodating additional planting and the 50-foot width. The applicant is proposing to plant 9 to 10 percent more plants than required to offset the reduction in the width of the bufferyard. In addition, a shrub screen is being provided in three areas.

The Alternative Compliance Committee finds that the applicant’s proposal is as equally effective as normal compliance with Section 4.6(c)(1)(B), if the applicant either provides a sight-tight, 6-foot-high fence along the entire property frontage on Oak Grove Road, or a 6-foot-high masonry wall for approximately 200 linear feet of the frontage where the building is present, in addition to the proposed plantings and bufferyard.

Recommendation

The Alternative Compliance Committee recommends **APPROVAL** of AC-21008, for the Grove at Glenarden, from the requirements of Section 4.6(c)(1)(B), Buffering Residential Development from Streets, of the 2010 *Prince George’s County Landscape Manual*, for the frontage of part of Parcel 1, along Oak Grove Road, with the following condition:

1. Prior to certification of Special Exception SE-4838, the applicant shall either provide a minimum 6-foot-high, sight-tight fence along the property’s entire frontage on Oak Grove Road, or provide a 6-foot-high masonry wall that matches the building for the approximately 200 linear feet of the road frontage where the building is present, in addition

to the proposed plantings and bufferyard. The applicant shall revise both the landscape plan and the Section 4.6 Landscape Schedule to reflect these changes.

From: [Kwesi Woodroffe](#)
To: [Sievers, Thomas](#)
Cc: [PGCReferrals](#)
Subject: RE: UPDATED: ePlan Acceptance Referral for SE-4838 GROVE AT GLENARDEN SENIOR LIVING: SHA; KW
Date: Tuesday, March 9, 2021 10:00:39 AM
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thomas,

My previous comments still stand. Modifications to the access on Watkins Park Drive (MD 193) will require and Access Permit. The Applicant will need to submit detailed engineering plans and any supporting documentation to SHA for review. They should submit electronically, using the link below.

[Login | MDOT SHA's On-Line Access Management \(force.com\)](#)

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>





From: ePlan <ePlan@ppd.mncppc.org>

Sent: Tuesday, March 9, 2021 9:30 AM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnettwoods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparks.com>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Ray, Bobby <Bobby.Ray@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; 'Reilly, James V' <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; ljdillon@co.pg.md.us; AMGullickson@co.pg.md.us; tgaskins@co.pg.md.us; 'De Guzman, Reynaldo S.' <rsdeguzman@co.pg.md.us>; WKEdelen@co.pg.md.us; Giles, Mary C. <mcgiles@co.pg.md.us>; rlattivor@co.pg.md.us; 'Snyder, Steven G.' <SGSnyder@co.pg.md.us>; 'Abdullah, Mariwan' <MABdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Salles, Cicero D. <cdsalles@co.pg.md.us>; sabranch@co.pg.md.us; jtarr@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; shayla.taylor@pgcps.org; rhianna.mccarter@pgcps.org; 'Aheart, Charlotte D.' <CDAheart@co.pg.md.us>; #dsgintake@wsscwater.com; kenneth.l.barnhart@verizon.com; mark.g.larsen@verizon.com; jkoroma@pepco.com; wkynard@pepcoholdings.com; Charles.curry@bge.com; Herb.Reigel@smeco.coop; 'Ulrich,Keith' <Keith.Ulrich@SMECO.coop>; kencrouse@comcast.net; 'WIGFIELD, GARY S' <gw1349@att.com>; bm2692@att.com; 'AZZAM, ABDULKADER' <aa9168@att.com>; 'IBRAHIM, WALID' <wi340d@att.com>; 'sh3700@att.com' <sh3700@att.com>; pmartinez@washgas.com

Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Sievers, Thomas <Thomas.Sievers@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>

Subject: RE: UPDATED: ePlan Acceptance Referral for SE-4838 GROVE AT GLENARDEN SENIOR LIVING

Importance: High

Good morning,

We have received a response from the Applicant, please see the Droplink below.

Tom Sievers is the assigned reviewer, copied on this email.

<https://www.dropbox.com/sh/mjh5sbcu16w6vkx/AAD1odz-G6NXGKx-VO3mFyv8a?dl=0>

Thank you,

Randa Lee

Senior Planning Technician, Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3867 | randar.lee@ppd.mncppc.org



From: ePlan

Sent: Friday, January 29, 2021 11:49 AM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparks.com>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Ray, Bobby <Bobby.Ray@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V' <JVReilly@co.pg.md.us>; 'SLToth@co.pd.md.us' <SLToth@co.pd.md.us>; 'ljdillon@co.pg.md.us' <ljdillon@co.pg.md.us>; 'AMGullickson@co.pg.md.us' <AMGullickson@co.pg.md.us>; 'tgaskins@co.pg.md.us' <tgaskins@co.pg.md.us>; 'De Guzman, Reynaldo S.' <rsdeguzman@co.pg.md.us>; 'WKEdelen@co.pg.md.us' <WKEdelen@co.pg.md.us>; 'Giles, Mary C.' <mcgiles@co.pg.md.us>; 'rlattivor@co.pg.md.us' <rlattivor@co.pg.md.us>; 'Snyder, Steven G.' <SGSnyder@co.pg.md.us>; 'Abdullah, Mariwan' <MABdullah@co.pg.md.us>; 'Formukong, Nanji W.' <nwformukong@co.pg.md.us>; 'Salles, Cicero D.' <cdsalles@co.pg.md.us>; 'sabbranch@co.pg.md.us' <sabbranch@co.pg.md.us>; 'jtarr@co.pg.md.us' <jtarr@co.pg.md.us>; 'Kwesi Woodroffe' <kwoodroffe@sha.state.md.us>; 'Tania Brown - SHA' <TBrown13@mdot.maryland.gov>; 'shayla.taylor@pgcps.org' <shayla.taylor@pgcps.org>; 'rhianna.mccarter@pgcps.org' <rhianna.mccarter@pgcps.org>; 'Aheart, Charlotte D.' <CDAheart@co.pg.md.us>; '#dsgintake@wsscwater.com' <#dsgintake@wsscwater.com>; 'kenneth.l.barnhart@verizon.com' <kenneth.l.barnhart@verizon.com>; 'mark.g.larsen@verizon.com' <mark.g.larsen@verizon.com>; 'jkoroma@pepco.com' <jkoroma@pepco.com>; 'wkynard@pepcoholdings.com' <wkynard@pepcoholdings.com>; 'Charles.curry@bge.com' <Charles.curry@bge.com>; 'Herb.Reigel@smeco.coop' <Herb.Reigel@smeco.coop>; 'Ulrich,Keith' <Keith.Ulrich@SMECO.coop>;

'kencrouse@comcast.net' <kencrouse@comcast.net>; 'WIGFIELD, GARY S' <gw1349@att.com>; 'bm2692@att.com' <bm2692@att.com>; 'AZZAM, ABDULKADER' <aa9168@att.com>; 'IBRAHIM, WALID' <wj340d@att.com>; 'sh3700@att.com' <sh3700@att.com>; 'pmartinez@washgas.com' <pmartinez@washgas.com>

Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Sievers, Thomas <Thomas.Sievers@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>

Subject: UPDATED: ePlan Acceptance Referral for SE-4838 GROVE AT GLENARDEN SENIOR LIVING

Good morning,

Please see updated referral with new SDRC and referral dues dates. Applicant has been notified.

Thank you,

Randa Lee

Senior Planning Technician, Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3867 | randar.lee@ppd.mncppc.org



From: ePlan

Sent: Friday, January 22, 2021 12:18 PM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparcs.com>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Ray, Bobby <Bobby.Ray@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; 'Reilly, James V' <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; ljdillon@co.pg.md.us; AMGullickson@co.pg.md.us; tgaskins@co.pg.md.us; 'De Guzman, Reynaldo S.' <rsdeguzman@co.pg.md.us>; WKEdelen@co.pg.md.us; Giles, Mary C. <mcgiles@co.pg.md.us>; rlattivor@co.pg.md.us; 'Snyder, Steven G.' <SGSnyder@co.pg.md.us>; 'Abdullah, Mariwan' <MAbdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Salles, Cicero D. <cdsalles@co.pg.md.us>; sbranch@co.pg.md.us; jtarr@co.pg.md.us; 'Kwesi Woodroffe'

<kwoodroffe@sha.state.md.us>; 'Tania Brown - SHA' <TBrown13@mdot.maryland.gov>;
shayla.taylor@pgcps.org; rhianna.mccarter@pgcps.org; 'Aheart, Charlotte D.'
<CDAheart@co.pg.md.us>; #dsgintake@wsscwater.com; kenneth.l.barnhart@verizon.com;
mark.g.larsen@verizon.com; jkoroma@pepco.com; wkynard@pepcoholdings.com;
Charles.curry@bge.com; Herb.Reigel@smeco.coop; 'Ulrich,Keith' <Keith.Ulrich@SMECO.coop>;
kencrouse@comcast.net; 'WIGFIELD, GARY S' <gw1349@att.com>; bm2692@att.com; 'AZZAM,
ABDULKADER' <aa9168@att.com>; 'IBRAHIM, WALID' <wi340d@att.com>; 'sh3700@att.com'
<sh3700@att.com>; pmartinez@washgas.com

Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Conner, Sherri
<sherri.conner@ppd.mncppc.org>; Sievers, Thomas <Thomas.Sievers@ppd.mncppc.org>; Hunt,
James <James.Hunt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>;
Graham, Audrey <Audrey.Graham@ppd.mncppc.org>

Subject: RE: ePlan Acceptance Referral for SE-4838 GROVE AT GLENARDEN SENIOR LIVING

ALL:

Please see updated DAMS summary attached with corrected location information.

Thank you,

Randa Lee

Senior Planning Technician, Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3867 | randar.lee@ppd.mncppc.org



From: ePlan

Sent: Thursday, January 21, 2021 4:24 PM

Subject: ePlan Acceptance Referral for SE-4838 GROVE AT GLENARDEN SENIOR LIVING

Importance: High

All,

This is an EPlan ACCEPTANCE referral for **SE-4838 GROVE AT GLENARDEN SENIOR LIVING**. This case was officially accepted today, January 21, 2021.

Please submit ALL comments to THOMAS SIEVERS (email attached). Click on the hyperlink to view the case <https://www.dropbox.com/sh/mjh5sbcu6w6vkvx/AAD1odz-G6NXGKx-VO3mFyv8a?dl=0> (1-19-2021 Acceptance Submittal)

The **DUE DATE** for this referral is: **FEBRUARY 11, 2021**.

Thanks,

Randa Lee

Senior Planning Technician, Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3867 | randar.lee@ppd.mncppc.org



Randa Lee

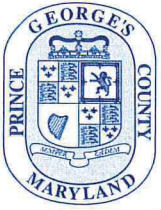
Senior Planning Technician, Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

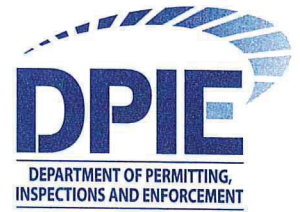
301-952-3867 | randar.lee@ppd.mncppc.org





Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

February 11, 2021

TO: Thomas Sievers, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary C. Giles* 3/24/2021
Site/Road Plan Review Division, DPIE

Re: Grove at Glenarden Senior Living
Special Exemption, SE-4838

CR: Watkins Park Drive (MD-193)
CR: Oak Grove Road

In response to Special Exemption Plan, SE-4838, referral for the development of a 4-story senior living facility with associated infrastructure, the Department of Permitting, Inspections, and Enforcement (DPIE) offers the following:

- The property is located on the northeast quadrant of Watkins Park Drive (MD-193) and Oak Grove Road intersection in Upper Marlboro.
- Watkins Park Drive, also known as MD-193, is a State-maintained roadway to the west of the subject property with variable right-of-way width and Master Plan Road Classification A-27. The subject project does not immediately abut Watkins Park Drive; therefore, right-of-way dedications and roadway/frontage improvements shall be the responsibility of the applicant during the future Phase 2 (Senior Housing) development. The above reference proposed development is to be coordinated with the Maryland State Highway Administration (MSHA) as determined necessary.
- Oak Grove Road is a County-maintained urban collector roadway to the south of the subject property with 100' right-of-way width and Master Plan Road Classification MC-600. The applicant shall provide right-of-way dedications and roadway/frontage improvements as required in accordance to the Department of Public Works and Transportation (DPW&T) Urban Major Collector Road standard (Std. 100.02). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- Oak Grove Road Shared-Use Side Path is a Master-Planned Trail running along Oak Grove Road to the south of the subject property. The 8-ft wide Trail shall comply with the shared-use path requirements set forth by the 2009 Approved Countywide Master Plan of Transportation.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510

- Offsite improvements are proposed on this development to provide an exclusive right turn lane at the westbound Oak Grove Road approach (towards MD-202). The applicant shall accordingly:
 - o Show offsite improvements on the plan,
 - o Tie in properly approaching right lane on Oak Grove Road towards the roundabout with proposed exclusive right lane from offsite improvement.
- Specify the roadway to the north of the subject property as either public or private on the Special Exemption Site Plan.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- The internal subdivision streets' centerline radii are to be designed and constructed in accordance with DPW&T's Table I-2 design criteria.
- Private roads to be at least 22' wide, bonded and permitted in accordance with applicable County codes, standards and specifications.
- Maintenance of private streets is not the responsibility of Prince George's County.
- Cul-de-sacs are required to allow, at a minimum, turning movement for a standard WB-40 vehicle and a standard-length fire truck. When considering turning movement, it is assumed that parking is provided on the outside edge of the radius of the cul-de-sac.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.

- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The Special Exemption Plan filed under Case No. SE-4838 must be consistent with the approved Site Development Concept Plan(s). Note: The Site Development Concept Plan and Stormwater Management Concept Approval Letter provided by the Applicant is for Case No. 44801-2013-02 and is inconsistent with the Special Exemption Plan filed under Case No. SE-4838.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance to the standards and specifications set forth by the Department of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works and Transportation (DPW&T). Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require a site development permit approved by the Department of Permitting, Inspections and Enforcement (DPIE).
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro Clay is required.
- The proposed project must obtain an approved floodplain delineation in accordance with DPIE's requirements.
- A floodplain easement is to be dedicated prior to issuance of any permit.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, E.I.T, Engineer, S/RPRD, DPIE
First Baptist Church of Glenarden, 3600 Brighseat Road, Hyattsville, MD 20785
Shipley & Horne, P.A., 1101 Mercantile Lane, Suite 240, Upper Marlboro, MD 20774