



October 7, 2021

Megan Reiser
Countywide Planning Division
Environmental Planning Section
Maryland National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

***Re: First Baptist Church of Highland Park, 4-21022
Statement of Justification in Support of Impacts
to Regulated Environmental Features***

Dear Ms. Reiser:

On behalf of Community Housing Initiative, Inc. (the "Applicant"), we hereby submit this Statement of Justification in support of a development for the property and the associated impacts to the PMA. Please accept the following as the Applicant's justification for the approval of the requested impacts to regulated environmental features.

Description and location of the subject property: The property forming the subject matter of this application comprises in total approximately 18.64 acres in site area. The property is zoned R-80. The subject property is located on the south side of Sheriff Road at its intersection with Hunt Avenue and Martin Luther King, Jr. Highway (MD 704). The site is currently developed with a church, private school, and day care facility.

General Description of proposed use and the request: The applicant is proposing to develop a portion of the subject property with 138 unit apartments for the elderly. This use is permitted in the R-80 Zone subject to the approval of a detailed site plan.

Description of existing regulated environmental features on-site: The site contains a total of 4.40 acres of PMA, which comprises of wetlands, wetland buffers, steep slopes and stream buffers. The majority of the PMA runs along the southeastern boundary of the development while there is roughly 6,500 square feet of PMA found to the south of Parcel 61. There are seven separate impacts to the PMA. Six of those impacts are a result of existing conditions and one impact is associated with the applicant's proposed development. The Applicant's development proposal is designed in a manner that avoids, for the most part, impacts to the PMA. However, the proposed development will result in PMA impacts to one area of the property designated as Impact Area 1 shown on Plate 3. The area of PMA is located to the south of Parcel 61 will be impacted by a proposed stormwater

outfall. This impact is temporary. Otherwise, the applicant's development proposal will not impact the PMA.

The existing impacts are shown on Plates Nos. 4 through 10 and are designated as Impact Areas 2 through 8. These are existing impacts associated with the existing conditions on the Subject property.

Impact Area 2 – contains 116 square feet of wetland impacts and 439 square feet of additional PMA impacts. This impact is associated with the installation of utilities on the site.

Impact Area 3 – contains 1,237 square feet of PMA impact associated with grading that occurred onsite as part of the existing development.

Impact Area 4 – contains 1,254 square feet of PMA impacts associated with grading that occurred onsite as part of the existing development.

Impact Area 5 – contains 352 square feet of wetland impact, 672 square feet of wetland buffer impact, 429 square feet of stream buffer impact and 3,929 square feet of additional PMA impact. This impacts are associated with existing grading and stormdrain installation that occurred as part of the existing development.

Impact Area 6 – contains 1,445 square feet of additional PMA impact. This impact is associates with grading the occurred on site as part of the exiting development.

Impact Area 7 – contains 650 square feet of stream buffer impact and 5.165 square feet of additional PMA impact. This impact is associated with existing grading and stormdrain installation that occurred as part of the existing development.

Impact Area 8 – contains 26 square feet of wetland impact, 529 square feet of wetland buffer impact and 950 square feet of stream buffer impact. This impact is associated with a 10' wide public utility easement located along the Sheriff Road frontage.

Description of applicable code: The applicable section of the Prince George's County Code, Section 24-130(b)(5), which contains the required finding:

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.

Exhibits: Attached are Plates Nos. 4 through 10 which depict the impacted areas.

Specific description of the proposed impacts and justification of avoidance and minimization: The area of impact associated with this applicant's proposed development is one continuous impact crossing the PMA as shown on Plate 3. This impact is unavoidable as there is no other feasible area for the stormwater outfall to be located. As for the impacts shown on Plates 4 through 10, again these are existing impacts that are not created by the applicant's proposed development and the applicant is requesting that these impacts be validated as part of this request.

Mitigation: There is no proposed mitigation with this project.

In light of the above, the Applicant contends that based on the limits of disturbance shown on the TCP1, and the impact exhibits, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, in accordance with 24-130(b)(5) of the Subdivision Regulations and therefore respectfully request the approval of this variation.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

MCNAMEE HOSEA

By: 

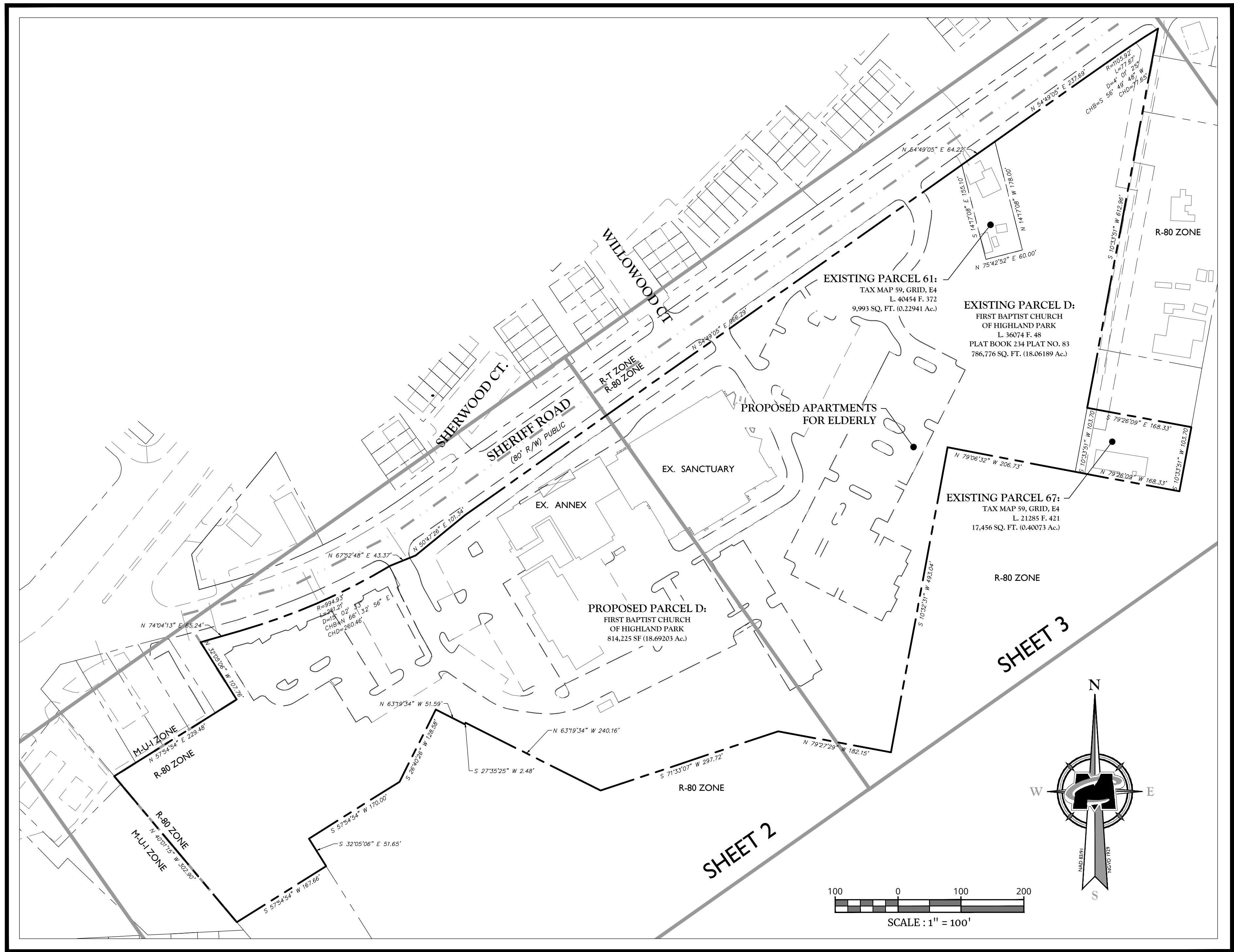
Daniel F. Lynch

<p>EXISTING PARCEL LOT INFORMATION:</p> <p>1. FIRST BAPTIST CHURCH OF HIGHLAND PARK, PARCEL, PLAT BOOK YMM#8324, PLAT NO. 83</p> <p>B. TAX MAP 59, GRID E4, PARCEL 61, DEED REF. 40645372, 4901 SHERIFF ROAD</p> <p>C. TAX MAP 59, GRID E4, PARCEL 67, DEED REF. 21285421, 7015 SHERIFF ROAD</p>																						
2.	TAX MAP NUMBER AND GRID:	MAP 59, GRID D4																				
3.	200 FOOT MAP REFERENCE (WSSC):	202 NE 06																				
4.	PRIOR APPROVALS:	<p>DSP-91071 (DETAILED SITE PLAN)</p> <p>5-03121 (FINAL PLAT)</p> <p>ACP-02037 (ALTERNATIVE COMPLIANCE)</p> <p>4-98052 (PRELIMINARY PLAN)</p> <p>SE-3349 (SPECIAL EXCEPTION)</p> <p>NR-037-08 (NATURAL RESOURCES INVENTORY)</p> <p>TCPI-007-92 (TREE CONSERVATION PLAN)</p> <p>TCPI-128-91 (TREE CONSERVATION PLAN)</p> <p>DD25-667</p> <p>COUNCIL BILL CB-9-2019</p>																				
5.	TOTAL GROSS AND NET TRACT AREA BY ZONE	<table> <tr> <th>R-80 ZONE:</th><th>PARCEL 61</th><th>PARCEL 67</th><th>TOTAL</th></tr> <tr> <td>GROSS TRACT AREA:</td><td>786,776 SF (18,06189 Ac.)</td><td>9,993 SF (0.22941 Ac.)</td><td>17,456 SF (0.40073 Ac.)</td></tr> <tr> <td>FLOODPLAIN AREA:</td><td>13,078 SF (0.30023 Ac.)</td><td>0 SF (0 Ac.)</td><td>0 SF (0 Ac.)</td></tr> <tr> <td>NET TRACT AREA:</td><td>773,698 SF (17,76166 Ac.)</td><td>9,993 SF (0.22941 Ac.)</td><td>17,456 SF (0.40073 Ac.)</td></tr> </table>					R-80 ZONE:	PARCEL 61	PARCEL 67	TOTAL	GROSS TRACT AREA:	786,776 SF (18,06189 Ac.)	9,993 SF (0.22941 Ac.)	17,456 SF (0.40073 Ac.)	FLOODPLAIN AREA:	13,078 SF (0.30023 Ac.)	0 SF (0 Ac.)	0 SF (0 Ac.)	NET TRACT AREA:	773,698 SF (17,76166 Ac.)	9,993 SF (0.22941 Ac.)	17,456 SF (0.40073 Ac.)
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6.	NET DEVELOPABLE AREA OUTSIDE OF PMA:	595,087 SF (13,66132 Ac.)	3,355 SF (0.07702 Ac.)	17,456 SF (0.40073 Ac.)	TOTAL 615,898 SF (14,13902 Ac.)																	
7.	ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:	PARCEL D	PARCEL 61	PARCEL 67	TOTAL																	
	PRIMARY MANAGEMENT AREA:	191,689 SF (4.40057 Ac.)	6,638 SF (0.15339 Ac.)	0 SF (0 Ac.)	0 SF (0 Ac.)	198,327 SF (4.55396 Ac.)																
	WETLANDS:	3,768 SF (0.08650 Ac.)	39 SF (0.00090 Ac.)	0 SF (0 Ac.)	0 SF (0 Ac.)	3,807 SF (0.08740 Ac.)																
	100-YEAR FLOODPLAIN:	13,078 SF (0.30023 Ac.)	0 SF (0 Ac.)	0 SF (0 Ac.)	0 SF (0 Ac.)	13,078 SF (0.30023 Ac.)																
8.	ACREAGE OF FLOOD DEDICATION:	0 SF (0.0000 Ac.)																				
9.	EXISTING STATISTICS	<p>ZONING: ZONE R-80 (INSTITUTIONAL (FIRST BAPTIST CHURCH OF HIGHLAND PARK))</p> <p>EXISTING USES: CHURCH SANCTUARY (1199 SEATS)</p> <p>DAY CARE CENTER (117 CHILDREN)</p> <p>PRIVATE SCHOOL (250 STUDENTS)</p>																				
10.	NUMBER OF PARCELS:	ONE (CONSOLIDATION OF PARCEL D, PARCEL 61 AND PARCEL 67)																				
11.	PROPOSED USE OF PROPERTY:	INSTITUTIONAL APARTMENT HOUSING FOR THE ELDERLY OR HANDICAPPED FAMILIES																				
12.	PROPOSED DWELLING UNITS BY TYPE:	APARTMENTS HOUSING FOR THE ELDERLY OR HANDICAPPED FAMILIES: 138																				
13.	DENSITY CALCULATION: 138 UNITS/18.69 AC.	= 7.4 UNITS PER ACRE																				
14.	MANDATORY PARK DEDICATION:	<p>OWNER PROPOSES TO PROVIDE RECREATIONAL FACILITIES WITHIN THE BUILDING TO ALL RESIDENTS IN LIEU DEDICATING LAND FOR A PARK. PROPOSED FACILITIES INCLUDE:</p> <p>A. FIRST FLOOR AND SECOND FLOOR COMMUNITY ROOMS</p> <p>B. FITNESS ROOM WITH EXERCISE EQUIPMENT</p> <p>C. LIBRARY</p> <p>D. MOVIE THEATER</p> <p>E. BUSINESS CENTER</p>																				
15.	SUSTAINABLE GROWTH TIER:	DEVELOPED																				
16.	MILITARY INSTALLATION OVERLAY ZONE:	NO																				
17.	CENTER CORRIDOR LOCATION:	NO																				
18.	EXISTING GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):	128,112 SF (CHURCH USES)																				
19.	STORM WATER MANAGEMENT CONCEPT NUMBER:	16624-2009-02, APPROVAL DATE 08/28/2019																				
20.	WATER AND SEWER CATEGORIES:	EXISTING CATEGORY 3 PROPOSED CATEGORY 3																				
21.	AVIATION POLICY AREA:	NONE																				
22.	CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY:	YES																				
23.	HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY:	<p>THE HARMONY MEMORIAL PARK HISTORIC RESOURCE (72-045)</p> <p>IS ADJACENT TO THE SUBJECT PROPERTY</p>																				
24.	TYPE I FOREST CONSERVATION PLAN:	YES, TCPI-421022																				
25.	CHESAPEAKE BAY CRITICAL AREA:	NO																				
26.	WETLANDS: YES, THE WETLAND INFORMATION SHOWN ON THIS PLAN IS FROM A REPORT BY BAY ENVIRONMENTAL INC. DATED MAY 17, 2019.																					
27.	STREAMS:	YES																				
28.	SOILS:	CHRISTIANA-DOWNER, RUSSELL-CHRISTIANA, ZEKIAH																				
29.	THIS PROPERTY IS NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.																					
30.	SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM M-NCPP GIS DATA AND FIELD SURVEY BY LANDMARK ENGINEERING.																					
31.	100 YEAR FLOODPLAIN: YES, THE COUNTY REGULATED 100-YEAR FLOODPLAIN INFORMATION ON THIS PLAN WAS APPROVED BY THE PRINCE GEORGES COUNTY DEPARTMENT OF PUBLIC WORKS ON 09/19/2011 UNDER PFS #201107. A FLOODPLAIN EASEMENT ENCOMPASSING THE FLOODPLAIN WAS RECORDED IN THE COUNTY LAND RECORDS FOUND AT L 33209 P. 310.																					
32.	THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.																					
33.	NATURAL RESOURCE INVENTORY NUMBER:	NRI-037-2008-01																				

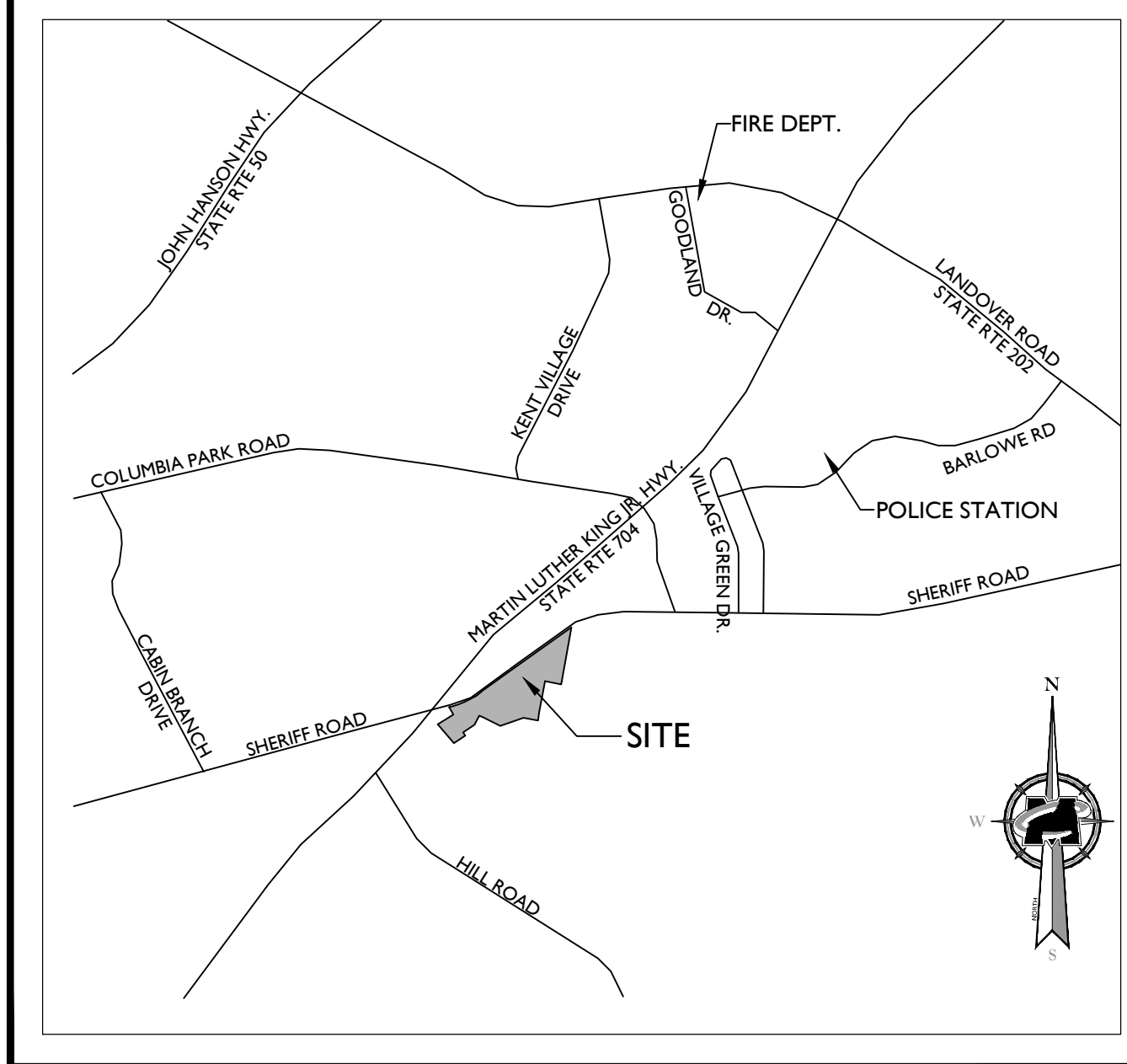
THIS PRELIMINARY PLAN OF SUBDIVISION IS BEING PROCESSED TO CONSOLIDATE THREE (3) EXISTING PARCELS INTO A SINGLE PARCEL. ALL THREE PARCELS ARE UNDER THE SAME OWNERSHIP. IN ADDITION TO LOT CONSOLIDATION, THE OWNER WISHES TO CONSTRUCT APARTMENT HOUSING FOR THE ELDERLY OR HANDICAPPED FAMILIES TO ACCOMMODATE 138 RESIDENTIAL UNITS. THE DEVELOPMENT OF APARTMENT HOUSING FOR THE ELDERLY OR HANDICAPPED FAMILIES IS BEING PURSUED UNDER COUNCIL BILL CB-9-2019.

FOR

ELECTION DISTRICT 13, KENT
PRINCE GEORGE'S COUNTY MARYLAND



COMPOSITE PLAN
1" = 100'



VICINITY MAP
SCALE: 1"=2000'

INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1	COVER SHEET AND COMPOSITE PLAN
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN

	LEASE AREA
	ZONE LINE
	SUBJECT PARCELS
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	100-YEAR FLOODPLAIN LIMIT
	WETLAND BOUNDARY
	WETLAND BUFFER LINE
	EXISTING SEWER LINE
	WETLAND AREA
	STEEP SLOPES (> 15%)

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____
TCP _____
PLANNING BOARD ACTION: _____
PER PGPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE

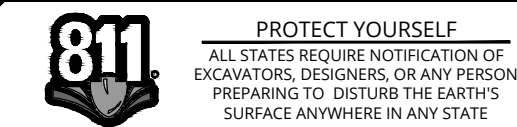
FIRST BAPTIST CHURCH OF HIGHLAND PARK, INC.
6801 SHERIFF ROAD
LANDOVER, MD 20785
(301) 773-6655

COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN, VA. 22101
CONTACT: PATRICK BYRNE
PHONE: (703) 556-9569
EMAIL: PBYRNE@CHIDC.ORG

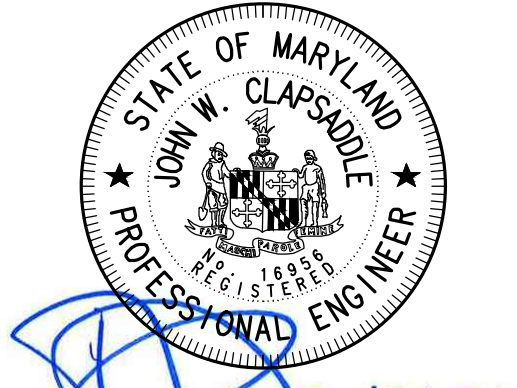
COLLIERS ENGINEERING & DESIGN
DOING BUSINESS AS MASER CONSULTING
22375 BRODERICK DRIVE, SUITE 110
STERLING, VA 20166
CONTACT: JOHN CLAPSADDLE, PE
PHONE: (703) 430-4330
EMAIL: JOHN.CLAPSADDLE@COLLIERSENGINEERING.COM

McNAMEE HOSEA
6411 IVY LANE, SUITE 200
GREENBELT, MD 20770
CONTACT: DAN LYNCH
PHONE: (301) 441-2420
EMAIL: DLYNCH@MHLAWYERS.COM

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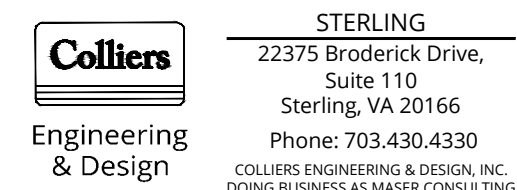
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10.4.21
JOHN W. CLAPSADDLE
MARYLAND PROFESSIONAL
ENGINEER - LICENSE NUMBER: 16956
MASER CONSULTING, INC.
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 16956 EXPIRATION DATE: 6-09-22.

PRELIMINARY PLAN OF
SUBDIVISION (APARTMENT
HOUSING FOR ELDERLY)
FOR
FIRST BAPTIST
CHURCH OF
HIGHLAND PARK
PPS 4-21022
6801 SHERIFF ROAD
FIRST BAPTIST CHURCH OF
HIGHLAND PARK

HYATTSVILLE
PRINCE GEORGE'S COUNTY
MARYLAND

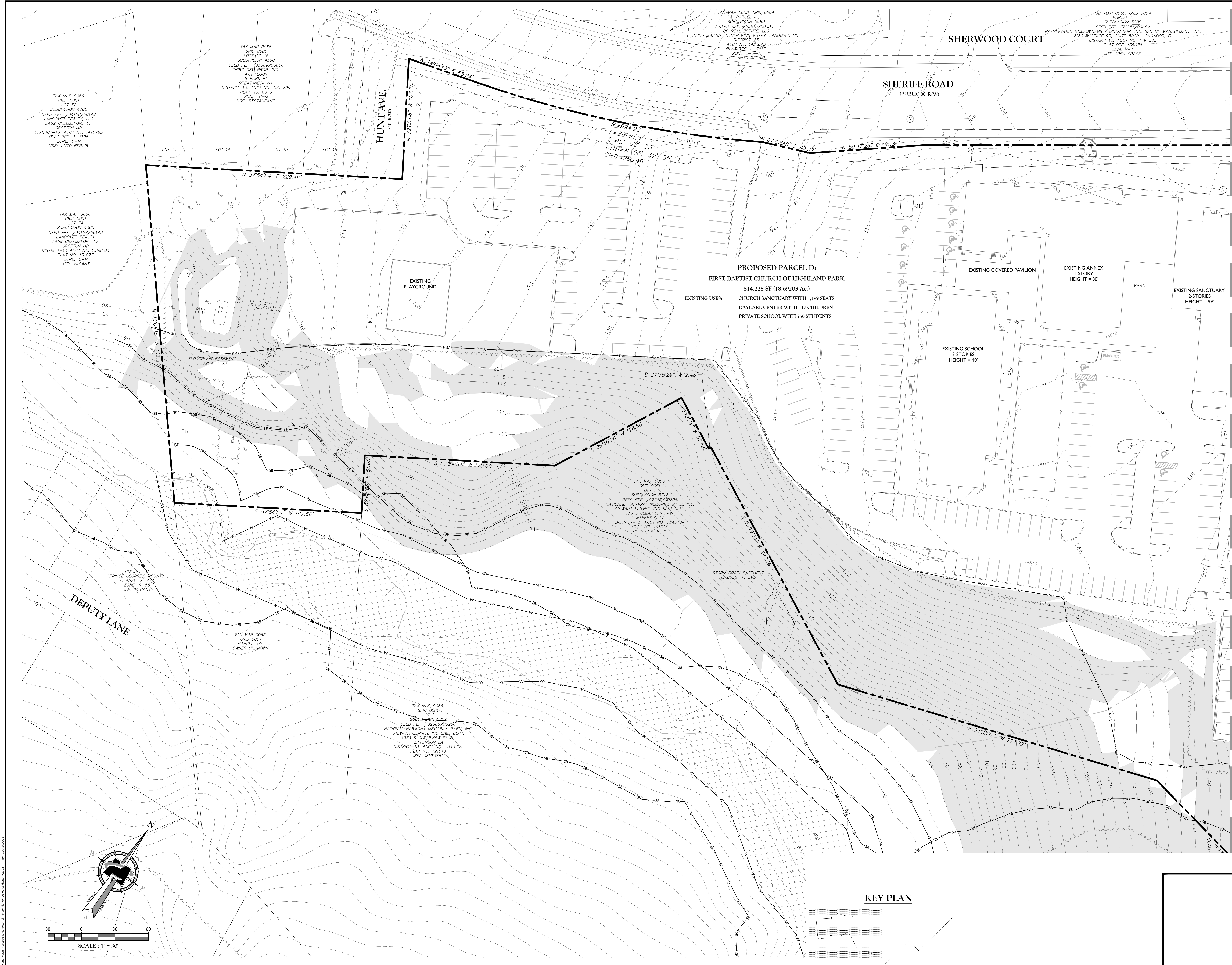


SCALE: AS SHOWN	DATE: 10/04/2021	DRAWN BY: JWC	CHECKED BY: SRW
PROJECT NUMBER: 17000633P		DRAWING NAME: PPOS-01	

SHEET TITLE:

COVER SHEET AND

SHEET NUMBER:
1 of 3



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STATE OF MARYLAND

JOHN W. CLAPSADDE

PROFESSIONAL ENGINEER

14221

JOHN W. CLAPSADDE

MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 16956

MASER CONSULTING, INC.

PROFESSIONAL CORPORATION - I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16956 EXPIRATION DATE: 6-30-23

PRELIMINARY PLAN OF SUBDIVISION (APARTMENT HOUSING FOR ELDERLY) FOR FIRST BAPTIST CHURCH OF HIGHLAND PARK PPS 4-21022 6801 SHERIFF ROAD FIRST BAPTIST CHURCH OF HIGHLAND PARK HYATTSVILLE PRINCE GEORGE'S COUNTY MARYLAND

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Engineering & Design

STERLING 22375 Broderick Drive, Suite 110 Sterling, VA 20166 Phone: 703.430.4330 COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN

DATE: 10/04/2021

DRAWN BY: JWC

CHECKED BY: SRW

PROJECT NUMBER: 17000633P

DRAWING NAME: PPS-02-03

SHEET TITLE: PRELIMINARY PLAN

SHEET NUMBER: 2 of 3

MATCH LINE - SEE SHEET 3

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**FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM**

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**MARYLAND PROFESSIONAL
ENGINEER - LICENSE NUMBER: 16956
MASER CONSULTING, INC.**

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16956 EXPIRATION DATE: 6-09-22

PRELIMINARY PLAN OF
SUBDIVISION (APARTMENT
HOUSING FOR ELDERLY)

FOR
FIRST BAPTIST
CHURCH OF
HIGHLAND PARK
PPS 4-21022
6801 SHERIFF ROAD
FIRST BAPTIST CHURCH OF
HIGHLAND PARK

HYATTSVILLE
PRINCE GEORGE'S COUNTY
MARYLAND



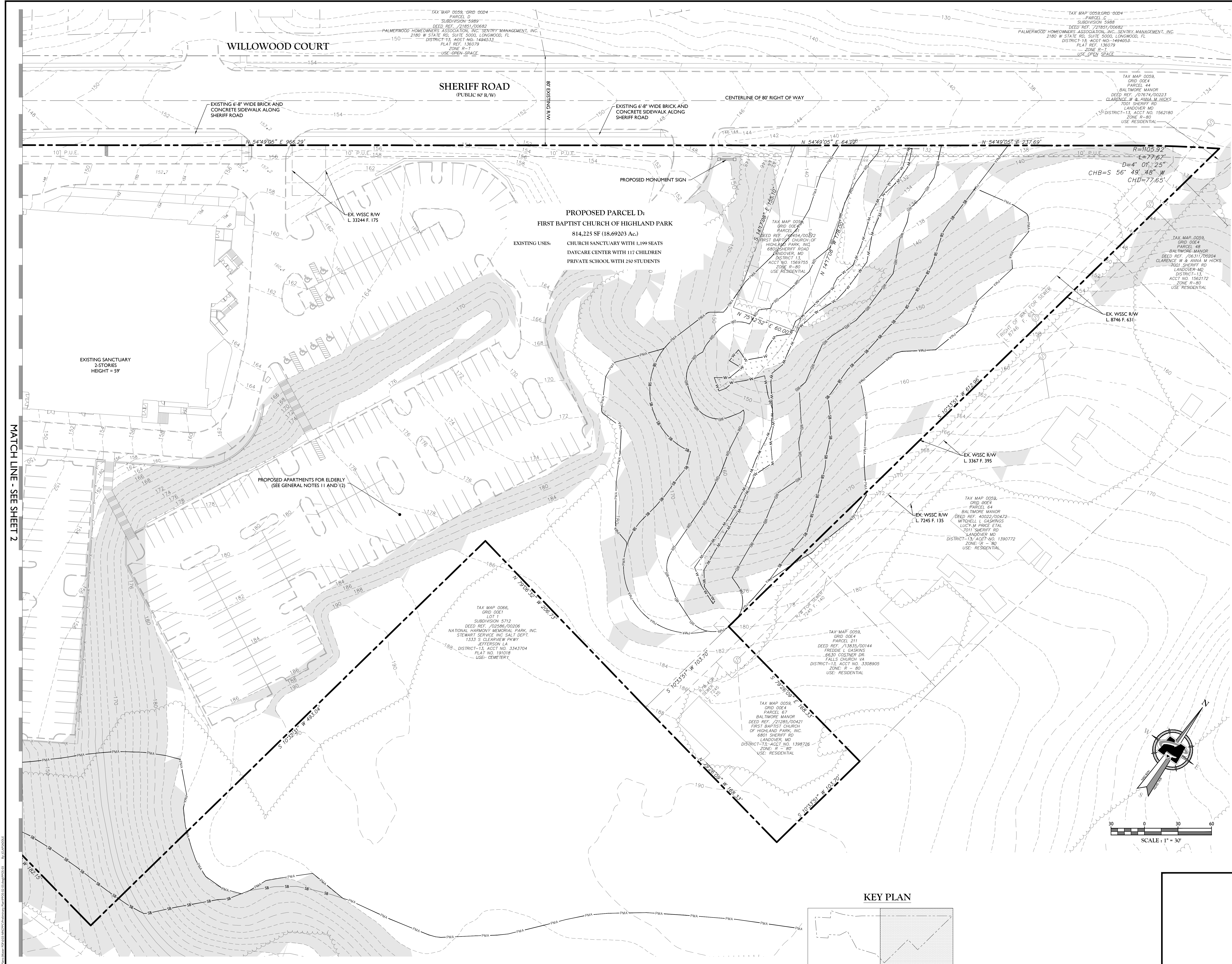
Colliers
Engineering
& Design

SCALE: AS SHOWN	DATE: 10/04/2021	DRAWN BY: JWC	CHECKED BY: SRW
PROJECT NUMBER: 17000633P		DRAWING NAME: PPOS-02-03	

SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER:
3 of 3



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.