



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

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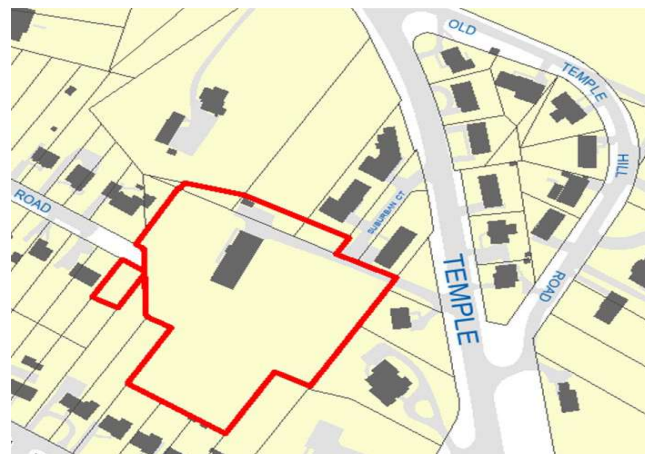
Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>

Special Exception Tranquility Ridge

SE-24006

REQUEST	STAFF RECOMMENDATION
A special exception for the increase of residents of an existing congregate living facility.	With the conditions recommended herein: • APPROVAL of Special Exception SE-24006

Location: On the west side of Temple Hill Road, at the eastern terminus of Gull Road.	
Gross Acreage:	3.63
Zone:	RSF-95
Prior Zone:	R-80
Reviewed per prior Zoning Ordinance:	Section 27-1903
Dwelling Units:	0
Gross Floor Area:	0
Lots:	1
Parcels:	0
Planning Area:	76B
Council District:	08
Municipality:	N/A
Applicant/Address: Tranquility Ridge P.O. Box 1000 Oxon Hill, MD 20750	
Staff Reviewer: Ellen Shadle Phone Number: 301-952-4976 Email: Ellen.Shadle@ppd.mnccppc.org	



Planning Board Date:	06/05/2025
Planning Board Action Limit:	N/A
Staff Report Date:	05/22/2025
Date Accepted:	03/20/2025
Informational Mailing:	01/10/2025
Acceptance Mailing:	03/17/2025
Sign Posting Deadline:	N/A

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

Table of Contents

I.	EVALUATION CRITERIA	4
A.	Prince George’s County Zoning Ordinance	4
B.	Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance	5
C.	Prince George’s County Tree Canopy Coverage Ordinance. Per.....	5
II.	BACKGROUND.....	5
A.	Summary and Request	5
B.	Development Data Summary.....	5
C.	Location and Site Description	5
D.	Proposed Use	5
E.	Neighborhood and Surrounding Uses.....	5
F.	History and Previous Approvals.....	6
III.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.....	6
A.	Required Findings.....	6
B.	Additional Requirements for Specific Special Exceptions.....	9
C.	Regulations in the R-80 Zone	10
IV.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE’S COUNTY LANDSCAPE MANUAL	11
V.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE’S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE	11
VI.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE’S COUNTY TREE CANOPY COVERAGE ORDINANCE	12
VII.	REFERRAL COMMENTS	12
VIII.	COMMUNITY FEEDBACK.....	14
IX.	RECOMMENDATION	14

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

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

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

FROM: Ellen Shadle, Planner III, Zoning Section,
Development Review Division

SUBJECT: Special Exception SE-24006
Tranquility Ridge

REQUEST: A special exception for the increase of residents of an existing congregate living
facility.

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of June 5, 2025.

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

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

I. EVALUATION CRITERIA

- A. Prince George's County Zoning Ordinance.** This property is located within the Residential, Single-Family-95 (RSF-95) Zone. It was previously located within the One-Family Detached Residential (R-80) Zone. This application is being reviewed and evaluated in accordance with the provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1900 *et. seq.* of the current Zoning Ordinance, until April 1, 2025, an applicant may elect to develop a property pursuant to the requirements of the prior Zoning Ordinance, in accordance with the former zoning. This application was accepted for review on March 20, 2025, and the applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance. Accordingly, staff considered the following criteria in reviewing this application:

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

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**
- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

- B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, special exception applications shall include a Type 2 tree conservation plan or a standard letter of exemption.
- C. Prince George's County Tree Canopy Coverage Ordinance.** Per Section 25-127(a)(1) of the County Code, and Prince George's County Council Bill CB-21-2024, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

II. BACKGROUND

- A. Summary and Request:** A special exception for the increase in occupancy of an existing congregate living facility, from 8 residents to 16.

- B. Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	RSF-95	R-80
Use(s)	Congregate living facility for up to eight residents	Congregate living facility for greater than eight residents
Acreage	3.63	3.63
Lots	1	1
Square Footage/GFA	9,223	9,223

- C. Location and Site Description:** The subject property is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road. It consists of a single structure accessed from an approximately 375-foot-long driveway west off Temple Hill Road, as well as southwest from Suburban Court. It is buffered by mature trees on its west, south, and east from adjacent homes on Lambert Drive, Crystal Lane, and Gull Road. The subject property is in Planning Area 76B and Council District 8. The requested special exception area consists of the entire property, which is approximately 3.6367 acres. The site is currently developed with a one-story (with basement) congregate living facility for the elderly or physically handicapped.
- D. Proposed Use:** The property is currently operating as a congregate living facility for eight residents which is permitted by right in the R-80 Zone. The applicant is seeking approval of a special exception to increase its current resident occupancy from eight to 16. The application is not proposing any additional square footage. According to the provisions of Section 27-441(b)(6) of the prior Zoning Ordinance, congregate living facilities for more than eight residents are permitted by special exception in the R-80 Zone.
- E. Neighborhood and Surrounding Uses:** The neighborhood is residential in character and is developed with single-family detached residential dwellings within the immediate vicinity of the subject property. The neighborhood is bound by I-95/495 (Capital Beltway) to the north, Brinkley Road to the south, and MD 5

(Branch Avenue) to the east. The property sits adjacent to a significant area zoned Residential Open Space (ROS) to the property's northeast and southwest, with remaining properties in the neighborhood in various residential zones. The subject property is surrounded by the following uses:

- North—** Single-family dwellings in the RSF-95 (previously R-80) Zone and Temple Hill Road beyond.
- South—** Single-family dwellings in the RSF-95 (previously R-80) Zone, the terminus of Crystal Lane and vacant wooded land in the ROS Zone.
- East—** Single-Family dwellings in the RSF-95 (previously R-80) Zone and Temple Hill Road beyond.
- West—** Single-Family dwellings in the RSF-95 (previously R-80) Zone and the terminus of Gull Road.

- F. History and Previous Approvals:** The subject property is recorded as Lot 1 of Norris Pyles' Old Mill Estates in Plat Book WWW 67 Plat No. 3, approved by the Prince George's County Planning Board on November 22, 1967.

The applicant has operated a congregate living facility, referred to as Tranquility Ridge, since 2020. Prior interior work and minimal site grading for stormwater management facilities was performed pursuant to a fine grading permit (Case No. 15877-2018) and was completed circa 2020.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application for increasing a congregate living facility from greater than eight residents through a special exception is being reviewed, in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

- A. Required Findings:** Section 27-317 of the prior Zoning Ordinance provides the following:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purpose of this Subtitle (Section 27-102);

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

Staff find that the proposed use is in harmony with these purposes and will not negatively impact the health, safety, and welfare of the public. The subject property is 9,223 square feet and configured on a

3.63-acre lot. It is accessed by a 365-foot-long driveway and surrounded by green buffer. These characteristics demonstrate the physical compatibility of the congregate living facility, with its surrounding neighborhood, and its preserved natural features on-site. Further, there is no land disturbance proposed, and the facility's configuration will have minimal impact on traffic. Subsequently, the approval of the special exception as proposed would be in harmony with the purpose of Section 27-102 of the prior Zoning Ordinance.

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

The proposal is in compliance with all requirements and regulations set forth in prior Subtitle 27. The applicant does not request any departures or variances in conjunction with this application. The proposed use is evaluated according to the general required findings of approval. This is applicable to all special exception requirements specific to congregate living facilities, and requirements of the R-80 Zone contained in Sections 27-317, 27-344, 27-421.01, and 27-442 of the prior Zoning Ordinance, as discussed below.

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

The property is located within Planning Area 76B, as governed by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan). The master plan recommends Residential, Low-Density land use on the subject property, as illustrated on the Land Use, Transportation, and Public Facilities Map of the master plan. The master plan provides guidelines for residential zoning and states that the "Development proposals in the residential neighborhoods in Henson Creek-South Potomac should be guided by the policies contained in this master plan for each General Plan tier. To maintain the unique character of established residential neighborhoods, it is recommended that existing residential zoning patterns be maintained in this SMA as the base density zoning (page 106)."

The master plan describes Residential, Low Density in the Developed Tier (Center) that allows for 5.7 dwelling units/acre in R-80 Zone. (Table 4 -Residential Densities, Building Types, and Zones, page107). The proposed use of the site, to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants, is consistent with the master plan's land use recommendation.

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

The expansion of services at the existing congregate living facility from 8 residents to 16 will not adversely affect the health, safety, or welfare of the residents or workers in the area. There will be no expansion of the existing building for the increase in occupancy. Existing trees currently buffer the facility from adjacent neighbors and roadways, and the existing physical character of the facility is compatible with the surrounding residential development of single-family dwellings. In addition, a 40-foot by 68-foot parking area illustrates safe internal circulation flow for pedestrians and vehicles on-site, as well as a safe ingress and egress of vehicles.

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

The property is 3.63 acres, and the existing improvements thereon cover only 10.8 percent of the site area. The existing congregate living facility is a one-story building (with a basement) that will remain in architectural harmony with the existing surrounding residential development. The site is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road, surrounded by single-family detached residences. Existing trees currently buffer the facility from adjacent properties and roadways. These factors support a finding that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

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

The subject application is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance. Our records do not indicate that a prior tree conservation plan is associated with the subject property.

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

This special exception site plan does not contain any regulated environmental features (REF) and therefore, conforms to this requirement.

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

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

The subject property is not located in the Chesapeake Bay Critical Area; therefore, conformance with these required findings is not applicable.

B. Additional Requirements for Specific Special Exceptions: The Zoning Ordinance permits a congregate living facility by right up to and not exceeding eight residents. A special exception is required per Section 27-441(b)(7) for a congregate living facility for more than eight elderly or physically handicapped residents. Section 27-344, Congregate Living Facility, of the prior Zoning Ordinance states that “A congregate living facility for more than eight (8) elderly or physically handicapped residents, as defined by Section 12-168(a) of this Code, may be permitted, subject to the following”:

1. There is a demonstrated need for the facility;

The increase in occupancy of this congregate living facility, from 8 to 16 elderly or physically handicapped residents, would support the 2014 *Plan Prince George’s Approved General Plan* (Plan 2035) specifically, through fulfilling the following Housing and Neighborhood policies:

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

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.

The 2022 *Prince George’s County Population, Housing, and Economic Survey* also noted the following:

Growth in the senior population (over 65) is also evident. While people over 65 comprised 8.9 percent of the County’s population in 2010, this cohort increased to 13.3 percent in 2020. This gain is reflected in the old-age dependency ratio, which measures the number of older people (over 65) who tend not to be actively working, against the economically active population (age 15-64). This measurement increased from 13.4 percent in 2010 to 20.7 percent in 2020.

This is an important indicator track with respect to planning for housing, transportation, and health care services. The proposed extended congregate living facility will continue to provide equality, around-the-clock resident centered care for the region’s aging population. Residents will benefit from their range of services which include personal care, nursing, and clinical

care. Also, the Maryland's Office of Healthcare Quality lists the number of available assisted living beds for the County at 3,089. This corresponds to 44 individuals over the age of 65 per bed in the County (OHCQ Licensee Directories-Smartsheet.com). A comparison of several counties using the same available data from the Office of Healthcare Quality List along with data from the 2020 U.S. Census Bureau show that Prince George's County is lagging in comparison to other counties in the key statistics of residents over 65 per bed.

County	Population over 65	Number of Beds	Residents per Bed
Howard	51,749	1,838	28
Anne Arundel	90,442	2,663	34
Montgomery	181,334	5,073	36
Prince George's	135,034	3,089	44

2. **The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle; and**

Subtitle 12, Division 7, Sections 12-168 through 12-176 of the County Code, have been reserved. Therefore, this requirement is no longer applicable.

3. **There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodations requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.**

The existing building has 14 bedrooms and 14 bathrooms that will meet the stated size requirements as demonstrated on the plans associated with building permit Case No. 19144-2018-06. Based on the above requirements, two of the existing bedrooms will qualify for double occupancy.

C. Regulations in the R-80 Zone:

Section 27-421.01. – Frontage

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized, pursuant to prior Subtitle 24 of the Prince George's County Code.

Section 27-442. - Regulations.

	Required	Provided
Minimum Net Lot Area	9,500 sq. ft.	58,414 sq. ft.
Lot Coverage (Maximum % of Net Lot Area):	60%	10.8%
Lot/Width Frontage at building line (Minimum in Feet)	75	282.4
Lot Width at Front Street Line (Minimum in Feet)	50	80*
Building Height (Maximum in Feet, Main Building)	40	26 feet, 10 inches
Front setback	25	365+*
Side setback	17/8	+/- 110/68*
Back setback	20	+/- 123*

Note: *The provided setbacks are taken from dimensions on the plan. The development standards table on the plans do not include the provided setbacks. A condition is included herein requiring that setbacks be provided prior to certification.

Parking Regulations

In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, Congregate Living Facility, one space for every four residents is required. In accordance with Section 27-566, at least one parking space shall be reserved for the physically handicapped. The property will have 16 residents, which will require a minimum of 4 parking spaces. The special exception site plan shows a total of 5 existing parking spaces are provided, four standard parking spaces and one handicapped parking space.

PART 12. – Signs

The site plan does not show any existing or proposed sign for approval.

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

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, conformance is required for Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping Requirements. Staff find that the proposed landscape plan meets these requirements.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The site does not have a valid Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, or a natural resources inventory. This site would be subject to the provisions of the 2024 Prince George's County

Woodland and Wildlife Habitat Conservation Ordinance that came into effect July 1, 2024, and Prince George's County Council Bill CB-77-2024 which is effective on January 3, 2025; however, this application does not propose any grading, therefore a tree conservation plan is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

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

Per Section 25-127(a) of the County Code, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

VII. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. No major issues impeding the proposed expansion were identified in the referrals that were received for the subject application. Any outstanding issues regarding the site plan and the landscape plans are addressed as recommended conditions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

- A. **Environmental Planning**—In a memorandum dated May 2, 2025 (Schneider to Shadle), the Environmental Planning Section found that the application is in conformance with the environmental regulations of Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), and 27-296(c)(1)(K) of the prior Zoning Ordinance. The site area contains six specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). No specimen trees are requested for removal. The site does not contain any REF. No disturbance is proposed as part of this application, and no updates or revisions to the prior approved natural resource inventory plan or site development concept plan are necessary as part of this special exception application.
- B. **Subdivision**—The subject property was platted in 1967 and requires resubdivision for development exceeding 5,000 square feet of gross floor area, in accordance with prior Subtitle 24 of the County Code, unless the existing development predates January 1, 1990. A preliminary plan of subdivision (PPS) may be required. Prior to approval of a use and occupancy permit for more than 8 residents, the applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use, which will require a PPS prior to the approval of permits.
- C. **Permits**—In a memorandum dated April 22, 2025 (Shaffer to Shadle), the Permit Review Section provided the applicant with the following comments:

The driveway shall be dimensioned at 22 feet wide to allow for two-way traffic. The dimensions of the handicap parking space shall be at least 11 feet by 19 feet, with a 5-foot striped access aisle (the length of the space) or 8 feet by 19 feet, with an 8-foot striped access aisle. The total number of residents proposed shall be noted on the site plan. The zoning notes demonstrated on the lot on the site plan state

“Zoning – RSF-80”. The note shall be revised to demonstrate the R-80 Zone. This review does not include the review of any signage.

- D. **Transportation**—In a memorandum dated April 21, 2025 (Wilson to Shadle), the Transportation Planning Section provided the following comments:

The 2006 *Approved Henson Creek-South Potomac Master Plan* includes the following goals and objectives applicable to the site (pages 66–67):

Goal: Provide a safe, affordable, multimodal, pedestrian-friendly transportation system in the master plan study area that:

- **Provides a comprehensive network of pedestrian, bicycle, and trail facilities for recreation and to provide opportunities to make some trips by walking or bicycling.**

The site is currently developed with pedestrian and Americans with Disabilities Act accessible pathways from the parking area to the building entrances. Staff recommend bicycle parking be provided on-site to accommodate multimodal use, to meet the intent of the policy.

- E. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPPE)**—In a memorandum dated April 11, 2025 (Guzman to King), DPPE provided the following comments:

Traffic Comments

There is no development proposed with this application. The gross floor area of the facility will not change because of this SE. Therefore, there are no comments.

Geotechnical Comment

A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, was done under Fine Grading Plan 15877-2018.

Floodplain

There is no floodplain on this property.

Water and Sewer Comments

The 2018 Water and Sewer Plan designates Platted Lot 1 in water and sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Water and sewer lines in Gull Road are near the lot. A sewer line traverses the lot. Records and maps reflect that this developed lot is served via the public water and private septic systems.

Storm Drain and Stormwater Management

SE-24006 is in conformance with the associated Site Development Concept Plan, 53459-2017-00, which expired on March 20, 2021, and needs to be updated. The applicant must provide as-built approval for the micro-bio facility completed under Fine Grading Plan 15877-2018.

DPIE has no objection to SE-24006.

- F. **Prince George's County Health Department**—The Maryland Department of the Environment requires that the on-site sewage disposal systems of assisted living facilities have a minimum wastewater design flow of 100 gallons per day per bed space. The Health Department has reviewed the property's records on its current septic system. It was determined that the current septic tank size of 2,000 gallons and drain field design specifications are suitable to sustain the potential increase in wastewater flow. However, with the increase in occupancy, the property owner should continue proper septic system maintenance. Having a septic scavenger pump out the tank periodically would help reduce the chances of overloading the drain fields and minimizing potential system failures. Ultimately, proper inspection and maintenance would prevent the release of inadequately treated household wastewater into the environment and the associated risks to public health.
- G. **Community Planning**—In a memorandum dated May 2, 2025 (Tariq to Shadle), the Community Planning Division found that pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the master plan.
- H. **Historic Preservation/Archelogy**—This proposal will not impact any historic sites, historic resources, or known archeological sites.

VIII. COMMUNITY FEEDBACK

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

IX. RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the requirements in Section 27-317(a) of the prior Zoning Ordinance, and the required findings per Section 27-441(b)(7) of the prior Zoning Ordinance, for a congregate living facility for more than eight elderly or physically handicapped residents.

Therefore, staff recommend APPROVAL of Special Exception SE-24006, for Tranquility Ridge, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
 - a. Provide a minimum of two inverted U-style bicycle racks at a location convenient to the building entrance, in accordance with the 2006 *Approved Henson Creek-South Potomac Master Plan*.
 - b. Indicate the provided setback for the existing building in the notes on the plan.

2. Prior to approval of a use and occupancy permit for more than eight residents, a preliminary plan of subdivision and final plat shall be required for the proposed development, unless the applicant demonstrates that an exemption from the Prince George's County Subdivision Regulations is met.

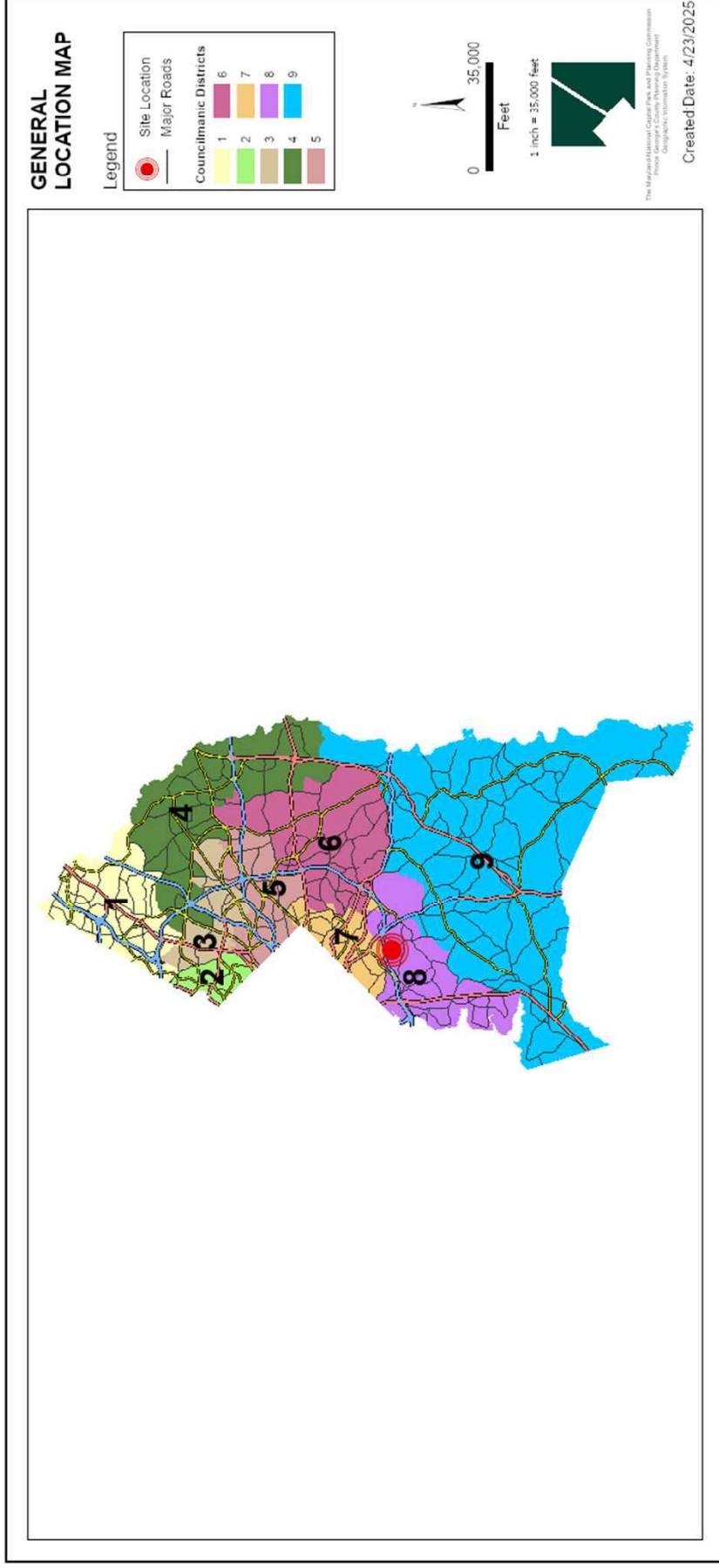
TRANQUILITY RIDGE

Special Exception
Staff Recommendation: APPROVAL with conditions

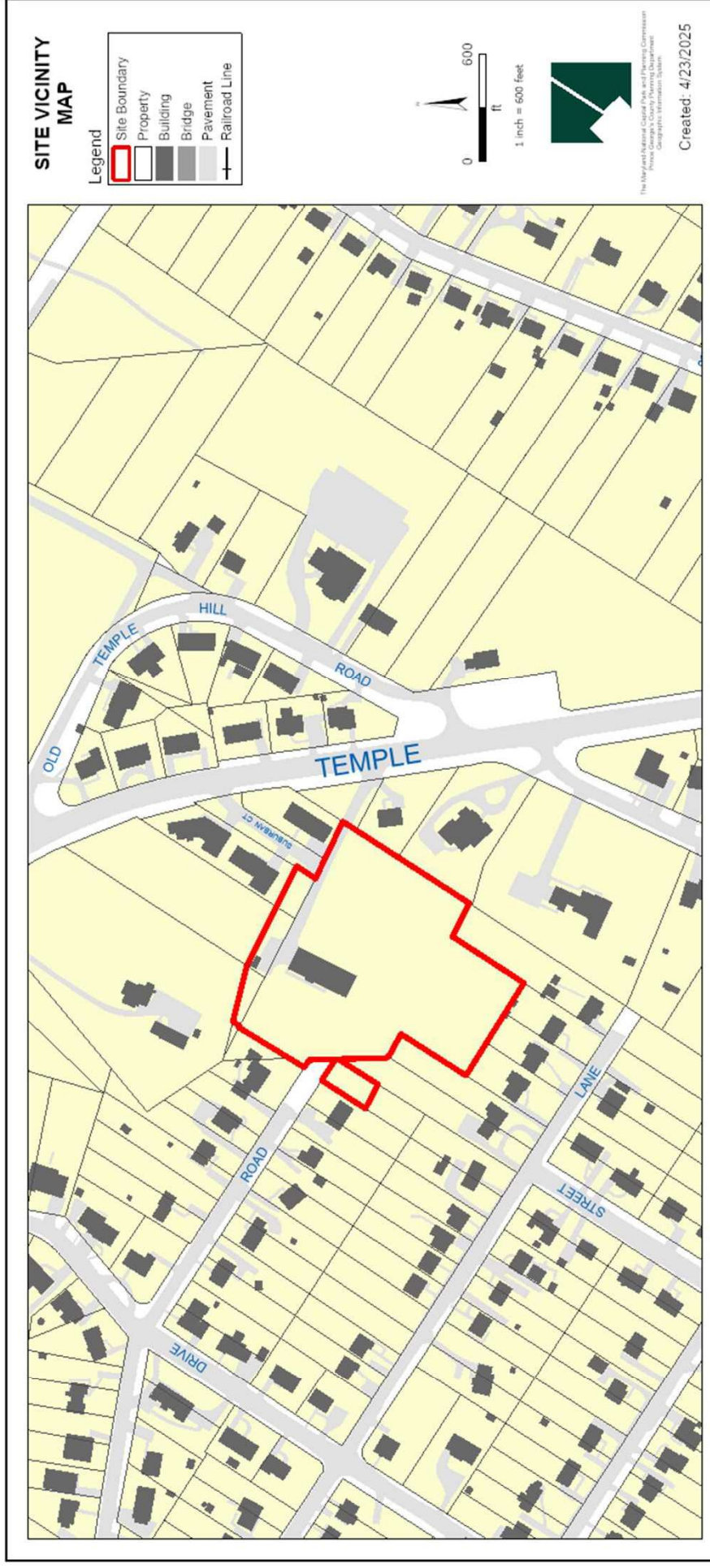


GENERAL LOCATION MAP

Council District: 08
Planning Area: 76B



SITE VICINITY MAP

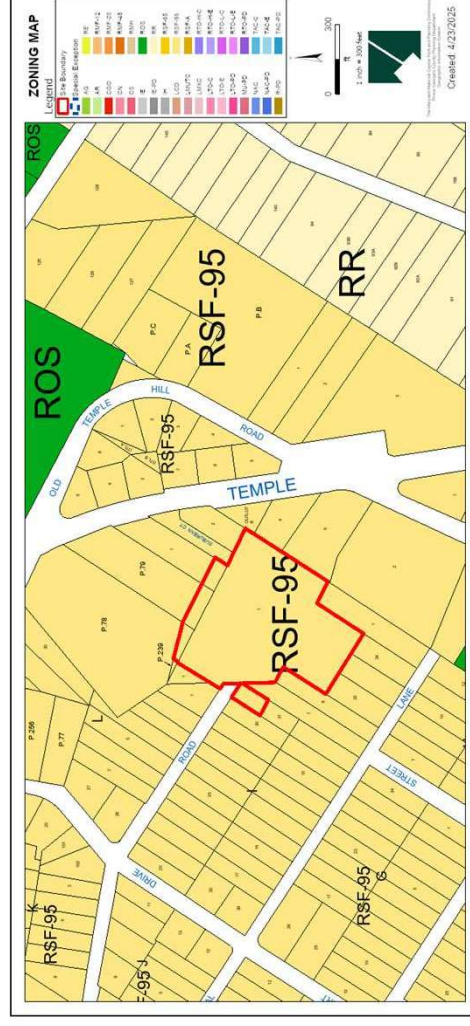
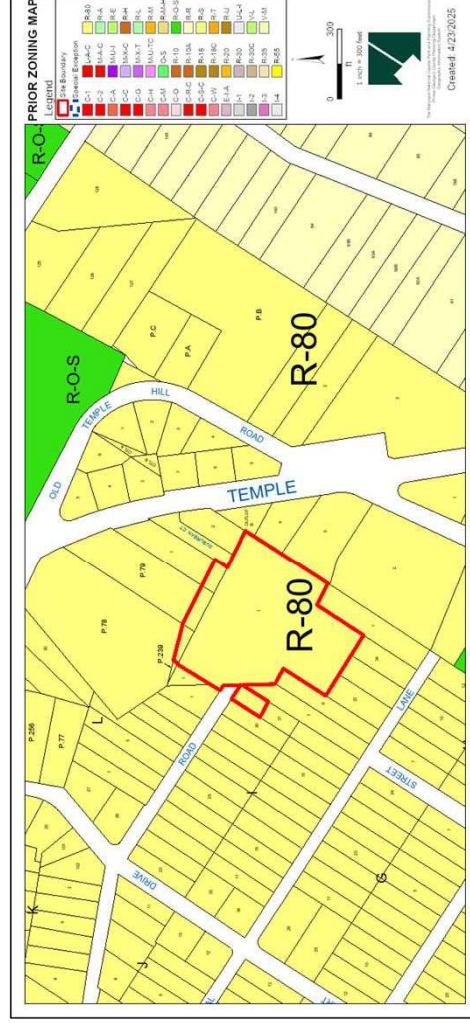


Prior Zoning Map: R-80

Item: 4E

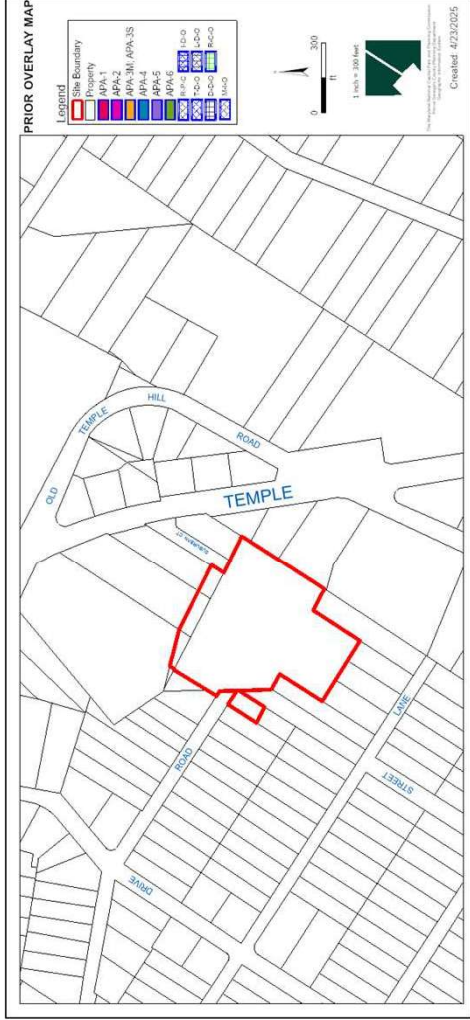
06/05/2025

Slide 4 of 12

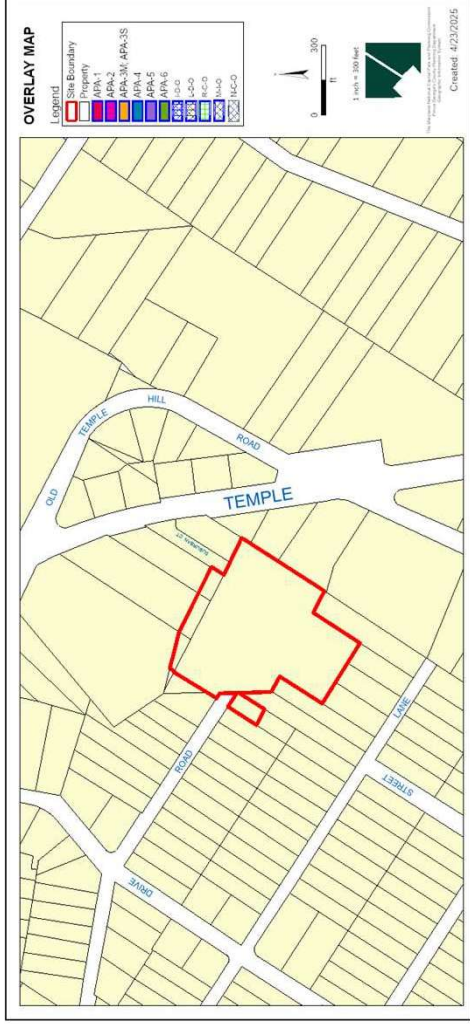


OVERLAY MAP (PRIOR AND CURRENT)

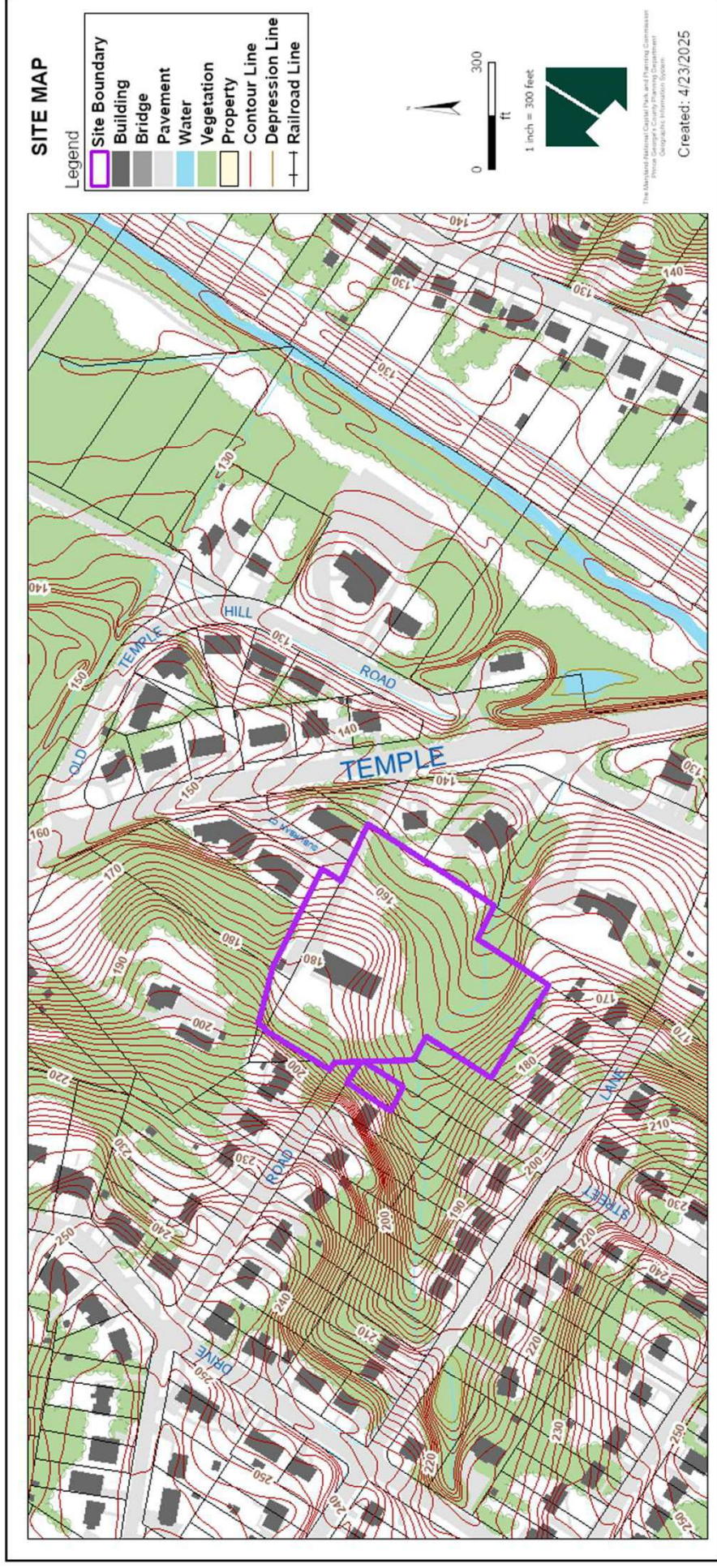
Prior Overlay Map



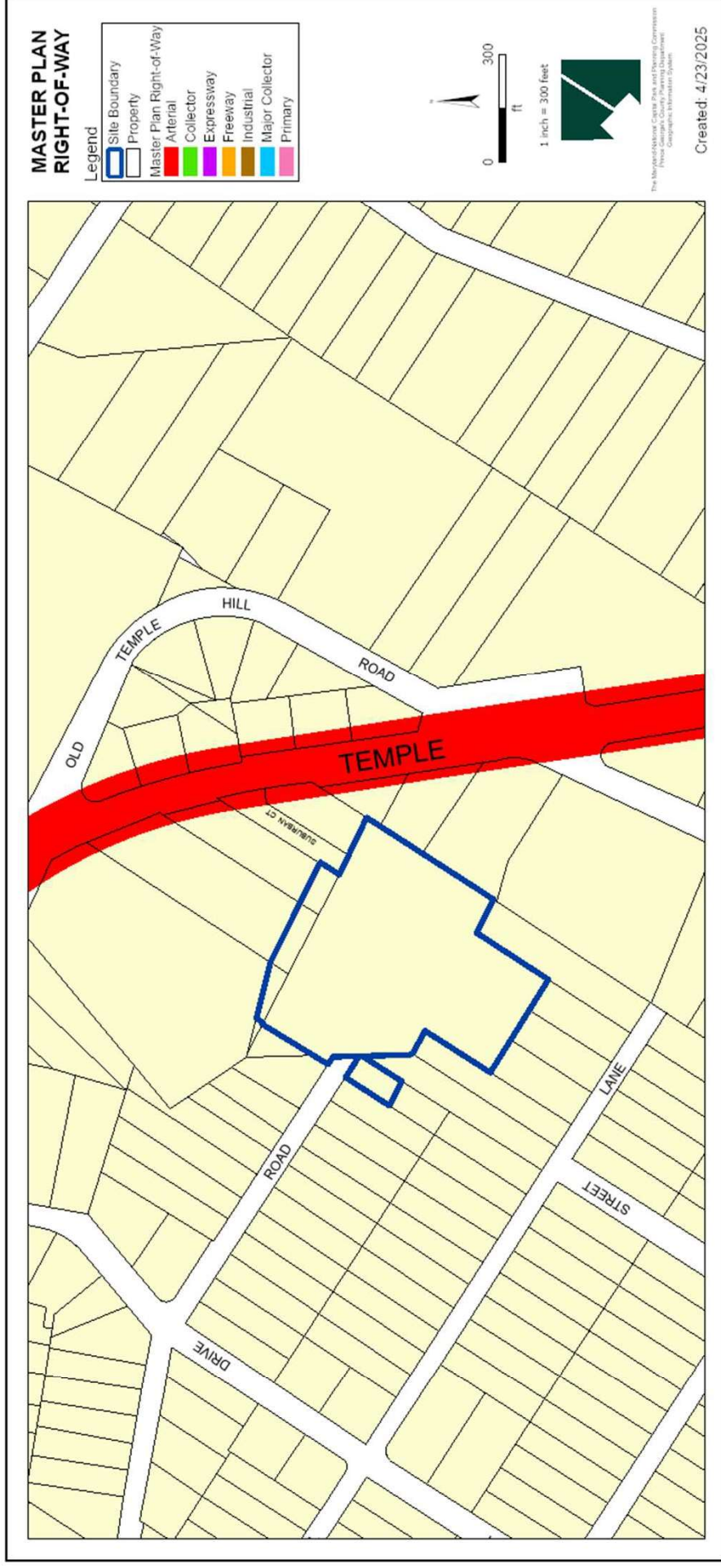
Current Overlay Map



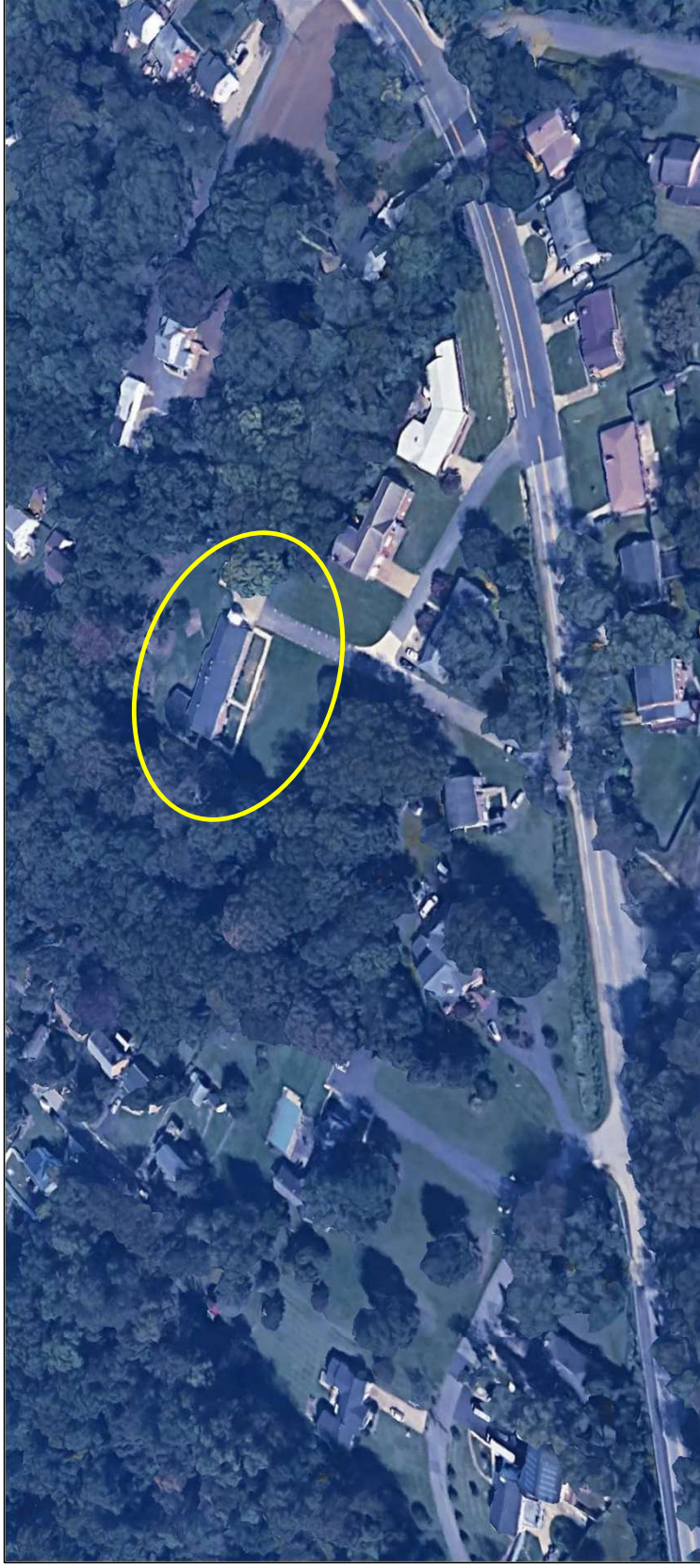
SITE MAP



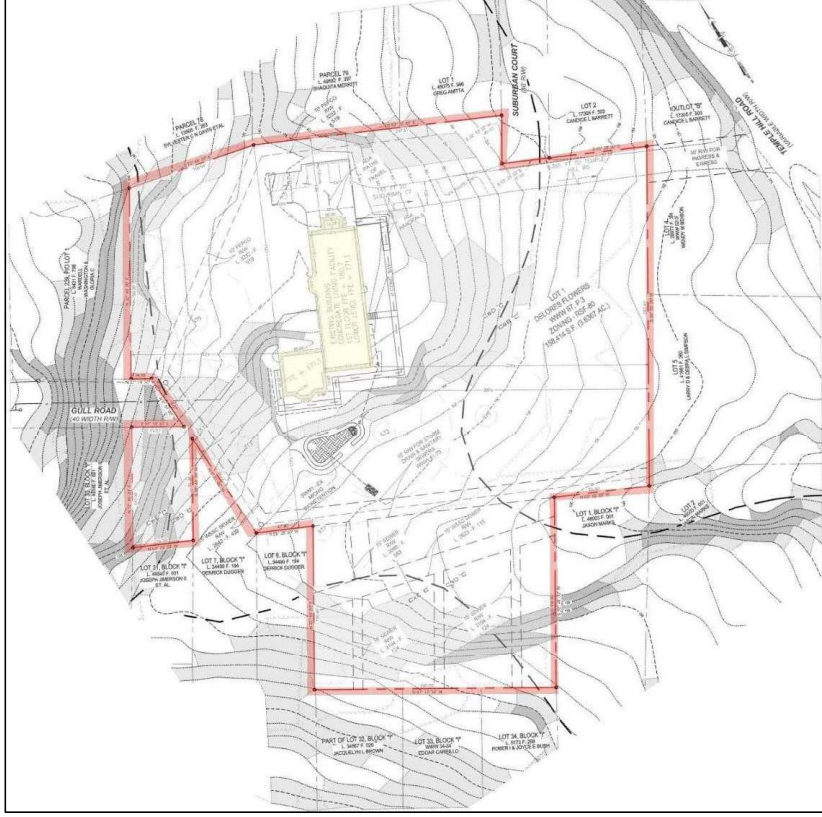
MASTER PLAN RIGHT-OF-WAY MAP



PROPERTY ORIENTATION IN SURROUNDING NEIGHBORHOOD



SPECIAL EXCEPTIONS PLAN (EXISTING & PROPOSED)



SITE PLAN: CURRENT



SITE PLAN: PROPOSED

ELEVATIONS





STAFF RECOMMENDATION

APPROVAL with conditions:

- 1) Installation of two inverted U-style bicycle racks

No major issues:

Applicant Required Mailings:

- Informational Mailing: 01/10/2025
- Acceptance Mailing: 03/17/2025

STATEMENT OF JUSTIFICATION

Tranquility Ridge SE-24006

OWNER: Delores Flowers
P.O. Box 1000
Oxon Hill, Maryland 20750

APPLICANT: Tranquility Ridge, Inc.
P.O. Box 1000
Oxon Hill, Maryland 20750
Attn: Delores Flowers

ATTORNEY/
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REQUEST: In accordance with the provisions of Section 27-1704(d), and alternatively, Section 27-1903(b) of the Zoning Ordinance (and Sections 27-317 and 27-344 of the prior Zoning Ordinance), this application seeks a Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 total occupants) in the prior R-80 Zone.

=====

I. DESCRIPTION OF PROPERTY

1. Address – 5401 Temple Hill Road, Temple Hills, Maryland 20748.

2. Proposed Use – Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants) in the prior R-80 Zone.
3. Election District – 12.
4. Councilmanic District – 8.
5. Lots – Lot 1.
6. Total Gross Acreage – 3.63 Acres.
7. Total Net Acreage – 3.63 Acres.
8. Tax Map & Grid – 97-C-2.
9. Location – West side of Temple Hill Road, at the eastern terminus of Gull Road.
10. Zoning – RSF-95 (Residential, Single-Family – 95) Zone; R-80 (One-Family Detached Residential) Zone (prior).
11. WSSC Grid – 208SE04.
12. Water/Sewer Category – W3/S3
13. General Plan Growth Policy – Established Communities.

II. NATURE OF REQUEST

Tranquility Ridge, Inc. (hereinafter the “Applicant”) is requesting a Special Exception to increase the existing congregate living facility from 8 residents to 16 residents. The subject property is within the Residential, Single-Family-95 (RSF-95) Zone; however, this application is being reviewed and evaluated in accordance with the prior R-80 Zone and the prior Prince George’s County Zoning Ordinance, pursuant to Section 27-1903(b) of the Zoning Ordinance. This section allows proposals or permit applications to utilize the prior Zoning Ordinance for development of the subject property. The Applicant contends that the prior zoning ordinance, for which a recent building permit was issued pursuant to, provides the most efficient mechanism for review and processing of this application.

The Prior Zoning Ordinance requires a Special Exception application for a Congregate Living Facility of more than 8 residents in the R-80 Zone. This proposal will be in conformance with the requirements of Sections 27-317 and 27-344 of the prior Zoning Ordinance. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. This interior work (with a small 1,326 square foot addition) and minimal site grading for stormwater management facilities performed pursuant to a find

grading permit (Case No. 15877-2018) was completed circa 2020. No development is proposed with SE-24006. Instead, SE-24006 seeks to only facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility is approximately 9,223 square foot comprising of a one-story building (with a basement), to accommodate 14 bedrooms and 14 bathrooms (2 rooms qualify for double occupancy). Again, no actual development is proposed with SE-24006 and no increase to the existing and previously permitted gross floor area is proposed.

Transitional Provisions

On April 1, 2022, the approved County-wide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance and Subdivision Regulations became effective, thereby, rezoning the subject property to the newly created RSF-95 Zone. The new Zoning Ordinance provides for Transitional Provisions and Choice of Law Provisions for utilization on the prior Zoning Ordinance and prior Subdivision Regulations. This application falls within Section 27-1704(d). Specifically, the development on the subject property was previously permitted (Permit Case No. 19144-2018-CU & Case No. 15877-2018). Section 27-1704(d) provides that “[d]evelopment approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations or otherwise subject to this Section are ‘grandfathered’ and all buildings, uses, structures, or site features are deemed legal and conforming, and subject to the provisions of Section 27-1707. . . . All other development approvals shall have access to and utilization of the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032 or until the property is rezoned pursuant to a Zoning Map Amendment (Section 27-3601) or Planned Development Zoning Map Amendment (Section 27-3602), whichever occurs first.” Thus, since the existing development, pursuant to grandfathered permits, is approved under the prior Zoning Ordinance, it is otherwise subject to Section 27-1704 and is “grandfathered” with all buildings, uses, structures, or site features being deemed legal and conforming – meaning SE-24006 (to increase the current use from 8 residents to 16 residents) has access to and utilization of both the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032. Thus, SE-24006 will utilize the prior Zoning Ordinance pursuant to Section 27-1704.

Alternatively, Section 27-1903(b) provides for a choice of law provision that allow applicants, after April 1, 2022, to elect to utilize the prior Zoning Ordinance. Therefore, development pursuant to the prior Zoning Ordinance offers the most efficient and established framework for review and approval of the applicant’s desired use/development at this time. This is especially true given the prior permits that have been issued under the prior Zoning Ordinance to facilitate the existing development an use of the property, which is grandfathered. Notwithstanding, and out of the abundance of caution, Section 27-1903(b) provides, “[e]xcept as otherwise provided in this Section, development applications of any type for properties in all other zones of the County may utilize the prior Zoning Ordinance for development of the subject property.” Consequently, this application may also elect to use the prior Zoning Ordinance and prior Subdivision Regulations for review pursuant to the prior R-80 (One-Family Detached Residential) Zone.

III. NEIGHBORHOOD/SURROUNDING USES

The subject property is in Planning Area 76B and Councilmanic District 8. More specifically, the site is located on the west side of Temple Hill Road, at the terminus of Gull Road. The requested Special Exception area consists of the entire property, which is approximately 3.6367 acres. The site is currently developed with a one-story (with basement) congregate living facility for the elderly or physically handicapped.

The subject property is surrounded by the following uses:

North: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and beyond, Temple Hill Road.

South: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone, the terminus of Crystal Lane and vacant wooded land in the ROS (Reserved Open Space) Zone.

East: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and beyond, Temple Hill Road.

West: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and the terminus of Gull Road.

The Applicant's neighborhood boundary consists of the following:

North: Capital Beltway

East: Temple Hills Road

South: Brinkley Road

West: Brinkley Road

IV. MASTER PLAN / SECTIONAL MAP AMENDMENT / GENERAL PLAN

The property is located within Planning Area 78 as governed by the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (Master Plan) and the 2014 *General Plan* ("Plan 2035"). The Master Plan recommends residential low density land uses on the site, and Plan 2035 placed the Property in the Established Communities Growth Policy Area.



Plan 2035 notes that Established Communities are most appropriate for context-sensitive infill and low-to-medium density development (page 20). Given the property's location within an existing residential neighborhood, expansion of the existing congregate living facility without an increase in gross floor area, minimal traffic generation, and minor proposed land disturbance activities for landscaping and roadway improvements, the subject application would constitute context-sensitive infill.

Plan 2035 states that the "The 55 to 64 age group, commonly referred to as the Baby Boomer Generation, grew by approximately 30,000 residents or 36 percent. This was more than any other age group in the County. Forecasts indicate that over the next ten years seniors aged 65 years and older will account for the largest population gains in the County" (page 57). Plan 2035 includes policies recommending that the County "[e]xpand housing options to meet the needs of the County's seniors who wish to age in place" and "[i]ncrease the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations ... [which]

include[s] the elderly, the homeless, and residents with special needs.” (pages 189-190). The proposed congregate living facility will aid in achieving the County’s goals by providing a quality housing option for the elderly that comes with resident-centered care. The range of services featured at the facility will include personal care and professional nursing services.

The proposed special exception use aligns with the goals for the Developed Tier as outlined in the master plan, which state to strengthen existing neighborhoods, encourage appropriate infill, and preserve, restore, and enhance natural features and provide open space (p.35).

Due to the physical compatibility of the congregate living facility with the surrounding neighborhood, preserved natural features on site, no land disturbance, and the minimal impact on traffic, the approval of the Special Exception as proposed would be in harmony with the recommendations of the Henson Creek-South Potomac Master Plan.

V. APPLICANT’S PROPOSAL

The Applicant presents in this Special Exception application (SE-24006) a request to increase the occupancy of the existing congregate living facility from 8 elderly or physically handicapped residents to 16 elderly or physically handicapped residents. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. The existing 9,223 sq. ft one-story building (with basement), will not require an addition or expansion to the building, nor any façade changes. The façade is in kind with other single family residential façades in the existing neighborhood.

The minimum required off street parking spaces for a congregate living facility for elderly/physically handicapped is 1 space per 4 residents. Per the minimum code requirements, 4 spaces are required, and 5 parking spaces are proposed as shown on the site plan (1 ADA and 4 standard parking spaces). The driveway and parking spaces are existing, fully paved, and striped. The site plan shows access directly from Temple Hill Road, which contains a 30-foot wide right of way for ingress and egress. No disturbance is proposed with this Special Exception application.

VI. CRITERIA FOR APPROVAL

Evaluation of a special exception application is not an equation to be balanced with formulaic precision. (*See Sharp v. Howard County Bd. of Appeals*, 98 Md.App. 57, 73, 632 A.2d 248, 256 (1993) (rejecting “appellants’ interpretation of the holding of *Schultz* as if it were the atomic chart of elements from which a formula for divining inherent and peculiar adverse effects could be derived”). Instead, a “special exception is a valid zoning mechanism that delegates to an administrative board a limited authority to permit enumerated uses which the legislative body has determined can, *prima facie*, properly be allowed in a specified use district, absent any fact or circumstance in a particular case which would change this presumptive finding.” *People’s Counsel v. Loyola College*, 406 Md. 54, 105-106 (2008) (internal citations omitted). Thus, there is a presumption that the proposed use is *prima facie* allowed.

The seminal case for special exception law in Maryland is *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 (1981). *Schultz*, among other things, “postulates an analytical paradigm for how individual special exception applications are to be evaluated.” The court explained:

Whereas, the applicant has the burden of adducing testimony which will show that his use meets the prescribed standards and requirements; he does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community. If he shows to the satisfaction of the [administrative body] that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest, he has met his burden. The extent of any harm or disturbance to the neighboring area and uses is, of course, material. . . . But if there is no probative evidence of harm or disturbance in light of the nature of the zone involved or of factors causing disharmony to the operation of the comprehensive plan, a denial of an application for a special exception use is arbitrary, capricious, and illegal.

Schultz, 291 Md. at 11-12, 432 A.2d at 1325.

In carrying out the *Shultz* test, however, “some of the language of Judge Davidson’s opinion . . . occasionally has been misperceived by subsequent appellate courts and frequently misunderstood by some attorneys, planners, governmental authorities, and other citizens.” *People’s Counsel for Baltimore County v. Loyola College in Maryland*, 406 Md. 54, 57, 956 A.2d 166, 167 (2008). Judge Harrell, writing for the Supreme Court of Maryland, used *Loyola* to clarify and explain the proper evaluative framework for special exception applications and dispelled any lingering misunderstandings of what the Court truly intended when it filed the opinion in *Schultz* almost forty years ago. *Id.*

“The *Schultz* standard, as presaged in *Anderson v. Sawyer*, 23 Md. App. 612, 329 A.2d 716 (1974), requires that the adverse effect ‘inherent’ in a proposed use be determined without recourse to a comparative geographic analysis.” *Id.* at 106, 956 A.2d at 197 (emphasis added); *Mills v. Godlove*, 200 Md. App. 213, 232, 26 A.3d 1034, 1045 (2011).

Loyola explains, and makes clear, that the *Schultz* analytical paradigm is

not a second, separate test (in addition to the statutory requirements) that an applicant must meet in order to qualify for the grant of a special exception. Rather, the *Schultz* explication speaks to two different contexts, one by which a legislative body decides to classify a particular use as requiring the grant of a special exception before it may be established in a given zone, and a second one by which individual applications for special exceptions are to be evaluated by the zoning body delegated with responsibility to consider and act on those applications in accordance with criteria promulgated in the zoning ordinance.

Id. at 69, 956 A.2d at 175. The Court’s explanation for arriving at this conclusion in *Loyola* is based upon the rationale that

[t]he local legislature, when it determines to adopt or amend the text of a zoning ordinance with regard to designating various uses as allowed only by special exception in various zones, considers in a generic sense that certain adverse effects, at least in type, potentially associated with (inherent to, if you will) these uses are likely to occur wherever in the particular zone they may be located. In that sense, the local legislature puts on its ‘Sorting Hat’ and separates permitted uses, special exceptions, and all other uses. That is why the uses are designated special exception uses, not permitted uses. The inherent effects notwithstanding, the legislative determination necessarily is that the uses conceptually are compatible in the particular zone with otherwise permitted uses and with surrounding zones and uses already in place, provided that, at a given location, adduced evidence does not convince the body to whom the power to grant or deny individual applications is given that actual incompatibility would occur. With this understanding of the legislative process (the ‘presumptive finding’) in mind, the otherwise problematic language in *Schultz* makes perfect sense. The language is a backwards-looking reference to the legislative ‘presumptive finding’ in the first instance made when the particular use was made a special exception use in the zoning ordinance. It is not a part of the required analysis to be made in the review process for each special exception application. It is a point of reference explication only.

Id. at 106-107, 956 A.2d at 197-198 (footnote 33 omitted). Consequently, so long as probative evidence exists to support the required findings, the special exception should be approved. In this case, the general findings that are required for granting a special exception are as follows.

The prior Zoning Ordinance requires compliance with Sections 27-317 and 27-344 to obtain Special Exception approval of a congregate living facility for more than 8 residents in the R-80 Zone. The sections of the Ordinance are as follows:

Section 27-317

Sec. 27-317. Required Findings.

(a) A Special Exception may be approved if:

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

COMMENT: The general purposes of the Zoning Ordinance are set forth in Section 27-102,

which states:

(a) The purposes of the Zoning Ordinance are:

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

COMMENT: This proposal complies with this criterion as it proposes to provide additional facilities for the increasing elderly population within the County. Accordingly, in order to protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County, alternative congregate care/independent living facilities should be offered to the growing elderly population. The location of this particular facility in a residential area allows the residents to be in a comfortable and safe setting. The proposed expanded congregate living facility will be operated in a building which has the appearance of a single-family dwelling. Adequate setbacks and existing woodland currently screen the views from adjoining properties and roadways. As such, it will promote the health and safety of the present and future inhabitants of the County by being a quiet, peaceful, low-impact, small-scaled facility, that continues to provide a compatible physical appearance so as not to change the character of the existing neighborhood.

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

COMMENT: The relevant plans which apply to this site are Plan 2035, the 2006 Approved Master Plan for the Henson Creek-Soth Potomac Planning Area (Master Plan), and a number of Functional Master Plans, including the 2009 *Countywide Master Plan of Transportation*, and the Functional Master Plan for Parks, Recreation, and Open Space 2040. As discussed herein, Plan 2035 and the Master Plan recommend lower density and residential uses for the subject property. The expansion of the existing congregate living facility would align with, and further the goal of permitting a residential use on the subject property. The footprint of the existing facility will not be changed, and therefore, does not affect the low-density character of the area.

General Plan

As noted above, Plan 2035 classified the subject site in its Growth Policy Map (page 107) in the Established Communities category, and the Generalized Future Land Use Map (page 101) designated the site for Residential Low Land Use.

Established Communities are described by Plan 2035 as “the County’s heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,” (page 106) and recommends that, “Established communities are most appropriate for context-sensitive infill and low-to-medium density development . . .” (page 20). Residential Low land use is described by Plan 2035 as, “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.” (Page 100). Consequently, the requested special exception is consistent with Plan 2035, as it will maintain the neighborhoods residential character.

Master Plan

As noted above, the applicable Master Plan is the 2006 Approved Master Plan for the Henson Creek-Soth Potomac Planning Area. The future land use map recommends the subject property for “Low Density Residential” land use. The Master Plan identified the main challenges for properties located within the Developed Tier of the Master Plan Area (p.35). These challenges include reinforcing the character of established residential neighborhoods, ensuring infill development is compatible, and restoring the natural features. The proposed use will retain the existing physical form of a single-family dwelling and will be a low impact use that will not affect the character of the existing surrounding neighborhood. No disturbance is proposed for the exterior of building interior, and the property is adequately screened from neighboring properties and roadways by existing trees on site.



Other Applicable Functional Master Plans

The 2009 *Countywide Master Plan of Transportation* includes a policy recommendation for the Developed Tier, in which the subject property is located, to encourage “quality infill, redevelopment, and restoration.” (page 3). The proposed use meets this policy goal by maintaining the look and feel of the existing residential neighborhood, and providing a high quality low impact use. Additionally, the proposal also meets the goals of the Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, which promotes connectivity, health, and wellness. (Page 9). The subject property is located 0.3 mile from the Temple Hills Community Center, and 0.4 mile from Henson Creek Park. Current and future residents of the congregate living facility will be able to have and enjoy close proximity to a community center and well-maintained park facilities for additional outdoor/indoor activity options.

The expansion of the existing congregate living facility will not be in conflict with the General Plan, Sector Plan, or any applicable Functional Master Plans. Given its proposed location within a residential area, no increase to the gross floor area of the existing facility, no land

disturbance, and the minimal impact on traffic, the approval of this Special Exception would constitute context-sensitive infill development. The application is also consistent with the Master Plan's land use recommendations and goals.

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

COMMENT: As indicated above, the site is currently developed with a congregate living facility for 8 residents, which has been successfully operating for a number of years. The success of this site unequivocally evidences that the existing use provides the community with the services needed in a safe and comfortable manner. Furthermore, it is anticipated that the proposed increase in the number of residents from 8 to 16 will have a minimal (or de minimis) impact on traffic, which does not affect the level of service of the nearby intersections. Approval of the application as proposed would be in harmony with this purpose of promoting the conservation of a community which will be developed with adequate public facilities.

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

COMMENT: The proposed Special Exception is in accordance with Master Plan's recommendation for residential land use. The property is located in the Established Communities of the Growth Policy Map, and the use/development is consistent with the vision of the Established Communities growth policy. This is further addressed above. Approval of the subject application would aid the orderly growth and development of the County by its compatible expansion of an existing congregate living facility in a developed residential area that is in accordance with the Master Plan's land use recommendation. As such, the subject application is in harmony with this purpose of the Ordinance.

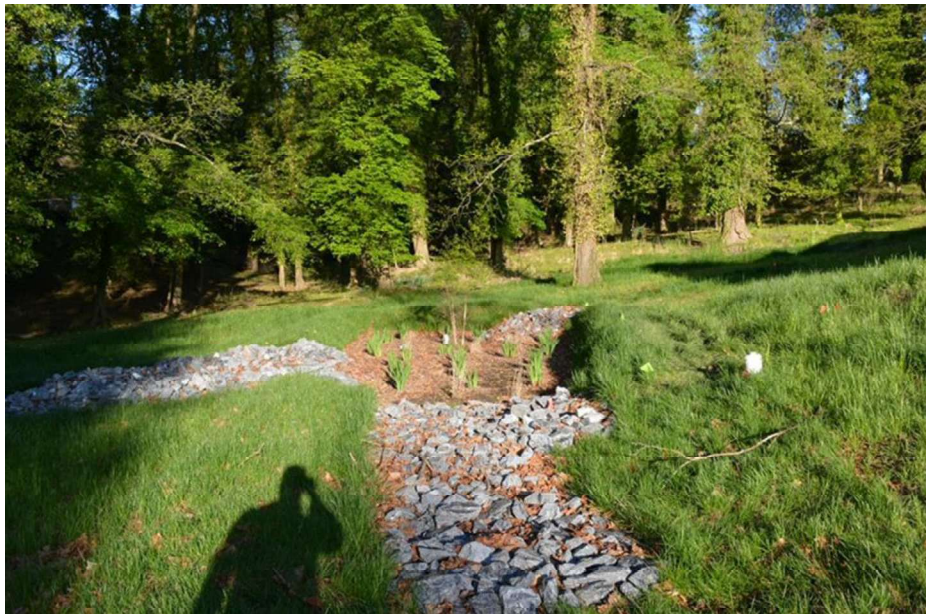
(5) To provide adequate light, air, and privacy;

COMMENT: The site plan accompanying this application demonstrates all setbacks required in the prior Zoning Ordinance are met. The proposed application does not include the removal of any trees, which ensures the preservation of light, air, and privacy. Additionally, there will be no change to the building footprint further ensuring preservation of light, air, and privacy.

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

COMMENT: The proposed increase to 16 residents will have no adverse impacts on adjacent landowners or adjoining development. The subject property is 3.63 acres in size, which facilitates more than adequate setbacks from adjoining developments. The existing trees located along the southern, eastern and western property lines will protect landowners from any implied potential adverse impacts associated with this proposal. Additionally, the existing building is more than

100-feet from the closest adjoining residential house in each direction, which mitigates any associated adverse impacts. No changes are proposed to the existing building footprint, and no removal of trees are proposed.



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

COMMENT: This proposal will not result in the creation of a dangerous situation as it was designed and constructed in accordance with all applicable County, State and Federal regulations. Furthermore, the site is not located within a floodplain.

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

COMMENT: The proposal to expand the existing congregate living facility from 8 to 16 residents will further a low-impact and compatible use that provides a sound, sanitary, and healthy living environment for the elderly citizens of the County. Residents will benefit from a wide range of services which include personal care, nursing, and clinical care.

- (9) Encourage economic development activities that provide desirable employment and a broad, protected tax base;**

COMMENT: This proposal complies with this criterion since the existing facility provides a range of employment opportunities for County residents. The economic impacts of the use on the local and regional economies are both direct, in the form of taxes and salaries, as well as indirect from the multiplier effect on existing service and support businesses in the neighborhood, community, and County. The property taxes and employment taxes serve to broaden and strengthen the tax base of Prince George's County. The proposed use will also encourage more

citizens to stay in the County by providing safe, sanitary housing for loved ones who might otherwise need to relocate elsewhere.

(10) To prevent the overcrowding of land;

COMMENT: The subject property is 3.63 acres (or 158,414 square feet) and the Special Exception site plan indicates that total lot coverage is 10.8%. The gross floor area of the existing 9,223 square foot building will not be increased. Thus, the proposed application prevents the overcrowding of land.

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

COMMENT: The proposed increase to the number of residents from 8 to 16 will not negatively impact the health safety and welfare of the community. It is anticipated that the proposed increase in residents will generate a minimal number of additional trips, which will have no discernable impact on the traffic in the area. Accordingly, this use will not add to traffic congestion on the streets.

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

COMMENT: The provided services of the congregate living facility would be a benefit to many lower income, elderly, and disabled citizens of the County. The location of this site in an existing residential area would allow residents to maintain close contact with their loved ones who may reside in the County. Additionally, families would have a peace of mind knowing their family members are being cared for and that their quality of life is being protected. Because this is a smaller-scale congregate living facility, the property owners are able to keep costs affordable for lower income citizens. Affordable care is at a premium, and the proposed use would continue to provide the County with an affordable congregate living option without sacrificing the quality of care for each of its residents. Additionally, the expansion of the congregate living facility would promote the economic and social stability of the County by contributing to the tax base, and providing a useful, convenient, and needed service to the community.

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

COMMENT: This proposal complies with this purpose since the site contains no regulated environmental features, is already developed, and there are no plans for expansion. Moreover, the site is exempt from the requirements of the Woodland and Wildfire Habitat Conservation Ordinance.

(14) To provide open space to protect scenic beauty and natural

**features of the County, as well as to provide recreational space;
and**

COMMENT: The expansion of the existing congregate living facility will have no impact on open space and natural features of the County. The subject property contains an existing building, and there will be no increase in the gross floor area of the building or lot coverage. The existing lot coverage is 10.8 percent.

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

COMMENT: This purpose does not apply. The expansion of the existing congregate living facility will have no impact on the agricultural industry or natural resources. The property is neither used for agricultural purposes, nor has any protected natural features.

In addition to the purposes set forth in Section 27-102(a), Section 27-317 goes on to require that the Applicant demonstrate the following:

Sec. 27-317 (cont.).

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

COMMENT: The proposal is in compliance with all requirements and regulations set forth in Subtitle 27. The Applicant is not requesting any departures or variances in conjunction with this application.

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

COMMENT: As indicated above, the Master Plan recommends Low Density Residential land uses for the subject property. The land use is described by Plan 2035 as “uses with areas of agricultural and forestry production. Agricultural land (cropland, pasture, farm fields), forest and very low density residential.” (Page 100).

The site is also in the Established Communities growth policy area of Plan 2035, which describes these areas as most appropriate for context-sensitive infill and low- to medium-density development, and recommends maintaining and enhancing existing public services, facilities, and infrastructures to ensure that the needs of residents are met. The proposal is to expand a residential institutional use in a residential zone, without an increase to the gross floor area of the existing building. The proposed congregate living facility serving up to 16 elderly and/or physically handicapped residents does not impair the integrity or vision of the Master Plan or Plan 2035.

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

COMMENT: The expansion of services at the existing congregate living facility from 8 residents to 16 will not adversely affect the health, safety, or welfare of the residents or workers in the area. There will be no expansion of the existing building for the increase in occupancy, existing trees currently buffer the facility from adjacent neighbors and roadways, and the existing physical character of the facility is compatible with the surrounding residential development. Additionally, the site has been designed to provide safe internal circulation flow for pedestrians and vehicles on-site, as well as a safe ingress and egress of vehicles.

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

COMMENT: The property is 3.63 acres, and the existing improvements thereon cover only 10.8% of the site area. The existing congregate living facility is a one-story building (with a basement) that will remain in architectural harmony with the existing surrounding residential development. The site is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road, surrounded by single-family detached residences. Existing trees currently buffer the facility from adjacent properties and roadways. These factors support a finding that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

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

COMMENT: The subject property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance.

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

COMMENT: This Special Exception site plan does not contain any regulated environmental features and, therefore, conforms to this requirement.

As indicated above, in addition to the general Special Exception criteria set forth in Section 27-317, Section 27-344 sets forth the following requirements for a congregate living facility:

Section 27-344

Sec. 27-344 – Congregate Living Facility

- (a) A congregate living facility for more than 8 elderly or physically handicapped residents, as defined by Section 12-168(a) of this Code, may be permitted, subject to the following:**

(1) **There is a demonstrated need for the facility;**

COMMENT: The increase in occupancy of this congregate living facility from 8 to 16 elderly or physically handicapped residents, would support Plan 2035's Sustainable Growth Act, specifically, housing and neighborhood policies 3, 4, and 5.

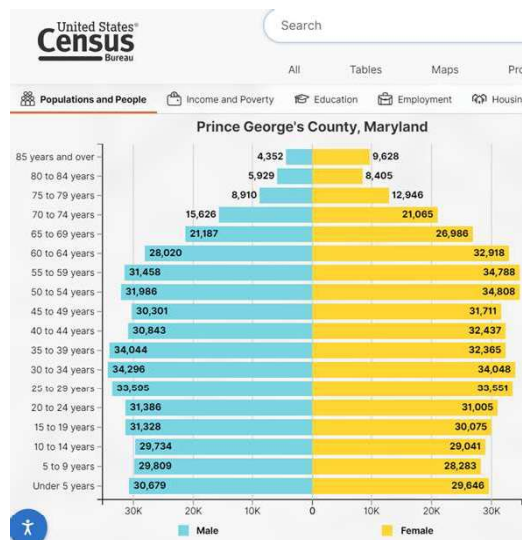
- **Policy 3 Stabilize existing communities and encourage revitalization and Rehabilitation. (page 188)**
- **Policy 4 Expand housing options to meet the needs of the County's seniors who wish to age in place. (page 189)**
- **Policy 5 Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs. (page 190)**

The 2022 Prince George's County Population, Housing, and Economic Survey also noted the following:

- **Growth in the senior population (over 65) is also evident. Where they comprised 8.9 percent of the County's population in 2010, this cohort increased to 13.3 percent in 2020. This gain is reflected in the old-age dependency ratio, which measures the number of older people (over 65) who tend not to be actively working, against the economically active population (age 15-64). This measurement increased from 13.4 percent in 2010 to 20.7 percent in 2020. This is an important indicator to keep track of in terms of planning for housing, transportation, and health care services. (page 12)**

The proposed expanded congregate living facility will continue to provide quality, around the clock resident centered care for the regions aging population. Residents will benefit from their range of services which include personal care, nursing, and clinical care.

Additionally, the 2020 US Census Bureau cites the following demographics for the County:



The above chart demonstrates the County has approximately 135,034 seniors over the age of 65. Also, the Maryland's Office of Healthcare Quality lists the number of available assisted living beds for the County at 3,089. This corresponds to 44 individuals over the age of 65 per bed in the County. (OHCQ Licensee Directories - Smartsheet.com). A comparison of several counties using the same data sources shows that we are lagging other counties in the key statistic of residents over 65 per bed:

County	Population over 65	Number of Beds	Residents per Bed
Howard	51,749	1,838	28
Anne Arundel	90,442	2,663	34
Montgomery	181,334	5,073	36
Prince George's	135,034	3,089	44

By increasing the occupancy, this facility, will be able to accommodate 8 additional residents, and provide rehabilitation services that comes as a benefit with residency at the facility.

- (2) **The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle; and**

COMMENT: Subtitle 12, Division 7, Sections 12-168 through 12-176 of the County Code, have been reserved. Therefore, this requirement is no longer applicable.

- (3) **There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodation requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.**


COMMENT: The existing building has 14 bedrooms and 14 bathrooms that will meet the stated size requirements as demonstrated on the plans associated with building permit case No. 19144-2018-06. Based on the above requirements two of the existing bedrooms will qualify for double occupancy.


VII. CONCLUSION

Pursuant to Sections 27-317 and 27-344, the proposed Special Exception is to increase the number of residents from 8 to 16. As indicated above, the proposed increase is in conformance with the applicable criteria of the prior Zoning Ordinance. Therefore, based on the foregoing, the Applicant respectfully submits that all criteria for granting the proposed Special Exception have been met, and therefore, the Applicant requests the approval of this application.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: 
Matthew C. Tedesco
Attorney for the Applicant

By: 
Dominique Lockhart
Senior Land Use Planner

Date: February 21, 2025

ELEVATIONS



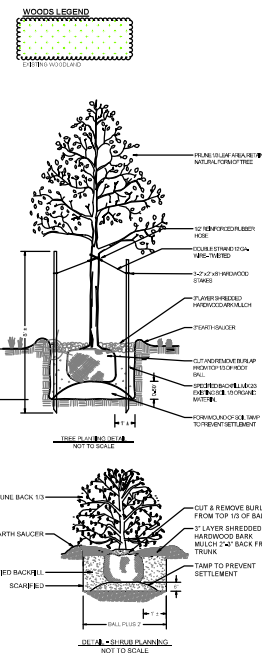


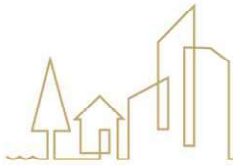






TABLE 1 FACILITY-LEVEL DATA					
FACILITY NAME			PROPOSED	PLANT TYPE	
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ONE OF TWO PLANT 2	THRUPLANT 2	ONE OF TWO PLANT 2	10	100	
ONE OF TWO PLANT 3	THRUPLANT 3	ONE OF TWO PLANT 3	10	100	
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Countywide Planning Division
Environmental Planning Section

301-952-3650

May 2, 2025

MEMORANDUM

TO: Ellen Shadle, Planner III, Zoning Section, DRD

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

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *CS*

SUBJECT: **Tranquility Ridge: SE-24006**

The Environmental Planning Section (EPS) has reviewed the above-referenced Special Exception (SE) application, accepted on March 20, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 14, 2025. The EPS Section finds the application in conformance with the Environmental Regulations of Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), 27-296(c)(1)(K) of the prior Zoning Ordinance, and 24-131 of the prior Subdivision Regulations, and recommends approval of SE-24006, subject to recommended findings at the end of this memorandum.

BACKGROUND

The 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
NRI-168-2017	N/A	Staff	Approved	9/11/2017	N/A
SE-24006	N/A	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is an SE to an existing congregate living facility to increase the occupancy from eight to 16 elderly or physically handicapped residents.

APPLICABLE ENVIRONMENTAL REGULATIONS

The project is subject to 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the 2018 Environmental Technical Manual and is subject to the environmental regulations in prior Subtitles 24 and 27 because this application proposes to increase the existing congregate living facility from 8 residents to 16 residents.

SITE DESCRIPTION

This SE consists of 3.63 acres and is located at 5401 Temple Hill Road in Temple Hills. The property currently contains a house structure, parking spaces, driveway, open maintained areas, several utility easements, and woodland.

The current zoning for the site is Residential, Single-Family-95 (RSF-95); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the One-Family Detached Residential (R-80) Zone.

From a review of available information, and as shown on the approved natural resources inventory (NRI), no regulated environmental features (REF) are located on the site. The site does not contain any Wetlands of Special State Concern, as mapped by the Maryland Department of Natural Resources (DNR). The County's Department of the Environment watershed map shows the entire site within the Henson Creek watershed of the Potomac River basin. The site features natural and developed slopes and drains to the east towards Temple Hills Road and residential lots. DNR does not identify the site as being within a stronghold watershed or within a Tier II catchment area. According to information obtained from the DNR Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. The *Master Plan of Transportation* (2009) designates Temple Hills Road as an arterial roadway.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

The application area is not part of any previous application and does not have any approved conditions.

MASTER PLAN CONFORMANCE

In conformance with Section 27-317(a)(3) of the prior zoning regulations, the SE shall not substantially impair the integrity of any applicable master plans. The site is located within the *Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area* (April 2006). It is mapped as containing both Evaluation Area and Regulated Area within the 2017 *Countywide Green Infrastructure Plan* (GI Plan).

PLAN PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN (2014)

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and within the Established Communities of the General Plan Growth Policy of Plan 2035. This project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area (April 2006)

This application is not associated with a focus area and is located within Planning Area 76B. The Environmental Infrastructure section of this master plan contains the following policies which have been determined applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the Henson Creek planning area.

Strategies:

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

- **Preserve unique habitat areas to the fullest extent possible during the land development process.**

The GI Plan shows the majority of the site is comprised of Evaluation Areas with a Regulated Area in the southern portion of the site. The previously approved NRI does not identify any REF (streams or wetlands) within the Regulated Area. The application area is within Henson Creek watershed, but there are no REF located on-site. This SE proposes no grading or woodland clearing, only an increase of residents to the existing congregate living facility. The on-site woodland areas will be preserved as part of this application; however, if new development is proposed and requires a grading permit, a Type 2 tree conservation plan is required to preserve the on-site woodland areas.

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

Strategies:

- **Restore stream and wetland buffers to the fullest extent possible during the land development process.**

The previously approved NRI shows no REF or primary management area (PMA) within or in the vicinity of the site.

The stormwater management concept (SWM) design is required to be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPiE), to address surface water runoff issues in accordance with Subtitle 32, Water Resources Protection and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable (ESD to the MEP). An approved Concept Plan (53459-2017-00) was submitted with this application showing the use of one micro-bioretenion facility. This SWM plan expired on March 20, 2021. No grading or clearing is proposed with this application, but if new grading or woodland clearing occurs on-site then an updated SWM concept letter is required. The prior approval assessed an SWM fee of \$356.00 in lieu of providing on-site attenuation/quality control measures.

Policy 3: Reduce Overall energy consumption and implement more environmentally sensitive building techniques.

SE-24006 does not show any environmentally sensitive building techniques. Any use of environmentally sensitive building techniques will be addressed at time of permit.

Policy 4: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

The application area contains on-site woodlands, but no REF areas. The adjacent properties are comprised of existing wooded residential lots. There are no rural or environmentally sensitive areas adjacent to the application area.

Policy 5: Reduce noise impacts to meet State of Maryland noise standards.

The site is adjacent to Temple Hills Road to the east, and residential lots to the north, south and west.

Temple Hills Road is identified as an arterial roadway and considered a noise generator. A noise study will be reviewed by the Development Review Division.

Green Infrastructure Plan

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

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

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

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

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

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

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

The application area does not contain on-site REF areas but contains woodlands. This site is surrounded on all sides by developed residential lots and Temple Hill Road. The site is not located within or adjacent to environmentally sensitive species project review areas or SCA's.

Stormwater management will be reviewed by DPIE, and sediment and erosion control measures will be reviewed by Prince George's County's Soil Conservation District. These reviews require ESD to the MEP and that all on-site stormwater will be contained and treated on-site.

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

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

There are no Network Gaps or REF located on this property. It is surrounded on all sides by developed residential lots with a small area of on-site woodlands. This application proposes no woodland clearing or grading, therefore a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

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

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
 - a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

The approved NRI shows no on-site regulated environmental features (REF) but contains woodlands. This application does not propose roads or trails, and no woodland clearing or grading, therefore a tree conservation plan (TCP) is not required at this time. The on-site woodland areas are part of a contiguous woodland area behind residential houses. A wildlife corridor may be present, but no woodland impacts are proposed.

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are proposed with this application.

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

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

The application area does not contain REF but contains on-site woodlands. This application does not propose woodland clearing or grading; therefore, a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

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.**

An expired SWM concept plan was submitted with this application that shows use of one micro-bioretenion facility to meet the current requirements of ESD to the MEP. All on-site stormwater will be contained and treated on-site.

No grading or clearing is proposed with this application, but if new grading or woodland clearing occurs on-site then an updated concept letter is required. A stormwater management fee of \$356.00 is required lieu of providing on-site attenuation/quality control measures.

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

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

The application area contains on-site woodland areas; however, woodland impacts are not proposed with this application. The tree canopy coverage will be reviewed by the Development Review Division (DRD).

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**
- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

The application area contains on-site woodland areas; however, woodland impacts are not proposed with this application. Tree canopy coverage will be evaluated by DRD.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

Section 27-296(c)(1)(J) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with special exception (SE) applications. NRI-168-2017 was approved on November 14, 2017, and expired on November 14, 2022. This NRI showed no REF and six specimen trees. Based upon the information submitted and PGAtlas, there are no regulated environmental features or unsafe soils on the property. The SE application does not propose woodland impacts or grading and the expired NRI is acceptable for this application. If the application area proposes future woodland clearing a revision to the NRI will be required to update the current environmental features and data.

Woodland Conservation

The site does not have a valid Woodland Conservation Ordinance Letter of Exemption or a Natural Resources Inventory. This site would be subject to the provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and CB-77-2024, effective January 3, 2025; however, this application does not propose any grading, therefore a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

Specimen Trees

Section 25-122(b)(1)(G) of the 2024 WCO 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 Technical Manual."

According to the expired NRI, there are six on-site specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). Since no ground disturbance is proposed, this SE will not impact any specimen trees.

Regulated Environmental Features (REF)

Section 27-317(a)(7) of the prior Zoning Ordinance states that the Planning Board may approve an SE if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the prior Subdivision Regulations. According to the expired NRI, there are no on-site REF areas.

Stormwater Management

In accordance with Section 27-317(a)(5) and (7) of the prior Zoning Ordinance, an approved but no longer valid Concept Plan (53459-2017-00) was submitted with this application, which shows the use of one micro-bioretenion facility. This stormwater management plan expired on March 20, 2021. No grading or clearing is proposed with this application; however, if new grading or woodland clearing occurs on-site, then an updated stormwater concept letter is required. The prior approval assessed a stormwater management fee of \$356.00 in lieu of providing on-site attenuation/quality control measures.

Soils

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Chillum-Urban land complex, Croom-Marr, and Croom-Marr-Urban land complex soils. There are no geotechnical concerns with this application.

Erosion and Sediment Control

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code. This SE application does not propose any grading; therefore, a tree conservation plan (TCP) is not required at this time.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS has completed the review of SE-24006, and recommends approval, subject to the following findings:

Recommended Findings

1. The application area contains six specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). No specimen trees are requested for removal.
2. The application area does not contain regulated environmental features.



April 22, 2025

MEMORANDUM

TO: Ellen Shadle, Zoning Section

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division *KLS*

SUBJECT: Referral Comments for SE-24006 Tranquility Ridge

1. The driveway shall be dimensioned at 22' to allow for two-way traffic.
2. The dimensions of the handicap parking space shall be at least 11' by 19' with a 5' striped access aisle (the length of the space) or 8' by 19' with an 8' striped access aisle.
3. The total number of residents proposed shall be noted on the site plan.
4. The zoning notes demonstrated on the lot on the site plan state "Zoning – RSF-80". The note shall be revised to demonstrate the R-80 zone.
5. This review does not include the review of any signage.



April 21, 2025

MEMORANDUM

TO: Ellen Shadle, Subdivision Section, Development Review Division

FROM: *JEW* Jon Wilson, Transportation Planning Section, Countywide Planning Division

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

SUBJECT: **SE-24006, Tranquility Ridge**

Prior Conditions of Approval

The subject property has no prior approvals.

Master Plan Compliance

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2004 *Approved Henson Creek-South Potomac Masterplan and Sectional Map Amendment*.

Right-of-Way (ROW)

The property fronts a shared driveway along Suburban Court, which is not a master planned roadway.

Pedestrian and Bicycle Facilities

There are no MPOT nor area master planned facilities that impact the subject site.

Recommendations, Policies, and Goals

The 2004 *Approved Henson Creek-South Potomac Masterplan and Sectional Map Amendment* includes the following goals and objectives applicable to the site: (Pages 66-67)

Goal: Provide a safe, affordable, multimodal, pedestrian-friendly transportation system in the master plan study area that:

- **Provides a comprehensive network of pedestrian, bicycle, and trail facilities for recreation and to provide opportunities to make some trips by walking or bicycling.**

Comment: The site is currently developed with pedestrian and ADA accessible pathways from the parking area to the building entrances. Staff recommend bicycle parking be provided on site to accommodate multimodal use to meet the intent of the policy.



Tara H. Jackson
Acting County Executive

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



MEMORANDUM

April 11, 2025

TO: Evan King Subdivision and Zoning Section
Development Review Division, M-NCPPC

FROM: Rey de Guzman, P.E., Associate Director,
Site/Road Plan Review Division, DPIE *Reynaldo de Guzman*

RE: SE-24006 Tranquility Ridge

This is in response to the Special Exception Site Plan-24006 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject property is within the Residential Single-Family-95 (RSF-95) Zone; however, this application is being reviewed and evaluated in accordance with the prior R-80 Zone and the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1903(b) of the Zoning Ordinance.
- Special Exception-24006 is for permission to increase the existing congregate living facility from 8 residents to 16 residents. The Prior Zoning Ordinance requires a Special Exception application for a Congregate Living Facility of more than 8 residents in the R-80 Zone. This proposal will conform with the requirements of Sections 27-317 and 27-344 of the prior Zoning Ordinance.

Background Information:

- **Temple Hill Road** is a County-maintained road to the East of the subject Property.

Traffic Comments:

- There is no development proposed with this. The Special Exemption is to facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility will not change because of this Special Exemption. Therefore, there are no comments.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, was done under 15877-2018.

Zoning Ordinance Compliance

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

(a) A special exception may be permitted if:

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

Comment: The development proposes to increase the operating congregate facility from 8 residents to 16, to meet the previously approved capacity. The development requires four parking spaces, of which five are provided to include one ADA accessible space. There are no master planned or area master planned facilities that impact the site to which the development would impair the integrity. The current and proposed resident quantity has a minimal impact on the surrounding network.

Recommendations

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

1. At the time of permitting, the applicant and the applicant's heirs, successors, and/or assignees shall include the following on the site plan:
 - a. Minimum of two inverted U-style bicycle racks at a location convenient to the building entrance.

Floodplain:

- No Floodplain in this property.

Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates Platted Lot 1 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. The lot is developed with a 3,692 SF structure, presumably a residence.
- Water and sewer lines in Gull Road are near the lot. A sewer line traverses the lot. Records and maps reflect that this developed lot is served via the public water and sewer systems. Storm Drain and Stormwater Management:
- SE-24006 is in conformance with the associated Site Development Concept Plan 53459-2017-00, which expired on March 20, 2021, and needs to be updated. The applicant must provide as-built approval for the micro-bio facility completed under 15877-2018.
- DPIE has no objection to SE-24006.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout and exact impervious area locations are not shown on the plans.
- b) The exact acreage of impervious areas is to be provided with DSP for technical review.
- c) The proposed grading is to be shown in the plans.
- d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
- e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- f) A detailed SDFG report will be required for technical review.
- g) The applicant shall provide items (a-f) when filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Mariwan B. Abdullah, P.E Chief Engineer, S/RPRD, DPIE
Rene Lord-Attivor, Chief, Traffic Engineering, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Tranquility Ridge, P.O. Box 1000, Oxon Hill, MD 20750
Matthew c. Tedesco, esq. / McNamee Hosea, 6404 Ivy Lane, suite 820, greenbelt, MD 20770



May 02, 2025

MEMORANDUM

TO: Ellen Shadle, Planner III, Zoning Section, Development Review Division

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

VIA: Frederick Stachura, J.D., Planning Supervisor, Neighborhood Revitalization Section,
Community Planning Division *D. E. F. Sams* for FCS

FROM: Maha Tariq, Planner II, Neighborhood Revitalization Section, *Mt*
Community Planning Division

SUBJECT: SE-24006 Tranquility Ridge

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior zoning ordinance, this application will not substantially impair the integrity of the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (master plan).

BACKGROUND

Application Type: Special Exception

Planning Area: 76B

Community: Henson Creek

Location: 5401 Temple Hill Road, Temple Hills, MD 20748

Size: 3.64 acres

Existing Uses: Congregate Living Facility

Future Land Use: Residential, Low-Density

Proposal: Requesting approval of a Special Exception application using the prior Zoning Ordinance to allow the site to continue operation as a congregate living facility and permit to

increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants.

Zoning: Residential, Single-Family-95 (RSF-95) Zone

Prior Zoning: One-Family Detached Residential (R-80) Zone

Applicable Subdivision Regulations: Prior Subdivision Regulations

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met,” (p. 20). Plan 2035 recommends future land use (generalized) as Residential Low which allows for a maximum of 3.5 dwelling units per acre. Primarily single-family detached dwellings (p.100).

Analysis: *The proposed development of the site to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants is consistent with Plan 2035’s Established Communities Designation as it represents low density development.*

Master Plan: The subject property is located within the boundaries of the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (master plan). The master plan recommends a **Residential, Low-Density** land use on the subject property (Map: Land Use, Transportation and Public Facilities Map at the back of the Plan) The master plan provides guidelines for residential zoning and states that the “Development proposals in the residential neighborhoods in Henson Creek-South Potomac should be guided by the policies contained in this master plan for each General Plan tier. To maintain the unique character of established residential neighborhoods, it is recommended that existing residential zoning patterns be maintained in this SMA as the base density zoning.” (p.106)

The master plan describes Residential, Low Density in the Developed Tier that allows for 5.7 dwelling units/acre in R-80 zone. (Table 4 -Residential Densities, Building Types, and Zones, pg.107). This application is consistent with this and proposes a density of approximately 4.39 dwelling units per acre. The proposed development of the site to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants is consistent with the Master Plan’s Residential, Low Density land use recommendation.

To support the approval of the Special Exception, staff encourages the applicant to consider the following master plan policies, strategies, and goals:

Chapter: Land use and Development Pattern

Developed Tier Policy 1: Policy 1: Preserve and enhance existing suburban residential neighborhoods. (p.36)

Strategies:

- Design institutional or special exception uses to reflect the scale and character of the surrounding neighborhood. (p.36)
- Enhance existing multifamily apartment developments. Identify improvements to the physical environment that will enhance the visual appearance of apartment buildings and grounds and improve safety and security. Implement programs to improve appearance, safety, and security in high-density multifamily housing areas, including incentives for physical improvements, rehabilitation, more effective management, and code enforcement. (p.36)

Analysis: *Staff directs the applicant's attention to the importance of building practices, which should be employed with this proposed addition. Steps may include enhancing the existing development by using visually appealing building materials, to be consistent and not adversely impact the scale and character of the surrounding neighborhood. Considering the subject property will double the capacity in operations as a congregate living facility, so the use of stormwater management facilities can be designed to activate the place by making other physical improvements such as including furniture or pathways around retentions ponds, fountains and planter boxes along walkways that would have direct impact on the health of the residents.*

Housing Policy 2: Provide opportunities for low to moderate density, high-quality, high-value housing outside of centers and designated high-density areas. (p.92)

Strategy:

- Encourage the development of active retirement housing, the incorporation of Americans with Disabilities Act design features to meet the needs of those with disabilities, and safe, affordable housing options for low-and moderate-income families. (p.92)

Analysis: *The staff directs the applicant's attention to the importance of incorporating the Americans with Disabilities Act design features which may include an unobstructed path connecting all accessible spaces of the building and other facilities on the property; provision of sufficient space for a person with wheelchair to maneuver and access specific areas; raised and textured surfaces on walkways to alert people with visual impairments about changes in level, like the edge of a sidewalk or a ramp; signage with clear and legible lettering, sufficient contrast, and tactile symbols to convey information to people with various disabilities.*

Urban Design Policy 3: Ensure that development is safe and comfortable for residents and visitors through the application of Crime Prevention Through Environmental Design (CPTED) principles. (p.97)

Strategies:

- Territoriality. Encourage low walls, fences, visually permeable screening methods, and elevated ground floors of residential dwellings to establish a clear delineation between public and private space and to foster a sense of ownership and territoriality that results in more oversight and maintenance of public areas. (p.97)
- Natural Surveillance. Design structures and physical features to maximize visibility to enhance natural surveillance by keeping potential intruders under observation. Provide windows, storefronts, clearly visible entrances, balconies, porches, outdoor activity areas, and benches. Ensure that windows, especially storefront windows, are not obscured and may allow people to see and be seen. Maintain a low, even level of lighting to illuminate parking lots, walkways, entrances, and related areas to enhance safety while limiting light pollution. (p.98)
- Natural Access Control. Utilize well-designed sidewalk pathways, special materials and landscaping, attractive gates, and distinctive architectural elements to clearly guide people to and from building entrances. Provide attractive, high-quality gates, fences, and walls integrated with the design of new development to contribute to natural access control. Minimize use of unattractive materials such as chain-link fencing, concrete or cinder block walls, and barbed wire as access control methods in favor of durable, attractive materials. (p.98)

Analysis: *Staff directs the applicant's attention to the importance of Crime Prevention Through Environmental Design (CPTED) principles, which should be employed with this proposed addition. Steps may include design features that maximize visibility and create a sense of territoriality such as visually permeable screenings, clearly visible entrances, balconies and porches. Use high-quality materials and provide distinct architectural elements and low, even level of lighting to illuminate parking lots, walkways, entrances, and related areas to enhance safety. Incorporate Americans with Disabilities Act design features such as, but not limited to, ramps and wide doorways for mobility.*

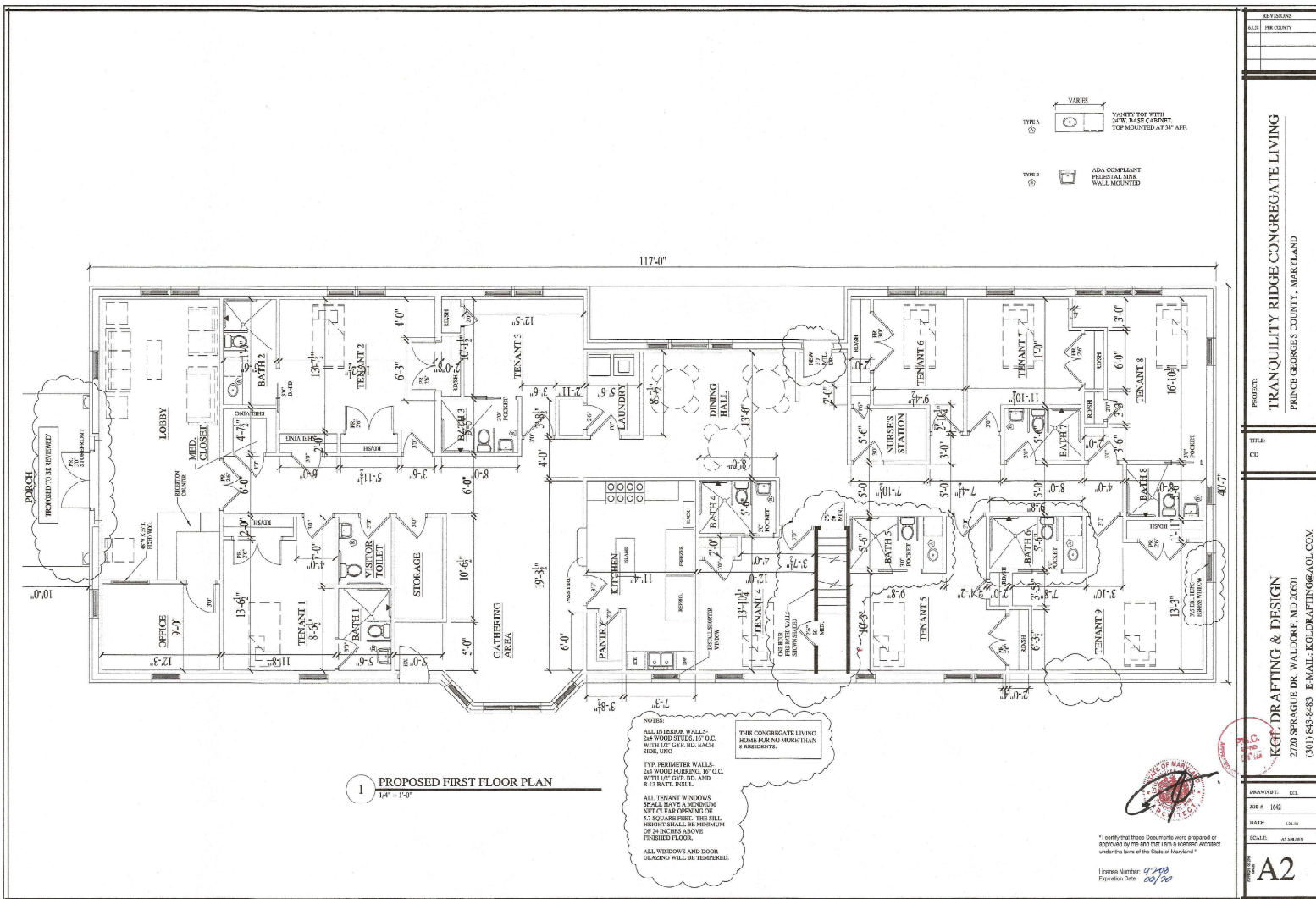
Aviation/MIOZ: This application is not located within the Military Installation Overlay Zone.

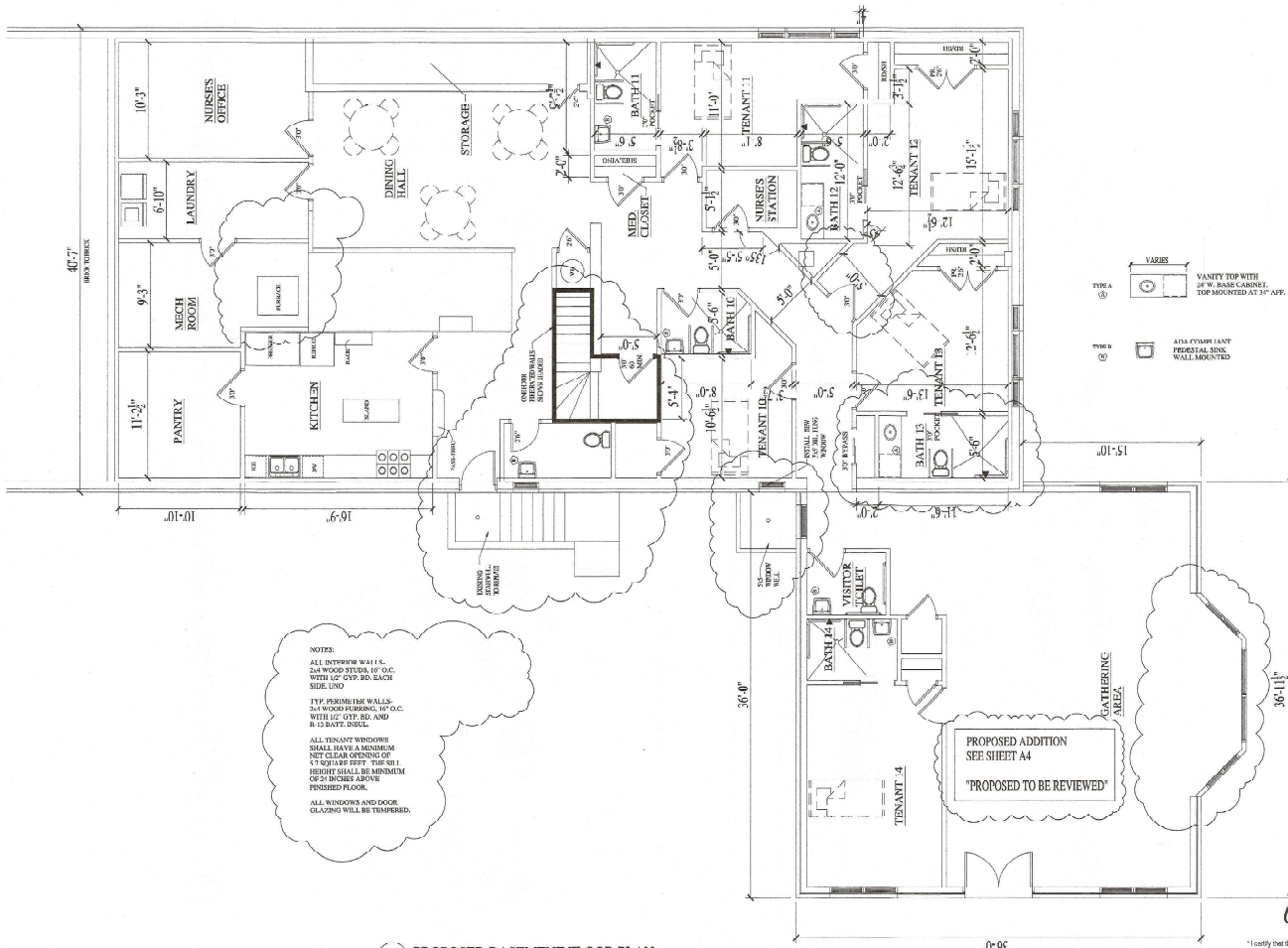
SMA/Zoning: The 2006 *Approved Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the subject property in the R-80 Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the R-80 Zone to the RSF-95 Zone, effective April 1, 2022.

MASTER PLAN and OVERLAY ZONE CONFORMANCE ISSUES

None.

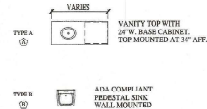
cc: Long-Range Agenda Notebook





NOTES:
 ALL INTERIOR WALLS:
 5/8\"/>

1 PROPOSED BASEMENT FLOOR PLAN
 1/8\"/>



I certify that these documents were prepared or approved by me and that I am a licensed Architect under the laws of the State of Maryland.
 License Number: 9009
 Expiration Date: 09/20

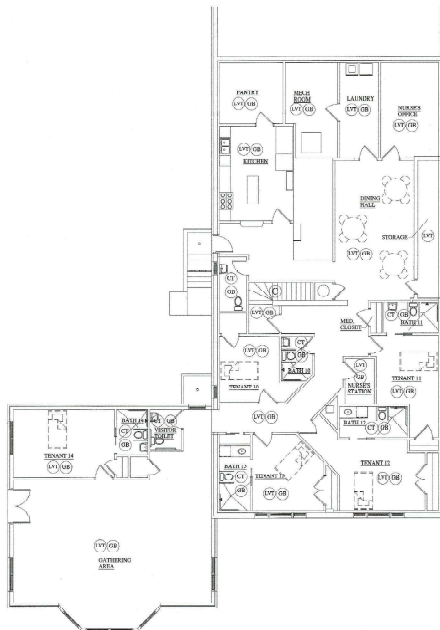
REVISIONS	
6.1.10	PRINCE GEORGES COUNTY
PROJECT:	TRANQUILITY RIDGE CONGREGATE LIVING PRINCE GEORGES COUNTY, MARYLAND
TITLE:	CD
DESIGNER:	KGL
DRAWN BY:	KGL
CHECKED BY:	KGL
DATE:	7/14/14
SCALE:	AS SHOWN
SHEET:	A3

ROOM FINISHES

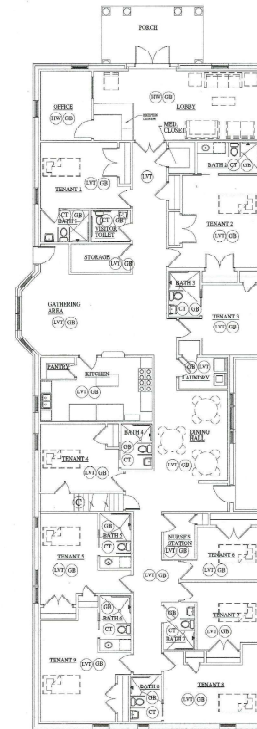
- (H) HARDWOOD GLUED DOWN FLOORING
- (L) LUXURY VINYL TILE FLOORING
- (C) CARPETING
- (T) CERAMIC FLOORING
- (W) GYPSUM BOARD WALLS AND CEILING

NOTES:

1. ALL INTERIOR DOORS: SOLID CORE MDP (20 MIN.)
2. ALL WINDOWS HAVE THERMOPIST GLASS
3. WOOD TRIM ABOVE MD ALL WINDOWS WITH WOOD BASE TRIM AND CEILING MOULDING



2 BASEMENT FLOOR-INTERIOR FINISHES PLAN
1/8" = 1'-0"



1 FIRST FLOOR-INTERIOR FINISHES PLAN
1/8" = 1'-0"



"I certify that these Documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland."

License Number: 9758
Expiration Date: 06/20

REVISIONS	
ALL	REV. COUNTY
PROJECT:	TRANQUILITY RIDGE CONGREGATE LIVING PRINCE GEORGES COUNTY, MARYLAND
TITLE:	CD
DESIGNED BY:	ALL
DRAWN BY:	1642
CHECKED BY:	12418
SCALE:	AS SHOWN
DATE:	
PROJECT NO.:	A5

KGL DRAFTING & DESIGN
272C SPRAGUE DR. WALKER MD 21060
(301) 843-8483 E-MAIL: KGLDRAFTING@AOL.COM

Diagram illustrating the roof truss system with the following labels:

- 12
- \pm
- EXISTING WOOD CABLE TRUSS AT 4' O.C. FROM EAVE, ALONG WITH EXISTING ROOF
- OPEN SPACE
- BOTTOM CHORD DESIGN FOR 20% LIVE LOAD. COORDINATE WITH MECH. DRCS FOR HVAC SYSTEM
- STAY-IN PLACE CONCRETE SLAB AT EACH TRUSS

3) $\frac{1}{4}'' = 1'-0''$



2) $\frac{1}{4}'' = 1'-0''$



1) $\frac{11N-FIL}{1/4" = 1'-0"$

A7

JAN 29 2018

EDWARD J. KEED, PE
23795 LANDG END ROAD
CHESTERTOWN, MD 21620
(410) 610-4783

A7

