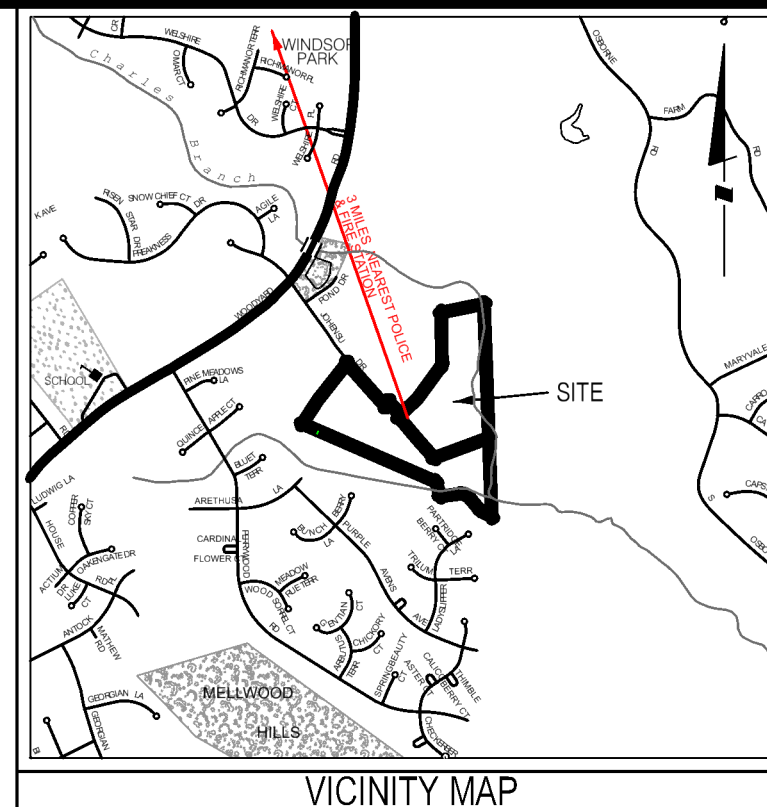


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Engineering
Surveying
Planning
Environmental Sciences

- GENERAL NOTES:**
1. PARCEL 22, PT PAR 22 (PREF REM/VD 06) L 30306 F. 605
PARCEL 83 (PREF REM/VD 06) L 30306 F. 605
 2. TAX MAP & GRID: 109-B1 & 109-A1
 3. WSSC 200 FT REF: 208SE09, 208SE10
 4. PURPOSE OF SUBDIVISION: PLANNED RETIREMENT COMMUNITY
128 TOWNVILLAS
 5. PRIOR APPROVALS: NONE
 6. GROSS ACREAGE: 43.73 AC +/-
NET ACREAGE: 30.37 AC
 7. NET DEVELOPABLE OUTSIDE OF PMA: 28.0 AC +/-
 8. ENVIRONMENTAL REGULATED FEATURES: 15.73 AC +/-
 9. 100 YEAR FLOODPLAIN: 13.36 AC +/-
 10. ROAD DEDICATION: 0 AC
 11. EXISTING ZONING: A-R
PREVIOUS ZONING: R-A
EXISTING USE: VACANT/WOODED
PROPOSED USE: PLANNED RETIREMENT COMMUNITY
128 TOWNVILLAS
PROPOSED NUMBER OF LOTS: 126 LOTS
PROPOSED NUMBER OF PARCELS: 15 PARCELS
 12. PROPOSED DWELLING UNIT BY TYPE: 126 TOWNVILLAS
 13. DENSITY ALLOWED: PER APPROVED SPECIAL EXCEPTION PLAN
NOT TO EXCEED 8DU/GROSS ACRE OR 349 DU
DENSITY PROPOSED: 126DU/43.73AC(GROSS) OR 2.88
 14. MINIMUM LOT SIZE REQUIRED: PER APPROVED SPECIAL EXCEPTION PLAN
 15. MINIMUM LOT WIDTH: PER APPROVED SPECIAL EXCEPTION PLAN
 16. SUSTAINABLE GROWTH TIER: YES, TIER 2
 17. MILITARY INSTALLATION OVERLAY ZONE: HEIGHT, CONICAL SURFACE (20'-1'-RIGHT RUNWAY, E
 18. CENTER OR CORRIDOR LOCATION: NONE
 19. EXISTING GROSS FLOOR AREA TO REMAIN: 0SF
 20. STORMWATER MANAGEMENT CONCEPT: #42219-2024-SDC
 21. EXISTING WATER/SEWER DESIGNATION: W-4 S-4
PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
 22. AVIATION POLICY AREA: N/A
 23. MANDATORY PARK DEDICATION: YES, PARCELS G & H
 24. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NO
 25. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
 26. TYPE ONE CONSERVATION PLAN: TGP1-014-2024
 27. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 28. WETLANDS PRESENT ON SITE: YES
 29. STREAM PRESENT ON SITE: YES
 30. SOILS: CROOM MARR COMPLEX, HOGHOLE GROSSTOWN COMPLEX, MARR DODON COMPLEX, WESTPHALIA DODON, WIDEWATER. THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS).
 31. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

- LEGEND**
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - PRIMARY MANAGEMENT AREA
 - EX. FLOODPLAIN
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - PROPOSED LOT LINE
 - PROPOSED CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - SHRUBS & NON-WOODLAND VEGETATION
 - WOODLAND
 - STEEP SLOPES (15% & GREATER)
 - SPECIMEN TREE
 - CONCEPTUAL RECREATIONAL FACILITY LOCATION

PRELIMINARY PLAN OF SUBDIVISION
4-24028 & ADQ-2024-056
MERIDIAN HILL
6505 & 6520 JOEHENSU DRIVE
UPPER MARLBORO, MD 20772
15TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 109-B1, 109-B1 109-B2	ZONING CATEGORY: AR
WSSC 200 SHEET 208SE09 208SE10	PRIOR ZONING CATEGORY: R-A
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD83	DATE: 11/20/2024 DESIGNED: D/B CHECKED: D/B CADD STPS: D/B VERSION: ORD / NCS
SHEET 1 OF 1	PROJECT NO. 4279-01-00

STATEMENT OF JUSTIFICATION
IN SUPPORT OF APPLICATION FOR
PRELIMINARY PLAN OF SUBDIVISION 4-24028

The property forming the subject matter of this Preliminary Plan of Subdivision application consists of 43.73 acres located at 6505 and 6520 Johensu Drive in Upper Marlboro, Maryland. More particularly, it is identified as Parcels 22 and 83 on Tax Map 109, Grids A-1, B-1 and B-2 (the “Property”). The owner of the Property and applicant in this case are Meridian Hill Baptist Church (“Applicants”). The Property was conveyed to the Applicant by deed dated September 26, 2008 and recorded among the Land Records of Prince George’s County in Liber 30306 Folio 605.

PROPERTY ORIENTATION AND DEVELOPMENT PROPOSAL

The Property is presently zoned AR (formerly R-A) and has located at the terminus of Johensu Drive, approximately 1775 feet east of its intersection with Woodyard Road. It is mostly wooded, but is improved with two existing tobacco barns, which appear to have been built between 1938 and 1965. The Property is bound to the north and west by existing single family detached homes in the AR zone north by a church in the AG Zone. To the east, the Property is abutted by a 250-foot wide high energy transmission line owned by PEPCO. To the south is open space land in the RR zone owned by the Melwood Springs Homeowners Association.

The Applicant proposes to develop the Property with a Planned Retirement Community consisting of up to 126 single family attached villas, including a community center. A Planned Retirement Community is a permitted use in both the existing AR zone as well as in the former R-A zone subject to approval of a special exception. The Applicant is submitting this preliminary plan of subdivision as the first application for this development proposal. In addition, a special exception application under the provisions of the prior subdivision and zoning ordinances will be filed. Pursuant to conversations with the Subdivision Review Division, the preliminary plan is

filed first to address issues related to Subtitle 24, with the special exception to be filed thereafter. A Pre-Application Meeting was held on November 1, 2024 for this application and the future special exception application, which has been assigned Application Number SE-23003. One of the comments we received in pre-application comments was to address the requirements of Section 24-121(a)(5), related to Master Plan conformance. This Statement of Justification addresses this requirement.

CONFORMANCE WITH THE REQUIREMENTS OF SECTION 24-121(a)(5)

Section 24-121(a)(5) provides that 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 recommendations within the comprehensive plan no longer appropriate, is no longer applicable, or the District Council has not imposed the recommended zoning. The Subject Property was placed in the Developing Tier with the adoption of the 2002 General Plan. In 2013, the Subject Property was retained in the R-A zone with the adoption of the Subregion 6 Master Plan and Sectional Map Amendment. The Master Plan land use recommendation was for Low Residential development. Plan Prince George's 2035, adopted in 2014, has designated the Property in Sustainable Growth Act Tier 2. The Growth Policy Map also shows the Property within the "Established Communities" areas. Plan Prince George's 2035 did not change the land use recommendation but did identify County priorities. Among the challenges in the General Plan was providing housing for vulnerable populations, including the elderly. Further, Policy 5 in the General Plan recommends increasing the supply of housing types that are suitable for and attractive to the County's growing vulnerable populations, including the elderly. Policy HN5.1 specifically states "Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments and assisted living facilities.

Revise the zoning ordinance to encourage a variety of housing types.” For the Subject Property, the Applicant proposes to establish a Planned Retirement Community on the Subject Property, which will also require approval of a Special Exception. The Applicant was encouraged to commence the project with the filing of a subdivision application in order to address subdivision and adequacy issues prior to approval of a Special Exception. Thus, the implementation of this preliminary plan will be subject to, and contingent on, the approval of a special exception. A Planned Retirement Community is a permitted use in the R-A Zone by special exception. As a permitted use, the proposed subdivision conforms to the Master Plan and assists in implementing the policies of the General Plan to expand housing opportunities for seniors. In addition, the proposed development retains a residential use of the Subject Property as recommended by the Master Plan. It is noted that several properties on the south and east side of Woodyard Road are owned by churches and have been proposed for development to expand housing opportunities for the elderly and for the establishment of religious institutions. The land in the Woodyard Road Corridor between Marlboro Pike and the Subject Property is predominantly recommended as Residential Low on the Future Land Use Map, and the majority of the developed land is improved with single family detached residential subdivisions and townhouses. The Subject Property is uniquely situated in an area isolated by environmental features that allows it to be a residential enclave, perfect for a senior community. The access is proposed from Arethusa Lane, which, as platted, extends to the property line to accommodate an extension into the Subject Property. In conclusion, the use proposed is permitted in the zone and is consistent with the goals and policies of the General Plan, the property is well suited to accommodate the proposed use, and the existing land use pattern in the vicinity of the Subject Property is consistent with the proposed development.

CONCLUSION

For these reasons, the Applicant submits that the proposed subdivision conforms to the area master plan.

A handwritten signature in blue ink, appearing to read 'THH', is positioned above a horizontal line.

Thomas H. Haller
Gibbs and Haller
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