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May 31, 2017

VIA HAND DELIVERY

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

**RE: The Woodlands at Reid Temple
Preliminary Plan of Subdivision (4-16034)**

Dear Ms. Chellis,

On behalf of Reid Temple Community Development Corporation ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a proposed Preliminary Plan of Subdivision for the property at Lot 2 of Kyle's Addition to Glenn Dale and Parcel 120 under Tax Map 036, Grid D3. The use proposed in this application is an Active Adult Community.

I. Site Location and Description:

The subject property is identified as Lands of Reid Temple AME Church (Parcel 120 under tax map/grid 036D3) and Lot 2 of Kyle's Addition to Glenn Dale. It consists of approximately 10.7544 acres or 469,663.92 sf in the R-18C and R-R Zones. The property is located at 11609 Facchina Place (Lot 2) and 11415 Old Prospect Hill Road (Parcel 120) in Glenn Dale, Maryland, 20769. Lot 2 is described in Plat Book NLP 111, Plat 16 in the Land Records of Prince Georges County. Parcel 120 is a deed parcel recorded under Liber 34947, Folio 224 of the Prince George's County Land Records and was never incorporated into a record plat. The site is located on the eastern side of Glenn Dale Boulevard (MD 193) approximately 170 feet north of its intersection with Daisy lane. The property is predominantly undeveloped and wooded. However, 0.06116 acres of the northeast portion of Lot 2, is located within the R-R Zone and developed with a single-family detached home and Parcel 120 contains an existing house, shed and garage. The property is surrounded by low to medium density residential uses in the R-R, R-E, and O-S zones

II. Surrounding Uses

The subject property is surrounded by the following uses:

- North:** Glenn Dale Golf Course in the O-S Zone
East: Single-family detached homes in the R-R Zone
South: Single-family detached homes in the R-R Zone / MD Route 193
West: Single-family detached homes in the R-E and R-R Zones / MD 193

III. Nature of Request

This Application proposes the development of an Active Adult Community with a total of 252 dwelling units including (48) 2-bedroom units and (204) 1-bedroom units. Development of this use requires the consolidation of Subject Parcel 120 and Lot 2 into proposed Parcel 1. This application is submitted pursuant to the applicable requirements of Division 2 of the Subdivision Ordinance regarding Preliminary Plans of Subdivision and in accordance with the required findings contained in Section 24-121 (Planning and Design Requirements) of the Subdivision Ordinance. This Preliminary Plan of Subdivision application will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements), 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required) of the County Subdivision Ordinance.

IV. Development Data Summary:

Zone	R-R/R-18C
Use(s)	Active Adult Community
Area within floodplain	0.0 acres
Gross Acreage	10.7544 acres
Street Dedications	820 square feet
Net Tract Area Acreage	10.7365 acres
Dwelling Units	252 dwelling units
Residential Density	23.4 d.u. per acre
Commercial Gross Floor Area	N/A - Commercial not proposed

V. Zoning and Development History:

The property is zoned R-18C and R-R. The 1993 Glenn Dale Seabrook Lanham and Vicinity Approved Master Plan recommended low density suburban land use for the area, and the Sectional Map Amendment rezoned 467-acres, which encompassed the entire property, from R-E to R-R per Council Resolution CR-80-1993.

In 2006, the East Glenn Dale Area Sector Plan and Sectional Map Amendment per CR-23-2006 rezoned the adjacent golf course to O-S and rezoned the subject property to R-18C, to provide for

retention of the golf course and the development of an active adult community. The 0.6116-acre parcel known as Part of Lot 2 retained the R-R zoning to accommodate the existing single family dwelling under a long-term lease.

Parcel 120 and Lot 2 were incorporated into Preliminary Plan of Subdivision 4-07025 for the Glenn Dale Golf Course Community which proposed to subdivide the property into three parcels and one lot. Two parcels were proposed for the construction of an active adult multifamily residential community, one parcel to contain the existing Glenn Dale Golf Course, and one lot for an existing single-family dwelling. Although approved by the Planning Board on May 15th, 2008, the Plan was never certified. As such, Preliminary Plan 4-07025 and its associated approvals were never implemented. This Preliminary Plan seeks to sever the subject property from the previously approved preliminary plan and the conditions related to its approval. The golf course continues to operate as it did prior to the preliminary plan and the property surrounding the golf course has changed ownership.

The proposed development of an Active Adult Community is permitted, pursuant to text amendment CB-29-2017 permitting apartment housing for elderly or handicapped families and assisted living without a special exception in the R-R and the R-18C zones under certain circumstances. At the April 19, 2017 Planning, Zoning and Economic Development Committee meeting, a motion was made by Council Member Franklin, seconded by Council Member Toles, that Council Bill CB-29-2017 be Favorably recommended with amendments to the County Council.

Part of Lot 2 is improved with a single-family detached house, built in 1983, on the portion of the property formerly held by Richard Kyle under a long-term leasehold. The Kyle property has since been purchased by the applicant, and the 99-year leasehold is null and void. Parcel 120 (4.2810 acres) and the Remainder of Lot 2 (5.8628 acres) are primarily wooded. Parcel 120 is improved with a single-family detached house, detached garage, and a shed. State Department of Assessment and Taxation records indicate that the structures were constructed in 1954.

VI. Relationship to County Plans and Policies:

General Plan:

This proposal is consistent with the vision, policies and strategies contained within the 2002 Prince George's County Approved General Plan and the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). The subject property in this application is in the Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George's 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George's 2035 designates the property within an established community within the Growth Boundary. The plan describes established communities as most appropriate for context sensitive infill and low- to medium-density development. The Detailed Site Plan that is being developed in association with the Preliminary Plan of Subdivision and will be designed in accordance with the

low-medium density residential character of the surrounding area and the Developing Tier in general.

Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment:

The subject property is located within the boundaries of the Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment pursuant to CR-23-2006. The proposed Active Adult Community is a major component of the Sector Plan's Development Pattern Element and is portrayed as a valuable resource for the East Glenn Dale Focus Area. As shown on Map 5 on Page 14 of the Sector Plan, the property is specifically recommended for use as an Active Adult Community. Additionally, the East Glenn Dale Sector Plan and Sectional Map Amendment rezoned Parcel 120 and the remainder of Lot 2 outside of the single family detached lot to the R-18C zone, to accommodate the development of an Active Adult Community (Page 49).

Subject Parcel 120 and Lot 2 also encompass a sizable portion of one of the Sector Plan's three focus areas, the area between Prospect Hill Road and Daisy Lane. The sector plan approval makes several specific recommendations for the development of this property (Pages 16-18). Although the application for the Active Adult Community will be separate from the adjoining golf course and departs from some of the Sector Plan's specific recommendations, the Sector Plan is overwhelmingly supportive of the proposed use and its interaction with Glenn Dale Golf Course.

1. The residential portion of the project shall be located solely within the "development pods" of the project—areas zoned R-18C, primarily located on the Kyle property and the interior of the Scheig property and adjacent golf course.

RESPONSE: The proposed development is entirely located on the Kyle property (Part of Lot 2) and lands surrounding it on existing Parcel 120 and Remainder of Lot 2 (formerly part of the Kyle property) and are zoned R-R and R-18C. The golf course and the Scheig Property to the northeast of the golf course, are not included as a part of this application.

2. The majority of residential units within the "development pods" shall be located within the Scheig/golf course pod, with a lesser concentration of units located on the Kyle property.

RESPONSE: The proposed development is entirely located on the Kyle property and lands surrounding it on existing Parcel 120 and Lot 2. The Scheig Property is not included as a part of this application.

3. Residential development shall be limited to a maximum of 390 dwelling units, all of which shall be "for sale," and none of which shall be rental units, for the project consisting of the Glenn Dale Golf Course, Kyle and Scheig properties. If additional, adjacent properties are included in the overall project, a maximum of 2.5 additional units per acre of additional development would be permitted (based on the amount of acreage added by the adjacent property), but solely within the "development pods."

RESPONSE: A total of 252 dwelling units are proposed as a part of this application. All units are

proposed for rental, and will provide a unique housing opportunity for a segment of the elderly population in Prince George's County that either cannot afford to, or prefer not to own a home. The project is located on lands formerly known as the Kyle Property. Part of Lot 2, The Kyle Property was not anticipated to be included in the active adult community at the time of the Sector Plan. This parcel adds approximately 0.612 acres to the southern active adult area envisioned in the sector plan.

4. The residential development may include a mix of housing types: (1) single-family attached, (2) townhouse, (3) duplex, (4) quadplex, or (5) multifamily condominiums, pursuant to the regulations of the R-18C Zone. In addition to the golf course, the active adult development should include amenities for the residents, including a multipurpose clubhouse and other recreational opportunities for the community where residents may recreate, relax, and meet with or entertain others. The active adult community may also include an additional facility for residents in an assisted living complex. The units of any such additional facility shall be included in, and shall not be in addition to, the 390-unit maximum permitted. No residential or other structure shall be more than four stories in height.

RESPONSE: Multifamily dwelling units are the only proposed unit type as a part of the Active Adult Community. The Active Adult Community will enjoy the proximity to the golf course and clubhouse, as well as community amenities of its own. Walking trails and gathering spaces, a fitness center, library and on-site services will provide a range of amenities and opportunities to enjoy indoor and outdoor activities. The proposed buildings are no more than four stories in height.

5. Pursuant to federal regulations, at least 80 percent of the dwelling units in the planned active adult community must be occupied by at least one person at least 55 years of age. Covenants setting forth the minimum age of the residents and the minimum occupancy percentage of such residents shall be submitted with the application and shall be filed in the land records at the time the subdivision plat is recorded. No change in the minimum age shall be permitted, unless both the covenants and the site plan have been amended.

RESPONSE: The proposed development is intended to meet this standard in accordance with federal regulations.

6. At the time of subdivision plan and plat approvals, protective covenants or no less binding conservation easements shall be recorded on the golf course portion of the development project to retain the open space character of the property in perpetuity (and in any event, for no less than 30 years from the date of recordation), while allowing the golf course owner/operator to improve and/or expand the golf course and banquet facilities on the property."

RESPONSE: This application does not include the Glenn Dale Golf Course property to the north of the subject site.

Specific goals of the Focus Area between Prospect Hill Road and Daisy and include:

- *“Land use that is compatible with high-quality, rural and estate residential development found in the existing community.”*

RESPONSE: The proposed development is designed in a manner that is compatible with the surrounding low-density residential uses.

- *“Land use that preserves open space, wooded parkland, recreational uses, trails, and the park-like character of local roads.”*

RESPONSE: The proposed Active Adult Community preserves an ample number of trees and open space, as demonstrated by the submitted Tree Conservation Plan (TCP1) and the enclosed Preliminary Plan. It is the Applicant’s intention to preserve the park-like character of the local roads by establishing vehicular access to Glenn Dale Boulevard.

- *“Land use that is consistent with the property owners’ legal rights to a fair return on their investment.”*

RESPONSE: The proposed land use is consistent with the master plan and represents a development that will provide the applicant with a fair return on their investment.

- *“Land use that maintains the quality of life in the Glenn Dale community.”*

RESPONSE: The development of the proposed Active Adult Community will enhance the quality of life in the Glenn Dale community by providing a housing opportunity that caters to the unique needs of the senior (over 55) community. The revenues generated by the development and ongoing operations of the Active Adult Community will also contribute to the economic productivity of the Glenn Dale community.

The Sector Plan also presents an overall policy it aims to apply to the focus area as well as strategies for its successful implementation:

“Policy: Support land uses that enhance and preserves the existing community character and provides active and passive recreational opportunities for the homeowners or the public.

Strategies

- *“Maintain and improve current uses, with attention to preservation of open spaces, archeological areas, heritage sites, and historic vistas.”*

RESPONSE: The proposed development preserves open space and views and vistas to the golf course and adjacent historic resources. The historic home, Prospect Hill (ID 70-025), is located on the Glenn Dale Golf Course adjoining Parcel 120 to the north. The proposed development is far removed from this structure and does not encroach upon any views of it. The proposed

development is not within the Approved Environmental Impact Setting or the Approved Impact Area for the historic home as delineated on Preliminary Plan of Subdivision 4-07025. Therefore, a historic work area permit, pursuant to Condition 5 of PGCPB Resolution No. 08-67, does not need to be obtained for the proposed development.

- *“Adjust zoning designation for all properties within this sector area via the sectional map amendment to be compatible with lot sizes except the areas proposed for an active adult community.”*

RESPONSE: The subject property and the adjacent golf course has retained the zoning designation it was given by the East Glenn Dale Sector Plan and Sectional Map Amendment in accordance with this strategy.

- *“An open space reservation to protect the existing Glenn Dale Golf Course shall be established except the small portion of the existing site proposed for an active adult community.”*

RESPONSE: The proposed development is within the portion of the site designated for the development of an active adult community. This application does not include the golf course, which is not under the ownership of the applicant.

2005 Approved Countywide Green Infrastructure Plan:

The subject property is not within the boundaries of the 2005 Approved Countywide Green Infrastructure Plan and does not contain any regulated environmental features. Therefore, this standard does not apply. No on-site wetlands or areas within the 100-year floodplain are impacted by the proposed development.

County's Ten Year Water and Sewerage Plan:

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

The 2008 Water and Sewer Plan requires only that: *“Proposed development shall be analyzed for consistency with The General Plan, master/sector plans and functional master plans as defined by Article 28 of the Maryland Annotated Code.”*

The subject property is within water and sewer categories W-4 and S-4 and the proposed development is planned to tie into the public water and sewer system. The proposed subdivision is consistent with the applicable recommendations in the 2006 Approved East Glenn Dale Sector Plan and Sectional Map Amendment as demonstrated above.

Woodland Conservation Ordinance:

The proposed Preliminary Plan of Subdivision is designed in accordance with the enclosed Type 1 Tree Conservation Plan. A review of the enclosed Tree Conservation Plan, Natural Resource Inventory (NRI-127-06) and Stormwater Concept Plans, show there are no environmentally sensitive areas on site. Although specimen trees will be preserved to the extent practicable, 22 of the 27 specimen trees found on site are to be removed due to safety concerns and to accommodate the proposed development in accordance with Section 25-119 of the County Code. A 1.75-acre Woodland Preservation Area exists in the northeast corner of the site, meeting the 15 percent woodland conservation threshold. Other woodland preservation areas that are not credited towards meeting this requirement are located along peripheral areas at the southern and western portions of the site.

2008 Public Safety Facilities Master Plan:

A review of the Approved March 2008 Public Safety Facilities Master Plan reveals that the proposed site is within the northern central portion of Police District II. The subject site has sufficient access to public facilities. The nearest fire/EMS station is .5 miles to the south of the property on Glenn Dale Boulevard and the site is within a 5-mile radius of the New Carrollton Police Station. The Public Safety Plan recommends one new police station in District II (Woodmore - Glenn Dale) and 3 other fire stations within relatively close proximity of the subject property, which will serve to improve public facility access.

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the site is adjacent to Arterial roadway, Glenn Dale Boulevard (Maryland Route 193) as designated by the 2009 Prince George's County Master Plan of Transportation. Adequate right-of-way consistent with master plan recommendations is currently in place along this roadway section. The applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, and driveways. Access, parking, and circulation patterns will be reviewed in accordance with sections 24-122 – 24-124 of the Subdivision Ordinance.

This request is in compliance with the required findings for Preliminary Plans of Subdivision, Text Amendment CB-27-2016, the Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment, and the applicable County plans and policies. Development on proposed Parcel 1 will be reviewed in accordance with 24-121 (Planning and Design Requirements) and 24-122 (Public Facilities Requirements) 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required).

VII. Relationship to Requirements of the Subdivision Ordinance:

Section 24-121 Planning and design requirements

As described below, the proposed project satisfies each of the requirements which govern the Planning Board's approval of Preliminary Plan applications listed in Sections 24-121:

(a) *The Planning Board shall require that proposed subdivisions conform to the following:*

- (1) *All lots shall be designed to be located wholly within the County and platted in conformance with all of the requirements of the Zoning Ordinance applicable to the subject property.*

RESPONSE: Proposed Parcel 1 is wholly within the County and will be platted in accordance with all applicable requirements.

- (2) *In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten Year Water and Sewerage Plan.*

RESPONSE: This standard is not applicable to The Woodlands at Reid Temple. The proposed Active Adult Community is located within an existing water and sewer service area, and is planned to tie into the nearby public water and sewer system.

- (3) *When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.*

RESPONSE: The proposed Active Adult Community is adjacent to Glenn Dale Boulevard, an arterial road. The development fronts to an interior service road, with access proposed via Glenn Dale Boulevard and Old Prospect Road to the west, and Facchina Place to the east. All points of intersection are well over 200 feet from the intersection with any other street. The proposed development is compliant with this standard.

- (4) *Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.*

RESPONSE: The proposed subdivision will consolidate Parcel 120, Part of Parcel 2 and Remainder of Parcel 2 into one parcel, Parcel 1. The plan does not propose individual residential

lots, but rather multifamily buildings arranged on one parcel. Screening and protection from traffic nuisances will be provided by landscape buffers in accordance with the Landscape Manual.

- (5) *The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning.*

RESPONSE: The Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment Sector Plan specifically recommends the property for use as an Active Adult Community (See sector plan Map 5, page 14). The East Glenn Dale Sector Plan and Sectional Map Amendment placed Parcel 120 and a portion of Lot 2 in the R-18C zone in order to accommodate the development of an Active Adult Community (Page 49). The Kyle Property at the time was not included in the anticipated development, and as such was not rezoned along with the remainder of Lot 2 and Parcel 120. However since that time, ownership of the two parcels as well as the Kyle Property has passed to Reid Temple AME Church, Inc. and the Applicant seeks to include all three parcels in the subdivision.

The golf course continues to operate under private ownership, and the Active Adult Community will enjoy the proximity to the golf course, as well as community amenities of its own. Walking trails and gathering spaces, fitness center, library and on-site services will provide a range of amenities and opportunities to enjoy indoor and outdoor activities.

The subject property encompasses a significant portion of one of the Sector Plan's three focus areas, the area between Prospect Hill Road and Daisy Lane and the sector plan approval makes a number of specific recommendations for the development of this property (Pages 16-18). Although the application for Active Adult Community will be separate from the adjoining golf course and departs from some of the Sector Plan's specific recommendations, the Sector Plan is overwhelmingly supportive of the proposed use and its interaction with Glenn Dale Golf Course.

- (6) *When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.*

RESPONSE: This section is not applicable. No land associated with The Woodlands at Reid Temple has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in reservation, pursuant to Division 7 of the Zoning Subtitle.

- (7) *Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.*

RESPONSE: The Preliminary Plan of Subdivision 4-16034 does not propose the creation of any outlots.

- (8) *Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.*

RESPONSE: Compliant truncations exist or will be provided at the time of future dedication. The proposed plan is designed to meet or exceed County and State standards.

- (9) *Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board.*

RESPONSE: The subject site does not contain blocks greater than 750 feet long. Therefore, this standard does not apply.

- (10) *Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.*

RESPONSE: The site is suitable for development and has access to existing utility and vehicular infrastructure. The site consistently slopes from elevation 191-feet to 170-feet from west to east and no excessive grading of hilltops will occur. An efficient circulation pattern provides for connectivity within the development and to the surrounding streets and neighborhoods. All proposed internal drive aisles are necessary to provide adequate internal circulation, emergency access and property access on site.

- (11) *Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.*

RESPONSE: The proposed Active Adult Community preserves an ample number of trees and open space, as demonstrated by the enclosed Tree Conservation Plan and Preliminary Plan of Subdivision. A Type 1 Tree Conservation Plan has been prepared in accordance with the Woodland Conservation Ordinance. As indicated on the enclosed Tree Conservation Plans, Natural Resource Inventory and Stormwater Concept Plans, there are no environmentally sensitive areas on site. Where possible, specimen trees will be saved, however, 22 of the 27 specimen trees found on site are to be removed due to safety concerns and to accommodate the proposed development in accordance with Section 25-119 of the County Code. A 1.75 acre Woodland Preservation Area will be provided in the northeast corner of the site, meeting the 15 percent woodland conservation threshold. Other woodland preservation areas that are not credited towards meeting this requirement are located along peripheral areas at the southern and western portions of the site.

- (12) *Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:*

- (A) *The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots.*

(B) *The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.*

(B) *The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels.*

RESPONSE: This standard is not applicable to the Woodlands at Reid Temple. No lot size averaging is proposed.

(13) *Generally, lots, except at corners, should have access to only one (1) street.*

RESPONSE: Access to proposed Parcel 1 is proposed via Glenn Dale Boulevard, Old Prospect Hill Road and Facchina Place. There are no lots proposed as a part of this application.

(14) *If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign.*

RESPONSE: All of the proposed signs will be maintained by the property owner or the property management company upon development of the site.

(15) *The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.*

RESPONSE: A stormwater management concept plan has been submitted to the Department of Permitting, Inspections and Enforcement for review.

(16) *Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25.*

RESPONSE: The proposed development will be designed and platted in accordance with the Tree Conservation Plan (TCP1) submitted with this application, pursuant to Subtitle 25 of the County Code.

(17) *Historic resources should be preserved.*

AND

(18) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate."

RESPONSE: There are no historic resources or archaeological sites on the subject property. The nearby historic home, Prospect Hill (Historic Site No.70-25), is located on the Glenn Dale Golf Course adjoining Parcel 120 to the north. The proposed development is far removed from this structure and does not encroach upon any views of it. The proposed development is not within the Approved Environmental Impact Setting or the Approved Impact Area for the historic home as delineated on Preliminary Plan of Subdivision 4-07025. Therefore, a historic work area permit, pursuant to Condition 5 of PGCPB Resolution No. 08-67, will not be required for the proposed development.

(19) Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.

RESPONSE: No condominium townhouses are proposed in this development; therefore, this standard does not apply.

Sec. 24-122.01. - Adequacy of public facilities.

(a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

RESPONSE: The property meets the requirements for adequacy of public facilities. The property is in water/sewer category W-4, S-4, and is planned to tie into the public water and sewer lines within Facchina Place and Old Prospect Hill Road. The property is within Tier 1 of the Sustainable Growth Act, which designates lots to be served by public sewer. The nearest fire/EMS station is 0.5 miles to the south of the property on Glenn Dale Boulevard and the site is within a 5-mile radius of the New Carrollton Police Station. A transportation study demonstrating adequacy of public roadways and transportation is included with this submission.

A memorandum presenting transportation data and analysis that demonstrates adequacy of public roadway is included in this submission. The memorandum documents that a detailed Scoping Agreement was reached with the M-NCPPC Transportation Planning Section staff, fully in accordance with the County's "Guidelines for the Analysis of Development Proposals". The

"agreement" confirmed that, due to the nature of the proposed use, the projected vehicle trips will fall well below the threshold requirement for a detailed traffic study. However, the memorandum provided traffic volume data and analyses showing that existing roadway capacity and levels of service are currently well within the planning standards for the area in which the property is located. The site is also served by transit and bicycle facilities that will support multi-modal travel demands. The site will have direct access to a major State arterial facility, and thus there will not be appreciable adverse impacts on local streets and roadways.

DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

(B) Section 24-123. General requirements.

(a) The Planning Board shall require that preliminary plan conform to the following:

- (1) The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when reserved or dedicated, shown on the final plat.*

RESPONSE: Existing rights-of-way of all adjoining roads are shown on Proposed Preliminary Plan 4-16034. Dedication (820 square feet) to Old Prospect Hill is proposed as a part of this Preliminary Plan of Subdivision.

- (5) Arterial highways shall have a minimum right-of-way width of one hundred and twenty (120) feet; collector streets, a minimum right-of-way width of eighty (80) feet; and parkways, such right-of-way width as may be designated by the Planning Board. The width of secondary subdivision streets shall be not less than fifty (50) feet and the width of primary subdivision streets not less than sixty (60) feet.*

RESPONSE: The site is located on the eastern side of Glenn Dale Boulevard (MD 193) approximately 170 feet north of its intersection with Daisy lane. Glenn Dale Boulevard is identified as a 2009 Master Plan of Transportation as an Arterial roadway and satisfies the 120-foot minimum width required for arterial highways.

- (6) Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.*

RESPONSE: A bicycle lane along Glenn Dale Boulevard will be developed along Glenn Dale Road per the State Highway Administration standards. Internally, the preliminary plan shows an interconnected network of 5 foot wide sidewalks along all proposed drive aisles. Additionally, lead walks provide access to the front door of each residential building and the community Center.

(C) Section 24-124. Adequate roads required.

(a) Before any preliminary plan may be approved, the Planning Board shall find that:

- (1) There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing and implementation program as defined in Section 27-107.01(186.1);*

RESPONSE: In response the Applicant's "Pre-Submittal Checklist" the Transportation Planning Section staff confirmed that, due to the nature of the proposed use, the projected peak hour vehicle trips from the site will fall well below the threshold requirement for a detailed traffic study. The Applicant also submitted a memorandum presenting transportation data and analysis demonstrating that existing roadway capacity and levels of service are currently well within the planning standards for the area in which the property is located. The development will have direct access to a major State arterial facility, and thus there will not be appreciable adverse impacts on local streets and roadways. The site is also served by transit and bicycle facilities that will support potential multi-model travel demands from the site.

Section 24-124.01 Adequate Public Pedestrian and Bikeway Facilities Required in County Centers and Corridors.

Section 24-124.01 provides for the Adequate Public Pedestrian and Bikeway Facilities in designated County Centers and Corridors. The property does not lie within a General Plan Center or Corridor. Therefore, it is not subject to the provisions of 24-124.01.

Section 24-130 Stream, wetland, and water quality protection and stormwater management

- (a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.*

RESPONSE: Streams and wetlands do not exist on the property or within its vicinity. Stormwater management measures proposed provide for managing runoff and preserving and enhancing water quality and environmental quality.

(b) The Planning Board shall require that proposed subdivisions conform to the following:

- (1) The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.*

- (2) *The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.*
- (3) *The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.*

RESPONSE: A Site Development (Stormwater Management) Concept Plan was submitted for the proposed development on March 31, 2017. The subject property will be developed in accordance with the approved Site Development (Stormwater Management) Concept Plan upon its approval.

- (4) *Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.*

RESPONSE: The property lies within the Patuxent River watershed. This development proposal is in conformance with the 2010 Prince George's County Water Resources Functional Master Plan goals and recommendations for the Patuxent River through the preservation of a forest and through the implementation of stormwater management environmental site design (ESD) techniques. The project proposes development of a site in the County Developing Tier and is not in close proximity with regulated environmental features. ESD techniques are designed to reduce runoff to pre-development levels, thus restoring habitat and water quality of nearby streams.

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

RESPONSE: Regulated environmental features do not exist on the subject site. The applicant meets required forest conservation and afforestation/reforestation requirements in accordance with the Environmental Technical Manual established by Subtitle 25. A 1.75 acre Woodland Preservation Area exists in the northeast corner of the site, meeting the 15 percent woodland conservation threshold. Other woodland preservation areas that are not credited towards meeting this requirement are located along peripheral areas at the southern and western portions of the site. The applicant is submitting a variance request for the removal of 22 of the 27 specimen trees found on site in accordance with Section 25-119(d) of the Woodland Conservation Ordinance due to safety concerns and to accommodate the proposed development.

- (c) *The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.*

RESPONSE: The proposed development will comply with this standard at the time of final plat.

VIII. Conclusion:

The Applicant submits that this Preliminary Plan request for the development of the proposed Active Adult Community satisfies all relevant criteria set forth in the Subdivision Ordinance. This request complies with the required findings for Preliminary Plans of Subdivision, the Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment, and the applicable County plans and policies. Development proposed will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements) 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required). As such, the Applicant respectfully requests that the instant Preliminary Plan be approved.

Please call me if additional information is required.

Sincerely,



Arthur J. Horne, Jr.

cc: Harold Johnson

AJH/fms

GENERAL NOTES

1. PL Lot 2 Kyle's Addition to Glenn Dale (L 22165 F 655), Remainder Lot 2 Kyle's Addition to Glenn Dale (L 34947 F 227) NLP 111 Pg. 16, and Tax Parcel 120 (L 54947 F 227).
2. Tax Map 36, Grd D3 and D4.
3. WSSC Grd: 209ME10
4. The purpose of this Preliminary Plan of Subdivision is for the development of an Active Adult Community.
5. Prior approvals: 4-07025
6. Total Acreage: 468.505 sf or 10.7554 ac. Net Acreage: 467.685 sf or 10.7365 ac.
7. Net Developable Area outside of PMA: 468.505 sf or 10.7554 ac.
8. Acreage of Regulated Environmental Features: 0 Acres
9. Acreage of road dedication: 820 sf
10. Existing Zoning: R-18C and R-R
Existing use: Vacant wooded parcel / Single-family detached home
11. Proposed use of the property: Active Adult Community
12. Breakdown of proposed dwelling unit by type:
Senior Housing - Multifamily
3-bedroom units 0 units
2-bedroom units 48 units
1-bedroom units 204 units
Total: 252 units
13. Proposed Density: 23.43 du/ac.
14. Per GB-23-2017, Regulations concerning the net lot area, lot coverage and green area, lotwidth frontage, yards, building height, distance between unattached townhouses, density, accessory buildings and other requirements of the R-18C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan.
15. The property is located in Sustainable Growth Act Tier 1.
16. This property is not located within the Military Installation Overlay Zone (MIOZ).
17. The subject site is not within a General Plan Center or Corridor.
18. Stormwater Concept Number: 14624-2017
19. Existing water and sewer designation: W-4/S-4, proposed water and sewer designation: W-3/S-3
20. The subject property is not within any Aviation Policy Areas.
21. There are no cemeteries on or contiguous to the property.
22. Historic Structure, Prospect Hill (ID 70-025) is located on adjoining Parcel 121 to the north. There are no other historic resources in the property's vicinity.
23. For Type 1 Tree Conservation Plan, see BDAI dwg. 54.002Z.
24. The subject property is not located within the Chesapeake Bay Critical Area.
25. Wetland Conditions are not present on the subject property.
26. Streams are not present on the subject property.
27. The property is not in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation or any land trust or organization.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY BOUNDARY
- EXISTING 10 FT. CONTOUR
- EXISTING 2 FT. CONTOUR
- EXISTING TREELINE
- EXISTING FENCE
- CENTERLINE OF EXISTING ROAD
- ZONING LINE
- IRON PIPE FOUND
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING GAS
- PROP. WATER
- PROP. SEWER
- PROP. STORM DRAIN
- EXISTING TREE



THE BLACK FOX CREATING A NEW COMMUNITY ON LAND CONTIGUOUS TO THE SITE BY THE SHERRILL TRUST, INC. (L 22165 F 655) BY THE SHERRILL TRUST, INC. (L 34947 F 227) BY THE SHERRILL TRUST, INC. (L 54947 F 227)	PROJECT NAME: THE WOODLANDS AT REID TEMPLE PROJECT NUMBER: 4-16034 DATE: 4-16034 BY: [Signature]
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4-16034
PRELIMINARY PLAN OF SUBDIVISION
FOR
PARCEL 1

THE WOODLANDS AT REID TEMPLE

BEING A RESUBDIVISION OF PART OF LOT 2 (KB KYLE LAND, LLC)
AND REMAINDER OF LOT 2, KYLE'S ADDITION TO GLENN DALE AND TAX PARCEL 120
BOWIE DISTRICT No. 14
PRINCE GEORGES COUNTY, MARYLAND



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
DIVISION OF PLANNING AND ZONING

APPLICANT
REID TEMPLE COMMUNITY DEVELOPMENT CORPORATION
1160 GLENN DALE BOULEVARD
GLENN DALE, MARYLAND 20765
ATTN: HAROLD W. JOHNSON II
443-352-4488

OWNER
REID TEMPLE AME CHURCH, INC.
1160 GLENN DALE BOULEVARD
GLENN DALE, MARYLAND 20765
ATTN: HAROLD W. JOHNSON II
443-352-4488

1160 GLENN DALE BOULEVARD, SUITE 200
MICHELLVILLE, MARYLAND 20765
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
PCN: [Blank] | SCALE: 1" = 500' | DATE: 1-1-2017
BY: [Signature] | REVISIONS: 3.001-2
DATE: DECEMBER 2016

36