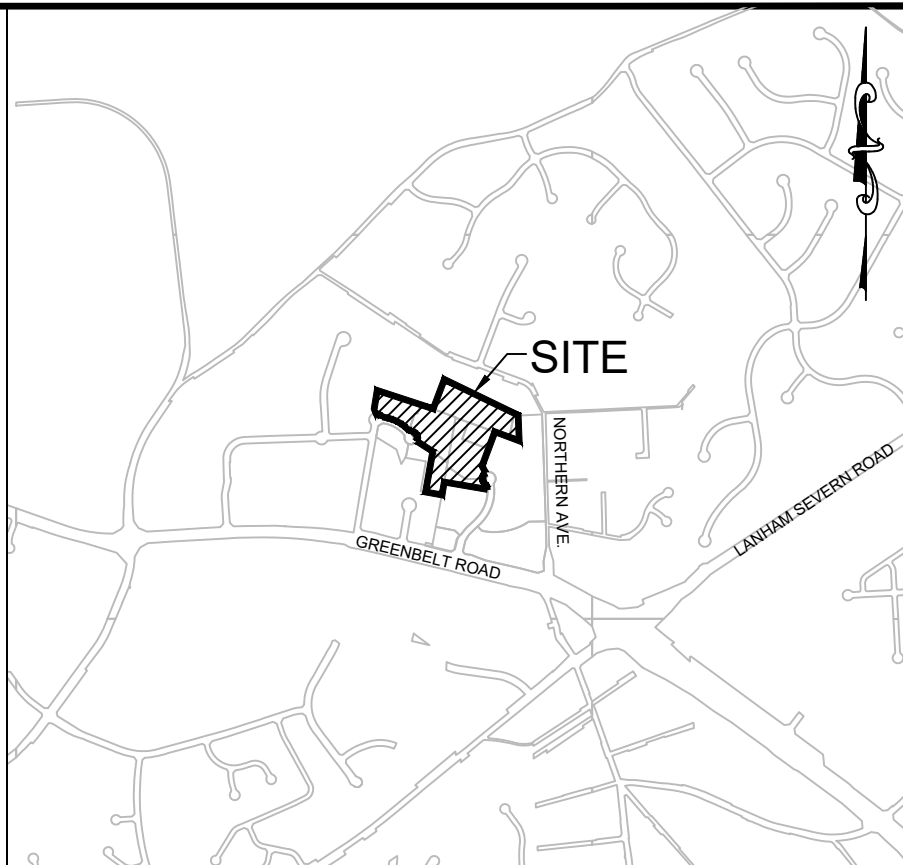


# PRELIMINARY PLAN OF SUBDIVISION 4-18012

## GLENN DALE COMMONS PHASE 2

14th ELECTION DISTRICT - BOWIE  
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP  
1" = 200'

LEGEND:	
	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. BLDG
	EX. SIDEWALK
	EX. PARKING STRIPING
	EX. 10' CONTOUR LINE
	EX. 2' CONTOUR LINE
	EX. TREES
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. WETLAND
	EX. WETLAND BUFFER
	EX. STREAM BUFFER
	EX. STREAM
	EX. FLOODPLAIN BOUNDARY
	EX. PRIMARY MGMT AREA
	EX. PMA / FLOODPLAIN
	EX. PMA / STREAM BUFFER
	EX. PMA / WETLAND BUFFER
	EX. FLOODPLAIN BRL
	STREAM
	EX. UNMITIGATED 65 DB LINE
	PR. R.O.W.
	PR. LOT LINE
	PR. BLDG
	PR. SIDEWALK
	PR. PARKING STRIPING
	PR. FACE OF CURB
	PR. BACK OF CURB
	PR. ROAD PAVEMENT
	STEEP SLOPES (15% & GREATER)
	PR. SEWER
	PR. WATER
	PR. STORM DRAIN
	PR. PUE
	PR. EASEMENT
	EX. ESMT
	REQUIRED LOT DEPTH
	WETLAND

X SPECIMEN TREE TO BE REMOVED

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-18012

TOP 1-003-02-05

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

THIS BLOCK IS FOR OFFICIAL USE ONLY

QTR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: GLENN DALE COMMONS - PHASE 2

PROJECT NUMBER: 4-18012

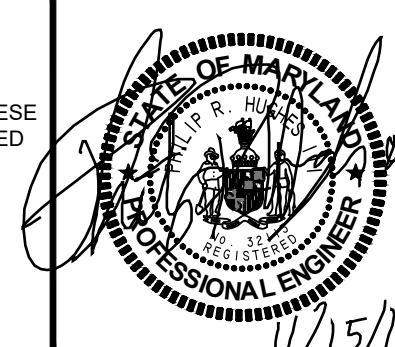
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Register.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 32113

EXPIRATION DATE: 9/15/19

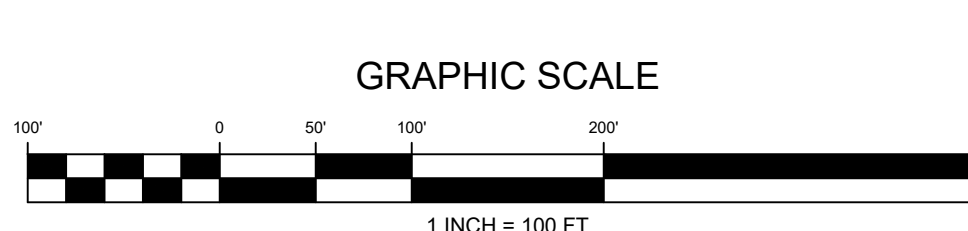
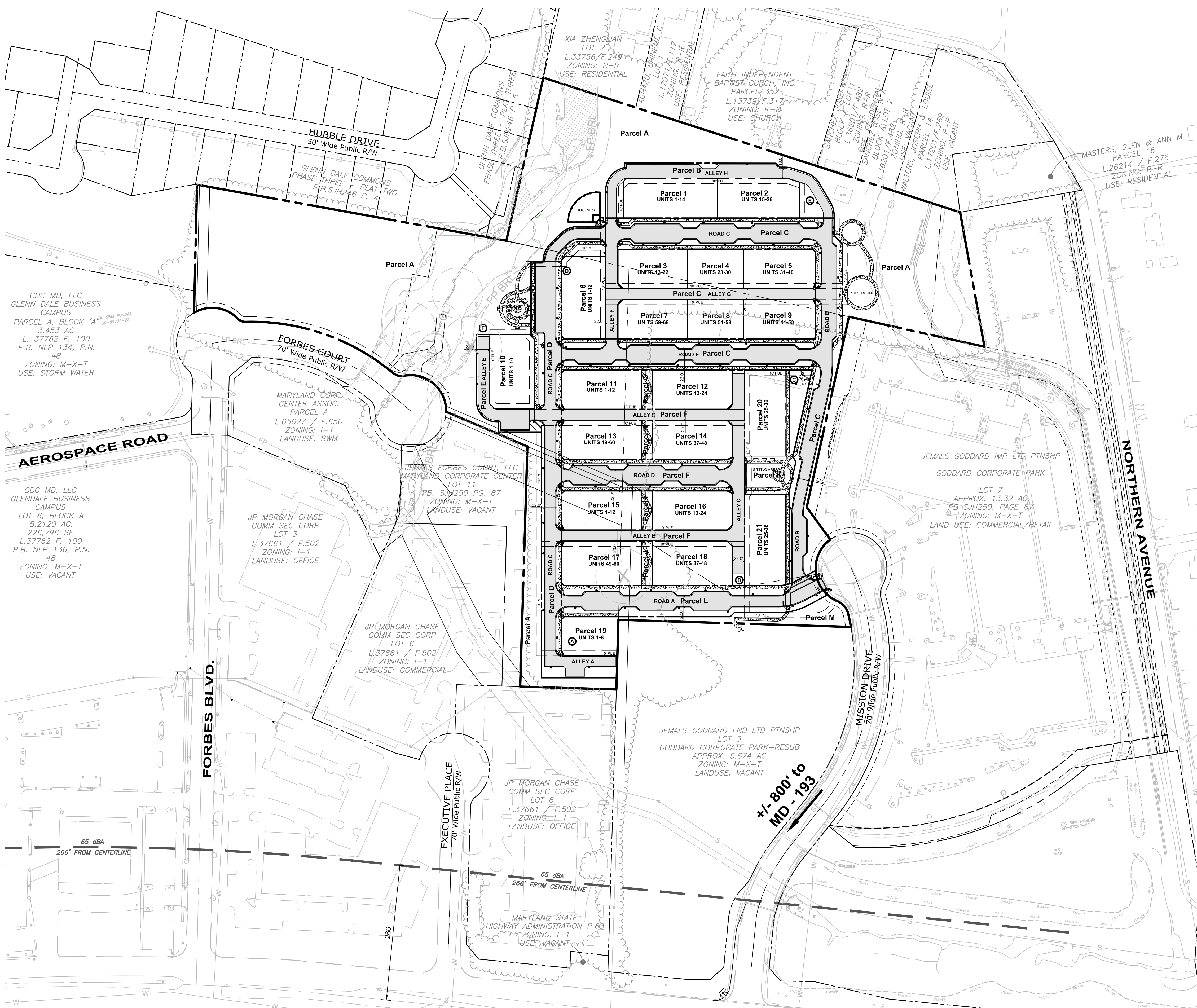
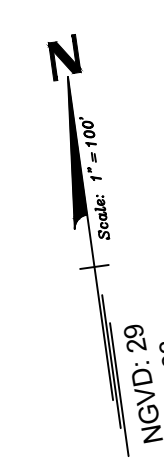


SCALE: 1" = 100'

JOB NO. 0750G

DATE: 9/2018

SHEET No. 1 OF 2



FORBES BLVD.

MD-193 GREENBELT ROAD  
A-16. PUBLIC RIGHT OF WAY VARIES

SHEET INDEX	
Sheet Number	Sheet Title
1	Cover Sheet
2	Preliminary Plan

GENERAL NOTES	
1 The subject property consists of the following	Parcel 13, Liber 13960 Folio 540; Parcel 116, Liber 13960 Folio 540; Lot 6, Goddard Corporate Park (P.B. SJH244, Plat No. 74); Lot 8, Goddard Corporate Park (P.B. SJH250, Plat No. 87); Lot 4, Maryland Corporate Center (P.B. NLP151, Plat No. 29); Lot 10, Maryland Corporate Center (P.B. SJH250, Plat No. 86)
2 The subject property is located on Tax Map, grid	Tax Map 36, Grid A1 and B1
3 The subject property is located on WSSC 200 Sheet	210NE09
4 The subdivision proposes:	Subdivision proposes the creation of parcels for Condominium use, and creation of private roads and alleys.
5 The prior approvals are as listed:	CSP-06001, CSP-06001-01, CSP-06001-02, 4-92011, 4-94002, 4-06123, A-10038
6 The Preliminary Plan of Subdivision is proposed for:	20.08 Total Acres
7 Net developable area outside the PMA:	M-X-T, Mixed Use - Transportation Oriented
8 Acreage of Environmental Regulated Features:	Existing - 18.07 Acres, Proposed - 18.07 Acres
9 Acreage of 100-year floodplain:	Existing Floodplain - 1.88 Acres, Proposed - 1.88 Acres
10 All proposed roads are:	Private
11 Acreage of private/public roads:	5.88 Acres
12 The existing zoning/use is:	M-X-T, Mixed Use - Transportation Oriented
13 The proposed use of this property is:	Residential (Dwelling, Two-Family)
14 The proposed number of dwelling units for this subdivision is:	232 Units
15 This consists of:	232 Dwelling, Two-Family Units
16 The subject property proposes a Floor Area Ratio (FAR) of:	0.64 GFA (232 units x 2410 SF GFA)/874,604 SF site area
17 Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130)	*This project if being developed under the Optional Method at a 1.4 Floor Area Ratio Density (0.4 Base = 1.0 Residential)
18 Minimum Lot Width at Front Building Line and Front Street Line:	Front Building Line: XX ft
19 Sustainable Growth Tier	Front Street Line: XX ft
20 Military Installation Overlay Zone:	YES, Tier 1
21 Center Corridor Location:	NO
22 Existing and proposed Gross Floor Area:	YES - UNIVERSITY BLVD
23 Stormwater Management Concept number and approval date:	Proposed Gross Floor Area 559,120 SF
24 Water/Sewer Category Designation:	#6447-2016-01 Approval Date 08/07/2018
25 Aviation Policy Area:	Existing W-3/S-3, Proposed W-3/S-3
26 Does not fall under and Aviation Policy Area (APA)	Does not fall under and Aviation Policy Area (APA)
27 Mandatory park dedication requirement:	Mandatory Park dedication requirement is being met by private on-site recreation facilities
28 Cemeteries on or contiguous to the property:	NO
29 Historic sites in or in the vicinity of the property:	NO
30 Type One Conservation Plan:	1-003-02-05
31 Within Chesapeake Critical Bay Area (CBCA):	NO
32 Wetlands:	YES. There are 11,584 sf (0.27 Acres) of existing wetland on the subject property. Wetland information on this plan is from a study prepared by Rodgers Consulting in a study dated June, 2018.
33 Streams:	YES. There is one stream on the subject property. Stream information on this plan is from a study prepared by Rodgers Consulting in a study dated June, 2018.
34 NRI:	The Natural Resource Inventory Plan (NRI-076-06-01) was previously approved on August 27, 2015 and is included in this submittal
35 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	NO
36 The subject property proposes Public Utility Easements (P.U.E.'s):	10 foot P.U.E.'s
37 The boundary survey was prepared by:	Rodgers Consulting
38 Applicant:	Jemals Greentec Land LLC is the applicant for the subject property
39 The 65dBA falls within the limits of this application	NO, the 65dBA contour shown is from MNCPPC data and is 255' from the centerline of MD-193
40 The topography information if from:	The topography shown on this plan heron from aerial topography survey, March 2006, additional topography from Prince George's County GIS, and existing available land records and field data compiled by Dewberry Consultants, LLC, July 2015.

DEVELOPMENT STANDARDS IN ACCORDANCE WITH CSP-06001-02	
LOT SIZE	N/A
MINIMUM WIDTH AT FRONT STREET R-O-W	N/A
MINIMUM FRONTAGE ON CUL-DE-SAC	N/A
MAXIMUM LOT COVERAGE	N/A
MINIMUM FRONT SETBACK FROM R-O-W	N/A
MINIMUM SIDE SETBACK	NONE
MINIMUM REAR SETBACK	NONE
MINIMUM CORNER SETBACK TO SIDE STREET R-O-W	N/A
MINIMUM RESIDENTIAL BUILDING HEIGHT	60 FEET
MINIMUM GREEN AREA	N/A
FOOTNOTE: MODIFICATIONS TO ANY OF THE STANDARDS MAY BE PERMITTED ON A CASE-BY-CASE BASIS BY THE PLANNING BOARD AT THE TIME OF DETAILED SITE PLAN IF CIRCUMSTANCES WARRANT.	

PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
1	14,378	0.33	TFA	N/A
2	12,426	0.29	TFA	N/A
3	10,461	0.24	TFA	N/A
4	8,547	0.20	TFA	N/A
5	10,806	0.25	TFA	N/A
6	13,948	0.32	TFA	N/A
7	10,461	0.24	TFA	N/A
8	8,547	0.20	TFA	N/A
9	10,814	0.25	TFA	N/A
10	12,752	0.29	TFA	N/A
11	12,069	0.28	TFA	N/A
12	12,061	0.28	TFA	N/A
13	12,069	0.28	TFA	N/A
14	12,037	0.28	TFA	N/A
15	12,069	0.28	TFA	N/A
16	12,037	0.28	TFA	N/A
17	13,641	0.31	TFA	N/A
18	13,635	0.31	TFA	N/A
19	8,470	0.19	TFA	N/A
20	13,689	0.31	TFA	N/A
21	14,492	0.33	TFA	N/A
A	339,915	7.80	OPENSACE	HOA
B	17,690	0.41	PRIVATE ALLEY	HOA
C	105,427	2.42	PRIVATE ROADS	HOA
D	49,089	1.13	PRIVATE ROADS	HOA
E	8,040	0.18	PRIVATE ALLEY	HOA
F	45,859	1.05	PRIVATE ROADS	HOA
G	1,602	0.04	OPENSACE	HOA
H	1,602	0.04	OPEN SPACE	HOA
I	1,602	0.04	OPEN SPACE	HOA
J	1,810	0.04	OPEN SPACE	HOA
K	12,617	0.29	OPEN SPACE	HOA
L	30,133	0.69	PRIVATE ROADS	HOA
M	9,807	0.23	OPEN SPACE	HOA
	874,602*	20.08	TOTAL SITE AREA	

\*Difference in total site area square footage is due to rounding

PROPERTY OWNER LIST:

Parcel 13 - Jemals Greentec Land LLC

Parcel 116 - Jemals Greentec Land LLC

Lot 6, Goddard Corporate Park - Jemals Goddard LND LTD Partnership

Lot 8, Goddard Corporate Park - Jemals Goddard LND LTD Partnership

Lot 4, Maryland Corporate Center - Jemals Forbes Court LLC

Lot 10, Maryland Corporate Center - Jemals Forbes Court LLC

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Applicant:

**Jemals Greentec Land LLC**

702 H ST NW

SUITE 400

WASHINGTON DC 20001-3874

**GLENN DALE COMMONS**

**PHASE 2**

TAX MAP 36 GRIDS A1 & B1

200 FOOT MAP 210NE09

ELECTION DISTRICT No. 14

BOWIE, PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS CONSULTING**

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774

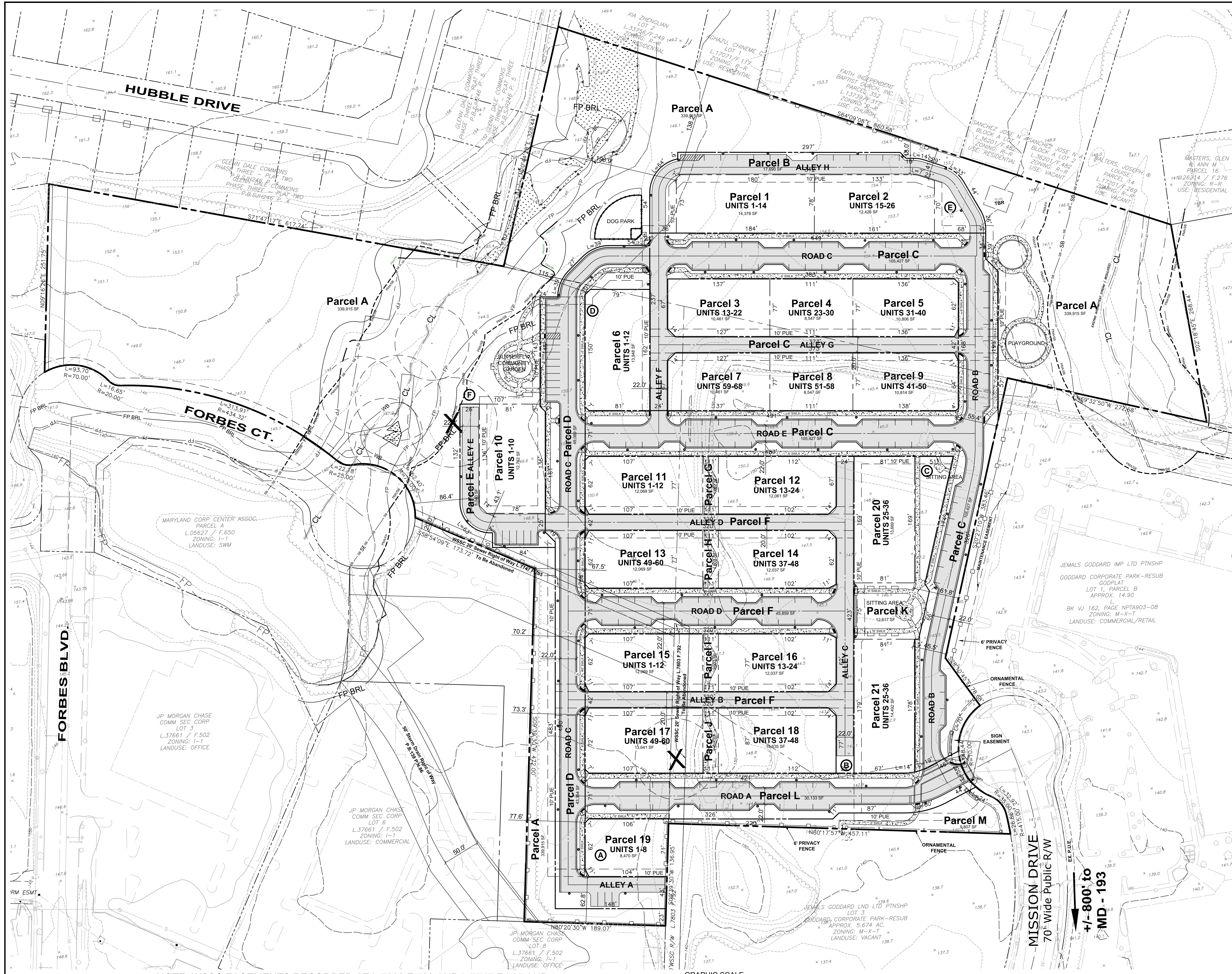
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY		DATE
BASE DATA	CADD	
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

**COVER SHEET**

**4-18012**





- LEGEND:**
- EX. BOUNDARY LINE
  - EX. LOT LINE
  - EX. BLDG
  - EX. SIDEWALK
  - EX. PARKING STRIPING
  - EX. 10' CONTOUR LINE
  - EX. 2' CONTOUR LINE
  - EX. TREES
  - EX. WATER
  - EX. SEWER
  - EX. STORM DRAIN
  - EX. WETLAND
  - EX. WETLAND BUFFER
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  - EX. PMA / FLOODPLAIN
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  - EX. ESMT
  - REQUIRED LOT DEPTH
  - WETLAND
  - SPECIMEN TREE TO BE REMOVED

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-18012

TOP 1-003-02-05

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

THIS BLOCK IS FOR  
OFFICIAL USE ONLY  
GPR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, its designee  
or the District Council.

**M-NCPPC  
APPROVAL**

PROJECT NAME: GLENN DALE COMMONS - PHASE 2

PROJECT NUMBER: 4-18012

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

PROFESSIONAL  
CERTIFICATION

I HEREBY CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED  
OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE  
STATE OF MARYLAND.

LICENSE NO. 32113  
EXPIRATION DATE: 9/15/19



NOTE: PROPOSED UTILITIES SHOWN ARE FOR  
INFORMATIONAL PURPOSES AND ARE SUBJECT TO  
CHANGE AT FINAL ENGINEERING.

NOTE: WSSC EASEMENTS RECORDED AT L.7803 F.792 AND L.7747 F.705 AND  
SHOWN HEREON ARE TO BE ABANDONED. ABANDONMENT APPLICATION  
FILED WITH WSSC 7/23/2018

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner / Applicant:

Jemals Greentec Land LLC  
702 H ST NW  
SUITE 400  
WASHINGTON DC 20001-3874

## GLENN DALE COMMONS PHASE 2

TAX MAP 36 GRIDS A1 & B1  
200 FOOT MAP 210NE09  
ELECTION DISTRICT No. 14  
BOWIE, PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS  
CONSULTING**

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774  
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	CADD	
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

## PRELIMINARY PLAN OF SUBDIVISION 4-18012

SCALE: 1" = 50'
JOB No. 0750G
DATE: 9/2018
SHEET No. 2 of 2



**CSP#06001/02**

**TCP1-XXX-XXXX**

## **Statement of Justification**

**Glenn Dale Commons, Phase II M-X-T**

**Variance: Removal of Specimen Trees**

**August 29, 2018**

### **INTRODUCTION**

The site, located at property 7550 Mission Drive in Glenn Dale, Prince George's County is a mixed-use development consisting of approximately 65–70 single-family detached dwelling units; 150–200 townhouse dwelling units; 50–100 two-family (two-over-two) condominiums; 200–300 multifamily dwelling units; approximately 214,969 square feet of existing commercial/office space to remain; and 50,000 square feet of commercial/retail space. Phase II of the Glenn Dale Commons project covers approximately 34.68+/- acres. The trees reviewed for this variance are located within this Phase II tract. The Property is envisioned as extension of active and proposed Glenn Dale Commons Project that extends to the upper reaches of Northern Avenue and Aerospace Road equaling 74.50+/- acres around the Phase II tract.

The Property has a fairly consistent grade gradually sloping toward the south eastern quadrant of the site. The property is primarily early to mid-successional woodland comprised of deciduous and conifer trees including pines, sweetgums, black gum and red maples. Forest stand characteristics within the Property were identified to have low to high Retention Potential with forest structure ranging from moderate to excellent within the observed stands. 1.14 acres of Primary Management Areas (PMA) was identified within Forest Stand 2 where a regulated perennial stream was observed and noted on the submitted NRI.

Six specimen trees were observed and identified to be within or 100 feet beyond the properties boundary of Parcels 4, 5, and 9. Of the six identified, we found an opportunity to preserve four specimens (84% of total specimen trees).

The proposed development will follow the vision of the approved in the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan*. The vision for this Property is a well-designed, transit

supported, commercial and residential mixed-use community accenting the Greenbelt Road/  
Glenn Dale Blvd. corridor.

The Applicant's proposal for the Property includes removing the invasive species, declining and or damaged specimen trees, and development of approximately 65–70 single-family detached dwelling units; 150–200 townhouse dwelling units; 50–100 two-family (two-over-two) condominiums; 200–300 multifamily dwelling units; approximately 214,969 square feet of existing commercial/office space to remain; and 50,000 square feet of commercial/retail space.

To achieve and promote the vision of the aforementioned approved sector and general plans, removal of two (2) specimen trees is required for Glenn Dale Commons. The removal of these trees requires a variance from Section 25-122(g) of Subtitle 25 of the Prince George's County Code which requires these trees be preserved. Justification for the variance request is provided below.

#### **REQUIRED FINDINGS FOR SPECIMEN TREE VARIANCES**

The observed specimen trees located for our Property are shown on the submitted NRI/FSD (NRI – 076 - 06) and are identified as:

<b>ST-No.</b>	<b>DBH (inches)</b>	<b>Botanical Name</b>	<b>Common Name</b>	<b>Condition</b>	<b>Comment</b>	<b>Disposition</b>
01	36	<i>Acer saccharinum</i>	silver maple	Fair	Dead Branches	Remove
02	40	<i>Quercus rubra</i>	red oak	Fair	Dieback	Remove
03	33	<i>Quercus rubra</i>	red oak	Fair		<b>Preserve</b>
04	38	<i>Quercus alba</i>	white oak	Fair		<b>Preserve</b>
05	35	<i>Quercus alba</i>	white oak	Fair		<b>Preserve</b>
06	33	<i>Quercus alba</i>	white oak	Fair		<b>Preserve</b>
07	34	<i>Liriodendron tulipifera</i>	tulip tree	Fair		<b>Preserve</b>
08	30	<i>Acer rubrum</i>	red maple	Fair		<b>Preserve</b>

These trees identified that are slated for removal are in fair condition, must be removed to provide the intended residential development for the area serving the innovation corridor as well as the Greenbelt Road and Mission Drive intersection.

Section 25-122(b)(1)(G) requires the preservation of specimen trees.

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

A variance to Section 25-122(b)(1)(G) is requested.

## **REQUIRED FINDINGS**

Section 25-119(d) sets forth the following requirements for approvals of variances to requirements of Subtitle 25 – Trees and Vegetation.

### **(d) Variances**

- (1) An applicant may request a variance from this Division as part of the review of a TCP where owing to special features of the site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an applicant. To approve a variance, the approving authority shall find that:**

- (A) Special conditions peculiar to the property have caused the unwarranted hardship;**

RESPONSE: The identified specimen trees slated for removal all display forms of fair health. The trees slated for removal are located near an identified, regulated stream in Forest Stand 2 and the other just outside of Forest Stand 1 and the site boundary of Parcel 9. Due to their location in regards to the site and it's zoned use, there is no reasonable way to develop the Property in a manner that does not impact these trees position and their critical root zones.

By understanding the physiology and forest biology of existing interior trees and their current microclimate; we evaluated the potential unintended impacts associated with removing surrounding woodland from these specimen trees. Microclimate changes including increased sun exposure and wind can negatively impact a formally interior dwelling tree and alter its growth trend. These future impacts were taken into account when assessing the trees disposition.

The removal of specific specimen trees are necessary for the intended residential development for the revitalization of Glenn Dale and the adjacent City of Greenbelt. Development impacts to the Property for townhouses provides needed residential opportunities in line with the vision of the approved *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The trees locations, degree of health and the corridor sector plans recommendation to develop the Property are conditions peculiar to this Property and would cause an undue hardship to the Applicant. If the variance is denied, the Property cannot be developed in the manner envisioned by the corridor sector plan.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;**

RESPONSE: The Property is in the M-X-T Zone. The opportunity this portion of the Property provides to the community aligns with the residential/transportation oriented development envisioned by the zoning. Creating a residential connection to the Greenbelt Corridor and will provide increased residential access for the transient and potential local commuters within the region. Denying the variance would deprive the Applicant the ability to develop the Property in accordance with identified zoning intent and recommendation, a right commonly enjoyed by others in the area.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;**

RESPONSE: Similarly to the Finding (B) above, the variance confers no special privileges on the applicant that would be denied to other applicant. This Property is recommended for mixed use development that includes transportation oriented residential development. The variance is necessary if the applicant is to be permitted to develop the Property in a manner outlined in the aforementioned zoning as well as the *Approved Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). Allowing the Applicant to develop the Property in accordance with County planning documents does not confer upon the Applicant any special privilege.

**(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;**

RESPONSE: The request is based on the specimen trees form, various health conditions including existing damage and approximate locations in regards to the areas of the Property best suited for the zoning intended for a residential

community. The thoughtful development of this Property is in accordance with the type of mixed use development currently zoned for the property.

**(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and**

RESPONSE: The request arises from the opportunity to increase access to residential development envisioned by aforementioned general, sector plan and the apportioned M-X-T Zoning. This is not a condition relating to land or a building use on a neighboring property.

**(F) Granting of the variance will not adversely affect water quality.**

RESPONSE: The approved Stormwater Management Concept Plan will provide water quality measures in the form of micro-bioretenion and swm facilities. These facilities are intended to effectively manage and treat stormwater runoff through retention and phytoremediation. These types of stormwater facilities improve water quality similar to healthy trees, shrubs, and herbaceous vegetation. One of the main purposes of the stormwater management concept plan is to provide water quality through various stormwater facility designs ensuring that the removal of the tree(s) will not adversely affect water quality.

## CONCLUSION

Over the past several decades, Prince George's County has been formulating policies to plan for dense, mixed-use transit-oriented development near Metro stations and emerging communities, as described in the *Plan Prince George's 2035 Approved General Plan* and the *2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham Sector Plan and SMA) for the East Glenn Dale area.

This type of mixed use development encourages transit use in a most efficient, sensible manner, thus reducing the opportunity for future environmental impacts

Section 25-119(d)(4) states that a variance granted under these findings are not to be considered zoning variances. It is a specific variance meant to recognize special circumstances relating to the removal of specimen trees only. In this case, there are special circumstances relating to the Property. The variance—to allow the removal of specific specimen trees—is necessary to develop the Property in a manner envisioned by the aforementioned *Plan Prince George's 2035 Approved General Plan*.

CSP#06001

August 28, 2018

Having satisfied all requirements for approval, the Applicant respectfully requests approval of this variance to allow removal of these specimen trees.

Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2189 or [Sallison@rodgers.com](mailto:Sallison@rodgers.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Allison', followed by a long horizontal line.

Steven Allison, PLA, ISA Certified Arborist  
Environmental Project Manager

Rodgers Consulting, Inc.