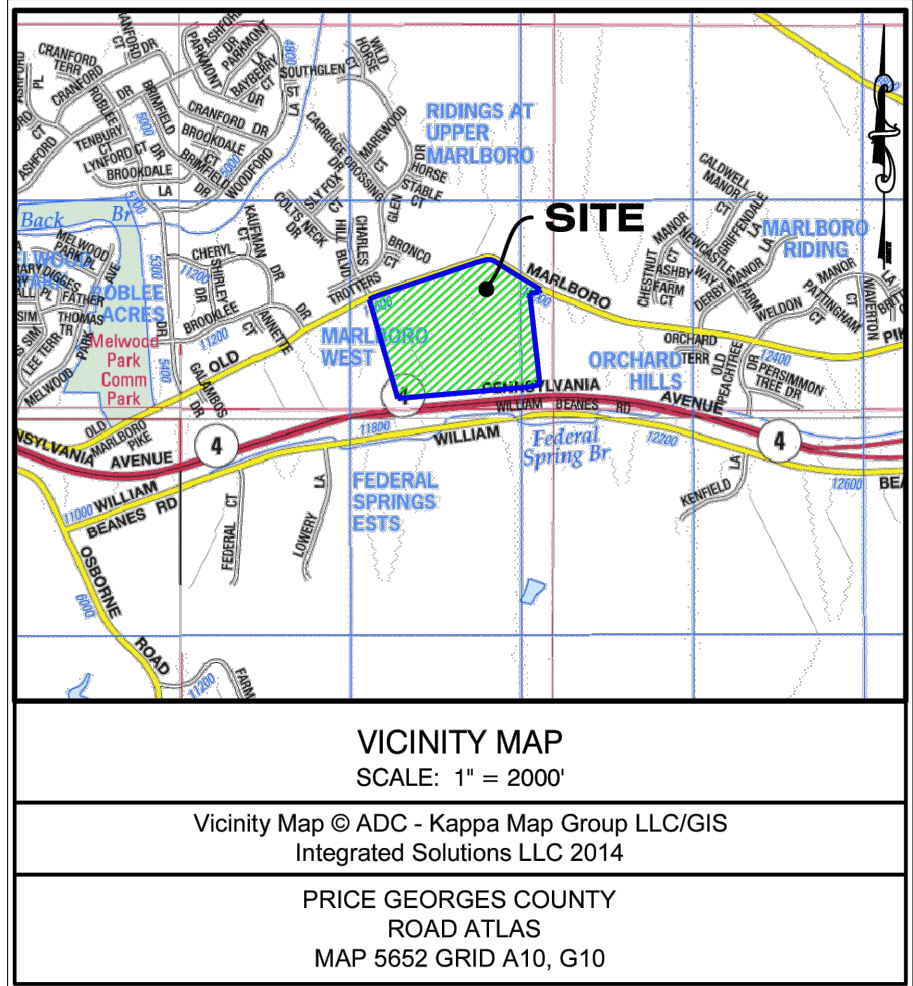
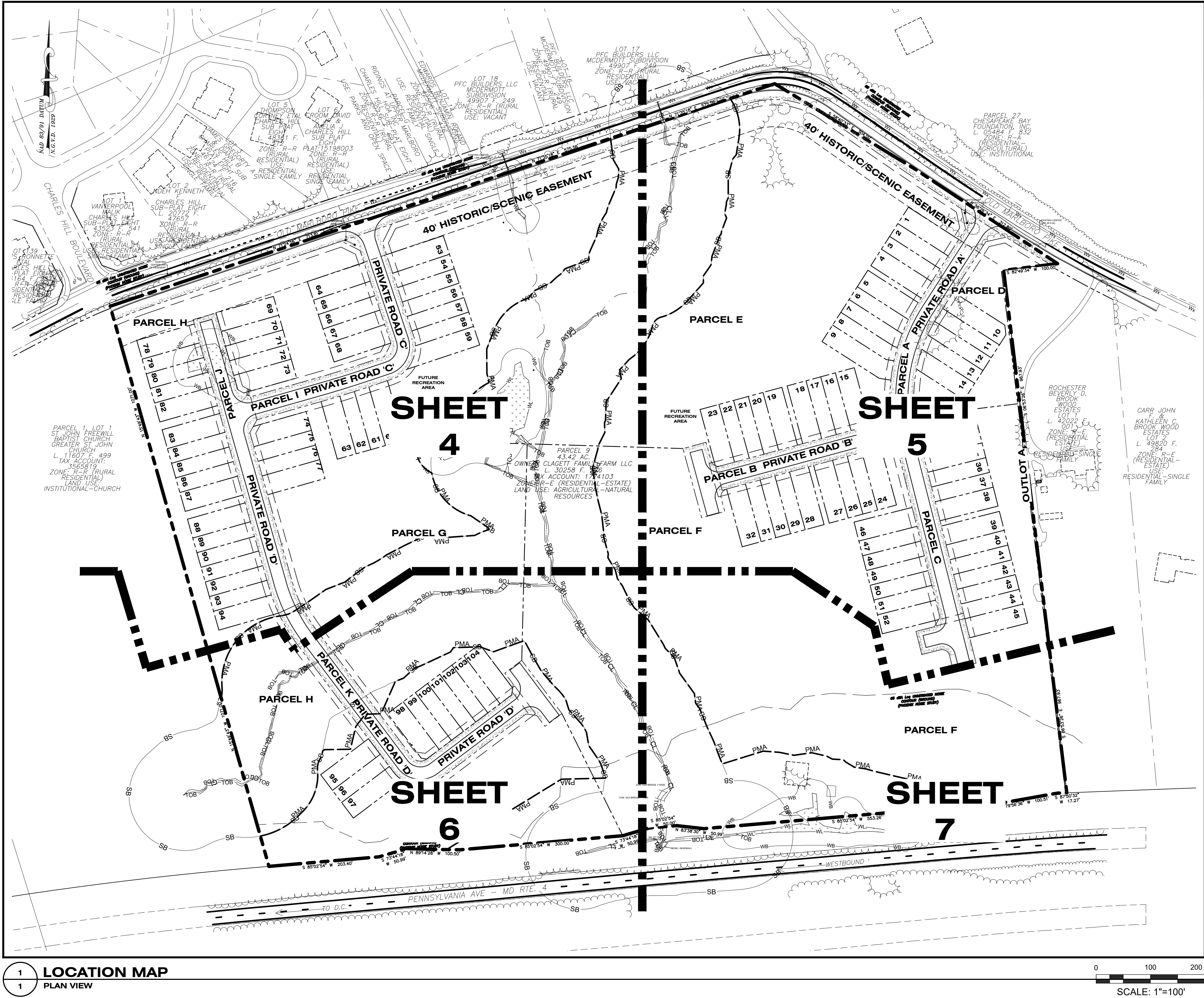


PROSPERITY SENIOR COMMUNITIES

PRELIMINARY PLAN OF SUBDIVISION: PPS 4-25001 (ADQ-2025-001)

GENERAL NOTES

- EXISTING PR/LOT, DEED DESCRIPTION/LIBER FOLIO AND PLAT NUMBER PR 9 L.20613 F.30258
- TAX MAP, GRID MAP 100, GRIDS D1,D2, E1& E2
- 200-FOOT MAP REFERENCE (WSSC) 207SE10
- PURPOSE OF SUBDIVISION PLANNED RETIREMENT COMMUNITY/ RESIDENTIAL SUBDIVISION
- PRIOR APPROVALS NRI-027-2023, NRI-084-2022
- TOTAL ACREAGE, GROSS/NET AND BY ZONE:
GROSS TRACT AREA 43.42 AC
NET TRACT AREA 41.05 AC
NET DEVELOPABLE AREA OUTSIDE OF PMA 33.28 AC
ACREAGE OF ENVIRONMENTAL REGULATED FEATURES 10.14 AC
ACREAGE OF 100-YEAR FLOODPLAIN 2.37 AC
ACREAGE OF ROAD DEDICATION 0.79 AC TO OLD MARLBORO PIKE
EXISTING ZONING/USE ZONE: R-E (RESIDENTIAL ESTATE) USE: AGRICULTURAL-NATURAL RESOURCES
PROPOSED USE OF PROPERTY PLANNED RETIREMENT COMMUNITY
BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE
ATTACHED VILLAS: 104
DENSITY CALCULATION APPROXIMATELY 2.4 LOTS PER ACRE (GROSS TRACT)
MINIMUM NET LOT AREA REQUIRED: N/A
PROPOSED: 3,080 SF
MINIMUM LOT WIDTH REQUIRED: N/A
PROPOSED: 28 LF
MINIMUM LOT WIDTH AT FRONT STREET LINE REQUIRED: N/A
PROPOSED: 28 LF
MAXIMUM LOT COVERAGE REQUIRED: N/A
PROPOSED: 75%
MINIMUM FRONT YARD DEPTH REQUIRED: N/A
PROPOSED: 20 FT
MINIMUM SIDE YARD DEPTH REQUIRED: N/A
PROPOSED: 8 FT
MINIMUM REAR YARD DEPTH REQUIRED: N/A
PROPOSED: 10 FT
- SUSTAINABLE GROWTH TIER TIER 1
- MILITARY INSTALLATION OVERLAY ZONE NO
- EXISTING GROSS FLOOR AREA 1,751 SF RESIDENCE & 313 SF TRAILER
- STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE TBD
- WATER/SEWER CATEGORY DESIGNATION (EXISTING AND PROPOSED) EXISTING: S-4 & W-4
PROPOSED: S-3 & W-3
- METHOD OF SEWAGE DISPOSAL PUBLIC
- AVIATION POLICY AREA (AIRPORT NAME AND APA#) N/A
- MANDATORY PARK DEDICATION REQUIREMENT PRIVATE RECREATIONAL FACILITIES PROVIDED
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY NO
THE PROPERTY IS WITHIN THE CLAGETT AGRICULTURAL SURVEY AREA (79-000). THE SITE IS ADJACENT TO THE COTTAGE HISTORIC SITE (78-000-18) AND ADJACENT TO THE CHARLES HILL AND PUMPHREY FAMILY CEMETERY HISTORIC SITE (78-017).
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY YES: TCP1-XXXX
NO
YES:
FLAGGED AND PREPARED BY DEWBERRY ENGINEERS AND DATED JUNE 2, 2021. FLAGGING POINTS/WETLAND LIMITS SURVEYED BY DEWBERRY ENGINEERS, INC., MAY, 2020. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
- WETLANDS (INDICATE YES/NO) YES
NORTH SIDE PROPERTY: FPS 202201
SOUTH SIDE PROPERTY: FPS 202125
- STREAMS YES
- FLOODPLAIN STUDY YES
- SOIL BY SOIL TYPE AND SOURCE OF SOIL INFORMATION NRI-027-2023
THE PROPERTY IS WITHIN THE CLAGETT AGRICULTURAL SURVEY AREA (79-000). THE SITE IS ADJACENT TO THE COTTAGE HISTORIC SITE (78-000-18) AND ADJACENT TO THE CHARLES HILL AND PUMPHREY FAMILY CEMETERY HISTORIC SITE (78-017).
AERIAL SURVEY CONDUCTED BY MCKENZIE SNYDER ON 3/5/2021, AND FIELD VERIFIED BY DEWBERRY ENGINEERS, DATED 4/21/2021, NA083 NOV028-2013.
BOUNDARY SURVEY THAT WAS FIELD CONDUCTED BY DEWBERRY ENGINEERS DATED 2/15/2022.
CLAGETT FAMILY FARM
17001 RIVER AIRPORT RD.
BRANDYWINE, MD 20613-8334
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION
- SOURCE OF TOPOGRAPHY
- SOURCE OF THE PROPERTY BOUNDARY
- OWNER PROSPERITY SENIOR COMMUNITIES, LLC
2077 SOMERVILLE RD., SUITE 206
ANNAPOLIS, MD 21401
- APPLICANT



SHEET INDEX

- COVER
- LEGEND
- EXISTING CONDITIONS
- 50 SCALE - PLAN VIEW

SITE STATISTICS

	TOTAL
GROSS TRACT AREA	43.42 AC.
EXISTING 100-YEAR FLOODPLAIN	2.37 AC.
NET TRACT AREA	41.05 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	2.37 AC.
EXISTING WOODLAND NET TRACT AREA	41.05 AC.
EXISTING WOODLANDS TOTAL	43.42 AC.
EXISTING PMA	10.14 AC.
REGULATED STREAM (LINEAR FEET OF CENTERLINE)	2,540 LF
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	26.26 AC

GENERAL INFORMATION

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	R-E
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	100-D1, D2, E1, E2
ADMINISTRATIVE	WSSC GRID	207SE10
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	78
ADMINISTRATIVE	ELECTION DISTRICT (ED)	15
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	GENERAL PLAN GROWTH POLICY 2035	ESTABLISHED COMMUNITIES
ADMINISTRATIVE	POLICE DISTRICT	II

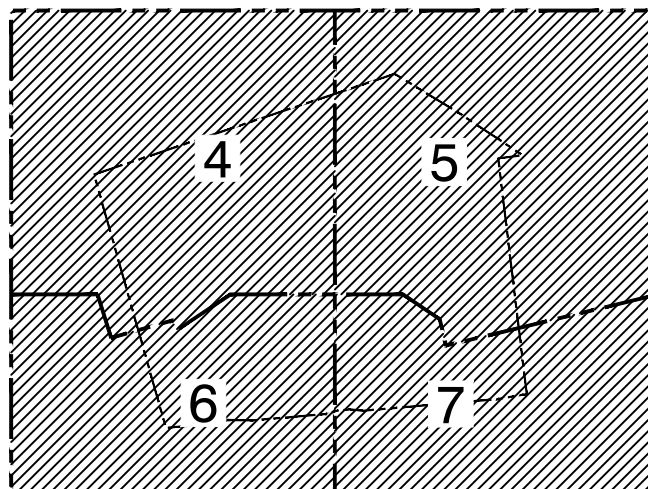
PROSPERITY SENIOR COMMUNITIES
PROPERTY BOUNDARY SURVEY
PPS-4-25001
PRINCE GEORGES COUNTY, MD
15TH ELECTION DISTRICT

SEAL 3/26/2025



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1079. EXPIRATION DATE: JULY 14, 2026.

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY RL
APPROVED BY KM
CHECKED BY NS
DATE FEBRUARY 2025

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50131132

1

SHEET NO. 1 OF 7

PARCEL AREA SUMMARY

PARCEL	SQ. FOOTAGE	ACRES	DESCRIPTION	DEDICATION
PARCEL A	17,609	0.40	PRIVATE ROAD	HOA
PARCEL B	19,992	0.46	PRIVATE ROAD	HOA
PARCEL C	24,672	0.57	PRIVATE ROAD	HOA
PARCEL D	24,841	0.57	OPEN SPACE/SWM	HOA
PARCEL E	427,273	9.81	OPEN SPACE/SWM	HOA
PARCEL F	500,577	11.49	OPEN SPACE/SWM	HOA
PARCEL G	180,384	4.14	OPEN SPACE/SWM	HOA
PARCEL H	216,517	4.97	OPEN SPACE/SWM	HOA
PARCEL I	24,155	0.55	PRIVATE ROAD	HOA
PARCEL J	25,801	0.59	PRIVATE ROAD	HOA
PARCEL K	32,709	0.75	PRIVATE ROAD	HOA
OUTLOT A	3,203	0.07	OPEN SPACE	TO BE CONVEYED TO OWNER OF LOT 1
TOTAL	1,497,733	34.38	ALL PARCELS	

R.O.W. DEDICATION

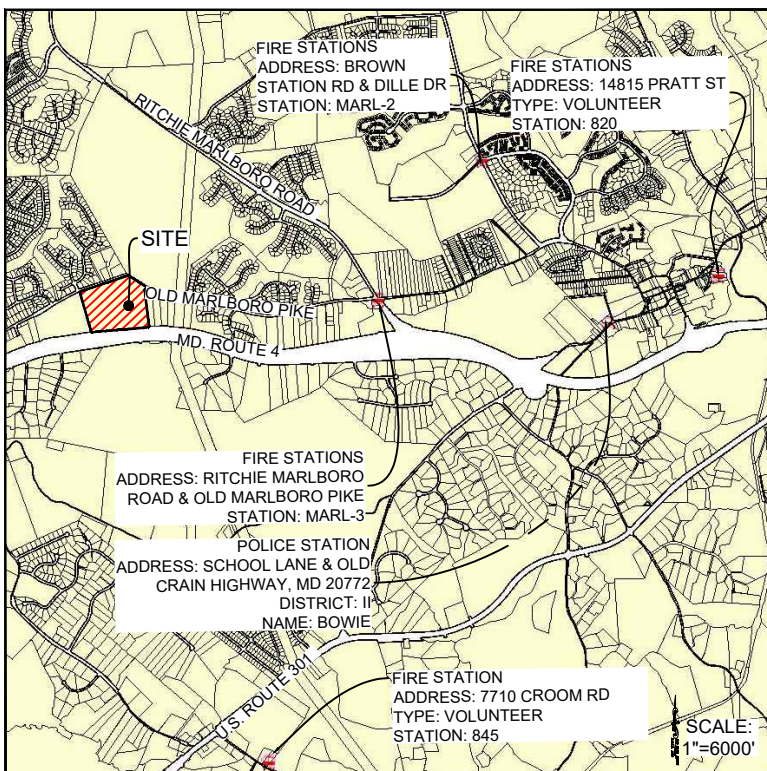
SQ. FOOTAGE	ACRES	DESCRIPTION	DEDICATION
34,376	0.79	DEDICATION 1	PRINCE GEORGE'S COUNTY
34,376	0.79	ALL ROADS	PRINCE GEORGE'S COUNTY

DEVELOPMENT TYPE SUMMARY

ACRES	LAND PERCENTAGE	LAND USE
8.25	19.00%	RESIDENTIAL
31.05	71.51%	OPEN SPACE/ SWM
3.33	7.67%	PRIVATE RIGHT-OF-WAY
0.79	1.82%	PUBLIC RIGHT-OF-WAY
43.42	100%	TOTAL

SUBDIVISION SUMMARY TABLE

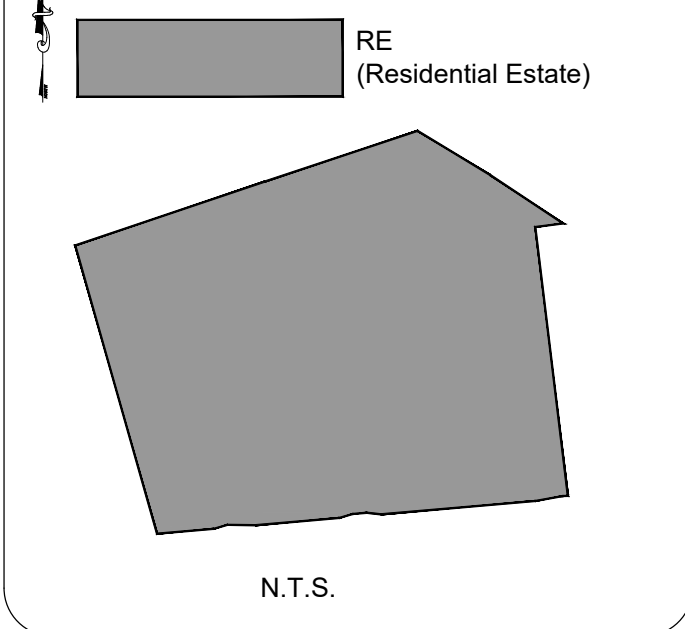
NUMBER OF PARCELS	11
NUMBER OF OUTLOTS	1
NUMBER OF BLOCKS	0
NUMBER OF LOTS	104
AVERAGE PARCEL SIZE	3.19 AC/ 139,069 SQFT
AVERAGE NET LOT SIZE	0.08 AC/ 3,455 SQFT



EMERGENCY SERVICES MAP

SCALE: NOT TO SCALE

ZONING MAP



ZONING MAP

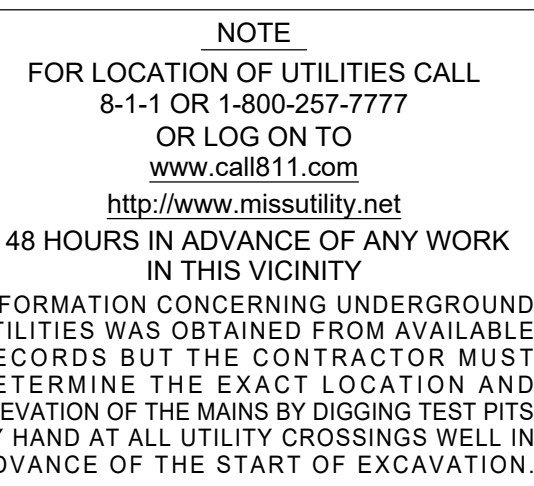
SCALE: NOT TO SCALE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT: THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR: DEWBERRY ENGINEERS INC.

Michael B. Davis
Professional Land Surveyor
Maryland Registration No. 11033
Expiration Date: 09/10/2026

NOT FOR CONSTRUCTION

NOTE
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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.





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Dewberry
Engineers Inc.
4801 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.5188 (FAX)
www.dewberry.com

APPLICANT
PROSPERITY SENIOR COMMUNITIES, LLC
2077 SOMERVILLE RD., SUITE 206
ANNAPOLIS, MD 21401

CONTACT
C/O KEVIN SETZER
410-266-5100 (EXT. 136)
KSETZER@HOGANCOMPANIES.COM

PROSPERITY SENIOR COMMUNITIES
PROPERTY BOUNDARY SURVEY
PPS-4-25001
PRINCE GEORGES COUNTY, MD
15TH ELECTION DISTRICT

TAX MAP GRID 10D-E3
WSSC GRID 206SE10

SEAL 3/26/2025

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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 10779.
EXPIRATION DATE: JULY 14, 2026.

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: RL			
APPROVED BY: KM			
CHECKED BY: NS			
DATE: FEBRUARY 2025			

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION**
PLAN SHEET

DEWBERRY JOB NO. 50131132

4

SHEET NO. 4 OF 7



A

NOTE

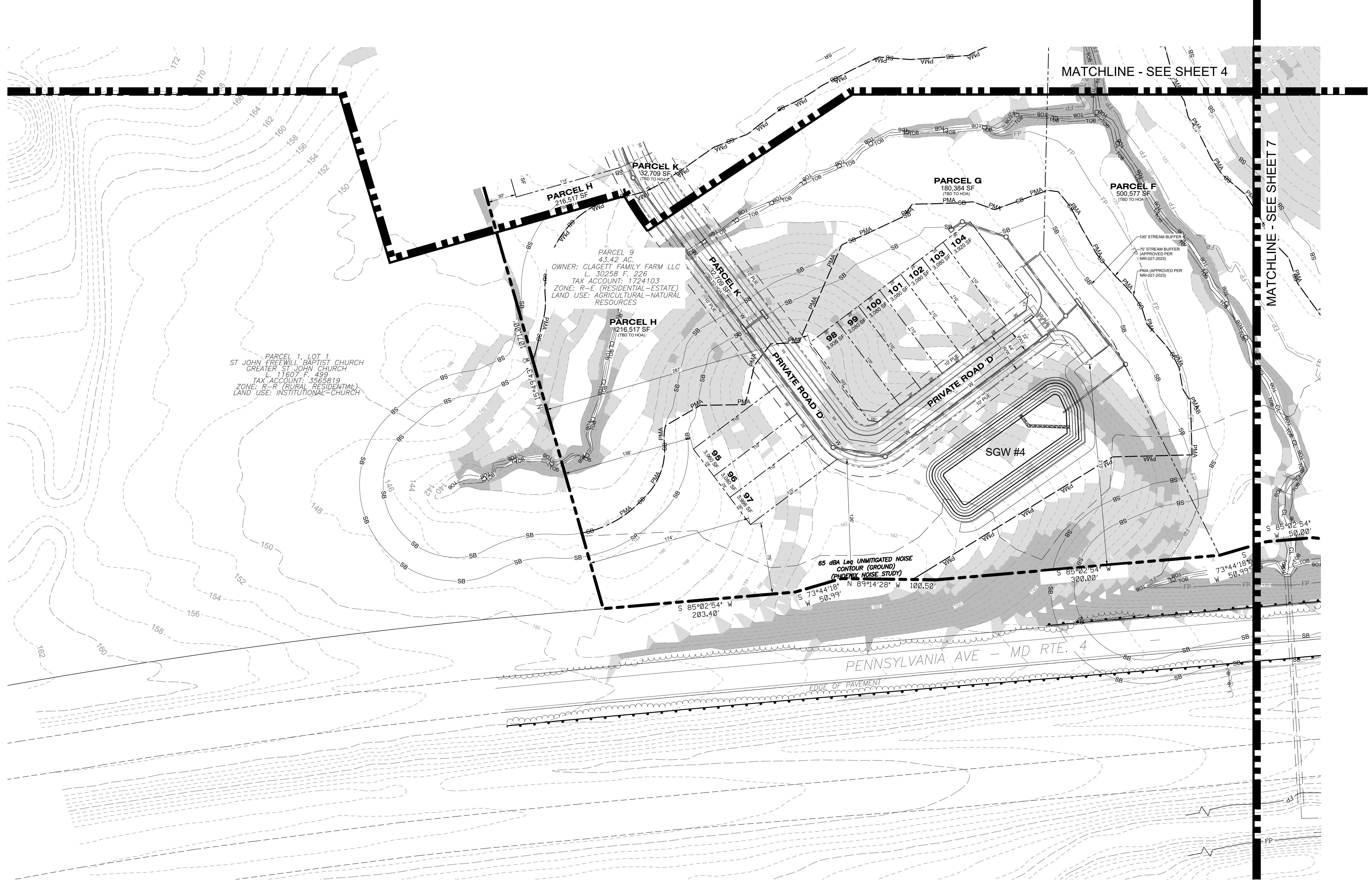
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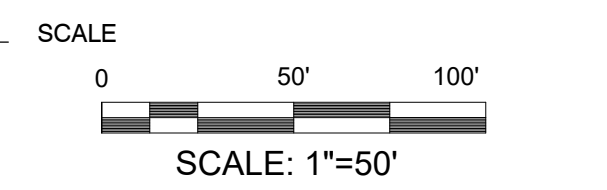
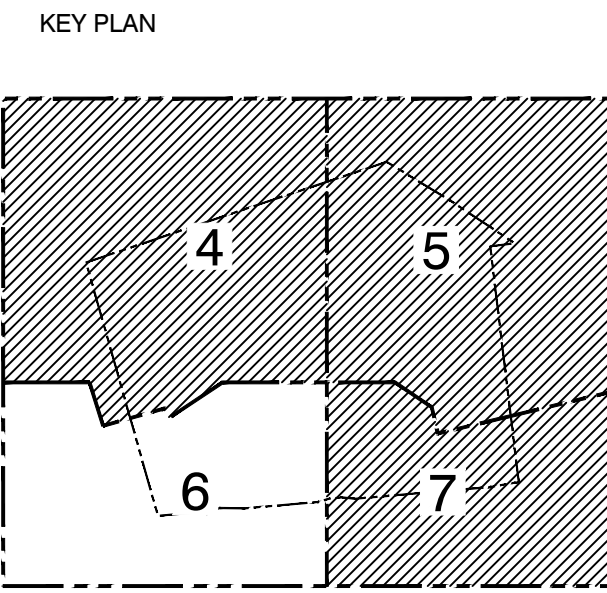
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PROSPERITY SENIOR COMMUNITIES
PROPERTY BOUNDARY SURVEY
PPS-4-25001
PRINCE GEORGES COUNTY, MD
15TH ELECTION DISTRICT
TAX MAP GRID 100-E3
WSSC GRID 206SE10

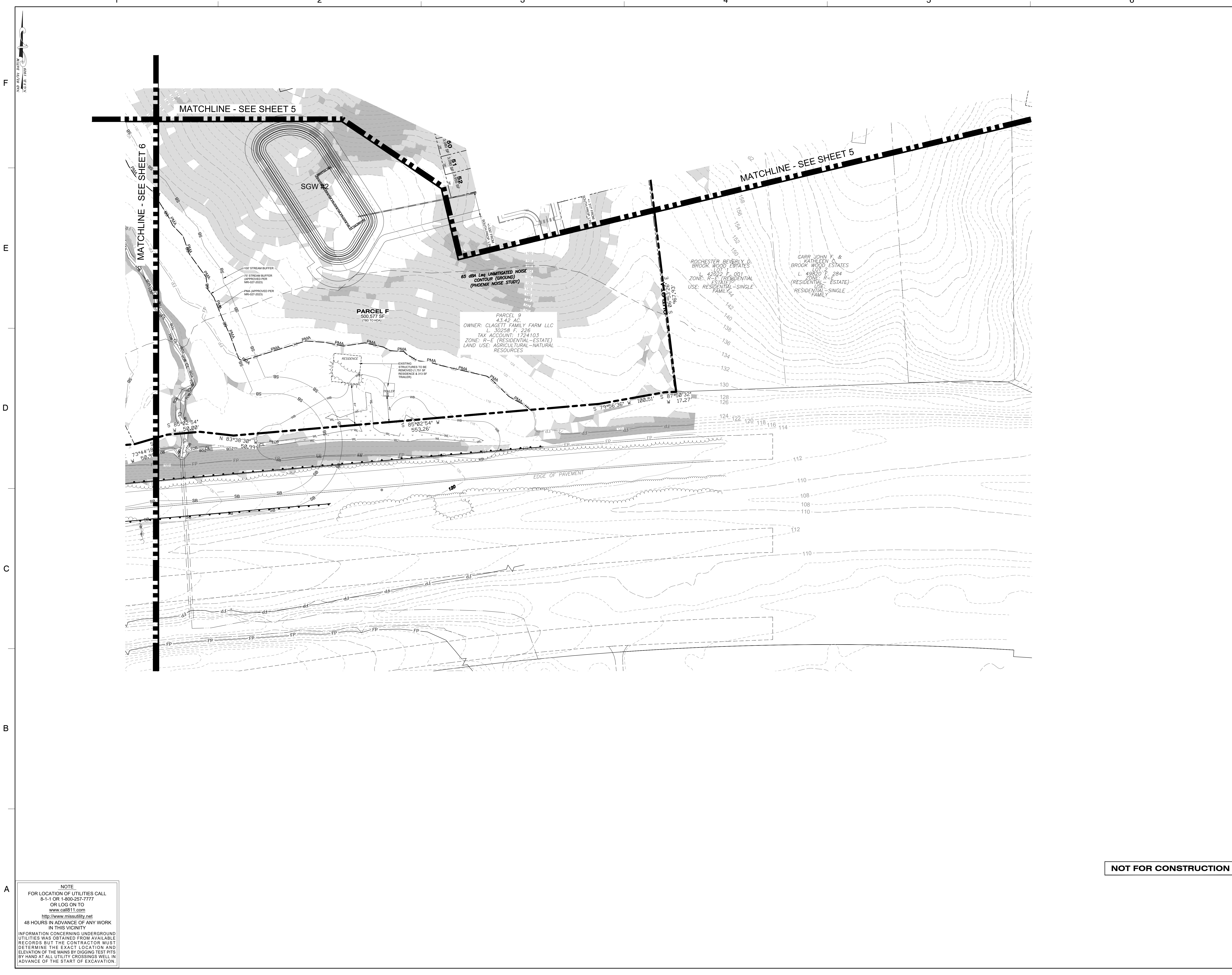
SEAL 3/26/2025
STATE OF MARYLAND
LANDSCAPE ARCHITECT
No. 10719
PROFESSIONAL CERTIFICATION:
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OF MARYLAND, LICENSE NO. 10719.
EXPIRATION DATE: JULY 14, 2026.



No.	DATE	BY	Description
REVISIONS			

DRAWN BY RL
APPROVED BY KM
CHECKED BY NS
DATE FEBRUARY 2025

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET
DEWBERRY JOB NO. 50131132



Dewberry
Engineers Inc.

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PROSPERITY SENIOR COMMUNITIES
PROPERTY BOUNDARY SURVEY
PPS-4-25001
PRINCE GEORGES COUNTY, MD
15TH ELECTION DISTRICT

TAX MAP GRID 100-E3
WSSC GRID 206SE10

SEAL 3/26/2025

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OF MARYLAND, LICENSE NO. 1079.
EXPIRATION DATE: JULY 14, 2026.

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: RL
APPROVED BY: KM
CHECKED BY: NS
DATE: FEBRUARY 2025

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION**
PLAN SHEET

DEWBERRY JOB NO. 50131132

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7

SHEET NO. 7 OF 7

STATEMENT OF JUSTIFICATION
IN SUPPORT OF APPLICATION FOR
PRELIMINARY PLAN OF SUBDIVISION 4-25001

The property forming the subject matter of this Preliminary Plan of Subdivision application consists of 43.24 acres located Old Marlboro Pike in Upper Marlboro, Maryland. More particularly, it is identified as part of Parcel 9, Tax Map 100. Parcel 9 consists of a total of 258.88 acres of land. Parcel 9 was bisected by the construction of MD Route 4 in the mid-1960's, with approximately 43.24 acres north of MD Route 4 and the remainder south of MD Route 4. The property which is the subject of this application consists of the 43.24 acres of Parcel 9 located between MD Route 4 and Old Marlboro Pike in Upper Marlboro, Maryland (the "Subject Property"). The Property is improved with the remnants of old farm structures. The owner of the Property is Clagett Family Farm LLC. The Applicant is Prosperity Senior Communities LLC, the contract purchase of the Subject Property ("Applicants").

PROPERTY ORIENTATION AND DEVELOPMENT PROPOSAL

The Subject Property is presently zoned RE (formerly R-E) and is located on the south side of Old Marlboro Pike across from the Charles Hill Subdivision. The entrance to the Charles Hill Subdivision, Charles Boulevard, is located at the westernmost property line of the Subject Property. The Subject Property is mostly wooded but is improved with the remnants of a farmhouse and barn. According to the Phase I Archeology Report filed with the application, aerial photographs from 1938 and later reveal the existing farmhouse in the southeast quadrant of the parcel and cultivation of its entirety into the late 1960s. USGS topographic maps suggest that house dates between 1934 and 1938 and the barn between 1938 and 1942. By the late 1970s, only the northwest quadrant appears to have been in cultivation and it too was left fallow in the first decade of the 21st century. Aerial photographs also depict a likely barn in the northwest field, derelict if

not a ruin by 1977. The Subject Property is bound to the north by existing single family detached homes in the RR (formerly R-R) Zone, to the east by a single family detached home in the RE (formerly R-E) Zone, to the west by a church in the RR (formerly R-R) Zone. Finally, to the south, the Subject Property is bordered by MD Route 4 (Pennsylvania Avenue).

The Applicant proposes to develop the Subject Property with a Planned Retirement Community consisting of 104 single family attached villas, including a community meeting area. A Planned Retirement Community is a permitted use in both the existing RE zone as well as in the former R-E 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 January 24, 2025 for this application and the future special exception application, which has been assigned Application Number SE-25002. In the Pre-Application Meeting comments, it was noted that a Phase 1 noise study will be required due to the proximity of the Subject Property to MD Route 4. A Phase 1 Noise Study is included with the application. Also, the Applicant was asked to review the relevant policy and supporting strategies contained on Page 30 of the 2007 Westphalia Sector Plan. Finally, the Applicant was requested to address the environmental goals, policies and strategies of the Approved Subregion 6 Master Plan and Sectional Map Amendment.¹ These issues are addressed below.

¹ The Subject Property is subject to the Westphalia Sector Plan, not the Subregion 6 Master Plan. Thus, the environmental goals, policies and strategies of the Westphalia Sector Plan will be addressed herein.

CONFORMANCE WITH 2007 WESTPHALIA SECTOR PLAN
POLICY AND STRATEGIES FOR RESIDENTIAL AREAS

As noted above, the Applicant was requested to address the Policy 5 in the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment (“Westphalia Sector Plan”) for residential areas. The Westphalia Sector Plan recommends low-density residential land use in the area surrounding the Subject Property, which is defined as supporting a density of up to 3.5 dwelling units per acre. The specific strategies and design principles are addressed below.

Policy 5—Residential Areas

Promote new residential development and preserve, protect, and enhance existing residential neighborhoods.

Strategy

Develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept.

Design Principles:

Design new low- to medium-density residential neighborhoods that are varied in housing styles and architecture and promote best practices for residential design:

- **Feature the same quality design and treatments on the exposed façades as on the front façade of highly visible residences on corner lots and elsewhere.**
- **Create varied architecture and avoid flat façades by using bays, balconies, porches, stoops, and other projecting elements.**
- **Design single-family detached and attached homes and multifamily buildings so the mass of the living space and the front door dominates the front façade:**
 - **Require garages that are hidden or clearly subordinate to the main structure and do not project beyond the main façade of residential buildings.**
 - **Arrange driveways so that cars are parked to the side or rear of the house or otherwise hidden from the street.**
 - **Promote rear alleys to have access to parking and garages for residences that are sited back-to-back.**

COMMENT: The proposed development constitutes a new community consisting of 104 dwelling units, which equates to a density of 2.5 units per acre, which is within the recommended low density recommendation in the Master Plan. The newer existing residential

neighborhoods on the north side of Old Marlboro Pike (Charles Hill and Marlboro Riding) were developed utilizing the cluster subdivision technique. The proposed development will utilize the special exception process to create an age restricted enclave of 28' wide attached villas. The 28' wide villa product has been built or is under construction in several age restricted communities, including a section of Parkside, Timothy Branch and the Traditions at Beechfield. These unit types are popular among seniors because they provide two car garages easily accessible to the units, ground floor master suites and room for family/guests. This will create a varied architecture and a diversity of housing. Due to the need to provide convenient access to the units, and due to the environmental constraints which limit the developable area, the garages will not be rear loaded accessible from alleys. The design of these units included the ground floor master bedroom and integrated garage to reduce the number of steps and cannot be built as a rear loaded product for this reason. It is not a typical rear load townhouse design. However, they will be high quality and add to the diversity of housing product in the area, in addition to addressing a need for senior housing.

Incorporate a variety of housing types in single-family projects/subdivisions:

- **Build townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower density single-family neighborhoods.**
- **Allow the use of detached accessory dwelling units.**
- **Maximize the number of windows facing public streets.**

COMMENT: The proposed Prosperity Senior Community will introduce a townhome style villa into a neighborhood of single-family homes built on smaller lots utilizing the cluster subdivision technique. The project also will allow seniors to be located close to the Westphalia Town Center, which is located approximately 1.5 miles from the Subject Property. The details of the architecture will be addressed during the review of the special exception application.

Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas:

- **Develop neighborhoods to reflect the character of their location within Westphalia, with areas closer to the town center being more compact and more urban, and outlying areas more rural.**
- **Create lot divisions that respect the existing pattern of development for neighborhood continuity and compatibility.**
- **Discourage use of walls, gates, and other barriers that separate residential neighborhoods from the surrounding community and commercial areas.**

COMMENT: The proposed development is on an isolated parcel of land that does not have the ability to connect to pre-existing neighborhoods. However, the environmental features on site, which will be preserved, allow for the creation of a wooded community with ample open space to create a tranquil environment for the future residents. This can be seen on the rendering of the concept plan set forth below:



Design an efficient, safe, and interconnected residential street system:

- Design or retrofit street systems to link individual subdivisions/projects to each other and the community.
- Avoid closed loop subdivisions and extensive cul-de-sac systems, except where the street layout is dictated by the topography or the need to avoid sensitive environmental resources.
- Emphasize the provision of high-quality pedestrian and bikeway connections to transit stops/stations, village centers, and local schools.
- Clarify neighborhood roadway intersections through the use of special paving and landscaping.

COMMENT: The environmental constraints and the existence of MD 4 along the southern boundary require two entrances to access the Subject Property from Old Marlboro Pike and prevent the roadways from being interconnected. The project is about one mile from the proposed Westphalia Town Center commercial area, which will be convenient for the future residents.

Create a system of open space and parks and preserve sensitive environmental features:

- **Cluster residences around shared amenities to form distinct neighborhoods with a sense of identity. Use green space to define and divide the clusters.**
- **Preserve large wooded areas and fields by using cluster or conservation subdivision design techniques, by allowing smaller lot sizes and by permitting usable shared green areas in the immediate neighborhood.**

Provide a variety of single-family attached residential lot sizes in and near the Westphalia town center.

COMMENT: The community will include a central meeting area which will provide opportunities for the residents to gather, grill and meet. In addition, large wooded areas will be preserved to create a private community surrounded by trees.

Within the town center urban areas, there should be a range of lot sizes for single-family attached dwelling units, with a minimum lot size of 1,000 square feet.

- **Near the town center, lot sizes may range from 1,300 to 1,800 square feet.**
- **The finished floor area for single-family attached dwelling units should be determined during site plan review in order to ensure an urban character of development.**

- **The percentage of townhouses and other dwelling unit types to be allowed in the town center and surrounding development projects should be determined at site plan review based on the policies and exhibits referenced in the sector plan text.**

COMMENT: The proposed project is not within the town center urban area. Thus, this strategy is not applicable.

CONFORMANCE WITH ENVIRONMENTAL INFRASTRUCTURE POLICIES AND STRATEGIES

The Environmental Infrastructure in the Westphalia Sector Plan is addressed on Pages 35-39 of that plan. As noted therein, the majority of the study area contains properties previously subject to heavy agricultural practices. That is true of the Subject Property. The Phase I Archeological Study found that aerial photographs from 1938 and later reveal an existing farmhouse in the southeast quadrant of the parcel and cultivation of the entire property into the late 1960s. MD Route 5 was constructed in the mid-1960s, separating the Subject Property from the larger 258-acre farm. By the late 1970s, only the northwest quadrant of the Subject Property was in cultivation, and it too was left fallow in the first decade of the 21st century. The approved NRI (NRI-027-2023) reveals that there are regulated environmental features on site. In particular, a stream system extends from Old Marlboro Pike to the MD Route 4, bisecting the property. There is also a stream branch extending to the west that also divides the northwestern quadrant of the Subject Property from the southwestern quadrant.

The Sector Plan establishes four policies related to the Environmental Infrastructure, each of which is addressed below:

Policy 1—Green Infrastructure

Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

Strategies

- Use the sector plan designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.
- Preserve 480 or more acres of primary management area (PMA) as open space within the developing areas.
- Preserve or restore the regulated areas within the sector plan, both within and outside the designated green infrastructure network and those designated through the development review process.
- Consider legislated revisions that, subject to appropriate legislative authority, allow a variation process to address thresholds below current requirements for designated General Plan centers in order to encourage an urban character of development.
- Evaluate current policies and ordinances to consider providing the option of woodland conservation credit for stream restoration, for the removal of invasive plant species, and to consider credit for the planting of a community tree grove or arboretum.
- Allow street trees within the designated town center to count towards woodland conservation requirements where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space that is not limited by existing or proposed overhead utility lines.
- Enhance regulated areas by concentrating required woodland conservation adjacent to regulated areas and in an interconnected manner.
- Evaluate current policies and ordinances to consider allowing plantings on slopes of rubble fills and Class III fills to count toward woodland conservation requirements.
- Place sensitive environmental areas within conservation easements to ensure preservation in perpetuity.
- Protect primary corridors (Cabin Branch) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors (Back Branch, Turkey Branch, and the PEPCO right-of-way) to restore and enhance environmental features, habitat, and important connections.
- Limit overall impacts to sensitive environmental areas to those necessary for infrastructure improvements such as road crossings and utility installations.
- Evaluate and coordinate development within the vicinity of primary and secondary corridors to reduce the number and location of impacts to sensitive environmental areas.
- Develop flexible design techniques to maximize preservation of environmentally-sensitive areas.

COMMENT: The Subject Property is subject to the 2024 Woodland Conservation

Ordinance requirements. As such, the applicable buffers to on-site streams have

increased and will be protected as part of the development. The property also has 2.37 acres of floodplain, reducing the net tract area to 41.05 acres. The approved NRI identifies the areas of regulated environmental features and these will be preserved to the fullest extent possible in accordance with Section 24-130(b)(5). Any impacts to these features will be limited to infrastructure improvements, as regulated by the Environmental Technical Manual. The woodland conservation to be provided on site will be concentrated adjacent to the regulated areas. Upon final approval, the preserved woodlands will be placed with conservation easements to ensure preservation in perpetuity. As a result of all these measures, the proposed development conforms to Policy 1.

Policy 2-Water Quality and Quantity

Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

Strategies

- **Remove agricultural uses along streams and establish wooded stream buffers where they do not currently exist.**
- **Require stream corridor assessments using Maryland Department of Natural Resources protocols and include them with the submission of a natural resources inventory as development is proposed for each site. Add stream corridor assessment data to the countywide catalog of mitigation sites.**
- **Follow the environmental guidelines for bridge and road construction as contained in the transportation section of this sector plan.**
- **Construct shared public/private stormwater facilities as site amenities using native plants and natural landscaping.**
- **Use low-impact development (LID) techniques such as green roofs, rain gardens, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream restoration, to the fullest extent possible during the development review process with a focus on the core areas for use of bioretention and underground stormwater facilities under parking structures and parking lots.**

COMMENT: As noted above, the historic agricultural activities on the Subject

Property have now ceased. The development of the Subject Property will be subject to

the low-impact design techniques now required in Prince George's County since 2010. Compliance with these standards will ensure that the proposed development conforms to Policy 2.

Policy 3—Energy Consumption

Reduce overall energy consumption and implement environmentally-sensitive building techniques.

Strategies

- **Use green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**
- **Use alternative energy sources such as solar, wind and hydrogen power. Provide public examples of uses of alternative energy sources.**

COMMENT: The homes that will be constructed will incorporate the latest Energy Star appliances to ensure that the homes operate efficiently and result in lower month energy bills to reduce the burden on the proposed elderly residents.

Policy 3—Noise

Plan land uses appropriately to minimize the effects of noise from Andrews Air Force Base and existing and proposed roads of arterial classification and higher.

Strategies

- **Limit the impacts of aircraft noise on future residential uses through the judicious placement of residential uses.**
- **Restrict uses within the noise impact zones of Andrews Air Force Base to industrial and office use.**
- **Evaluate development proposals using Phase I noise studies and noise models.**
- **Provide for adequate setbacks and/or noise mitigation measures for projects located adjacent to existing and proposed noise generators and roadways of arterial classification or greater.**
- **Provide for the use of appropriate attenuation measures when noise issues are identified.**

COMMENT: While much of the Westphalia Town Center area is impacted by noise from Andrews Air Force Base, the Subject Property is not. The Subject Property does have frontage on MD Route 4, which is an expressway. As a result, a Phase I Noise Study has been requested as part of the submission and one is provided to ensure that the proposed development is protected from adverse noise impacts resulting from this roadway.

ELECTION TO SUBMIT APPLICATION PURSUANT TO PRIOR ZONING ORDINANCE

The Applicant has elected to utilize the provisions of the prior subdivision and zoning ordinance as expressly permitted by Section 24-1900 et. seq. and by Section 27-1900 et. seq. A Planning Retirement Community is permitted by Special Exception in the underlying zoning category under both the prior Zoning Ordinance and the current Zoning Ordinance. The criteria for approval of the special exception in both ordinances (Section 27-395 and 27-5402(yy)) provides:

Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.”

However, pursuant to Section 27-61202 of the current Zoning Ordinance, the Neighborhood Compatibility Standards are applicable when a new townhouse development is proposed which is adjacent to single family detached dwelling. Section 27-61202(c) then states that “in the case of conflict between these neighborhood compatibility standards and other standards in this Ordinance, these neighborhood compatibility standards shall control. This creates an inherent conflict

between the flexibility inherent in the approval of the special exception and the inflexibility inherent in the neighborhood compatibility standards. This conflict does not exist when processing an application pursuant to the provisions of the prior Zoning Ordinance.

CONCLUSION

The application, as submitted conforms to the requirements contained in Subtitle 24 of the prior Zoning Ordinance. The Applicant requests approval of the preliminary plan in accordance with the plans submitted with the application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'THH', is enclosed in a rectangular box.

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