



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

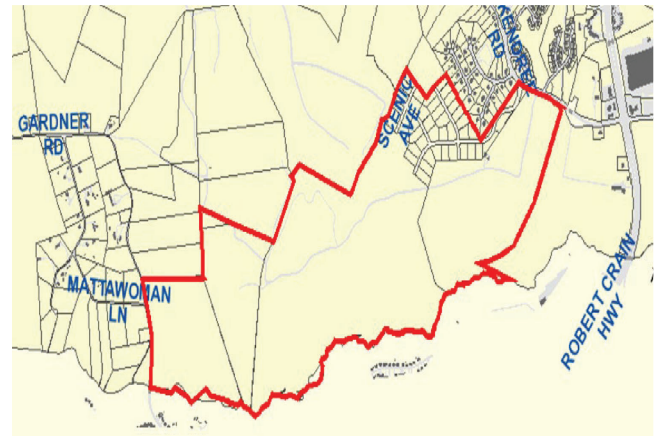
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Zoning Map Amendment Dobson Ridge (Farms)

A-10059

REQUEST	STAFF RECOMMENDATION
Rezone property from Residential-Agricultural (R-A), and Residential-Estate (R-E) Zones to the Residential Suburban Development (R-S) Zone.	APPROVAL

Location: On the south side of McKendree Road, approximately 230 feet west of its intersection with US 301 (Crain Highway).	
Gross Acreage:	581.06
Zone:	R-A/R-E
Gross Floor Area:	N/A
Lots:	7
Parcels:	52
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	220SE06, 221SE05, 221SE06, 221SE07, 222SE05, 222SE06, and 222SE07
Applicant/Address: D.R. Horton 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401	
Staff Reviewer: DeAndrae Spradley Phone Number: 301-952-4976 Email: Deandrae.Spradley@ppd.mncppc.org	



Planning Board Date:	07/29/2021
Planning Board Action Limit:	N/A
Staff Report Date:	06/28/2021
Date Accepted:	02/17/2021
Informational Mailing:	10/05/2020
Acceptance Mailing:	01/27/2021
Sign Posting Deadline:	05/04/2021

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.....	4
3. Neighborhood	4
4. Request	5
5. General and Master Plan Recommendations	5
6. Environmental Review	7
7. Zoning Requirements.....	15
8. Referral Comments	21
CONCLUSION	22

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

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

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

FROM: DeAndrae Spradley, Planner Coordinator, Zoning Section
Development Review Division

SUBJECT: **Zoning Map Amendment A-10059**
Dobson Ridge (Farms)

REQUEST: **Rezone property from the Residential-Agricultural (R-A) and
Residential-Estate (R-E) Zones to the Residential Suburban Development
(R-S) Zone**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of July 29, 2021. If the Planning Board decides to hear the application, it will be placed on a future agenda. All parties will be notified of the Planning Board's decision.

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 on becoming a person of record should be directed to the Zoning 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 original application requested to approve a zoning change to a 731.70-acre site in the Residential-Agricultural (R-A), Residential-Estate (R-E), and Rural Residential (R-R) Zones to the Residential Suburban Development (R-S) Zone. The request was amended by letter dated May 20, 2021, and the area and development were reduced by removing the R-R Zone property. The request is now for a 581.06-acre property found on Tax Map 164, in the southern portion of Prince George’s County. The property is located on the south side of McKendree Road, about 230 feet west of its intersection with US 301 (Crain Highway). The property is west of Timothy Branch and runs along the north side of Mattawoman Creek to Gardener Road. Access to the property would be provided from a single access point on McKendree Road.

2. **History:** The property was retained in the R-A and R-E Zones in the 2013 *Approved Subregion 5 Master Plan* and *Sectional Map Amendment* (master plan). Portions of the property have been farmed extensively. More recently, certain parts of the property were the site of surface mining operations. While the central portion of the property has been cleared for the mining operation, the northern, eastern, and southern areas remain generally wooded, especially along Mattawoman Creek and Timothy Branch.

In 1968, the Prince George’s County District Council approved Special Exception SE-1719, for the expansion of the golf course and construction of ponds on the property.

In 1969, the District Council approved SE-2004, to permit a golf course, country club, and concession stand on the property.

In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel for five years on a tract of 102 acres on the property.

In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres for three years on the property.

In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

3. **Neighborhood:** Significant natural features or major roads usually define neighborhoods. The following roadways define the boundary of this neighborhood:

North— Accokeek Road (MD 373), a local scenic and historic road;

South— Mattawoman Creek;

East— Crain Highway, a scenic and historic highway; and

West— Gardener Road, a scenic and historic collector road.

Surrounding Uses and Roadways: The following uses and roadways immediately surround the site:

- North—** Vacant land in the R-E Zone and surface mining; sand and gravel wet-processing in the R-A Zone.
- South—** Single-family detached and multifamily dwellings with Charles County Zoning.
- East—** Single-family detached dwellings in the R-E Zone, single-family detached dwellings in the Residential Medium Development Zone, vacant land in the R-R, R-E, and Townhouse Zones.
- West—** Single-family detached dwellings and surface mining; sand and gravel wet-processing and vacant land in the R-A Zone.

4. **Request:** The case seeks the rezoning of the property, 581.06 acres, from the R-A and R-E Zones to the R-S Zone to permit a residential development with 758 single-family attached and 1,232 detached dwellings.

5. **General and Master Plan Recommendations:**

LAND USE

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):

The northern, southern, and eastern portions of the property are in the Established Communities policy area, as defined by the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The vision for Established Communities is context-sensitive infill and low- to medium-density development. The Generalized Future Land Use Map in Plan 2035 specifically recommends Residential Low land use for the northern, southern, and eastern portions of the property. Plan 2035 defines Residential Low land use as primarily single-family detached residential areas up to 3.5 dwelling units per acre.

The western portion of the property is in the Rural and Agricultural Areas policy area, as defined by Plan 2035, and placed in the Priority Preservation Area. The vision for rural and agricultural areas is the protection of large amounts of land for low-density residential uses with areas of agricultural and forestry production, including agricultural land (cropland, pasture, farm fields), forest, and very low-density residential. Plan 2035 recommends rural and agricultural land use for the western portion of the property of less than 0.5 dwelling units per acre.

The property is not within a Regional Transit District, a Local Center, or an Employment Area, as defined in Plan 2035.

Plan 2035 established the following policies and strategies that are relevant to this application:

Policy 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts, in accordance with the Growth Policy Map (Map 11, pages 107--108) and the Growth Management Goals set forth in Table 17 (Land Use, page 110).

Policy 8 (page 115): Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Policy LU8.2 (page 115): Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors, as defined by the County's Green Infrastructure Plan.

Policy 11 (page 117) Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Policy 13 (page 218): Preserve and enhance the County's rural and agricultural character.

Policy HD13.3 (page 218): Use conservation subdivisions or other site planning and landscape conservation tools when developing in Established Communities near Rural and Agricultural Areas to cluster development and preserve land for resource protection or open space.

2013 Approved Subregion 5 Master Plan

The master plan's Future Land Use Map (Map IV-1, page 32) splits the property in three general land use classifications. Each of the classifications have their own density recommendations: Residential Low, Residential Low Transition, and Rural.

Residential Low

The master plan indicates that property classified as Residential Low "is intended for single-family detached residential development that may have up to 3.5 dwelling units per acre."

Residential Low Transition

Per Table IV-1 in the master plan, Residential Low Transition areas are intended for residential areas up to two dwelling units per acre and for primarily single-family detached dwellings with a minimum of 60 percent open space through required conservation subdivisions. The master plan indicates that Residential Low Transition areas "support the 2005 *Approved Countywide Green Infrastructure Plan* and its designation of a portion of the Mattawoman watershed as a Special Conservation Area by encouraging residential subdivision designs that incorporate large, natural, undeveloped areas." The master plan emphasizes that in these areas "the conservation subdivision technique is strongly recommended."

Rural

Table IV-1 in the master plan explains that in Rural land use classification, "[n]ew residential development is permitted at densities that generally range from .5 to .2 dwelling units per acre." The master plan also states that rural areas are "envisioned to protect large amounts of land for woodland, wildlife habitat, recreation and agricultural pursuits, and to

preserve the rural character and vistas that now exist.” Furthermore, the plan states that the “county’s intent is for these areas to remain rural and to conserve these areas’ natural resources, primarily forest and forest resources, for future generations.”

The basic plan conforms to the density requirements for Residential Low and Residential Low Transition Areas.

About 141 acres of the property is in the master plan’s Residential Low land use designation. This designation allows up to 3.5 residential dwelling units per acre. Based on this density, the development of 496 residential dwellings would be consistent with the master plan’s recommendation on this portion of the property. There are 369–496 residential dwelling units included on the basic plan in this area of the property.

While the basic plan does not include the conservation subdivision technique for the on-site Residential Low Transition areas, the basic plan conforms to the master plan’s density recommendations. Residential Low Transition Areas permits up to 2.0 residential dwellings per acre and covers about 305 acres of the property. Therefore, the development of 610 residential dwellings would be consistent with the master plan’s recommendation on this portion of the property. The basic plan includes between 488–610 residential dwellings in this area of the property.

About 134 acres of the property are within the master plan’s Rural area. This area permits up to 0.5 dwellings per acre. Therefore, the development of 67 residential dwelling units would be consistent with the master plan’s recommendation on this portion of the property. There are no residential dwelling units included on the basic plan in this area of the property. This provides a wooded buffer between the development and properties to the west.

2017 Countywide Green Infrastructure Plan

According to the 2017 *Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), the southern portion of the property is within the Special Conservation Area, and a majority of the site is within the Evaluation Area and Regulated Area designations. Special conservation areas should be carefully considered when land development proposals are reviewed in the vicinity to ensure that their ecological functions are protected or restored and that critical ecological connections are established and/or maintained in those areas. Evaluation Areas contain environmentally sensitive features, such as interior forests, colonial waterbird nesting sites, and unique habitats, that are not regulated (i.e., not protected) during the land development process. Regulated areas, however, contain environmentally sensitive features, such as streams, wetlands, 100-year floodplains, severe slopes, and their associated buffers, that are regulated (i.e., protected) during the land development process. The referral from the Environmental Planning Section (Nickle to Spradley, dated June 15, 2021), which is incorporated herein, outlines policies that support the stated measurable objectives of the Green Infrastructure Plan.

6. **Environmental Review:** This finding is provided to describe the existing site features on the property and the impact of the requested rezoning as it pertains to environmental conformance.

Existing Conditions/Natural Resources Inventory (NRI)

A NRI is not required as part of a zoning map amendment application.

Woodland Conservation

The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) provides minimum woodland conservation and afforestation thresholds. This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland.

The basic plan indicated that the total acreage of the site is 581.06 acres, with a floodplain area of 213.84 acres resulting in a net tract area of about 367.22 acres (Net Tract Area = Gross Tract Area - Floodplain). The basic plan shows 183.80 acres of net tract woodland and 203.56 acres of wooded floodplain. PGAtlas maps the floodplain over the R-A Zoned property (Parcels 6, 8, and 10). Using these estimates, a draft standard Woodland Conservation Worksheet was processed utilizing the existing zones of the property and the existing woodland and floodplain estimates provided by the property owner. The resulting woodland conservation threshold under the current zoning would be 45.92 percent, or 168.61 acres. This zoning map amendment to rezone the property to the R-S Zone would result in a reduced woodland conservation threshold to 20 percent, or 73.44 acres, resulting in an estimated loss of almost 95.17 acres of woodland conservation requirement.

The requested change in use will result in a significant decrease to the woodland conservation threshold, which is currently 50 percent in the R-A Zone and 25 percent in the R-E Zone. While this potential reduction of a minimum woodland conservation requirement is not generally supported within the special conservation area of the Mattawoman Stream Valley, the property owner proffers that the development would have a stream corridor assessment survey with the NRI review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome. The above proffer by the property owner would provide expanded wildlife habitat that builds on the Mattawoman and Timothy Branch Stream Valleys. All future applications will require tree conservation plans in accordance with the current regulations and to include the property owner's proffers.

With the requested rezoning of the property to the R-S Zone, the property owner proffers the following:

- Provide a stream corridor assessment survey with a NRI plan review.
- Meet the entire woodland conservation requirement for the proposed R-S Zone on-site.

- Create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.
- Provide selective woodland understory enhancement focusing on habitat and biodiversity.
- Provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

As a result, the property owner believes this will develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman’s floodplain biome.

Site Description

Plan 2035’s watershed map (Map 15, page 170) shows that the property is entirely located within the Mattawoman Creek Watershed. In addition, the main stem of the Mattawoman Creek is located on the southern portion of the site. Plan 2035 and the master plan provide principles and guidelines for protecting these important environmental features. On page 70, the master plan explains that the “largest continuous forest tracts are located along Piscataway Creek and the Mattawoman Creek Valley, in the south-central portion of the subregion” and that “[m]uch of the subregion’s woodlands are included in the green infrastructure network.” That notwithstanding, the master plan stresses that “[u]rban and rural forests and woodlands have been damaged and continue to be threatened by human and natural forces, such as sprawling development, insufficient care or maintenance, poor harvesting practices, wildfire, and insects and disease putting ecosystem viability at risk.” Furthermore, the plan states, “[w]hen trees and forests are damaged, ecological features such as air and water quality or wildlife and fish habitats are degraded, and nearby communities suffer, sometimes showing signs of economic and social decline.”

The majority of the site is within the Environmental Strategy Area 2 (formerly the Developing Tier), and the westernmost parcels, Parcels 6 and 8, are within the Environmental Strategy Area 3 (formerly the Rural Tier), as designated by Plan 2035. Parcels 6 and 8 are in the Priority Preservation Area.

The mapped green infrastructure network on this site contains regulated and evaluation areas over a majority of the site. The regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the Green Infrastructure Plan as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), rare, threatened, and endangered species are not mapped on site; however, confirmation from DNR is required to be provided during the development review process. The site fronts on McKendree Road and Gardner Road, which are designated as scenic and historic roads. The 2009 *Approved Countywide Master Plan of Transportation* designates Gardner Road as a collector roadway (C-532), and the eastern portion of McKendree Road as a major collector (MC-502).

The site is 581.06 acres, with about 387.36 acres of existing woodlands. The northern portion of Parcel 8 is subject to SE-2970, a reclaimed mining site, currently used for agriculture. SE-4669 was approved for a haul road across the site to serve the abutting Robindale Mining site. A Forest Stand Delineation was submitted with this application for informational purposes only. The Forest Stand Delineation will be reviewed with the NRI plan. The property contains mapped regulated environmental features including streams, wetlands, and 100-year floodplain. The site contains mapped forest interior dwelling species habitat. Marlboro Clays and Christiana Complexes are not mapped on site. The Mattawoman Creek is designated by the state as a Tier II waterway, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The Environmental Technical Manual requires the delineation of Tier II buffers as part of the NRI.

The property is not located within the Chesapeake Bay Critical Area

Plan Principles and Guidelines

General Plan

At the top of page 163 of Plan 2035, the first page of the Natural Environment chapter, Plan 2035 states that its goal, which guides the remainder of the section, is to “[p]reserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development.” The plan emphasizes that one of its core principles is to “preserv[e] the remaining resources and restor[e] lost and degraded areas by developing strategically and compactly” and that strategy is “essential to provid[e] economic and social benefits for current and future generations.”

Plan 2035 also identifies several legislative efforts to protect forests and tree canopy coverage in the County, including the WCO and Green Infrastructure Plan. On page 168, with specific reference to the Green Infrastructure Plan, Plan 2035 explains that this “functional master plan contains policies and strategies to be implemented to preserve, protect and enhance the designated network of natural resources of countywide significance.”

Regarding forests and tree canopy coverage, Plan 2035, on page 169, identifies the Forest Preservation Act of 2013, which “set a ‘no net loss’ goal of 40 percent forest and tree canopy in Maryland.” Plan 2035 “recommends sustaining the County’s combined forest and tree canopy coverage at 52 percent.” In addition, Plan 2035 explains that “the State of Maryland has focused on the reforestation of buffers along streams specifically in order to improve water quality” and that those buffers “improve water quality, provide additional forest canopy, and facilitate green infrastructure connectivity.”

In addition to these stated principles and guidelines, Plan 2035 lists environmental policies that are relevant to this application and clearly recognize the need to protect water quality and to preserve and enhance existing forest and tree coverage:

Policy NE 2: Improve and maintain water quality through stormwater management and water resource protection.

Policy NE 2.5: Identify strategies to reduce impervious surfaces by amending County codes and coordinating County agencies.

Policy NE 2.6: Develop a program to utilize vacant land (both publicly and privately owned) for stormwater management. Acquire land to serve the dual purpose of green infrastructure/stormwater infiltration and recreational/open space.

Policy NE 5: Preserve and enhance existing forest and tree canopy coverage levels.

Policy NE 5.1: Prepare a comprehensive forest and tree canopy coverage strategy that supports Plan 2035’s vision, goals, and development pattern.

Policy NE 5.3: Annually evaluate tree canopy and woodland conservation metrics. This includes data on fee-in-lieu, off-site tree plantings, and mitigation. Report findings to the Planning Board, County agencies, and elected officials.

Policy NE 5.4: Update the 2005 Green Infrastructure Plan to reflect updates and amendments to the regulated areas. This update should include policies and strategies that support the Plan 2035 development pattern and increase green infrastructure connectivity throughout the County and should delineate Natural Resource and Climate Change Impact Areas pursuant to the Plan Maryland’s Preservation/Conservation Planning Areas.

Policy NE 5.5: Integrate into the work programs of all county agencies the priority status of the designated green infrastructure network as the County’s highest priority areas for preservation, restoration, and enhancement of natural resources.

Master Plan

On page 67 of the master plan, the beginning of the chapter addressing Subregion 5’s environment, the plan states that “Subregion 5 contains environmental assets of County and State importance, especially the Mattawoman Creek Watershed,” where the property is located. The plan explains that the “primary environmental issues that are addressed in this chapter are protection of the Mattawoman Creek Watershed, connectivity of the green infrastructure network, and water quality.” To that end, the plan highlights two goals:

- **The natural environment and its associated ecological functions are preserved, enhanced, and restored as a fundamental component of sustainable development.**
- **A development pattern that complements the natural systems, incorporating open space and green infrastructure connectivity into growth strategies.**

As will be described in further detail in this section, the requested rezoning will decrease the woodland conservation threshold significantly. With respect to woodlands, wildlife, and habitats, the master plan, on page 71, identifies strategies that serve as environmental guidelines to implement the master plan’s desired development pattern; ensure that new development incorporates open space, environmentally sensitive design, and mitigation

activities; and protects, preserves, and enhances the identified green infrastructure network.

- **Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.**
- **Protect the portions of the green infrastructure network that are outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.**
- **Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.**
- **Evaluate land development proposals in the vicinity of SCAs to ensure the SCAs are not impacted and that green infrastructure connections are either maintained or restored.**
- **Continue to implement the County's Woodland Conservation and Tree Preservation Ordinance, which places a priority on the preservation of woodlands in conjunction with floodplains, wetlands, stream corridors, and steep slopes and emphasizes the preservation of large, contiguous woodland tracts.**
- **Preserve habitat areas to the fullest extent possible during the land development process.**
- **Target public land acquisition programs within the designated green infrastructure network to preserve, enhance, or restore essential features and special habitat areas.**
- **Increase areas for native grasslands on public lands to provide habitat for ground-nesting birds and other species, particularly opportunities in Piscataway Creek Stream Valley Park.**
- **As agricultural needs change, support the transition of pasture land to native grassland.**

Green Infrastructure Plan

The master plan identifies Mattawoman Creek as one of three green infrastructure Primary Corridors. Notably, the master plan identifies the Green Infrastructure Plan as “a comprehensive vision for conserving significant environmental ecosystems in Prince George’s County” and includes a lengthy discussion concerning that plan; thus, the principles and guidelines within the Green Infrastructure Plan are relevant to approval of the subject application. The principles and guidelines that are relevant to the property include:

Preserve, enhance, and where appropriate, restore environmentally sensitive features through the identification of green infrastructure elements.

Implement the desired development pattern throughout the county while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.

Restore and enhance water quality in areas that have been degraded by a high percentage of impervious surfaces, and preserve water quality in areas not degraded.

Preserve some portions of the county from future development, improve water quality, and restore important ecological functions to degraded ecosystems.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 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.**
- 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.**

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

2.3 Strengthen regulations where environmental conditions warrant and provide greater flexibility where development is targeted.

- a. Strictly limit development impacts to regulated environmental features to activities that are absolutely necessary and unavoidable for construction of road crossings, the installation of necessary public utilities, or the placement of stormwater outfalls when no alternatives are feasible.**
- b. Allow impacts to regulated environmental features as appropriate to accommodate new development and redevelopment within designated Downtowns, Regional Transit Districts, the Innovation Corridor, and Local Centers and where needed to accommodate planned development on constrained sites. Mitigation for these impacts should be provided as close to the area of impact as possible.**

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

3.2 Ensure that immediate and future impacts to the green infrastructure network are minimized, if not avoided, when public facilities and infrastructure are constructed.

3.4 Ensure full compliance with and enforcement of all existing regulations including the Chesapeake Bay Critical Area (CBCA) and the Woodland and Wildlife Conservation Ordinance.

3.5 Encourage interior forest restoration and preservation by creating exclusion or limited use areas where forest interior dwelling bird species (FIDS) habitat is present on public lands.

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

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

Woodland Conservation

The property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size, and it contains more than 10,000 square feet of existing woodland. The resulting woodland conservation threshold under the current zoning would be 45.92 percent, or 168.61 acres. This zoning map amendment to rezone the property to the R-S Zone would result in a reduced woodland conservation threshold to 20 percent, or 73.44 acres, resulting in an estimated loss of almost 95.17 acres of woodland conservation requirement.

The requested change in use will result in a significant decrease to the Woodland Conservation Threshold which is currently 50-percent in the R-A Zone and 25 percent in the R-E Zone. While this potential reduction of a minimum woodland conservation requirement is not generally supported within the special conservation area of the Mattawoman Stream Valley, the property owner proffers the following:

- Provide a stream corridor assessment survey with a NRI plan review;
- Meet the entire woodland conservation requirement for the proposed R-S Zone on-site;
- Create new wetland, and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat;
- Provide selective woodland understory enhancement focusing on habitat and biodiversity; and
- Provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

With the addition of the property owner's proffers and recommended conditions, the requested zoning change can be found in conformance with the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the master plan for the reasons outlined above.

7. **Zoning Requirements:** The District Council cannot approve a basic plan unless it finds that the entire development meets all of the criteria for approval, as set forth in Section 27-195(b) of the Prince George's County Zoning Ordinance. Because the application does meet the criteria in Section 27-195(b)(1)(A) and Section 27-195(b)(1)(E), staff recommends that the Prince George's County Planning Board transmit a recommendation of approval for Zoning Map Amendment A-10059, Dobson Farms.

Section 27-195 - Map Amendment approval.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses;

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

In order to approve a basic plan, the District Council must find, among other things, that the proposed basic plan conforms to either Section 27-195(b)(1)(A)(i), (ii), or (iii). As will be explained, the proposed basic plan does meet the criteria in Section 27-195(b)(1)(A).

Section 27-195(b)(1)(A)(i) is drafted in the disjunctive, providing two alternative bases for approval, separated by a semi-colon. With respect to the first, the basic plan conforms to the specific recommendations of the general map plan, the area master plan map, or the urban renewal plan map.

Plan 2035's Future Land Use Map (page 101) classifies the eastern portion of the property as Residential Low, which the plan, on the preceding page, states is appropriate for primarily single-family

detached dwellings up to 3.5 dwelling units per acre. The R-S Zone permits a residential density of 1.6–3.5 dwelling units per acre. The statement of justification (SOJ) states that the property owner plans to construct between 758 and 1,232 single-family attached and detached dwellings. The density and housing types included in this plan conforms to the recommendation of Plan 2035.

Majority of the property is within the Established Communities category on the Growth Policy Map (Map 11) and Plan 2035 identifies this as a land use policy that is intended as a guideline for future development and an area to direct a majority of projected new residential and employment growth to the Regional Transit Districts. The property is near the Brandywine Local Center; however, it is not within its boundaries. Plan 2035 encourages the use of conservation subdivisions or clustered development in areas adjacent to Rural and Agricultural Areas, like the property, to transition density and to encourage preservation of green infrastructure corridors, as defined by the Green Infrastructure Plan. The basic plan does not include cluster development design strategies; however, the basic plan conforms to the master plan’s density recommendations.

The master plan, in its Future Land Use Map, includes a third classification on the property: Residential Low Transition. The master plan states, on page 31, that this classification is intended for residential areas up to two dwelling units per acre, primarily for single-family detached dwellings. In addition, on page 33, the master plan states that, “[i]n a transition area the conservation subdivision technique is strongly recommended” and that “[c]onservation subdivisions are required to be clustered, to be built in less environmentally sensitive areas, and to have a minimum conservation requirement of 60 percent in the O-S Zone, 50 percent in the R-A Zone, and 40 percent in the R-E and R-R zones.” Clustered development is encouraged because it reduces impervious surfaces and pollutant loads from runoff. The basic plan does not include a conservation subdivision design layout. However, the rezoning request conforms to the to 2.0 residential dwellings per acre and covers about 305 acres of the property. Therefore, the development of 610 residential dwellings would be consistent with the master plan’s recommendation on this portion of the property. The basic plan includes between 488–610 residential dwellings in this area of the property.

There are no residential dwelling units included on the basic plan in the Rural areas recommended in the master plan. The SOJ indicates that that area provides a wooded buffer between the development and properties to the west.

With respect to the criteria requiring conformance to the “urban plan map,” there is no such map applicable to this application.

As for the second half of Section 27-195(b)(1)(A)(i)—the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties—which is drafted in the conjunctive (i.e., and), the relevant portion is “the impact the development may have on the environment and surrounding properties.” As previously set forth in Finding 6, rezoning the property to R-S would significantly reduce the woodland conservation threshold, resulting in approximately 95.17 acres losing protection that would otherwise be in place under the current zoning. To address this reduction in the woodland conservation threshold, the property owner proffered the following:

- Provide a stream corridor assessment survey with a NRI plan review.
- Meet the entire woodland conservation requirement for the proposed R-S Zone on-site.
- Create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.
- Provide selective woodland understory enhancement focusing on habitat and biodiversity.
- Provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

The Environmental Planning Section determined that with the addition of the applicant’s proffers and recommended conditions, the requested zoning change to the R-S Zone can be found in conformance with the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the master plan for the reasons outlined above. Therefore, the requested rezoning would not have a significant negative impact on the environment, and it aligns with the master plan’s goals of protecting the Mattawoman Creek Watershed. The master plan calls for the maintenance of the natural hydrologic patterns during development to the maximum extent practicable. The requested added density does not negatively affect the natural hydraulic patterns post development.

The District Council could also approve the basic plan if it meets Section 27-195(b)(1)(A)(ii)—that is if it finds that the proposed basic plan conforms to the “principles and guidelines described in the plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.” Much of the discussion for Section 27-195(b)(1)(A)(i)

could apply to this criterion as well. The basic plan, which does not include clustered development but requests a density that conforms to the master plan's recommended density, satisfies this criterion. Specifically, the basic plan conforms to the principles and guidelines with respect to the number of dwelling units for Residential Low and Residential Low Transition areas.

Section 27-195(b)(1)(A)(iii) allows approval of a basic plan if "The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code." This criterion is inapplicable because the property is not currently zoned R-S or developed with uses permitted in the E-I-A Zone, as authorized, pursuant to Section 27-515(b) of the Zoning Ordinance.

The District Council can also approve a basic plan if the entire development meets Section 27-195(b)(1)(E), which provides:

"(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District."

As previously mentioned, the rezoning would significantly reduce the forest conservation threshold, and the master plan, on page 70, states that the largest forest tracts are within the Mattawoman Creek Stream Valley. It states further that "[w]hen trees and forests are damaged, ecological features such as air and water quality or wildlife and fish habitats are degraded, and nearby communities suffer, sometimes showing signs of economic and social decline." The applicant has provided proffers to address the woodland conservation threshold. These proffers reduce the possible impact to the existing woodlands and improve the effect that the development would have on the natural hydraulic patterns in the watershed. Furthermore, the basic plan satisfies Section 27-195(b)(1)(E).

The property is outside of a Village-Medium or Village-Low Zone.

Pursuant to Section 27-511(a) of the Zoning Ordinance, the proposed location is consistent with the purposes of the R-S Zone. The complete list of purposes is copied below, followed by comments:

Section 27-511(a) Purposes of the R-S Zone

(a) The purposes of the R-S Zone are to:

- (1) Establish (in the public interest) a plan implementation zone, in that (among other things): (A) Permissible residential density is dependent upon providing public benefit features and related**

density increment factors; (B) The location of the zone must be in accordance with the adopted and approved General Map Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and (C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.

As previously noted, the proposed zoning map amendment proposes a maximum residential density of 2.6 dwelling units per acre, that is contingent upon the incorporation of public benefit features.

The location of the R-S Zone on the property is in accordance with the following:

- (1) the Residential Low land use recommendation from Plan 2035;
- (2) the Residential Low and Residential Low Transition areas land use recommendation from the master plan; and
- (3) the reduction of the minimum woodland conservation threshold of 95.17 acres, along with the proffers and recommended conditions conforms to the recommendations of the Green Infrastructure Plan.

Per Section 27-515(b), the request for single-family detached and attached dwelling units is a permitted use for the R-S Zone.

- (2) **Establish regulations through that adopted and approved public plans and policies (such as the General Map Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;**

The R-S Zone establishes the density ranges and regulations. The site plan will establish the range, as allowed by the R-S Zone. The comprehensive design plan will establish an exact density and apply the other R-S Zone regulations.

- (3) **Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

As an overall use, the proposed single-family attached and detached homes are compatible with the existing and proposed surrounding land uses, with undeveloped single-family residential land and single-family homes immediately adjacent to the property. Adequate existing public facilities and services are available to the property.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

The site plan has incorporated open space areas and passive and active recreational facilities and trails that creates opportunities for an active environment for residents that eases the impact on the public park system.

(5) Encourage and stimulate balanced land development;

The site plan conforms with the recommendations of Plan 2035, the master plan, and the Green Infrastructure Plan. Therefore, it encourages and stimulates balanced land development for the immediate adjacent areas. There are no commercial uses included on the basic plan for the property.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

As previously indicated, there are single-family residential and large vacant single-family residential lands surrounding the property. The site plan incorporates between 758 and 1,232 single-family detached residential units that could improve the overall quality and variety of residential environments in the Regional District. The variety and quality of the residential units proposed for the property will need addressing during the specific design plan stage.

(7) Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.

There are no commercial uses included on the basic plan to comply with this section of the Zoning Ordinance.

8. Referral Comments: Referral memoranda comments directly related to the request to rezone the property were included in the body of this technical report. Referral memoranda were received from the following divisions, all are included as backup to this report, and are incorporated herein by reference:

- a. Transportation Planning Section, dated June 7, 2021 (Ryan to Spradley);
- b. Prince George's County Department of Parks and Recreation dated March 29, 2021 (Sun to Spradley);
- c. Community Planning Section, dated June 17, 2021 (Calomese to Spradley);
- d. Urban Design Section, dated March 22, 2021 (Zhang to Spradley);
- e. Environmental Planning Section, dated June 15, 2021 (Nickle to Spradley);

- f. Historic Planning Section, dated March 12, 2021 (Stabler to Spradley);
- g. Subdivision Section, dated April 14, 2021 (Heath to Spradley);
- h. Prince George's County Health Department, dated February 24, 2021 (Adepoje to Spradley); and
- i. Special Projects Section, dated March 21, 2021 (Thompson to Spradley).

CONCLUSION

This application meets the requirements of Section 27-195(b)(1)(A) of the Prince George's County Zoning Ordinance. The residential character of the Residential Suburban Development (R-S) Zone development and the requested basic plan, provide an appropriate transition in the density and land uses envisioned in the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, and the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. Consequently, staff recommends APPROVAL of Zoning Map Amendment A-10059, Dobson Farms, for rezoning property from the Residential Agricultural (R-A) and Residential Estate (R-E) Zones to the Residential Suburban Development (R-S) Zone.

ITEM: 13

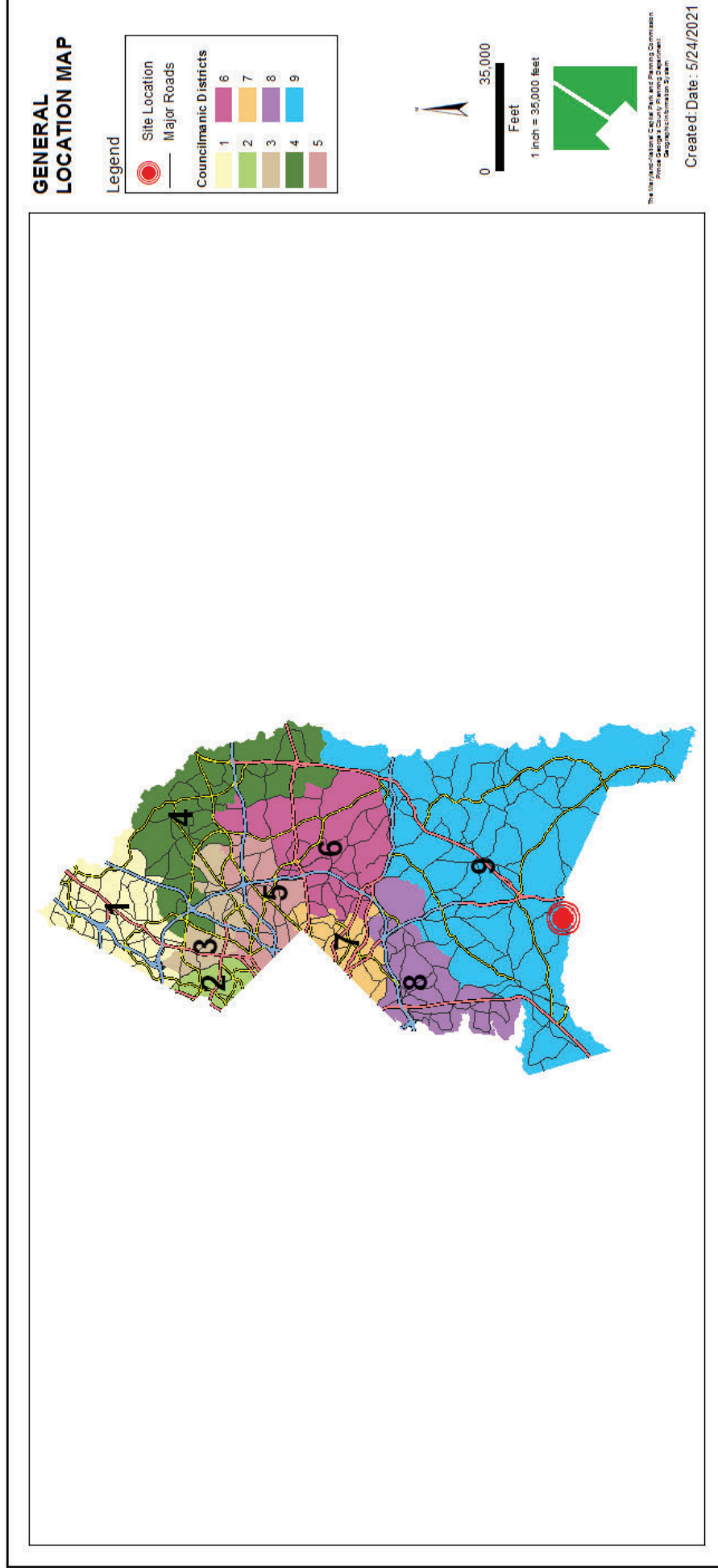
CASE: A-10059

DOBSON FARMS

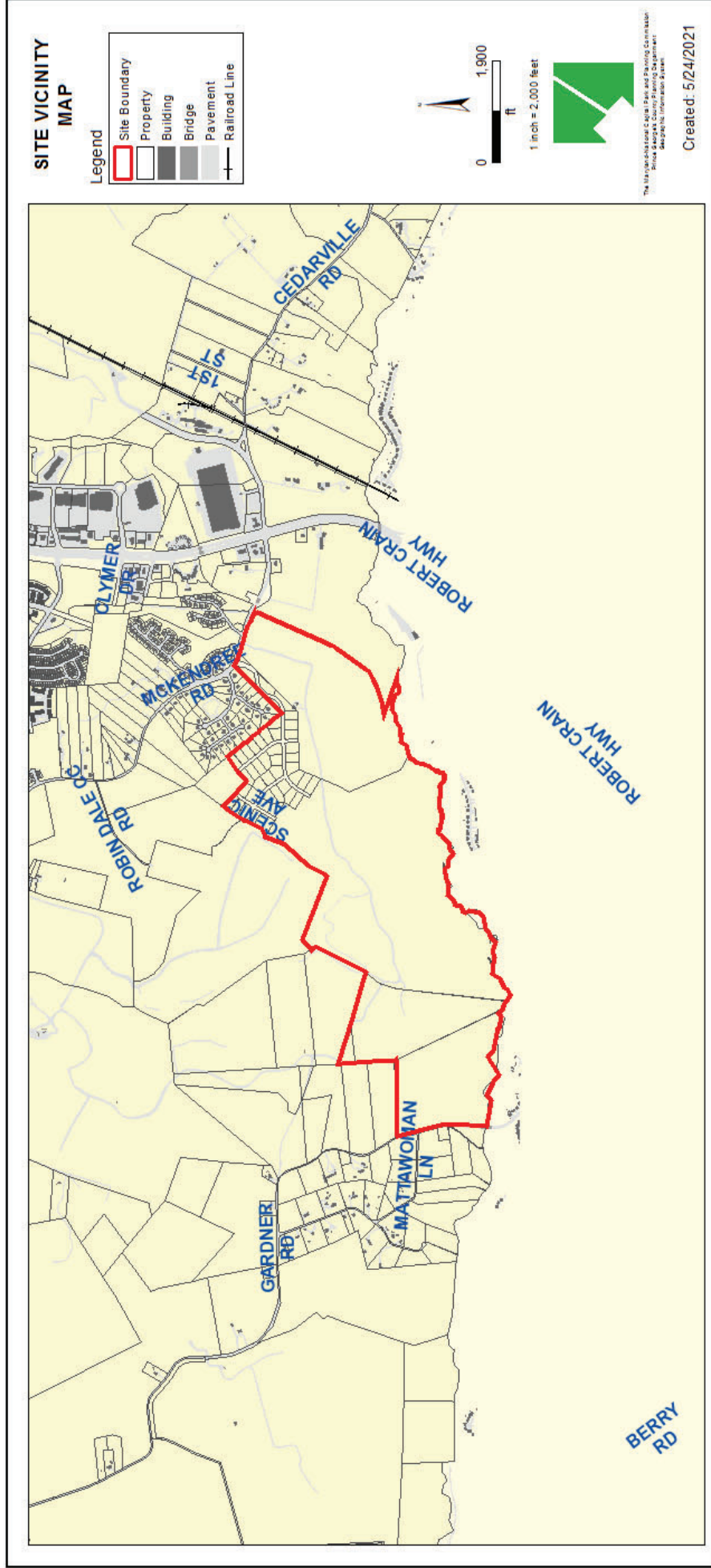
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



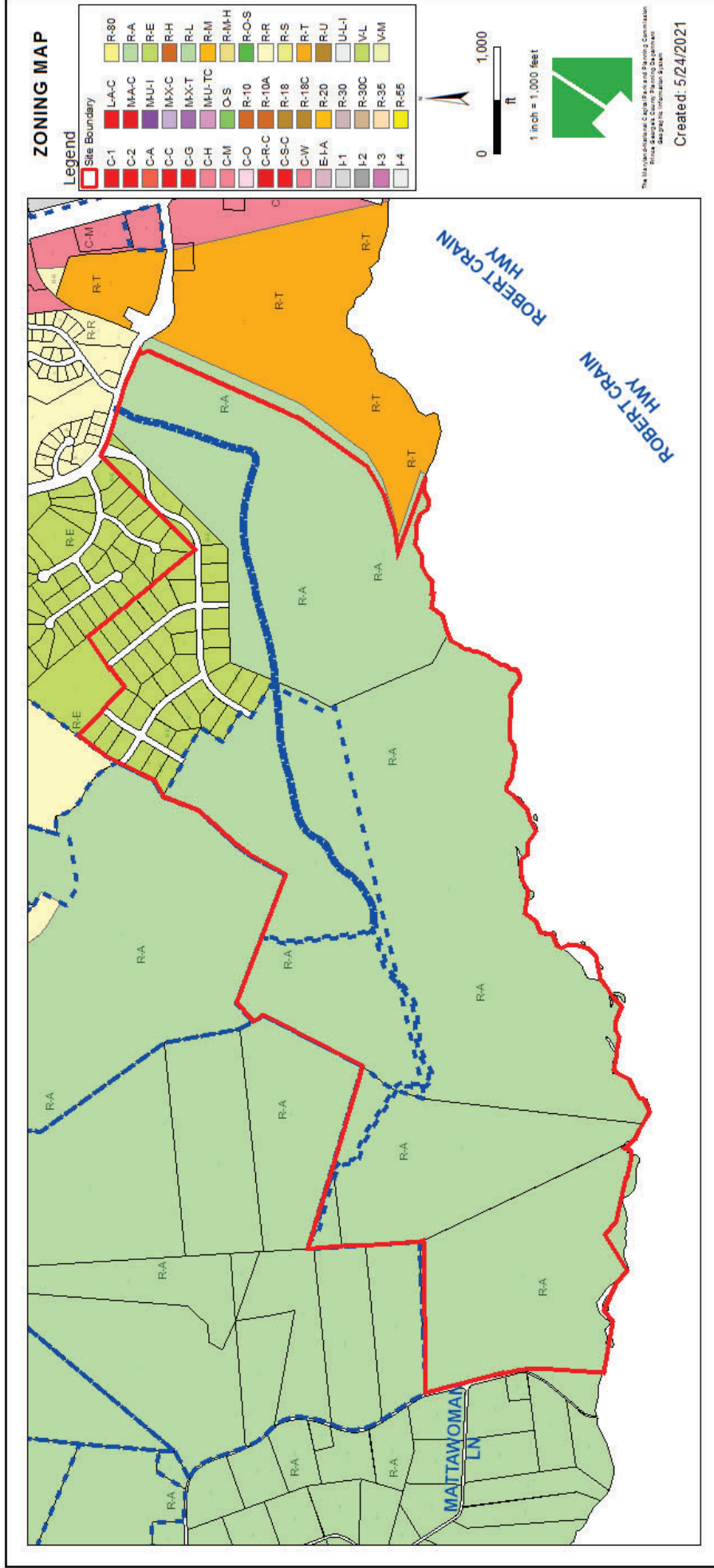
GENERAL LOCATION MAP



SITE VICINITY



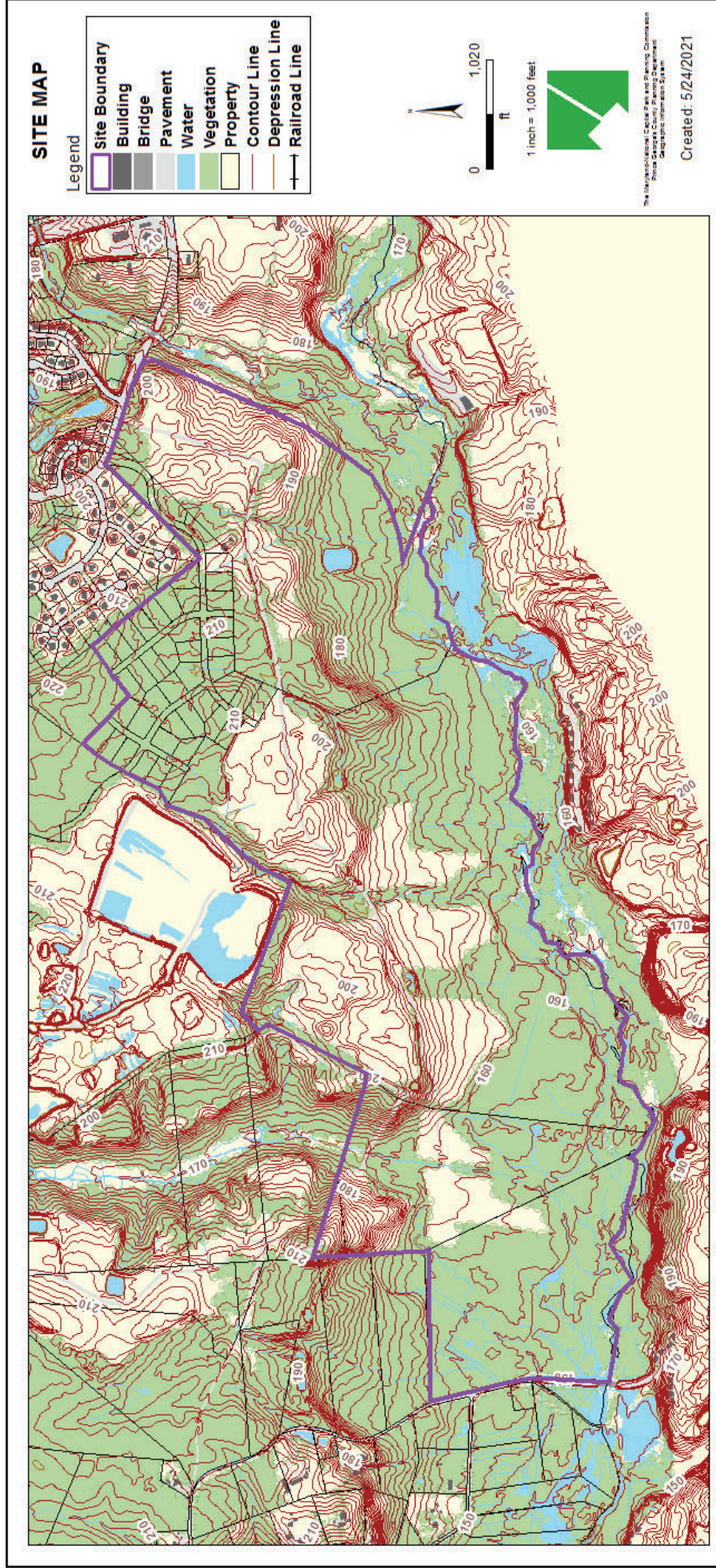
ZONING MAP



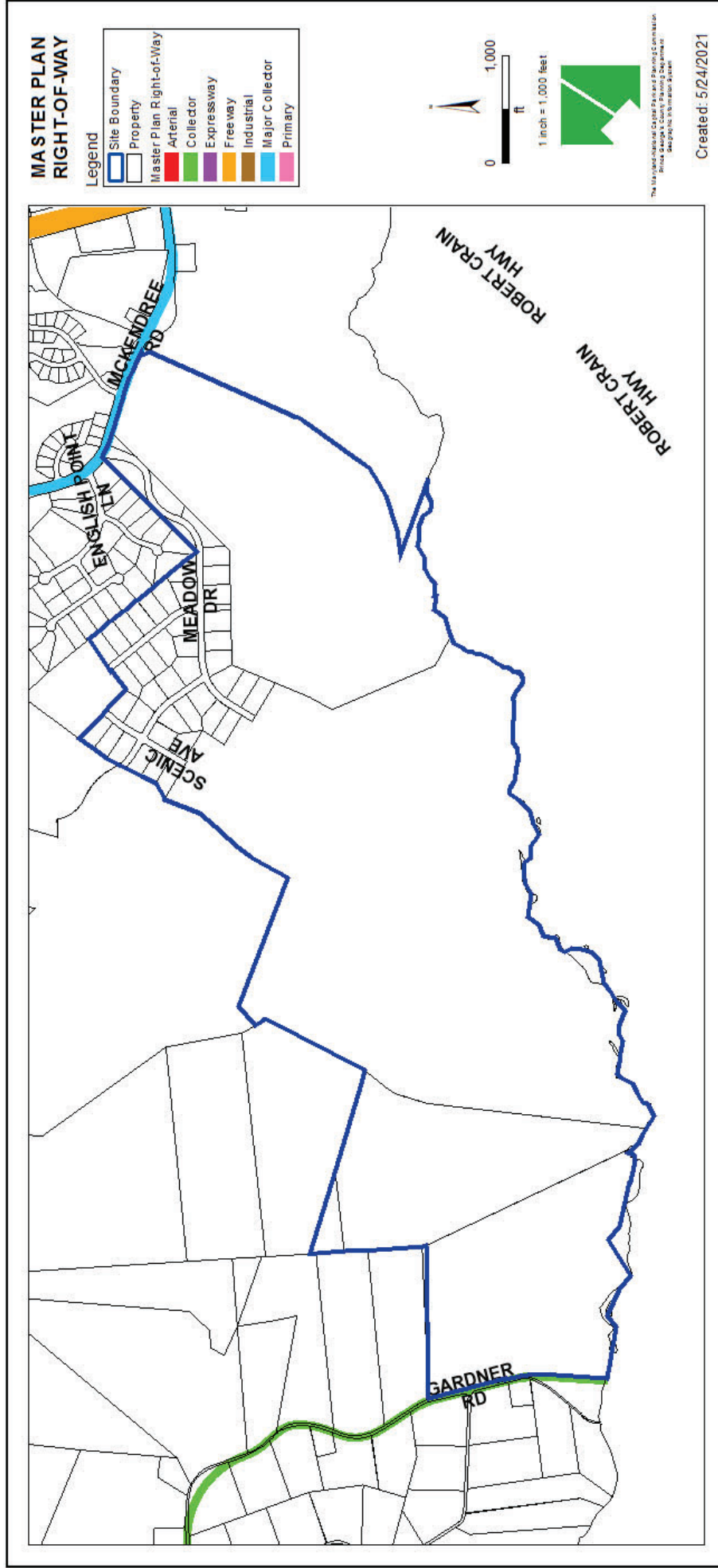
AERIAL MAP



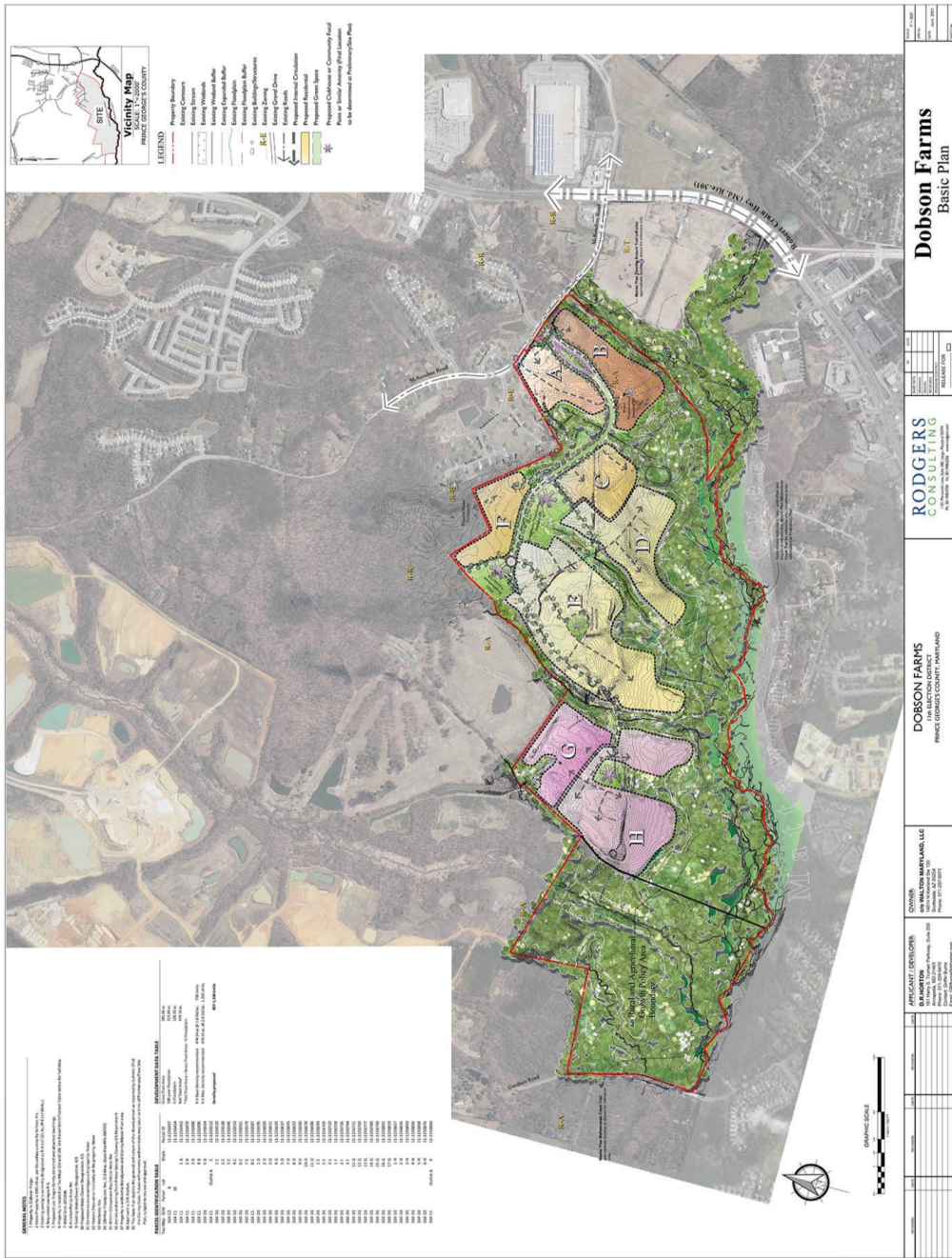
SITE MAP



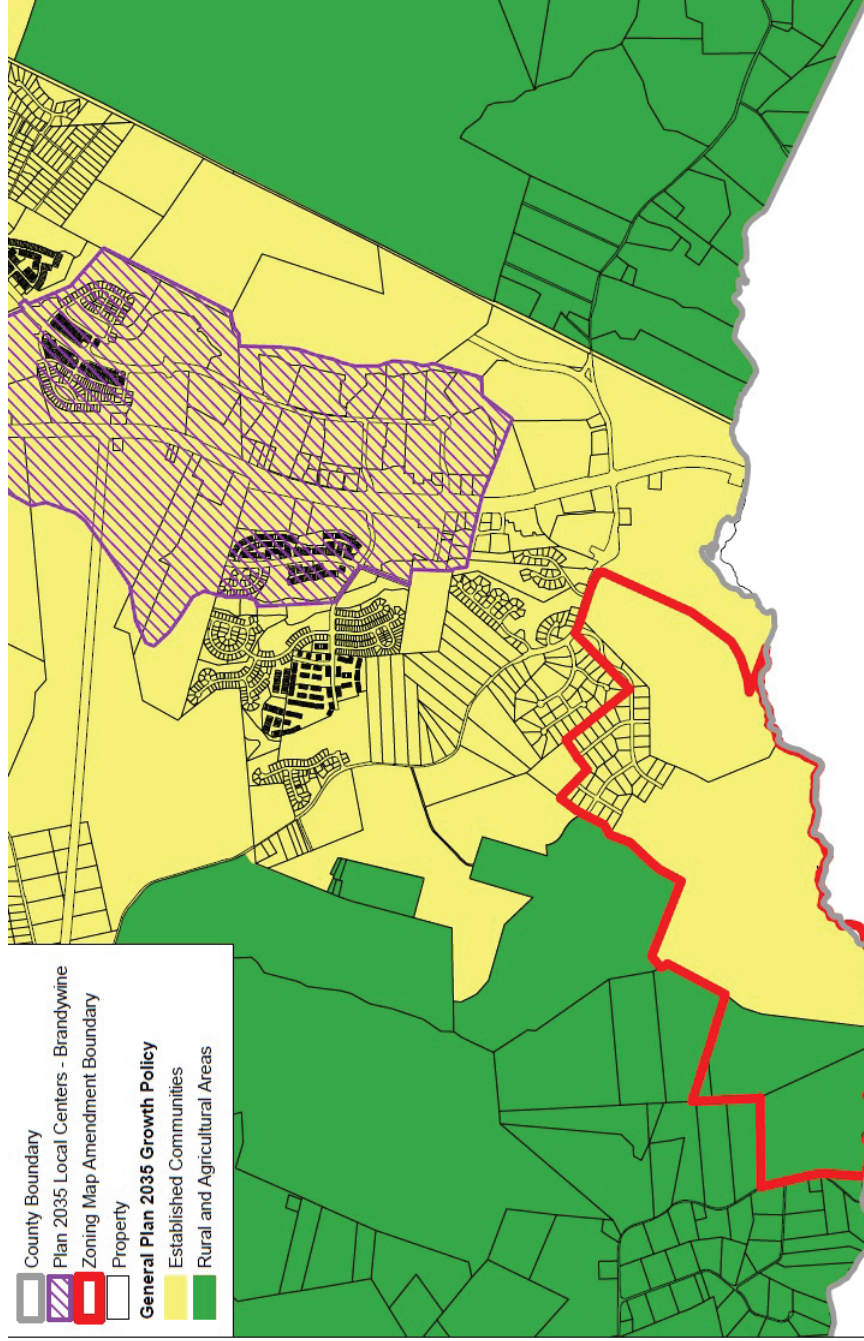
MASTER PLAN RIGHT-OF-WAY MAP



BASIC PLAN



PLAN 2035 GROWTH POLICY MAP



A-10059 Zoning Map and Plan 2035 Growth Policy

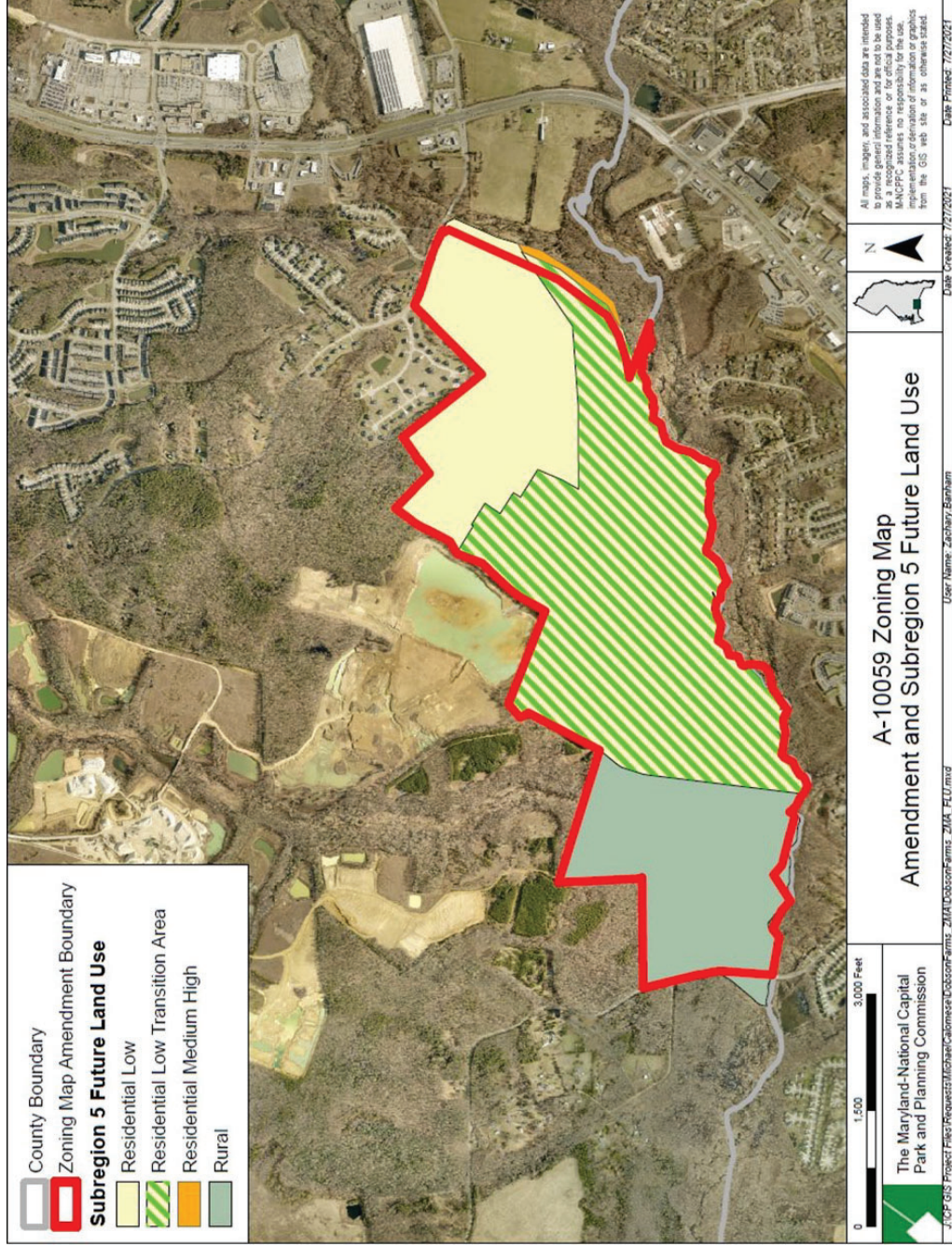
The Maryland-National Capital Park and Planning Commission

J:\CP\GIS Project Files\Request\Michael\Tobson\Farms_ZMA\plan2035.mxd User Name: Zachary Benham Date Created: 7/27/2021 Date Printed: 7/27/2021

All maps, imagery, and associated data are intended to provide general information and are not to be used as a substitute for professional engineering or architectural services. No responsibility is assumed for any errors, omissions, or misinterpretations of information or graphics implemented on or derived from information or graphics from the GIS web site or as otherwise stated.



SUBREGION 5 FUTURE LAND USE MAP





Transportation Planning Section
 Countywide Planning Division

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April 13, 2021

MEMORANDUM

TO: DeAndrae Spradley, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division *BR*

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

SUBJECT: Zoning Map Amendment for Pedestrian and Bicyclist Transportation Master Plan Compliance

The following zoning map amendment was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the *Approved Subregion 5 Master Plan and Sectional Map Amendment*, and the Basic Plan Regulations to provide the appropriate pedestrian and bicycle transportation recommendations.

Zoning Map Amendment Number: A-10059

Zoning Map Amendment Case Name: Dobson Farms

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u>X</u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> </u>
Sidewalks	<u>X</u>	Trail Access	<u>X</u>

Subject to 24-124.01: No

Zoning Map Amendment Case Background	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	N/A
Abutting Roadways	McKendree Road, Gardner Road, Meadow Drive
Abutting or Nearby Master Plan Roadways	Planned Mattawoman Drive (A-55), Gardner Road (C-532), McKendree Road (MC-502), Crain Highway – US 301 / MD 5 (F-9)

Abutting or Nearby Master Plan Trails	Planned Hard Surface Trail: Timothy Branch Trail, Mattawoman Creek Trail Planned Shared Roadway: McKendree Road, Gardner Road
Proposed Use(s)	Residential
Zoning	Proposed Zoning : R-S (Residential Suburban)
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	N/A

Submitted Plans

The submitted plans display the proposed boundaries of A-10059, a zoning map amendment that proposes to rezone 731.7 acres of R-A (Residential-Agricultural), R-E (Residential-Estate), and R-R (Rural Residential) properties to R-S (Residential-Suburban). The subject property is unimproved and contains frontage along McKendree Road at two locations along the eastern and northern bounds of the subject property. The subject property also contains frontage along Gardner Road at the western bounds of the subject property. Neither frontage along McKendree Road or Gardner Road contains sidewalks or bicycle facilities. The location of the Timothy Branch trail and the Mattawoman Creek trail are accurately depicted on the submitted plans.

The subject property is not located within a designated Center or Corridor and is therefore not subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2. The applicant’s submission displays proposed access through the development as well as proposed clubhouse locations and community focal points.

Prior Approvals

There are no prior approvals on the subject property.

Master Plan Recommendations

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT), which recommends the following facilities:

- Planned Hard Surface Trail: Timothy Branch Trail, Mattawoman Creek Trail
- Planned Shared Roadway: McKendree Road, Gardner Road

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

- Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.
- Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.
- Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.
- Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for

conformance with the complete streets principles.

The Off-Road Trails Section of the *Approved Subregion 5 Master Plan and Sectional Map Amendment* makes the following policy recommendations (p.118):

Policies:

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

Promote dual-route facilities along all of the major road transportation corridors.

Connect a spine network of trails to the most populated areas.

Expand and promote hiker/biker/equestrian recreational activities.

Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.

Promote safe pedestrian and bicycle facilities in and around public schools, and in population centers such as Clinton and Brandywine.

An additional recommendation regarding bicycle safety is provided below:

Install bicycle signage and safety improvements along designated shared-use roadways when development occurs, or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage. (p.121)

Comment: The majority of the subject property falls in the developing tier, which requires sidewalks on both sides of all new internal roads. As development occurs within the proposed area, staff will further evaluate bicycle and pedestrian transportation. Staff recommend that implementation of complete streets be considered at the time of the Comprehensive Design Plan for the subject property. Additionally, staff recommend pedestrian and bicycle facilities be provided consistent with the *Approved Subregion 5 Master Plan and Sectional Map Amendment* pedestrian and bicycle policies including additional connections and facilities to promote multimodal transportation.

Zoning Ordinance

Section 27-195(b)(1) of the ordinance discusses requirements for the approval of a Basic Plan and is copied below:

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;
- (ii) The principles and guidelines described in the Plan (including the text) with respect

to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or

Moreover, Section 27-195(c) provides for conditional approval of a zoning map amendment.

(1) When it approves the Zoning Map Amendment, the District Council may impose reasonable requirements and safeguards (in the form of conditions) which it finds are necessary to either:

(A) Protect surrounding properties from the adverse effects which might accrue from the Zoning Map Amendment;

(B) Further enhance the coordinated, harmonious, and systematic development of the Regional District

Section 27-513(b) includes increment factors for increasing the density of a proposed development. The table from section 27-513(b) displays one factor permitting an additional 5% increase in dwelling units for providing a separated pedestrian system and is copied below:

	RESIDENTIAL SUBURBAN 1.6	RESIDENTIAL SUBURBAN 2.7
(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed	5% in dwelling units	5% in dwelling units

The submitted basic plan includes a general alignment of the Mattawoman Creek Trail and the Timothy Branch Trail (off-site) as well as conceptual pedestrian and bicycle connections from multiple residential areas to the Mattawoman Creek Trail.

Comment: As noted on the submitted basic plan, the alignment of the Mattawoman Creek Trail may be shifted in accordance with the Department of Parks and Recreation at the time of subsequent applications. In conformance with the recommendations of the master plans, staff recommend that the subject site frontages of McKendree and Gardner Roads be labeled as shared roadways. Consistent with the master plan policies to encourage walking and bicycle and reduce reliance upon motor vehicles, staff recommend that an additional pedestrian and bicycle connection from Neighborhood Pod K to Gardner Road be provided, and that all internal roadways follow Complete Streets principles and encourage multimodal transportation.

Section 27-521(a) provides additional requirements for the approval of a comprehensive design plan.

(a) Prior to approving a Comprehensive Design Plan, that Planning Board shall find that:

(1) The plan is in conformance with the Basic Plan approved by application per Section 27-195;

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

Comment: Staff will review these criteria in more detail during the review of the comprehensive design plan. However, these finds inform the necessary conditions for the zoning map amendment and basic plan and the considerations for the subsequent comprehensive design plan.

Section 27-192 provides for the Planning Board to make a recommendation to approve or note approve a zoning map amendment. Specifically, Section 27-192(c):

The Planning Board may recommend to the District Council that the application (including Basic Plan) be approved, approved with modification or conditions, or denied. A recommendation for approval shall address the land use types, land use relationships, and maximum and minimum land use quantities, as well as base density. The Planning Board may also recommend that certain planning or development matters (known as “considerations”) be considered at the time of the Comprehensive and Specific Design Plans are reviewed. In making its recommendation, the Planning Board shall find that the applicant has demonstrated that the entire development, and any proposed stage thereof, meets all of the criteria for District Council approval of the application (Section 27-195).

Comment: In effort to better achieve a roadway network that supports all modes of transportation, staff recommend that traffic calming measures including but not limited to, curb extensions, mini traffic circles, chicanes, neckdowns and narrowed traffic lanes, speed tables, elevated pedestrian crossings, and roadway striping and markings be considered in the design guidelines for the comprehensive design plan. Additionally, staff recommend that pedestrian and bicycle shared-use paths be provided at the termini of roadway cul-de-sacs and that an appropriate treatment for this connection be considered. Lastly, staff recommend that a comprehensive network of shared-lane markings (sharrows) be considered for the internal streets to create a neighborhood wide bicycle boulevards network.

Conclusion:

Based on the findings presented above, staff find that the pedestrian and bicycle transportation facilities and the proposed application are consistent with Section 27-195 and that the proposed re-zoning of the property will not impair the ability to make multimodal transportation related recommendations that are supported by an approved Master Plan or Functional Master Plan or included in the subdivision regulations and zoning ordinance if the following conditions are met.

1. Prior to its approval, the basic plan shall be revised to show:
 - a. shared roadways along the subject site’s frontage of McKendree and Gardner Roads;
 - b. pedestrian and bicycle connections between residential neighborhood K and Gardner Road, the alignment of which can be further refined at the time of subsequent development applications.
2. All internal and frontage streets of the subject site shall conform to the Master Plan of Transportation Complete Streets Policies and Principles and provide for multimodal transportation.
3. The following comprehensive design plan considerations shall be addressed and incorporated into the comprehensive design plan guidelines.

- a. Traffic calming measures are to be provided within the internal roadway network, including but not limited to, curb extension, mini traffic circles, chicanes, neckdowns and narrow traffic lanes, speed tables, elevated pedestrian crossings, and roadway striping and markings;
- b. Pedestrian and bicycle shared use paths provided to extend beyond the termini of internal cul-de-sacs.
- c. Shared-lane roadway markings (sharrows) provided along internal streets to create neighborhood bicycle boulevards



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Special Projects Section

March 22, 2021

MEMORANDUM

TO: DeAndre Spradley, Planner Coordinator, Subdivision and Zoning Section,
Development Review Division

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

FROM: **IRT** Ivy R. Thompson, AICP Senior Planner, Special Projects Section, Countywide
Planning Division

SUBJECT: A-10059 Dobson Farms

Project Summary: Basic Plan – Proposed rezoning of 731.7 Acres to Residential-Suburban for residential development, recreation facilities, trails and open space.

Section 27-195(b)(1)(A)(i), 27-195(b)(1)(D) and 27-195(b)(2) of the Prince George’s County Code of Ordinances requires a finding that the proposed development conforms to or will be adequately served with private or public existing or programmed public facilities.

Per Subtitle 24 of the County Code methodology for testing adequate public facilities occurs at the time of Preliminary Plan of Subdivision review, however the above referenced Code sections requires a public facilities finding. The following information is provided in response to these findings in order to allow for a determination of compliance.

RESIDENTIAL

Water and Sewer:

The 2018 Water & Sewer Plan identifies the proposed development within Water and Sewer Category 3, Community System; Category 4, Community System Adequate for Development Planning; and Category 6, Individual System.

Specifically, Parcels 1, 2 and 6 (identified as POD K & L [Tax ID 1156447 and 1133958]) are designated Water and Sewer Category 6 Individual System. Per Plan 2035, the parcels have a Rural and Agricultural Designation and is limited to low density development with well and septic.

“Plan 2035 recommends Rural Areas remain low-density residential or support park and open space land uses and focuses new investment on maintaining existing infrastructure and stabilizing small-scale neighborhood-oriented commercial activities that support the areas’ rural lifestyle and character. Following the Priority Preservation Areas (see description on page

24), Plan 2035 defines Agricultural Areas as areas suitable for agricultural activities and forestry preservation. Plan 2035 recommends continuing to protect these areas in order to preserve the agricultural sector and the land base on which it depends." (Plan 2035, page 21)

Capital Improvement Program (CIP):

The subject project is located in Planning Area 85A Brandywine Vicinity. The Prince George's County FY 2020-2025 Approved CIP identifies the Southern Area Aquatic and Recreation Complex and the Gwynn Park Middle and High Schools in the Planning Area.

Police:

This project is served by Police District II, Bowie, located at 601 Crain Highway SW in Bowie. Per Section 24-122.01(c)(1)(A) of the Subdivision Regulations, the Planning Board test for Police adequacy is based on a standard for square footage in police stations relative to the population. This will be further evaluated at the time of Preliminary Plan of Subdivision review.

Fire and Rescue:

This project is served by the Brandywine Volunteer Fire/EMS Co. 840 located at 13809 Brandywine Road as the first due station. Per Section 24-122.01(d)(1)(A) of the Subdivision Regulations, the Planning Board test for adequacy recognizes the national standard of a 7-minute *total response time* for Fire/EMS response times for residential development. This will be further evaluated at the time of Preliminary Plan of Subdivision review.

Schools:

This project is in School Cluster 6. There are four schools serving this area -Accokeek Academy, Gwynn Park High, Gwynn Park Middle and Brandywine Elementary School. Per Section 24-122.02 of the Subdivision Regulations, Council Resolutions CR-23-2001 and CR-38- 2002, *Adequate Public Schools Facility Regulations for Schools*, impacts to school facilities will be further evaluated at the time of Preliminary Plan of Subdivision.

Library:

This area is served by the Accokeek Branch Library, 15773 Livingston Road, Accokeek, MD and the Surratts-Clinton Branch Library, 9400 Piscataway Road, Clinton, MD.

From: [Zhang, Henry](#)
To: [Spradley, DeAndrae](#)
Cc: [Hurlbutt, Jeremy](#)
Subject: FW: E-Plan Acceptance for A-10059 - Dobson Farms (Ridge)
Date: Monday, March 22, 2021 10:11:06 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Point-by-Point Response to SDRC Comments \(A-10059\) \(1\) 3-17-21.pdf](#)
[A-CIVP-A-10059 \(1\) 3-17-21.pdf](#)

DeAndrae,

The Urban Design Section has reviewed Zoning Map Amendment Application, A-10059, for Dobson Farms, which is to rezone the 731.7-acre property in the R-A, R-E and R-R Zones to the R-S (Residential Suburban Development) Zone that is one of the nine comprehensive design zones. The Urban Design Section has no objections to the approval of this ZMA application.

The site will be subject to Comprehensive Design Plan (CDP) and Specific Design Plan (SDP) review after the approval of this rezoning application, prior to issuance of any building permits. The Urban Design Section will review all urban design issues and the site's conformance with applicable regulations, including the requirements of the *Landscape Manual* at the time of both CDP and SDP approvals.

This email is in lieu of a formal memorandum from the Urban Design Section.

Thanks

Henry H. Zhang, AICP LEED AP CPTED Specialist

Master Planner | Urban Design

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-4151 | henry.zhang@ppd.mncppc.org



From: Windsor, Theresa <Theresa.Windsor@ppd.mncppc.org>
Sent: Wednesday, March 17, 2021 5:48 PM
To: Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Spradley, DeAndrae <DeAndrae.Spradley@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; PPD-DRD_Referral_Distribution <ppd-

drd_referral_distribution@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@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>

Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Townsend, Donald <Donald.Townsend@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>

Subject: Re: E-Plan Acceptance for A-10059 - Dobson Farms (Ridge)

Greetings,

Below please find link for comments received for case A-10059 Dobson Farms (Dobson Ridge) SDRC comments. I have also attached as PDF files, as some links are not working in DropBox.

DROPBOX LINK: <https://www.dropbox.com/sh/63y8qqhgo7avj64/AADF2J-rHPWwWv9ogWw4tc8oa?dl=0>

Regards,
Terry Windsor
DRD/Applications

From: Windsor, Theresa

Sent: Tuesday, February 23, 2021 11:18 AM

To: 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>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparks.com>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; JVReilly@co.pg.md.us <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us <SLToth@co.pg.md.us>; rlattivor@co.pg.md.us <rlattivor@co.pg.md.us>; SGSnyder@co.pg.md.us <SGSnyder@co.pg.md.us>; MAbdullah@co.pg.md.us <MAbdullah@co.pg.md.us>; ndformukong@co.pg.md.us <ndformukong@co.pg.md.us>; SYuen@co.pg.md.us <SYuen@co.pg.md.us>; SRLand@co.pg.md.us <SRLand@co.pg.md.us>; ECBrown@co.pg.md.us <ECBrown@co.pg.md.us>; SWthweatt@co.pg.md.us <SWthweatt@co.pg.md.us>; aoadepoju@co.pg.md.us <aoadepoju@co.pg.md.us>; chuck.boyd@maryland.gov <chuck.boyd@maryland.gov>; Aortiz@co.pg.md.us <Aortiz@co.pg.md.us>; kwoodroffe@sha.state.md.us <kwoodroffe@sha.state.md.us>; TBrown13@MDOT.maryland.gov

<TBrown13@MDOT.maryland.gov>; Her.Reigel@smeco.coop <Her.Reigel@smeco.coop>;
Eith.Ulrich@SMECO.coop <Eith.Ulrich@SMECO.coop>; Pmartinez@washgas.com
<Pmartinez@washgas.com>

Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>

Subject: E-Plan Acceptance for A-10059 - Dobson Farms (Ridge)

NOTE: You may be receiving this email in duplication as some agencies were overlooked on original email.

Greetings All:

This is an EPlan ACCEPTANCE of **A-10059 - DOBSON FARMS (RIDGE)** to be reviewed at the PLANNING BOARD.

This case was officially accepted as of today, **FEBRUARY 17, 2021**

SDRC is scheduled for **MARCH 5, 2021 .**

Major Issue Referral Deadline **MARCH 4, 2021**

Referral Due Date (as shown on TSR Due Date matrix) **MARCH 22, 2021 .**

- All responses must be emailed to the assigned reviewer and to PGCReferrals@ppd.mncppc.org ;
- attach signed memo's on official letterhead
- attach a signed PDF and Word version of the document.
- The email subject must include: Case number + Case name + Dept + Reviewer initials.
- Please indicate in the body of your email if the attached response is the 1st, 2nd or 3rd

Please submit ALL comments to assigned reviewer

DeAndrae.Spradley@ppd.mncppc.org (email).

Final Referral Due Date **March 22, 2021.**

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/ets4bud2l8h6zbx/AACGdaPYkw6gzLvHk-bgFzzla?dl=0>

Checklist [HERE:](#)

Referral [HERE:](#)

Buckslip [HERE:](#)

NOTE: Plans and documents for this case will be available in Dropbox until Planning Board

hearing and decision. You may download and save for your records but the plans are not final until conditions are met and the plan is certified.

Please send all comments to the reviewer's email provided. If you need assistance please contact Cheryl.summerlin@ppd.mncppc.org.

Terry Windsor

Senior Planning Technician | 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

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: March 29, 2021

TO: DeAndrae Spradley
Subdivision and Zoning Section

VIA: Sonja Ewing, Land Acquisition, Planning Program Manager *SME*
Department of Parks and Recreation

FROM: Paul J. Sun, Land Acquisition Specialist *PJS*
Park Planning and Development Division

SUBJECT: **A-10059-Dobson Farm**

The Department of Parks and Recreation (DPR) staff has reviewed and evaluated the requested re-zoning for conformance with the requirements and regulations of: approved Subregion 5 Master Plan and Sectional Map Amendment, the Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, and the Land Preservation, Parks and Recreation Program (LPPRP) for Prince George's County, as they pertain to public parks and recreation.

BACKGROUND & ANALYSIS

The applicant is requesting a re-zoning of their property to Residential Suburban. The subject property consists of 731.7 acres, south of McKendree Road, west of Timothy Branch approximately one-quarter mile west of MD 301 (Crain Highway). To the south, the property runs along the north side of Mattawoman Creek to Gardner Road and expands northward to McKendree Village. Mattawoman Creek, has been designated as a highly sensitive environmental feature as evidenced by the designation of a Mattawoman Creek Special Conservation Area, as shown on the Approved Subregion 5 Master Plan and Sectional Map Amendment.

The subject development will be using facilities in the Accokeek- Brandywine Region. The subject property is not adjacent to any existing M-NCPPC owned property. However, there are approximately 47 acres of land along the Mattawoman and Timothy Branch stream valley slated for dedication to M-NCPPC. This proposed dedication area is directly east of the subject of the subject property. Conditions of approval of the Preliminary Plan of Subdivision (PPS 4-20002) (PGCPB No. 2021-04) Dobson Ridge, set forth the requirements for

dedication of the 47 acres, prior to the approval of the record plats on the adjacent development.

In addition, another condition of approval of the Dobson Ridge PPS calls for the developer to construct the Timothy Branch Mattawoman Creek Master Planned Trails through their property. Surrounding developed M-NCPPC owned parks and facilities in proximity of the proposed re-zoning application consist of:

- Southern Aquatic Recreation Complex, (approximately 4 miles to the northeast) which contains the newly constructed state of the-art, DPR operated, multi generation recreation center.
- Accokeek East Park, (located 4.5 miles to northwest on Accokeek Road). The park contains a playground, a picnic shelter, two half basketball courts, a paved walking trail, and three football soccer fields (one lighted).
- Brandywine-North Keys Park (located 6 miles northeast of Dobson Farms on North Keys Road). The park contains a picnic shelter, a playground, a paved walking trail, a softball field, a multipurpose field, and a Little League baseball field.
- Rose Creek Connector Trail is the closest park facility near Dobson Farms. The trail is located within the Rose Creek Estates community north of the subject property on McKendree Road. This asphalt paved trail continues in the Chaddsford community that is approximately 1 mile north of the Dobson Farms property across from Brandywine Crossing Shopping Center.
- Additionally, the M-NCPPC owns several disjointed smaller parcels one to two miles to the west and east which are designated as the beginning assemblages of the Mattawoman Stream Valley Park.

Lastly, the subject development area is also located approximately 3.5 miles west of Cedarville State Forest (owned and operated by the State of Maryland) that offers hiking trails, campsites, a fishing pond and picnic and recreation areas.

The approved Subregion 5 Master Plan and Sectional Map Amendment indicates that Brandywine area has sufficient local parkland to meet the park needs through 2030. However, the long-term needs recommend additional acquisition of land along the Mattawoman Watershed Stream Valley Park and Timothy Branch. A long-term need to serve the Accokeek Community is the inclusion a 50-acre floating park symbol at westernmost edge of the subject property at the intersection of Gardner Road and the Mattawoman Stream Valley Park. The Subregion 5 Master Plan indicates a 50-acre floating park symbol along the southeastern edge of Dobson Farms/ Dobson Ridge development near the Mattawoman Watershed Stream Valley Park.

Applicant's Re-Zoning Proposal

The applicant has requested a Residential Suburban (R-S) zoning with a density of 2.7 to 3.5 dwellings per acre. Should the requested zoning request be accomplished, the applicant is proposing to develop 1,674 to 2,170 single-family attached and detached dwelling units on the property. With a proposed development of this size the subject development could have the potential to generate approximately 5,400 new residents to the local community.

On a very conceptual basis, the proposed development plans indicate an extensive network of open space, trails, and recreational facilities to serve the new residents of the development. Careful considerations are provided for the environmental features on the property which include Timothy Branch and Mattawoman Creek.

Summary:

In summary DPR staff has no issues and recommends approval of the applicant's proposal to re-zone of the subject property to R_S. Further details of the network open space, trails and recreational facilities are to be provided with the future development plans for this property. DPR suggest that future submissions focus on these major items:

1. The potential dedication of land for the continuation of Mattawoman Creek Watershed Park.
2. The continued implementation and connection (from the east) of the Master Planned Mattawoman Creek Stream Valley Trail.
3. Further refinement of the open space and trail network though the development.
4. A conceptual recreation facilities package to ensure that the recreational facilities are sufficiently interspersed throughout the development.

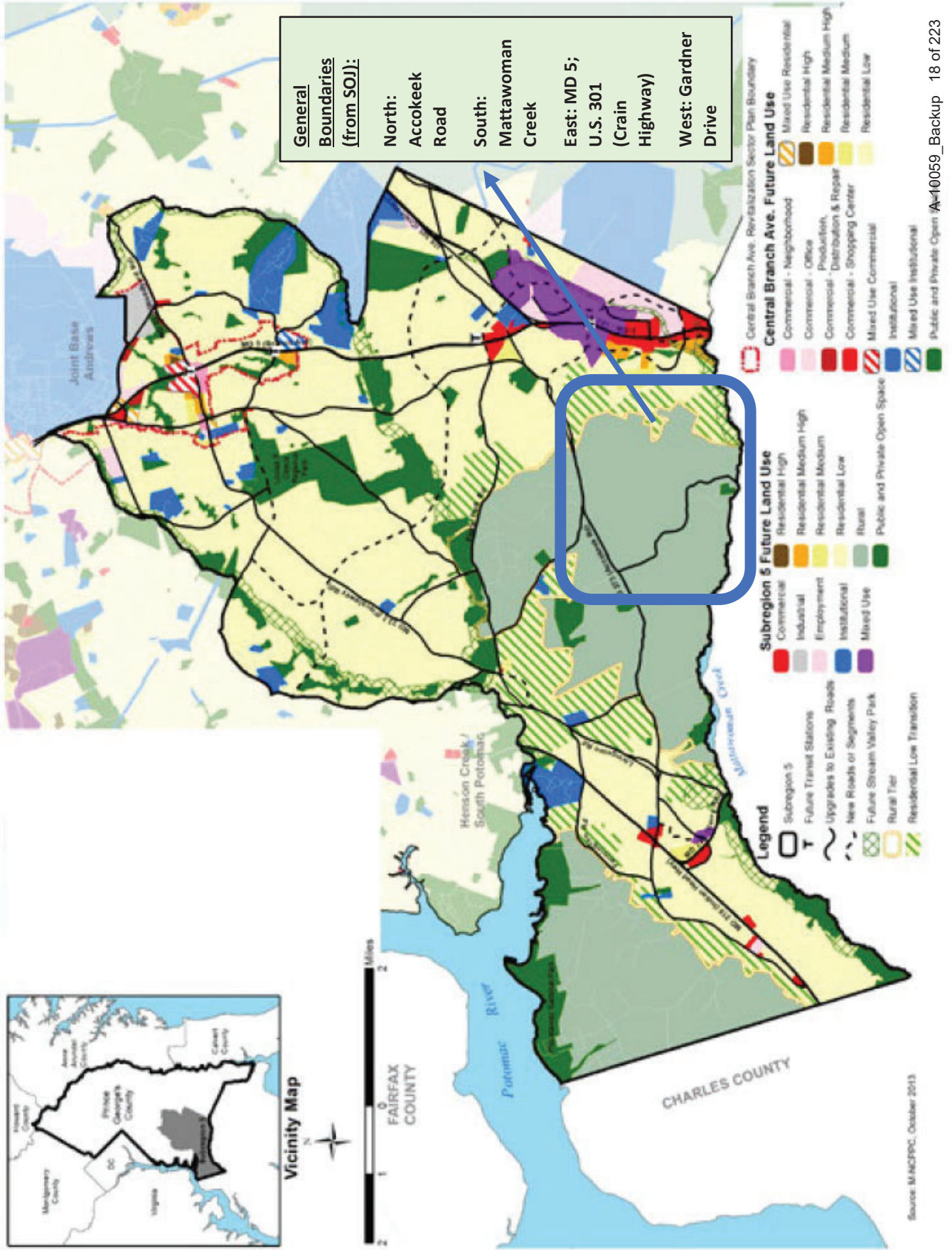
Map IV-5: Brandywine Community Center Core and Edges



Map IV-4: Brandywine Community Center and Surrounding Area



Map IV-1: Future Land Use





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

Countywide Planning Division
Transportation Planning Section

301-952-3680

March 12, 2021

MEMORANDUM

TO: DeAndrae Spradley, Subdivision Section, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division

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

SUBJECT: A-10059 Dobson Farms

Findings

The subject property comprises 731.7-acres and is located on the south side of McKendree Road and the west side of Crain Highway. The subject application proposes a Zoning Map Amendment to change the current zoning from the R-A, R-E, and R-R Zones to the R-S Zone.

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 is high. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or Resources. A Phase I archeological survey will be recommended on the property. The applicant's archeological consultant should submit a Phase I work plan to Historic Preservation staff prior to the commencement of the Phase I survey.

Recommendation

Historic Preservation staff recommend approval of A-10059 Dobson Farms with the following conditions:

1. Prior to approval of the associated preliminary plan, Phase I (Identification) archeological investigations, according to the Planning Board's *Guidelines for Archeological Review* (May 2005), are recommended on the above-referenced property to determine if any cultural resources are present. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.
2. Upon receipt of the report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Planning Board approval of the final plat, the applicant shall provide a plan for:
 - i.) Evaluating the resource at the Phase II level, or
 - ii.) Avoiding and preserving the resource in place.

3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits.

4. Prior to the approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.



Division of Environmental Health/Disease Control

Date: February 24, 2021

To: DeAndrae Spradley, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: A-10059; Dobson Farms (Ridge)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has performed an inspection on February 24, 2021 in response to the rezoning application request for the Dobson Farms property which runs along McKendree and Accokeek Roads and has the following comments / recommendations:

1. The western portion of the property is under the Water and Sewer category 6 for individual/ private systems, as stated in page 6 of the Justification statement. ***The applicant will require to a have a well installed and percolation testing on the lot to ensure that both water and sewer services are provided to the portion that is considered low-density residential communities.***
2. The applicant will have to submit an application for percolation testing to the ***Department of Permits and Inspection Enforcement's (DPIE) Planning Department located at 9400 Peppercorn Place in Largo, MD 20774*** prior to construction. . ***Or call (301) 636-2000.*** Please contact the Health Department's Division of Environmental Engineering to for information on conducting percolation testing and to schedule an appointment.
3. Submit applications for the instillation of wells for the properties that are located under the water category 6.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health

Angela Aloftrooks
County Executive

4. Submit applications to the Prince George's County Department of the Permits Inspection Enforcement to request a Water and Sewer Category Change from W-4 and S-4 to W-3 and S-3.
5. Ensure all components of well and septic structures that are discovered during the development of the site must be backfilled and abandoned to regulatory standards for guidance contact the Prince George's County Department of Environmental Health and Disease control at (301) 883-7681.
6. The applicant will have to submit an application for percolation testing to the ***Department of Permits and Inspection Enforcement's (DPIE) Planning Department located at 9400 Peppercorn Place in Largo, MD 20774*** prior to construction. . ***Or call (301) 636-2000.*** Please contact the Health Department's Division of Environmental Engineering to for information on conducting percolation testing and to schedule an appointment.
7. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
8. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

April 14, 2021

MEMORANDUM

TO: DeAndrae Spradley, Planner Coordinator, Zoning Review Section *AH*
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Antoine Heath, Senior Planner, Subdivision Section
SUBJECT: A-10059; Dobson Farms

The approximately 731-acre site is located on Tax Map 154 in Grid D3 and Tax Map 164 in Grids A3, C2, D1, D2, E1, and E2. The purpose of this Basic Plan application, as indicated by the applicant's statement of justification (SOJ), is to rezone the subject properties from the Residential-Agricultural (R-A), Residential-Estate (R-E), and Rural Residential (R-R) to Residential Suburban Development (R-S). The site consists of multiple deed parcels recorded in the Prince George's County Land Records in Liber 34677 at folio 101 and Liber 34677 at folio 110, and platted properties recorded in Plat Book VJ 185, page 40 and Plat Book WWW 61, page 51. A complete list of properties included in this application is provided in a Parcel Identification Table located on the basic plan.

The property is proposed to be developed with low- to medium-density residential uses consisting of single-family detached and attached dwellings in accordance with the R-S-Zone, should the basic plan be approved. The density proposed is 2.7 to 3.5 dwelling units per gross acre, for a proposed maximum of 1,800 dwelling units.


Parcel B of the subject site is part of the subdivision titled Robin Dale Golf Club, recorded in Plat Book VJ 185, page 40, and is subject to final plat of subdivision 5-98206. There are also 43 lots and outlots included in the subject site that are part of the subdivision titled Country Club Estates, recorded in Plat Book WWW 61 page 51, and are subject to final plat of subdivision 5-66272. The resolutions of approval and other documents from the approval of the applicable preliminary plans of subdivision are no longer available. The final plats of subdivision do not have any conditions of approval attached to them. Any development of the properties previously platted will need to conform to underlying entitlements previously approved, else a new preliminary plan of subdivision and a final plat will be required.


This referral is provided for the purpose of determining conformance with Subtitle 24 and any underlying subdivision approvals. All bearings and distances must be clearly shown on the basic plan and must be consistent with the legal descriptions of the properties. There are no other subdivision issues at this time.

June 17, 2021

REVISED MEMORANDUM

TO: DeAndrae Spradley, Planner Coordinator, Development Review Division

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

FROM: Michael Calomese, Senior Planner, Community Planning Division 

SUBJECT: **A-10059 Dobson Farms, Basic Plan Amendment**

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-195(b)(1)(A), the proposed Basic Plan conforms to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* because the requested change in zoning includes an Environmental Enhancement Plan, an Open Space Plan, a Master Plan Densities Overlay Plan and a Master Plan Land Use Map to demonstrate compliance with the Subregion 5 Paster Plan. See details of each plan in the Master Plan Section below.

BACKGROUND

Application Type: Zoning Map Amendment (ZMA)

Location: South side of McKendree Road and the west side of Crain Highway (MD 5/US 301)

Size: 581.06 acres

Existing Uses: Sparsely wooded; natural habitat/areas

Proposal: Zoning map amendment (ZMA) to change the current zoning from R-A (Residential-Agricultural), R-E (Residential-Estate) and R-R (Rural Residential) zones to the R-S (Residential Suburban Development) Zone

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places a portion of the subject property in the Established Communities Growth Policy Area and a portion in the Rural and Agricultural Area. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Rural and Agricultural Areas are home to low-density

residential communities. Plan 2035 recommends Rural Areas remain low-density residential or support park and open space land uses. Agricultural areas designated as Priority Preservation Areas are envisioned as suitable for agricultural activities and forestry preservation. Plan 2035 recommends continuing to protect these areas in order to preserve the agricultural sector and the land base on which it depends. (p. 20. Also refer to Map 1. Prince George's County Growth Policy Map, p. 18.)

Master Plan:

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* designates the future land uses of "Residential low," "Residential low – transition area," and "Rural" on the subject property.

Planning Area: 85A

Community: Brandywine & Vicinity

Aviation/MIOZ:

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

SMA/Zoning:

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the subject properties in the R-A (Rural Agricultural), R-E (Residential Estate) and R-R (Rural Residential) zones.

MASTER PLAN CONFORMANCE ISSUES

The Community Planning Division finds that, pursuant to Section 27-195(b)(1)(A), the proposed Basic Plan conforms to the recommended Future Land Use in the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* .

"Rural" designation

The existing R-A zone implements the "Rural" future land use designation. New residential areas from .2 to .5 dwelling units per acre are currently permitted. Changing the zoning to R-S would yield densities up to 3.5 dwelling units per acre and interfere with the Master Plan's intent to support the Rural Tier and protect large amounts of land for woodland, wildlife habitat, recreation, and agriculture pursuits, and to preserve the rural character and vistas that now exist. (p. 34, Subregion 5 Master Plan)

The proposed R-S zone does not implement the "Rural" future land use designation. (p. 31, Subregion 5 Master Plan)

However, the Applicant proposes in perpetuity no dwellings in this area in order to preserve the rural character of this portion of the subject property and to provide a wooded buffer between the development and properties to the west.

The proposed plan to not build in perpetuity mitigates the impact on the "Rural" future land use designations and implements the Master Plan.

"Residential Low" designation

The R-E and R-R zones implement the “Residential low” future land use designation. Residential areas up to 3.5 dwelling units per acre are permitted. Dwellings are primarily single-family detached. (p. 31, Subregion 5 Master Plan)

The proposed R-S zone does implement the “Residential low” future land use designation. Residential development up to 3.5 dwelling units per acre is permitted. (p. 31, Subregion 5 Master Plan)

The Applicant now proposes a range of 369 – 496 dwellings in this area.

The Applicant’s Master Plan Land Use and Master Plan Densities Overlay exhibits will mitigate the impact on the “Residential Low” Future land use designation and implement the Subregion 5 Master Plan.

“Residential low – transition area” designation

The existing R-A, R-E and R-R zones implement the “Residential low – transition area” future land use designation. Residential development up to 2 dwelling units per acre are currently permitted. Dwellings are primarily single-family detached.

Residential low—transition areas support the designation of a portion of the Mattawoman watershed as a Special Conservation Area by encouraging residential subdivision designs that incorporate large, natural, undeveloped areas. In a transition area the conservation subdivision technique is strongly recommended. Conservation subdivisions are required to be clustered, to be built in less environmentally sensitive areas, and to have a minimum conservation requirement of 60 percent in the O-S Zone, 50 percent in the R-A Zone, and 40 percent in the R-E and R-R zones. Residential low-transition areas adjacent to the Rural Tier provide for more environmentally sensitive residential subdivision design, which is particularly important in the Mattawoman Creek watershed where the protection of water quality is paramount. In transition areas, future low-density single-family detached residential development is intended, with large amounts of open space serving as the transition area in the Developing Tier, along and adjacent to the Rural Tier. Residential low-transition areas should meet the following criteria:

- Contiguous to Rural Tier boundaries.
- In large blocks rather than small individual parcels.
- (pp. 33-34, Subregion 5 Master Plan)

The proposed R-S zone does not implement the “Residential low – transition area” future land use designation. (p. 31, Subregion 5 Master Plan)

However, the applicant now proposes a range of 488 – 610 dwellings in this area.

The applicant has provided the following information to demonstrate conformance:

1. An Environmental Enhancement Plan that places the entire western Rural Tier section of the subject property in preservation in perpetuity.
2. An Open Space Plan demonstrating that almost 73% of the subject property will be set aside for open space, with the remaining approximately 27% of land held in development pods to support all proposed densities.

3. A Master Plan Densities Overlay demonstrating densities and the ranges of dwelling units in the three future land use designations in question.
4. A Master Plan Land Use Map demonstrating the range of dwelling units inside each of the proposed development pods.

Per the applicant's "Master Plan Land Use" exhibit, the applicant proposes a total density range of 857 – 1,106 dwelling units. The Applicant states in the Statement of Justification: "Overall, the Basic Plan proposes 857 – 1,106 dwellings, within the R-S Zone density range. The R-S Zone is identified as an "Applicable Zone" for the Residential Low land use area (p. 31). While it is not listed as a zone for the Residential Low—Transition or Rural Tier land use areas, the proposed density within the Residential Low—Transition area is a maximum of 2.0 dwellings per acre, consistent with the Master Plan density recommendation for this land use area. The Rural Tier is not proposed for development."

Comprehensive Design Zone issues

Pursuant to Section 27-476(a)(3)(D), one of the reasons for Comprehensive Design Zones is to fulfill the recommendations and purposes of the General Plan, Master Plans, and Sector Plans in selected areas." Areas that are selected for Comprehensive Design Zones are described in the text of these plans and designated on their land use maps. (See below, Zoning Ordinance Sec. 27-476.) Pursuant to Section 27-477, "It is not generally intended that Comprehensive Design Zones will be utilized in areas that are shown for permanent low-density residential development (less than one (1) dwelling unit per gross acre) recommended in Master Plans." The subject property is designated for permanent low-density development; a majority of the subject property is zoned for less than one (1) dwelling unit per acre. Thus, Comprehensive Design Zones are not intended to be used at the subject location.

The Applicability section of the Zoning Ordinance describes where Comprehensive Design Zones are intended to be used. The Applicability section also makes an exception that would allow a portion of the subject property to be developed in the R-L Comprehensive Design Zone. The applicable area is designated as a 'Residential low – transition area' on the Future Land Use map in the Subregion 5 Master Plan. Section 27-477 states: "Areas appropriate for the R-L (Residential Low Development) Zone are those which provide for an alternative low-density development technique, provided the area is included within the boundaries of a Master Plan approved by the District Council after April 1, 1991."

Pursuant to Sec. 27-511, the Zoning Ordinance articulates specific purposes of the requested R-S Zone, which include: "the location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan or Sectional Map Amendment Zoning Change..."

Brandywine Community Center

The subject property is located beyond the Brandywine Community Center, its core area, and its edge areas. The subject property does not enjoy adjacency to the Brandywine Community Center.

(Refer to Table IV-1: Future Land Use Map Designations, Descriptions, and Applicable Zones, p. 31. Also refer to Map IV-1: Future Land Use, p. 32., Map IV-4: Brandywine Community Center and Surrounding Area, p. 49, and Map IV-5: Brandywine Community Center Core and Edges, p. 50.)

A-10059 Dobson Farms

cc: Long-Range Agenda Notebook

Scott Rowe, AICP, CNU-A, Planning Supervisor, Long-Range Planning Section, Community Planning Division

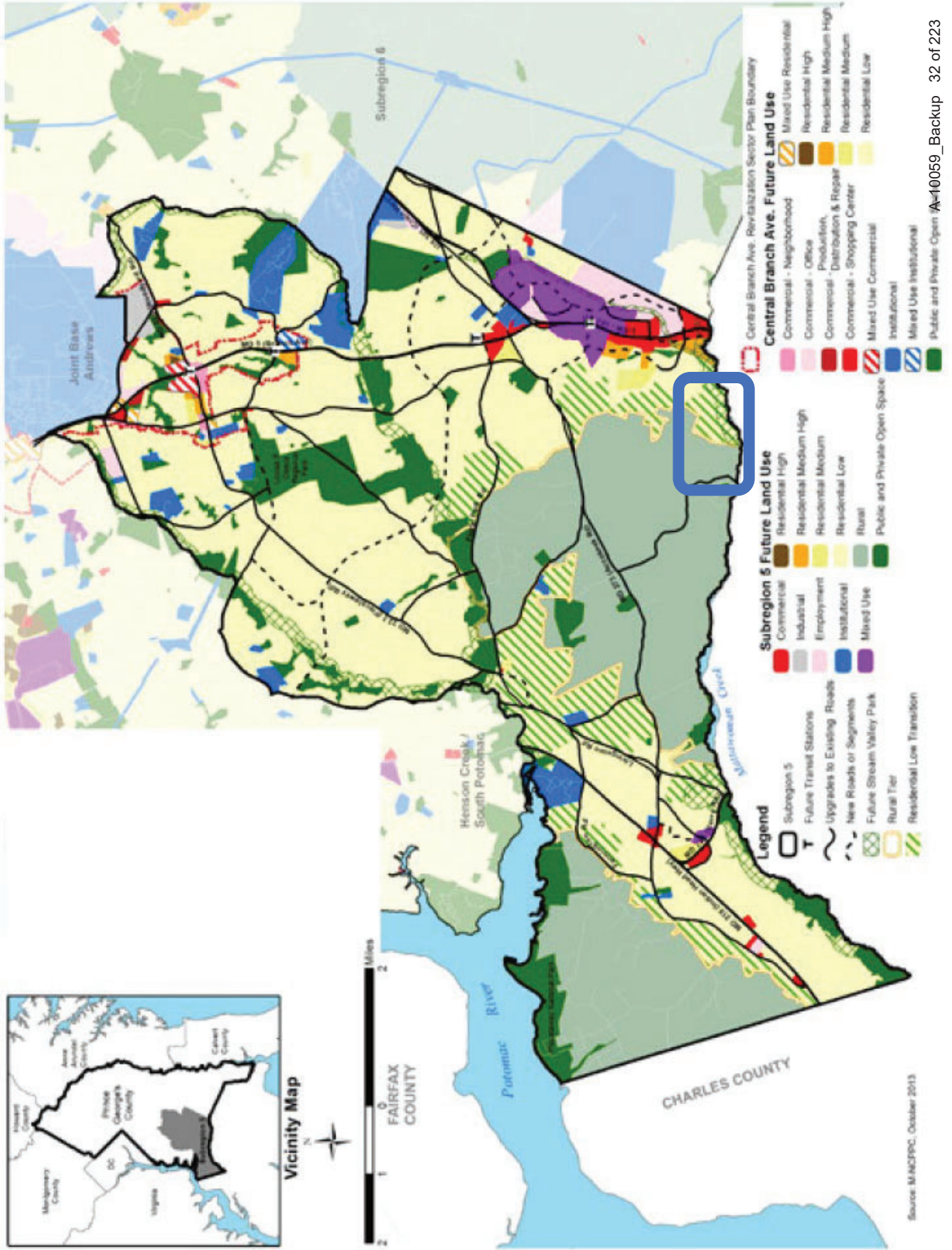
Map IV-5: Brandywine Community Center Core and Edges



Map IV-4: Brandywine Community Center and Surrounding Area



Map IV-1: Future Land Use



Source: M/NCPPC, October 2013

Countywide Planning Division
Prince George's County Planning Department

301-952-3650

June 15, 2021

MEMORANDUM

TO: DeAndrae Spradley, Planner Coordinator, Zoning Section, DRD

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

FROM: Suzanne Nickle, Master Planner, Environmental Planning Section, CWPD *SN*

**SUBJECT: Dobson Farms: A-10059
Zoning Map Amendment
Revised Environmental Planning Referral**

The Environmental Planning Section has reviewed the above referenced Zoning Map Amendment application stamped as received on February 17, 2021. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on March 5, 2021. Revised plans were received on April 7, May 20, and June 4, 2021. This zoning map amendment application must meet all applicable environmental requirements. The following comments are provided for your consideration.

Background

The Environmental Planning Section (EPS) has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
SE-2970	N/A	District Council	Approved	6/12/1978	ZO No. 48-1978
SE-4669	TCP2-061-09	District Council	Approved	5/13/2013	ZO No. 5-2013
A-10059	N/A	District Council	Pending	Pending	Pending

Proposed Activity

The original application requested to approve a zoning change through the Basic Plan for a 731.70-acres site in the R-A, R-E and R-R Zones to the R-S Zone. The boundary of the application was formally reduced by the applicant with the May 20, 2021, submittal by removing the property within the R-R Zone. The current application requests to approve a zoning change through the Basic Plan for the 581.06-acre site in the R-A and R-E Zones to the R-S Zone.

Grandfathering

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because the development proposal will be required to file a comprehensive design plan and a new preliminary plan application to reflect changes proposed under the Basic Plan.

Site Description

The subject property is approximately 581.06-acre site in the R-A and R-E Zones, located on the south side of McKendree Road down to the boarder of Charles County, bounded to the west by Gardner Road, and to the east by the Dobson Ridge preliminary plan of subdivision, 4-20002. Crain Highway (MD 301) is approximately 1,400 feet to the east of the property line. The majority of the site is within the Environmental Strategy Area 2 (formerly the Developing Tier), and the westernmost parcels, Parcels 6 and 8, are within the Environmental Strategy Area 3 (formerly the Rural Tier) as designated by *Plan Prince George's 2035 Approved General Plan* (2014). Parcels 6 and 8 are in the Priority Preservation Area. The property is within the *Approved Subregion 5 Master Plan and Sectional Map Amendment* (July 2013).

The mapped Green Infrastructure network on this site contains Regulated and Evaluation areas over a majority of the site. The Regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the Evaluation area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the *Countywide Green Infrastructure Plan (GI)* of the *Approved Prince George's Resource Conservation Plan* (May 2017) as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), Rare, Threatened and Endangered (RTE) species are not mapped on-site; however, confirmation from DNR is required to be provided during the development review process. The site fronts on McKendree Road and Gardner Road which are designated as scenic and historic roads. The *Master Plan of Transportation (MPOT)* (2009) designates Gardner Road as a collector roadway (C-532), and the eastern portion of McKendree Road as a major collector (MC-502).

The gross tract area of the site is 581.06 acres, with an approximate total of 387.36 acres of existing woodlands. The northern portion of Parcel 8 is subject to SE-2970, a reclaimed mining site. The property is not currently being used for farming and mining has not occurred on the property since approximately 1990. SE-4669 was approved for a haul road across the site to serve the abutting Robindale Mining site. A Forest Stand Delineation (FSD) was submitted with this application and a draft of the Natural Resources Inventory Plan was submitted for informational purposes only. The FSD will be reviewed with the formal review of the Natural Resources Inventory Plan (NRI). The property contains mapped Regulated Environmental Features (REF) including streams, wetlands, and 100-year floodplain. The site contains mapped forest interior dwelling species (FIDS) habitat. Marlboro Clays and Christiana Complexes are not mapped on site. The Mattawoman Creek is designated by the state as a Tier II waterway, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The *Environmental Technical Manual* requires the delineation of Tier II buffers as part of the NRI. The entire property is within the Mattawoman Creek Watershed, which is further discussed below.

The Woodland and Wildlife Habitat Conservation Ordinance (WCO) requires priority be placed on

the preservation and planting of stream corridors and emphasizes the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped Forest Interior Dwelling Species (FIDS) habitat, which is another high priority for preservation and enhancement of on-site woodland.

Conformance with the Criteria for Map Amendment Approval

The District Council cannot approve a Basic Plan unless it finds that the entire development meets the criteria for approval set forth in Section 27-195(b). With respect to criteria affecting the environment, that Subsection provides:

Section 27-195(b)(1)(A) and (E)

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;**
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or**
- (iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.**

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

In summary, and as will be explained in further detail in this referral, with the applicant's proffers, and staff's recommended conditions the proposed Basic Plan will meet the environmental criteria for approval. For example, with the applicant's proffers, the Basic Plan is found to conform to the specific recommendations of *Plan 2035*, the *Subregion 5 Master Plan and Sectional Map Amendment*, and the *Countywide Green Infrastructure Plan*. The principles and guidelines set forth in those Plans seek to preserve, enhance, and restore the County's natural and built ecosystems. If the proposed Basic Plan is approved without the applicant's proffers, and staff's recommended conditions, and the subject property is rezoned to R-S, the forest conservation threshold under the Woodland Conservation Ordinance (WCO) would be significantly reduced without compensation, resulting in a possible increase of density and loss of forest coverage on site that is not contemplated by the applicable master plans.

With the requested rezoning of the property to the R-S Zone, the applicant proffers the following:

- Provide a stream corridor assessment survey with a Natural Resources Inventory (NRI) plan review
- Meet the entire woodland conservation requirement for the proposed R-S Zone on-site

- Create new wetland, and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat
- Provide selective woodland understory enhancement focusing on habitat and biodiversity
- Provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

As a result, the applicant believes this will develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome.

The basic plan submitted by the applicant conceptually limits the crossings of the regulated environmental features to the areas where the existing mining haul road crosses, and the basic plan text describes the "minor disturbances to its tributaries for necessary infrastructure" (Amended Text and Statement of Justification dated June 4, 2021, Page 34).

The site was previously mined for sand and gravel and is currently fallow. Mining operations ceased around 1990. The areas within the mining LOD have regenerated over the 30+/- years since reclamation, but within that time frame have only achieved an early successional stage and without much species diversity. This is common on reclaimed mining sites due to the general lack of topsoil. A lack of species diversity and the time it took to regenerate to this early successional stage indicates poor overall health of the on-site ecosystem. The applicant's proffers along with staff's recommended conditions offer a unique opportunity to provide much needed ecosystem services within the Mattawoman and Timothy watersheds that would not likely be realized outside of the parameters set by this application. While woodland and tree canopy cover are high priorities for protection within the County, this application presents an opportunity to focus on the quality of the trees and the habitat they provide by enhancing the understory shrub and herbaceous layers within preservation areas. These efforts would not create more woodland but would focus on the health and increasing species diversity and long-term seed bank availability. The application also presents opportunity to focus on other extremely important habitats such as meadows for much needed pollinator habitat. There are currently no regulations for protection or creation of meadows despite their important role in the overall ecosystem. Wetland creation and enhancement will serve to improve the quality of water entering the Mattawoman and Timothy Branches for the subject site both within the parameters of existing Stormwater Management (SWM) regulations and beyond. In addition to the applicant's proffers, staff recommends conditions to establish a minimum acreage for the proffered habitat enhancements, to ensure that the recommendations outlined in the stream corridor assessment proffered by the applicant are realized, and to ensure that not only the minimum SWM requirements are met, but also go beyond. While the rezoning application will decrease the amount of woodland conservation required for development of the site, the applicant's proffers along with staff's recommended conditions will enhance the on-site ecosystem in a visionary way that will utilize innovative mechanisms to achieve overall ecosystem health on an otherwise degraded mining reclamation area.

The application as submitted shows a single entrance to serve the entire development. An arrow for a potential off-site connection is shown on the plan on the western side of proposed development Pod F. There may also be potential to connect to the north from development Pod G. The location of future traffic/ multi-modal connections must be evaluated for environmental impacts and placed

where the least amount of disturbance would be necessary while also meeting transportation regulations.

Also relevant is that the "Future Land Use Map (Map IV-1, Page 32, *Subregion 5 Master Plan and Sectional Map Amendment*) places parts of the property within the "Residential Low - transition areas" and "Future Stream Valley Park." The intent of the residential low-transition area development description is to provide a buffer between the developing tier (Currently described as Environmental Strategy Area 2) and the rural tier (Currently Environmental Strategy Area 3). The planned future stream valley park supports the conservation of the Mattawoman watershed as a Special Conservation Area by encouraging residential subdivision designs that incorporate large, natural undeveloped areas. As amended, the applicant does not propose any development within the rural tier (Environmental Strategy Area 3) and the additional density proposed in the transition area can be found compatible with the surrounding land uses in the lower R-S zone density ranges.

If the proposed Basic Plan is approved without the applicant's proffers, and staff's recommended conditions, and the subject property is rezoned to R-S, the forest conservation threshold under the Woodland Conservation Ordinance (WCO) would be significantly reduced without compensation, resulting in a possible increase of density and loss of forest coverage on-site that is not contemplated by the Plans. With the applicant's proffers and staff's recommended conditions this rezoning application can be found to promote the health, safety, and welfare of the present and future inhabitants of the Mattawoman Stream Valley portion of the Regional District.

Plan Prince George's 2035 Approved General Plan (2014)

Plan Prince George's 2035 located the majority of the property in the established community's growth policy areas and Environmental Strategy Area ESA-2, while the western portion of the site, Parcels 6 and 8, are in the rural and agricultural areas growth policy areas and ESA-3. Additionally, Parcels 6 and 8 are located within the Priority Preservation Area.

The Zoning Ordinance provides guidance regarding the impact and relationship of general plans with master plans and functional master plans. Specifically, Section 27-640 (a) of the Zoning Ordinance states the following regarding the approval of a general plan, and its effect on a previously approved master plan:

Sec. 27-640. Relationship between Master, General, and Functional Plans.

- (a) When Functional Master Plans (and amendments thereof) and General Plan amendments are approved after the adoption and approval of Area Master Plans, the Area Master Plans shall be amended only to the extent specified by the District Council in the resolution of approval. Any Area Master Plan or Functional Master Plan (or amendment) shall be an amendment of the General Plan unless otherwise stated by the District Council.**

Master Plan Conformance

The *Approved Subregion 5 Master Plan and Sectional Map Amendment* (July 2013) approved by the District Council is the current master plan for this area. The *Subregion 5 Master Plan* identifies Mattawoman Creek as one of three green infrastructure Primary Corridors. This Master plan included environmentally related policies and their respective strategies in the Environmental Infrastructure section.

The text in **bold** is the text from the Environmental Infrastructure Section of the master plan and the plain text provides comments on the plan conformance.

Woodlands, Wildlife and Habitat

Policies

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

Strategies Ongoing

- **Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.**
- **Protect the portions of the green infrastructure network that are outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.**
- **Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.**
- **Evaluate land development proposals in the vicinity of SCAs to ensure the SCAs are not impacted and that green infrastructure connections are either maintained or restored.**
- **Continue to implement the County’s Woodland Conservation and Tree Preservation Ordinance, which places a priority on the preservation of woodlands in conjunction with floodplains, wetlands, stream corridors, and steep slopes and emphasizes the preservation of large, contiguous woodland tracts.**
- **Preserve habitat areas to the fullest extent possible during the land development process.**

The mapped Green Infrastructure network on this site contains Regulated and Evaluation areas over most of the site. The Regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the Evaluation area is associated with the woodland adjacent to the stream valleys and provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the *Countywide Green Infrastructure Plan (GI)* of the *Prince George’s Resource Conservation Plan* (May 2017) as Special Conservation Area No. 10 (SCA), containing unique environmental features requiring careful consideration when proposing land development.

The “Future Land Use Map (Map IV-1, Page 32, Subregion V Master Plan and Sectional Map Amendment) places the property within the “Rural Tier,” “Residential Low – transition areas” and “Future Stream Valley Park.” The intent of the residential low-transition area development description is to provide a buffer between the developing tier (Currently described as Environmental Strategy Area 2) and the rural tier (Currently Environmental Strategy Area 3). With the revised submittal, the applicant proffers not to develop in the Rural Tier (Environmental Strategy Area 3). The planned future stream valley park supports the conservation of the Mattawoman watershed as a Special Conservation Area by encouraging residential subdivision designs that incorporate large, natural undeveloped areas. The Conservation Subdivision (24-152) development technique is encouraged because it prioritizes the preferred conservation areas and

developable areas. Conservation subdivisions require a minimum for conservation areas according to zone. The minimum conservation of land area for zones developed as a conservation subdivision are as follows: R-A Zone 50 percent, and the R-E Zones 40 percent.

The site is subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO) which requires 50-percent woodland conservation threshold in the R-A Zone and 25-percent in the R-E Zone. The combined woodland conservation threshold under the current zoning (R-A and R-E) would be 45.92-percent (168.61 acres). The proposed change to the R-S zone would significantly reduce the woodland conservation threshold to 20-percent (73.44 acres) and thereby the overall woodland requirements for the site, allowing more clearing and requiring less replacement than what is allowed under the current zoning.

As outlined throughout this memo, there are significant sensitive environmental features located on this site including the Mattawoman Creek and its tributaries.

As a condition of the rezoning of the property to the R-S zone, the Environmental Planning Section recommends in addition to the R-S woodland conservation requirement, the site also provides woodland conservation in the amount of the difference between the woodland conservation requirement under the R-S zone (currently calculated to be approximately 96.99 acres, which will vary depending on the ultimate clearing acreage) and the woodland conservation threshold under the existing zoning (168.61 acres). The difference currently calculated is approximately 71.62 acres and shall be met on an acre-for-acre basis with the creation and enhancement of wetlands with adjoining meadows, which are not to include stormwater structures.

While fundamentally the added density of the proposed zoning could generate more impervious surfaces than would be required to develop under the current zoning, the opportunity to provide the full woodland conservation requirement for the R-S Zone, along with the creation of both wetland and meadow habitat enhancement can benefit the spirit of the residential low-transitional areas envisioned with the Master Plan. Without the applicant proffer of limiting stream crossings to the areas of the existing haul road and impact for infrastructure, this added density would require both internal circulation and external connections for traffic, bicycle, and pedestrian use, potentially resulting in larger street sections and more stream crossings to accommodate. The applicant's proffer to minimize stream impacts and to enhance wetland and meadow wildlife habitat follows with the master plan goals of preserving and expansion of habitat in general, and the preservation of the Mattawoman Special Conservation Area which is specifically called out in the master plan. The Mattawoman Creek itself, along with its on-site tributaries are important wildlife corridors within Subregion 5 that are in need of protection.

The Master Plan Mattawoman Creek Trail follows the southern property line. The *Master Plan of Transportation* (MPOT) (2009) and the *Subregion 5 Master Plan* call for pedestrian connections and stream valley trails associated with the Timothy Branch and the Mattawoman Creek stream valleys. The *Subregion 5 and Countywide Green Infrastructure Plan* of the *Prince George's Resource Conservation Plan* (May 2017) also both identify these stream valleys as important for the preservation and enhancement of the existing REF. The plans as submitted show the general locations of the required trails; however, the final location of the trails should be determined with future applications and any impacts to the Regulated Environmental Features (REF) minimized to the extent possible.

With the addition of the applicants proffers and recommended conditions, the proposed zoning change can be found in conformance with the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the *Subregion 5 Master Plan* for the reasons outlined above.

B. Water Quality, Stormwater Management, and Groundwater Policies

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

Strategies Short Term

- Require nitrogen removal septic systems for all new development proposed within the Mattawoman watershed and retrofit existing septic systems within 1,000 feet of surface waters and tributaries. (The Maryland Department of the Environment offers a free septic-system upgrade through the Bay Restoration Fund.)
- As part of the countywide water resources functional plan, consider recommending the use of denitrification septic systems.
- Encourage replacement of telescoping wells in areas subject to falling groundwater levels. Broaden awareness of funding sources for well replacement.
- Identify locations without stormwater management or with poorly performing facilities that would be suitable for public and private stormwater retrofit projects.
- Support managed woodlands to promote sustainable forestry and provide clean water, improve stream health, stabilize soil, reduce nutrients, and sequester carbon through actively growing forests and tree biomass.
- Identify opportunities to establish streamside buffers, wetlands, and other wildlife habitat areas through the Conservation Reserve Enhancement Program (CREP). The program helps protect water quality in local streams and rivers by reducing soil erosion, controlling nutrient runoff, and increasing wildlife habitat.
- Encourage reduction of pesticides, herbicides, and fertilizers through Integrated Pest Management (IPM).

Ongoing

- Evaluate the yard waste recycling program and ensure that it is as environmentally sound as possible.
- Emphasize protection and preservation of the headwater wetlands and headwaters areas of streams to preserve and maintain area hydrology when reviewing land development proposals.
- Support groundwater recharge areas through techniques such as bioretention and rain gardens and enhance existing wetland areas and stream buffers to maintain groundwater recharge areas.
- Explore wastewater reuse to reduce demands for potable water for non-potable uses.
- Encourage protection of land along high-quality waters and in headwater areas of high-quality watersheds, especially Mattawoman Creek and Piscataway Creek, both of which contain Tier II waters.
- Strive to achieve or surpass established TMDLs in the Mattawoman and Piscataway Creeks.
- Evaluate applicability of tributary strategies in Subregion 5 during development review of

new projects.

- **Reduce or eliminate any potential flood hazards and prevent future flood hazards caused by new development and increased imperviousness.**
- **Protect and preserve existing forests and wetlands through existing land conservation and protection programs.**
- **Provide for expanded recreational and aesthetic opportunities in floodways and floodplains.**
- **Maintain, to the maximum extent practicable, the natural hydrologic patterns during development.**
- **Work with WSSC to reduce, respond to, and remediate sewer overflows.**
- **Complete stream corridor assessments for all watersheds in the subregion in support of the countywide watershed restoration efforts.**

In the Statement Of Justification (SOJ), the applicant indicates that they propose to preserve the Mattawoman Stream Valley and limit any impacts to its tributaries to necessary infrastructure. They propose to identify opportunities to afforest the existing regions within the stream valley that are currently not wooded and to restore or provide vegetative enhancement to the on-site tributaries and wetlands. However, with any increase in impervious area for development, the existing hydrology of the Mattawoman watershed on this site will be disrupted. The master plan calls for the maintenance of the natural hydrologic patterns during development to the maximum extent practicable. The proposed added density would negatively affect the existing hydraulic patterns post development; however, the site has been mined in the past and the applicant has proffered to minimize stream crossings and impacts by utilizing the existing haul road crossings, thereby reducing impacts.

Although Environmental Site Design (ESD) is required for managing stormwater quantities and qualities for new developments by the Department of Permitting, Inspections and Enforcement, (DPIE) more than minimum requirements should be provided for any development within close proximity to the Mattawoman Creek. The applicant plans for the SWM facilities to be separated from the natural Regulated Environmental Features (REF) to the extent practicable. Septic systems are not proposed, the new development is proposed to be connected to public water and sewer systems. Stormwater Management Facilities (SWM) will be reviewed by the Department of Permitting, Inspections and Enforcement (DPIE), and the applicant proposes to present ESD measures to treat both stormwater quantity and quality for the development, as required by Subtitle 32. In the applicant's SOJ dated June 4, 2021, several areas on the property have been identified to develop new wetlands and to enhance the existing wetlands which were created as a result of the prior mining operations. The goal of the proffered wetland enhancements is "to help further enhance the quality of water returning to the natural system." (SOJ Page 36). A Stream Corridor Assessment Survey was proffered to be conducted by the applicant to establish the health of the Mattawoman Stream Valley and its tributaries and wetlands on-site and identify the opportunities for restoration to be incorporated into the development. The completed Stream Corridor Assessment Survey shall be submitted with the NRI review materials.

The Mattawoman Creek is a Tier II watershed, which is considered a high-quality designation identified by the state. The *Subregion 5 master plan* calls for preservation of land along high-quality waters and in headwater areas of high-quality watersheds, especially Mattawoman Creek and Piscataway Creek, both of which contain Tier II waters. The plan accompanying the rezoning request shows the Mattawoman Creek and several of its tributaries; however, it does not show all

mapped streams on the site. The NRI required for subsequent development review processes will determine the regulatory status of the mapped streams, but because an NRI is not required for a zoning map amendment, the regulatory status of the mapped streams is not known at this time. The plan shows development envelopes outside of the floodplain, as required; however, it shows development pods over several mapped streams which are not shown on the development plan. The location of regulated streams shall be determined through the NRI process. Impacts to REF will not be supported for building purposes. The internal circulation symbols shown on the plan crosses several streams. With less density, the internal circulation would be designed to carry less traffic, pedestrians, and bicycles and therefore less crossings may be needed, and those crossings that are needed could be smaller to carry less traffic; however, the applicant has proffered to minimize stream crossings and impacts by utilizing the existing haul road crossings, thereby reducing impacts

With the addition of the applicants proffers and recommended conditions, the proposed zoning change can be found in conformance with the Water Quality, Stormwater Management (SWM), and Groundwater Policy of the Environmental Infrastructure Section within the *Subregion 5 Master Plan* for the reasons outlined above.

C. Watersheds: Mattawoman Creek

The *Subregion 5 Master Plan* states the following about Mattawoman Creek.

The Mattawoman Creek watershed encompasses 62,190 acres in Charles and Prince George's Counties. Approximately 27 percent of the watershed (16,500 acres) is in Prince George's County. It includes portions of Subregions 5 and 6, and portions of both the Developing and Rural tiers (Map V-2: River Basins and Watersheds). Mattawoman Creek has been recognized as "the best, most productive tributary to the Chesapeake Bay." The tidal wetlands of Mattawoman Creek are essential nursery areas for numerous species of fish, and the main stem and tributaries of the creek are among the Potomac basin's most important spawning waters. The Maryland 1999 Clean Water Action Plan identified Mattawoman Creek as a priority for restoration and protection. The portion of the creek in Prince George's County contains a listed Tier II water (Chapter II, Background), and land near the creek contains two Sensitive Species Project Review Areas (SSPRAs), and strategic forests under the state's Strategic Forest Land Assessment.

Policies

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

Strategies Short Term

- **Retain low density zoning in the Rural Tier to retain forest land, reduce the density of development, reduce the amount of impervious cover, and reduce the number of new septic systems.**

- **Adopt a Residential Low-Transition Area that would require conservation subdivisions, as recommended in Chapter IV: Land Use and Development Pattern. This would cluster development and reduce impervious surfaces and pollutant loads from runoff.**
- **Revise the countywide stormwater management ordinance to incorporate revisions in the Maryland Stormwater Design Manual (revised May 2009) and other enhanced stormwater management policies.**
- **Designate the Priority Preservation Area per the recommendations in Chapter IV. Three areas are proposed, including portions of the Mattawoman Creek watershed in Subregion 5 and two areas west of MD 210 (Map IV-6: Priority Preservation Area). A priority preservation area (PPA) is one where strong land use policies and preservation efforts ensure that development does not convert or compromise agricultural or forest resources.**

Ongoing

- **Incorporate stormwater management best management practices, especially in the future Brandywine Community Center, to increase infiltration and reduce run-off volumes.**
- **Require mining companies to achieve post mining reclamation that meets environmental needs, with a strong emphasis on reforestation, and consideration for grassland creation.**
- **Work with landowners to permanently preserve land in the Mattawoman watershed through existing land conservation programs.**
- **Encourage the retrofitting of existing septic systems in the watershed to reduce nitrogen run-off.**

The portion of the property located in the Environmental Strategy Area 3 (formerly Rural Tier) was revised by the applicant after comments were provided at the SDRC meeting to be preserved and not developed for residential uses or adding new septic systems. This area is now shown on the plan outside of the designated development areas as proposed green space and outlined in the SOJ as proposed for wetland creation for SWM purposes. This area is also mapped as a Priority Preservation Area (PPA) which is encouraged for preservation efforts in keeping with the master plan; however, the remaining policies under the watershed section of the master plan include an emphasis on retaining low density, retaining forest land, and reducing the density of development and the amount of impervious cover. The use of this area for wetland creation and SWM should be focused within open areas to the extent possible with minimization of woodland clearing to serve such purposes.

There is also an emphasis on a Residential Low-Transition Area that would require conservation subdivisions, as recommended in Chapter IV: Land Use and Development Pattern of the *Subregion 5 Master Plan*. This would cluster development and reduce impervious surfaces and pollutant loads from runoff. A conservation subdivision is not proposed. The applicant proposed to minimize impervious surfaces through the clustering of the R-S development in a similar manor as conservation subdivisions to preserve the REF to the greatest extent practicable. Although this zoning map amendment proposes an increase of available density for this property, the density range proposed is the lower range required for the R-S Zone. The basic plan submitted by the applicant conceptually limits the crossings of the regulated environmental features to the areas where the existing mining haul road crosses, and the basic plan text describes the “minor disturbances to its tributaries for necessary infrastructure” (Amended Text and Statement of Justification dated June 4, 2021, Page 34).

With the addition of the applicant’s proffers and recommended conditions, the proposed zoning

change can be found in conformance with the Watersheds Policy of the Environmental Infrastructure Section within the *Subregion 5 Master Plan* for the reasons outlined above.

D. Chesapeake Bay Critical Area

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

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

E. Air Quality and Greenhouse Gas Emissions Policies

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

The prior uses of this property of mining and farming will be eliminated. The applicant states in the SOJ that they develop with environmentally friendly low volatile organic compound materials in their buildings to reduce their carbon footprint. The methods proposed will be reviewed by the Urban Design Section during subsequent reviews.

G. Noise Intrusion Policy

- **Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.**

Strategies Ongoing

- **Evaluate development and redevelopment proposals in areas subject to significant noise intrusions using Phase I noise studies and noise models.**
- **Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater.**
- **Provide for the use of noise reduction measures when noise issues are identified.**
- **Require development within 65 dBA Ldn and greater noise exposure areas to be properly protected from the transmission of noise with barriers that affect sound propagation and/or the use of sound absorbing materials in construction.**
- **Work with the Maryland State Highway Administration to ensure that as state roads such as MD 5 and US 301 are upgraded, appropriate noise reduction measures are incorporated into the roadway design.**

This proposal will not generate excessive noise.

H. Sand and Gravel Mining Strategies

- **Continue to review proposed mining projects for impacts on the integrity of the master plan, using the following guidelines:**
 - * **Mining operations should minimize impacts on scenic, historic, cultural, or recreational**

assets.

*** Post-extraction uses should support the plan's preservation goals with mined land reclaimed for agricultural and forest uses.**

*** Additional considerations for post-extraction uses should be community uses such as parks and trails.**

The property includes areas that were part of mining operations which are no longer in use. The applicant contends in their SOJ that since these areas are in close proximity to the Mattawoman Stream Valley, that agricultural uses are inappropriate, and these areas should be reclaimed as part of the community as programmed open spaces and restored woodlands. The proposal considers a trail system to connect with the stream valley trail.

The property is currently fallow land. An agricultural use would have less impervious surfaces than the proposed development and would not disrupt the existing hydrology; however, the applicant has proffered to minimize stream crossings and impacts by utilizing the existing haul road crossings, thereby reducing impacts. As stated previously, DPIE requires Environmental Site Design (ESD) with new development, however additional measures would be required to fully protect the Mattawoman watershed. In the applicant's SOJ dated June 4, 2021, several areas on the property have been identified to develop new wetlands and to enhance the existing wetlands which were created as a result of the prior mining operations. The goal of the proffered wetland enhancements is "to help further enhance the quality of water returning to the natural system." (SOJ Page 36) and for the enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat and selective woodland understory enhancement focusing on habitat and biodiversity to reclaim the areas previously mined to provide additional areas of protection for the Mattawoman Stream Valley.

Summary of Subregion 5 Master Plan Conformance

With the addition of the applicants proffers and recommended conditions, the proposed application to rezone 581.06-acres in the R-A and R-E Zones to the R-S Zone can be found to meet the intent of the Environmental Infrastructure Section within the *Subregion 5 Master Plan* because the approval would result in a clustering of the proposed development in a similar manner to the conservation subdivision development technique, provide additional protection for the Mattawoman Stream Valley which will additionally increase the wildlife habitat areas and provide a better reclamation of the prior mining site.

Conformance with the Green Infrastructure Plan

The entire site is mapped within the Green Infrastructure Network as delineated in accordance with the *Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan (2017)*. The mapped Green Infrastructure network on this site contains Regulated and Evaluation areas over a majority of the site. The Regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the Evaluation area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the *Countywide Green Infrastructure Plan (GI)* as SCA No. 10, containing unique environmental features requiring careful consideration when proposing land development. The main stem of the Mattawoman Creek is located on the southern portion of the site. Among the policies and strategies of the 2017 *Green Infrastructure Plan (GI)*, there is a requirement that Special Conservation Areas (SCA) and the critical ecological systems supporting them are preserved, enhanced, connected, restored, and protected. These are areas of

countywide significance in need of special attention because they contain unique environmental features that should be carefully considered when land development proposals are reviewed in the vicinity to ensure that their ecological functions are protected or restored and that critical ecological connections are established and / or maintained to the areas.

Implementation of the Green Infrastructure Plan: Policies and Strategies

Preserving, Enhancing, Connecting, Restoring, Protecting, and Maintaining a Green Infrastructure Network

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

Strategies

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.**
- 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 Mattawoman Stream Valley is designated as a SCA in the Green Infrastructure Plan. Any development proposed in this SCA should strive to preserve, enhance, and restore the green infrastructure network to ensure that the County's environmental resources are maintained and preserved to the fullest extent practicable. The review of a Stream Corridor Assessment Survey to establish the health of the Mattawoman Stream Valley and its tributaries and wetlands on-site at the time of NRI review will help with this policy in guiding the development pattern.

The prior submitted documents for this zoning map amendment provided the potential for increased density to this SCA, and a loss and possible disruption of ecosystem services. As amended, this applicant proffers that the development would have a stream corridor assessment survey with the Natural Resources Inventory (NRI) review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with

adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective ESD planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome. The *Countywide Green Infrastructure Plan* maps regulated and evaluation areas on this property. Evaluation areas are important as an opportunity to preserve and restore areas to provide connectivity between the Timothy Branch and Mattawoman stream valleys.

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

2.1 Identify opportunities for implementation of the GI Plan as new master and sector plans are prepared by reviewing the local green infrastructure network boundaries with respect to:

- a. Areas of local significance.
- b. Opportunities for connectivity through the designation of Network Gaps.
- c. Areas designated in local green infrastructure or sustainability plans that are in need of conservation.
- d. Historic properties with environmental significance.
- e. Specific areas in need of mitigation or restoration.

2.2 Revise applicable ordinances and/or standards to allow the use of flexible design standards to: minimize impervious surfaces; reduce fragmentation of existing forests and habitats; establish new linkages through planting and/or restoration; and minimize ecological impacts.

- a. Prepare and adopt flexible design standards to allow alternative designs in areas where development is encouraged, such as the Plan 2035 designated Downtowns, Regional Transit Districts, the Innovation Corridor, and Local Centers.

2.3 Strengthen regulations where environmental conditions warrant and provide greater flexibility where development is targeted.

- a. Strictly limit development impacts to regulated environmental features to activities that are absolutely necessary and unavoidable for construction of road crossings, the installation of necessary public utilities, or the placement of stormwater outfalls when no alternatives are feasible.
- b. Allow impacts to regulated environmental features as appropriate to accommodate new development and redevelopment within designated Downtowns, Regional Transit Districts, the Innovation Corridor, and Local Centers and where needed to accommodate planned development on constrained sites. Mitigation for these impacts should be provided as close to the area of impact as possible.
- c. Evaluate streamlining the woodland and landscaping requirements for urban redevelopment and infill development projects by revising the existing requirements regarding open/green spaces, woodland conservation, and tree canopy coverage into a comprehensive Green Area Ratio requirement.

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.

This site is not within a *Plan 2035* designated area where development is encouraged, and the environmental regulations should remain intact. Any development application should be made to minimize impervious areas and reduce fragmentation of the Green Infrastructure Network.

A Stream Corridor Assessment Survey was proffered to be conducted by the applicant to establish the health of the Mattawoman Stream Valley and its tributaries and wetlands on-site and identify the opportunities for restoration and enhancement to be incorporated into the development. The applicant should look for opportunities to afforest, to increase the woodland conservation areas above minimum requirements, to preserve buffers to the Mattawoman Creek and its tributaries.

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

3.1 Continue public acquisition of land and easements in stream valleys designated in the Land Preservation Parks and Recreation Plan.

The planned Mattawoman Stream Valley Park is located along the southern portion of the property. Any required park dedication will be reviewed by the Parks Department and the Transportation Planning Section at time of preliminary plan of subdivision (PPS). In review of the future park and trail, emphasis should be placed on the conservation of the Mattawoman watershed in its entirety with limited impacts to the regulated environmental features.

3.2 Ensure that immediate and future impacts to the green infrastructure network are minimized, if not avoided, when public facilities and infrastructure are constructed.

a. Strategically plan and fund public infrastructure, such as stormwater management facilities and sewer and water lines, to support the desired development pattern of Plan 2035 and concentrate growth outside of the green infrastructure network in so far as possible.

b. Consider modifying the review process for public facility and infrastructure projects to prioritize those that have a reduced impact on the environment or that include ecological restoration as a key element.

c. Ensure that public facilities and infrastructure consider the impacts of sea level rise and extreme weather events in their designs.

d. Minimize forest and ecosystem fragmentation when public facilities are built in the green infrastructure network and maintain ecological functions of the network.

e. Collocate utilities in urban settings to reduce or minimize the impact on the green infrastructure network. Consider establishing a framework to hold regular/annual meetings with utilities in order to coordinate planning investment and development needs.

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.

The proposed added density will require both internal circulation and external connections for traffic, bicycle, and pedestrian use, potentially resulting in larger street sections and more stream crossings to accommodate. In keeping with the goals of the master plan, the applicant proffers to limit road crossings to where the existing mining haul road crosses the existing REF. Impacts to other areas of the REF for infrastructure, roads and trails should be avoided to minimize fragmentation and maintain the green infrastructure network to the fullest extent practicable. This can be accomplished by installation of the fewest stream crossings with the narrowest cross sections allowed under code.

3.4 Ensure full compliance with and enforcement of all existing regulations including the Chesapeake Bay Critical Area (CBCA) and the Woodland and Wildlife Conservation Ordinance.

3.5 Encourage interior forest restoration and preservation by creating exclusion or limited use areas where forest interior dwelling bird species (FIDS) habitat is present on public lands.

The site is not within the Chesapeake Bay Critical Area (CBCA). With the project's location within a SCA, the development shall provide full compliance with the WCO. As stated in the revised SOJ, the applicant proffers a stream corridor assessment survey with the Natural Resources Inventory (NRI) review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective ESD planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome with the focus of providing expanded wildlife habitat that builds on the Mattawoman and Timothy Branch Stream Valleys.

The minimum thresholds established in the WCO are based on zoning categories set by the state. Higher density residential zones require a lower woodland conservation threshold than lower density residential zones. The applicant provided on the plan that the total acreage of the site is 581.06 acres, with an approximate floodplain area of 213.84 acres resulting in a net tract area of approximately 367.22 acres (Net Tract Area =Gross Tract Area-Floodplain). The plan shows 183.80 acres of net tract woodland and approximately 203.56 acres of wooded floodplain. PGAtlas maps the floodplain over the R-A Zoned property, which are Parcels 6, 8, and 10. Using these estimates, a draft standard Woodland Conservation Worksheet was run utilizing the existing zones of the property and the existing woodland and floodplain estimates provided by the applicant. The resulting woodland conservation threshold under the current zoning would be 45.92 percent or 168.61 acres. This zoning map amendment to rezone the property to R-S Zone would result in a reduced woodland conservation threshold to 20 percent or 73.44 acres, resulting in an estimated loss of almost 95.17 acres of woodland conservation requirement.

While this potential reduction of a minimum woodland conservation requirement is not generally supported within the special conservation area of the Mattawoman Stream Valley, this applicant proffers that the development would have a stream corridor assessment survey with the Natural Resources Inventory (NRI) review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome. The above proffer by the applicant would provide expanded wildlife habitat that builds on the Mattawoman and Timothy Branch Stream Valleys. The proffered habitat enhancement and meadow and wetland creation offers a unique opportunity to provide much needed quality habitat within the Mattawoman and Timothy watersheds that would not likely be realized outside of the parameters set by this application. While woodland and tree canopy cover are high priorities for protection within the county, this application presents an opportunity to focus on the quality of the trees and the habitat they provide and also presents opportunity to focus on other extremely important habitats such as meadows for much needed pollinator habitat.

Improving Surface and Ground Water Quality

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.

The proposed rezoning could potentially increase the impervious area and affect the hydrology of the land, which would not be in conformance with the Green Infrastructure Plan. The increased impervious area that accompanies the increased density was not anticipated by the *Countywide Green Infrastructure Plan*, or the *Subregion 5 Master Plan*; however, a Stream Corridor Assessment Survey was proffered to be conducted by the applicant to establish the health of the Mattawoman Stream Valley and its tributaries and wetlands on-site and identify the opportunities for restoration to be incorporated into the development. The results of the proffered Stream Corridor Assessment may indicate the need for stream restoration which should be pursued if indicated. While it is not likely that the streams within close proximity to the main branches of the Timothy and the Mattawoman would require restoration, the on-site tributaries may warrant restoration due to the past mining activities. The applicant further proffers to minimize stream crossings and impacts by utilizing the existing haul road crossings, thereby reducing impacts.

DPIE requires ESD as a standard with new development, however additional measures would be required to fully protect the Mattawoman watershed. The proffered creation and enhancement of wetlands and meadows that would focus on the expansion of wildlife habitat on the property beyond the edges of the Mattawoman and Timothy Stream Valleys would enhance water quality. The created wetland and meadow habitat shall not include SWM structures to the extent practicable. Environmental Site Design SWM treatment facilities are required by code to be utilized

and the applicant stated their intent to preserve the Mattawoman Stream Valley to the fullest extent and to limit any impacts to its tributaries to necessary infrastructure.

Preserving, Enhancing, and Restoring Canopy Coverage

POLICY 7: Preserve, enhance, connect, and restore 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.

7.3 Improve the success rate of removal of invasive plant projects by providing standards for the initial removal and maintenance to ensure long-term eradication. Resources need to be allocated and partnerships with volunteer or other organizations are needed to ensure long-term success of invasive plant removal projects.

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.

Forest Canopy Strategies

7.10 Continue to focus conservation efforts on preserving existing forests and ensuring sustainable connectivity between forest patches.

7.11 Improve the success of afforestation and reforestation efforts by requiring that the plantings be: conducted in uncompacted soils with adequate organic matter, planted with planting of stock larger than seedlings, and provided protections from and management of competing vegetation.

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.

Due to the classification of the Mattawoman Creek Stream Valley as a SCA, the woodland conservation requirements must be met on-site to enhance and restore the forest canopy in keeping with the Green Infrastructure policy to preserve, enhance, connect, and restore forest and tree canopy coverage. In using the existing woodlands and approximate area of the floodplain provided by the applicant, the current zones of R-A and R-E would result in a woodland conservation threshold of 45.92-percent. A rezoning of the same property to the R-S Zone results in a reduced woodland conservation threshold to 20 percent. This is a reduction to the minimum conservation threshold of approximately 25.92-percent, which staff estimates to be 95.17 acres of lost woodland conservation requirement. While this potential reduction of a minimum woodland conservation requirement is not generally supported within the special conservation area of the Mattawoman Stream Valley, this applicant proffers that the development would have a stream corridor assessment survey with the NRI review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective ESD planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop

and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome. The above proffer by the applicant would provide expanded wildlife habitat that builds on the Mattawoman and Timothy Branch Stream Valleys.

Summary

With the applicant proffers, and the recommended conditions, the Basic Plan can be found in conformance with the *Plan 2035*, the *Subregion 5 Master Plan and Sectional Map Amendment*, and the *Countywide Green Infrastructure Plan*, and reflects the intent of the Woodland Conservation Ordinance (WCO) through the additional environmental reviews such as the submittal of a stream corridor assessment survey with the Natural Resources Inventory (NRI) review, the proffer to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the proposed creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, the selective woodland understory enhancement focusing on habitat and biodiversity, the addition of ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome. The applicant further committed to minimization of stream crossing impacts by utilizing the existing haul road crossings with a minimal impact footprint. The above proffer by the applicant along with recommended conditions would provide expanded wildlife habitat that builds on the Mattawoman and Timothy Branch Stream Valleys.

Environmental Review

Existing Conditions/Natural Resource Inventory (NRI)

An NRI is not required as part of a zoning amendment application; however, an approved NRI covering the land area included in the application is required with future review applications. The applicant submitted draft NRI information with this application for informational purposes and is preparing for an NRI to officially be submitted for review. A Stream Corridor Assessment Survey was proffered to be conducted by the applicant to establish the health of the Mattawoman Stream Valley and its tributaries on-site which would identify the opportunities for stream restoration to be incorporated into the development. This information was proffered as part of the review materials for the NRI. The wetland delineation and forest stand delineation information required with the NRI will inform opportunities for forest and wetland enhancement. No further information is needed at this time.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The requested change in use will result in a significant decrease to the Woodland Conservation Threshold which is currently 50-percent in the R-A Zone and 25-percent in the R-E Zone. A draft of a woodland conservation worksheet of the included zones of the property results in a combined minimum woodland conservation threshold of 45.92 percent or 168.61 acres. The proposed zone R-S Zone will have a minimum woodland conservation threshold of 20-percent or 73.44 acres. This is a reduction to the minimum conservation threshold of approximately 25.92 percent, which staff estimates to be 95.17 acres of lost woodland conservation requirement. While this potential reduction of a minimum

woodland conservation requirement is not generally supported within the special conservation area of the Mattawoman Stream Valley, this applicant proffers that the development would have a stream corridor assessment survey with the Natural Resources Inventory (NRI) review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall health of the Mattawoman's floodplain biome. The above proffer by the applicant would provide expanded wildlife habitat that builds on the Mattawoman and Timothy Branch Stream Valleys. All future applications will require Tree Conservation Plans in accordance with the current regulations and to include the applicant proffers.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual."

An FSD report was submitted with this application for informational purposes. While the FSD will not be finalized until the NRI is reviewed and approved, the draft FSD information provided indicates that 223 specimen trees are located on-site. A variance request for the proposed removal of specimen trees shall be submitted with the acceptance of the PPS or associated case. Every effort shall be made to preserve specimen trees to the extent practicable.

Regulated Environmental Features

There is Primary Management Area (PMA), comprised of Regulated Environmental Features (REF), which include floodplain, streams and associated buffers, steep slopes, and wetlands with their associated buffers. Under Section 27-521(a)(11) of the Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REF in a natural state to the fullest extent possible. A letter of justification with exhibits shall be submitted for review prior to the acceptance of the PPS, or associated case, for any impacts proposed to REF's.

Stormwater Management

A Site Development Concept will be reviewed by the DPIE and should be submitted for review with the acceptance of the PPS.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's

Soil Conservation District (PGSCD) requirements. This buffer is required to be shown on the NRI. Redundant erosion and sediment control measures may be required on the Erosion and Sediment Control Plan reviewed by the Soil Conservation District. The limits of development on the Erosion and Sediment Control Plans must match the limits of development on the Site Development Plan and the Tree Conservation Plans.

Scenic and Historic Roads

McKendree Road is designated as a historic road and Gardner Road designated as a scenic road in the *Approved Countywide Master Plan of Transportation* (November 2009). A portion of McKendree Road has the functional classification of a major collector (MC-502). The *Master Plan of Transportation* (MPOT) includes a section on Special Roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the Design Guidelines and Standards for Scenic and Historic Roads.

The Prince George's County Landscape Manual addresses the requirements regarding buffers on scenic and historic roads. These provisions will be evaluated at the time of the review of the specific design plan. Adjacent to a historic road, the Landscape Manual requires a Section 4.6 landscape buffer (Buffering Development from Special Roadways) based on the development tier (now ESA 2 and 3). In ESA2, the required buffer along a historic road is a minimum of 20 feet wide to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings. In ESA 3, the required buffer along a historic road is a minimum of 40 feet wide to be planted with a minimum of 160 plants per 100 linear feet of frontage, excluding driveway openings. Landscaping is a cost-effective treatment which provides a significant visual enhancement to the appearance of a historic road.

The Special Roadway buffer must be located outside of the right-of-way and public utility easements, and preferably by the retention of existing good quality woodlands, when possible.

Summary

If the proposed Basic Plan is approved without the applicant's proffers, and staff's recommended conditions, and the subject property is rezoned to R-S, the forest conservation threshold under the Woodland Conservation Ordinance (WCO) would be significantly reduced without compensation, resulting in a possible increase of density and loss of forest coverage on site that is not contemplated by the Plans. With the applicant's proffers and staff's recommended conditions this rezoning application can be found to promote the health, safety, and welfare of the present and future inhabitants of the Mattawoman Stream Valley portion of the Regional District.

With the requested rezoning of the property to the R-S Zone, the applicant proffers the following: a stream corridor assessment survey with the Natural Resources Inventory (NRI) review, to meet the entire woodland conservation requirement for the proposed R-S Zone on-site, the creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat, selective woodland understory enhancement focusing on habitat and biodiversity, ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology, and to develop and foster an interconnected community of complimentary micro-ecosystems, established through local hydrology that benefits the overall

health of the Mattawoman's floodplain biome. The basic plan submitted by the applicant conceptually limits the crossings of the Regulated Environmental Features (REF) to the areas where the existing mining haul road crosses, and the basic plan text describes the "minor disturbances to its tributaries for necessary infrastructure" (Amended Text and Statement of Justification dated June 4, 2021, Page 34).

With the applicant's proffers, and the recommended conditions, this rezoning application can be found to meet Section 27-195(b)(1)(A) and (E) of the Zoning code.

The Environmental Planning Section provides the following conditions for consideration with the approval of A-10059.

1. Prior to acceptance of the Comprehensive Design Plan review:
 - a. The approved NRI shall be submitted which shall include a Stream Corridor Assessment Survey prepared in accordance with the Maryland Department of Natural Resources Stream Corridor Assessment Survey Protocols. The Survey shall establish the health of the Mattawoman Stream Valley and its tributaries and wetlands on-site and identify the opportunities for restoration and enhancement to be incorporated into the development.
 - b. The results of the Stream Corridor Assessment survey shall be reviewed by the applicant and the restoration and enhancement opportunities proffered by the applicant with the rezoning application shall be evaluated and presented with the CDP application.
 - c. The TCP shall show the entire woodland conservation requirement for the R-S Zone being met on site.
2. The applicant shall provide the creation of wetlands and meadows as well as forest, as well as habitat enhancements for wetland, meadow, and forest on-site, which are not to include stormwater structures. These enhancements shall be provided at an acre-for-acre basis that is equal to the difference between the woodland conservation requirement under the R-S zone (currently calculated to be approximately 96.99 acres, which will vary depending on the ultimate clearing acreage) and the woodland conservation thresholds under the existing R-A and R-E zoning (168.61 acres). The difference is currently calculated to be approximately 71.62 acres. How this requirement will conceptually be met shall be provided with the CDP application in the form of a habitat mitigation and enhancement plan. Each subsequent development application shall include greater detail regarding this requirement. All details regarding this requirement shall be finalized and shown on the SDP and associated TCP2 prior to their certification.

If you have any questions concerning this review, please contact me by e-mail at Suzanne.Nickle@ppd.mncppc.org or call 301-952-3650.

DOBSON FARMS

Zoning Map Amendment A-10059

Basic Plan Text

and

Statement of Justification

February 3, 2021

I. INTRODUCTION

A. PROPERTY LOCATION AND DESCRIPTION

Dobson Farms is located in the southernmost part of Prince George’s County. The “Property” is south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardener Road. It expands northward, west of McKendree Village. The 731.70± acre Property can be found on Tax Maps 154 and 164. Detailed parcel information can be found in Appendix “A.”

The Property has been farmed extensively; more recently, the property was the site of surface mining operations. While the central portion of the Property has been cleared for the mining operation, northern, eastern and southern areas remain generally wooded, especially along Mattawoman Creek and Timothy Branch.

Timothy Branch and Mattawoman Creek provide stunning views and are important environmental assets. The Basic Plan takes full advantage of these features while preserving these environmental treasures to the fullest extent possible.

B. PURPOSE OF THE APPLICATION

D.R. Horton, the “Applicant,” seeks a rezoning on the subject Property from the R-R (Rural Residential), R-E (Residential Estate), and R-A (Residential-Agricultural) Zones to the R-S (Residential-Suburban 2.7 to 3.5 dwellings/acre) Zone. In consideration of this request, the Applicant seeks approval of a Basic Plan (Exhibit A) in accordance with Part 3, Division 2, Subdivision 3 of the Zoning Ordinance.

C. NEIGHBORHOOD LAND USE AND ZONING

The Applicant suggests the following neighborhood for zoning purposes:

North: Accokeek Road
East: Crain Highway
South: Mattawoman Creek
West: Gardener Road

Much of the Neighborhood is in the R-A Zone, with R-E, R-R, T-H and C-M zoning throughout (See Exhibit B). The R-T abuts the Property to the east, and the C-M sits between the R-T and Crain Highway. The neighborhood is largely undeveloped and generally wooded. The north and central properties have been—or currently are—surface mining operations. Much of the neighborhood was farmed at one time, and in the 40 years of the 1970s through 2000s, Potomac Ridge/Southview Golf Course came and went. Club Estates, a subdivision of single-family homes in the R-E Zone, fronts McKendree Road. A few homes are found along Accokeek and McKendree Roads and Crain Highway. The townhouse and commercial properties are an active farm.

II. MASTER PLAN AND GENERAL PLAN

The Property is found in the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* (“Master Plan” and “SMA”). The overall vision for Subregion 5 is:

Communities will have a system of sidewalks and multiuse trails connecting to parks, open space, recreation centers, and other destinations.

In the Piscataway, Mattawoman, and Potomac watersheds, land along the periphery of the County, is preserved to protect the landscape, rivers, creeks, forests, farms, and rich history that defines and unites the subregion. Historic sites and new businesses complement each other to promote tourism, which will encourage visitors to experience agricultural and rural lifestyles first hand. The rural character of the region is preserved through measures that minimize sprawl and protect cultural, natural, and agricultural resources. Existing agricultural and mineral resources serve as catalysts for economic activities conducted in an environmentally sensitive manner. (p. 27)

The Master Plan also includes *specific visions for the three subareas, Accokeek, Brandywine, and Clinton/Tippett*. Brandywine is in the southeast section of the Subregion and includes the entire Property. The Vision for the Brandywine area is:

Brandywine develops into the center envisioned in the 2002 Prince George’s County Approved General Plan. It is a large, mixed-use community within the MD 5/US 301 corridor with transit-oriented neighborhoods designed so residents and employees can walk to nearby bus or light rail commuter stations. A variety of housing choices are available to residents, from apartments to single-family dwellings, and there are many opportunities to shop, dine, and be entertained. A well-planned road network allows local traffic to circulate

throughout the community without relying, on the regional highway network. A key feature in Brandywine is the network of pedestrian trails and bike paths that connect living areas to schools, shops, and parks. East of Brandywine is the original village of Brandywine, is a vital part of the larger community and includes one-of-a-kind restaurants and small shops along a traditional main street, MD 381. West of Brandywine, the land uses transition to rural, low density residential development. (p. 28)

A low- to medium-density development of townhouses and single-family homes perfectly fits the Brandywine Vision. Key ingredients of the proposed Basic Plan include a variety of housing types, open spaces with pedestrian paths and sidewalks, bike paths and lanes connecting residents with a series of private recreational facilities throughout the community. It also provides easy access to the emerging Brandywine Center, an auto-reliant Local Town Center along Crain Highway just to the north.

The Future Land Use Map (Map VI-1; p. 32), recommends the Property, going from east to west, for Residential Low, Residential Low Transitions, and Rural future land use. The Master Plan, on Page 33, discusses these areas.

Residential Low areas are designated for single-family detached homes with up to 3.5 dwellings per acre.

Residential low—transition areas are designated to provide a transition to less dense areas and a transition to environmentally sensitive areas such as Mattawoman Creek. The Master Plan “strongly recommends” Conservation subdivisions, which it describes as “clustered, to be built in less environmentally sensitive areas,” with minimum conservation area requirements. (p. 33) They “provide for more environmentally-sensitive residential subdivision design, which is particularly important in the Mattawoman Creek watershed where the protection of water quality is paramount.” (p. 33)

Rural areas “Consistent with 2002 General Plan policy” are “envisioned to protect large amounts of land for woodland, wildlife habitat, recreation and agriculture pursuits, and to preserve the rural character and vistas that now exist.” (p. 33)

The thrust of the Master Plan recommendations for these three land use areas is to limit density and preserve large areas of woodland and environmentally sensitive areas. The Basic Plan map includes a density below the recommended maximum in the Residential Low area and a Concept Plan (Exhibit C) that clusters development away from the environmentally sensitive areas associated with Mattawoman Creek and its tributaries.

Great care has been taken in the conceptual design. The Basic Plan intends a high-quality suburban development with a network of open space, private recreational facilities and trails, in line with the overall goals of the Master Plan. (p. 35)

The portions of Brandywine not in the Village of Brandywine, are envisioned “as being primarily low density residential. Much of the future residential development would be in large master-planned subdivisions, particularly in the northern and western portions of the community, such as Saddle Creek and the Estates at Pleasant Valley.” (p. 42)

This southeastern portion of Brandywine is also prime for such large master-planned subdivisions as it is very close to Brandywine Local Town Center just north of the Property on Crain Highway. The Brandywine Local Town Center was later identified in *Plan Prince George’s 2035* (“Plan 2035”) as an automobile dependent center. New homes in the area can catalyze the further development in the center.

As the proposed basic plan provides this large scale development within reach of the Brandywine Local Town Center, it does so with respect for the environment. The Master Plan goes into much detail with respect to the environmental value of the area. Much of the Property is in the Evaluation and Regulated Areas designated by the 2017 *Prince George’s County Resource Conservation Plan* (“RCP”). The RCP describes the Mattawoman Creek Stream Valley:

Mattawoman Creek and its tidal and nontidal wetlands are among the most productive finfish spawning and nursery streams in the Chesapeake Bay region. The wetland areas support unusually large numbers of fish-eating wildlife, especially great blue herons, great egrets, bald eagles, and blackcrowned night herons. The tidal wetlands contain the largest concentration of nesting wood ducks in Maryland. The quality of the water entering the stream systems in the watershed is of particular concern. (p. 35)

The Basic Plan illustrative shows the great care taken to preserve the Mattawoman Creek; at the comprehensive design plan stage, more specific design decisions will ensure that this Prince George’s County gem will be preserved to the fullest extent possible; the Applicant recognizes the remarkable value of the Mattawoman Creek as both an environmental resource and as an asset to the proposed community.

The Master Plan also identifies several historic sites and resources in the Brandywine area. The closest Historic Resource is the McKendree Church Cemetery (85A-020) on the north side of Accokeek Road, west of McKendree Road, approximately 1.2 miles northwest of the Property

along McKendree and Accokeek Roads, or 0.9 miles as the crow flies. The nearest Registered Historic Site is the Asbury Church and Cemetery (84-014) at the intersection of Gardener and Accokeek Roads. It is approximately 2.5 miles along Gardener Road to the northwest, or 1.8 miles is a straight line. No impacts to McKendree Church Cemetery or Asbury Church and Cemetery (or its environmental setting) are envisioned by the proposal.

Subsequent to the 2013 approval and adoption of the Master Plan, in 2014, the County approved a new general plan, *Plan Prince George's 2035* ("Plan 2035"). Plan 2035, which provides a new vision for Prince George's County, abandons the three tier structure of the 2002 General Plan, and creates new Growth Policy Areas in the County. These include:

- Regional Transit Districts
- Local Centers
- Employment Areas
- Established Communities
- Future Water and Sewer Service Areas
- Rural and Agricultural Areas

Plan 2035 placed most of the Property in the Established Community Growth Policy Area. Plan 2035

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

The Property is in three Water Categories W-3, W-4, and W-6, and three Sewer Categories S-3, S-4 and S-6. The W-6 and S-6 Categories cover the western portion of the Property. These W-6 and S-6 Category areas are in a smaller portion of the Property—in its western section—and are in the Rural and Agricultural Growth Policy Area. Within the Rural and Agricultural Growth Policy Areas, Rural areas are

home to low-density residential communities served by well and septic, significant natural resources, and important historic scenic roads and viewsheds. Plan 2035 recommends Rural Areas remain low density residential or support park and open

spaces land uses and focuses new investment on maintaining existing infrastructure
(p. 20)

The portion of the Property in the Rural and Agricultural Areas and the W-6 and S-6 Categories is a small in the west of the Property. Low density is defined in Plan 2035 as being up to 3.5 dwellings per acre. (p. 100) The Basic Plan illustrative plan shows this area to be developed with larger lot, single-family detached homes in a less dense pattern than the rest of the proposed development, consistent with the recommendations of Plan 2035.

Beginning on Page 100, Plan 2035 sets forth the following 12 Land Use and 8 Housing and Neighborhood Policies. These policies include goals and strategies aimed at promoting the health, safety and welfare of current and future residents and workers. The policies aim to direct higher density development to Regional Transit Districts and Local Centers, and aim to ensure that a mix of housing is provided, including accessibility and affordability across the County and within developments. Dobson Farms meets these goals. Not all of the policies are within an Applicant's control, but Dobson Farms helps advance those that are.

LAND USE POLICIES

POLICY 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.

Goals

LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).

LU1.2 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.

LU1.3 Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired population and employment targets set forth by the Center Classification System (see Table 16).

LU1.4 Annually review and report on county growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.

LU1.5 Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).

LU1.6 Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.

RESPONSE: The County is currently undertaking a Countywide Map Amendment (CMA) process. The Zoning Ordinance and Subdivision Regulations have been completely overhauled and the revisions approved, but they will not take effect until the CMA is adopted. While many of the zones have been replaced with new districts, the new Zoning Ordinance continues to include the R-S Zone.

This Policy encourages projected new residential and employment growth to concentrate in the Downtowns, but recognizes that residential development will occur in the Established Communities (p. 110). Brandywine Local Town Center is nearby and residential uses here will improve support for that center.

POLICY 2: Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.

Goals

LU2.1 Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of Environmental Resources (DER) and the Washington Suburban Sanitary Commission (WSSC) and in accordance with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.

LU2.2 Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the county's Water and Sewer Plan.

RESPONSE: Most of the Property is within the Growth Boundary, with a small western portion in the Rural Area outside this boundary. The Public Facilities Element sets a Policy Goal to “Ensure public facilities provide efficient and equitable service to existing and future County residents and businesses.” (p. 238) Most of the Property is in Water and Sewer Categories 3 and 4, meaning water and sewer are available to the Property. The small western section of the Property, shown as Pod L and part of Pod K. The conceptual layout shows larger lots large open spaces in the Rural Area.

POLICY 3: Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.

Goals

LU3.1 Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.

LU3.2 Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (see also Section V: under Plan Administration for Amendments and Updates).

LU3.3 Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.

RESPONSE: Most of the Property is in the Established Communities Growth Policy Area. As noted, this Policy Area is defined as being ripe for context-sensitive in-fill development. The Dobson Farms Basic Plan and its illustrative conceptual plan show a development that falls under the density cap (3.5 dwellings per acre) described in the Master Plan, and is contextually similar to other developments in the area, approved and/or constructed (McKendree Village, Chaddsford, Calm Retreat M-X-T, and Branch Avenue M-X-T). Upon approval, the Applicant will take this proposal through the Comprehensive Design Plan and Preliminary Plan of Subdivision processes, allowing the Applicant to pursue a development in conformance with the Master Plan. The Master Plan seeks residential low-

density development on the Property, with lower density in the western section—the land use pattern proposed in this Basic Plan.

POLICY 4: Phase new residential development to coincide with the provision of public facilities and services.

Goals

LU4.1 Annually evaluate the county’s residential and employment forecast projections to identify the amount of new land area required to meet demand.

LU4.2 Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the county code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.

LU4.3 Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.

RESPONSE: The Property is mostly in Water and Sewer Categories 3 and 4. A small portion is in Category 6. Water and Sewer are available to the Property. Adequacy of other public facilities will be established in this Zoning Map Amendment, and will be re-evaluated at the time of Preliminary Plan of Subdivision. County policies and regulations regarding adequacy of all public facilities will be examined per the requirements in effect at each stage.

POLICY 5: Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.

RESPONSE: The Transportation Policies found beginning on Page 152 aim to improve transportation standards and options, including more transportation options, the implementation of complete streets, and other roads that can accommodate pedestrians and bike traffic. While the particulars of the streets within the development will be examined at three later stages of the approval process (Comprehensive Design Plan, Preliminary Plan of Subdivision, and Specific Design Plan), the Applicant fully intends to accommodate pedestrians and bicyclists within the development. Not only will cyclists and pedestrians move through the neighborhood harmoniously with automobiles, cyclists will be able to access local businesses through the countywide bike path system.

POLICY 6: Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).

Goals

LU6.1 Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).

RESPONSE: The Growth Policy Map and land use recommendations encourage employment uses to be concentrated in Employment Areas and Innovation Corridors. The proposal does not include employment uses which are generally more appropriate in those locations.

POLICY 7: Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.

Goals

LU7.1 Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.

LU7.2 Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.

RESPONSE: The Property is not in a Regional Transit District or Local Center, although is it fairly close to the Brandywine Local Town Center described in Plan 2035. As such, mixed uses are neither recommended nor proposed.

POLICY 8: Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Goals

LU8.1 Coordinate land use planning with county municipalities.

LU8.2 Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the county's Green Infrastructure Plan.

LU8.3 Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.

LU8.4 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they help protect, strengthen, and revitalize the Established Communities.

LU8.5 Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.

RESPONSE: The Property is not within or near a municipality. A conservation subdivision is not proposed here, but the R-S Zone enables similar opportunities to “transition density and to encourage preservation of green infrastructure corridors as defined by the county’s Green Infrastructure Plan.” Green Infrastructure Plan as Regulated, Evaluation and Network Gap areas are all present on the Property, mostly associated with the Mattawoman Creek and its tributaries. The proposed Basic Plan and conceptual design show a development that respects the preserve the large Mattawoman Creek system to the fullest extent possible, and does, in fact, transition density from higher to lower as it moves west toward the Rural Area. Only necessary intrusions into the environmental system will occur, and will be mor fully examined in the next phases of the review process.

POLICY 9: Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.

Goals

LU9.1 Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.

LU9.2 Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.

RESPONSE: Commercial zoning or uses are not proposed.

POLICY 10: Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.

Goals

LU10.1 Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.

LU10.2 Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.

LU10.3 Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).

RESPONSE: This Property is prime for residential development. It is not within the Future Water and Sewer Growth Policy Area; it is in the Established Communities, with a small portion in the Rural and Agricultural Area, and as noted, the water and sewer are available to the Property.

POLICY 11: Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Goals

LU11.1 Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George's County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.

LU11.2 Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.

LU11.3 Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-

reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.

LU11.4 To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.

RESPONSE: The proposed Basic Plan preserves the Rural and Agricultural Areas. Both the Master Plan and Plan 2035 show the most of the Property in the Established Communities Policy Area, which, combined with the water and sewer category designations, make the Property ripe for development. It was been farmed and surface-mined for sand and gravel, but those uses are complete. Some of the small Rural Area portion of the Property was part of a mining operation, but is mostly wooded. Much of it is proposed to remain wooded as part of the regulated Primary Management Area associated with Mattawoman Creek. Again, some development is proposed here, but it respects the wooded areas.

POLICY 12: Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.

Goals

LU12.1 Participate in the Washington Metropolitan Council of Governments' regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.

LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George's County based on approved zoning,

residential and commercial pipeline development, and the Growth Management Goals (see Table 17).

LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.

RESPONSE: Policy 12 applies to the County; it does not apply to the subject request.

HOUSING AND NEIGHBORHOOD POLICIES

Policy 1: Concentrate medium- to high-density housing development in Regional Transit Districts and Local Centers with convenient access to jobs, schools, child care, shopping, recreation, and other services to meet projected demand and changing consumer preferences.

Goals

HNI.1 - Provide tax credits, financial assistance, zoning, and other tools to promote the development of higher-density housing in transit-oriented, mixed-use communities. A variety of tools and financing options are identified in the 2011 Economic Development Toolbox and the Transit-Oriented Development (TOD) Toolbox.

HNI.2 - Prioritize public investment in critical infrastructure, streetscape improvements that include landscaping and lighting, public facilities, parks, public art, and other amenities in the Regional Transit Districts and the Innovation Corridor.

RESPONSE: These tools focus county resources to create higher densities to Regional Transit Districts and Local Centers. Densities up to 3.5 dwellings per acre are more appropriate elsewhere. Both the Master Plan and Plan 2035 recommend densities up to 3.5 dwellings per acre for the Dobson Farms Property; and the proposed density is within the limits established by these plans, leaving higher densities to the regional Transit Districts and Local Centers.

Policy 2: Preserve and expand the range of housing types and ownership opportunities, such as owner/resident of multifamily building and housing cooperatives, at different

price points ranging from workforce and affordable units to upper-income housing to reduce housing and transportation cost burdens.

Goals

HN2.1 - Adopt an inclusionary zoning ordinance to require market-rate housing projects set aside a percentage of units for low and moderate income household to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.

HN2.2 - Promote and support public-private partnerships, nonprofit housing providers, expand existing housing programs, and pursue state and federal funding to rehabilitate and maintain the County's existing affordable housing stock.

HN2.3 - Support tools, such as residents' right-of-first offer, that enable renters to individually purchase their units or collectively purchase their apartment buildings when faced with a condominium conversion.

HN2.4 - Target student housing at locations identified by the University of Maryland, Bowie State University, the City of College Park, and the State of Maryland in order to accommodate future demand and preserve existing neighborhoods.

HN2.5 - Revise and update the Zoning Ordinance to encourage a range of housing types and ownership opportunities.

RESPONSE: Dovetailing on this Policy, the 2019 Comprehensive Housing Strategy recommends that a mix of affordability be provided both across the County and within new developments. It notes that the current housing stock does not offer a wide range of options to regional housing consumers and that regional affordability is an asset to the county. Targeted Strategy 1 calls for the development of more mixed-use and mixed-income developments. In this soon-to-be premier Prince George's County development, a broad mix of housing opportunities are provided including a range of price points to accommodate a range of housing options.

Policy 3: Stabilize existing communities and encourage revitalization and rehabilitation.

Goals

HN3.1 - Prepare revitalization plans for individual neighborhoods under the Transforming Neighborhoods Initiative using the Prince George's County Residential Market Value Analysis that is currently being prepared by the County.

HN3.2 - Biannually inventory foreclosed and neglected properties to ensure effective monitoring and mitigation of housing blight. Continue to work with state and County agencies to provide assistance to areas with high concentrations of foreclosures. The Prince George's County Residential Market Value Analysis will provide additional data on neighborhood stabilization strategies.

HN3.3 - Partner with nonprofits and Department of Housing and Community Development (DHCD) to expand access to foreclosure prevention counseling services and financial literacy.

HN3.4 - Enforce housing maintenance standards and building codes. Particular attention should be directed towards Neighborhood Reinvestment areas and established communities.

HN3.5 - Provide additional funding to purchase and rehabilitate deteriorated rental and single-family properties in Neighborhood Reinvestment Areas. Allocate initial operating and capital funding to a rehabilitation program with the intent of moving to a self-sustaining program by using the proceeds from sold rehabilitated properties to fund further acquisitions. This effort should be coordinated by DHCD and the Redevelopment Authority.

HN3.6 - Partner with private developers, community organizations, and County agencies to construct and repair public facilities, amenities, and services in established communities. Establish an inventory of critical service infrastructure repairs and maintenance.

RESPONSE: The approval of Dobson Farms does not impact the County's ability to focus on revitalization and rehabilitation efforts elsewhere in the County.

Policy 4: Expand housing options to meet the needs of the County’s seniors who wish to age in place.

Goals

HN4.1 - Encourage new housing development to incorporate universal design features by providing incentives through the zoning ordinance, reduction in permit fees, tax credits, streamlined permit review, and other tools.

HN4.2 - Encourage universal design renovations by providing grants and loans to enable residents to modify existing dwelling units by removing architectural barriers, adapting units, installing handicap accessories, and adding accessory apartments. Potential grant funding could be established through nonprofits or through DHCD with assistance from social service agencies.

HN4.3 - Educate nonprofit organizations and the senior community on the programs and services available to assist those who choose to age in place.

RESPONSE: Dobson Farms provides an array of housing types and sizes. While exteriors will likely be governed by a Homeowners’ Association, the interiors could be made accessible. The Applicant supports the County’s efforts to provide grants and loads to residents for any such renovations, as well as a streamlined review proves to enable quick renovations.

Policy 5: Increase the supply of housing types that are suitable for, and attractive to, the County’s growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.

Goals

HN5.1 - Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments, and assisted living facilities. Revise the Zoning Ordinance to encourage a variety of housing types.

HN5.2 - Provide financial incentives, such as low-interest revolving loan funds, to landlords of multifamily housing to retrofit existing dwelling units. This can be used to remove architectural barriers, adapt units, and improve handicap accessibility for the elderly and residents with special needs.

HN5.3 - Pursue state, federal, and private-sector funds to expand programs that deliver down payment and closing cost assistance and loans for rehabilitation and accessibility modifications for low-income, vulnerable populations.

HN5.4 - Build partnerships with, and provide technical support and incentives to, faith-based institutions and nonprofits to undertake housing projects and programs for vulnerable populations, in particular the homeless, the mentally ill, at-risk veterans, residents with special needs, and those living with HIV/AIDS. Projects and programs could include transitional housing, group homes, and shelters with services to help residents transition to stability.

RESPONSE: As with Policy 5 above, approval of this proposal does not preclude the County providing funds to vulnerable communities to acquire or renovate the proposed housing.

Policy 6: Increase funding for county housing projects and programs and leverage state, federal, and nonprofit funding and resources.

Goals

HN6.1 - Establish and capitalize a County Housing Trust Fund with a dedicated source of revenue. This will help construct and rehabilitate low- and moderate-income housing.

HN6.2 - Pursue state, federal, private sector, and foundation support to complement Community Development Block Grants, the HOME Investment Partnership, and other sources of funding.

HN6.3 - DHCD will partner with County agencies, municipalities, neighborhood organizations, private nonprofit organizations, foundations, religious institutions, and for-profit housing developers to leverage County investments in housing projects to create new housing through sharing of resources.

RESPONSE: The proposal does not include low- and moderate-income housing, specifically, but it does include a range of price points ensuring affordability within the community. It does not preclude the County from pursuing these goals.

Policy 7: Integrate green building practices and achieve LEED® or equivalent certification in housing construction and rehabilitation to enhance indoor air quality, health, energy efficiency, and water quality, among other factors.

RESPONSE: The Applicant will investigate energy efficiency in construction. Specific details will be provided during future review stages.

Policy 8: Strengthen the County’s institutional capacity to streamline, administer, and implement the housing programs.

Goals

HN8.1 Increase staffing and funding for DHCD and supporting agencies to effectively manage housing production and rehabilitation and to streamline and administer housing programs and services.

HN8.2 Recruit established national and regional nonprofit housing organizations and foundations to develop new affordable housing, rehabilitate existing housing, and provide homeowner education, nonprofit mentoring, and job training in the County.

HN8.3 Recruit experienced housing developers to serve as mentors to nonprofit organizations in order to strengthen their financial, project, and construction management, and other skills critical to cost-effective and sustainable housing production.

RESPONSE: This applies specifically to the County and the approval of this application does not hamper the County’s pursuit of these goals.

III. ZONING

The Property has been in the R-R, R-E, and R-A Zones for some time. It is anticipated that a new Countywide Zoning Map will be adopted some time in 2021. Currently, the proposed future zoning is not expected to change in anything but designation. The R-R (Rural-Residential) and R-E (Residential Estate) portions of the Property are proposed to remain R-R and R-E, and the RA (Residential-Agricultural) portion is proposed to become AR (Agriculture Residential)—a distinction that makes no practical difference.

IV. THE PROPOSED BASIC PLAN

A. BASIC PLAN FRAMEWORK

The Basic Plan presents an opportunity to bring a high quality, diverse, walkable community to the area, complementing the development patterns established in the Brandywine area and supporting the nearby Brandywine Center.

Brandywine was at one time rural in nature. As far back as 1965, aerial photos confirm what is well-known: this was a farming community with little other residential or commercial activity, save the farmhouses, a few farming-related businesses, and a gas station at the McKendree Road/US 301 intersection. Some farms on the Property and surrounding properties gave way to surface mining operations, and slowly, development began to occur. Since then, Brandywine has been developing with myriad subdivisions more in line with suburbia, some complete, some approved but not begun. At least four townhouse developments (McKendree Village, Chaddsford, Calm Retreat M-X-T, Branch Avenue M-X-T, have been approved west of Crain Highway in the proximity of the Property. And Townhouse zoning (R-T) abuts the subject Property to the east. (See Exhibit D.)

The Property ranges from relatively flat to significant topographical changes. Much of the acreage is made of of slopes associated with Mattawoman Creek and its tributaries, though none of the slopes in the developable portion of the Property outside the Primary Management Area (PMA) are unmanageable.

Into this setting, the Basic Plan proposes a development of single-family attached and detached houses in 11 development pods. The basic conceptual construct of the Basic Plan is to provide an array of housing types and architecture, grouped onto mini-neighborhoods with nearby active and passive recreation; many of the lots have stunning views into Mattawoman Creek and its tributaries. All accomplished with minimal impacts the environmental system. Slopes within the PMA will be preserved to the greatest extent possible.

Access to the Property is provided from two points on McKendree Road. The major subdivision road winds its way from McKendree Road west along the northern part of the property ensuring minimal impact to Mattawoman Creek. A second access north on McKendree Road provides access to the northern development areas as well as a

connection to the south, so the total development will have two ingress/egress points on McKendree Road.

B. DEVELOPMENT DATA

Land Use Types and Quantities

1,674 - 2,170 single-family attached and detached dwellings.

Open Space

Homeowner Recreation Facilities

Trails

Single-family attached and detached dwellings are based on the following density breakdown:

GROSS TRACT AREA:	731.70
FLOODPLAIN:	223.19
½ FLOODPLAIN:	111.50
NET TRACT AREA:	620.20

R-S Base Density 620.20 acres at 2.7 du/acre:	1,674 units
R-S Maximum Density 620.20 acres at 3.5 du/acre:	2,170 units

V. NATURAL RESOURCES

The Dobson Farms Property is comprised of varying environments that include the Mattawoman floodplain, abandoned farm ponds, upland woodlands, mature woodlands, wetlands, and transitional wet and dry meadows. The topography varies throughout the site due to previous mining but generally slopes to the south toward the Mattawoman River.

The woodlands observed on site account for 538 acres of the sites 733+/- acres. The successive stages of the forest vary with exposure to moisture and sunlight. Sporadic pockets of Virginia and loblolly pine (*pinus virginiana*, *pinus taeda*) were identified throughout the upland early to mid-successional forest. The woodlands are generally comprised of red maples (*Acer rubrum*), tulip poplars (*liriodendron tulipifera*) and sweet gum (*liquidambar styraciflua*) species. The dominant woodland species expand within the Mattawoman floodplain with the prevalence of American holly (*Ilex opaca*) understory and white and pin oaks (*Quercus alba*, *Quercus paulstris*) with groves of loblollies and the ironwoods (*carpinus caroliniana*).

The site contains limited impervious area except for an abandoned mining access road that bisects the site.

Multiple ephemeral and perennial channel tributaries were observed running through the site ultimately terminating with the Mattawoman and adjacent floodplain. The dominant tree size class and understory species increased around these channels and floodplain flats creating diverse habitats for the site's ecosystems. Wetlands identified on site were primarily PFO (*palustrine forested*) with the potential of emergent wetland conditions observed within transitional meadows.

These identified woodlands and water resources are typical of the natural resources found within the Mattawoman watershed.

VI. COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS

A. SECTION 27-195: REQUIRED FINDINGS

Sec. 27-195. - Map Amendment approval.

(a) In general.

(1) The District Council may approve or deny the application (including the Basic Plan). Approval shall be an approval of the general land use types;

range of dwelling unit densities, including the base, minimum, and maximum densities; and commercial/industrial intensities, general circulation pattern, general location of major access points and land use relationships shown on the Basic Plan. Whenever an applicant designates a limitation of uses within an application, the District Council may approve specific land use types and their general locations within the development, in accordance with the applicant's designation, as part of its approval of the Basic Plan, in order to ensure overall compatibility of land use types within the proposed development and with surrounding land uses. Such an approval by the District Council shall become a part of the approved Basic Plan. The District Council may also specify certain planning and development matters (known as "considerations") for the Planning Board and Technical Staff to consider in later Comprehensive Design Plan, Specific Design Plan, or subdivision plat review. The specifics of the considerations shall be followed, unless there is a clear showing that the requirement is unreasonable under the circumstances.

COMMENT: The Applicant seeks approval of this Basic Plan with the land use types (single-family attached, single-family detached, open space, trails, recreational facilities), with density ranging from 1,674 to 2,170 dwellings, or 2.7 to 3.5 dwellings per acre, in accordance with the provisions of the R-S Zone. Density above 2.7 units per acre will required the provision of Public Benefit Features. The Applicant proposes myriad benefit features in this Basic Plan, including trails, active and passive recreational facilities. Details of these will be examined at the time of Comprehensive Design Plan and any density increment above 2.7 units per acre will be accompanied by an appropriate Public Benefit Feature.

Ingress and egress is proposed at two points along McKendree Road, a Major Collector with a right-of-way of 100 feet. A long spine road runs from the southern access point on McKendree Road along the northern section of the Property providing access to the west; a spur runs north to provide access to the narrow northern section of the Property and ultimately to the second access point on McKendree Road. In the southern section, internal streets generally run perpendicular to Mattawoman Creek, ending short of the Primary Management Area. Without question, the most stunning feature of this Property is Mattawoman Creek and its largest tributary, Timothy Branch. The Applicant has taken great steps to ensure that the development will exist in harmony with, not as a detriment to, these environmental features. No road crossing of Mattawoman Creek or Timothy Branch is contemplated; only required, minimal crossings of its tributary are necessary to provide access to the western portion of the Property.

(2) The finding by the Council of adequate public facilities shall not prevent the Planning Board from changing or modifying this finding during its review of Comprehensive Design Plans, Specific Design Plans, or subdivision plats. The Planning Board shall, at each phase of plan or subdivision review, find that the staging of development will not be an unreasonable burden on available public facilities or violate the planning and development considerations set forth by the District Council in the approval of the Basic Plan.

COMMENT: The Applicant understands this provision.

(3) Where the property proposed for the Zoning Map Amendment is located within the Resource Conservation Overlay Zone, no Comprehensive Design Zone shall be granted for the subject property.

COMMENT: The Property is not located in the Resource Conservation Overlay Zone.

(4) In the approval of a Basic Plan in the V-M and V-L Zones, the District Council shall find that a variety of types of dwelling units shall be constructed at each stage of development, and that the storefront, civic, and recreational uses are staged to coincide with the initial stages of development.

COMMENT: The Property is not located in the V-M or V-L Zone.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the

impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.

COMMENT: As noted in Section II of this text, the Master Plan recommends Residential Low and Rural land uses for the Property. There are no design considerations in the Master Plan specific to this Property. The Master Plan further indicates that Residential Low refers to development of up to 3.5 dwellings per acre. While Rural land use is not assigned a specific density in the Master Plan, Plan 2035 describes Rural and up to 0.5 dwellings per acre. The Rural designation only applies to a small portion of the western Property, which mainly consists of a tributary to Mattawoman Creek. East of this tributary, in the Rural Area, larger lots are proposed. The vast majority of the Property is in the Residential Low (< 3.5 dwellings per acre) area. The overall proposed density of 2.7 – 3.5 dwellings per acre falls well below the maximum for the entire Property. The Basic Plan conforms to the principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, and the location of land uses.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

COMMENT: No commercial uses are proposed.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated

traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

COMMENT: A Traffic Study has been prepared and submitted to Transportation Planning Staff for the purposes of providing traffic data for MNCPPC's use in analyzing the master plan roads utilizing MNCPPC's TransForm modelling software. It should also be noted that the subject property is located within Planning area 85A and is affected by the Brandywine Road Club. Future entitlement applications will require more detailed Traffic Impact Analyses and the participation in the Brandywine Road Club is an allowable means of addressing 24-124 of the County Zoning Code. Prince George's County Council Resolution CR-9-2017 indicates the following:

- (1) Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.
- (2) Establishes a list of projects for which funding from the Brandywine Road Club can be applied.
- (3) Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

COMMENT: Most of the Property is in Water and Sewer Categories 3 and 4. A small Portion in the west is in Category 6. Given these designations, water and sewer will be available to most of the Property. A change to Category 4 will be required prior to Preliminary Plan approval.

The nearest Fire/EMS station is Brandywine 840, on Brandywine Road, approximately 2 miles northeast.

There are two libraries within 7.5 miles: the Accokeek Branch on Livingston Road to the west; and the Surratts-Clinton Branch on Piscataway Road to the north. The James O. Hall Research Center at the Surratts House provides additional opportunities for Civil War research within 7 miles.

The nearest public schools are:

Elementary School:	Brandywine
Middle School:	Gwynn Park
High School:	Gwynn Park

These schools, all near the T.B. intersection, are about 2.5 miles north of the Property. These may not be the schools students from Dobson Farms will attend; however, school adequacy is ensured by the surcharge imposed at the time of Preliminary Plan of Subdivision.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

COMMENT: Internally, single-family detached and attached dwellings are generally compatible with one another, and recreational facilities are proposed to be convenient to all residents, while separated from individual residences by streets or open space, ensuring internal compatibility. The Basic Plan provides easy access to local shops, a plethora of recreational opportunities and calming views into stunning environmental features, all helping to promote the health, safety and welfare of future residents.

As noted, the neighborhood—within which the Property sits—is mostly undeveloped and wooded. Shown as part of the Basic Plan for conceptual purposes, townhouses, generally compatible with single-family detached homes, are proposed near Club Estates with large wooded buffers proposed between the proposed and existing homes, ensuring a harmonious land use relationship. These are proposed homes near existing homes; all are single-family dwellings. Private

recreational facilities have been located internally to minimize impact on outside properties; the health, safety and welfare of neighboring residents are unaffected by this compatible development.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

COMMENT: The Applicant expects the development to be completed within six years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

COMMENT: The Property is not in the L-A-C Zone.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

COMMENT: The Property is not in the V-M or V-L Zone.

B. COMPLIANCE WITH THE R-S ZONE AND ITS PURPOSES

Section 27-111 of the Zoning Ordinance lays out the purposes of the R-S Zone. These are:

Sec. 27-511. - Purposes.

(a) The purposes of the R-S Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors;

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and

(C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.

COMMENT: The R-S Zone is uniquely suited for this Property. The Master Plan and Plan 2035 recognize the rural history of the area while also understanding the changing nature of Brandywine itself. Over the years several similar developments have been approved in the area, notably McKendree Village, Chaddsford, Calm Retreat M-X-T, Branch Avenue M-X-T, as well as T-H zoning on the property abutting the subject Property to the east. Plan 2035 continues to endorse the Brandywine Local Town Center in just north of the Property. Brandywine, though still somewhat rural, is now much more vibrant than it was just a few years ago. The R-S Zone is in keeping with the Subregion 5 Master Plan and General Plan. (See a deeper dive discussion in Section II of this text.)

With the density range of 2.7 to 3.5 dwellings per acre, the Applicant anticipates Public Benefit Features will be necessary to achieve a density somewhere above base density of 2.7 units per acre. Therefore, ultimate density will be dependent on the provision of Public Benefit Features.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

COMMENT: The R-S Zone establishes the density ranges and regulations. This Basic Plan will establish the range as allowed by the R-S Zone; the Comprehensive Design Plan will establish an exact density and apply the other R-S Zone regulations.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

COMMENT: As has been noted in this text, the proposed single-family homes are compatible with the zoning of surrounding undeveloped land and with the single-family homes adjacent to the Property. Where proposed townhouses are proposed on the Property periphery, buffers are shown on the Concept Plan. Health, safety and welfare of present and future residents are unimpaired by this proposed development.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

COMMENT: Open space, passive and active recreational facilities and trails are provided, creating an active environment for residents and easing the impact on the public park system.

(5) Encourage and stimulate balanced land development;

COMMENT: The Proposed Basic Plan provides a balance of land uses. The use is residential; no commercial activity is appropriate here, given the nearby existing and planned commercial uses. Much of the land has been farmed and mined, and now the time comes for final development. The addition of housing on this property will stimulate the growth of the commercial businesses in the area, both planned and existing.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

COMMENT: This Property’s long frontage on Mattawoman Creek, its tributaries and Timothy Branch, will provide astonishing views that will demand high-quality housing. The Basic Plan includes a balanced variety of housing—townhouses and single-family detached—in a development with trails, open space, recreational facilities that all take advantage of this unique terrain.

(7) Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.

COMMENT: All uses proposed are allowed in the R-S Zone; this purposes in not applicable.

VII. CONCLUSION

Dobson Farms provides a unique opportunity in this area. Development of this Property must take into account two competing factors: Brandywine is growing; and Mattawoman Creek is an environmental jewel at the southern end of Prince George’s County. The Proposed Basic Plan does just that. It recognizes that Brandywine, for its long rural history, has changed over time, and this Property has as well—first farms, then mining. Now, with those two uses ended, the proposal is to develop the Property with a walkable, active residential neighborhood with onsite recreation and easy access to shops and local businesses in Brandywine Village. It respects the value of Mattawoman Creek and its tributaries by making them a valuable part of the development without imposing undue impacts upon them.

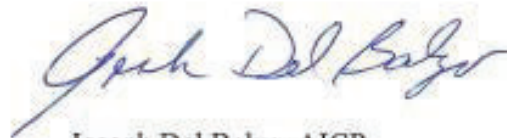
Zoning Ordinance Section 27-179(c)(1)(C) requires the Applicant to set forth “the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare.” In this Statement of Justification, the Applicant has demonstrated that the proposed Dobson Farms Basic Plan meets all legal requirements set forth by the Zoning Ordinance, including specific required findings and the recommendations of the Master Plan and Plan 2035; it implements the density recommendations of the Master Plan and the specific *Land Use* and *Housing and Neighborhood* policies of Plan 2035. The Applicant has also demonstrated that the proposal will not be detrimental to public health, safety, and welfare: adequate public facilities exist to serve the proposed development, including water and sewer, schools, fire and emergency services; the proposed plan includes active and passive recreational opportunities for the health and enjoyment of its residents; Mattawoman Creek and its environmental setting are preserved to the fullest extent possible; and impacts to surrounding properties are minimized by placing compatible residential uses along the perimeter or by the use of buffers. Participation in the Brandywine

Dobson Farms
Basic Plan A-10059
Text and Statement of Justification
February 3, 2021

Road Club and subsequent entitlement processes will ensure adequacy of transportation facilities. The proposal promotes health, safety and welfare, and the review of subsequent applications, including a Comprehensive Design Plan, Preliminary Plan of Subdivision and Specific Design Plans, will examine these in greater detail.

For these reasons, the Applicant respectfully requests approval of the Dobson Farms Basic Plan and Zoning Map Amendment.

Respectfully Submitted,



Joseph Del Balzo, AICP

APPENDIX "A"
 Detailed parcel identification

The Property comprises the following parcels:

Unsubdivided Parcels

Tax Map	Grid	Parcel	Parcel ID
164	C2	8	11-1156447
164	E1	35	11-1156454

Robin Dale Golf Club Subdivision (Plat Book VJ 185 Plat No. 40)

Tax Map	Grid	Parcel	Parcel ID
154	D3	B	11-3215068

Country Club Estates Subdivision Plat Book WWW 61 Plat No.51)

Tax Map	Grid	Lot	Block	Parcel ID
164	E1	1	A	11-1156462
164	E1	2	B	11-1156470
164	E1	3	B	11-1156488
164	E1	4	B	11-1156496
164	D1	5	B	11-1156504
164	E1	Outlot A	C	11-1156512
164	D1	1	C	11-1156520
164	D1	2	C	11-1156538
164	D1	3	C	11-1156546
164	D1	4	C	11-1156553
164	D1	6	C	11-1156561
164	D1	7	C	11-1156579
164	E1	8	C	11-1156587
164	D1	1	D	11-1156595
164	D1	2	D	11-1156603
164	D1	3	D	11-1156611
164	D1	4	D	11-1156629
164	D1	5	D	11-1156637

Dobson Farms
 Basic Plan A-10059
 Text and Statement of Justification
 February 3, 2021

164	D1	7	D	11-1156645
164	D1	8	D	11-1156652
164	D1	9	D	11-1156660
164	D1	10	D	11-1156678
164	D1	11	D	11-1156686
Tax Map	Grid	Lot	Block	Parcel ID
164	D1	1	E	11-1156694
164	D1	2	E	11-1156702
164	D1	3	E	11-1156710
164	D1	1	F	11-1156728
164	D1	2	F	11-1156736
164	D1	3	F	11-1156744
164	D1	11	G	11-1156751
164	D1	12	G	11-1156769
164	D1	13	G	11-1156777
164	D1	14	G	11-1156785
164	D1	15	G	11-1156793
164	D1	16	G	11-1156801
164	D1	17	G	11-1156819
164	D1	1	H	11-1156827
164	D2	2	H	11-1156835
164	D1	3	H	11-1156843
164	D1	4	H	11-1156850
164	D2	5	H	11-1156868
164	D2	6	H	11-1156876
164	E1	Outlot A	K	11-1156884

March 16, 2021

DeAndrae Spradley
Development Review Division
M-NCPPC, Prince George's Planning, 4th floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Dobson Farms
A-10059
SDRC Comments

Dear DeAndrae:

On behalf of the applicant, please find below point-by-point responses to the SDRC Meeting Comments transmitted to the applicant on March 8, 2021.

Community Planning:

The applicant should provide a quantitative description (Chart) of Open Space required before and after the requested zoning change.

Response: There are no specific Open Space requirements for the existing R-E, R-A, and R-R zones nor for the proposed R-S zone, making a direct comparison impossible. Nevertheless, and to be responsive to the comment, the preliminary Open Space calculations from the proposed Basic Plan layout equate to approximately 50% Open Space. The applicant will further evaluate providing Open Space with CDP & PPS submissions.

Environmental Planning:

1. Plan Prince George's 2035 located the majority of the property in the established communities growth policy areas and Environmental Strategy Area ESA-2, while the western portion of the site, Parcels 6 and 8, are in the rural and agricultural areas growth policy areas and ESA-3. Additionally, Parcels 6 and 8 are located within the Priority Preservation Area.

Response: Noted. The team is aware of both Environmental Strategy Areas ESA-2 and 3 present within the site.

2. The site is 731.7 acres, with approximately 538 acres of existing woodlands. The northern portion of Parcel 8 is subject to SE-2970, a reclaimed mining site, currently used for agriculture. SE-4669 was approved for a haul road across the site to serve the abutting Robindale Mining site. A FSD was submitted with this application for review. The property contains streams, wetlands, 100-year floodplain, Tier II Catchment area, and forest interior dwelling species (FIDS). The Mattawoman is designated by the state as a Tier II waterway, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The

Environmental Technical Manual requires the delineation of Tier II buffers as part of the NRI. The entire property is within the Mattawoman Creek Watershed, which is further discussed below.

Response: Noted. Tier II buffers will be delineated on the NRI submittal.

3. The mapped Green Infrastructure network on this site contains Regulated and Evaluation areas over a majority of the site. The Regulated areas are mapped in association with the Mattawoman and its tributaries and the Evaluation area is associated with the woodland adjacent to the stream valleys and provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the Green Infrastructure Plan (GI) as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. The main stem of the Mattawoman Creek is located on the southern portion of the site. The Subregion 5 Master Plan identifies Mattawoman Creek as a Primary Corridor. Among the policies and strategies of the 2017 Green Infrastructure (GI) Plan, there is a requirement that Special Conservation Areas (SCAs) and the critical ecological systems supporting them are preserved, enhanced, connected, restored, and protected. These are areas of countywide significance in need of special attention because they contain unique environmental features that should be carefully considered when land development proposals are reviewed in the vicinity to ensure that their ecological functions are protected or restored and that critical ecological connections are established and / or maintained to the areas.

The Woodland and Wildlife Habitat Conservation Ordinance requires priority be placed on the preservation and planting of floodplain, wetlands, stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped Forest Interior Dwelling Species habitat (FIDS), which is another high priority for preservation and enhancement of on-site woodland.

Response: Noted. Environmental feature preservation and avoidance will be addressed with the NRI submission.

4. The applicant proposes a ZMA to rezone the 731.7 acres from the R-A, R-R and R-E Zones to the R-S Zone. The Woodland Conservation Ordinance provides minimum woodland conservation and afforestation thresholds, and a comparison between the requirements from the existing zones to the proposed zone is as follows. The acreage of each of the existing zones was taken from General Note 3 of the Basic Plan submitted by the applicant.

Existing Zones	Acreage	Minimum Woodland Conservation Threshold
R-A	521 +/-	50% = 260.5 +/- acres
R-R	149 +/-	20% = 29.8 +/- acres
R-E	59 +/-	25% = 14.75 +/- acres
Total	729 +/- acres	305.05 +/- acres

Proposed Zone	Acreage	Minimum Woodland Conservation Threshold
R-S	731.7 acres	20% = 146.34 acres

The result of the reduction of the minimum woodland conservation threshold is a difference of 158.71 acres. This is a significant change in the minimum woodland conservation threshold by rezoning the property to the R-S Zone.

Response: The Environmental Planning Section's comments relating to the Woodland Conservation thresholds is noted. Nevertheless, and while the Applicant understands these comments, there is no actual zoning finding relative to the change in threshold. In fact, most rezonings from the lower-density zones would result in a reduction of the required thresholds. The appropriate time for tree conservation issues and review is at time of the Comprehensive Design Plan and Preliminary Plan stages.

Notwithstanding the foregoing, the applicant is sensitive to the importance of the Mattawoman Creek as an environmental resource to be protected and enhanced. In order to protect Mattawoman Creek, the forested 100-year floodplain buffering Mattawoman Creek will be retained, and the remaining unwooded floodplain will be afforested in its entirety (223.19 acres). Consequently, netting out the floodplain will greatly reduce the difference in thresholds while also providing a significant wooded buffer along Mattawoman Creek. As the CDP and PPS are prepared, the applicant will work with EPS to explore opportunities to enhance Mattawoman Creek.

Parks:

The Applicant is proposing private recreational facilities, the development of trails, and open space. These amenities will be further evaluated with the preliminary plan and DSP applications.

Response: Applicant is looking forward to working with staff through the Preliminary Plan and SDP to implement the amenities in accordance with the Master Plan.

The Timothy Branch Master Plan Trail runs along the eastern boundary of the subject property and the Mattawoman Creek Master Plan Trail runs along the southern edge of the property. DPR staff would like the opportunity to discuss the applicant's intentions for the development of the master plan trail prior to preliminary plan submittal. Please contact Tom Burke at tomas.burke@pfparks.com to set up a meeting and field visit to walk the site.

Response: Applicant is coordinating a meeting with Tom Burke for preliminary discussions, and will coordinate with staff to determine the trail location at the time of Preliminary Plan.

Trails:

The applicant shall update the basic plan to:

- Provide an additional access from the subject site to Gardner Road.
- Provide pedestrian and bicycle connections to the Mattawoman Creek Trail from the proposed neighborhood communities
- Provide planned shared roadway facilities along McKendree Road and Gardner Road on subsequent development applications

Response: The Basic Plan has been updated to show on-site connections from the proposed neighborhood communities to the Mattawoman Creek Trail. Access at Gardner Road will be determined at the time of Preliminary Plan. Planned shared roadway facilities will be evaluated on subsequent development applications.

Comprehensive Design Plan Considerations:

- All proposed internal streets and developments should follow complete streets principles and support multimodal transportation as well as facilities to encourage walking, bicycling, and future transit use, consistent with the Approved 2009 Countywide Master Plan of Transportation and the Approved Subregion 5 Master Plan and Sectional Map Amendment.

Response: Noted.

Transportation:

Sufficient information is provided to make the required traffic-related findings. Because adequacy within Planning Area 85A is driven by the Brandywine Road Club, we agree with the applicant that the findings can be made.

Response: Noted.

The plan is not sufficiently detailed to precisely reflect master plan rights-of-way. Needed rights-of-way will be required to be shown as plans progress.

Response: Noted. A Site Development Concept plan will be submitted and coordinated with DPIE during the Comprehensive Design Plan and Preliminary Plan stages. Right-of-way requirements and road sections will be evaluated in detail at that time.

Connectivity is an issue for a site where up to 2,170 residences are proposed. Collectively this development would produce 19,000 in average daily traffic, and so better connectivity is needed for the future residents of this development and to benefit the delivery of public services to this development. We recommend that the Basic Plan includes the following revisions:

- Access across Pod G
- Stub access from Pod G to the southwest
- Stub access from Pod H to the southwest and northwest
- Stub access from Pod E to the northwest
- At least one stub access from Pods F and G to Parcel A of Country Club Estates.
- Access from Pod L to Gardner Road

Response: The Basic Plan has been updated to reflect most of these access points. Access from Pod L to Gardner Road, however, has not been updated because of concerns regarding the environmental impacts associated with said crossing. Nevertheless, this access can be evaluated further at the time of CDP and Preliminary Plan.

Historic Preservation:

1. Prior to approval of a detailed site plan, or prior to approval of a grading permit for new development if a detailed site plan is not required, Phase I (Identification) archeological investigations, according to the Planning Board's Guidelines for Archeological Review (May 2005), shall be required to determine if any cultural resources are present. The applicant shall submit a Phase I Research Plan for approval by the staff archeologist prior to commencing Phase I work. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to approval.

Response: Applicant is happy to meet with staff and has already provided staff with an existing Phase I draft report for review.

2. Upon receipt of the Phase I archeological report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to any ground disturbance or the approval of any grading permits, the applicant shall provide a plan for:

- a. Evaluating the resource at the Phase II level, or
- b. Avoiding and preserving the resource in place.

Response: Noted.

3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits for Parcel 1. Depending upon the significance of findings (at Phase I, II, or III level), the applicant shall provide interpretive signage. The location and wording shall be subject to approval by the staff archeologist prior to the issuance of any building permits.

Response: Noted.

Zoning Review:

Identify the intended use for the onsite mining operations.

Response: The zoning application does not propose any mining operation. The applicant is unaware of any current or ongoing mining operations on-site, and the ZMA application does not propose a mining operation.

Health Review:

1. The western portion of the property is under the Water and Sewer category 6 for individual/private systems, as stated in page 6 of the Justification statement. The applicant will require to have a well installed and percolation testing on the lot to ensure that both water and sewer services are provided to the portion that is considered low-density residential communities.

Response: Noted.

2. The applicant will have to submit an application for percolation testing to the Department of Permits and Inspection Enforcement's (DPIE) Planning Department located at 9400 Peppercorn Place in Largo, MD 20774 prior to construction. Or call (301) 636-2000. Please contact the Health

Dobson Farms
A-10059
SDRC Comment Response Letter
RCI Project No.: 0832L2
March 16, 2021

Department's Division of Environmental Engineering to for information on conducting percolation testing and to schedule an appointment.

Response: Noted.

3. Submit applications for the instillation of wells for the properties that are located under the water category 6.

Response: Noted.

4. Submit applications to the Prince George's County Department of the Permits Inspection Enforcement to request a Water and Sewer Category Change from W-4 and S-4 to W-3 and S-3.

Response: Understood. The applicant will submit a Water and Sewer Category Change at the appropriate time in the entitlement process.

5. Ensure all components of well and septic structures that are discovered during the development of the site must be backfilled and abandoned to regulatory standards for guidance contact the Prince George's County Department of Environmental Health and Disease control at (301) 883-7681.

Response: Understood.

6. The applicant will have to submit an application for percolation testing to the Department of Permits and Inspection Enforcement's (DPIE) Planning Department located at 9400 Peppercorn Place in Largo, MD 20774 prior to construction, or call (301)636-2000. Please contact the Health Department's Division of Environmental Engineering for information on conducting percolation testing and to schedule an appointment.

Response: Understood.

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

Response: Understood. The applicant will conform to dust control requirements.

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

Response: Understood. The applicant will conform to noise control requirements.

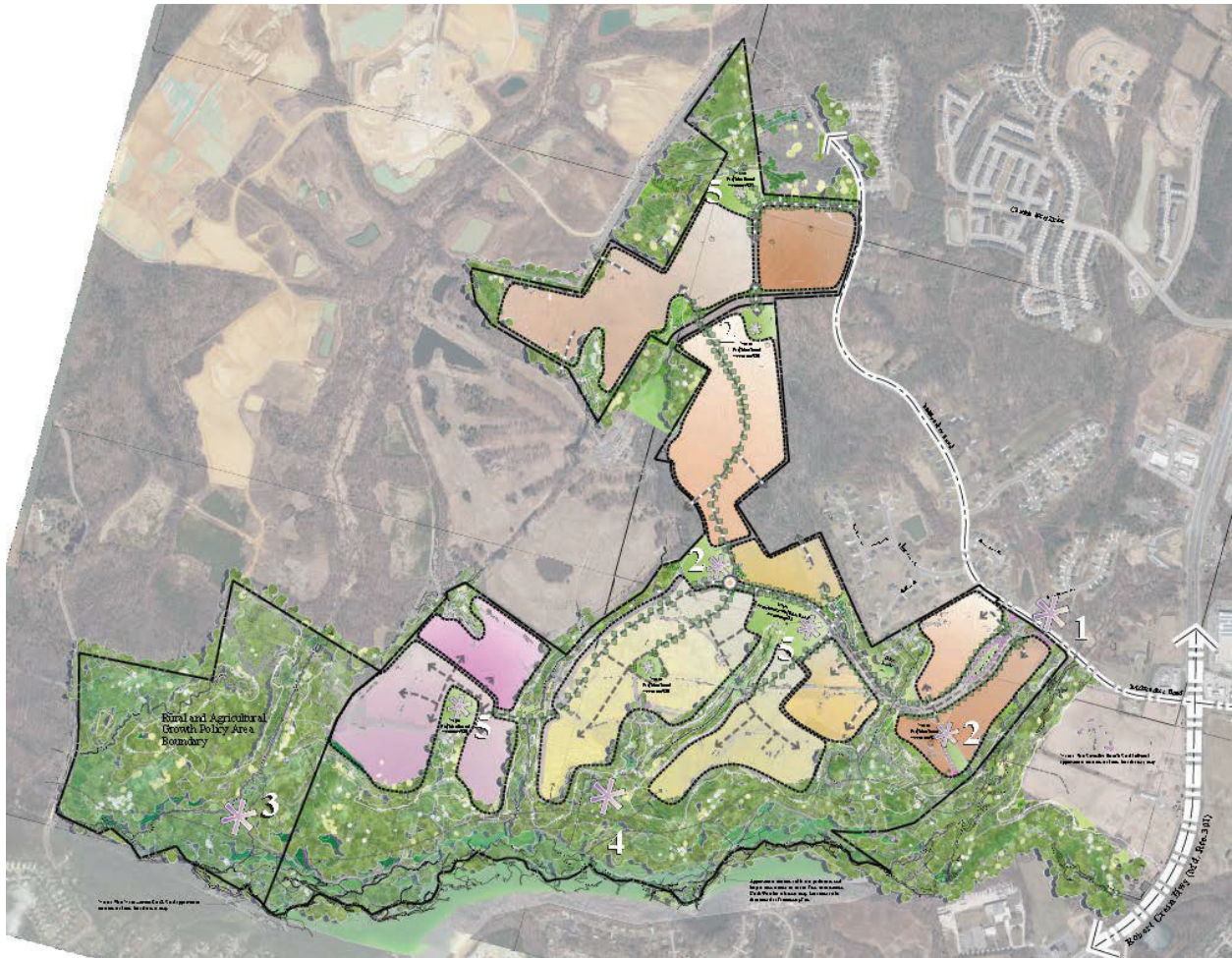
Dobson Farms
A-10059
SDRC Comment Response Letter
RCI Project No.: 0832L2
March 16, 2021

If you have any questions or require additional information, please do not hesitate to contact me by phone at (301)-948-4700 or by email at chowe@rodgers.com.

Sincerely,
Rodgers Consulting, Inc.

A handwritten signature in cursive script, appearing to read "Charlie Howe".

Charlie Howe
Team Leader/ Senior Associate



Dobson Farms

A-10059

Zoning Map Amendment

SDRC Response

Table of Contents

Statement of Justification.....	2
I. Introduction.....	4
A. Property Location and Description	
B. Purpose of The Application	
C. Neighborhood Land Use and Zoning	
II. Master Plan and General Plan.....	6
A. Land Use Policies	
B. Housing and Neighborhood	
III. Zoning.....	26
A. The Proposed Basic Plan	
i. Basic Plan Framework	
ii. Development Data	
B. Environmental Enhancements	
i. Grand Entrance Feature	
ii. Walking and Nature Trails	
iii. Active Recreation	
iv. Variety of Housing Types and Price Points	
v. Natural Environment	
b. Green Infrastructure	
c. Water Quality and Groundwater	
d. Watersheds	
e. Chesapeake Bay Critical Area	
f. Air Quality and Greenhouse Gas Emissions	
g. Green Building and Energy Efficiency	
h. Noise Intrusion	
i. Sand and Gravel Mining	
IV. Natural Resources.....	37
V. Compliance with Zoning Ordinance Requirements.....	38
A. Section 27-195	
B. Compliance with the R-S Zone and its Purposes	
VI. Conclusion.....	49

Appendix.....50
Appendix 'A' Parcel Identification.....50

Exhibits

- Basic Plan
- Zoning Sketch Map
- Exhibit 'A': Subregion 5 Future Land Use Map
- Exhibit 'B': Concept Plan
- Exhibit 'C': 2035 Growth Policy Map
- Exhibit 'D': Environmental Enhancement Plan
- Exhibit 'E': Open Space

Dobson Farms

AMENDED

Zoning Map Amendment A-10059

**Basic Plan Text
and
Statement of Justification**

~~February 3, 2021~~
April 2, 2021

I. INTRODUCTION

A. PROPERTY LOCATION AND DESCRIPTION

Dobson Farms is located in the southernmost part of Prince George’s County. The “Property” is south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardener Road. It expands northward, west of McKendree Village. The 731.70± acre Property can be found on Tax Maps 154 and 164. Detailed parcel information can be found in Appendix “A.”

The Property has been farmed extensively; more recently, the property was the site of surface mining operations. While the central portion of the Property has been cleared for the mining operation, northern, eastern and southern areas remain generally wooded, especially along Mattawoman Creek and Timothy Branch.

Timothy Branch and Mattawoman Creek provide stunning views and are important environmental assets. The Basic Plan takes full advantage of these features while preserving these environmental treasures to the fullest extent possible.



Property location is east of Timothy Branch and north of the Mattawoman Creek

B. PURPOSE OF THE APPLICATION

D.R. Horton, the “Applicant,” seeks a rezoning of the subject Property from the R-R (Rural Residential), R-E (Residential Estate), and R-A (Residential-Agricultural) Zones, respectively, to the R-S (Residential-Suburban 2.7 to 3.5 dwellings/acre) Zone. In consideration of this request, the Applicant seeks approval of a Basic Plan in accordance with Part 3, Division 2, Subdivision 3 of the Zoning Ordinance.

C. NEIGHBORHOOD LAND USE AND ZONING

The Applicant suggests the following neighborhood for zoning purposes:

North: Accokeek Road

East: Crain Highway

South: Mattawoman Creek

West: Gardener Road

Much of the Neighborhood is in the R-A Zone, with R-E, R-R, R-T and C-M zoning throughout. The R-T abuts the Property to the east, and the C-M sits between the R-T and Crain Highway. The neighborhood is largely undeveloped and generally wooded, saving the mining operations in the neighborhood. The north and central properties have been—or currently are—surface mining operations. Much of the neighborhood was farmed at one time, and in the 40 years of the 1970s through 2000s, Potomac Ridge/Southview Golf Course came and went. Club Estates, a subdivision of single-family homes in the R-E Zone, fronts McKendree Road. A few homes are found along Accokeek and McKendree Roads and Crain Highway. The townhouse and commercial properties are an active farm.

II. MASTER PLAN AND GENERAL PLAN

The Property is found in the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (“Master Plan” and “SMA”). The overall vision for Subregion 5 is:

Communities will have a system of sidewalks and multiuse trails connecting to parks, open space, recreation centers, and other destinations.

In the Piscataway, Mattawoman, and Potomac watersheds, land along the periphery of the County, is preserved to protect the landscape, rivers, creeks, forests, farms, and rich history that defines and unites the subregion. Historic sites and new businesses complement each other to promote tourism, which will encourage visitors to experience agricultural and rural lifestyles first hand. The rural character of the region is preserved through measures that minimize sprawl and protect cultural, natural, and agricultural resources. Existing agricultural and mineral resources serve as catalysts for economic activities conducted in an environmentally sensitive manner. (p. 27)

The Master Plan also includes specific visions for the three subareas, Accokeek, Brandywine, and Clinton/Tippett. Brandywine is in the southeast section of the Subregion and includes the entire Property. The Vision for the Brandywine area is:

Brandywine develops into the center envisioned in the 2002 Prince George’s County Approved General Plan. It is a large, mixed-use community within the MD 5/US 301 corridor with transit-oriented neighborhoods designed so residents and employees can walk to nearby bus or light rail commuter stations. A variety of housing choices are available to residents, from apartments to single-family dwellings, and there are many opportunities to shop, dine, and be entertained. A well-planned road network allows local traffic to circulate throughout the community without relying, on the regional highway network. A key feature in Brandywine is the network of pedestrian trails and bike paths that connect living areas to schools, shops, and parks. East of Brandywine is the original village of Brandywine, is a vital part of the larger community and includes one-of-a-kind restaurants and small shops along a traditional main street, MD 381. West of Brandywine, the land uses transition to rural, low density residential development. (p. 28)

Dobson Farms

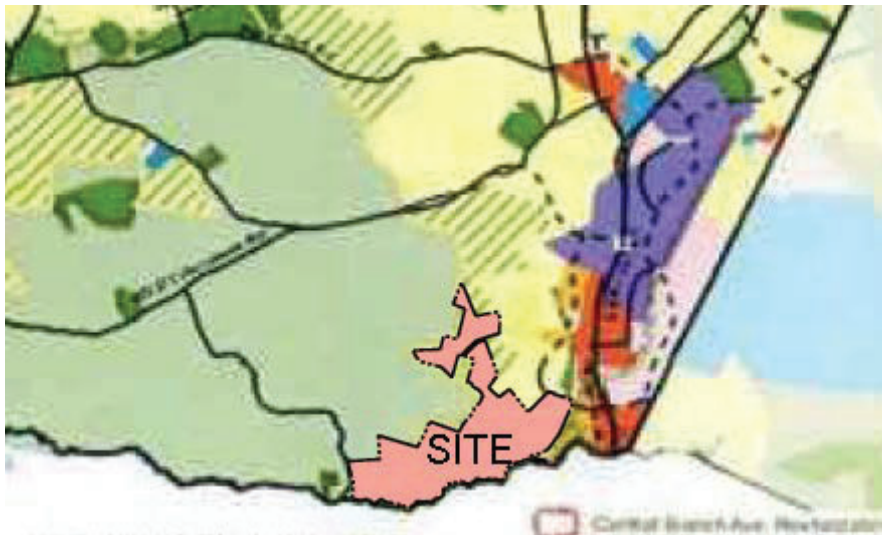
Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

A low- to medium-density development of townhouses and single-family homes perfectly fits the Brandywine Vision. Key ingredients of the proposed Basic Plan include a variety of housing types, open spaces with pedestrian paths and sidewalks, bike paths and lanes connecting residents with a series of private recreational facilities throughout the community. It also provides easy access to the emerging Brandywine Center, an auto-reliant Local Town Center along Crain Highway just to the north.

The Future Land Use Map (Map VI-1; p. 32), recommends the Property, going from east to west, for Residential Low, Residential Low Transitions, and Rural future land use (Exhibit A). The Master Plan, on Page 33, discusses these areas.



Property location on Future Land Use Map.

Residential Low areas are designated for single-family detached homes with up to 3.5 dwellings per acre.

Residential low—transition areas are designated to provide a transition to less dense areas and a transition to environmentally sensitive areas such as Mattawoman Creek. The Master Plan “strongly recommends” Conservation subdivisions, which it describes as “clustered, to be built in less environmentally sensitive areas,” with minimum conservation area requirements. (p. 33) They “provide for more environmentally-sensitive residential subdivision design, which is particularly important in the Mattawoman Creek watershed where the protection of water quality is paramount.” (p. 33)

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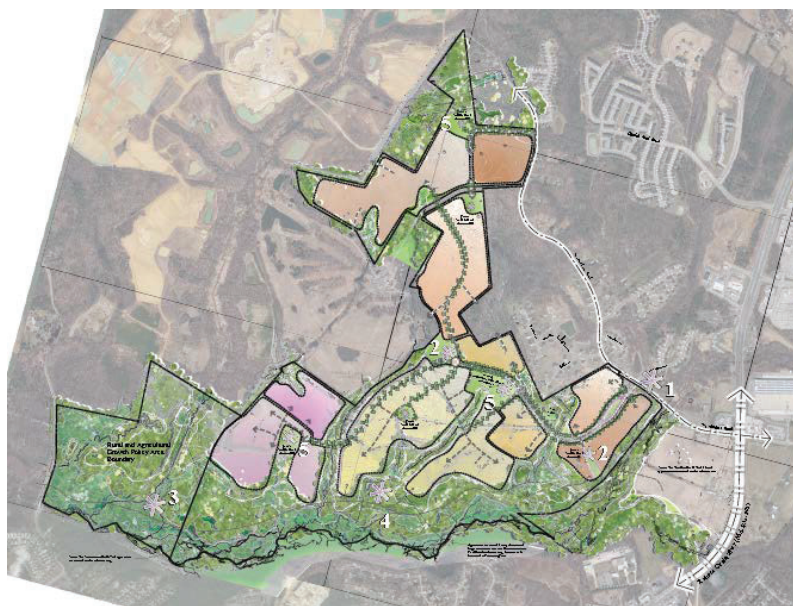
Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

Rural areas “Consistent with 2002 General Plan policy” are “envisioned to protect large amounts of land for woodland, wildlife habitat, recreation and agriculture pursuits, and to preserve the rural character and vistas that now exist.” (p .33)

The thrust of the Master Plan recommendations for these three land use areas is to limit density and preserve large areas of woodland and environmentally sensitive areas. The Basic Plan map includes a density below the recommended maximum in the Residential Low area and a Concept Plan (Exhibit B) that clusters development away from the environmentally sensitive areas associated with Mattawoman Creek and its tributaries.



Development clusters are located away from environmentally sensitive areas.

Great care has been taken in the conceptual design. The Basic Plan intends a high-quality suburban development with a network of open space, private recreational facilities and trails, in line with the overall goals of the Master Plan. (p. 35)

The portions of Brandywine not in the Village of Brandywine, are envisioned “as being primarily low density residential. Much of the future residential development would be in large master-planned subdivisions, particularly in the northern and western portions of the community, such as Saddle Creek and the Estates at Pleasant Valley.” (p. 42)

This southeastern portion of Brandywine is also prime for such large master-planned subdivisions as it is very close to Brandywine Local Town Center just north of the Property on Crain Highway. The Brandywine Local Town Center was later identified in *Plan Prince George’s*

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

2035 (“Plan 2035”) as an automobile dependent center. New homes in the area can catalyze the further development in the center.

As the proposed basic plan provides this large-scale development within reach of the Brandywine Local Town Center, it does so with respect for the environment. The Master Plan goes into much detail with respect to the environmental value of the area. Much of the Property is in the Evaluation and Regulated Areas designated by the 2017 *Prince George’s County Resource Conservation Plan* (“RCP”). The RCP describes the Mattawoman Creek Stream Valley:

Mattawoman Creek and its tidal and nontidal wetlands are among the most productive finfish spawning and nursery streams in the Chesapeake Bay region. The wetland areas support unusually large numbers of fish-eating wildlife, especially great blue herons, great egrets, bald eagles, and black-crowned night herons. The tidal wetlands contain the largest concentration of nesting wood ducks in Maryland. The quality of the water entering the stream systems in the watershed is of particular concern. (p. 35)

The Basic Plan illustrative shows the great care taken to preserve the Mattawoman Creek; at the comprehensive design plan stage, more specific design decisions will ensure that this Prince George’s County gem will be preserved to the fullest extent possible; the Applicant recognizes the remarkable value of the Mattawoman Creek as both an environmental resource and as an asset to the proposed community.

The Master Plan also identifies several historic sites and resources in the Brandywine area. The closest Historic Resource is the McKendree Church Cemetery (85A-020) on the north side of Accokeek Road, west of McKendree Road, approximately 1.2 miles northwest of the Property along McKendree and Accokeek Roads, or 0.9 miles as the crow flies. The nearest Registered Historic Site is the Asbury Church and Cemetery (84-014) at the intersection of Gardener and Accokeek Roads. It is approximately 2.5 miles along Gardener Road to the northwest, or 1.8 miles is a straight line. No impacts to McKendree Church Cemetery or Asbury Church and Cemetery (or its environmental setting) are envisioned by the proposal.

Subsequent to the 2013 approval and adoption of the Master Plan, in 2014, the County approved a new general plan, *Plan Prince George’s 2035* (“Plan 2035”). Plan 2035, which provides a new vision for Prince George’s County, abandons the three-tier structure of the 2002 General Plan, and creates new Growth Policy Areas in the County. These include:

Dobson Farms

Basic Plan A-10059

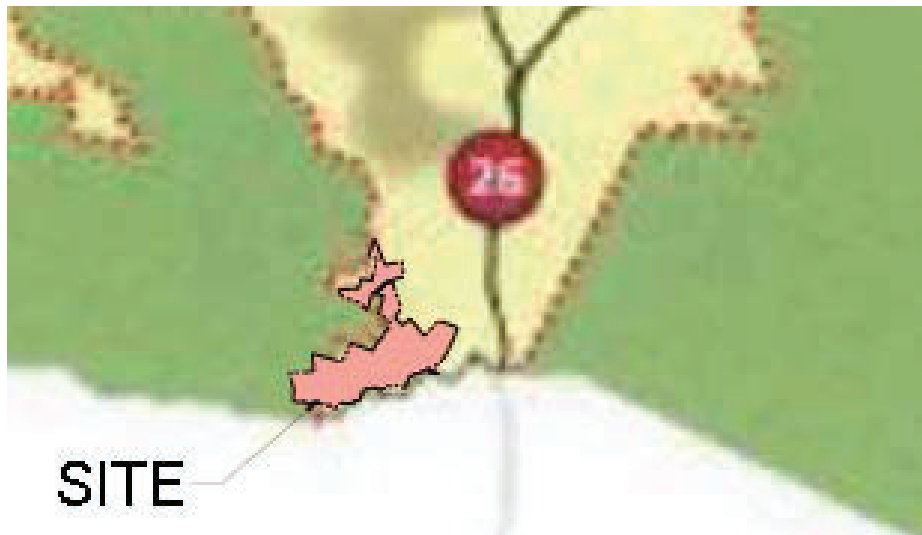
Amended Text and Statement of Justification

April 2, 2021

- Regional Transit Districts
- Local Centers
- Employment Areas
- Established Communities
- Future Water and Sewer Service Areas
- Rural and Agricultural Areas

Plan 2035 placed most of the Property in the Established Community Growth Policy Area (Exhibit C). Plan 2035:

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



Property location in Established Community Growth Policy Area

The Property is in three Water Categories W-3, W-4, and W-6, and three Sewer Categories S-3, S-4 and S-6. The W-6 and S-6 Categories cover the western portion of the Property. These W-6 and S-6 Category areas are in a smaller portion of the Property—in its

western section—and are in the Rural and Agricultural Growth Policy Area. Within the Rural and Agricultural Growth Policy Areas, Rural areas are

home to low-density residential communities served by well and septic, significant natural resources, and important historic scenic roads and viewsheds. Plan 2035 recommends Rural Areas remain low density residential or support park and open spaces land uses and focuses new investment on maintaining existing infrastructure ...
(p. 20)

The portion of the Property in the Rural and Agricultural Areas and the W-6 and S-6 Categories is small and in the west of the Property. Low density is defined in Plan 2035 as being up to 3.5 dwellings per acre (p. 100). The Basic Plan has been revised to remove proposed development in this area to further enhance and protect the environmental features of the Property.

Beginning on Page 100, Plan 2035 sets forth the following 12 Land Use and 8 Housing and Neighborhood Policies. These policies include goals and strategies aimed at promoting the health, safety and welfare of current and future residents and workers. The policies aim to direct higher density development to Regional Transit Districts and Local Centers and aim to ensure that a mix of housing is provided, including accessibility and affordability across the County and within developments. Dobson Farms meets these goals. Not all of the policies are within an Applicant's control, but Dobson Farms helps advance those that are.

A. LAND USE POLICIES

POLICY 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.

Goals

LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).

LU1.2 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.

LU1.3 Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired population and employment targets set forth by the Center Classification System (see Table 16).

LU1.4 Annually review and report on county growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.

LU1.5 Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).

LU1.6 Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.

RESPONSE: The County is currently undertaking a Countywide Map Amendment (CMA) process. The Zoning Ordinance and Subdivision Regulations have been completely overhauled and the revisions approved, but they will not take effect until the CMA is adopted. While many of the zones have been replaced with new districts, the new Zoning Ordinance continues to include the R-S Zone.

This Policy encourages projected new residential and employment growth to concentrate in the Downtowns but recognizes that residential development will occur in the Established Communities (p. 110). Brandywine Local Town Center is nearby and residential uses here will improve support for that center.

POLICY 2: Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.

Goals

LU2.1 Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of Environmental Resources (DER) and the Washington Suburban Sanitary Commission (WSSC) and in accordance with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.

LU2.2 Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the county's Water and Sewer Plan.

RESPONSE: The vast majority of the Property is within the Growth Boundary, with a small western portion in the Rural Area outside this boundary. The Basic Plan has been amended to show the western portion of the Property (i.e., the portion in the Rural and Agricultural Areas) to be retained and undeveloped. Additional discussion regarding the environmental enhancements is provided below in Section IV. C. The Public Facilities Element sets a Policy Goal to "Ensure public facilities provide efficient and equitable service to existing and future County residents and businesses." (Master Plan at p. 238). Most of the Property is in Water and Sewer Categories 3 and 4, meaning water and sewer are available to the Property. The small western section of the Property, originally shown as Pod L and part of Pod K, has been revised to remove proposed development in this area of the Property.

POLICY 3: Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.

Goals

LU3.1 Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.

LU3.2 Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (see also Section V: under Plan Administration for Amendments and Updates).

LU3.3 Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.

RESPONSE: The portions of the Property anticipated for development are in the Established Communities Growth Policy Area. As noted, this Policy Area is defined as being ripe for context-sensitive in-fill development. The Dobson Farms Basic Plan and its illustrative conceptual plan show a development that falls under the density cap (3.5 dwellings per acre) described in the Master Plan and is contextually similar to other developments in the area, approved and/or constructed (McKendree Village, Chaddsford, Calm Retreat M-X-T, and Branch Avenue M-X-T). Upon approval, the Applicant will take this proposal through the Comprehensive Design Plan and Preliminary Plan of Subdivision processes, allowing the Applicant to pursue a development in conformance with the Master Plan. The Master Plan seeks residential low-density development on the Property, with lower density in the western section—the land use pattern proposed in this Basic Plan.

POLICY 4: Phase new residential development to coincide with the provision of public facilities and services.

Goals

LU4.1 Annually evaluate the county's residential and employment forecast projections to identify the amount of new land area required to meet demand.

LU4.2 Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the county code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.

LU4.3 Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.

RESPONSE: The Property is mostly in Water and Sewer Categories 3 and 4. A small portion is in Category 6, however, the Basic Plan has been amended to remove proposed development in the western portion of the site, which is in Category 6. Water and Sewer are available to the Property. Adequacy of other public facilities will be established in this Zoning Map Amendment and will be re-evaluated at the time of Preliminary Plan of Subdivision. County policies and regulations regarding adequacy of all public facilities will be examined per the requirements in effect at each stage.

POLICY 5: Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.

RESPONSE: The Transportation Policies found beginning on Page 152 aim to improve transportation standards and options, including more transportation options, the implementation of complete streets, and other roads that can accommodate pedestrians and bike traffic. While the particulars of the streets within the development will be examined at three later stages of the approval process (Comprehensive Design Plan, Preliminary Plan of Subdivision, and Specific Design Plan), the Applicant fully intends to accommodate pedestrians and bicyclists within the development. Not only will cyclists and pedestrians move through the neighborhood harmoniously with automobiles, cyclists will be able to access local businesses through the countywide bike path system.

POLICY 6: Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).

Goals

LU6.1 Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).

RESPONSE: The Growth Policy Map and land use recommendations encourage employment uses to be concentrated in Employment Areas and Innovation Corridors.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

The proposal does not include employment uses which are generally more appropriate in those locations.

POLICY 7: Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.

Goals

LU7.1 Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.

LU7.2 Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.

RESPONSE: The Property is not in a Regional Transit District or Local Center, although it is reasonably close to the Brandywine Local Town Center described in Plan 2035. As such, mixed uses are neither recommended nor proposed.

POLICY 8: Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Goals

LU8.1 Coordinate land use planning with county municipalities.

LU8.2 Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the county's Green Infrastructure Plan.

LU8.3 Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.

LU8.4 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they help protect, strengthen, and revitalize the Established Communities.

LU8.5 Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.

RESPONSE: The Property is not within or near a municipality. A conservation subdivision is not proposed here, but the R-S Zone enables similar opportunities to “transition density and to encourage preservation of green infrastructure corridors as defined by the county’s Green Infrastructure Plan.” Green Infrastructure Plan as Regulated, Evaluation and Network Gap areas are all present on the Property, mostly associated with the Mattawoman Creek and its tributaries. The proposed Basic Plan and conceptual design show a development that respects and preserves the large Mattawoman Creek system to the fullest extent possible, and does, in fact, transition density from higher to lower as it moves west toward the Rural Area. Only necessary intrusions into the environmental system will occur, and will be more fully examined in the next phases of the review process. Additional information regarding the environmental enhancements that this proposal will provide are provided in Section IV. C. below.

POLICY 9: Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.

Goals

LU9.1 Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.

LU9.2 Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.

RESPONSE: Commercial zoning or uses are not proposed.

POLICY 10: Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.

Goals

LU10.1 Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.

LU10.2 Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.

LU10.3 Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).

RESPONSE: This Property is prime for residential development. It is not within the Future Water and Sewer Growth Policy Area; it is in the Established Communities, with a small portion in the Rural and Agricultural Area that is not proposed to be developed, and as noted, the water and sewer are available to the Property.

POLICY 11: Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Goals

LU11.1 Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George's County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.

LU11.2 Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.

LU11.3 Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.

LU11.4 To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.

RESPONSE: The proposed Basic Plan, as recently revised, preserves the Rural and Agricultural Areas. Both the Master Plan and Plan 2035 show the Property proposed for development in the Established Communities Policy Area, which, combined with the water and sewer category designations, make the Property ripe for development. It was been farmed and surface-mined for sand and gravel, but those uses are concluded. Some of the small Rural Area portion of the Property was part of a mining operation, but is now mostly wooded. All of it is proposed to remain wooded as part of the regulated Primary Management Area associated with Mattawoman Creek. Again, the Basic Plan was recently amended to remove development from the western portion of the Property.

POLICY 12: Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.

Goals

LU12.1 Participate in the Washington Metropolitan Council of Governments' regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.

LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George’s County based on approved zoning, residential and commercial pipeline development, and the Growth Management Goals (see Table 17).

LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.

RESPONSE: Policy 12 applies to the County; it does not apply to the subject request.

B. HOUSING AND NEIGHBORHOOD POLICIES

Policy 1: Concentrate medium- to high-density housing development in Regional Transit Districts and Local Centers with convenient access to jobs, schools, child care, shopping, recreation, and other services to meet projected demand and changing consumer preferences.

Goals

HN1.1 - Provide tax credits, financial assistance, zoning, and other tools to promote the development of higher-density housing in transit-oriented, mixed-use communities. A variety of tools and financing options are identified in the 2011 Economic Development Toolbox and the Transit-Oriented Development (TOD) Toolbox.

HN1.2 - Prioritize public investment in critical infrastructure, streetscape improvements that include landscaping and lighting, public facilities, parks, public art, and other amenities in the Regional Transit Districts and the Innovation Corridor.

RESPONSE: These tools focus county resources to create higher densities to Regional Transit Districts and Local Centers. Densities up to 3.5 dwellings per acre are more appropriate elsewhere. The Master Plan and Plan 2035

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

recommend densities up to 3.5 dwellings per acre for the Dobson Farms Property; and the proposed density is within the limits established by these plans, leaving higher densities to the regional Transit Districts and Local Centers.

Policy 2: Preserve and expand the range of housing types and ownership opportunities, such as owner/resident of multifamily building and housing cooperatives, at different price points ranging from workforce and affordable units to upper-income housing to reduce housing and transportation cost burdens.

Goals

HN2.1 - Adopt an inclusionary zoning ordinance to require market-rate housing projects set aside a percentage of units for low and moderate income household to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.

HN2.2 - Promote and support public-private partnerships, nonprofit housing providers, expand existing housing programs, and pursue state and federal funding to rehabilitate and maintain the County's existing affordable housing stock.

HN2.3 - Support tools, such as residents' right-of-first offer, that enable renters to individually purchase their units or collectively purchase their apartment buildings when faced with a condominium conversion.

HN2.4 - Target student housing at locations identified by the University of Maryland, Bowie State University, the City of College Park, and the State of Maryland in order to accommodate future demand and preserve existing neighborhoods.

HN2.5 - Revise and update the Zoning Ordinance to encourage a range of housing types and ownership opportunities.

RESPONSE: Dovetailing on this Policy, the 2019 Comprehensive Housing Strategy recommends that a mix of affordability be provided both across the County and within new developments. It notes that the current housing stock does not offer a wide range of options to regional housing consumers and that regional affordability is an asset to

the county. Targeted Strategy 1 calls for the development of more mixed-use and mixed-income developments. In this soon-to-be premier Prince George's County development, a broad mix of housing opportunities are provided including a range of price points to accommodate a range of housing options.

Policy 3: Stabilize existing communities and encourage revitalization and rehabilitation.

Goals

HN3.1 - Prepare revitalization plans for individual neighborhoods under the Transforming Neighborhoods Initiative using the Prince George's County Residential Market Value Analysis that is currently being prepared by the County.

HN3.2 - Biannually inventory foreclosed and neglected properties to ensure effective monitoring and mitigation of housing blight. Continue to work with state and County agencies to provide assistance to areas with high concentrations of foreclosures. The Prince George's County Residential Market Value Analysis will provide additional data on neighborhood stabilization strategies.

HN3.3 - Partner with nonprofits and Department of Housing and Community Development (DHCD) to expand access to foreclosure prevention counseling services and financial literacy.

HN3.4 - Enforce housing maintenance standards and building codes. Particular attention should be directed towards Neighborhood Reinvestment areas and established communities.

HN3.5 - Provide additional funding to purchase and rehabilitate deteriorated rental and single-family properties in Neighborhood Reinvestment Areas. Allocate initial operating and capital funding to a rehabilitation program with the intent of moving to a self-sustaining program by using the proceeds from sold rehabilitated properties to fund further acquisitions. This effort should be coordinated by DHCD and the Redevelopment Authority.

HN3.6 - Partner with private developers, community organizations, and County agencies to construct and repair public facilities, amenities, and services in

established communities. Establish an inventory of critical service infrastructure repairs and maintenance.

RESPONSE: The approval of Dobson Farms does not impact the County's ability to focus on revitalization and rehabilitation efforts elsewhere in the County.

Policy 4: Expand housing options to meet the needs of the County's seniors who wish to age in place.

Goals

HN4.1 - Encourage new housing development to incorporate universal design features by providing incentives through the zoning ordinance, reduction in permit fees, tax credits, streamlined permit review, and other tools.

HN4.2 - Encourage universal design renovations by providing grants and loans to enable residents to modify existing dwelling units by removing architectural barriers, adapting units, installing handicap accessories, and adding accessory apartments. Potential grant funding could be established through nonprofits or through DHCD with assistance from social service agencies.

HN4.3 - Educate nonprofit organizations and the senior community on the programs and services available to assist those who choose to age in place.

RESPONSE: Dobson Farms provides an array of housing types and sizes. While exteriors will likely be governed by a Homeowners' Association, the interiors could be made accessible. The Applicant supports the County's efforts to provide grants and loads to residents for any such renovations, as well as a streamlined review proves to enable quick renovations.

Policy 5: Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.

Goals

HN5.1 - Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments, and assisted

living facilities. Revise the Zoning Ordinance to encourage a variety of housing types.

HN5.2 - Provide financial incentives, such as low-interest revolving loan funds, to landlords of multifamily housing to retrofit existing dwelling units. This can be used to remove architectural barriers, adapt units, and improve handicap accessibility for the elderly and residents with special needs.

HN5.3 - Pursue state, federal, and private-sector funds to expand programs that deliver down payment and closing cost assistance and loans for rehabilitation and accessibility modifications for low-income, vulnerable populations.

HN5.4 - Build partnerships with, and provide technical support and incentives to, faith-based institutions and nonprofits to undertake housing projects and programs for vulnerable populations, in particular the homeless, the mentally ill, at-risk veterans, residents with special needs, and those living with HIV/AIDS. Projects and programs could include transitional housing, group homes, and shelters with services to help residents transition to stability.

RESPONSE: As with Policy 5 above, approval of this proposal does not preclude the County providing funds to vulnerable communities to acquire or renovated the proposed housing.

Policy 6: Increase funding for county housing projects and programs and leverage state, federal, and nonprofit funding and resources.

Goals

HN6.1 - Establish and capitalize a County Housing Trust Fund with a dedicated source of revenue. This will help construct and rehabilitate low- and moderate-income housing.

HN6.2 - Pursue state, federal, private sector, and foundation support to complement Community Development Block Grants, the HOME Investment Partnership, and other sources of funding.

HN6.3 - DHCD will partner with County agencies, municipalities, neighborhood organizations, private nonprofit organizations, foundations, religious institutions,

and for-profit housing developers to leverage County investments in housing projects to create new housing through sharing of resources.

RESPONSE: The proposal does not include low- and moderate-income housing, specifically, but it does include a range of price points ensuring affordability within the community. It does not preclude the County from pursuing these goals.

Policy 7: Integrate green building practices and achieve LEED® or equivalent certification in housing construction and rehabilitation to enhance indoor air quality, health, energy efficiency, and water quality, among other factors.

RESPONSE: The Applicant will investigate energy efficiency in construction. Specific details will be provided during future review stages – including at the time of specific design plan.

Policy 8: Strengthen the County’s institutional capacity to streamline, administer, and implement the housing programs.

Goals

HN8.1 Increase staffing and funding for DHCD and supporting agencies to effectively manage housing production and rehabilitation and to streamline and administer housing programs and services.

HN8.2 Recruit established national and regional nonprofit housing organizations and foundations to develop new affordable housing, rehabilitate existing housing, and provide homeowner education, nonprofit mentoring, and job training in the County.

HN8.3 Recruit experienced housing developers to serve as mentors to nonprofit organizations in order to strengthen their financial, project, and construction management, and other skills critical to cost-effective and sustainable housing production.

RESPONSE: This applies specifically to the County and the approval of this application does not hamper the County’s pursuit of these goals.

III. ZONING

The Property has been in the R-R, R-E, and R-A Zones for some time. It is anticipated that a new Countywide Zoning Map will be adopted some time in 2021. Currently, the proposed future zoning is not expected to change in anything but designation. The R-R (Rural-Residential) and R-E (Residential Estate) portions of the Property are proposed to remain R-R and R-E, and the RA (Residential-Agricultural) portion is proposed to become AR (Agriculture Residential)—a distinction that makes no practical difference.

A. THE PROPOSED BASIC PLAN

i. BASIC PLAN FRAMEWORK

The Basic Plan presents an opportunity to bring a high quality, diverse, walkable community to the area, complementing the development patterns established in the Brandywine area and supporting the nearby Brandywine Center.

Brandywine was at one time rural in nature. As far back as 1965, aerial photos confirm what is well-known: this was a farming community with little other residential or commercial activity, save the farmhouses, a few farming-related businesses, and a gas station at the McKendree Road/US 301 intersection. Some farms on the Property and surrounding properties gave way to surface mining operations, and slowly, development began to occur. Since then, Brandywine has been developing with myriad subdivisions more in line with suburbia, some complete, some approved but not begun. At least four townhouse developments (McKendree Village, Chaddsford, Calm Retreat M-X-T, Branch Avenue M-X-T, have been approved west of Crain Highway in the proximity of the Property. And Townhouse zoning (R-T) abuts the subject Property to the east.

The Property ranges from relatively flat to significant topographical changes. Much of the acreage is made of slopes associated with Mattawoman Creek and its tributaries, though none of the slopes in the developable portion of the Property outside the Primary Management Area (PMA) are unmanageable.

Into this setting, the Basic Plan proposes a development of single-family attached and detached houses in 11 development pods. The basic conceptual construct of the

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

Basic Plan is to provide an array of housing types and architecture, grouped onto mini-neighborhoods with nearby active and passive recreation; many of the lots have stunning views into Mattawoman Creek and its tributaries. All accomplished with minimal impacts the environmental system. Slopes within the PMA will be preserved to the greatest extent possible.

Access to the Property is provided from two points on McKendree Road. The major subdivision road winds its way from McKendree Road west along the northern part of the property ensuring minimal impact to Mattawoman Creek. A second access north on McKendree Road provides access to the northern development areas as well as a connection to the south, so the total development will have two ingress/egress points on McKendree Road.

B. DEVELOPMENT DATA

Land Use Types and Quantities

- **1,674 – 1,800 single-family attached and detached dwellings.**
- **Open Space**
- **Homeowner Recreation Facilities**
- **Trails**

Single-family attached and detached dwellings are based on the following density breakdown:

GROSS TRACT AREA: 731.70

FLOODPLAIN: 223.19

½ FLOODPLAIN: 111.50

NET TRACT AREA: 620.20

R-S Base Density 620.20 acres at 2.7 du/acre: 1,674 units

R-S Maximum Density 620.20 acres at 3.5 du/acre: 2,170 units

Maximum dwellings proposed: 2.9 du/acre: 1,800 units

B. ENVIRONMENTAL ENHANCEMENTS

The Basic Plan presents a unique living environment for residents of Prince George’s County, the design of which is unattainable in the Property’s current Euclidean zoning designations. It is deliberately planned to provide stunning views into Mattawoman Creek and its tributaries, taking full advantage of its environmental setting, while protecting and enhancing its ecosystem.

Exhibit D shows 11 development areas in a setting that includes the following:



Concept plan

I. Grand Entrance Feature

The main entrance to the Property is from McKendree Road, across from Dawn Chorus Lane in the Rose Creek Estates neighborhood. This entrance is planned as a wide parkway, with a tree-lined median between ingress and egress lanes. The road will include traffic calming design elements to help increase traffic safety. This roadway design provides a grand entrance to the development instantly creating a sense of place and a sense of “coming home.”

II. Walking and Nature Trails

Mattawoman Creek includes a Master Plan trail; connections to it are proposed from each development pod. Each home will have access to the Mattawoman Creek trail via sidewalks, paths bike lanes and trail connections. These trail connections may provide an alternative transportation system to those wishing

to take advantage of such modes. In addition, this trail and connections promote active recreation and offer pleasant opportunities for residents to simply unwind in a natural setting.

III. Active Recreation

Each development area is designed with easy access to myriad passive and active recreational opportunities. In addition to the walking and biking paths and ways, the Basic Plan provides seven community and neighborhood recreational areas. These include:

- 4 Minor Neighborhood Amenity areas
- 2 Major Neighborhood Amenity areas
- 1 Major Community Amenity area

Total Community Open Space includes active and passive recreational areas, green areas, and woodlands. While the exact sizes, locations and amenity types will be determined at the Comprehensive Design Plan stage, these Neighborhood and Community Amenity areas are proposed to provide community gathering places and may include a pool, clubhouse, outdoor grilling areas, sitting areas, gazebos, and the like. The Basic Plan shows the larger community amenity located along the main roadway, convenient to all by car, pedestrian ways, or bike lanes.

IV. Variety of Housing Types and Price Points

The Basic Plan presents a wide variety of housing types at a wide range of price points from entry-level homes, to larger, higher-priced homes, to age-restricted neighborhoods. Each of these living environments gets the same advantages offered in Dobson Farms: access to high-quality passive and active recreational pursuits and the enjoyment of a prestigious community. This variety of housing, the opportunity for aging in place—moving from market-rate homes to the age-restricted community—and the access to high-quality recreation areas, would be less likely in an R-A Zone, Euclidean-style development. The R-S Zone provides this chance to create an outstanding housing community in southern Prince George’s County.

V. Natural Environment

Dobson Farms seeks to preserve the natural environment to the fullest extent possible while engaging it to take full advantage of its splendor. Many homes will have grand views of Mattawoman Creek, and all residents can enjoy its beauty biking or walking along its trails. Mattawoman Creek, a treasure in Prince

George's County, is showing signs of decline. The Applicant is committed to conducting a Steam Corridor Assessment of the Mattawoman to identify any areas which may benefit from restoration efforts.

Environmental Site Design (ESD) best practices will be presented in future stages of the entitlement process, to ensure proper quantity and quality of stormwater returning to Mattawoman Creek. In addition to the preservation of onsite wetlands, a new area of wetlands will be created and the western portion of the Property, in the Rural Tier, will remain woodland, with reforestation of a small portion of land once used in mining operations.

In the end, Dobson Farms will be known for the lifestyle it presents to its residents. To create this lifestyle, the community provides a wide variety of housing types in a development chock-full of varied recreational opportunities adjacent to a one-of-a-kind natural resource. The result—a genuine sense of place, a sense of “home.”

Preserving, enhancing, and engaging the natural environment is key to this sense. A comprehensive approach to the development is key, and the R-S Zone allows the development the flexibility needed to create this stellar community. The Applicant has taken steps to ensure that the natural environment will be well protected. The Subregion 5 Master Plan policies on the Environment help guide the development's approach to environmental protection. The Master Plan's Environmental goals for protection of the natural environment are:

- **The natural environment and its associated ecological functions are preserved, enhanced, and restored as a fundamental component of sustainable development.**
- **A development pattern that complements the natural systems, incorporating open space and green infrastructure connectivity into growth strategies.** (p. 67)

The R-S Zone allows the flexibility needed to create a development that addresses these environmental concerns better than would Euclidean zoning, especially so near Mattawoman Creek. The proposed locations and layout of the community pods mirror and reflect existing density and clustering along McKendree Road. This clustering preserves in perpetuity the western portion located within the Rural and Agricultural Growth Policy Area and the woodland portion of the property that buffers the Mattawoman Creek.

The Mattawoman Creek Stream Valley is one of the largest Special Conservation Areas (SCAs) and one of the three primary corridors identified within the Green Infrastructure Plan. The reach of this stream network within and along the projects southern border contains complex characteristics of season habitats as well as a braided system of secondary and primary channels within the wooded floodplain flats.

The proposed development preserves this system in its entirety, taking advantage of the previously cleared woodland (Mining operation, site center) for the basis of development and retains the existing wooded floodplain that extends 500'+ beyond the water's edge. The project goes a step further to afforest existing floodplain regions currently outside of woodland. On-site tributaries and wetland water systems will be assessed for restoration and/or vegetative enhancement. These efforts will be developed with the intent to reduce sediment deposition, aquatic thermal impacts and encourage food web habitat within the primary tributaries of the Mattawoman. The preservation and retainment of this wide linear stretch of southern woodland eliminates the future potential of county habitat network gaps. By recognizing and providing for this environmental amenity this project ensures the long-term viability of the contiguous forest tract essential for water quality and terrestrial habitat.

Mattawoman Creek, and its tributaries, are major features on the Dobson Farms Property. The Master Plan rates Mattawoman Creek's biometrics as "Poor," and the Aquatic Habitat Quality as "Fair." (p. 69) As will be discussed later in this section in detail, the Basic Plan includes preservation of the Mattawoman Creek in its entirety and preservation of the tributaries to the fullest extent possible. The Applicant proposes a Stream Corridor Assessment to determine possible areas of Stream restoration to help improve these features of Mattawoman Creek, restoring it as much as possible to its past more pristine state.

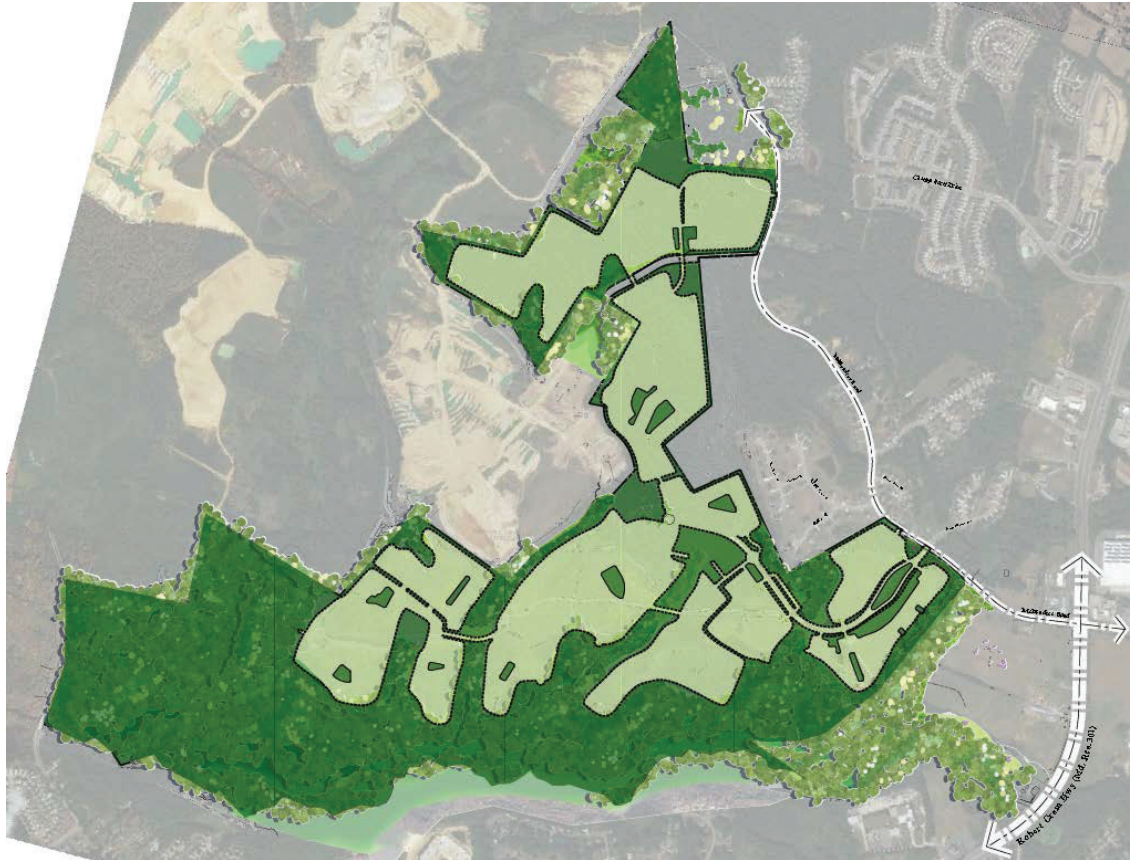
To achieve these goals, the Master Plan sets forth several policies in different subsections:

a. GREEN INFRASTRUCTURE

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network. (p. 71)**

APPROACH: The Basic Plan includes a large open space component. Of the 620± net acres, 50± % is preserved as open space (see Exhibit E). Open space winds through the Property, providing areas for active and passive recreation and for preservation areas to protect and enhance the environmentally sensitive portions of the Property. With only minor disturbances to its tributaries for necessary infrastructure, the plan has the opportunity to preserve the Primary Management Area (PMA) associated with the

Mattawoman Creek in its entirety. This approach is in line with meeting the full intent of the environmental policies and regulations, while protecting and acknowledging the sites sensitive environmental features.



Proposed Open Space shown in dark green

The minor, necessary impacts will be thoroughly vetted for water quality as part of a larger Stream Restoration Study—the details of which to be determined in consultation with MNCPPC staff at the Comprehensive Design Plan stage—proposed by the Applicant to enhance the quality and viability of Mattawoman Creek. Afforestation and riparian development opportunities will be sought along the existing woodland floodplain edges to create habitat transition zones for transient species from forest interior to lowland landscapes.

b. WATER QUALITY, STORMWATER MANAGEMENT, AND GROUNDWATER

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams. (p. 76)**

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

APPROACH: One of the major concerns presented in this section is impact of private water and sewer systems in the watershed (pp. 74-75). The Master Plan makes several recommendations regarding upgrades to these systems to reduce the amount of nitrogen leaked into the ecosystem. Most likely, private systems would be used on two-acre, R-A Zoned lots in a conventional subdivision in the area. While newer systems reduce the nitrogen leak, under the R-S designation the proposed Basic Plan would require tie-in to public systems, reducing the impact on water and groundwater quality by eliminating septic system failure issues

In addition, the Master Plan identifies wetlands as buffers that regulate “the flow of pollutants into the rivers, streams and groundwater.” They are invaluable “sponges” soaking up and holding “large amounts of flood and stormwater, releasing water gradually back into the water systems. This quality makes wetlands important in urban and suburban areas where impervious surfaces increase the rate and volume of runoff.” (p. 74) The Applicant has identified areas on the Property for creation of new wetlands to help further enhance the quality of water returning to the natural system. The new wetland will be rough-designed at the Comprehensive Design Plan stage and designed in detail at the Specific Design Plan stage.

The development of new wetlands and enhancement of existing wetlands is essential to this project’s ecological success. Opportunities have been identified to enhance wet riparian edges, retain existing wetlands as well as create eventual palustrine forested (PFO) wetlands. These types of systems are of critical importance to a large array of plants and animals as well as the quality of surface water. Expanding and retaining the existing wetlands and tributaries creates the opportunity to reduce the sediment and pollution from entering the Mattawoman with the intent of raising the biological integrity of the waters, encouraging biological attributes. These preserved features will be interwoven through the developed communities creating extended environmental buffering while providing habitat cover and pollinator networks that would be unique to this watershed.

Environmentally-Sensitive Design (ESD) Stormwater Management techniques are also proposed for Dobson Farms, as recommended by the Master Plan. (p. 76). The small ponds will be dispersed through the site, close to the site of runoff origin, and away from the Mattawoman Creek.

ESD facilities although required, present an opportunity of ecosystem services for the sites existing sensitive features. The opportunity for the sensitive placement and species selection can provide ecological assets where they do not currently exist. Bioretention and submerged gravel wetland’s vegetative provides seed dispersal of native species to biologically infill existing wet regions, reducing the opportunity for invasive species encroachment. Thoughtful placement of beneficial species within these systems leads to a qualitative improvement to on site species diversity.

Agricultural activities are identified by the Master Plan as having “significant implications for water quality and wild species of flora and fauna.” (p. 76) The Property has been mined and not currently farmed to any large scale. The proposed development eliminates any negative impacts from future farming activities.

c. WATERSHEDS

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**
- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes. (p. 82)**

APPROACH: The Applicant proposes to preserve the Mattawoman Creek to the fullest extent possible. Only minor intrusions into the PMA will be required to accommodate necessary infrastructure. Watershed protection is ensured by the proposal’s use of Environmentally Sensitive Design techniques and the use of public water and sewer services. Water quality in the watershed will be enhanced by conversion of open surface mining denuded land to planned development with open space and afforestation.

Land in the Rural Tier (designated in Plan 2035 generally as the Rural and Agricultural Growth Policy Area) as identified in the Master Plan is not proposed for development, but will remain in, or be restored to, forest, further enhancing the environmental integrity of the Mattawoman Creek and its watershed.

Impervious surfaces are minimized by the use of the R-S Zone’s compact development structure. This technique follows the Conservation Subdivision technique of grouping development to allow for maximization of open space and environmental preservation. Stormwater from the development will be located within the pods and separated from the natural systems.

d. CHESAPEAKE BAY CRITICAL AREA

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

Strategies

- **Ensure that the primary and secondary buffers are protected and enforced to the fullest extent possible. (p. 83)**

APPROACH: The Policy above does not directly apply to a development proposal; the strategy does. In this proposal, all buffers are respected to the fullest extent possible. Only minor intrusions into the PMA are proposed for infrastructure. The large portion of the PMA directly associated with Mattawoman Creek is untouched. The Applicant also proposes the creation of additional wetlands and the preservation of the Rural and Agricultural areas woodlands to further protect and enhance the Critical Area. As amended, the western portion, in the Rural and Agricultural Growth Policy Area, will be preserved in perpetuity.

e. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote “climate-friendly” development patterns through planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and greenhouse gas emissions. (p. 84)**

APPROACH: The property has been used for mining and farming. By rezoning to the residential R-S zone, the air pollution from mining and farm operations and associated truck traffic will be eliminated.

The proposed clustering of the development pod locations routes road infrastructure away from the Mattawoman Creek buffer area, thereby reducing traffic air pollution in this environmentally sensitive area.

The applicant uses environmentally-friendly Low Volatile Organic Compound (VOC) materials in their building. The sourcing, production and installation of these materials, and the marketing of energy-efficient materials and appliances serve to educate the home-owners and reduce their community carbon footprint.

f. GREEN BUILDING AND ENERGY EFFICIENCY

- **Encourage the use of green building techniques that reduce resource and energy consumption.** (p. 86)

APPROACH: The applicant has an industry reputation for creating homes in their communities that adhere to high standards of energy and resource-efficiency. According to the HERS Index their homes achieve an energy efficiency score of 66 - half the energy consumption of a typical resale home. The reduced energy consumption and cost-savings are sought-after attributes for home-buyers.

g. NOISE INTRUSION

- **Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.** (p. 87)

APPROACH: No excessive noise-producing uses are proposed.

h. SAND AND GRAVEL MINING

Strategies:

*** Post-extraction uses should support the plan's preservation goals with mined land reclaimed for agricultural and forest uses.**

*** Additional considerations for post-extraction uses should be community uses such as parks and trails.** (p. 88)

APPROACH: There are no specific Policies associated with sand and gravel mining; the strategies above are addressed in this proposal. At present, much of the Property that has been mined is denuded and in need of post-extraction enhancement. Agricultural uses are inappropriate here due to the proximity of Mattawoman Creek.

The project proposes to reclaim or restore this land by planning, with aesthetic and ecological care and sensitivity, a mix of community housing types, newly created and programmed open spaces, and preserved, enhanced, or restored woodlands.

The proposal includes an array of active and passive private recreational facilities and a hierarchical system of pedestrian paths and bike lanes/trails. The rich recreational programming offers a wealth of physical and social health benefits for residents of Dobson Farms, adjacent homeowners, and the greater community.

IV. NATURAL RESOURCES

The Dobson Farms Property is comprised of varying environments that include the Mattawoman floodplain, abandoned farm ponds, upland woodlands, mature woodlands, wetlands, and transitional wet and dry meadows. The topography varies throughout the site due to previous mining but generally slopes to the south toward the Mattawoman River.

The woodlands observed on site account for 538 acres of the sites 733+/- acres. The successive stages of the forest vary with exposure to moisture and sunlight. Sporadic pockets of Virginia and loblolly pine (*Pinus virginiana*, *Pinus taeda*) were identified throughout the upland early to mid-successional forest. The woodlands are generally comprised of red maples (*Acer rubrum*), tulip poplars (*Liriodendron tulipifera*) and sweet gum (*Liquidambar styraciflua*) species. The dominant woodland species expand within the Mattawoman floodplain with the prevalence of American holly (*Ilex opaca*) understory and white and pin oaks (*Quercus alba*, *Quercus palustris*) with groves of loblollies and the ironwoods (*Carpinus caroliniana*).

The site contains limited impervious area except for an abandoned mining access road that bisects the site.

Multiple ephemeral and perennial channel tributaries were observed running through the site ultimately terminating with the Mattawoman and adjacent floodplain. The dominant tree size class and understory species increased around these channels and floodplain flats creating diverse habitats for the site's ecosystems. Wetlands identified on site were primarily PFO (*palustrine forested*) with the potential of emergent wetland conditions observed within transitional meadows.

These identified woodlands and water resources are typical of the natural resources found within the Mattawoman watershed.

V. COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS

A. SECTION 27-195: REQUIRED FINDINGS

Sec. 27-195. - Map Amendment approval.

(a) In general.

(1) The District Council may approve or deny the application (including the Basic Plan). Approval shall be an approval of the general land use types; range of dwelling unit densities, including the base, minimum, and maximum densities; and commercial/industrial intensities, general circulation pattern, general location of major access points and land use relationships shown on the Basic Plan. Whenever an applicant designates a limitation of uses within an application, the District Council may approve specific land use types and their general locations within the development, in accordance with the applicant's designation, as part of its approval of the Basic Plan, in order to ensure overall compatibility of land use types within the proposed development and with surrounding land uses. Such an approval by the District Council shall become a part of the approved Basic Plan. The District Council may also specify certain planning and development matters (known as "considerations") for the Planning Board and Technical Staff to consider in later Comprehensive Design Plan, Specific Design Plan, or subdivision plat review. The specifics of the considerations shall be followed, unless there is a clear showing that the requirement is unreasonable under the circumstances.

COMMENT: The Applicant seeks approval of this Basic Plan with the land use types (single-family attached, single-family detached, open space, trails, recreational facilities), with density ranging from 1,674 to 1,800 dwellings, or 2.7 to 2.9 dwellings per acre. The R-S Zone allows up to 3.5 dwellings per acre, but the Applicant is committed to no more than a density of 2.9± dwellings per acre, which is in the range identified in the Master Plan for Residential-Low and Residential-Low—Transitional

land use types for the whole property. ¹ Density above 2.7 units per acre will required the provision of Public Benefit Features. The Applicant proposes myriad benefit features in this Basic Plan, including trails, active and passive recreational facilities. Details of these will be examined at the time of Comprehensive Design Plan and any density increment above 2.7 units per acre will be accompanied by an appropriate Public Benefit Feature.

Ingress and egress is proposed at two points along McKendree Road, a Major Collector with a right-of-way of 100 feet. A long spine road runs from the southern access point on McKendree Road along the northern section of the Property providing access to the west; a spur runs north to provide access to the narrow northern section of the Property and ultimately to the second access point on McKendree Road. In the southern section, internal streets generally run perpendicular to Mattawoman Creek, ending short of the Primary Management Area. Without question, the most stunning feature of this Property is Mattawoman Creek and its largest tributary, Timothy Branch. The Applicant has taken great steps to ensure that the development will exist in harmony with, not as a detriment to, these environmental features. No road crossing of Mattawoman Creek or Timothy Branch is contemplated; only required, minimal crossings of its tributary are necessary to provide access to the western portion of the Property.

(2) The finding by the Council of adequate public facilities shall not prevent the Planning Board from changing or modifying this finding during its review of Comprehensive Design Plans, Specific Design Plans, or subdivision plats. The Planning Board shall, at each phase of plan or subdivision review, find that the staging of development will not be an unreasonable burden on available public facilities or violate the planning and development considerations set forth by the District Council in the approval of the Basic Plan.

COMMENT: The Applicant understands this provision.

¹ It must be noted that the existing zoning of surrounding properties in the northern area does not provide a transition shown in the Master Plan. Specifically, from east to west, R-E, R-R, and R-A zoning exists, with the highest density R-R Zone shown in the transition area. Accordingly, and given this apparent inconsistency, the Basic Plan map does not match the Master Plan map exactly; instead, the Basic Plan seeks to accommodate the envisioned transitions to the lower density Rural and Agricultural areas to the southwest, which leaves the Rural and Agricultural portion of the property preserved, undeveloped and wooded. Thus, creating a natural transition to the west as envisioned in the Master Plan. This arrangement advances the goals of the Master Plan.

(3) Where the property proposed for the Zoning Map Amendment is located within the Resource Conservation Overlay Zone, no Comprehensive Design Zone shall be granted for the subject property.

COMMENT: The Property is not located in the Resource Conservation Overlay Zone.

(4) In the approval of a Basic Plan in the V-M and V-L Zones, the District Council shall find that a variety of types of dwelling units shall be constructed at each stage of development, and that the storefront, civic, and recreational uses are staged to coincide with the initial stages of development.

COMMENT: The Property is not located in the V-M or V-L Zone.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.

COMMENT: As noted in Section II of this text, the Master Plan recommends Residential Low and Rural land uses for the Property. There are no design considerations in the Master Plan specific to this Property. The Master Plan further indicates that Residential Low refers to development of up to 3.5 dwellings per acre. While Rural land use is not assigned a specific density in the Master Plan, Plan 2035 describes Rural and up to 0.5 dwellings per acre. The Rural designation only applies to a small portion of the western Property, which mainly consists of a tributary to Mattawoman Creek. East of this tributary, in the Rural Area, larger lots are proposed. Much of the Property is in the Residential Low (< 3.5 dwellings per acre) and Residential Low—Transition (<2.0 dwellings per acre) areas. The overall proposed density of 2.7 – 2.9 dwellings per acre falls well below the maximum for the entire Property. The Basic Plan conforms to the principles and guidelines described in the Plan (including the text) with respect to land use, environmental policies, the number of dwelling units, and the location of land uses. A detailed description of the Master Plan environmental policies and the Basic Plan’s approach to fulfilling them appears in Section IV. C. of this document. Development Pod “L” shown on the original Basic Plan have been eliminated in the Rural and Agricultural Area. The part of Pod “K” originally shown in the Rural and Agricultural Area has also been removed, so that the Rural and Agricultural Area is preserved in perpetuity.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

COMMENT: No commercial uses are proposed.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the

current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

COMMENT: A Traffic Study has been prepared and submitted to Transportation Planning Staff for the purposes of providing traffic data for MNCPPC's use in analyzing the master plan roads utilizing MNCPPC's TransForm modelling software. It should also be noted that the subject property is located within Planning area 85A and is affected by the Brandywine Road Club. Future entitlement applications will require more detailed Traffic Impact Analyses and the participation in the Brandywine Road Club is an allowable means of addressing 24-124 of the County Zoning Code. Prince George's County Council Resolution CR-9-2017 indicates the following:

- (1) Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.
- (2) Establishes a list of projects for which funding from the Brandywine Road Club can be applied.
- (3) Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

COMMENT: Most of the Property is in Water and Sewer Categories 3 and 4. A small Portion in the west is in Category 6, however, the Basic Plan was recently revised to show the portion of the Property in the Rural and Agricultural Growth Policy Area being preserved in perpetuity. Given these designations, water and sewer will be available to most of the Property. A change to Category 4 will be required prior to Preliminary Plan approval.

The nearest Fire/EMS station is Brandywine 840, on Brandywine Road, approximately 2 miles northeast.

There are two libraries within 7.5 miles: the Accokeek Branch on Livingston Road to the west; and the Surratts-Clinton Branch on Piscataway Road to the north. The James O. Hall Research Center at the Surratts House provides additional opportunities for Civil War research within 7 miles.

The nearest public schools are:

Elementary School:	Brandywine
Middle School:	Gwynn Park
High School:	Gwynn Park

These schools, all near the T.B. intersection, are about 2.5 miles north of the Property. These may not be the schools students from Dobson Farms will attend; however, school adequacy is ensured by the surcharge imposed at the time of Preliminary Plan of Subdivision.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

COMMENT: Internally, single-family detached and attached dwellings are generally compatible with one another, and recreational facilities are proposed to be convenient to all residents, while separated from individual residences by streets or open space, ensuring internal compatibility. The Basic Plan provides easy access to local shops, a plethora of recreational

opportunities and calming views into stunning environmental features, all helping to promote the health, safety, and welfare of future residents.

As noted, the neighborhood—within which the Property sits—is mostly undeveloped and wooded. Shown as part of the Basic Plan for conceptual purposes, townhouses, generally compatible with single-family detached homes, are proposed near Club Estates with large wooded buffers proposed between the proposed and existing homes, ensuring a harmonious land use relationship. These are proposed homes near existing homes; all are single-family dwellings. Private recreational facilities have been located internally to minimize impact on outside properties; the health, safety and welfare of neighboring residents are unaffected by this compatible development. Additional information regarding environmental enhancements are provided in greater detail in Section IV. C., above.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

COMMENT: The Applicant expects the development to be completed within six years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

COMMENT: The Property is not in the L-A-C Zone.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

COMMENT: The Property is not in the V-M or V-L Zone.

B. COMPLIANCE WITH THE R-S ZONE AND ITS PURPOSES

Section 27-111 of the Zoning Ordinance lays out the purposes of the R-S Zone. These are:

Sec. 27-511. - Purposes.

(a) The purposes of the R-S Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors;

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and

(C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.

COMMENT: The R-S Zone is uniquely suited for this Property. The Master Plan and Plan 2035 recognize the rural history of the area while also understanding the changing nature of Brandywine itself. Over the years several similar developments have been approved in the area, notably McKendree Village, Chaddsford, Calm Retreat M-X-T, Branch Avenue M-X-T, as well as R-T zoning on the property abutting the subject Property to the east. Plan 2035 continues to endorse the Brandywine Local Town Center in just north of the Property. Brandywine, though still somewhat rural, is now much more vibrant than it was just a few years ago. The R-S Zone is in keeping with the Subregion 5 Master Plan and General Plan. (See a deeper dive discussion in Section II of this text.)

With the density range of 2.7 to 2.9 dwellings per acre, the Applicant anticipates Public Benefit Features will be necessary to achieve a density somewhere above base density of 2.7 units per acre. Therefore, ultimate density will be dependent on the provision of Public Benefit Features.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

COMMENT: The R-S Zone establishes the density ranges and regulations. This Basic Plan will establish the range as allowed by the R-S Zone; the Comprehensive Design Plan will establish an exact density and apply the other R-S Zone regulations.

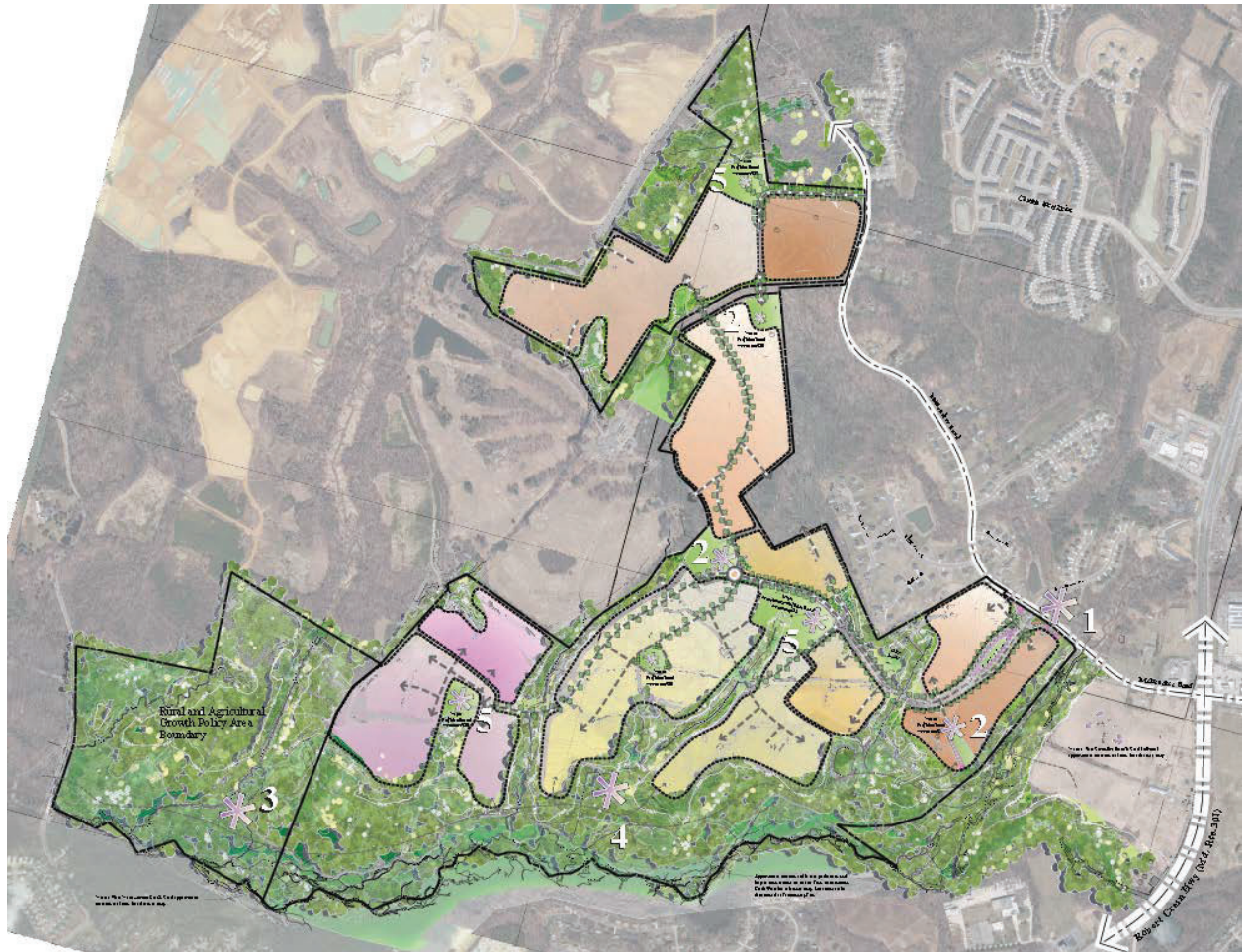
(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

COMMENT: As has been noted in this text, the proposed single-family homes are compatible with the zoning of surrounding undeveloped land and with the single-family homes adjacent to the Property. Where proposed townhouses are proposed on the Property periphery, buffers are shown on the Concept Plan. Health, safety and welfare of present and future residents are unimpaired by this proposed

development. In addition, specifics regarding the environmental enhancements are provided in Section IV. C., above.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

COMMENT: Open space, passive and active recreational facilities and trails are provided, creating an active environment for residents and easing the impact on the public park system.



Open Space, passive, and active recreational facilities are proposed through property

(5) Encourage and stimulate balanced land development;

COMMENT: The Proposed Basic Plan provides a balance of land uses. The use is residential; no commercial activity is appropriate here, given the nearby existing and planned commercial uses. Much of the land has been farmed and mined, and now

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

the time comes for final development. The addition of housing on this property will stimulate the growth of the commercial businesses in the area, both planned and existing.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

COMMENT: This Property's long frontage on Mattawoman Creek, its tributaries and Timothy Branch, will provide astonishing views that will demand high-quality housing. The Basic Plan includes a balanced variety of housing—townhouses and single-family detached—in a development with trails, open space, recreational facilities that all take advantage of this unique terrain. The proposed residential uses are balanced as well, with a range of housing types from entry-level to age-targeted dwellings aimed at allowing the potential to age in place.

(7) Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.

COMMENT: All uses proposed are permitted in the R-S Zone; this purpose is not applicable.

VI. CONCLUSION

Dobson Farms provides a unique opportunity in this area. Development of this Property must take into account two competing factors: Brandywine is growing; and Mattawoman Creek is an environmental jewel at the southern end of Prince George’s County. The Proposed Basic Plan does just that. It recognizes that Brandywine, for its long rural history, has changed over time, and this Property has as well—first farms, then mining. Now, with those two uses ended, the proposal is to develop the Property with a walkable, active residential neighborhood with onsite recreation and easy access to shops and local businesses in Brandywine Village. It respects the value of Mattawoman Creek and its tributaries by making them a valuable part of the development without imposing undue impacts upon them.

Zoning Ordinance Section 27-179(c)(1)(C) requires the Applicant to set forth “the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare.” In this Statement of Justification, the Applicant has demonstrated that the proposed Dobson Farms Basic Plan meets all legal requirements set forth by the Zoning Ordinance, including specific required findings and the recommendations of the Master Plan and Plan 2035; it implements the density recommendations of the Master Plan and the specific *Land Use and Housing and Neighborhood* policies of Plan 2035. The Applicant has also demonstrated that the proposal will not be detrimental to public health, safety, and welfare: adequate public facilities exist to serve the proposed development, including water and sewer, schools, fire and emergency services; the proposed plan includes active and passive recreational opportunities for the health and enjoyment of its residents; Mattawoman Creek and its environmental setting are preserved to the fullest extent possible; and impacts to surrounding properties are minimized by placing compatible residential uses along the perimeter or by the use of buffers. Participation in the Brandywine Road Club and subsequent entitlement processes will ensure adequacy of transportation facilities. The proposal promotes health, safety and welfare, and the review of subsequent applications, including a Comprehensive Design Plan, Preliminary Plan of Subdivision and Specific Design Plans, will examine these in greater detail.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

For these reasons, the Applicant respectfully requests approval of the Dobson Farms Basic Plan and Zoning Map Amendment.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Joseph Del Balzo". The signature is written in a cursive style with a large initial "J".

Joseph Del Balzo, AICP

A handwritten signature in blue ink that reads "Matthew C. Tedesco". The signature is written in a cursive style with a large initial "M".

Matthew C. Tedesco, ESQ.

APPENDIX "A"

Detailed parcel identification

The Property comprises the following parcels:

Unsubdivided Parcels

Tax Map	Grid	Parcel	Parcel ID
164	C2	8	11-1156447
164	E1	35	11-1156454

Robin Dale Golf Club Subdivision (Plat Book VJ 185 Plat No. 40)

Tax Map	Grid	Parcel	Parcel ID
154	D3	B	11-3215068

Country Club Estates Subdivision Plat Book WWW 61 Plat No.51)

Tax Map	Grid	Lot	Block	Parcel ID
164	E1	1	A	11-1156462
164	E1	2	B	11-1156470
164	E1	3	B	11-1156488
164	E1	4	B	11-1156496
164	D1	5	B	11-1156504
164	E1	Outlot A	C	11-1156512
164	D1	1	C	11-1156520
164	D1	2	C	11-1156538
164	D1	3	C	11-1156546
164	D1	4	C	11-1156553
164	D1	6	C	11-1156561
164	D1	7	C	11-1156579
164	E1	8	C	11-1156587
164	D1	1	D	11-1156595
164	D1	2	D	11-1156603
164	D1	3	D	11-1156611

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

Tax Map	Grid	Lot	Block	Parcel ID
164	D1	4	D	11-1156629
164	D1	5	D	11-1156637
164	D1	7	D	11-1156645
164	D1	8	D	11-1156652
164	D1	9	D	11-1156660
164	D1	10	D	11-1156678
164	D1	11	D	11-1156686
164	D1	1	E	11-1156694
164	D1	2	E	11-1156702
164	D1	3	E	11-1156710
164	D1	1	F	11-1156728
164	D1	2	F	11-1156736
164	D1	3	F	11-1156744
164	D1	11	G	11-1156751
164	D1	12	G	11-1156769
164	D1	13	G	11-1156777
164	D1	14	G	11-1156785
164	D1	15	G	11-1156793
164	D1	16	G	11-1156801
164	D1	17	G	11-1156819
164	D1	1	H	11-1156827
164	D2	2	H	11-1156835
164	D1	3	H	11-1156843
164	D1	4	H	11-1156850
164	D2	5	H	11-1156868
164	D2	6	H	11-1156876
164	E1	Outlot A	K	11-1156884



Dobson Farms

A-10059

Zoning Map Amendment

SDRC Response

~~Revised May 17, 2021 (Based on Application Amendment)~~

Revised June 4

Table of Contents

Statement of Justification.....	3
I. Introduction.....	4
A. Property Location and Description	
B. Purpose of The Application	
C. Neighborhood Land Use and Zoning	
II. Master Plan and General Plan.....	7
A. Land Use Policies	
B. Housing and Neighborhood	
III. Zoning.....	29
A. The Proposed Basic Plan	
i. Basic Plan Framework	
ii. Development Data	
B. Environmental Enhancements	
i. Grand Entrance Feature	
ii. Walking and Nature Trails	
iii. Active Recreation	
iv. Variety of Housing Types and Price Points	
v. Natural Environment	
b. Green Infrastructure	
c. Water Quality and Groundwater	
d. Watersheds	
e. Chesapeake Bay Critical Area	
f. Air Quality and Greenhouse Gas Emissions	
g. Green Building and Energy Efficiency	
h. Noise Intrusion	
i. Sand and Gravel Mining	
IV. Natural Resources.....	39

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

V. Compliance with Zoning Ordinance Requirements.....40

- A. Section 27-195
- B. Compliance with the R-S Zone and its Purposes

VI. Environment.....40

Summary of Potential

- A. Habitat Goals
 - i. Wetland Protection and Growth
 - ii. Stream and Wooded Floodplain Sustainability
 - iii. Meadow Habitat Importance
 - iv. Environment Conclusion

VII. Conclusion.....62

Appendix.....64

Appendix ‘A’ Parcel Identification.....64

Exhibits

- Basic Plan
- ALTA Survey
- Draft Natural Resources Inventory
- Forest Stand Delineation
- Woodland Conservation Worksheet

- Exhibit ‘A’: Subregion 5 Future Land Use Map
- Exhibit ‘B’: Concept Plan
- Exhibit ‘C’: Master Plan Density Overlay
- Exhibit ‘D’: Master Plan Land Use
- Exhibit ‘E’: 2035 Growth Policy Map
- Exhibit ‘F’: Environmental Enhancement Plan
- Exhibit ‘G’: Open Space

Dobson Farms

AMENDED
Zoning Map Amendment A-10059

Basic Plan Text
and
Statement of Justification

~~February 3, 2021~~

~~April 2, 2021~~

~~May 17, 2021~~

June 4, 2021

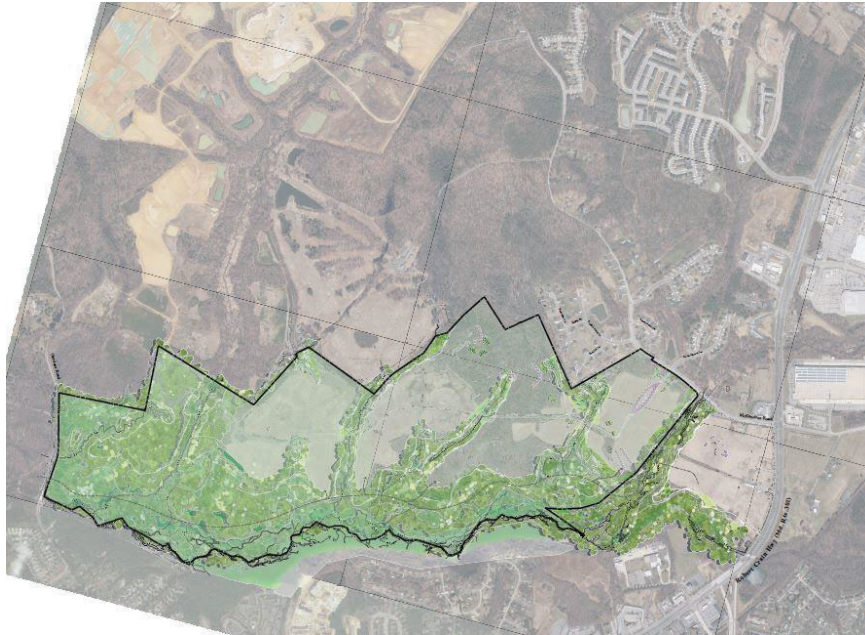
I. INTRODUCTION

I. PROPERTY LOCATION AND DESCRIPTION

Dobson Farms is located in the southernmost part of Prince George’s County. The “Property” is south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road. The 581.06± acre Property can be found on Tax Maps 164. Detailed parcel information can be found in Appendix “A.”

The Property has been farmed extensively; more recently, the property was the site of surface mining operations. While the central portion of the Property has been cleared for the mining operation, northern, eastern and southern areas remain generally wooded, especially along Mattawoman Creek and Timothy Branch.

Timothy Branch and Mattawoman Creek provide stunning views and are important environmental assets. The Basic Plan takes full advantage of these features while preserving these environmental treasures to the fullest extent possible.



Property location is east of Timothy Branch and north of the Mattawoman Creek

II. PURPOSE OF THE APPLICATION

D.R. Horton, the “Applicant,” seeks a rezoning of the subject Property from the R-E (Residential Estate), and R-A (Residential-Agricultural) Zones to the R-S (Residential-Suburban 1.6 to 2.6 dwellings/acre) Zone. In consideration of this request, the Applicant seeks approval of a Basic Plan in accordance with Part 3, Division 2, Subdivision 3 of the Zoning Ordinance.

Originally, the Basic Plan comprised approximately 731 acres, including nearly 150 acres to the north, known as “Parcel ‘C’.” This parcel has been removed, reducing the total acreage from 731.7± to 581.06± acres. These 150± acres were mostly in the Residential Low-Transition land use category.

Further, the application is amended to request the less-dense R-S (1.6-2.6) Zone rather than the higher density R-S (2.7-3.6) Zone. This change, along with the reduction in total and net acreages, leads to a reduction in the dwelling unit range from the originally-proposed 1,674 to 1,800 dwellings to a new range between 758 and 1,232 units. As articulated in greater detail below, the applicant contends that the amendment to the original Basic Plan and new density ranges further address comments raised in the original Technical Staff Report.

III. NEIGHBORHOOD LAND USE AND ZONING

The Applicant suggests the following neighborhood for zoning purposes:

North: Accokeek Road
East: Crain Highway
South: Mattawoman Creek
West: Gardner Road

Much of the Neighborhood is in the R-A Zone, with R-E, R-R, R-T and C-M zoning throughout. The R-T abuts the Property to the east, R-R to the north, and the C-M sits between the R-T and Crain Highway. The neighborhood is largely undeveloped and

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

generally wooded, saving the mining operations in the neighborhood. The central properties have been—or currently are—surface mining operations. Much of the neighborhood was farmed at one time, and in the 40 years of the 1970s through 2000s, Potomac Ridge/Southview Golf Course came and went. Club Estates, a subdivision of single-family homes in the R-E Zone, fronts McKendree Road. A few homes are found along Accokeek and McKendree Roads and Crain Highway. The townhouse and commercial properties are an active farm.

II. MASTER PLAN AND GENERAL PLAN

The Property is found in the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (“Master Plan” and “SMA”). The overall vision for Subregion 5 is:

Communities will have a system of sidewalks and multiuse trails connecting to parks, open space, recreation centers, and other destinations.

In the Piscataway, Mattawoman, and Potomac watersheds, land along the periphery of the County, is preserved to protect the landscape, rivers, creeks, forests, farms, and rich history that defines and unites the subregion. Historic sites and new businesses complement each other to promote tourism, which will encourage visitors to experience agricultural and rural lifestyles first-hand. The rural character of the region is preserved through measures that minimize sprawl and protect cultural, natural, and agricultural resources. Existing agricultural and mineral resources serve as catalysts for economic activities conducted in an environmentally sensitive manner. (p. 27)

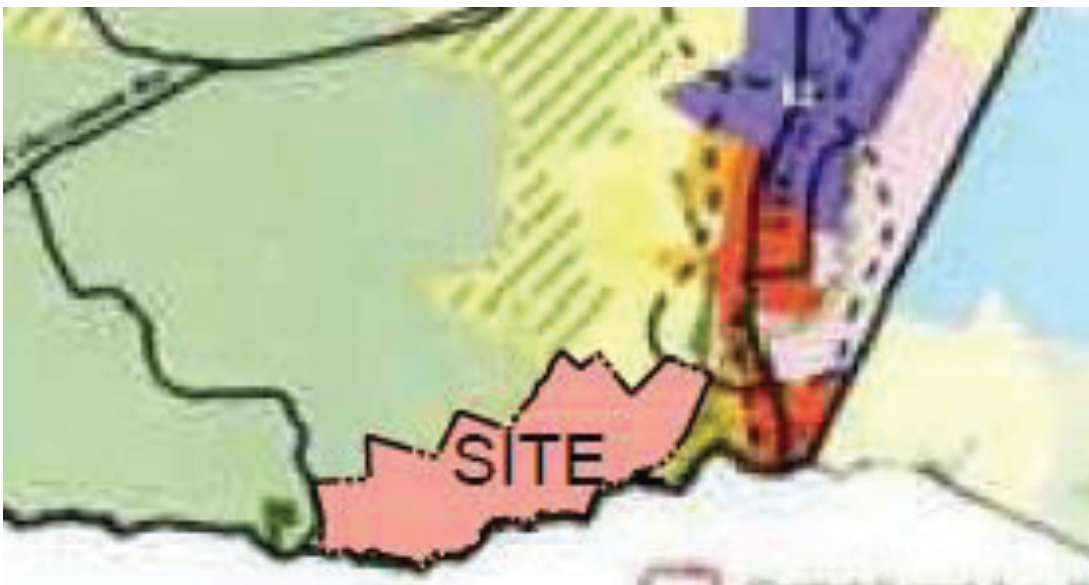
The Master Plan also includes specific visions for the three subareas, Accokeek, Brandywine, and Clinton/Tippett. Brandywine is in the southeast section of the Subregion and includes the entire Property. The Vision for the Brandywine area is:

Brandywine develops into the center envisioned in the 2002 Prince George’s County Approved General Plan. It is a large, mixed-use community within the MD 5/US 301 corridor with transit-oriented neighborhoods designed so residents and employees can walk to nearby bus or light rail commuter stations. A variety of housing choices are available to residents, from apartments to single-family dwellings, and there are many opportunities to shop, dine, and be entertained. A well-planned road network allows local traffic to circulate throughout the community without relying, on the regional highway network. A key feature in Brandywine is the network of pedestrian trails and bike paths that connect living areas to schools, shops, and parks. East of Brandywine is the original village of Brandywine, is a vital part of the larger community and includes one-of-a-kind restaurants and small shops along a

traditional main street, MD 381. West of Brandywine, the land uses transition to rural, low density residential development. (p. 28)

A low-density development of townhouses and single-family homes perfectly fits the Brandywine Vision. Key ingredients of the proposed Basic Plan include a variety of housing types, open spaces with pedestrian paths and sidewalks, bike paths and lanes connecting residents with a series of private recreational facilities throughout the community. It also provides easy access to the emerging Brandywine Center, an auto-reliant Local Town Center along Crain Highway just to the north.

The Future Land Use Map (Map VI-1; p. 32), recommends the Property, going from east to west, for Residential Low, Residential Low Transitions, and Rural future land use (**Exhibit A**). The Master Plan, on Page 33, discusses these areas.



Property location on Future Land Use Map.

Residential Low areas are designated for single-family detached homes with up to 3.5 dwellings per acre.

Residential low—transition areas are designated to provide a transition to less dense areas and a transition to environmentally sensitive areas such as Mattawoman Creek. The Master Plan “strongly recommends” Conservation subdivisions, which it describes as “clustered, to be built in less environmentally sensitive areas,” with minimum conservation area requirements. (p. 33) They “provide for more environmentally-sensitive residential subdivision

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

design, which is particularly important in the Mattawoman Creek watershed where the protection of water quality is paramount.” (p. 33)

Rural areas “Consistent with 2002 General Plan policy” are “envisioned to protect large amounts of land for woodland, wildlife habitat, recreation and agriculture pursuits, and to preserve the rural character and vistas that now exist.” (p.33)

The thrust of the Master Plan recommendations for these three land use areas is to limit density and preserve large areas of woodland and environmentally sensitive areas. The Basic Plan map proposes a density that is consistent with the recommended maximum in the Residential Low and Residential Low—Transition areas and a Concept Plan (**Exhibit B**) that clusters development away from the environmentally sensitive areas associated with Mattawoman Creek and its tributaries.



Development clusters are located away from environmentally sensitive areas.

The “Master Plan Densities Overlay” (**Exhibit C**) shows the Master Plan recommended land uses overlaid on the Basic Plan. It is important to note that the lines between the three land use areas, Residential Low, Residential Low—Transition, and Rural, are not surveyed and engineered lines but should be viewed as approximations (see Master Plan Land Use, **Exhibit D**). Nonetheless, the Applicant understands the intent of the transition and the Basic Plan provides it, respecting the physical distinction of these areas as follows:

Residential Low. Approximately 141 acres are in the Master Plan Residential Low land use designation. This designation allows up to 3.5 dwellings per acre. At that density, 496 dwellings would be consistent with the Master Plan recommendation on this portion of the Property. The Applicant now proposes a range of 369 – 496 dwellings in this area.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

The Residential Low—Transition. This area, which allows up to 2.0 dwellings per acre, is approximately 305 acres. Therefore, 610 dwellings would be consistent with the Master Plan recommendation on this portion of the Property. The current proposal is for 488 – 610 dwellings in this area.

Rural Tier. The Rural Tier (now the Rural and Agricultural Growth Policy Area) allows up to 0.5 dwellings per acre. With approximately 134 acres in the Rural Tier, 67 dwellings would be consistent with the Master Plan recommendation on this portion of the Property. The Applicant proposes no dwellings in this area to provide a wooded buffer between the development and properties to the west.

Overall, the Basic Plan proposes 857 – 1,106 dwellings, within the R-S Zone density range. The R-S Zone is identified as an “Applicable Zone” for the Residential Low land use area (p. 31). While it is not listed as a zone for the Residential Low—Transition or Rural Tier land use areas, the proposed density within the Residential Low—Transition area is a maximum of 2.0 dwellings per acre, consistent with the Master Plan density recommendation for this land use area. The Rural Tier is not proposed for development.

Great care has been taken in the conceptual design. The Basic Plan intends a high-quality suburban development with a network of open space, private recreational facilities and trails, in line with the overall goals of the Master Plan. (p. 35)

The portions of Brandywine not in the Village of Brandywine, are envisioned “as being primarily low density residential. Much of the future residential development would be in large master-planned subdivisions, particularly in the northern and western portions of the community, such as Saddle Creek and the Estates at Pleasant Valley.” (p. 42)

This southeastern portion of Brandywine is also prime for such large master-planned subdivisions as it is very close to Brandywine Local Town Center just north of the Property on Crain Highway. The Brandywine Local Town Center was later identified in *Plan Prince George’s 2035* (“Plan 2035”) as an automobile dependent center. New homes in the area can catalyze the further development in the center.

As the proposed basic plan provides this large-scale development within reach of the Brandywine Local Town Center, it does so with respect for the environment. The Master Plan goes into much detail with respect to the environmental value of the area. Much of the Property is in the Evaluation and Regulated Areas designated by the 2017 *Prince George’s County Resource Conservation Plan* (“RCP”). The RCP describes the Mattawoman Creek Stream Valley:

Mattawoman Creek and its tidal and nontidal wetlands are among the most productive finfish spawning and nursery streams in the Chesapeake Bay region. The wetland areas support unusually large numbers of fish-eating wildlife, especially great blue herons, great egrets, bald eagles, and black-crowned night herons. The tidal wetlands contain the largest concentration of nesting wood ducks in Maryland. The quality of the water entering the stream systems in the watershed is of particular concern. (p. 35)

The Basic Plan illustrative shows the great care taken to preserve the Mattawoman Creek; at the comprehensive design plan stage, more specific design decisions will ensure that this Prince George's County gem will be preserved to the fullest extent possible; the Applicant recognizes the remarkable value of the Mattawoman Creek as both an environmental resource and as an asset to the proposed community.

The Master Plan also identifies several historic sites and resources in the Brandywine area. The closest Historic Resource is the McKendree Church Cemetery (85A-020) on the north side of Accokeek Road, west of McKendree Road, approximately 1.2 miles northwest of the Property along McKendree and Accokeek Roads, or 0.9 miles as the crow flies. The nearest Registered Historic Site is the Asbury Church and Cemetery (84-014) at the intersection of Gardner and Accokeek Roads. It is approximately 2.5 miles along Gardner Road to the northwest, or 1.8 miles is a straight line. No impacts to McKendree Church Cemetery or Asbury Church and Cemetery (or its environmental setting) are envisioned by the proposal.

Subsequent to the 2013 approval and adoption of the Master Plan, in 2014, the County approved a new general plan, *Plan Prince George's 2035* ("Plan 2035"). Plan 2035, which provides a new vision for Prince George's County, abandons the three-tier structure of the 2002 General Plan, and creates new Growth Policy Areas in the County. These include:

- Regional Transit Districts
- Local Centers
- Employment Areas
- Established Communities
- Future Water and Sewer Service Areas
- Rural and Agricultural Areas

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Plan 2035 placed most of the Property in the Established Community Growth Policy Area (Exhibit E). Plan 2035:

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



Property location in Established Community Growth Policy Area

The Property is in two Water Categories W-4 and W-6, and two Sewer Categories, S-4 and S-6. The W-6 and S-6 Categories cover the western portion of the Property. These W-6 and S-6 Category areas are in a smaller portion of the Property—in its western section—and are in the Rural and Agricultural Growth Policy Area. Within the Rural and Agricultural Growth Policy Areas, Rural areas are

home to low-density residential communities served by well and septic, significant natural resources, and important historic scenic roads and viewsheds. Plan 2035 recommends Rural Areas remain low density residential or support park and open spaces land uses and focuses new investment on maintaining existing infrastructure ... (p. 20)

Again, the portion of the Property in the Rural and Agricultural Areas and the W-6 and S-6 Categories is small and in the west of the Property. Low density is defined in Plan 2035 as being up to 3.5 dwellings per acre (p. 100). The proposed Basic Plan has been amended to remove proposed development in this area in order to further enhance and protect the environmental features of the Property.

Beginning on Page 100, Plan 2035 sets forth the following twelve Land Use and eight Housing and Neighborhood Policies. These policies include goals and strategies aimed at promoting the health, safety and welfare of current and future residents and workers. The policies aim to direct higher density development to Regional Transit Districts and Local Centers and aim to ensure that a mix of housing is provided, including accessibility and affordability across the County and within developments. Dobson Farms meets these goals. Not all of the policies are within an Applicant's control, but Dobson Farms helps advance those that are.

I. LAND USE POLICIES

POLICY 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.

Goals

LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).

LU1.2 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.

LU1.3 Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

population and employment targets set forth by the Center Classification System (see Table 16).

LU1.4 Annually review and report on county growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.

LU1.5 Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).

LU1.6 Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.

RESPONSE: The County is currently undertaking a Countywide Map Amendment (CMA) process. The Zoning Ordinance and Subdivision Regulations have been completely overhauled and the revisions approved, but they will not take effect until the CMA is adopted. While many of the zones have been replaced with new districts, the new Zoning Ordinance continues to include the R-S Zone, as a legacy zone.

This Policy encourages projected new residential and employment growth to concentrate in the Downtowns but recognizes that residential development will occur in the Established Communities (p. 110). Brandywine Local Town Center is nearby and residential uses here will improve support for that center.

POLICY 2: Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.

Goals

LU2.1 Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of Environmental Resources (DER) and the Washington Suburban Sanitary Commission (WSSC) and in accordance

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.

LU2.2 Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the county's Water and Sewer Plan.

RESPONSE: The vast majority of the Property is within the Growth Boundary, with a small western portion in the Rural Area outside this boundary. The Basic Plan has been amended to show the western portion of the Property (i.e., the portion in the Rural and Agricultural Areas) to be retained and undeveloped. Additional discussion regarding the environmental enhancements is provided below in Section IV. C. The Public Facilities Element sets a Policy Goal to “Ensure public facilities provide efficient and equitable service to existing and future County residents and businesses.” (Master Plan at p. 238). Most of the Property is in Water and Sewer Category 4, meaning water and sewer are available to the Property.

POLICY 3: Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.

Goals

LU3.1 Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.

LU3.2 Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (see also Section V: under Plan Administration for Amendments and Updates).

LU3.3 Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

RESPONSE: The portions of the Property anticipated for development are in the Established Communities Growth Policy Area. As noted, this Policy Area is defined as being ripe for context-sensitive in-fill development. The Dobson Farms Basic Plan and its illustrative conceptual plan show a development that falls under the density cap (3.5 dwellings per acre) described in the Master Plan and is contextually similar to other developments in the area, approved and/or constructed (McKendree Village, Chaddsford, Calm Retreat M-X-T, and Branch Avenue M-X-T). Upon approval, the Applicant will take this proposal through the Comprehensive Design Plan and Preliminary Plan of Subdivision processes, allowing the Applicant to pursue a development in conformance with the Master Plan. The Master Plan seeks residential low-density development on the Property, with lower density in the western section—the land use pattern proposed in this Basic Plan.

POLICY 4: Phase new residential development to coincide with the provision of public facilities and services.

Goals

LU4.1 Annually evaluate the county's residential and employment forecast projections to identify the amount of new land area required to meet demand.

LU4.2 Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the county code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.

LU4.3 Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.

RESPONSE: The Property is mostly in Water and Sewer Category 4. A small portion is in Category 6 however the Basic Plan has been amended to remove proposed development in the western portion of the site, which is in Category 6. Water and Sewer are available to the Property. Adequacy of other public facilities will be established in this Zoning Map Amendment and will be re-evaluated at the time of

Preliminary Plan of Subdivision. County policies and regulations regarding adequacy of all public facilities will be examined per the requirements in effect at each stage.

POLICY 5: Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.

RESPONSE: The Transportation Policies found beginning on Page 152 aim to improve transportation standards and options, including more transportation options, the implementation of complete streets, and other roads that can accommodate pedestrians and bike traffic. While the particulars of the streets within the development will be examined at three later stages of the approval process (Comprehensive Design Plan, Preliminary Plan of Subdivision, and Specific Design Plan), the Applicant fully intends to accommodate pedestrians and bicyclists within the development. Not only will cyclists and pedestrians move through the neighborhood harmoniously with automobiles, but cyclists will be able to access local businesses through the countywide bike path system.

POLICY 6: Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).

Goals

LU6.1 Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).

RESPONSE: The Growth Policy Map and land use recommendations encourage employment uses to be concentrated in Employment Areas and Innovation Corridors. The proposal does not include employment uses which are generally more appropriate in those locations.

POLICY 7: Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.

Goals

LU7.1 Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

LU7.2 Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.

RESPONSE: The Property is not in a Regional Transit District or Local Center, although it is reasonably close to the Brandywine Local Town Center described in Plan 2035. As such, mixed uses are neither recommended nor proposed.

POLICY 8: Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Goals

LU8.1 Coordinate land use planning with county municipalities.

LU8.2 Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the county's Green Infrastructure Plan.

LU8.3 Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.

LU8.4 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they help protect, strengthen, and revitalize the Established Communities.

LU8.5 Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.

RESPONSE: The Property is not within or near a municipality. A conservation subdivision is not proposed here, but the R-S Zone enables similar opportunities to “transition density and to encourage preservation of green infrastructure corridors as defined by the county's Green Infrastructure Plan.” Green Infrastructure Plan as Regulated, Evaluation and Network Gap areas are all present on the Property, mostly associated

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

with the Mattawoman Creek and its tributaries. The proposed Basic Plan and conceptual design have been amended to show a development that respects and preserves the large Mattawoman Creek system to the fullest extent possible, and does, in fact, transition density from higher to lower as it moves west toward the Rural Area. Only necessary intrusions into the environmental system will occur and will be more fully examined in the next phases of the review process. Additional information regarding the environmental enhancements that this proposal will provide are provided in Section IV. C. below.

POLICY 9: Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.

Goals

LU9.1 Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.

LU9.2 Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.

RESPONSE: Commercial zoning or uses are not proposed.

POLICY 10: Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.

Goals

LU10.1 Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

LU10.2 Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.

LU10.3 Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).

RESPONSE: This Property is prime and adequate for residential development. It is not within the Future Water and Sewer Growth Policy Area; it is in the Established Communities, with a small portion in the Rural and Agricultural Area that is not proposed to be developed, and as noted, the water and sewer are available to the Property.

POLICY 11: Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Goals

LU11.1 Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George's County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.

LU11.2 Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.

LU11.3 Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

LU11.4 To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.

RESPONSE: The proposed Basic Plan, as recently revised, preserves the Rural and Agricultural Areas. Both the Master Plan and Plan 2035 show the Property proposed for development in the Established Communities Policy Area, which, combined with the water and sewer category designations, make the Property ripe for residential development. It was farmed and surface-mined for sand and gravel, but those uses are concluded. Some of the small Rural Area portion of the Property was part of a mining operation but is now mostly wooded. All of it is proposed to remain wooded as part of the regulated Primary Management Area associated with Mattawoman Creek. Again, the Basic Plan was recently amended to remove development from the western portion of the Property.

POLICY 12: Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.

Goals

LU12.1 Participate in the Washington Metropolitan Council of Governments' regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.

LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George's County based on approved zoning, residential and commercial pipeline development, and the Growth Management Goals (see Table 17).

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.

RESPONSE: Policy 12 applies to the County; it does not apply to the subject request.

II. HOUSING AND NEIGHBORHOOD POLICIES

Policy 1: Concentrate medium- to high-density housing development in Regional Transit Districts and Local Centers with convenient access to jobs, schools, childcare, shopping, recreation, and other services to meet projected demand and changing consumer preferences.

Goals

HN1.1 - Provide tax credits, financial assistance, zoning, and other tools to promote the development of higher-density housing in transit-oriented, mixed-use communities. A variety of tools and financing options are identified in the 2011 Economic Development Toolbox and the Transit-Oriented Development (TOD) Toolbox.

HN1.2 - Prioritize public investment in critical infrastructure, streetscape improvements that include landscaping and lighting, public facilities, parks, public art, and other amenities in the Regional Transit Districts and the Innovation Corridor.

RESPONSE: These tools focus county resources to create higher densities to Regional Transit Districts and Local Centers. Densities up to 3.5 dwellings per acre are more appropriate elsewhere. The Master Plan and Plan 2035 recommend densities up to 3.5 dwellings per acre for the Dobson Farms Property; and the proposed density is within the limits established by these plans, leaving higher densities to the regional Transit Districts and Local Centers.

Policy 2: Preserve and expand the range of housing types and ownership opportunities, such as owner/resident of multifamily building and housing cooperatives, at different price points ranging from workforce and affordable units to upper-income housing to reduce housing and transportation cost burdens.

Goals

HN2.1 - Adopt an inclusionary zoning ordinance to require market-rate housing projects set aside a percentage of units for low and moderate income household to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.

HN2.2 - Promote and support public-private partnerships, nonprofit housing providers, expand existing housing programs, and pursue state and federal funding to rehabilitate and maintain the County's existing affordable housing stock.

HN2.3 - Support tools, such as residents' right-of-first offer, that enable renters to individually purchase their units or collectively purchase their apartment buildings when faced with a condominium conversion.

HN2.4 - Target student housing at locations identified by the University of Maryland, Bowie State University, the City of College Park, and the State of Maryland in order to accommodate future demand and preserve existing neighborhoods.

HN2.5 - Revise and update the Zoning Ordinance to encourage a range of housing types and ownership opportunities.

RESPONSE: Dovetailing on this Policy, the 2019 Comprehensive Housing Strategy recommends that a mix of affordability be provided both across the County and within new developments. It notes that the current housing stock does not offer a wide range of options to regional housing consumers and that regional affordability is an asset to the county. Targeted Strategy 1 calls for the development of more mixed-use and mixed-income developments. In this soon-to-be premier Prince George's County development, a broad mix of housing opportunities are provided including a range of price points to accommodate a range of housing options.

In recent years, there has been growing focus on the "missing middle" in the housing market. Prince George's County recognized the need to address this missing segment of housing opportunities in its zoning rewrite effort. In *Housing Opportunity for All*,

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Comprehensive Housing Strategy (2019) the County noted that while there are opportunities at the upper and lower ends of the housing spectrum, the middle range, including, “diverse housing types (e.g., duplexes, live/work units, one-level homes)” was “missing” in the County. Further noting that the number of *townhomes* and other missing middles declined in the county, *Housing Opportunity for All* concluded that while “the demand for higher-density neighborhoods with amenities is on the rise ... fewer opportunities to develop” missing middle housing exist today. (p. 93)

Although townhomes exist in the Brandywine area, the conclusion in *Housing Opportunity for All* clearly points to the need for more townhouse units in the County, and it calls for more diverse housing opportunities in higher-density neighborhoods with amenities. Dobson Farms offers this diversity in housing within a comprehensively planned community with many amenities. And, with a density that has been amended to 1.6 to 2.6 dwellings per acre, it does so in keeping with the Residential Low and Residential Low—Transition densities recommended by the Master Plan for the Property.¹

Policy 3: Stabilize existing communities and encourage revitalization and rehabilitation.

Goals

HN3.1 - Prepare revitalization plans for individual neighborhoods under the Transforming Neighborhoods Initiative using the Prince George’s County Residential Market Value Analysis that is currently being prepared by the County.

HN3.2 - Biannually inventory foreclosed and neglected properties to ensure effective monitoring and mitigation of housing blight. Continue to work with state and County agencies to provide assistance to areas with high concentrations of foreclosures. The Prince George’s County Residential Market Value Analysis will provide additional data on neighborhood stabilization strategies.

HN3.3 - Partner with nonprofits and Department of Housing and Community Development (DHCD) to expand access to foreclosure prevention counseling services and financial literacy.

¹ The Rural and Agricultural portion of the Property is to remain undeveloped in perpetuity.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

HN3.4 - Enforce housing maintenance standards and building codes. Particular attention should be directed towards Neighborhood Reinvestment areas and established communities.

HN3.5 - Provide additional funding to purchase and rehabilitate deteriorated rental and single-family properties in Neighborhood Reinvestment Areas. Allocate initial operating and capital funding to a rehabilitation program with the intent of moving to a self-sustaining program by using the proceeds from sold rehabilitated properties to fund further acquisitions. This effort should be coordinated by DHCD and the Redevelopment Authority.

HN3.6 - Partner with private developers, community organizations, and County agencies to construct and repair public facilities, amenities, and services in established communities. Establish an inventory of critical service infrastructure repairs and maintenance.

RESPONSE: The approval of Dobson Farms does not impact the County's ability to focus on revitalization and rehabilitation efforts elsewhere in the County.

Policy 4: Expand housing options to meet the needs of the County's seniors who wish to age in place.

Goals

HN4.1 - Encourage new housing development to incorporate universal design features by providing incentives through the zoning ordinance, reduction in permit fees, tax credits, streamlined permit review, and other tools.

HN4.2 - Encourage universal design renovations by providing grants and loans to enable residents to modify existing dwelling units by removing architectural barriers, adapting units, installing handicap accessories, and adding accessory apartments. Potential grant funding could be established through nonprofits or through DHCD with assistance from social service agencies.

HN4.3 - Educate nonprofit organizations and the senior community on the programs and services available to assist those who choose to age in place.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

RESPONSE: Dobson Farms provides an array of housing types and sizes. While exteriors will likely be governed by a Homeowners' Association, the interiors could be made accessible. The Applicant supports the County's efforts to provide grants and loans to residents for any such renovations, as well as a streamlined review process to enable quick renovations.

Policy 5: Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.

Goals

HN5.1 - Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments, and assisted living facilities. Revise the Zoning Ordinance to encourage a variety of housing types.

HN5.2 - Provide financial incentives, such as low-interest revolving loan funds, to landlords of multifamily housing to retrofit existing dwelling units. This can be used to remove architectural barriers, adapt units, and improve handicap accessibility for the elderly and residents with special needs.

HN5.3 - Pursue state, federal, and private-sector funds to expand programs that deliver down payment and closing cost assistance and loans for rehabilitation and accessibility modifications for low-income, vulnerable populations.

HN5.4 - Build partnerships with, and provide technical support and incentives to, faith-based institutions and nonprofits to undertake housing projects and programs for vulnerable populations, in particular the homeless, the mentally ill, at-risk veterans, residents with special needs, and those living with HIV/AIDS. Projects and programs could include transitional housing, group homes, and shelters with services to help residents transition to stability.

RESPONSE: As with Policy 5 above, approval of this proposal does not preclude the County providing funds to vulnerable communities to acquire or renovate the proposed housing.

Policy 6: Increase funding for county housing projects and programs and leverage state, federal, and nonprofit funding and resources.

Goals

HN6.1 - Establish and capitalize a County Housing Trust Fund with a dedicated source of revenue. This will help construct and rehabilitate low- and moderate-income housing.

HN6.2 - Pursue state, federal, private sector, and foundation support to complement Community Development Block Grants, the HOME Investment Partnership, and other sources of funding.

HN6.3 - DHCD will partner with County agencies, municipalities, neighborhood organizations, private nonprofit organizations, foundations, religious institutions, and for-profit housing developers to leverage County investments in housing projects to create new housing through sharing of resources.

RESPONSE: The proposal does not include low- and moderate-income housing, specifically, but it does include a range of price points ensuring affordability within the community. It does not preclude the County from pursuing these goals.

Policy 7: Integrate green building practices and achieve LEED® or equivalent certification in housing construction and rehabilitation to enhance indoor air quality, health, energy efficiency, and water quality, among other factors.

RESPONSE: The Applicant will investigate energy efficiency in construction. Specific details will be provided during future review stages – including at the time of specific design plan.

Policy 8: Strengthen the County's institutional capacity to streamline, administer, and implement the housing programs.

Goals

HN8.1 Increase staffing and funding for DHCD and supporting agencies to effectively manage housing production and rehabilitation and to streamline and administer housing programs and services.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

HN8.2 Recruit established national and regional nonprofit housing organizations and foundations to develop new affordable housing, rehabilitate existing housing, and provide homeowner education, nonprofit mentoring, and job training in the County.

HN8.3 Recruit experienced housing developers to serve as mentors to nonprofit organizations in order to strengthen their financial, project, and construction management, and other skills critical to cost-effective and sustainable housing production.

RESPONSE: This applies specifically to the County and the approval of this application does not hamper the County's pursuit of these goals.

III. ZONING

The Property has been in the R-E and R-A Zones for some time. It is anticipated that a new Countywide Zoning Map will be adopted some time in 2021 or 2022. Currently, the proposed future zoning is not expected to change in anything but designation. The R-E (Residential Estate) portions of the Property are proposed to remain R-E, and the R-A (Residential-Agricultural) portion is proposed to become AR (Agriculture Residential)—a distinction with no appreciable difference.

I. THE PROPOSED BASIC PLAN

i. BASIC PLAN FRAMEWORK

The Basic Plan presents an opportunity to bring a high quality, diverse, walkable community to the area, complementing the development patterns established in the Brandywine area and supporting the nearby Brandywine Center.

Brandywine was at one time rural in nature. As far back as 1965, aerial photos confirm what is well-known: this was a farming community with little other residential or commercial activity, save the farmhouses, a few farming-related businesses, and a gas station at the McKendree Road/US 301 intersection. Some farms on the Property and surrounding properties gave way to surface mining operations, and slowly, development began to occur. Since then, Brandywine has been developing with myriad subdivisions more in line with suburbia, some complete, some approved but not begun. At least four townhouse developments (McKendree Village, Chaddsford, Calm Retreat M-X-T, Branch Avenue M-X-T, have been approved west of Crain Highway in the proximity of the Property. And Townhouse zoning (R-T) abuts the subject Property to the east.

The Property ranges from relatively flat to significant topographical changes. Much of the acreage is made of slopes associated with Mattawoman Creek and its tributaries, though none of the slopes in the developable portion of the Property outside the Primary Management Area (PMA) are unmanageable.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Into this setting, the Basic Plan proposes a development of single-family attached and detached houses in eight development pods. The basic conceptual construct of the Basic Plan is to provide an array of housing types and architecture, grouped onto mini-neighborhoods with nearby active and passive recreation; many of the lots have stunning views into Mattawoman Creek and its tributaries. All accomplished with minimal impacts the environmental system. Slopes within the PMA will be preserved to the greatest extent possible.

Access to the Property is provided from two points on McKendree Road. The major subdivision road winds its way from McKendree Road west along the northern part of the property ensuring minimal impact to Mattawoman Creek. The total development will have two ingress/egress points on McKendree Road.

II. DEVELOPMENT DATA

Land Use Types and Quantities

- **857 – 1,106 single-family attached and detached dwellings.**
- **Open Space**
- **Homeowner Recreation Facilities**
- **Trails**

Single-family attached and detached dwellings are based on the following density breakdown:

GROSS TRACT AREA: 581.06 Ac.

FLOODPLAIN: 213.84 Ac.

½ FLOODPLAIN: 106.92 Ac.

NET TRACT AREA: 474.14 Ac.

TOTAL DENSITY ALLOWED

R-S Base Density: 474.14 acres at 1.6 du/acre = 758 units

R-S Maximum Density: 474.14 acres at 2.6 du/acre= 1,232 units

TOTAL DENSITY PROPOSED

857 – 1,106 units

No units are proposed in the 134.06 acre Rural Tier

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

B. ENVIRONMENTAL ENHANCEMENTS

The Basic Plan presents a unique living environment for residents of Prince George's County, the design of which is unattainable in the Property's current Euclidean zoning designations. It is deliberately planned to provide stunning views into Mattawoman Creek and its tributaries, taking full advantage of its environmental setting, while protecting and enhancing its ecosystem.

Exhibit F shows eight development areas in a setting that includes the following:

Concept plan

I. Grand Entrance Feature

The main entrance to the Property is from McKendree Road, across from Dawn Chorus Lane in the Rose Creek Estates neighborhood. This entrance is planned as a wide parkway, with a tree-lined median between ingress and egress lanes. The road will include traffic calming design elements to help increase traffic safety. This roadway design provides a grand entrance to the development instantly creating a sense of place and a sense of "coming home."

II. Walking and Nature Trails

Mattawoman Creek includes a Master Plan trail; connections to it are proposed from each development pod. Each home will have access to the Mattawoman Creek trail via sidewalks, paths bike lanes and trail connections. These trail connections may provide an alternative transportation system to those wishing to take advantage of such modes. In addition, this trail and connections promote active recreation and offer pleasant opportunities for residents to simply unwind in a natural setting.

III. Active Recreation

Each development area is designed with easy access to myriad passive and active recreational opportunities. In addition to the walking and biking paths and ways, the Basic Plan provides five community and neighborhood recreational areas.

These include:

- 2 Minor Neighborhood Amenity areas
- 2 Major Neighborhood Amenity areas
- 1 Major Community Amenity area

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Total Community Open Space includes active and passive recreational areas, green areas, and woodlands. While the exact sizes, locations and amenity types will be determined at the Comprehensive Design Plan stage, these Neighborhood and Community Amenity areas are proposed to provide community gathering places and may include a pool, clubhouse, outdoor grilling areas, sitting areas, gazebos, and the like. The Basic Plan shows the larger community amenity located along the main roadway, convenient to all by car, pedestrian ways, or bike lanes.

IV. Variety of Housing Types and Price Points

The Basic Plan presents a wide variety of housing types at a wide range of price points from entry-level homes, to larger, higher-priced homes, to age-restricted neighborhoods. Each of these living environments gets the same advantages offered in Dobson Farms: access to high-quality passive and active recreational pursuits and the enjoyment of a prestigious community. This variety of housing, the opportunity for aging in place—moving from market-rate homes to the age-restricted community—and the access to high-quality recreation areas, would be less likely in an R-A Zone, Euclidean-style development. The R-S Zone provides this chance to create an outstanding housing community in southern Prince George's County.

V. Natural Environment

Dobson Farms seeks to preserve the natural environment to the fullest extent possible while engaging it to take full advantage of its splendor. Many homes will have grand views of Mattawoman Creek, and all residents can enjoy its beauty biking or walking along its trails. Mattawoman Creek, a treasure in Prince George's County, is showing signs of decline. The Applicant is committed to conducting a Steam Corridor Assessment of the Mattawoman to identify any areas which may benefit from restoration efforts.

Environmental Site Design (ESD) best practices will be presented in future stages of the entitlement process, to ensure proper quantity and quality of stormwater returning to Mattawoman Creek. In addition to the preservation of onsite wetlands, a new area of wetlands will be created and the western portion of the Property, in the Rural Tier, will remain woodland, with reforestation of a small portion of land once used in mining operations.

Existing zoning on the Property, part R-E and Part R-A, requires a woodland conservation threshold of 164.85± acres. A change to the R-S Zone will require a threshold of 71.57± acres. While the exact amount of onsite woodland will be

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

determined at Comprehensive Design, Preliminary, and Specific Design Plans, the Applicant is committed to maximizing onsite woodland. At present, it is estimated that the onsite woodland will be approximately 261.46 acres. Along with the use of Environmental Site Design techniques and the created wetland, these trees—many of which lie between the development and the Primary Management Area—will help capture and filter runoff, minimizing impacts to Mattawoman Creek and its tributaries.

In the end, Dobson Farms will be known for the lifestyle it presents to its residents. To create this lifestyle, the community provides a wide variety of housing types in a development chock-full of varied recreational opportunities adjacent to a one-of-a-kind natural resource. The result—a genuine sense of place, a sense of “home.”

Preserving, enhancing, and engaging the natural environment is key to this sense. A comprehensive approach to the development is key, and the R-S Zone allows the development the flexibility needed to create this stellar community. The Applicant has taken steps to ensure that the natural environment will be well protected. The Subregion 5 Master Plan policies on the Environment help guide the development’s approach to environmental protection. The Master Plan’s Environmental goals for protection of the natural environment are:

- **The natural environment and its associated ecological functions are preserved, enhanced, and restored as a fundamental component of sustainable development.**
- **A development pattern that complements the natural systems, incorporating open space and green infrastructure connectivity into growth strategies.** (p. 67)

The R-S Zone allows the flexibility needed to create a development that addresses these environmental concerns better than would Euclidean zoning, especially so near Mattawoman Creek. The proposed locations and layout of the community pods mirror and reflect existing density and clustering along McKendree Road. This clustering preserves in perpetuity the western portion located within the Rural and Agricultural Growth Policy Area and the woodland portion of the property that buffers the Mattawoman Creek.

The Mattawoman Creek Stream Valley is one of the largest Special Conservation Areas (SCAs) and one of the three primary corridors identified within the Green Infrastructure Plan. The reach of this stream network within and along the projects southern border contains complex characteristics of season habitats as well as a braided system of secondary and primary channels within the wooded floodplain flats.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

The proposed development preserves this system in its entirety, taking advantage of the previously cleared woodland (Mining operation, site center) for the basis of development and retains the existing wooded floodplain that extends 500'+ beyond the water's edge. The project goes a step further to afforest existing floodplain regions currently outside of woodland. On-site tributaries and wetland water systems will be assessed for restoration and/or vegetative enhancement. These efforts will be developed with the intent to reduce sediment deposition, aquatic thermal impacts and encourage food web habitat within the primary tributaries of the Mattawoman. The preservation and retainment of this wide linear stretch of southern woodland eliminates the future potential of county habitat network gaps. By recognizing and providing for this environmental amenity this project ensures the long-term viability of the contiguous forest tract essential for water quality and terrestrial habitat.

Mattawoman Creek, and its tributaries, are major features on the Dobson Farms Property. The Master Plan rates Mattawoman Creek's biometrics as "Poor," and the Aquatic Habitat Quality as "Fair." (p. 69) As will be discussed later in this section in detail, the Basic Plan includes preservation of the Mattawoman Creek in its entirety and preservation of the tributaries to the fullest extent possible. The Applicant proposes a Stream Corridor Assessment to determine possible areas of Stream restoration to help improve these features of Mattawoman Creek, restoring it as much as possible to its past more pristine state.

To achieve these goals, the Master Plan sets forth several policies in different subsections:

a. GREEN INFRASTRUCTURE

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network. (p. 71)**

APPROACH: The Basic Plan includes a large open space component. Of the 469± net acres, 50± % is preserved as open space (see **Exhibit G**). Open space winds through the Property, providing areas for active and passive recreation and for preservation areas to protect and enhance the environmentally sensitive portions of the Property. With only minor disturbances to its tributaries for necessary infrastructure, the plan has the opportunity to preserve the Primary Management Area (PMA) associated with the

Dobson Farms

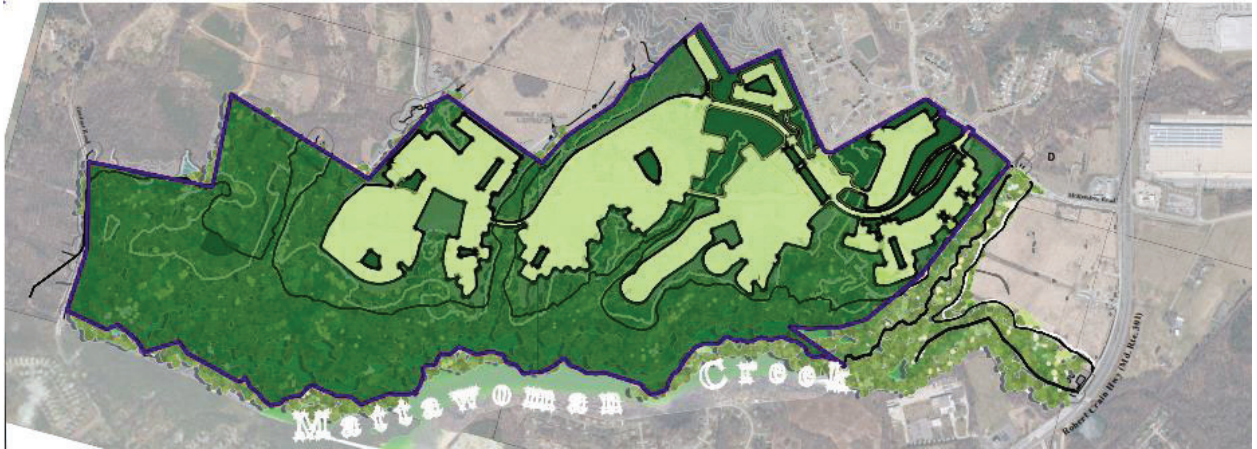
Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Mattawoman Creek in its entirety. This approach is in line with meeting the full intent of the environmental policies and regulations, while protecting and acknowledging the sites sensitive environmental features.



Proposed Open Space shown in dark green

The minor, necessary impacts will be thoroughly vetted for water quality as part of a larger Stream Restoration Study—the details of which to be determined in consultation with MNCPPC staff at the Comprehensive Design Plan stage—proposed by the Applicant to enhance the quality and viability of Mattawoman Creek. Afforestation and riparian development opportunities will be sought along the existing woodland floodplain edges to create habitat transition zones for transient species from forest interior to lowland landscapes.

b. WATER QUALITY, STORMWATER MANAGEMENT, AND GROUNDWATER

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.** (p. 76)

APPROACH: One of the major concerns presented in this section is impact of private water and sewer systems in the watershed (pp. 74-75). The Master Plan makes several recommendations regarding upgrades to these systems to reduce the amount of nitrogen leaked into the ecosystem. Most likely, private systems would be used on two-acre, R-A Zoned lots in a conventional subdivision in the area. While newer systems reduce the nitrogen leak, under the R-S designation the proposed Basic Plan would require tie-in to public systems, reducing the impact on water and groundwater quality by eliminating septic system failure issues

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

In addition, the Master Plan identifies wetlands as buffers that regulate “the flow of pollutants into the rivers, streams and groundwater.” They are invaluable “sponges” soaking up and holding “large amounts of flood and stormwater, releasing water gradually back into the water systems. This quality makes wetlands important in urban and suburban areas where impervious surfaces increase the rate and volume of runoff.” (p. 74) The Applicant has identified areas on the Property for creation of new wetlands to help further enhance the quality of water returning to the natural system. The new wetland will be rough-designed at the Comprehensive Design Plan stage and designed in detail at the Specific Design Plan stage.

The development of new wetlands and enhancement of existing wetlands is essential to this project’s ecological success. Opportunities have been identified to enhance wet riparian edges, retain existing wetlands as well as create eventual palustrine forested (PFO) wetlands. These types of systems are of critical importance to a large array of plants and animals as well as the quality of surface water. Expanding and retaining the existing wetlands and tributaries creates the opportunity to reduce the sediment and pollution from entering the Mattawoman with the intent of raising the biological integrity of the waters, encouraging biological attributes. These preserved features will be interwoven through the developed communities creating extended environmental buffering while providing habitat cover and pollinator networks that would be unique to this watershed.

Environmentally-Sensitive Design (ESD) Stormwater Management techniques are also proposed for Dobson Farms, as recommended by the Master Plan. (p. 76). The small ponds will be dispersed through the site, close to the site of runoff origin, and away from the Mattawoman Creek.

ESD facilities although required, present an opportunity of ecosystem services for the sites existing sensitive features. The opportunity for the sensitive placement and species selection can provide ecological assets where they do not currently exist. Bioretention and submerged gravel wetland’s vegetative provides seed dispersal of native species to biologically infill existing wet regions, reducing the opportunity for invasive species encroachment. Thoughtful placement of beneficial species within these systems leads to a qualitative improvement to on site species diversity.

Agricultural activities are identified by the Master Plan as having “significant implications for water quality and wild species of flora and fauna.” (p. 76) The Property has been mined and not currently farmed to any large scale. The proposed development eliminates any negative impacts from future farming activities.

c. WATERSHEDS

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**
- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes. (p. 82)**

APPROACH: The Applicant proposes to preserve the Mattawoman Creek to the fullest extent possible. Only minor intrusions into the PMA will be required to accommodate necessary infrastructure. Watershed protection is ensured by the proposal's use of Environmentally Sensitive Design techniques and the use of public water and sewer services. Water quality in the watershed will be enhanced by conversion of open surface mining denuded land to planned development with open space and afforestation.

Land in the Rural Tier (designated in Plan 2035 generally as the Rural and Agricultural Growth Policy Area) as identified in the Master Plan is not proposed for development, but will remain in, or be restored to, forest, further enhancing the environmental integrity of the Mattawoman Creek and its watershed.

Impervious surfaces are minimized by the use of the R-S Zone's compact development structure. This technique follows the Conservation Subdivision technique of grouping development to allow for maximization of open space and environmental preservation. Stormwater from the development will be located within the pods and separated from the natural systems.

d. CHESAPEAKE BAY CRITICAL AREA

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

Strategies

- **Ensure that the primary and secondary buffers are protected and enforced to the fullest extent possible. (p. 83)**

APPROACH: The Policy above does not directly apply to a development proposal; the strategy does. In this proposal, all buffers are respected to the fullest extent possible. Only minor intrusions into the PMA are proposed for infrastructure. The large portion of the PMA directly associated with Mattawoman Creek is untouched. The Applicant also proposes the creation of additional wetlands and the preservation of the Rural and Agricultural areas woodlands to further protect and enhance the Critical Area. As amended, the western portion, in the Rural and Agricultural Growth Policy Area, will be preserved in perpetuity.

e. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote “climate-friendly” development patterns through planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and greenhouse gas emissions. (p. 84)**

APPROACH: The property has been used for mining and farming. By rezoning to the residential R-S zone, the air pollution from mining and farm operations and associated truck traffic will be eliminated.

The proposed clustering of the development pod locations routes road infrastructure away from the Mattawoman Creek buffer area, thereby reducing traffic air pollution in this environmentally sensitive area.

The applicant uses environmentally-friendly Low Volatile Organic Compound (VOC) materials in their building. The sourcing, production and installation of these materials, and the marketing of energy-efficient materials and appliances serve to educate the home-owners and reduce their community carbon footprint.

f. GREEN BUILDING AND ENERGY EFFICIENCY

- **Encourage the use of green building techniques that reduce resource and energy consumption. (p. 86)**

APPROACH: The applicant has an industry reputation for creating homes in their communities that adhere to high standards of energy and resource-efficiency. According to the HERS Index their homes achieve an energy efficiency score of 66 - half the energy

consumption of a typical resale home. The reduced energy consumption and cost-savings are sought-after attributes for home-buyers.

g. NOISE INTRUSION

- **Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion. (p. 87)**

APPROACH: No excessive noise-producing uses are proposed.

h. SAND AND GRAVEL MINING

Strategies:

*** Post-extraction uses should support the plan's preservation goals with mined land reclaimed for agricultural and forest uses.**

*** Additional considerations for post-extraction uses should be community uses such as parks and trails. (p. 88)**

APPROACH: There are no specific Policies associated with sand and gravel mining; the strategies above are addressed in this proposal. At present, much of the Property that has been mined is denuded and in need of post-extraction enhancement. Agricultural uses are inappropriate here due to the proximity of Mattawoman Creek.

The project area within the Basic Plan proposes to reclaim or restore this land by planning, with aesthetic and ecological care and sensitivity, a mix of community housing types, newly created and programmed open spaces, and preserved, enhanced, or restored woodlands.

The proposal includes an array of active and passive private recreational facilities and a hierarchical system of pedestrian paths and bike lanes/trails. The rich recreational programming offers a wealth of physical and social health benefits for residents of Dobson Farms, adjacent homeowners, and the greater community.

IV. NATURAL RESOURCES

The Dobson Farms Property is comprised of varying environments that include the Mattawoman floodplain, abandoned farm ponds, upland woodlands, mature woodlands, wetlands, and transitional wet and dry meadows. The topography varies throughout the site due to previous mining but generally slopes to the south toward the Mattawoman River.

The woodlands observed on site account for 387+/- acres of the sites 581+/- acres. The successive stages of the forest vary with exposure to moisture and sunlight. Sporadic pockets of Virginia and loblolly pine (*Pinus virginiana*, *Pinus taeda*) were identified throughout the upland early to mid-successional forest. The woodlands are generally comprised of red maples (*Acer rubrum*), tulip poplars (*Liriodendron tulipifera*) and sweet gum (*Liquidambar styraciflua*) species. The dominant woodland species expand within the Mattawoman floodplain with the prevalence of American holly (*Ilex opaca*) understory and white and pin oaks (*Quercus alba*, *Quercus palustris*) with groves of loblollies and the ironwoods (*Carpinus caroliniana*).

The site contains limited impervious area except for an abandoned mining access road that bisects the site.

Multiple ephemeral and perennial channel tributaries were observed running through the site ultimately terminating with the Mattawoman and adjacent floodplain. The dominant tree size class and understory species increased around these channels and floodplain flats creating diverse habitats for the site's ecosystems. Wetlands identified on site were primarily PFO (*palustrine forested*) with the potential of emergent wetland conditions observed within transitional meadows.

These identified woodlands and water resources are typical of the natural resources found within the Mattawoman watershed.

V. COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS

I. SECTION 27-195: REQUIRED FINDINGS

Sec. 27-195. - Map Amendment approval.

(a) In general.

(1) The District Council may approve or deny the application (including the Basic Plan). Approval shall be an approval of the general land use types; range of dwelling unit densities, including the base, minimum, and maximum densities; and commercial/industrial intensities, general circulation pattern, general location of major access points and land use relationships shown on the Basic Plan. Whenever an applicant designates a limitation of uses within an application, the District Council may approve specific land use types and their general locations within the development, in accordance with the applicant's designation, as part of its approval of the Basic Plan, in order to ensure overall compatibility of land use types within the proposed development and with surrounding land uses. Such an approval by the District Council shall become a part of the approved Basic Plan. The District Council may also specify certain planning and development matters (known as "considerations") for the Planning Board and Technical Staff to consider in later Comprehensive Design Plan, Specific Design Plan, or subdivision plat review. The specifics of the considerations shall be followed, unless there is a clear showing that the requirement is unreasonable under the circumstances.

COMMENT: The Applicant seeks approval of this Basic Plan with various land use types (single-family attached, single-family detached, open space, trails, recreational facilities), and density ranging from 715 to 1,162 dwellings, or 1.6 to 2.6 dwellings per acre. This range of density is consistent with the Master Plan's recommended maximum in the Residential Low and Residential Low—Transition areas and the Concept Plan (**Exhibit B**) appropriately depicts clustering development away from the environmentally sensitive areas associated with Mattawoman Creek and its tributaries. The Applicant proposes myriad benefit features in this Basic Plan, including trails, active and passive recreational facilities.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Ingress and egress is proposed at two points along McKendree Road, a Major Collector with a right-of-way of 100 feet. A long spine road runs from the southern access point on McKendree Road along the northern section of the Property providing access to the west. In the southern section, internal streets generally run perpendicular to Mattawoman Creek, ending short of the Primary Management Area. Without question, the most stunning feature of this Property is Mattawoman Creek and its largest tributary, Timothy Branch. The Applicant has taken great steps to ensure that the development will exist in harmony with, not as a detriment to, these environmental features. No road crossing of Mattawoman Creek or Timothy Branch is contemplated; only required, minimal crossings of its tributary are necessary to provide access to the western portion of the Property.

(2) The finding by the Council of adequate public facilities shall not prevent the Planning Board from changing or modifying this finding during its review of Comprehensive Design Plans, Specific Design Plans, or subdivision plats. The Planning Board shall, at each phase of plan or subdivision review, find that the staging of development will not be an unreasonable burden on available public facilities or violate the planning and development considerations set forth by the District Council in the approval of the Basic Plan.

COMMENT: The Applicant understands this provision.

(3) Where the property proposed for the Zoning Map Amendment is located within the Resource Conservation Overlay Zone, no Comprehensive Design Zone shall be granted for the subject property.

COMMENT: The Property is not located in the Resource Conservation Overlay Zone.

(4) In the approval of a Basic Plan in the V-M and V-L Zones, the District Council shall find that a variety of types of dwelling units shall be constructed at each stage of development, and that the storefront, civic, and recreational uses are staged to coincide with the initial stages of development.

COMMENT: The Property is not located in the V-M or V-L Zone.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.

COMMENT: As noted in Section II of this text, the Master Plan recommends Residential Low, Residential Low—Transition, and Rural land uses for the Property. There are no design considerations in the Master Plan specific to this Property. The Master Plan further indicates that Residential Low refers to development of up to 3.5 dwellings per acre. While Rural land use is not assigned a specific density in the Master Plan, Plan 2035 describes Rural and up to 0.5 dwellings per acre. The Rural designation only applies to a small portion of the western Property, which mainly consists of a tributary to Mattawoman Creek. No units are proposed in this area, and the Rural and Agricultural Area is preserved in perpetuity, including 241+/- acres of

woodland. The rest of the Property is in the Residential Low (< 3.5 dwellings per acre) and Residential Low—Transition (<2.0 dwellings per acre) areas. The overall proposed density of 1.6 – 2.6 dwellings per acre falls well below the maximum for the entire Property. The Basic Plan conforms to the principles and guidelines described in the Plan (including the text) with respect to land use, environmental policies, the number of dwelling units, and the location of land uses. A detailed description of the Master Plan environmental policies and the Basic Plan’s approach to fulfilling them appears in Section IV. C. of this document. There is little development in the immediate area; this low density is compatible with existing zoning in the area.

The proposal is also compatible with the environmental systems on- and off-site. The revised Basic Plan dramatically reduces the proposed density and the amount of impervious surfaces on the Property. To ensure sustainability, Environmental Site Design techniques will be employed to ensure that the development will lay lightly on the land, minimizing impacts to Mattawoman Creek. Environmental Site Design (ESD) aims to replicate the existing hydrology on the site by using methods including open vegetated channels, clustering density onto smaller lots while maintaining larger areas of open spaces downslope of impervious surfaces, and avoiding large structural ponds. All of these techniques, and others following ESD standards, will be explored in more detail at the Comprehensive Design Plan and Specific Design Plan stages, but they are envisioned as an integral part of the proposed development. Ensuring Mattawoman Creek remains a well-preserved environmental asset is a major focus of this proposal.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

COMMENT: No commercial uses are proposed.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the

current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

COMMENT: A Traffic Study has been prepared and submitted to Transportation Planning Staff for the purposes of providing traffic data for MNCPPC's use in analyzing the master plan roads utilizing MNCPPC's TransForm modelling software. It should also be noted that the subject property is located within Planning area 85A and is affected by the Brandywine Road Club. Future entitlement applications will require more detailed Traffic Impact Analyses and the participation in the Brandywine Road Club is an allowable means of addressing 24-124 of the County Zoning Code. Prince George's County Council Resolution CR-9-2017 indicates the following:

- (1) Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.
- (2) Establishes a list of projects for which funding from the Brandywine Road Club can be applied.
- (3) Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

COMMENT: Most of the Property is in Water and Sewer Category 4. A small Portion in the west is in Category 6, however, the Basic Plan was recently revised to show the portion of the Property in the Rural and Agricultural Growth Policy Area being preserved in perpetuity. Given these designations, water and sewer will be available to most of the Property. A change to Category 4 will be required prior to Preliminary Plan approval.

The nearest Fire/EMS station is Brandywine 840, on Brandywine Road, approximately 2 miles northeast.

There are two libraries within 7.5 miles: the Accokeek Branch on Livingston Road to the west; and the Surratts-Clinton Branch on Piscataway Road to the north. The James O. Hall Research Center at the Surratts House provides additional opportunities for Civil War research within 7 miles.

The nearest public schools are:

Elementary School:	Brandywine
Middle School:	Gwynn Park
High School:	Gwynn Park

These schools, all near the T.B. intersection, are about 2.5 miles north of the Property. These may not be the schools students from Dobson Farms will attend; however, school adequacy is ensured by the surcharge imposed at the time of Preliminary Plan of Subdivision.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

COMMENT: Internally, single-family detached and attached dwellings are generally compatible with one another, and recreational facilities are proposed to be convenient to all residents, while separated from individual residences by streets or open space, ensuring internal compatibility. The Basic Plan provides easy access to local shops, a plethora of recreational

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

opportunities and calming views into stunning environmental features, all helping to promote the health, safety, and welfare of future residents.

As noted, the neighborhood—within which the Property sits—is mostly undeveloped and wooded. Shown as part of the Basic Plan for conceptual purposes, townhouses, generally compatible with single-family detached homes, are proposed near Club Estates with large wooded buffers proposed between the proposed and existing homes, ensuring a harmonious land use relationship. These are proposed homes near existing homes; all are single-family dwellings. Private recreational facilities have been located internally to minimize impact on outside properties; the health, safety and welfare of neighboring residents are unaffected by this compatible development. Additional information regarding environmental enhancements are provided in greater detail in Section IV. C., above.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

COMMENT: The Applicant expects the development to be completed within six years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

COMMENT: The Property is not in the L-A-C Zone.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

COMMENT: The Property is not in the V-M or V-L Zone.

II. COMPLIANCE WITH THE R-S ZONE AND ITS PURPOSES

Section 27-111 of the Zoning Ordinance lays out the purposes of the R-S Zone. These are:

Sec. 27-511. - Purposes.

(a) The purposes of the R-S Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors;

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and

(C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.

COMMENT: The R-S Zone is uniquely suited for this Property. The Master Plan and Plan 2035 recognize the rural history of the area while also understanding the changing nature of Brandywine itself. Over the years several similar developments have been approved in the area, notably McKendree Village, Chaddsford, Calm Retreat M-X-T, Branch Avenue M-X-T, as well as R-T zoning on the property abutting the subject Property to the east. Plan 2035 continues to endorse the Brandywine Local Town Center in just north of the Property. Brandywine, though still somewhat rural, is now much more vibrant than it was just a few years ago. The R-S Zone is in keeping with the Subregion 5 Master Plan and General Plan. (See a deeper dive discussion in Section II of this text.)

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

COMMENT: The R-S Zone establishes the density ranges and regulations. This Basic Plan will establish the range as allowed by the R-S Zone; the Comprehensive Design Plan will establish an exact density and apply the other R-S Zone regulations.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

COMMENT: As has been noted in this text, the proposed single-family homes are compatible with the zoning of surrounding undeveloped land and with the single-family homes adjacent to the Property. Where townhouses are proposed on the Property periphery, buffers are shown on the Concept Plan. Health, safety, and welfare of present and future residents are unimpaired by this proposed development. In addition, specifics regarding the environmental enhancements are provided in Section IV. C., above.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

COMMENT: Open space, passive and active recreational facilities and trails are provided, creating an active environment for residents and easing the impact on the public park system.



Open Space, passive, and active recreational facilities are proposed through property

(5) Encourage and stimulate balanced land development;

COMMENT: The Proposed Basic Plan provides a balance of land uses. The use is residential; no commercial activity is appropriate here, given the nearby existing and planned commercial uses. Much of the land has been farmed and mined, and now the time comes for final development. The addition of housing on this property will stimulate the growth of the commercial businesses in the area, both planned and existing.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

COMMENT: This Property's long frontage on Mattawoman Creek, its tributaries and Timothy Branch, will provide astonishing views that will demand high-quality housing. The Basic Plan includes a balanced variety of housing—townhouses and single-family detached—in a development with trails, open space, recreational facilities that all take advantage of this unique terrain. The proposed residential uses are balanced as well, with a range of housing types from entry-level to age-targeted dwellings aimed at allowing the potential to age in place.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

(7) Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.

COMMENT: All uses proposed are permitted in the R-S Zone; this purpose is not applicable.

VII. ENVIRONMENT

The site consists of 213.84 acres of delineated floodplain. This area was delineated from elevations provided by DPIE from approved Prince George’s County floodplain study (FPS 200727) and FEMA maps. To be conservative at this stage in the process, GIS topography was used and 2 feet of freeboard was added to the elevations provided where necessary for delineation of the 213.84 acres. Subsequent floodplain delineations will incorporate aerial topography, which only requires 1 foot of freeboard, which will ultimately decrease the site’s floodplain acreage. As shown in the table, the 183.80 acres of net tract existing woodland does not include woodland within the floodplain.

Site Statistics	Total
Gross Tract Area	581.06 AC
Existing 100-year floodplain	213.84 AC
Net tract area	367.22 AC
Existing woodland in the floodplain	203.56 AC
Existing woodland net tract	183.80 AC
Existing woodland total	387.36 AC

SUMMARY OF POTENTIAL

The proposed concept allots for only 16% of the site to be cleared for development. This site contains 387+/- of woodland including the floodplain. There will be no net loss of woodland on the site and will actually add woodland acreage above and beyond the woodland conservation required.

The site is over 60% wooded and the intent is to keep it that way.

The Dobson Farms site is rich with environmental character that provides a springboard for thoughtfully designed habitat creation with interwoven neighborhoods.

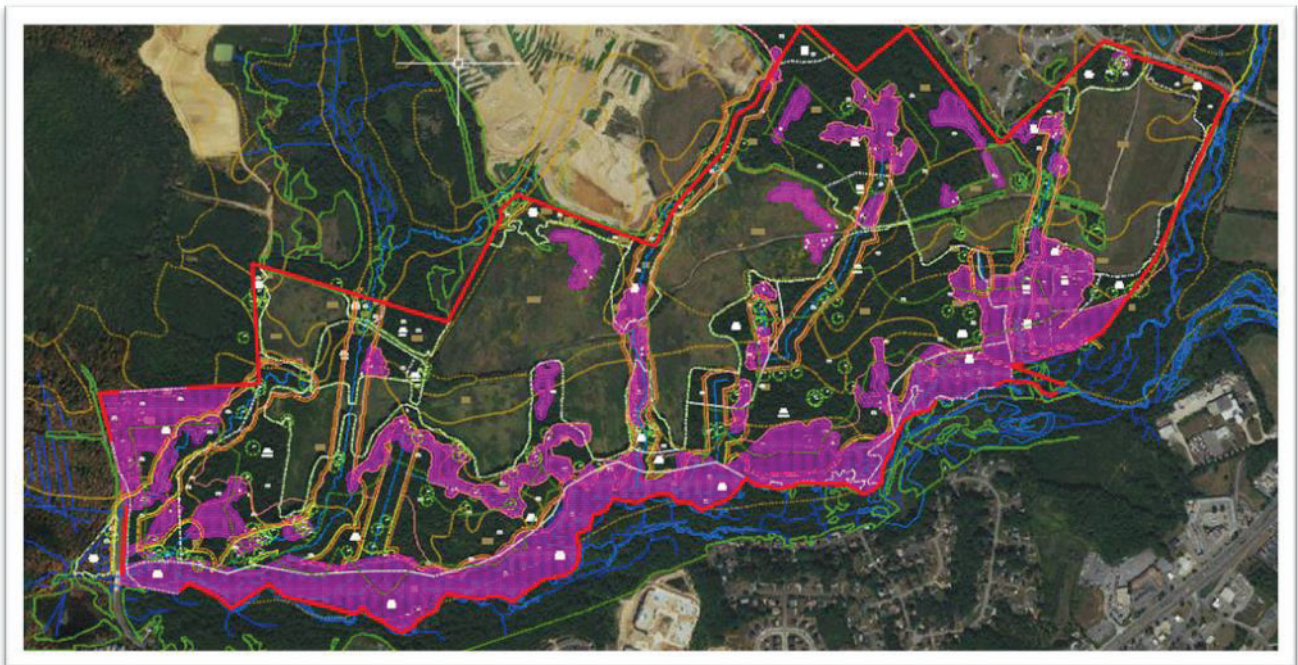
The preservation of the expansive Mattawoman floodplain and woodland is only one part of the environmental value of this once farmed and minded site. *This property is unique.* The diverse existing ecology onsite in tandem with highly developable area sets the stage for a marquee project showcasing what’s environmentally possible in Prince George’s county.

A. HABITAT GOALS

i. WETLAND PROTECTION AND GROWTH

The numerous and sporadic wetlands on site afford a unique starting point for the layout and will define the neighborhoods. The result is an interwoven living environment for the new residents and the revitalized natural systems. Many of these aquatic systems are in their biodiversity infancy and with thoughtful infill planting, wetland region modification, and vegetative structure design, these constraints will become the keystone elements of the property. Bolstering these existing aquatic assets will see pollinator and seed blow connections through established meadows within the site. The intention is to develop systems that naturally evolve through the years and become connected within the site through the species that need and rely on them.

Currently many of these systems are being encroached by invasives. Contrary to traditional thought, this development will save some of these currently abandoned areas.



Field identified wetlands highlighted in magenta.

Key concepts include

- Wetland enhancement through local habitat selection
- Improvement of vegetation structure and edge development
- Design focused on plant community succession

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

- Identification and development of ecological values and function

ii. STREAM AND WOODED FLOODPLAIN SUSTAINABILITY

The three stream reaches that move north to south in the imagined development envelope play an essential role in defining neighborhoods and are environmental anchors within the design. The woodland canopy that extends beyond the banks of each stream is critical to maintain existing habitat and food webs on site. Moving forward from the basic plan, these stream reaches will be field assessed for improvement and sections of the stream will be improved only where necessary. *A light design footprint within the canopy is critical to preserve what already works on site.*

A substantial portion of the southern site is comprised of these southern flowing stream reaches, connected wetlands and the Mattawoman Creek. Habitat creation growth tiers from herbaceous and shrub regions to small tree and canopy encouragement will be targeted for enhancement. While on the surface view woodlands may seem complete with mature canopy, many times the lack of layered cover inhibits substantial food web assets. The introduction of strategic placed, planting clusters of native shrubs, small trees and herbaceous species are key to providing the pieces necessary for a complete forest/woodland system. These can be installed with a light footprint within the environment with many of the plants and materials walked in within the floodplain/woodland regions.

These clustered native growth enclosures will be temporarily fenced enclosures to provide ample time for growth and success. *The introduction of native understory species, even grown in enclosure will lead to an increase essential native seed bank necessary for these environments.*

Dobson Farms

Basic Plan A-10059

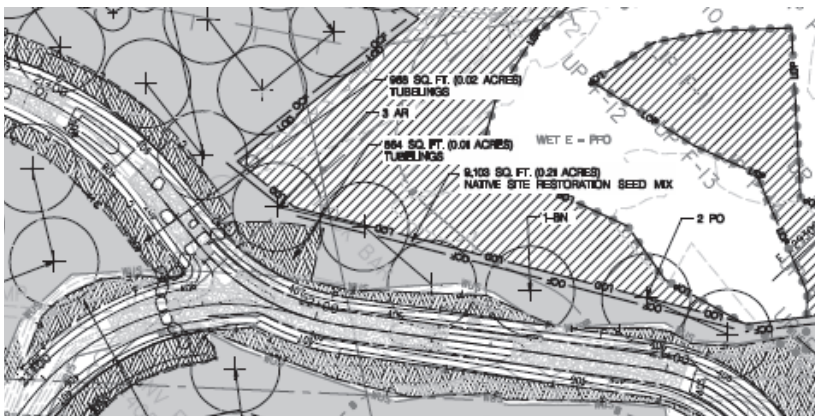
Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021



Precedent image of deer enclosure for native plant introductions.



Precedent image of herbaceous buffering for root stabilization along eroded stream reaches.

Key concepts include

- Preservation of woodland covered reaches
- Target native introductions

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

- Retainment and enhancement of existing understory buffers
- Riparian vegetation development
- Aquatic habitat encouragement through natural materials

iii. MEADOW HABITAT IMPORTANCE

The establishment and enhancement of native meadows is an excellent complement and need woods edge and woodland ecosystems. Meadows are not a climax environment on the east coast and need to be thoughtfully maintained.

The open wet or dry meadows beyond the forest edges provide a plethora of opportunity for fostering and maintain predatory bird/ fox populations within forest. Meadows are essential homes for small mammals and grassland bird species that require these grasses for nesting and courtship. These clearings are key to a thriving woodland and their importance needs to be noted.

Dobson Farms has an opportunity to build off existing meadows within previously mined locations.

There is an opportunity to reduce afforestation within certain areas to close the loop for the woodland food web. Small, targeted meadows adjacent to woodlands are just as, or more valuable, than trees plantings for the overall ecology on site.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Plants for Dry Meadows

Beardtongue (*Penstemon digitalis*)-W
Bee balm (*Monarda didyma*)- W
Big bluestem (*Andropogon gerardii*)- G
Black-eyed susan (*Rudbeckia hirta*)- W
Blazingstar (*Liatris spicata*)- W
Canada wild rye (*Elymus canadensis*)- W
Common milkweed (*Asclepias syriaca*)- W
Butterflyweed (*Asclepias tuberosa*)- W
Evening primrose (*Oenothera biennis*)- W
Indian grass (*Sorghastrum nutans*)- G
Little bluestem (*Schizachyrium scoparium*)- G
New England aster (*Aster novae-angliae*)-W
New York ironweed (*Vernonia noveboracensis*)-W
Partridge pea (*Chamaecrista fasciculata*)- L
Purple coneflower (*Echinacea purpurea*)- W
Purpletop (*Tridens flavus*)- G
Roundhead bush clover- (*Lespedeza capitata*)- L
Spotted beebalm (*Monarda punctata*)- W
Sunflowers (*Helianthus annuus*) -W
Virginia wild rye (*Elymus virginicus*)- G

Plants for Wet Meadows

Cardinal flower (*Lobelia cardinalis*)- W
Cinnamon fern (*Osmunda cinnamomea*)- F
Eastern gamagrass (*Tripsacum dactyloides*)- G
Great blue lobelia (*Lobelia siphilitica*) - W
Green-headed coneflower (*Rudbeckia laciniata*)- W
Joe Pyeweed (*Eupatorium dubium*)- W
Monkey flower (*Mimulus ringens*)- W
Rough goldenrod (*Solidago rugosa*)- W
Sensitive fern (*Onoclea sensibilis*) - F
Soft rush (*Juncus effusus*)- S
Switchgrass (*Panicum virgatum*)- G
Tall Meadow rue (*Thalictrum pubescens*)- W
Turk's cap lily (*Lilium superbum*)-W
Tussock sedge (*Carex stricta*)- S
White turtlehead (*Chelone glabra*)-S

Excerpt - Maryland DNR- Wildflower meadows.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021



Key concepts include

- Targeted site selection adjacent to Existing woodland
- Maintenance education through strategic thinning of species, no mow regions
- Infill planting of windblown seed, and rhizomatous spreading species

iv. BEYOND PRESERVATION

In the case of this site, like many, simple retainment of features may not complete the intended nature preservation. Understanding the existing features' role in the local ecology gives us advantage to position the area for improvement. Strategic planting design is essential for any development, but especially for one that has many diverse active systems.

Environmental site design (*bioswales, bioretention, submerged gravel wetlands, etc.*) present unique opportunities to assist biodiversity growth within site designs. Many of these opportunities are overlooked as more of an engineered response to requirements

Targeted native species inclusion in the facilities, of varying growth stages (*plugs, quarts, containers, seed*) provide the breeding ground for pollinator connections and food networks.

This style of design, when combined is fairly unique and adds to the survivability of the concept and creates a self-maintained evolving environment that becomes part of the landscape.

Dobson Farms

Basic Plan A-10059





Amended Text and Statement of Justification

April 2, 2021




REVISED June 4, 2021






STRUCTURAL PLANTS (CLUSTER OF 5)

-  LOASP4 *Leesia oryzoides* – Rice Cutgrass
-  PVHMSP4 *Panicum virgatum* – Heavy Metal Switchgrass
-  VNASP4 *Veronia noveboracensis* – New York Ironweed
-  ASISP4 *Asclepias incarnata* – Swamp Milkweed

SEASONAL THEME PLANTS (CLUSTERS OF 3)

-  SRUSP4 *Solidago rugosa* – Wrinkleleaf Goldenrod
-  SNASP4 *Symphyotrichum novae-anglae* – New England Aster
-  ATSP4 *Amsonia tabernaemontana* – Eastern Bluestar

FILLER PLANTS (CLUSTERS OF 2)

-  HHSP4 *Helianthus angustifolius* – Swamp Sunflower
-  CSSP4 *Carex stricta* – Tussock Sedge
-  LCSP4 *Lobelia cardinalis* – Cardinal Flower

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

WETLAND PLANTING ZONE						
ASISP4	272	<i>Asclepias incarnata</i>	Swamp Milkweed		#SP4	18" Cn Center Spacing
ATSP4	15	<i>Amsonia tabernaemontana</i>	Eastern Bluestar		#SP4	18" Cn Center Spacing
CSSP4	8	<i>Carex stricta</i>	Tussock sedge		#SP4	18" Cn Center Spacing
EDSP4	251	<i>Eupatoriadelphus dubuis</i>	Common Boneset		#SP4	18" Cn Center Spacing
HHSP4	10	<i>Helianthus angustifolius</i>	Swamp Sunflower		#SP4	18" Cn Center Spacing
LCSP4	8	<i>Lobelia cardinalis</i>	Cardinal Flower		#SP4	18" Cn Center Spacing
LOSP4	10	<i>Leersia oryzoides</i>	Rice Cutgrass		#SP4	18" Cn Center Spacing
MDISP4	70	<i>Monarda didyma</i>	Beebalm		#SP4	18" Cn Center Spacing
PVHMSP4	10	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Switchgrass		#SP4	18" Cn Center Spacing
RLSP4	223	<i>Rudbeckia lanciniata</i>	Cutleaf Coneflower		#SP4	18" Cn Center Spacing
SCPSP4	225	<i>Scirpus pungens</i>	Common Three Square		#SP4	18" Cn Center Spacing
SNASP4	36	<i>Symphotrichum novae-anglae</i>	New England Aster		#SP4	18" Cn Center Spacing
SRUSP4	91	<i>Solidago rugosa</i>	Wrinkleleaf Goldenrod		#SP4	18" Cn Center Spacing
VNASP4	10	<i>Veronia noveboracensis</i>	New York Ironweed		#SP4	18" Cn Center Spacing

Precedent layout, planting plan, and integrated design for ESD facilities.



Precedent planting composition.

Designing the sites enhancement off of the local ecology not only meets required preservation requirements but sets the stage enrich the region for decades to come.

v. ENVIRONMENTAL CONCLUSION

At this moment, there is an opportunity to change the future course of this property. It sits abandoned, unmaintained, and its habitat value challenged by encroaching invasives. The opportunities have been walked and mapped for months by landscape architects and environmental scientists; there is a plan forward.

The preservation and enhancement of the existing woodland and wet systems will benefit the Mattawoman watershed for years to come by providing nearly 400 acres of woodland alone for this unique site.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

When complete, this project has the potential to sit as a marquee example of what's possible when the county and developer collaborate for both environmental and development wins.

VIII. CONCLUSION

Dobson Farms provides a unique opportunity in this area. Development of this Property must take into account two competing factors: Brandywine is growing; and Mattawoman Creek is an environmental jewel at the southern end of Prince George’s County. The Proposed Basic Plan does just that. It recognizes that Brandywine, for its long rural history, has changed over time, and this Property has as well—first farms, then mining. Now, with those two uses ended, the proposal is to develop the Property with a walkable, active residential neighborhood with onsite recreation and easy access to shops and local businesses in Brandywine Village. It respects the value of Mattawoman Creek and its tributaries by making them a valuable part of the development without imposing undue impacts upon them.

Zoning Ordinance Section 27-179(c)(1)(C) requires the Applicant to set forth “the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare.” In this Statement of Justification, the Applicant has demonstrated that the proposed Dobson Farms Basic Plan meets all legal requirements set forth by the Zoning Ordinance, including specific required findings and the recommendations of the Master Plan and Plan 2035; it implements the density recommendations of the Master Plan and the specific *Land Use and Housing and Neighborhood* policies of Plan 2035. The Applicant has also demonstrated that the proposal will not be detrimental to public health, safety, and welfare: adequate public facilities exist to serve the proposed development, including water and sewer, schools, fire and emergency services; the proposed plan includes active and passive recreational opportunities for the health and enjoyment of its residents; Mattawoman Creek and its environmental setting are preserved to the fullest extent possible; and impacts to surrounding properties are minimized by placing compatible residential uses along the perimeter or by the use of buffers. Participation in the Brandywine Road Club and subsequent entitlement processes will ensure adequacy of transportation facilities. The proposal promotes health, safety and welfare, and the review of subsequent applications, including a Comprehensive Design Plan, Preliminary Plan of Subdivision and Specific Design Plans, will examine these in greater detail.

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

For these reasons, the Applicant respectfully requests approval of the Dobson Farms Basic Plan and Zoning Map Amendment.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Joseph Del Balzo".

Joseph Del Balzo, AICP

A handwritten signature in blue ink, appearing to read "Matthew C. Tedesco".

Matthew C. Tedesco, ESQ.

APPENDIX "A"

Detailed parcel identification

The Property comprises the following parcels:

Unsubdivided Parcels

Tax Map	Grid	Parcel	Parcel ID
164	C2	8	11-1156447
164	E1	35	11-1156454

Country Club Estates Subdivision Plat Book WWW 61 Plat No.51)

Tax Map	Grid	Lot	Block	Parcel ID
164	E1	1	A	11-1156462
164	E1	2	B	11-1156470
164	E1	3	B	11-1156488
164	E1	4	B	11-1156496
164	D1	5	B	11-1156504
164	E1	Outlot A	C	11-1156512
164	D1	1	C	11-1156520
164	D1	2	C	11-1156538
164	D1	3	C	11-1156546
164	D1	4	C	11-1156553
164	D1	6	C	11-1156561
164	D1	7	C	11-1156579
164	E1	8	C	11-1156587
164	D1	1	D	11-1156595
164	D1	2	D	11-1156603
164	D1	3	D	11-1156611

Dobson Farms

Basic Plan A-10059

Amended Text and Statement of Justification

April 2, 2021

REVISED June 4, 2021

Tax Map	Grid	Lot	Block	Parcel ID
164	D1	4	D	11-1156629
164	D1	5	D	11-1156637
164	D1	7	D	11-1156645
164	D1	8	D	11-1156652
164	D1	9	D	11-1156660
164	D1	10	D	11-1156678
164	D1	11	D	11-1156686
164	D1	1	E	11-1156694
164	D1	2	E	11-1156702
164	D1	3	E	11-1156710
164	D1	1	F	11-1156728
164	D1	2	F	11-1156736
164	D1	3	F	11-1156744
164	D1	11	G	11-1156751
164	D1	12	G	11-1156769
164	D1	13	G	11-1156777
164	D1	14	G	11-1156785
164	D1	15	G	11-1156793
164	D1	16	G	11-1156801
164	D1	17	G	11-1156819
164	D1	1	H	11-1156827
164	D2	2	H	11-1156835
164	D1	3	H	11-1156843
164	D1	4	H	11-1156850
164	D2	5	H	11-1156868
164	D2	6	H	11-1156876
164	E1	Outlot A	K	11-1156884

Prince George's County Departure from Parking and Loading Spaces Application No. 145

Applicant: McDonald's Corporation, Owner
Edward C. Gibbs, Correspondent

Location: The subject property is located at the southeast quadrant of Livingston Road and Arapahoe Drive, east of Indian Head Highway (MD 210).

Request: Departure of 3 spaces from 33 required parking spaces in accordance with Section 27-588 of the Zoning Ordinance.

R E S O L U T I O N

WHEREAS, the applicant has requested a Special Exception for the expansion of a nonconforming fast-food restaurant for the addition of a soft playland (SE-4085); and

WHEREAS, in conjunction with that special exception the applicant is requesting departure of 3 of the 33 required parking spaces; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released September 8, 1992, recommends approval; and

WHEREAS, the Town of Forest Heights indicated its support of the proposed request via a September 11, 1992, letter from Mayor Warren F. Adams; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on September 24, 1992, the Prince George's County Planning Board agreed with the staff recommendation; and

WHEREAS, the Prince George's County Planning Board decision is based on the findings and conclusions found in the Technical Staff Report (Exhibit No. 10) and the following DETERMINATIONS:

1. The requested departure from three parking spaces, via Departure from Parking and Loading Spaces No. 145, may be approved by the Planning Board in accord with Section 27-588, as follows:
 - a. During the time the use has existed on the property, it has not been shown to infringe upon parking and loading needs of adjacent residential areas. Given the availability of parking spaces observed and the minimal expected traffic impact of the soft

playland, the requested departure of three spaces is the minimum necessary given the specific circumstances and to alleviate circumstances special to the use. The parking lot comprises the major portion of the site. A 17'-foot-wide landscape area and fence exists in a downgrade slope at the rear of the site, beyond which is a concrete ditch easement. It is not feasible to provide parking in this area, due to topographical constraints.

- b. Based on the following, the requested departure satisfies the requirements of Section 27-588: All methods for calculating the number of required parking spaces have either been used or found to be impractical. The proposed 30 spaces more than meets the grandfathered 24 required spaces. The use has existed on the site since 1958 and has not been shown to infringe on parking and loading needs of adjacent residential areas. No on-street parking is available adjacent to the site. The proposed use conforms with the Subregion VII Master Plan recommendation for service commercial use for the property and surrounding area. Neighboring businesses contain off-street parking lots. The nature of the use lends itself to short-term parking and no parking for the drive-through window. Also, staff observed ample available parking spaces and the soft playland is projected to generate a minimal traffic impact.

NOW, THEREFORE, BE IT RESOLVED, that Departure from Parking and Loading Spaces No. 145 is hereby APPROVED.

The site plan is to be revised in accordance with the conditions of approval of SE-4085.

* * * * *

PGCPB No. 92-279
File No. DPLS-145
Page 3

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 McNeill, seconded by Commissioner Brown, with Commissioners McNeill, Brown, Sydnor, Stone and Rhoads voting in favor of the motion, at its regular meeting held on Thursday, September 24, 1992, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of October 1992.

LeRoy J. Hedgepeth
Acting Executive Director

By Frances J. Guertin
Planning Board Administrator

LJH:FJG:HP:lg

Prince George's County Departure from Parking and Loading Standards Application No. 204

Applicant: McDonald's Corporation, Owner
Edward C. Gibbs, Jr., Correspondent

Location: The subject property is located on the southeast quadrant of the intersection of Livingston Road and Arapohoe Drive

Request: Waiver of 10 spaces in accordance with Section 27-588 of the Zoning Ordinance

R E S O L U T I O N

WHEREAS, the applicant is requesting waiver of 10 spaces in accordance with Section 27-588 of the Zoning Ordinance; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released September 13, 1995, recommends APPROVAL, with conditions; and

WHEREAS, at the regular meeting of the Planning Board on September 21, 1995, based on testimony from the applicant the Board concluded that the site plan is in compliance with an earlier Special Exception (SE-4085) and that the revision requested by the Permit Review Section regarding site note No. 8 was not necessary; and

WHEREAS, based on the applicant's testimony, staff proposed revised conditions; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on September 21, 1995, the Prince George's County Planning Board agreed with the staff's revised recommendation; and

WHEREAS, the Prince George's County Planning Board decision is based on the findings and conclusions found in the Technical Staff Report (Exhibit No. 10) and the following DETERMINATIONS:

1. The purposes of this part will be served by the applicant's request. The purposes of requiring off-street parking and loading spaces are set forth in Section 27-550 of the Zoning Ordinance. The purposes generally are to require off-street parking and loading in numbers sufficient to serve the parking and loading needs associated with the use and to aid in relieving traffic congestion on streets by reducing the use of streets for parking and loading. Other purposes are to protect the residential character of residential areas and to provide parking and loading areas which are convenient and increase the amenities in the regional district. The applicant submits that to grant the departure requested in this case will not cause any disharmony with the above-stated purposes.

2. The restaurant operates today with the open playland and does not, according to the applicant, experience any parking problems. If the playland is enclosed, it would technically become "new" interior floor space allocated to a recreational use and generate parking at a rate of one space for each 80 square feet. This would generate additional "required" parking of 10 spaces. While technically the parking requirements generate a yield of 10 additional spaces, there will be no need created for these additional spaces as operations at the restaurant will remain unchanged. The sole impact of the proposed enclosure of the playland will be to make the playland accessible to patrons during all weather conditions. This will not change parking demand at the restaurant beyond that experienced presently. The existing 30 parking spaces will continue to be sufficient to serve parking needs, there will be no use of public streets for parking purposes and there will be no adverse impact on any residential area.
3. The waiver of 10 parking spaces is the minimum departure necessary.
4. As discussed above, there are circumstances which are unique to the subject use. The only change proposed is the enclosure of an existing play area. Technically, by enclosing the play area, additional interior floor area is created. In this case, however, the "new" floor area is the existing playland, which in reality does not attract patrons for the sole use of the play area. The enclosure of the playland will not change the nature of the operations at this restaurant.
5. The site plan filed with this application applies the required methods for computing parking spaces.
6. Parking and loading needs of adjacent residential areas will not be infringed upon, if the departure is granted. The existing 30 parking spaces will be more than sufficient to serve parking needs for this site, parking needs of adjacent residential areas will not be impacted.
7. The applicant submits that parking and loading conditions within the general vicinity of the subject property are adequate. Those businesses existing in this area have off-street parking associated with the uses. The Master Plan is question recommends commercial use for the subject property. Therefore, the proposed use of the subject property is not in conflict with the recommendations of the Master Plan. The property is located within the boundaries of the Town of Forest Heights. No comments from Forest Heights have been received regarding this application. Finally, there are no public parking facilities proposed in the County's Capital Improvement Program within the general vicinity of the subject property.

NOW, THEREFORE, BE IT RESOLVED, that Departure from Parking and Loading Standards Application No. 204 is hereby APPROVED, subject to the following condition:

1. The Plan Note shall be revised to reflect the numbers pertaining to the subject departure.
2. The site plan for the subject departure shall be consistent with the site plan approved in SE-4196.

The site plan is Exhibit No. 10.

* * * * *

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 Brown, seconded by Commissioner McNeill, with Commissioners Brown, McNeill, Dabney and Hewlett voting in favor of the motion, and with Commissioner Boone temporarily absent, at its regular meeting held on Thursday, September 21, 1995, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 12th day of October 1995.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:JJ:aj

Additional Back-up

For

A-10059

Dobson Farms

JUNE 15, 2021

Dear: Adjoining property owner, municipality, previous party of record and / or registered association:

Re: Dobson Farms ZMA
A-10059

Virtual Public Meeting
JULY 14, 2021
6:00 PM

A Zoning Map Amendment for the above-referenced project has been submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission ("M-NCPPC"). A hearing before the Prince George's County Planning Board is scheduled for July 29th, 2021.

Dobson Farms is located in the southernmost part of Prince George's County, south of McKendree Road and approximately 1,400 feet west of Crain Highway. The nature of the review of the Zoning Map Amendment is to rezone the property from the existing R-E (Residential Estate) and R-A (Residential-Agricultural) zones to the R-S (residential Suburban) zone. A Basic Plan has been submitted with the application that outlines areas proposed to be developed within the site as well as areas being preserved. The proposal is to develop the property with a walkable, active residential neighborhood with onsite recreation. It respects the value of the Mattawoman Creek and its tributaries by making them a valuable part of the development without imposing undue impacts.

The developer would like to meet with you and your community to discuss the project. In these times, when public gatherings are not appropriate, the developer invites you to a Virtual Public Outreach meeting using Microsoft Teams. With Microsoft Teams, you will be able to see the proposed plans from your computer as we discuss the project. The virtual meeting will be conducted on Wednesday July 14th at 6:00 PM.

This Virtual Meeting will be an opportunity for everyone to meet - virtually, for the development team to outline the proposal, and for you to ask any questions or share any thoughts or comments with the development team. Obviously, we would prefer to do this in person, but in these challenging and unprecedented times, and in the abundance of caution for everyone's wellbeing, we believe that this is the next best thing.

If you have any questions, or if you would like to participate in the virtual meeting, please contact us via email (PublicInfo@roddgers.com) and we will send you additional details and instructions on how to participate. Please reference "Dobson Farms A-10059" in the subject line.

To join the public meeting by phone only, call 301-798-4992 at the meeting start time and, when prompted, enter the Conference ID: 585 668 268#

Thank you in advance and we look forward to meeting you online.

Sincerely,
Rodgers Consulting, Inc.



Charlie Howe
Team Leader/Senior Associate

Henry Wixon
Glenn Dale Citizens' Association Inc.
P.O. Box 235
Glenn Dale, MD 20769

Mr. George A Weber
16101 Bald Eagle School Road
Brandy Wine, MD 20613

Prince George's County
Old Marlboro School House
Upper Marlboro, MD 20772

Sarah Cavitt
Indian Head Highway Area Action Council
P.O. Box 44013
Fort Washington, MD 20749

Ms. Bonnie S Bick
7601 Oxon Hill Road
Oxon Hill, MD 20745

Robin Dale Land LLC
c/o Mark Vogel Companies
760 Crandell Road
West River, MD 20778

Judith Allen-Leventhal
Greater Accokeek Civic Association
P.O. Box 176
Accokeek, MD 20607

Mr. Brian Freeman Sr.
15700 McKendree Road
Brandywine, MD 20613

Rose Creek Estates Homeowners
Association Inc.
Dawn Chorus Lane
Brandywine, MD 20613

Mr. Tim T Bevard
Bardon, Inc.
6401 Golden Triangle Drive, Suite 400
Greenbelt, MD 20770

Walton Maryland LLC
Cold River Land LLC
P.O. Box 22449
Cumming, GA 30028

Michael A Marshall
16300 McKendree Road
Brandywine, MD 20613

Mrs. Consuelo L Cottery
6308 Brechin Drive
Brandywine, MD 20613

Bardon Inc
Ian Baker Tax Analyst
6211 Ann Arbor Road
Dundee, MI 48131

John W Kahler
16302 McKendree Road
Brandywine, MD 20613

Mr. Sam Dargan Sr.
Timber Village Assoc
6304 Brechin Drive
Brandywine, 20613

William C & Betty L Donze Trs
Betty L Donze
1816 Victory Palm Drive
Edgewater, FL 32132

Vincent A Pingitore Jr. etal
12200 Peabody Lane
Charlotte Hall, MD 20622

Rodgers Consulting
1101 Mercantile Lane, Suite 280
Upper Marlboro, MD 20774

Charmaine Chase
5107 Starting Gate Drive
Upper Marlboro, MD 20601

Rose Creek Estates Homeowners
Association Inc.
1655 Crofton Blvd, Suite 200
Crofton, MD 21114

Mrs. Mildred F Kriemelmeyer
16900 Mattawoman Lane
Waldorf, MD 20601-3801

Clifford S & Joseph F Hager
16931 Mattawoman Lane
Waldorf, MD 20601

Michael J & Gail Kirkendall
16210 McKendree Road
Brandywine, MD 20613

D.R. Horton
181 Harry Truman Parkway, Suite 250
Annapolis, MD 21401

George A Weber & Kendall Thomsen
16101 Bald Eagle School Road
Brandywine, MD 20613

MNCPPC
6600 Kenilworth Ave
Riverdale, MD 20737

Philip E Vanwiltenburg
16606 Mannington Road
Accokeek, MD 20607

One Gardner Road LLC
15204 Birmingham Drive
Burtonsville, MD 20866

Perry L Washington, etal
16209 Broxburn Lane
Brandywine, MD 20613

Gwendolyn T Penn
16207 Broxburn Lane
Brandywine, MD 20613

Zanzeta D Smith, etal
16301 Broxburn Lane
Brandywine, MD 20613

Gregory Lawrence Jr
6309 Brechin Drive
Brandywine, MD 20613

Sharon A Dargan, etal
6304 Brechin Drive
Brandywine, MD 20613

Kazi Arif Hossain, etal
7101 English Point Lane
Brandywine, MD 20613

Jason Howard, etal
16205 Broxburn Lane
Brandywine, MD 20613

Sanzanna C Toles
16305 Broxburn Lane
Brandywine, MD 20613

Thomas Gabri
16303 Broxburn Lane
Brandywine, MD 20613

Helen Mattar
6307 Brechin Drive
Brandywine, MD 20613

Consuelo Crawford
Consuelo Cottery
6308 Brechin Drive
Brandywine, MD 20613

Corey D Fenwick
6306 Brechin Drive
Brandywine, MD 20613

Glenn M Carter
6302 Brechin Drive
Brandywine, MD 20613

Jimmy W Dyer
6300 Brechin Drive
Brandywine, MD 20613

Rodney Russell
7103 English Point Lane
Brandywine, MD 20613

Chaddsford Community Association,
Inc.
c/o MEINC HOA Mgmt
7700 Old Branch Avenue, #E203
Clinton, MD 20735

Brandywine Healthy Neighborhoods
Alliance
15621 Gilpin Mews Lane
Clinton, MD 20735

Rosaryville Citizens Association
8501 James Street
Upper Marlboro, MD 20772

Greater Baden-Aquasco Citizens
Association (GBACA)
P.O. Box 1072
Brandywine, MD 20613

Prince George's County Civic
Federation, Inc.
P.O. Box 212
Cheltenham, MD 20623

Brandywine/TB, Southern Region
Neighborhood Coalition
8787 Branch Avenue, Suite 17
Clinton, MD 20735

Community Associations of Marlton
(CAM), Inc.
12000 Kingfield Court
Upper Marlboro, MD 20735

Brookwood-Hollaway Civic Association,
Inc.
Barry Schlossburg
10714 Brookwood Avenue
Upper Marlboro, MD 20772

Lakeview at Brandywine HOA, Inc.
7405 Sudley Road
Brandywine, MD 20613

Dobson Farms

A-10059

D·R·HORTON
America's Builder

RODGERS
CONSULTING

MH
McNamee Hosea
Attorneys & Advisors

COMMUNITY MEETING JULY 14, 2021

DEVELOPMENT TEAM INTRODUCTION

OVERVIEW

TIMELINE

BASIC PLAN

OPEN SPACE

CIRCULATION PLAN

CONCEPT PLAN

ENVIRONMENTAL ENHANCEMENTS

QUESTIONS

AGENDA

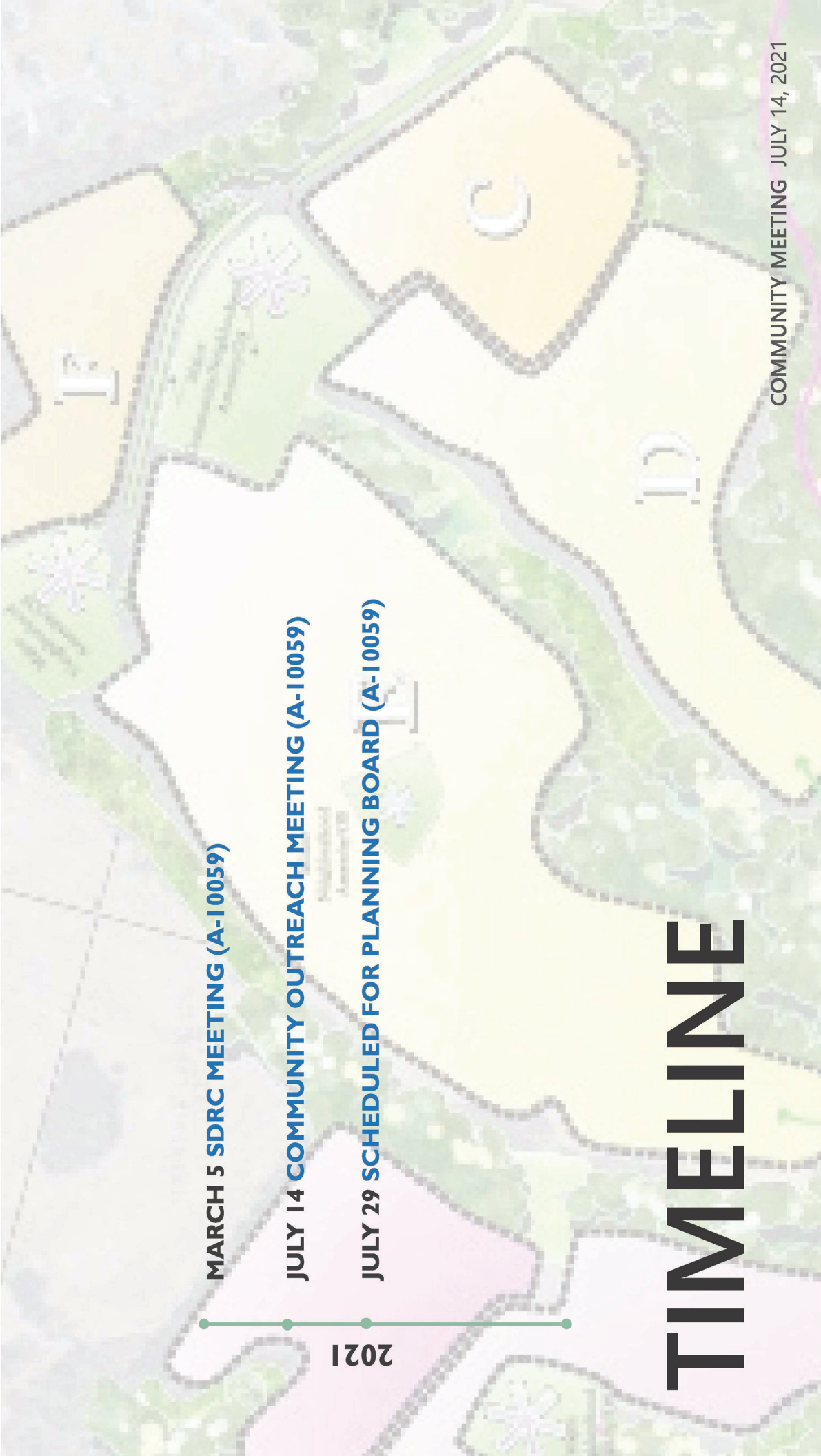
COMMUNITY MEETING JULY 14, 2021



VICINITY MAP

Dobson Farms

RODGERS
CONSULTING



MARCH 5 SDRC MEETING (A-10059)

JULY 14 COMMUNITY OUTREACH MEETING (A-10059)

JULY 29 SCHEDULED FOR PLANNING BOARD (A-10059)

2021

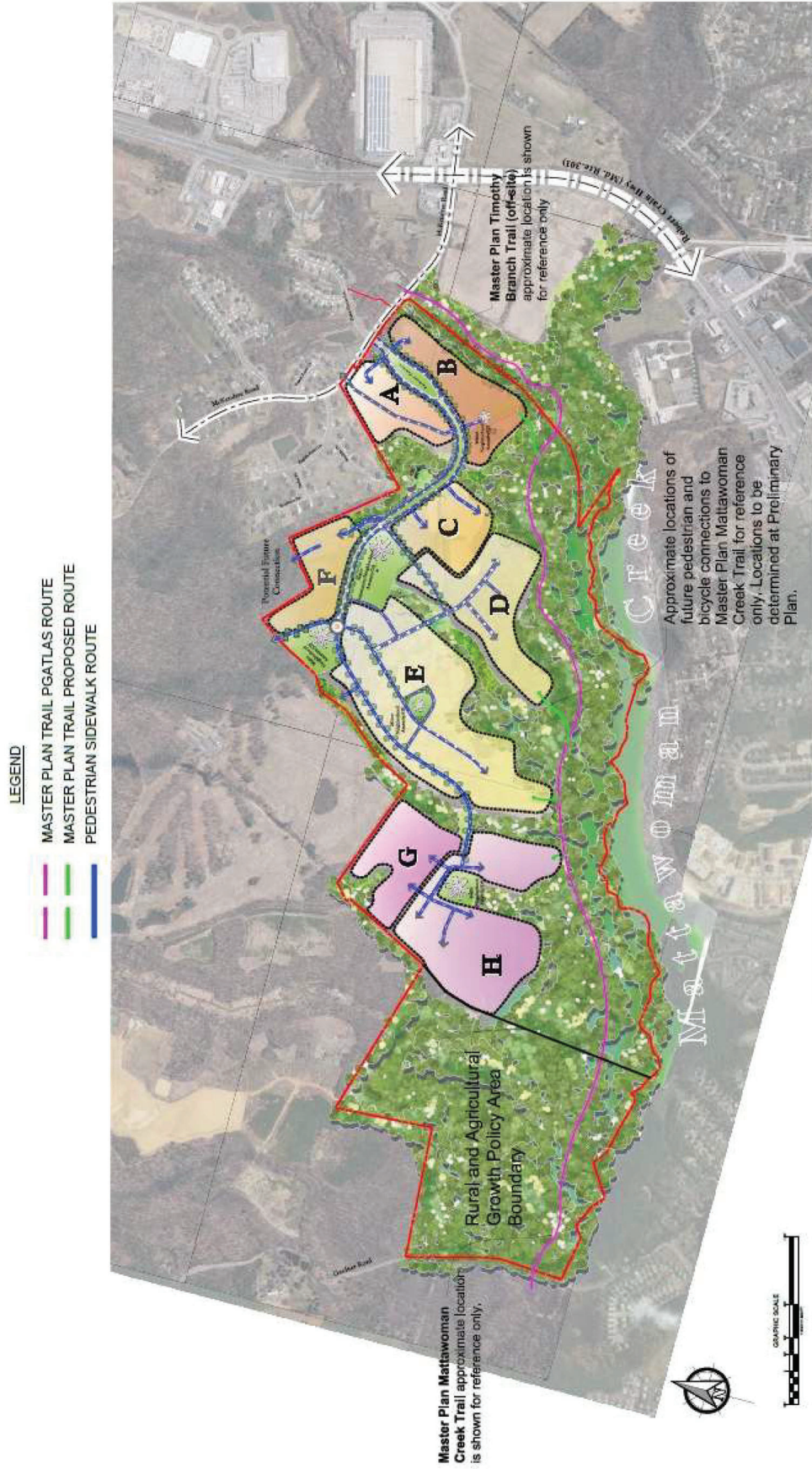
TIMELINE

COMMUNITY MEETING JULY 14, 2021



BASIC PLAN

CIRCULATION PLAN





LEGEND
 OPEN SPACE
 NEIGHBORHOOD

TOTAL AREA: 581.06 Ac.
 OPEN SPACE: 433.67 Ac. (74.6%)

OPEN SPACE

CONCEPT PLAN



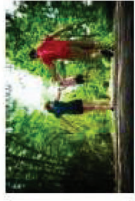
1. GRAND ENTRANCE & PARKWAY



2. COMMUNITY SPACES & NEIGHBORHOOD IDENTITY



3. RURAL TIER HABITAT PRESERVE



4. WALKING & NATURE TRAILS



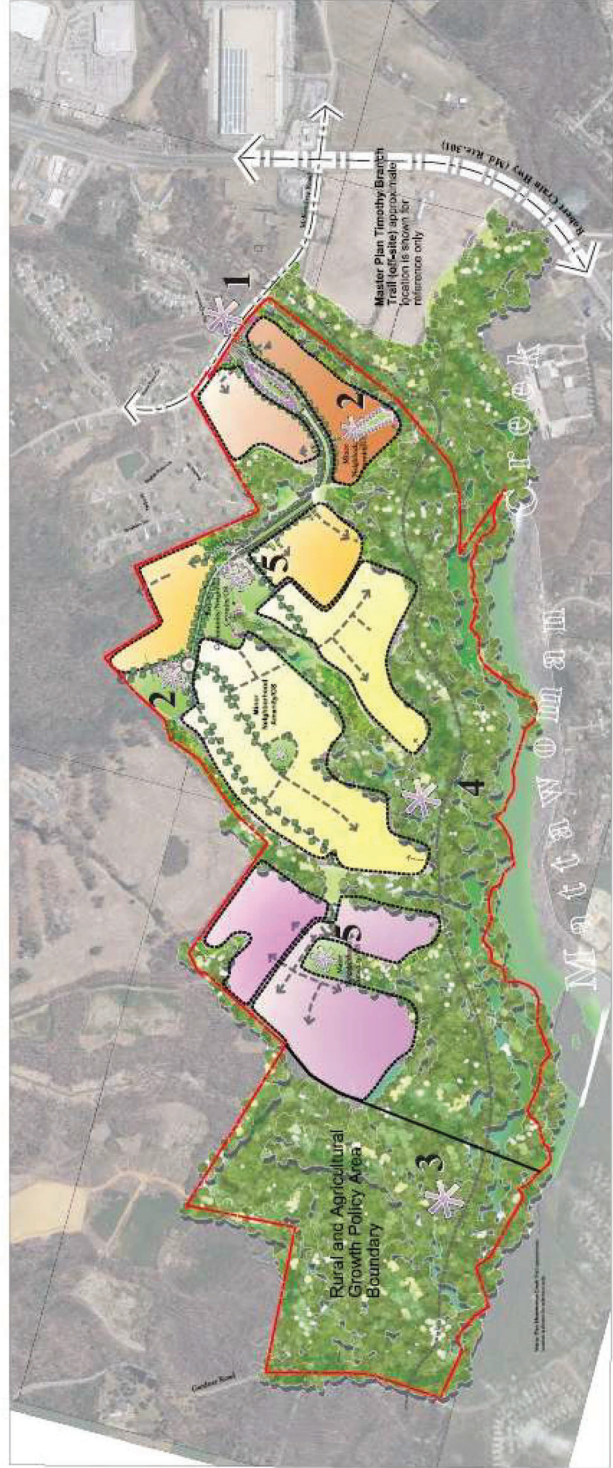
5. ACTIVE RECREATION



HOUSING VARIETY



TRAFFIC CALMING DESIGN ELEMENTS



ENVIRONMENTAL ENHANCEMENTS



1. STREAM RESTORATION



2. STREAM & WOODLAND PRESERVATION



3. ENVIRONMENTAL SITE DESIGN AREAS



4. RESTORE, ENHANCE, & PRESERVE ENTIRE RURAL TIER IN PERPETUITY



Preserve, Enhance and Restore the Mattawoman Creek

Provide thoughtful active and passive recreation connections and spaces to encourage the community to explore, learn about, and enjoy the creek

Eliminate risk to the Mattawoman from private septic system failure with a public system connection

Preserve in perpetuity the entire western Rural Tier section of the property

ENVIRONMENTAL ENHANCEMENTS

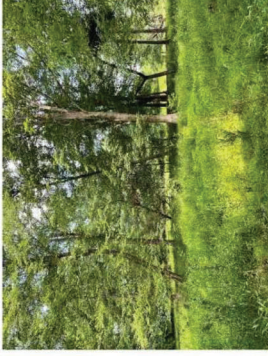
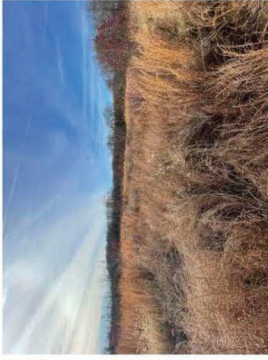
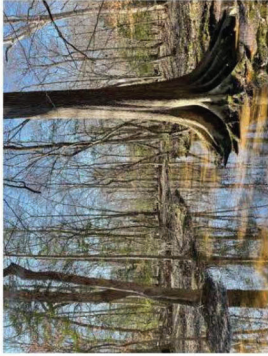
Environmental enhancements proffered for this project

- Provide a stream corridor assessment survey with a NRI plan review
- Meet the entire woodland conservation requirement for the proposed R-S Zone on-site
- Create new wetland, and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat
- Provide selective woodland understory enhancement focusing on habitat and biodiversity
- Provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology

ENVIRONMENTAL ENHANCEMENTS

Dobson Farms

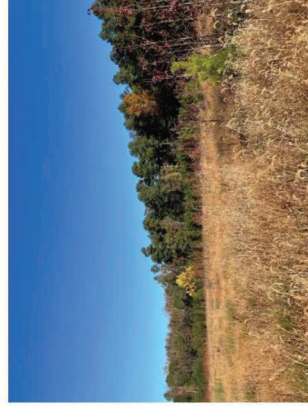
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Existing Meadow and Wetland Enhancement



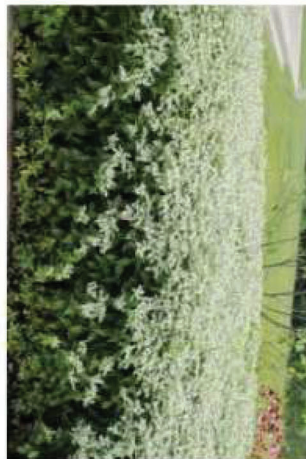
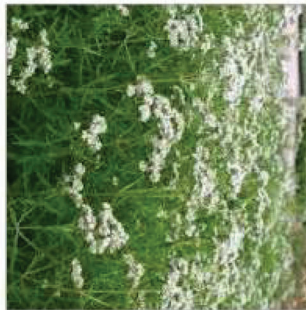
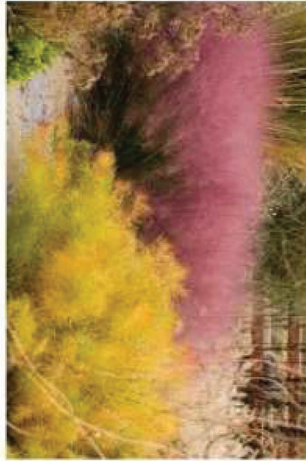
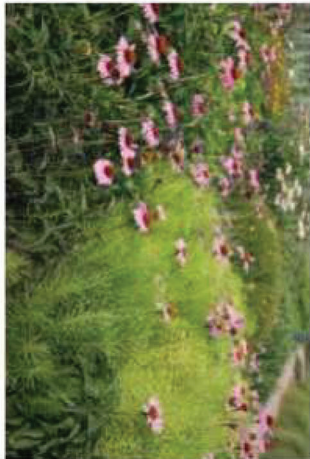
Habitat Restoration Through Native Introductions



Planting Compositions Based On Local Ecology

ENVIRONMENTAL ENHANCEMENTS

Targeted Species Selection For Pollinator Habitat Creation



Dobson Farms

A-10059

Thank you for your time

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MH
McNamee Hosea
Attorneys & Advisors

COMMUNITY MEETING JULY 14, 2021

ZONING HEARING EXAMINER OFFICE

County Administration Building
Lower Level
Upper Marlboro, Maryland 20772
(301) 952-3644
(301) 951-5178 Fax

November 8, 2021

Matthew Tedesco
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770

Re: A-10059
D.R. Horton, Inc

Dear Mr. Tedesco:

On October 28, 2021, the Prince George's County Planning Board adopted Planning Board Resolution PGCPB No. 21-133, thereby endorsing the Countywide Sectional Map Amendment (CMA). On that same day, the Planning Board transmitted the endorsed CMA to the Prince George's County Council to review, to conduct work sessions, and to take final action.

Section 27-1905 (c) of the Zoning Ordinance provides the following procedures for the Zoning Hearing Examiner once the CMA has been endorsed by the Planning Board:

- (c) Pending Zoning Map Amendment applications.
 - (1) Upon transmittal of the endorsed CMA to the District Council, the Planning Board and Zoning Hearing Examiner shall postpone accepting or processing any Zoning Map Amendment application within the area of the proposed CMA until after any final action by the District Council. As such, any applications pending before the District Council in the CMA area shall be remanded to and held in abeyance by the Zoning Hearing Examiner, unless the application includes a site plan that is grandfathered pursuant to the specified terms set forth within CB-013-2018, as approved by the District Council.
 - (2) Upon approval of the CMA by the District Council, all applicants who wish to proceed with a postponed application or an application remanded to the Zoning Hearing Examiner may notify the Planning Board or Zoning Hearing Examiner, as appropriate, regarding their intention as to whether to proceed with their Zoning Map Amendment application, and only to seek a zoning classification embodied within the approved replacement Zoning Ordinance. Such amended applications shall be processed in accordance with all procedures and requirements which normally apply to Zoning Map Amendment applications under this Zoning Ordinance. Failure of an applicant to amend their