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June 9, 2021  
*Revised: December 10, 2021*

**VIA HAND DELIVERY**

Mr. Antoine Heath  
Prince George's County Planning Department  
Development Review Division  
14701 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

**RE: Statement of Justification for  
Grove at Glenarden Senior Living  
Preliminary Plan of Subdivision (4-20183)**

Dear Mr. Heath,

On behalf of the First Baptist Church of Glenarden ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a Preliminary Plan of Subdivision ("PPS") for a 164 dwelling unit senior housing apartment development, i.e., as defined by the County as "Apartment housing for the elderly or physically handicapped families" ("Senior Apartments") in the R-E Zone located at 700 Watkins Park Drive, Upper Marlboro, Maryland 20774.

The Applicant is proposing the Senior Apartment use is an addition to an existing religious campus that has been approved for the development of seven (7) buildings totaling 622,352 square feet. The ultimate build-out will include the main sanctuary, a family life center, a children/youth center, administrative offices, chapel, fellowship hall, service building, solar farm, and stormwater management facilities. The main sanctuary (205,325 gross square feet) and the first phase of the family life center (63,362 gross square feet), and the solar farm have been built for approximately 268,538 gross square feet of improvements to date. Section 24-107 of the Subdivision Regulations requires a preliminary plan of subdivision for the development of more than 5,000 square feet of gross floor area.

A companion Special Exception (SE-4838) application was submitted concurrently and is under review pursuant to Zoning Ordinance Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code. The SE-4838 case matter is scheduled for a public hearing before the Office of the Zoning Hearing Examiner on June 30, 2021.

**I. Description of Subject Property:**

The subject property has an identified street address of 600 and 700 Watkins Park Drive, Upper Marlboro, Maryland, 20774. The property comprises approximately 159.61 acres in the R-E Zone, consisting of a single- Parcel 1 recorded in the Land Records of Prince Georges County at Plat Book

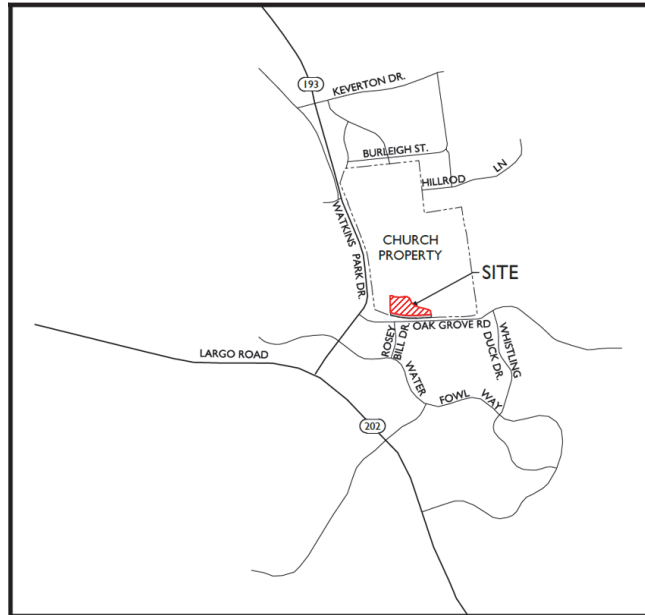
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ME 253, Plat No. 38. The proposed Senior Apartment use will occupy a leased parcel consisting of approximately 6.4 acres in size. The site is in the northeast quadrant of Watkins Park Drive (MD 193) and Oak Grove Road. The property is developed with an existing religious campus. The property is surrounded by single-family detached residential development in the R-R, R-E, R-R, and R-80 Zones as well as vacant land in the R-O-S and R-L Zones and an Elementary School. A location map showing the subject property is included as **Exhibit 1**.



**Exhibit 1** (not to scale)

## **II. Neighborhood and Surrounding Uses:**

The Subject Property is located within Planning Area 74A in the Mitchellville & Vicinity as shown in the 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*. The boundaries of the neighborhood to be considered in this application are as follows:

**North:** Central Avenue (MD 214)  
**East:** Church Road  
**South:** Largo Road (MD 202)  
**West:** Kettering Drive

### **The subject property is bounded/surrounded by the following uses:**

**North:** Single-family detached residential neighborhoods of Kettering development in the R-80 Zone  
**East:** Single-family detached residential neighborhoods of Sierra Meadows and Oak Creek Club developments in the R-E Zone and in the R-L Zone, respectively  
**South:** Single-family detached residential neighborhoods of Perrywood and Perrywood Manor in the R-S Zone and the R-R Zone

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**West:** Watkins Regional Park/Old Maryland Farm and the Perrywood Elementary School in the R-O-S Zone

### **III. Zoning and Development History:**

The parcels are zoned R-E (Residential Estate). The Bowie and Vicinity Master Plan, approved in 2006, which amended the 1991 Approved Master Plan and Sectional Map Amendment (SMA) for Bowie-Collington-Mitchellville and Vicinity, retained the existing R-E zoning designation for subject parcels.

Based on aerial imagery, Parcel A and Parcel 4 consisted of agricultural uses throughout much of the 20<sup>th</sup> century. By the 1980s, it appears that Parcel 4 was operating as the site of the Behnke Nursery, who purchased the property in 1978.

In 2002, Parcel-A received approval for 315,000 square feet of development for a worship center and family life center pursuant to Preliminary Plan of Subdivision 4-02047 and was subsequently platted per Final Plat 5-03021. Since that approval, the site was improved with 205,000 square feet of sanctuary, offices, and other church facilities (comprising the worship center). The remaining 110,000 square feet of approved GFA was to be devoted to the Family Life Center. The first phase was recently completed at approximately 56,100 square feet. When completed, the future phase would add approximately 53,900 square feet, for a total of 110,000 square feet. The Family Life Center includes a gymnasium for youth athletics. Preliminary Plan of Subdivision 4-02006 was later filed for the property but was withdrawn.

The Behnke Nursery property was purchased by the First Baptist Church of Glenarden in 2004 as documented in Liber 19098, Folio 041 in the County Land Records. In 2006, Parcel 4 was the proposed site for the Willow Pond Estates subdivision for 54 single-family homes under Preliminary Plan 4-06080, but this application was later withdrawn. An application for Preliminary Plan 4-13010 was initiated in 2013 for the proposed additions to the church campus. The Final Plat of Subdivision 5-19045 culminated the extensive preliminary plan of subdivision design process into a single parcel 'A'.

The Applicant has engaged and collaborated with the community and county and state agencies throughout the master planning and development process of the religious campus, through regular meetings with staff and civic and neighborhood groups.

### **IV. Development Data Summary and Nature of Proposed Use:**

#### **Development Data Summary**

1. Existing parcel lot, deed description/Liber Folio and plat number

| <u>Existing Parcel</u> | <u>Liber/Folio</u> | <u>Plat Number</u> |
|------------------------|--------------------|--------------------|
| Parcel 1               | L. 38869 F.223     | ME253 No. 38       |

2. Tax Map: 76 Grid B2
3. 200 foot map reference (WSSC): 201SE11
4. This plan is for the subdivision of Parcel 1 into two parcels, Parcel 2 & Parcel 3.

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5. Prior approvals: (see section III above)
6. Site Area: Gross: 159.61 Ac.  
Net: 155.77 Ac.
7. Net developable area outside PMA: 143.33 Ac.
8. Acreage of Environmental Regulated Features: 16.73 Ac.
9. Acreage of 100-year floodplain: 3.84 Ac.
10. Acreage in road dedication: N/A
11. Existing zoning: R-E (Residential Estate)  
Existing use: Church
12. Proposed use of property: Church and associated uses
13. Breakdown of proposed dwelling units by type:

|                            |    |
|----------------------------|----|
| 1 Bedroom unit             | 83 |
| 2 Bedroom unit             | 81 |
| Total = 164 dwelling units |    |
14. Density calculation (residential only): 25.6 dwelling units per acre.
15. Development regulations per Zoning Ordinance and Subdivision Regulations (27-442):

| Standard                                 | Minimum   | Proposed            |
|------------------------------------------|-----------|---------------------|
| Minimum lot size required                | 40,000 SF | 278,784 SF (6.4 AC) |
| Minimum lot width at Front Building Line | 150 FT    | 750 FT±             |
| Minimum lot width at Front Street Line   | 50 FT     | 104 FT±             |
16. Sustainable Growth Tier: Yes, Tier I
17. Andrews Interim Land Use Control: No
18. Located in General Plan Center or Corridor: No
19. Previously Approved Gross Floor Area:

|                                           |            |
|-------------------------------------------|------------|
| Worship Center (Existing)                 | 205,325 SF |
| Family Life Center (Existing)             |            |
| First Floor (footprint):                  | 53,900 SF  |
| Messanine:                                | 9,462 SF   |
| Total GFA =                               | 63,362 SF  |
| Family Life Ministries – Phase I:         | 54,900 SF  |
| Family Life Ministries – Phase II:        | 45,000 SF  |
| Family Life Ministries Center – Phase II: | 45,000 SF  |
| Administration:                           | 50,000 SF  |
| Chapel:                                   | 32,790 SF  |
| Fellowship Hall:                          | 90,000 SF  |
| <u>Services Building:</u>                 | 60,000 SF  |
| Total GFA =                               | 622,352 SF |
20. Stormwater Management Concept number and approval date: 44801-2013-03, approved on 6/11/2021
21. Water/Sewer Category Designation Existing: W3/S3 Proposed: W3/S3

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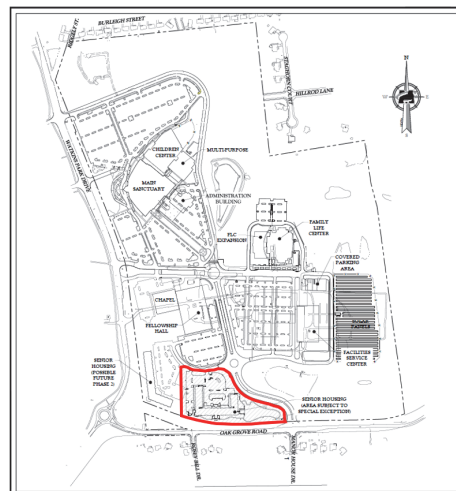
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- 22. Aviation Policy Area: N/A
- 23. Mandatory Park Dedication Requirement: No
- 24. Cemeteries on or contiguous to the property: No
- 25. Historic Site on or in the vicinity of the property: No, however there are four archeological sites as shown.
- 26. Type One Conservation Plan: TCP1-006-02
- 27. Within Chesapeake Bay Critical Area: No
- 28. Wetlands: Yes
- 29. Streams: Yes
- 30. Soils by soil type and source of soil information shown on NRI.
- 31. In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No

### **Nature of Proposed Use**

As discussed above, the Applicant submits this Preliminary Plan of Subdivision as a companion to the Special Exception application SE-4838 for a Senior Housing Apartment Facility, which is pending final action and decision by the Zoning Hearing Examiner. In that special exception case, Senior Housing Apartment Facility is defined by the County as “Apartment housing for the elderly or physically handicapped families” (i.e., “Senior Apartments”) permitted in the R-E Zone. The special exception Application was prepared in accordance with the provisions of the Zoning Ordinance in Section 27-317; Section 27-337 (Apartment housing for elderly or physically handicapped families); and Sections 27-441(b) Table of Uses, also known as Subtitle 27 of the Prince George's County Code. The Senior Apartment use proposed in this application is an addition to an existing religious campus which was approved for a total density of 612,890 gross square feet with a planned build-out by the year 2027 (*see Exhibit 2*).



**Exhibit 2** (not to scale)

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The Senior Housing Apartment Facility use is proposed to accommodate 164 age-restricted dwelling units, including eighty-three (83) 1-bedroom units and eight-one (81) 2-bedroom units provided to residents 55 and over in conformance with Federal Fair Housing Act. The segregation of the bedroom units between the four-floor residential structure is seventeen (17) 1-bedroom units and twenty-one (21) 2-bedroom units on the first (1<sup>st</sup>) floor, and twenty-two (22) 1-bedroom units and twenty (20) 2-bedroom units on the second (2<sup>nd</sup>), third (3<sup>rd</sup>), and fourth (4<sup>th</sup>) floors.

## **V. Relationship to County Plans and Policies:**

### **General Plan:**

The subject Application is in conformance with the recommendations of both the *Plan Prince George's 2035 Approved General Plan* (Prince George's 2035 General Plan) and the approved 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*. The subject property is in the Developing Tier, which was carried over from the Approved 2002 Prince George's County General Plan. Although the Bowie and Vicinity Master Plan amended the General Plan Tier and Center boundaries, the subject property has remained in the Developing Tier since the publication of the 2002 General Plan. Under this 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. The proposed development will be designed in accordance with the low-medium density residential character of the surrounding area and the Developing Tier in general.

### **Approved Master Plan for Bowie and Vicinity and SMA:**

The *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* was enacted on February 7, 2006. The Master Plan does not contain any land use recommendations for the subject site. However, further development of the religious campus with the proposed uses is in harmony with the goals of the Developing Tier as stated on page 9 of the Master Plan. The proposed development will complement the goals of the Developing Tier to:

- *Achieve of high-quality development.*
- *Maintain low-moderate density land uses.*
- *Sustain existing suburban residential neighborhoods.*
- *Preserve and enhance environmentally-sensitive areas*

A Senior Apartments for elderly or physically handicapped residents will complement and support the needs of the existing community. The proposed Senior Apartments provide families in the area with conveniently available affordable alternative care for family members that are safe and secure and easily accessible during what may be a difficult challenge in their daily lives. The character of the neighborhood is rural in nature and is dominated by single-family dwellings. The requested use proposes an addition/expansion to the single-family detached structure. The currently proposed site plan illustrates the location of the single-family detached structure and proposed addition/expansion.

**Requirements of the Zoning Ordinance:**

The Zoning Ordinance permits Apartment housing for the elderly or physically handicapped families in a building other than a surplus public-school building (with provisions for increased density and reduced lot size in Multifamily Zones) by right in the R-E Zone. The Applicant's intention is to provide housing for older persons, as defined in the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995 (i.e., "Acts") and the Federal Rules and Regulations (i.e., "Federal Regulations") as promulgated by the Department of Housing and Urban Development (i.e., "HUD"). It is more specifically the intention of the Applicant to providing a housing community that meets the exemption for housing for older persons as is provided for in 24 CFR Part 100, Section 100.304 (hereinafter referred to as the "55 or Over Housing Exemption"). Section 100.304 implements Section 807(b)(2)(c) of the Acts, which exempts housing communities intended and operated for occupancy by at least one (1) person 55 years of age or over per unit that satisfies certain criteria. In this endeavor, the following occupancy restrictions and procedures shall govern. Further, the Association shall do whatever is required by the Acts and Federal Regulations to publish its intention to comply with and adhere to policies and procedures which demonstrate an intent to provide housing for persons 55-year of age or over. The Acts and Federal Regulations, as amended from time to time, are hereby incorporated by reference into this document.

**PART 5. RESIDENTIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

| USE                                                                                                                                                                                                              | ZONE  |     |     |       |                  |      |      |      | R-20 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|-----|-------|------------------|------|------|------|------|
|                                                                                                                                                                                                                  | R-O-S | O-S | R-A | R-E   | R-R              | R-80 | R-55 | R-35 |      |
| (7) Residential/Lodging:                                                                                                                                                                                         |       |     |     |       |                  |      |      |      |      |
| * * * * *                                                                                                                                                                                                        | *     | *   | *   | *     | *                | *    | *    | *    | *    |
| Apartment housing for the elderly or physically handicapped families in a building other than a surplus public-school building (with provisions for increased density and reduced lot size in Multifamily Zones) | X     | X   | X   | [X]SE | SE <sup>63</sup> | SE   | SE   | X    | X    |
| * * * * *                                                                                                                                                                                                        | *     | *   | *   | *     | *                | *    | *    | *    | *    |
| * * * * *                                                                                                                                                                                                        | *     | *   | *   | *     | *                | *    | *    | *    | *    |

**Approved Countywide Green Infrastructure Plan:**

The proposal has preserved sensitive environmental features associated with the Primary Management area as required and is consistent with the Green Infrastructure Functional Plan.

**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 Adopted 2018 Water and Sewer Plan Ten-Year Plan for Water Supply and Sewerage Systems require 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’s location within water and sewer categories W-3 and S-3 and the proposed development are planned to tie into the public water and sewer system in compliance with the Adopted 2018 Water and Sewer Plan. The proposed Assisted Living Facility is consistent with the applicable recommendations in the 2006 Approved Bowie and Vicinity Master Plan and Sectional Map Amendment, as demonstrated above.

**Stormwater Management:**

Stormwater Management facilities will provide water quality, channel protection storage, and control of the peak discharge rate from the 1, 10, and 100-Year storm event. The existing nearby pond located on the campus will be landscaped with plants and trees. There are no scenic vistas or similar features proximate to the subject property. There are no wetlands within the area of the 4-20183 site. A Natural Resources Inventory (NRI-074-06-05) was approved on December 29, 2020. The Stormwater Management Concept number and approval date: 44801-2013, approved on March 16, 2021, and the site has an approved Technical Design/Construction Plan.

**Woodland Conservation Ordinance/ Environmental Review:**

The SE-4838 site plan that is scheduled for a public hearing before the Office of Zoning Hearing Examiner on June 30, 2021, is designed in accordance with the approved and implemented Type 1 and 2 Tree Conservation Plan (TCP1-006-02) and (TCP2-094-02). The proposed TCP1 does not propose the clearing of any additional woodlands. The subject property First Baptist Church of Glenarden campus meets the 25 percent woodland conservation threshold by the preservation of 31.08 acres of woodland and the reforestation of 16.16 acres.

Tree Conservation Plan Type I (TCP1-045-06) was approved as part of the Preliminary Plan of Subdivision 4-13013. Tree Conservation Plan Type 2 (TCP2-094-02-03 and TCP2-085-07-01) have been previously approved and implemented. Tree Canopy coverage has been met as described on the Landscape Plan. Natural Resources Inventory (NRI-074-06-05) was approved on December 29, 2020.

**2009 Master Plan of Transportation:**

According to the 2009 Master Plan of Transportation, the site is adjacent to the master-planned roadways, Watkins Park Drive (Maryland Route 193) and Oak Grove Road. In the 2009 Master Plan of Transportation, the segment of MD 193 along the frontage of the subject property is classified as arterial road A-27 with a 120-200 foot right of way. The segment of Oak Grove Road along the subject property is classified as Major Collector MC-600 with a right-of-way of 100 feet. Oak Grove Road is also classified as a scenic or historic road and is adequately buffered in accordance with Landscape Manual requirements.



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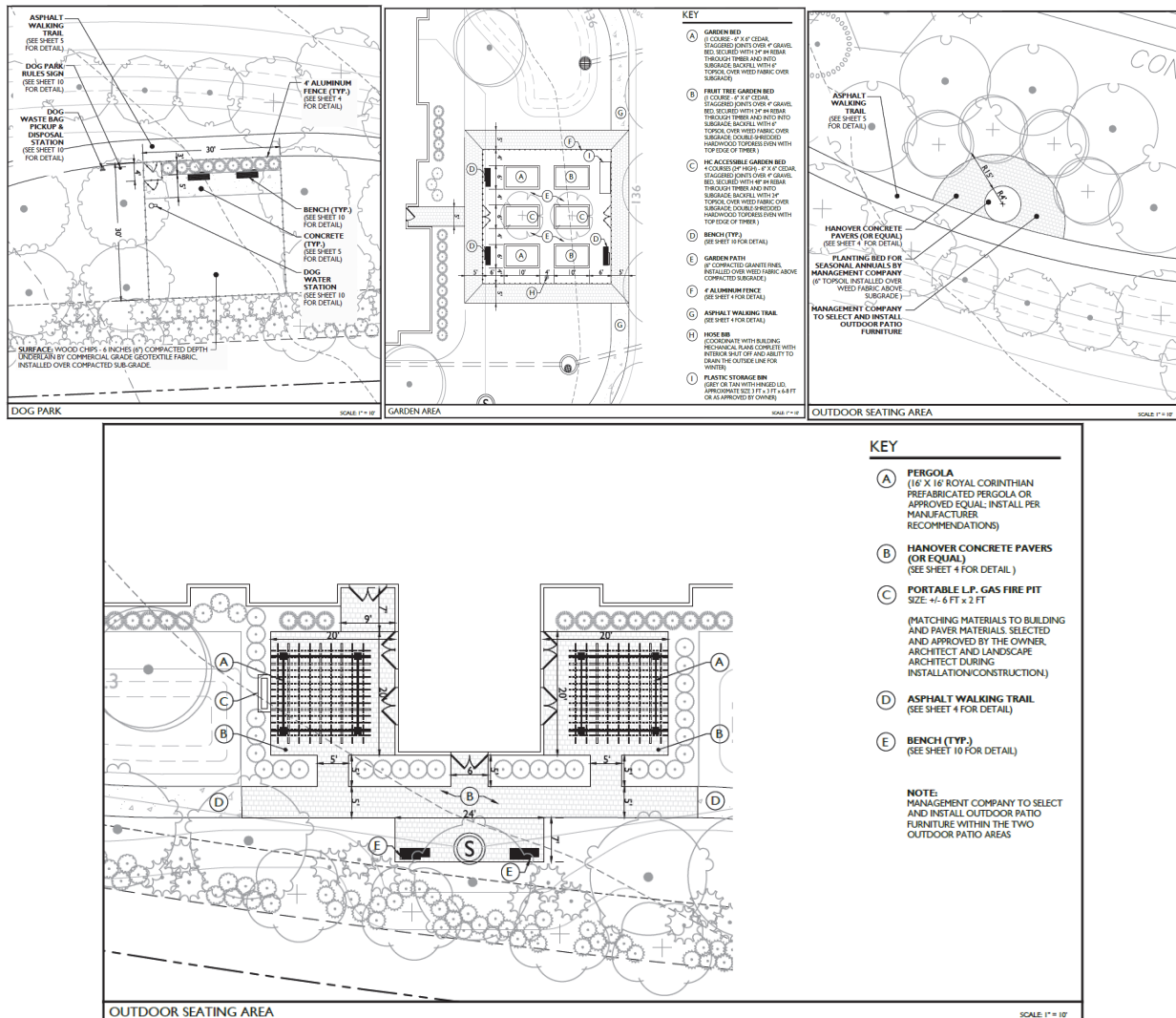
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Adequate right-of-way consistent with master plan recommendations is currently in place along the Watkins Park Drive roadway section. The Applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, and driveways. Access, parking, and circulation patterns will be reviewed in accordance with sections 24-122 through 24-124 of the Subdivision Ordinance.

### **Parks and Recreation:**

Multifamily dwelling units are the only proposed unit type as a part of the Active Adult Community. The Grove at Glenarden will provide residents on-site recreational activities for the residents. Refer to File Name: ARCP-420183 (Sheets 601 and 602) for internal facilities spaces, and File Name: LSLP-420183\_001\_Amenities Site Plan and LSLP-420183\_002\_Amenities Site Plan for Recreation Facilities outside the building envelope. **Outdoor Amenities Include;** 1. Walking Trails with seating areas throughout, 2. Dog Park, 3. Gardening Station – With Handicap accessible raised planter beds, 4. Two (2) Large Patios with fireplaces, grills, and comfortable seating with pergula shade covers.



**Interior Amenities Include;** 1. Community Room, 2. Library, 3. Dining Room, 4. Gathering Room/Lounge, 5. Dog Wash Station, 6. Movie Room, 7. Multiple Covered Porchs, 8. Exam Room, 9. Salon, and 10. Fitness Center. Additionally, residents of the proposed use would have access to recreational facilities, such as the gymnasium within the Family Life Center and the network of trails within the campus 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 Active Adult Community will also enjoy the property's close proximity to the nearby Watkins Regional Park located just across Watkins Park Road from the community.

## **VI. 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 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 Grove at Glenarden Senior Living. The proposed development is located within an existing water and sewer service area W-3 and S-3 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 the master-planned roadways, Watkins Park Drive (Maryland Route 193) and Oak Grove Road. The development fronts to an interior service road, with access proposed via Oak Grove Road to the south and indirectly to

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Watkins Park Drive to the west via access drives internal to the First Baptist Church of Glenarden campus. All points of intersection are 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 does not propose individual residential lots, but rather a multifamily development on one parcel. Screening and protection from traffic nuisances will be provided by landscape buffers in accordance with the Landscape Manual.

The Oak Grove Road landscape treatment has been updated to reflect a 4.6 buffer for a Historic/Scenic/Major Collector Roadway. However, please note that the buffer depth of 50 feet from the right of way line is not possible per site constraints. Therefore, the Applicant has sought and obtained alternative compliance with this section of the code.

- (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:** As discussed above, the proposed uses are compatible with and will not substantially impair the integrity of the approved Plan Prince George's 2035 Approved General Plan (Prince George's 2035 General Plan), and the approved 2006 Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B. The subject property is in the Developing Tier, which was carried over from the Approved 2002 Prince George's County General Plan. Although the Bowie and Vicinity Master Plan amended the General Plan Tier and Center boundaries, the subject property has remained in the Developing Tier since the publication of the 2002 General Plan. Under this 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. The proposed development will be designed in accordance with the low-medium density residential character of the surrounding area and the Developing Tier in general.

The proposal has preserved sensitive environmental features associated with the Primary Management area as required and is consistent with the Green Infrastructure Functional Plan.

To the Applicant's knowledge, there are no public safety deficiencies created by the proposed development.

***(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 Grove at Glenarden Senior Living has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in a 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 4-20183 site plan does not incorporate outlots within its design.

***(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 in length 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. 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 use proposed in this application is an addition to an existing religious campus of 298,765 square feet for church uses including, a children/youth center, administrative offices, chapel, fellowship hall, service building, and solar farm. The configuration of the subject property is in harmony with the natural terrain on site. The parcel is compatible with the surrounding large lot residential development and the large open space and school across from the property on Watkins Park Drive. It provides a transition from the open space and institutional use to adjacent residential subdivisions. Woodland areas and stream valleys provide a natural separation from denser residential development to the north.

Stormwater Management facilities will provide water quality, channel protection storage, and control of the peak discharge rate from the 1, 10, and 100-Year storm event. The existing nearby pond located on the campus will be landscaped with plants and trees. There are no scenic vistas or similar features proximate to the subject property. There are no wetlands within the area of the PPS 4-20183 site. A Natural Resources Inventory (NRI-074-06-05) was approved on December 29, 2020. The Stormwater Concept Plan is approved, and the site has an approved Technical Design/Construction Plan.

- (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.*
  - (C) *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 subject application. No lot size averaging is proposed.

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

**Response:** The proposed parcel associated with PPS 4-20183 comply with this standard.

- (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 the 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*

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***municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.***

**Response:** The Stormwater Concept Plan is approved, and the site has an approved Technical Design/Construction Plan.

- (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:** A Natural Resources Inventory (NRI-074-06-05) Equivalency Letter was approved on December 29, 2020, the site is subject to the Type 2 Tree Conservation Plan (TCP2-094-04).

- (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:** Per the response from Dr. Jennifer Stabler dated December 12, 2020, this site was surveyed for archeological resources in 2007. One site, 18PR865 - a Late Archaic prehistoric lithic scatter was identified. No further work was recommended. The proposed building may be visible from the Chelsea Historic Site (73-018), and this proposal may have to be reviewed by the Historic Preservation Commission. However, in her follow-up comments at the SDRC meeting for the SE-4838 application, Dr. Stabler commented at the Subdivision Development Review Committee (SDRC) meeting that there are no historic resources or archaeological sites on the subject property. A Phase I archeology survey will not be recommended.

- (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.***

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**Response:** As described earlier, the proposed Grove at Glenarden Senior Living development will be located on a portion of the First Baptist Church of Glenarden (FBCG) Campus, which was approved in 2017 under Preliminary Plan of Subdivision No. 4-13010. The County's approval in that case permitted the development of seven (7) campus buildings totaling 612,890 Gross Square Feet; and established a vehicle trip generation cap of 184 morning peak-hour trips and 221 afternoon peak-trips for the entire 159.61 gross acre property.

The current development proposal is projected to generate 21 morning peak-hour trips and 26 afternoon peak-hour trips. As part of the companion Special Exception (SE-4838) application noted earlier, the County's Transportation Planning Section required the Applicant to provide traffic data and supplemental analysis, along with a generalized Traffic Impact Assessment statement. The County's review of that submittal determined that the *"modest amount of new trips to be generated will likely not have negative impact"* on the area roadways and on the surrounding community as a whole. Furthermore, the County noted that being part of the larger campus would create opportunities for significant internal trip capture; and that *"fewer new trips will be added to the transportation facilities that are external to the site."*

For the current Preliminary Plan of Subdivision application, the Applicant is required to demonstrate Adequacy of Transportation Facilities through a formal Traffic Impact Study. In this regard, the Applicant has submitted the required Transportation Pre-Submittal Checklist, and initiated discussions with the Transportation Planning Section toward a Scoping Agreement for a formal Traffic Study, that will comply with the County's development review guidelines.

#### ***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:** According to discussions and determination made by the Department of Permitting, Inspections & Enforcement (DPIE), the ROW for Watkins Park Drive (MD 193) site west frontage and Oak Grove Road along the site's south side meets or exceeds the County's requirements.

##### ***(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.***

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**Response:** As discussed above, the property is located in an area where the development policies are governed by the 2006 Bowie and Vicinity Master Plan and SMA, as well as the MPOT. The plans recommend that Watkins Park Drive (MD 193) be upgraded to an arterial road (A-27) within a variable-width right-of-way of 120 to 200 feet. The section of MD 193 along the property's frontage is dedicated to the master plan requirement, and no additional dedication will be required of the Applicant. The property's southern boundary fronts on Oak Grove Road, a master plan major collector facility (MC-600), within a 100-foot right-of-way. The section of Oak Grove Road along the property's frontage is dedicated to the master plan requirement, and no additional dedication will be required of the Applicant.

***(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:** The Applicant's response under Section 24-122.01(a) Adequacy of Public Facilities (on page 14) fully addresses this requirement. The pending Traffic Impact Study will address any pertinent issues regarding planned and programmed transportation facilities.

***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:** Stormwater Management facilities will provide water quality, channel protection storage, and control of the peak discharge rate from the 1, 10, and 100-Year storm event. The existing nearby pond located on the campus will be landscaped with plants and trees. There are no scenic vistas or similar features proximate to the subject property. There are no wetlands within the area of the subject site. A Natural Resources Inventory (NRI-074-06) was approved on June 16, 2015.

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



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- (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:** The Stormwater Management Concept number and approval date: 44801-2013, approved on March 16, 2021, and the site has an approved Technical Design/Construction Plan. The subject property will be developed in accordance with the approved Site Development (Stormwater Management) Concept Plan.

- (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.*
  - (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.*
- (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 northern portion of the FBCG overall site is within the Northeast Branch drainage area and the southern portion of the site is within the Collington Branch drainage area; both are within the Western Branch watershed of the Patuxent River basin. Finally, the property is located entirely outside the boundaries of the Chesapeake Bay Critical Area Overlay Zone.

## **VII. Previous Approvals:**

**Preliminary Plan of Subdivision 4-13010:** Compliance with the 18 conditions associated with the case matter was discussed and approved by the Planning Board in the prior Preliminary Plan of Subdivision 4-13010 in their resolution of approval PGCPB No: 17-126 for the subject property conditions, *highlighted in italic bold.*

1. *Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:*
  - a. *Provide the required public utility easements on-site along the width of the stub streets of Hillrod Lane, Ridgely Street, and Pemberton Street or obtain the Planning Board's approval of a variation from Section 24-122(a) of the Subdivision Regulations prior to approval of the final plat.*
  - b. *Add the application number (4-13010) to the title box of the "Exhibit For Preliminary Plan of Subdivision."*
  - c. *Add the stormwater management concept plan approval date to General Note 20.*
  - d. *Add the assigned Type 1 tree conservation plan number to General Note 28.*
  - e. *Provide a general note stating that a variation from Section 24-121(a)(3) of the Subdivision Regulations is requested for the proposed direct access points to Watkins Park Drive (MD 193).*
  - f. *Label the gross floor area of each building.*
  - g. *Remove all proposed structures from the PPS and show only existing structures.*
  - h. *Combine Parcels A and 4 into one new parcel (Parcel 1). Update all plans to include "Proposed Parcel 1" in the title box.*

**Response:** The above eight (8) sub-conditions are incorporated within the prior Preliminary Plan of Subdivision 4-13010 site plan certified by M-NCPPC staff on December 6, 2018.

2. *At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights-of-way.*

**Response:** The final plat 5-19045 approved by the Prince George's County Planning Board on December 12, 2019 and subsequently recorded in the Land Records of Prince Georges County at Plat Book ME 253, Plat No. 38 identify the 10-foot-wide public utility easement identified in condition 2 above.

3. *A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.*

**Response:** A revised mixed of uses is discussed in detail in this PPS 4-20183 site plan, Statement of Justification and supporting application documents provided herein.

4. *Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and or assignees shall submit two copies of an approved stormwater management concept plan, signed by DPIE, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan of subdivision and the Type 1 tree conservation plan (TCP1). Any required stormwater management facilities shall be shown on the TCP1.*

**Response:** The Stormwater Management Concept number and approval date: 44801-2013, approved on March 16, 2021.

5. *Prior to approval of a building permit for the proposed parking lot and/or entry road near Watkins Park Drive (MD 193), the permit(s) shall be referred to the Historic Preservation Commission to ensure that any lighting associated with the parking lot and the entry drive includes full cut-off optics to minimize off-site impacts on the adjacent Chelsea Historic Site (73-018). Further, the proposed parking areas near MD 193 shall be landscaped with evergreen trees in the locations shown on Applicant's Exhibit A to minimize the visual impact of the parking lot and provide year-round screening of the facility, as seen from the adjacent Chelsea Historic Site (73-018).*

**Response:** The Landscape screening and full cut off lighting will be addressed with the forthcoming Landscape and Lighting Plan.

6. *Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:*
  - a. *The worksheet shall be updated as follows:*
    - (1) *to reflect the current standard worksheet format.*
    - (2) *to show reforestation and regeneration as separate lines.*
    - (3) *to reflect the 0.63 acre of off-site clearing as previously approved.*
  - b. *Revise all woodland conservation areas as needed to ensure they meet the standard size and area requirements required by the Prince George's County Code.*
  - c. *Show the storm drain structures and clearing associated with previously approved and permitted improvements to Oak Grove Road.*
  - d. *Remove woodland conservation from all existing and proposed easements.*
  - e. *Show all proposed storm drain and stormwater management structures as shown on the approved concept plan.*

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- f. Update the TCP1 approval block to type-in the assigned plan number (TCP1-006-02) and the previous approval information (Robert Metzger, 9/19/02, 4-02047, PGCPB Resolution No. 02-182).*
- g. Revise the TCP1 notes as follows:*
  - (1) Revise Note 1 to include the standard second sentence.*
  - (2) Revise Note 10 to refer to Section 25-119(g).*
- h. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.*

**Response:** The above 12 sub-conditions are incorporated within the prior TCP1 plan certified by M-NCPPC staff on July 18, 2018.

- 7. Prior to certification of the Type 2 tree conservation plan (TCP2), information regarding the health and species composition of the proposed regeneration areas must be provided to demonstrate the suitability of the areas as regeneration. If any non-native or invasive species are present, an invasive species management plan shall be included on the TCP2.*

**Response:** The Applicant acknowledges and will comply with this condition.

- 8. The following note shall be placed on the final plat of subdivision:*

*“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-02-01), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission.”*

**Response:** The final plat 5-19045 approved by the Prince George’s County Planning Board on December 12, 2019 and subsequently recorded in the Land Records of Prince Georges County at Plat Book ME 253, Plat No. 38 identify the 10-foot-wide public utility easement identified in condition 2 above.

- 9. Prior to signature approval of the Type 2 tree conservation plan (TCP2), the liber and folio of the recorded woodland conservation easement shall be added to the standard TCP2 notes as follows:*

*“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and*

*wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber \_\_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement"*

10. *Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:*

*"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."*

11. *Prior to issuance of permits for this subdivision, recorded woodland conservation easement documents for both the on-site and off-site woodland conservation requirements shall be included in the permits.*

**Response:** The Woodland and Wildlife Conservation Easement is recorded within the Land Records of Prince George's County Maryland in Liber 42049 Folio 257.

12. *Prior to certification of the Type 2 tree conservation plan, the on-site woodland conservation easement documents shall be filed among the Prince George's County Land Records and a receipt provided to the Environmental Planning Section.*

**Response:** The Woodland and Wildlife Conservation Easement is recorded within the Land Records of Prince George's County Maryland in Liber 42049 Folio 257.

13. *At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:*

*"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."*

**Response:** The Woodland and Wildlife Conservation Easement is recorded within the Land Records of Prince George's County Maryland in Liber 42049 Folio 257.

14. *In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:*

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- a. *Construct the master plan trail along the subject site's entire frontage of Oak Grove Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement. This trail shall be constructed concurrently with the frontage improvements.*
- b. *Provide the additional sidewalk connections as shown on the "Additional Sidewalk Recommendations Exhibit" provided by the Transportation Planning Section.*
- c. *Provide a bicycle rack(s) accommodating a minimum of 20 bicycles at a location convenient to the family life center.*

**Response:** The Applicant acknowledges and will comply with the above three (3) sub-conditions.

15. *Full cut-off optic light fixtures shall be used in order to minimize light intrusion from this site into the stream valley and onto adjacent residential properties.*

**Response:** The Landscape screening and full cut off lighting will be addressed with the forthcoming Landscape and Lighting Plan.

16. *Total development within the subject property shall be limited to uses which generate no more than 184 AM and 221 PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.*

**Response:** The Applicant acknowledges and will comply with the above condition.

17. *Prior to approval of any final plat for this project, the applicant shall dedicate 50 feet of right-of-way along the property frontage along Oak Grove Road between the eastern property line and the intersection of Rosey Bill Drive and Oak Grove Road.*

**Response:** The record plat of the property recorded in the Land Records of Prince Georges County at Plat Book ME 253, Plat No. 38 complies with the above condition 17.

18. *Prior to signature approval of the preliminary plan of subdivision (PPS), the applicant and the applicant's heirs, successors, and/or assignees shall revise the PPS and the "Exhibit For Preliminary Plan of Subdivision" to delete the note "proposed area of vacation 0.77 acres" in the area of Oak Grove Road between Rosey Bill Drive and Watkins Park Drive (MD 193).*

**Response:** The Preliminary Plan of Subdivision 4-13010 site plan certified by M-NCPPC staff on December 6, 2018, complies with above condition 18.

**Special Exception SE-4838:** The decision of the Zoning Hearing Examiner in this case was filed with the District Council of Prince George's County, Maryland, on September 27, 2021. A copy of the decision was sent to all persons of record on that date. Since no appeal of that decision was filed

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with the District Council by any person of record or the People's Zoning Counsel, and since the District Council waived its right to make the final decision, the decision of the Zoning Hearing Examiner, Approval with Conditions, became final and effective on October 28, 2021, in accordance with the provisions of Section 27-312 of the Zoning Ordinance of Prince George's County, Maryland. Conditions, ***highlighted in italic bold***.

***1. Prior to certificate approval of Special Exception SE-4830, the Applicant shall revise the Special Exception Plan as follows:***

- a. Show on the Plan the Master Plan trail to be constructed along Oak Grove Road, or else provide correspondence from Prince George's County Department of permitting, Inspections and Enforcement, indicating modification of the requirement.***

**Response:** Acknowledged. The Master Plan trail to be constructed along Oak Grove Road will be shown prior to certification of the SE-4838 Site Plan.

- b. On Sheet 1, show bearing and distances for the overall property (Parcel 1).***

**Response:** Acknowledged. The bearing and distances for the overall property (Parcel 1) were added on sheet 1 per the record plat. There are two errors on the Record Plat we noted. First, the distance is missing for the bearing S15°05'36" E which is at the top of the Record Plat toward the left side. The length of this line should be 198.00'. The second error is in the distance at the very southeast boundary line adjacent to Parcel D and ending at the Oak Grove Road right of way. The distance of 284.08' is prior to the Oak Grove Road dedication and should be 273.77'. The revised information was shown on the SE-4838 site plan has been corrected from the Record Plat submitted and made part of the public record at the Zoning Hearing Examiner hearing.

- c. Revise General Notes to include all development regulations, as specified in §27- 337(a)(1) and §27-337(a)(4) of the Prince George's County zoning Ordinance.***

**Response:** Acknowledged.

- d. Revise General Note 8 to change the proposed use to be consistent with language of the Zoning Ordinance: "Apartment housing for elderly or handicapped families in a building other than a surplus public school building."***

**Response:** Acknowledged.

- e. Provide a note on the Section 4.6 schedule indicating that an alternative compliance has been requested.***

**Response:** Acknowledged. The Approved Site and Landscape Plan is Exhibit 18. AC-21008 is Approved by the Zoning Hearing Examiner in the SE-4838 case matter.

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***f. Revise architectural elevation to:***

- (1) Remove the strike-through on drawings on Sheet 602 if they are to be retained.***
- (2) Provide rendered elevations.***
- (3) Update the materials key to specify actual material types and colors selected for building facades.***
- (4) Provide full dimensions for the heights and lengths for each façade of the building.***

**Response:** Acknowledged. The revised architectural elevation plans will be shown prior to certification of the SE-4838 Site Plan by the Zoning Hearing Examiner.

***g. A minimum 10-foot-wide shared-use path along the subject site frontage of Oak Grove Road, consistent with the design standards from the 2012 AASHTO Guide for the Development of Bicycle Facilities, shall be provided unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.***

**Response:** Acknowledged.

***h. Standard sidewalk, and associated sidewalks, shall be provided along the entire frontage of the site, along the private access driveway.***

**Response:** Acknowledged.

***i. A minimum 5-foot-wide sidewalk connection to the master plan trail along Oak Grove Road shall be provided unless the trail is modified.***

**Response:** Acknowledged.

***j. Improve the existing trail around the stormwater pond to be a minimum 8-foot-wide asphalt walking trail.***

**Response:** Acknowledged.

***k. Submit an approved Stormwater Concept Plan showing the same layout as the Special Exception Site Plan and Type 2 Tree Conservation Plan.***

**Response:** Acknowledged.



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- l. Provide a note detailing the density of the site.*

**Response:** Acknowledged.

- m. The Applicant shall either provide a minimum 6-foot, sight-tight fence along the property entire frontage of Oak Grove Road or provide a 6-foot-high masonry wall that matches the building for the approximately 200 linear feet of the road frontage where the building is present, in addition to the proposed plantings and bufferyard. The Applicant shall revise both the landscape plan and the Section 4.6 landscape schedule to reflect these changes.*

**Response:** Acknowledged.

- 2. Prior to signature approval of the Special Exception, the Type 2 Tree Conservation Plan (TCP2) shall be revised as follows:*
  - a. Add a note beneath the TCP2 worksheet explaining the discrepancy in existing woodland values between the approved TCP1-006-02-01 and TCP2-094-02-05.*
  - b. Complete the property owner's awareness certificates on each sheet of the TCP2.*
  - c. Insert the timing mechanism to be used in the invasive species notes on Sheet 10 of the TCP2.*

**Response:** Acknowledged.

- 3. At the time of preliminary plan of subdivision (PPS);*
  - a. The Applicant shall provide a Phase I noise study. The 65 dBA Ldn mitigated and unmitigated noise contours shall be shown on the PPS. The Phase I noise study shall determine if any noise mitigation is needed for the interiors of dwellings and for outdoor activity areas. If mitigation measures are needed, the Special Exception shall be revised to include a Phase II noise study, which recommends design details for the mitigation measures. The necessary mitigation measures and related details shall be reflected on the Special Exception Site Plan.*

**Response:** Acknowledged. The Phase I noise study is attached.

- b. The Applicant shall provide a proposal for mandatory dedication of parkland (dedication of land, fee-in-lieu, private recreational facilities, or a combination thereof). The PPS shall determine if the Special Exception needs to be revised, in order to accurately reflect the proposal.*

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**Response:** Acknowledged. As discussed above in this statement of justification, multifamily dwelling units are the only proposed unit type as a part of the Active Adult Community. The Grove at Glenarden will provide residents on-site recreational activities for the residents. Refer to File Name: ARCP-420183 (Sheets 601 and 602) for internal facilities spaces, and Files Name: LSLP-420183\_001\_Amenities Site Plan and LSLP-420183\_002\_Amenities Site Plan for Recreation Facilities outside the building envelope. Outdoor Amenities Include; 1. Walking Trails with seating areas throughout, 2. Dog Park, 3. Gardening Station – With Handicap accessible raised planter beds, 4. Two (2) Large Patios with fireplaces, grills and comfortable seating with pergola shade covers. Interior Amenities Include; 1. Community Room, 2. Library, 3. Dining Room, 4. Gathering Room/Lounge, 5. Dog Wash Station, 6. Movie Room, 7. Multiple Covered Porchs, 8. Exam Room, 9. Salon, and 10. Fitness Center. Additionally, residents of the proposed use would have access to recreational facilities, such as the gymnasium within the Family Life Center and the network of trails within the campus 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 Active Adult Community will also enjoy the property's close proximity to the nearby Watkins Regional Park located just across Watkins Park Road from the community.

- c. The owner of the property shall record a Declaration of Covenants among the Prince George's County Land Records, which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than 20 years. The covenants shall run to the benefit of the Maryland-Nation Capital Park and Planning Commission.*

**Response:** Acknowledged. The Declaration of Covenants shall be recorded among the Prince George's County Land Records, which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than 20 years; with the covenants shall run to the benefit of the Maryland-Nation Capital Park and Planning Commission, prior to certification of the SE-4838 Site Plan by the Zoning Hearing Examiner.

- d. The general notes on the plans shall indicate how the mandatory dedication of parkland requirement will be addressed, preferable through on-site facilities.*

**Response:** Acknowledged. As discussed above in this statement of justification, multifamily dwelling units are the only proposed unit type as a part of the Active Adult Community. The Grove at Glenarden will provide residents on-site recreational activities for the residents. Refer to File Name: ARCP-420183 (Sheets 601 and 602) for internal facilities spaces and Files Name: LSLP-420183\_001\_Amenities Site Plan and LSLP-420183\_002\_Amenities Site Plan for Recreation Facilities outside the building envelope. Outdoor Amenities Include; 1. Walking Trails with seating areas throughout, 2. Dog Park, 3. Gardening Station – With Handicap accessible raised planter beds, 4. Two (2) Large Patios with fireplaces, grills and comfortable seating with pergola shade covers. Interior Amenities Include; 1. Community Room, 2. Library, 3. Dining Room, 4. Gathering Room/Lounge, 5. Dog Wash Station, 6. Movie Room, 7. Multiple Covered Porchs, 8. Exam Room, 9. Salon, and 10. Fitness Center. Additionally, residents of the proposed use would have access to recreational facilities, such as the gymnasium within the Family Life Center and the network of trails within the campus 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

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Active Adult Community will also enjoy the property's close proximity to the nearby Watkins Regional Park located just across Watkins Park Road from the the community.

*e. The Applicant shall provide a side path along the frontage of Oak Grove Road.*

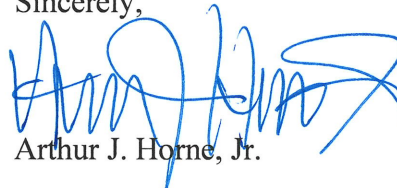
**Response:** Acknowledged. Notes were added to sheet 2 of the SE-4838 site plan to show the two components of the master plan trail which is a 5-foot wide sidewalk plus a 5 feet wide on street bike lane.

### **VIII. Conclusion:**

The Applicant submits that this request complies with the required findings for Preliminary Plans of Subdivision, the General Plan 2035, the 2006 *Approved Plan Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B & 74B*, the Zoning Hearing Examiner's Special Exception 4838 approval that became final and effective on October 28, 2021, 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 of Subdivision 4-20183 be approved.

Please call me if additional information is required.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Arthur J. Horne, Jr.', with a stylized, cursive script.

Arthur J. Horne, Jr.

cc: Elder Stanley Featherstone  
Robert George  
Jerry Overbey  
Charlie Dukes  
Dr. Joseph Jones Sr.  
Pat Byrne  
Joe Byrne  
Scott Wolford  
Barry Caison  
Osborne George  
Mike Novy

AJH/fms



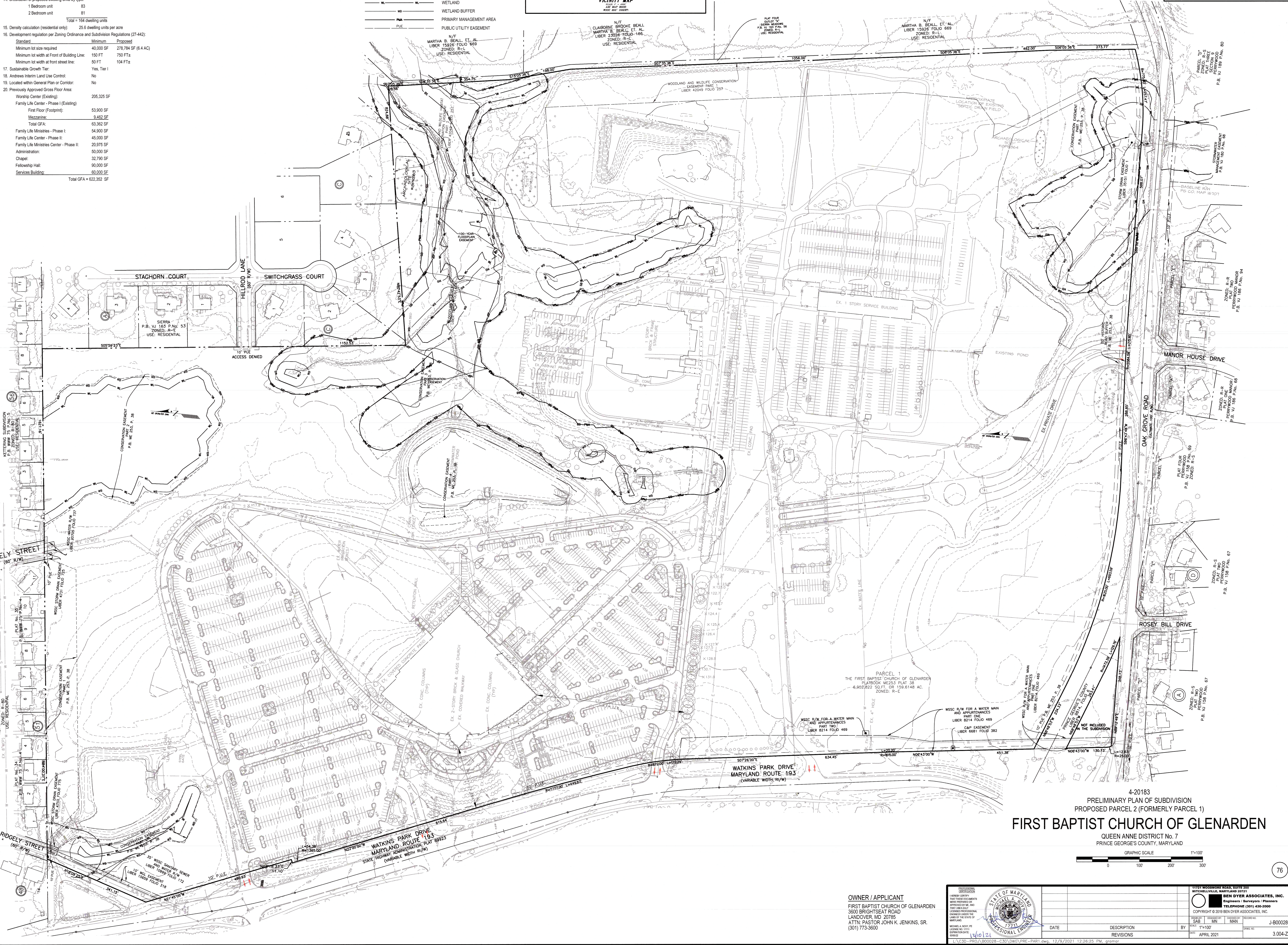
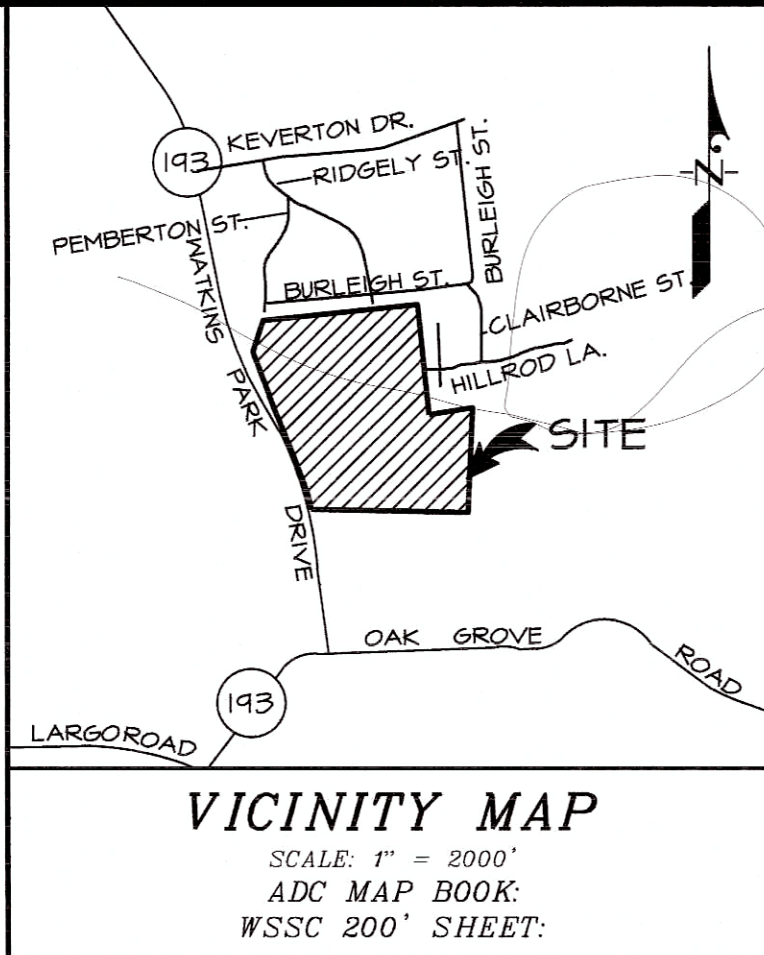
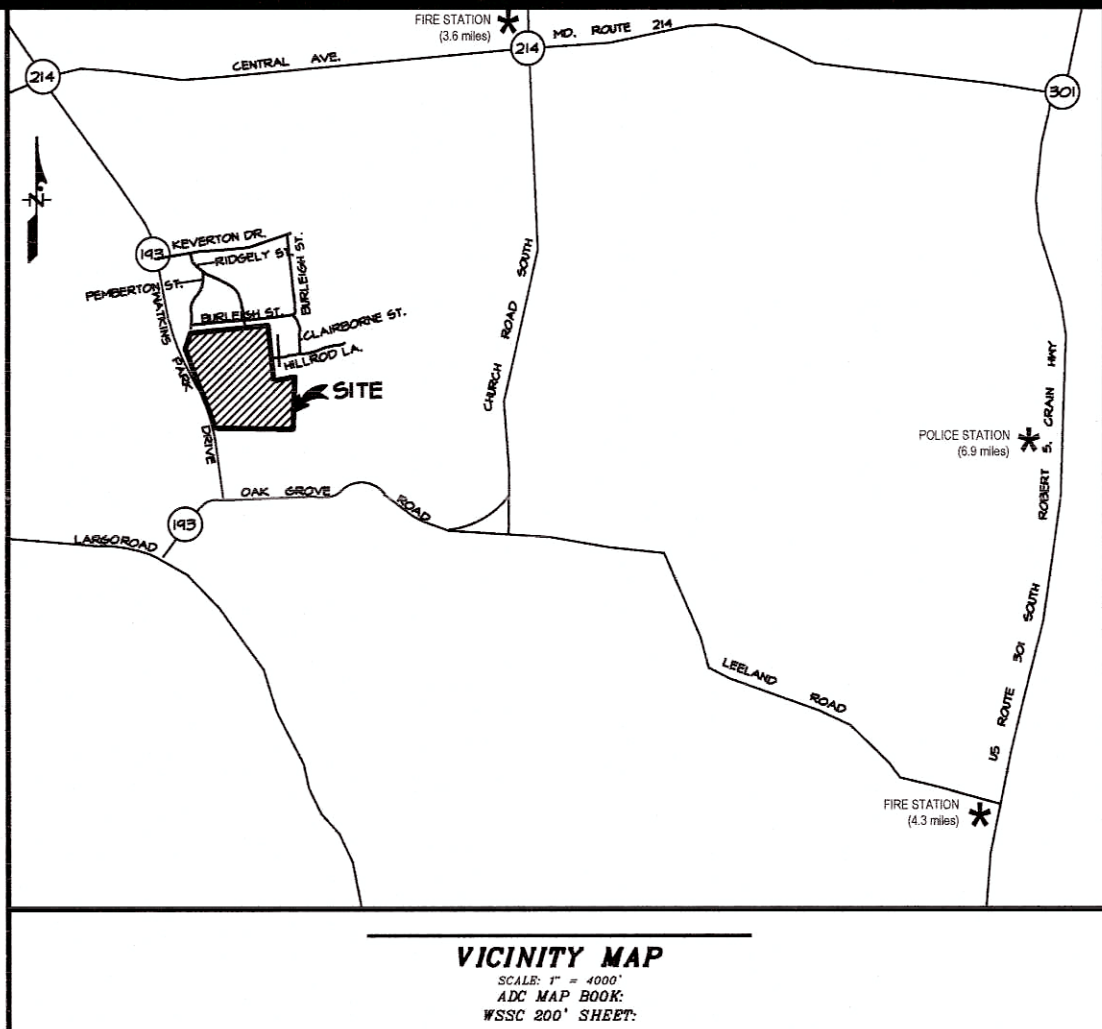
GENERAL NOTES

- Existing parcel lot, deed description, Liber Folio and plat number
- Tax Map
- 200 foot map reference (WSSC)
- The purpose of this Preliminary Plan of Subdivision is to include Grove at Glenarden Senior Living (Special Exception SE-4834), a 164 dwelling unit apartment housing for the elderly and physically handicapped families, on 6.4 acres within the existing First Baptist Church of Glenarden religious campus.
- Prior approvals: SE-4834, 4-02047 and DSDS-875, 4-06980, DSP-07027, 4-13010.
- Site Area: Gross: 159.61 Ac.\*  
Net: 155.77 Ac.\*  
\* Includes area associated with SE-4838.
- Net developable area outside PMA: 143.33 Ac.
- Acreage of Environmental Regulated Features: 16.73 Ac.
- Acreage of 100-year floodplain: 3.94 Ac.
- Acreage in road dedication: N/A
- Existing zoning: R-E (Residential Estate)
- Existing use: Church and associated uses
- Proposed use of property: Church & apartment building for the elderly
- Breakdown of proposed dwelling units by type:  
1 Bedroom unit 83  
2 Bedroom unit 81  
Total = 164 dwelling units

|                                                                                       |                              |                     |
|---------------------------------------------------------------------------------------|------------------------------|---------------------|
| 15. Density calculation (residential only):                                           | 25.6 dwelling units per acre |                     |
| 16. Development regulation per Zoning Ordinance and Subdivision Regulations (27-442): |                              |                     |
| Standard                                                                              | Minimum                      | Proposed            |
| Minimum lot size required                                                             | 40,000 SF                    | 278,784 SF (6.4 AC) |
| Minimum lot width at Front of Building Line:                                          | 150 FT                       | 750 FT±             |
| Minimum lot width at front street line:                                               | 50 FT                        | 104 FT±             |
| 17. Sustainable Growth Tier:                                                          | Yes, Tier I                  |                     |
| 18. Andrews Interim Land Use Control:                                                 | No                           |                     |
| 19. Located within General Plan or Corridor:                                          | No                           |                     |
| 20. Previously Approved Gross Floor Area:                                             | 206,325 SF                   |                     |
| Worship Center (Existing):                                                            |                              |                     |
| Family Life Center - Phase I (Existing)                                               |                              |                     |
| First Floor (Footprint):                                                              | 53,900 SF                    |                     |
| Mezzanine:                                                                            | 9,452 SF                     |                     |
| Total GFA:                                                                            | 63,352 SF                    |                     |
| Family Life Ministries - Phase I:                                                     | 54,900 SF                    |                     |
| Family Life Center - Phase II:                                                        | 45,000 SF                    |                     |
| Family Life Ministries Center - Phase II:                                             | 20,975 SF                    |                     |
| Administration:                                                                       | 50,000 SF                    |                     |
| Chapel:                                                                               | 32,700 SF                    |                     |
| Fellowship Hall:                                                                      | 90,000 SF                    |                     |
| Services Building:                                                                    | 60,000 SF                    |                     |
|                                                                                       | Total GFA = 622,352 SF       |                     |

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING 10 FT CONTOUR
- EXISTING 2 FT CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- CENTERLINE OF EXISTING ROAD
- IRON PIPE FOUND
- PROPOSED ACCESS
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FLOODPLAIN - EXISTING/PROPOSED
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- PUBLIC UTILITY EASEMENT



4-20183  
PRELIMINARY PLAN OF SUBDIVISION  
PROPOSED PARCEL 2 (FORMERLY PARCEL 1)  
**FIRST BAPTIST CHURCH OF GLENARDEN**  
QUEEN ANNE DISTRICT No. 7  
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=100'  
0 100 200 300

OWNER / APPLICANT  
FIRST BAPTIST CHURCH OF GLENARDEN  
3600 BRIGHTSEAT ROAD  
LANDOVER, MD 20785  
ATTN: PASTOR JOHN K. JENKINS, SR.  
(301) 773-3600

PROFESSIONAL  
SEAL OF THE  
STATE OF MARYLAND  
1721  
PROFESSIONAL ENGINEER  
BEN DYER ASSOCIATES, INC.  
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BY: [Signature] DATE: APRIL 2021  
J-B00028  
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