

STEWART PROPERTY

SPECIAL EXCEPTION

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

ESC 8215 Springfield L.C. (the “**Applicant**”) submits this Special Exception (“**SE**”) Justification Statement to demonstrate that the proposed development conforms with the applicable provisions of Subtitle 27 of the Prince George’s County Code (the “**Zoning Ordinance**”), the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* (the “**Master Plan**”) and other applicable review requirements and criteria. The subject property consists of approximately ±12.01 acres located at 8215 Springfield Road, Glenn Dale, Maryland (the “**Property**”). The Property is currently zoned RR (Rural Residential) and was previously zoned R-R (Rural-Residential), pursuant to the Prince George’s County Zoning Ordinance in effect prior to the April 1, 2022, Effective Date of the Zoning Ordinance (the “**Prior Zoning Ordinance**”). The Property is subject to the recommendations of the Master Plan and is located within the Established Communities Growth Policy Area, as designated by the *Plan Prince George’s 2035 Approved General Plan* (the “**General Plan**”).

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to develop the Property with an age-restricted residential community to accommodate independent senior housing on-site. Specifically, this application is for a Planned Retirement Community to create an active community for County residents over the age of 55 that is buffered from the extra activity of children and young families, but improved with space for younger friends and relatives of residents to make temporary visits (the “**Proposed Development**”). The Proposed Development will provide a unique and much needed opportunity for senior housing ownership that allows residents to age in place. Additionally, the implementation of environmental site design techniques and strategic preservation of existing vegetation on-site complement the proposed, context-sensitive residential development and enhance stormwater management. The Applicant respectfully requests approval of this SE application.

II. PROPERTY DATA

<i>Location:</i>	8215 Springfield Road, Glenn Dale, Maryland; Approximately 360 feet north of the intersection of Springfield Road and Moriarty Court.
<i>Parcel / Lot:</i>	Parcel 131.
<i>Tax Map #:</i>	28-D3; 28-D4; 28-E3; 28-E4.
<i>Frontage:</i>	Springfield Rd.
<i>Election District:</i>	14.
<i>Legislative District:</i>	24.
<i>Councilmanic District:</i>	4.
<i>Acreage:</i>	±12.01 Acres.
<i>Zoning:</i>	Prior: R-R. Current: RR.
<i>Planning Area:</i>	71A.
<i>Subdivision:</i>	N/A.
<i>Existing Water Category:</i>	W-4. ¹
<i>Existing Sewer Category:</i>	S-4. ¹
<i>Historic:</i>	N/A.
<i>Aviation Policy Area:</i>	N/A.
<i>Master Plan & SMA:</i>	<i>The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan.</i>
<i>General Plan:</i>	<i>Plan Prince George's 2035.</i>

¹ See Prince George's County Council Resolution CR-17-2022, amending the Property's Water and Sewer Categories from 5 to 4, respectively, as part of the December 2021 Cycle of Amendments.

III. PROPERTY DESCRIPTION / EXISTING NEIGHBORHOOD

The Property consists of Parcel 131, located on the east side of Springfield Road at 8215 Springfield Road, Glenn Dale, Maryland, and is surrounded by several compatible residential uses. The Property fronts Springfield Road to the west, across from single-family detached houses on approximately one-acre lots in the prior R-R (Rural Residential) Zone. The Property is bound by several vacant properties to the north, east, and south – all of which are located in the same R-R Zone as the Property. The existing Springfield Manor residential community is located to the southeast of the Property.

The Property is currently improved with a single-family detached home, detached garage, and separate carport. The Proposed Development's low- to medium-density residential nature is harmonious with the surrounding residential community and poses no adverse effects on the existing neighborhood, irrespective of its location within the RR Zone.

IV. PROPOSED DEVELOPMENT

The subject SE application proposes the development of 57 single-family attached villas to create a residential community for independent, active senior adults. The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. These community amenities include a centrally located plaza featuring a covered pavilion and additional seating spaces, walking trails, community garden, and seating plaza. As it relates to individual dwellings, the proposed residences will feature a primary living area and owners' suites entirely on the first floor, with extra space allocated for guest bedrooms or a home office, den, or hobby room upstairs. Each fee simple lot will incorporate outdoor space with a compact front and back yard to provide private outdoor areas while minimizing required upkeep.

Each attached dwelling is for County residents that are age 55 or older. The age-restricted nature of the Proposed Development will create a new opportunity for senior housing ownership that is insulated from the extra activity of children and

young families, but also provides appropriate spaces for younger friends and relatives of residents to make temporary visits. For purposes of implementing age-restrictions on-site, the community is subject to State and Federal fair housing laws, as well as a specific covenant to limit the duration of time that residents can host minors overnight.²

V. LAND USE BACKGROUND

A. *Plan Prince George's 2035 Approved General Plan*

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development."³ At approximately 4.75 dwelling units per acre, the Proposed Development conforms to the General Plan's vision for Established Communities. Moreover, the siting and scale of the proposed Planned Retirement Community is compatible with the surrounding low-to moderate-density single-family residential communities.

B. *The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan*

The Property is located within the boundaries of the Master Plan. The subject application conforms to the Master Plan and advances several important Plan strategies and policies for future development. Specifically, the Proposed Development represents context-sensitive, residential infill development that aligns with the Master Plan's land use policies for Established Communities. Moreover, the Proposed Development advances the following Master Plan Land Use, Housing & Neighborhoods, and Community Heritage, Culture & Design visions, goals, policies and strategies:

² A draft of this age-restriction covenant is included with this application.

³ See General Plan, p. 20 "Growth Policy Map." Established Communities are "most appropriate for context-sensitive infill and low-to medium-density development."

- *Established Communities, Land Use Policy LU 3: Map 16 Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure.*

Comment: The subject application proposes infill residential development within the boundaries of the Master Plan and the General Plan’s Established Communities Growth Policy Area. The proposed fee simple senior housing product advances the Master Plan’s Land Use Policy for additional residential units and varied housing types at an appropriate density for this designated rural residential location.

- *Housing & Neighborhoods Goal 1: Neighborhoods contain a range of housing types that are affordable to the widest range of residents.*

Comment: The Proposed Development provides a new housing type that is compatible with the existing single-family residential community. 57 units of high-quality, fee simple senior housing will meet a demand for new age-restricted residential development in this area of the County.

- *Housing & Neighborhoods Goal 3: Additional housing options are available in the Established Communities.*

Comment: The Proposed Development introduces a new housing option within the Established Communities plan area that complements the surrounding single-family residential community.

- *Areawide, Housing & Neighborhoods Policy HN 2: Preserve and expand existing senior housing and transit-accessible housing.*

Comment: The Proposed Development expands the County’s senior housing inventory with a high-quality Planned Retirement Community, adding 57 units of fee simple age-restricted housing.

- *Areawide, Housing & Neighborhoods Policy HN 4: Promote sustainable, green neighborhoods and construction.*

Comment: The proposed Planned Retirement Community represents efficient, sustainable land use through context-sensitive residential infill. The Proposed Development is also designed to preserve regulated environmental features to the fullest extent possible and efficiently manage stormwater quantity and quality. Moreover, once completed, the Proposed Development will be certified to meet the ICC 700 National Green Building Standard for Land Development at the Three-Star level or better.

Additionally, the Proposed Development advances Master Plan environmental goals related to improving stormwater runoff quality through a new stormwater management facility featuring environmental site design. The primary goal of providing the proposed stormwater management at the Property through Environmental Site Design is maintaining predevelopment runoff characteristics while enhancing and integrating into the site design. This goal is accomplished by maintaining natural hydrology, restoratively landscaping the entire facility, and enhancing receiving waters. Moreover, the proposed Environmental Site Design utilizes a network of smaller controls to capture and treat runoff rather than at a centralized location. This will create a more natural design that mimics predevelopment conditions while improving water quality, removing pollutants, and slowing runoff to prevent erosion. The Proposed Development advances the following Master Plan Natural Environment goals and policies:

- *Natural Environment Goal 1: The desired development pattern of Plan 2035 and the Bowie-Mitchellville and Vicinity Master Plan preserves, enhances, and restores the green infrastructure network and its ecological functions.*

Comment: The Proposed Development advances Natural Environment Goal 1 through the preservation of existing environmental features on-site and the surrounding community. The subject Planned Retirement Community is intentionally designed to limit impacts to regulated environmental features on-site, as the Proposed Development will not impact the Primary Management Area at the

northern and eastern property line. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area on-site. Reforestation and afforestation are also proposed to enhance existing woodlands. The Applicant has consistently coordinated with M-NCPPC Environmental Planning Staff throughout the development review process to ensure preservation of on-site Primary Management Area and Specimen Trees.⁴ Additionally, the subject application proposes planting of native species of trees, shrubs, and grasses on-site to enhance air quality in the surrounding community. Water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

- *Natural Environment Goal 2: An interconnected network of significant environmental features that retains its ecological functions, maintains or improves water quality and habitat, and supports the desired development pattern is achieved.*

Comment: The Proposed Development creates a new senior community that efficiently utilizes the 12-acre site to provide housing opportunities while also preserving existing trees, conserving regulated environmental features, and improving stormwater management. The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. These preservation areas support the additional housing at this location by acting as sound and visual buffers between the Proposed Development and existing adjacent subdivisions.

- *Natural Environment Goal 4: Effective stormwater management is maintained to improve water quality and environmental health.*

⁴ Following acceptance and review by the Prince George's County Subdivision & Development Review Committee, the Applicant revised the SE-22002 Site Plan and TCP2-017-2023 to preserve four additional Specimen Trees in coordination with M-NCPPC Environmental Planning Staff.

Comment: The Proposed Development improves stormwater runoff quality through a new stormwater management facility featuring Environmental Site Design. Environmental Site Design will maintain predevelopment runoff characteristics while enhancing and integrating into the community layout. The facility maintains natural hydrology, restoratively landscapes the entire facility, and enhances receiving waters. Moreover, the Environmental Site Design will utilize a network of smaller controls to capture and treat runoff, rather than at a centralized location, to create a more natural design that mimics predevelopment conditions while improving water quality, removing pollutants, and slowing runoff to prevent erosion.

- ***Areawide, Natural Environment Policy NE 1.1:*** Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review process.

Comment: The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. Moreover, the subject application efficiently utilizes these preservation areas within the green infrastructure network as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. As such, regulated environmental features inform the overall design of the community and will serve as an aesthetic buffer for future residents.

- ***Areawide, Natural Environment Policy NE 3:*** Proactively address stormwater management in areas where current facilities are inadequate.

Comment: The Proposed Development addresses stormwater management on-site with Environmental Site Design. The new stormwater system will maintain predevelopment runoff characteristics while integrating management into the site design. Accordingly, proposed management will maintain natural hydrology and restoratively landscape the facility while improving water quality, removing pollutants, and slowing runoff.

- ***Areawide, Natural Environment Policy NE 3.4:*** Identify opportunities to retrofit portions of properties to enhance stormwater infiltration.

Comment: The proposed stormwater management is intentionally designed to serve new development on the Property. The proposed managed system will improve the existing stormwater conditions through Environmental Site Design.

- *Areawide, Natural Environment Policy NE 6: Support local actions that mitigate the impact of climate change.*

Comment: The subject application proposes low- to medium-density residential development within one of the Master Plan's designated residential areas that leverages existing infrastructure, preserves the County's natural resources, and mitigates climate impacts associated with new development. The proposed context-sensitive residential infill efficiently utilizes existing infrastructure to support additional housing. The Proposed Development is located at an appropriate location for new housing in the Master Plan, which intendeds to minimize climate impacts related to sprawl. Furthermore, the age-restricted nature of the Proposed Development will result in less vehicular traffic and trips to and from the Planned Retirement Community than an all-ages residential development of a similar size. In addition to limited traffic and vehicular emission impacts related to the proposed age-restricted use, the subject application was intentionally designed to limit impacts to regulated environmental features on-site.

In sum, the Proposed Development advances numerous Master Plan goals and policies across multiple, diverse planning disciplines. As analyzed above, the Proposed Development comprehensively addresses the Plan's most salient land use, housing, and environmental, policies to benefit the surrounding community and larger Plan area.

C. Comprehensive Housing Strategy

In addition to advancing several Master Plan residential goals and policies, the Proposed Development encourages and/or meets many of the County's *Comprehensive Housing Strategy* aims and objectives. Most notably, the Proposed

Development addresses the *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality. With the development of high-quality, for-purchase senior housing, the Proposed Development offers a very unique housing opportunity for the Glenn Dale area and the County at large. More specifically, the Proposed Development advances the following *Comprehensive Housing Strategy* strategies, goals, and policies:

- ***Targeted Strategy 1:*** *Encourage new, context-sensitive development that expands housing types to serve the county's diverse population and distinct geographic character.*

Comment: The Proposed development provides a new context-sensitive housing option in close proximity to compatible all-ages housing options. This unique age-restricted housing opportunity aligns with the County's *Comprehensive Housing Strategy* to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

- ***Action 1.7:*** *Implement a comprehensive approach to support elderly households aging in place.*

Comment: The Proposed Development advances the County's Comprehensive Housing Strategy by providing new opportunities for seniors to age in place. The proposed Planned Retirement Community fits into a larger approach to develop new senior housing within Established Communities that leverages existing infrastructure and complements surrounding residential communities.

The Proposed Development creates a unique housing type that caters to a pressing need for quality senior housing in the County. Moreover, this new housing type is proposed through compatible, context-sensitive development that both efficiently utilizes existing infrastructure and diversifies the area's housing options to support older residents.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

The Applicant proposes to submit this application consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1900 “Development Pursuant to Prior Ordinance” of the Zoning Ordinance. In addition to Sec. 27-1900, the Zoning Ordinance also includes “Transitional Provisions” to process the Ordinance’s treatment of existing development approvals and entitlements, as well as future development pursuant to the Prior Zoning Ordinance. As it relates to the subject SE application for the Property, Sec. 27-1900 “Development Pursuant to Prior Ordinance” provides a two-year transitional period in which new development applications may be reviewed under the Prior Zoning Ordinance after the April 1, 2022, Effective Date. Analysis of the subject application’s conformance with Sec. 27-1900 “Development Pursuant to Prior Ordinance” is provided below:

1. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

(a) The applicant shall schedule and participate in a pre-application conference, notwithstanding the requirements of Section 27-3401(b), Applicability.

Comment: The Applicant participated in a Pre-Application Conference with Staff on August 29, 2022. The Applicant provided an overview of the subject SE application and received comments from several applicable M-NCPPC Sections – including Urban Design, Subdivision, Zoning, Community Planning, and Environmental Staff.

(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This statement of justification is submitted as an explanation of the subject application’s conformance with the Prior Zoning Ordinance, the Zoning Ordinance’s procedures concerning development pursuant to the Prior Ordinance,

and other applicable review criteria. The Proposed Development was intentionally designed to meet the Prior Zoning Ordinance’s purposes, regulations, and applicable standards for a Planned Retirement Community. Accordingly, the subject SE application is proposed in conformance with the Prior Zoning Ordinance – as well as the Subdivision Regulations in effect prior to April 1, 2022 (the “**Prior Subdivision Regulations**”). For reasons related to development application continuity and conformance with the Prior Zoning Ordinance and the Prior Subdivision Regulations, the Applicant has elected not to develop the Property pursuant to the provisions of the current Zoning Ordinance.

B. Compliance with Prior Zoning Ordinance

1. §27-317 Special Exception Required Findings

(a) A Special Exception may be approved if:

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

Comment: The subject application and proposed residential community are in harmony with the general purposes of Subtitle 27. Analysis of the Proposed Development’s conformance with the general purposes of Subtitle 27 is provided below:

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

Comment: The Proposed Development will provide an attractive, for-sale senior housing option for County residents who want to live close to their family and friends, workplaces, shopping, and other amenities without the activity of an all-ages community. Creating opportunities for seniors to age in place will promote the health, safety, moral comfort, convenience, and welfare of community residents and the County as a whole.

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

Comment: The subject application is in conformance with the recommendations of both the General Plan and Master Plan. Specifically, the Application diversifies housing options within the surrounding community with new, high-quality senior housing. The Property is located in the General Plan's Established Communities Growth Policy Area. Established Communities are intended to maintain a pattern of low- to moderate-density residential communities. The Proposed Development will be designed in accordance with the low-medium density residential character of the surrounding area and the purposes of the Established Communities Growth Area. Although the aforementioned General Plan and Master Plans do not provide location-specific recommendations for the Property, the Application is consistent with the Master Plan as it advances context-sensitive infill throughout the surrounding the surrounding Glenn Dale community while creating a mix of housing opportunities to complement other nearby existing neighborhoods.

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

Comment: The subject application promotes the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services. The Proposed Development creates a new senior community that efficiently utilizes the 12-acre site to provide housing opportunities while also preserving existing trees, conserving regulated environmental features, and improving stormwater management. The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. Two submerged gravel wetlands are proposed along the eastern property boundary to improve stormwater management on-site and in the surrounding area.

Moreover, the proposed community will be served by adequate public facilities. The Proposed Development will not impact adequate facilities that currently serve the surrounding single-family residential communities. Pursuant to the Traffic Impact Statement submitted with this application, the Proposed Development will

result in fewer net trips and access points along the adjacent Collector than a by-right single-family detached residential community on-site would.⁵ Additionally, the age-restricted nature of the proposed Planned Retirement Community use innately results in a marginal impact on Prince George's County schools.

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

Comment: The subject application recognizes an existing need for alternative housing options for serving the unique needs of elderly adults. In addition to providing an opportunity for home ownership for seniors in Prince George's County, the Proposed Development benefits the existing growth and development of the County by providing a new housing option in close proximity to non-age-restricted housing options. This unique housing opportunity aligns with the County's *Comprehensive Housing Strategy* to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

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

Comment: The application will not diminish the provision of adequate light, air, and privacy, as necessary landscape buffering and building restriction lines will be preserved. High quality fences will be used for screening purposes where necessary, in conformance with the Landscape Manual. Building heights will be limited and architecture will provide ample windows for residents to enjoy the surrounding landscape.

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

⁵ See Traffic Impact Statement dated August 5, 2022. The Proposed Development would impact traffic less than a single-family detached community on-site at a by-right density of 22 dwelling units. The Proposed Development also utilizes one access point along Springfield Road, whereas a by-right single-family detached community would likely necessitate multiple access points to serve the Property.

Comment: As demonstrated in the application site plan, the Proposed Development provides a beneficial relationship between adjacent single-family residential land uses. The Proposed Development will be designed in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (the "**Landscape Manual**") to ensure adequate buffering between any potential incompatible uses. Moreover, the Proposed Development is consistent with the General Plan's vision for Established Communities, proposing appropriate context-sensitive infill and low to medium-density development that is compatible with the surrounding residential community.

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

Comment: The site is served by the Prince George's County Police Department, as well as County Fire and Rescue Services. All private roads internal to the proposed community are designed for adequate fire emergency vehicle accessibility and reviewed by the Office of the Fire Marshal. All homes will be constructed in accordance with fire protection requirements. Further, the Proposed Development will protect the County from flooding by providing 100-year stormwater attenuation on-site. A Traffic Impact Statement letter prepared on behalf of the Applicant is included with this application.

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

Comment: The Proposed Development is specifically designed and intended to satisfy this purpose. The age-restricted component of the proposed community will create a living environment that is appropriate for elderly adults at a competitive price point. Additionally, the finished project will be certified to meet the ICC 700 National Green Building Standard for Land Development at the Three-Star level or better. This independent third-party verification of green building practices is administered by Home Innovation Research Labs which is headquartered in Upper Marlboro, Prince George's County.

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

Comment: The Proposed Development will provide employment opportunities during construction. Development at the Property will also increase the tax base in this area of the County.

- (10) To prevent the overcrowding of land;***

Comment: At 4.75 dwelling units per acre, the subject SE application provides a low- to moderate-density housing product that is contextually sensitive, sited appropriately within the surrounding development, and in conformance with both General Plan and Master Plan's future land use recommendations.

- (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: Pursuant to the Traffic Impact Statement and Circulation Plan submitted with this Application, the Proposed Development will not cause congestion along Springfield Road or nearby intersections. Moreover, the Proposed Development and associated roadway improvements will insure the usefulness of the surrounding road network and larger transportation system. The single access point on Springfield Road results in improved safety and capacity compared to multiple entry points for R-R lots and the entrance will be constructed in accordance with current Prince George's County standards for a collector road.

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

Comment: The Proposed Development affords the opportunity to locate fee-simple elderly housing in a thriving area of development, in close proximity to existing communities and all-ages single-family development.

- (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: The Proposed Development will protect against undue pollution and advance the preservation of existing environmental features on-site and in the surrounding community. The proposed age-restricted residential community innately features limited externalities related noise and pollution. In addition to limited traffic and noise impacts related to the proposed use, the subject application was intentionally designed to limit impacts to regulated environmental features on-site. The Proposed Development will not impact the Primary Management Area on-site, and the proposed planting of native species of trees, shrubs, and grasses will benefit air quality in the surrounding community. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area on-site. Reforestation and afforestation are also proposed to enhance existing woodlands. Additionally, water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

(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 site configuration proposed herein creates contextually appropriate buffering between Springfield Road and the proposed dwelling units. Landscape buffers of native trees and shrubs – in conformance with the Landscape Manual – will be provided on the north and south boundaries at Springfield Road. Additional landscape planting will be provided at the entrances and open space common areas to screen homes and private yards.

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

Comment: The Proposed Development will not eliminate or affect any farmland, nor will it threaten any of the County's natural resources. Context-sensitive residential infill efficiently locates new housing within an appropriate area of the County to reduce sprawl and concomitant demands on the County's natural resources. The

subject application provides stormwater quality and quantity management to benefit the surrounding community.

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

Comment: The proposed use is in conformance with all applicable requirements and regulations of the Prior Zoning Ordinance. The proposed use is permitted by Special Exception and will conform to all 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;

Comment: As analyzed in Section V of this Statement, the proposed use is compatible with and will not substantially impair the integrity of the General Plan or Master Plan.

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

Comment: As detailed above, the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area, but will instead serve as a means of enhancing the health, safety, and welfare of the County's elderly population by providing them with a housing solution close to amenities and transportation options.

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

Comment: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use integrates into the fabric of the existing community and will complement development in the Glenn Dale area.

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

Comment: Tree Conservation Plan II is submitted with this application and the site plan is in conformance with the TCP 2.

(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: Preserved environmental features identified in the approved Natural Resources Inventory will be placed in a conservation easement and shown on the final plat. None of the proposed lots impact regulated environmental features on-site.

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

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

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

Comment: This section is not applicable as the subject application is located entirely outside the Chesapeake Bay Critical Overlay Zone boundaries.

2. §27-395 Planned Retirement Community Special Exception Criteria

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

(1) Findings for Approval

(A) The District Council shall find that:

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

Comment: The subject application recognizes an existing need for alternative housing options for serving the unique needs of elderly adults. In addition to providing an opportunity for home ownership for seniors in Prince George's County, the Proposed Development benefits the existing growth and development of the County by

providing a new housing option in close proximity to non-age-restricted housing options. This unique housing opportunity aligns with the County's *Comprehensive Housing Strategy* and Master Plan to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

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

Comment: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use integrates into the fabric of the existing low- to-moderate density residential community and will complement development in the surrounding area.

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

Comment: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

(2) Site Plan

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

Comment: A Traffic Impact Statement and Circulation Plan, detailing the proposed traffic circulation patterns for the Proposed Development is submitted with this application.

(3) Regulations

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

Comment: Applicable dimensional and bulk regulations are set forth with the subject site plan. A summary of the proposed regulations is provided in the table below:

REGULATION	PROPOSED
Lot Coverage	75% Max
Setbacks	20' Front, 14' Min. Rear, 0'/'4' Side
Density	4.75 DU / AC
Lot Width (Min)	28 Feet at Front Street Line
Height (Max)	30 Feet
Lot Area (Min)	2,500 SF

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

Comment: The Property is comprised of 12.01 contiguous acres. Pursuant to the Prince George’s County Department of Public Works & Transportation’s (DPW&T) confirmation letter submitted with this application, the Property has a land area of 12.01 contiguous acres as a result of a prescriptive easement along Springfield Road. In correspondence with the Applicant dated June 8, 2022, M-NCPPC Zoning Staff confirmed that DPW&T’s confirmation letter – along with the property survey – satisfies Sec. 27-395(a)(3)(B) of the Prior Zoning Ordinance.

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

Comment: The Proposed Development proposes approximately 4.75 dwelling units per acre.

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

Comment: The Property was previously zoned R-R. Accordingly, this requirement is not applicable to the subject application.

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

- (i) *The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;*
- (ii) *The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access, to a public street;*
- (iii) *All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and*
- (iv) *The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.*

Comment: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

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

Comment: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

(4) Uses

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

Comment: The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. Proposed community amenities include a gathering area with a covered pavilion and additional seating spaces, walking trails, and seating plaza.

The Proposed Development and recreational facilities are commensurate with the size of the development. The main community gathering area is centrally located on the site to encourage regular use by all residents. The focal point of the central park areas is a ± 400 square foot covered pavilion on a $\pm 3,050$ square foot plaza. The wood post and asphalt shingle roof pavilion will feature lights and power outlets that make the pavilion suitable for community events such as picnics and homeowners association meetings. Permanent fixed benches and moveable outdoor tables and chairs will be provided at the pavilion and on the plaza. The plaza will be surfaced with unit pavers and surrounded with landscaping contained by seating height masonry walls. Approximately twelve 4x8' raised garden beds for community use are proposed next to the plaza. As it relates to active recreation, ± 890 linear feet of natural surface trail is proposed throughout the Proposed development. Additionally, the Property is located less than three miles from both the Huntington Community Center and the Glenn Dale Community Center and Splash Park, each of which features programming with fitness, crafts, and other activities.

The community meeting area is approximately centered between the eastern and western boundaries of the Property. The community area is located towards the southern portion of the Property due to the presence of specimen trees near a more central location. The preserved area around the specimen trees at this location will also be utilized as a natural undeveloped community space with recreational access, including picnic tables and a natural surface trail. The proposed developed community meeting area with pavilion and hard surface is located within an 800' walk of all dwellings, with the majority of homes located within one block. Sidewalks and crosswalks throughout the development, along with nearby parallel parking spaces provide easy access to the recreation area for all residents.

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

Comment: No retail, commercial, medical, or healthcare uses are proposed.

(5) Residents' Age

(A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.

Comment: A draft of the proposed age-restriction covenant is included with this application.

(6) Recreational Facilities

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

Comment: Drafts of applicable covenants guaranteeing the perpetual maintenance and utilization of proposed recreational facilities are included with this application.

3. §27-428. R-R Zone (Rural Residential)

(a) Purposes

(1) The Purposes of the R-R Zone are:

(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;

Comment: The Proposed Development will be designed in accordance with the low- to medium-density residential character of the surrounding area and complement the existing residential community.

(B) To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;

Comment: Single-family attached dwellings are proposed at a density of 4.75 dwelling units per acre. The proposed housing type and density are appropriate in the R-R Zone, pursuant to Special Exception approval.

(C) To encourage the preservation of trees and open spaces; and

Comment: As discussed, 45% of the Proposed Development is dedicated to open space, recreational facilities, woodland/environmental conservation area, stormwater management facilities, and social-oriented amenities.

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

Comment: The Proposed Development will prevent soil erosion and stream valley flooding through the preservation of existing wetlands, environmental site design, and 100-year stormwater attenuation on-site.

VII. CONFORMANCE WITH OTHER APPLICABLE REVIEW CRITERIA

A. Prince George's County Landscape Manual

This Application is subject to the standards and regulations provided by the Prince George's County Landscape Manual (the "**Landscape Manual**"). The Applicant is requesting Alternative Compliance for Landscape Manual Section 4.6 ("Buffering Development from Streets") and Section 4.10 ("Street Trees Along Private Streets") requirements for the Property, pursuant to Section 27-239.01 of the Prior Zoning Ordinance and Section 1.3 of the Landscape Manual. With approval of the requested Alternative Compliance, the Proposed Development will be designed in accordance with the requirements of the Prince George's County Landscape Manual.

B. Tree Canopy Coverage Ordinance

The Proposed Development – in combination with existing tree canopy on-site – provides more than the required 15% tree canopy coverage for the R-R Zone.

VIII. CONCLUSION

The Applicant respectfully requests the Planning Board grant approval of the subject application for the Proposed Development. Additionally, the Applicant respectfully requests that the Zoning Hearing Examiner subsequently approve the subject SE for the Proposed Development. As discussed throughout this Statement, the improvements proposed in this application satisfy the Zoning Ordinance's required findings for a Planned Retirement Community in the R-R Zone. Moreover, the plans, documents, and illustrative views submitted in conjunction with this Statement, demonstrate a high standard of architecture, well-detailed façade treatments, robust landscaping, and thoughtful site design that will complement the existing community while meeting a demand for age-appropriate senior housing for the County. The above analysis and submitted plans establish that the subject application satisfies the required findings that the Planning Board and Zoning Hearing Examiner must make in order to approve a SE application in accordance with the Zoning Ordinance.