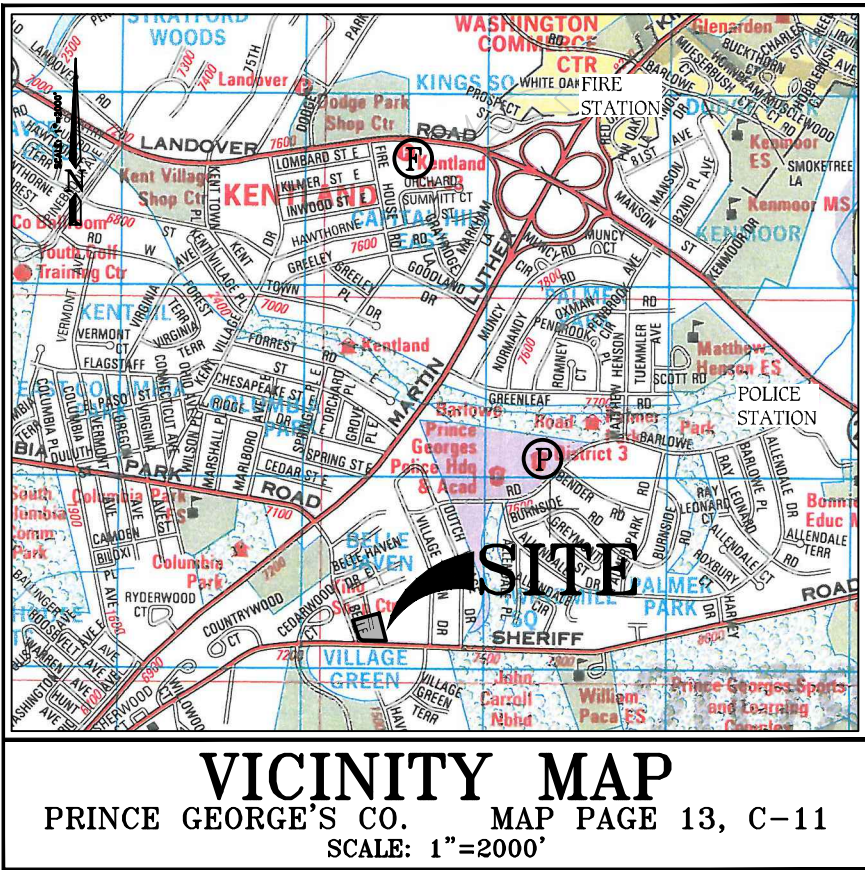




GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RMF-20
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	59-E4
Administrative	WSSC Grid (Sheet 20)	203NE07
Administrative	Planning Area (Plan Area)	72 (Landover & Vicinity)
Administrative	Election District (ED)	13 - Kent
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	III



VICINITY MAP  
PRINCE GEORGE'S CO. MAP PAGE 13, C-11  
SCALE: 1"=2000'

PRINCE GEORGE'S COUNTY  
FIRE/EMS DEPARTMENT  
KENTLAND - STATION B33

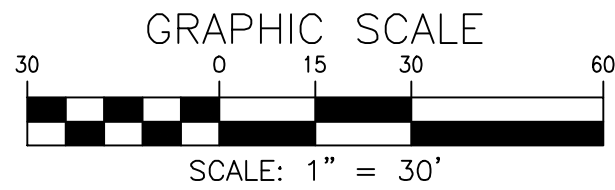
PRINCE GEORGE'S COUNTY  
POLICE DEPARTMENT, DISTRICT  
3 STATION

#### GENERAL NOTES

- PROJECT NAME: TULIP MEADOWS  
EFFECT INC.  
APPLICANT: 1350 BEVERLY ROAD, SUITE 115-316  
MCLEAN, VA 22101  
GARRETT ADLER  
PROPERTY OWNER: 1350 BEVERLY ROAD  
MCLEAN, VA 22101
- EXISTING PARCEL/LOTS AND DEED REFERENCES:  
PARCEL B P.B. REP 202 P.66 85 L.44664 F.457
  - TAX MAP & GRID: 59-E4
  - WSSC 200-FOOT MAP REFERENCE: 203NE07
  - THE PURPOSE OF THIS SUBDIVISION IS TO CREATE (29) TOWNHOME LOTS AND ASSOCIATED ACCESS/OPEN SPACE PARCELS.
  - PRIOR APPROVALS:  
- NRI-163-2021  
- 4-24002
  - TOTAL ACRES: 1.96 AC. (RMF-20 ZONE)
  - NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.96 AC.
  - AREA OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.
  - AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
  - AREA OF ROAD DEDICATION: 0.00 AC.
  - EXISTING ZONING: RMF-20
  - EXISTING USE: VACANT
  - PROPOSED USE OF PROPERTY: RESIDENTIAL
  - BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: (29) TOWNHOMES
  - DENSITY CALCULATION: ALLOWED: 20 DU/AC  
PROPOSED: 14.8 DU/AC
  - MINIMUM LOT SIZE: N/A
  - MINIMUM LOT WIDTH: 20 FT.
  - SUSTAINABLE GROWTH TIER: TIER 1
  - MILITARY INSTALLATION OVERLAY ZONE: NO
  - CENTER OR CORRIDOR LOCATION: NO
  - SWM CONCEPT NUMBER AND APPROVAL DATE: 14745-2022-0, APPROVED 6/25/2024
  - EXISTING AND PROPOSED WATER/SEWER CATEGORY: W-3 AND S-3
  - METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
  - AVIATION POLICY AREA: NONE
  - MANDATORY PARK DEDICATION REQUIREMENT: FEE-IN-LIEU
  - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
  - HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NO
  - TYPE ONE CONSERVATION PLAN EXEMPTION #5-078-2024
  - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
  - WETLANDS: NO
  - STREAMS: NO
  - SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION: SEE NRI-163-2021
  - IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO

#### LEGEND

- |                                |     |
|--------------------------------|-----|
| BOUNDARY LINE                  | --- |
| LIMIT OF DISTURBANCE           | --- |
| EXISTING CONTOUR               | --- |
| PROPOSED CONTOUR               | --- |
| EXISTING STEEP SLOPES (15-25%) | --- |
| EXISTING SEVERE SLOPES (25%+)  | --- |
| EXISTING TREELINE              | --- |
| PROPOSED TREELINE              | --- |
| EXISTING OVERHEAD LINES        | --- |
| EXISTING TELEPHONE LINE        | --- |
| EXISTING GAS LINE              | --- |
| EXISTING CHAIN LINK FENCE      | --- |
| EXISTING STORMDRAIN            | --- |
| PROPOSED STORMDRAIN            | --- |
| EXISTING SEWER                 | --- |
| PROPOSED SEWER                 | --- |
| EXISTING WATER                 | --- |
| PROPOSED WATER                 | --- |
| EXISTING FIRE HYDRANT          | --- |
| PROPOSED FIRE HYDRANT          | --- |
| EXISTING UTILITY POLE          | --- |
| EXISTING GUY WIRE              | --- |
| EXISTING LIGHT POLE            | --- |

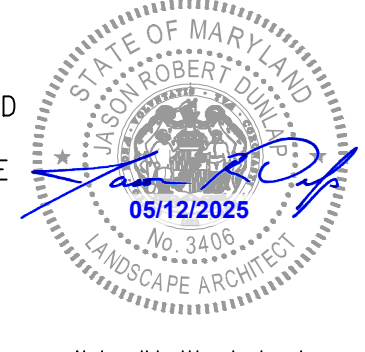


#### PROFESSIONAL CERTIFICATION

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

LICENSE NUMBER: 3406

EXPIRATION DATE: 05/10/2027



Not valid without signature

#### UPDATES/REVISIONS :


PPS-2022-009  
PRELIMINARY PLAN OF SUBDIVISION  
TULIP MEADOWS  
KENT (13th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: EFFECT INC.  
1350 BEVERLY ROAD,  
SUITE 115-316  
MCLEAN, VA 22101

WSSC GRID:  
203NE07

TAX MAP:  
59-E4

DESIGN: JRD

SHEET: 1 OF 1

DRAFT: JJK

DATE: 01/09/2025

FILE NO.: 2023-1210-11

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PROHIBITED.

SCALE: 1"=30'

**Amended Statement of Justification**  
**Preliminary Plan of Subdivision PPS-2022-009 + ADQ-2022-024**  
**7210 Sheriff Road**

Owner/Applicant: GA Washington, LLC  
1350 Beverly Road, Suite 115-316  
McLean, VA 22101

Attorney/Agent: Abdullah H. Hijazi, Esq.  
Hijazi, & Carroll, P.A.  
3231 Superior Lane, Suite A-26  
Bowie, MD 20715  
Tel: 301-464-4646

Civil Engineer: Charles P. Johnson & Associates, Inc.  
1751 Elton Road, Suite 300  
Silver Spring, MD 20903  
Tel: 301-434-7000

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**OVERVIEW**

The subject property is located at 7210 Sheriff Road, Hyattsville, MD 20785 (the “Property”). The Property is adjoined by Belle Haven Drive and a 7-Eleven to the west, multifamily residential to the north, undeveloped land to the east, and Sheriff Road and townhomes to the south. Applicant is submitting its application for Preliminary Plan of Subdivision (“PPS”) to subdivide the existing parcel of vacant land into 29 lots for building 29 townhomes.

**1. Development Data Summary**

	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Zone	RMF-20	RMF-20
Use	Vacant land	29 Townhomes
Acreage	1.96	1.96
Lots	0	29
Parcels	1	5
Dwelling Units	0	29

**2. Previous Approvals**

Applicant received approved Natural Resources Inventory (“NRI”) NRI-163-2021 and Woodland Conservation Exemption S-216-2021. Applicant’s SWM Concept Plan was recently approved under SWM Concept Plan No. 14745-2022-0. Preliminary Plan of Subdivision 4-

04002 was approved by the Planning Board on June 17, 2004, but will be superseded as to 7210 Sheriff Road with the approval of this Preliminary Plan of Subdivision application.

### **3. Community Planning**

#### **Plan 2035**

This application conforms with the 2014 Prince George's 2034 Approved General Plan (Plan 2035) because the Property is in the Established Communities growth policy area (page 20). The vision for the Established Communities is to create the most appropriate context-sensitive infill and low- to medium-density development. This application is below density limits for this RMF-20 zoned Property (14.8 DU/AC compared to limit of 20 DU/AC).

#### **Master Plan Conformance**

This application conforms with the Subregion 4 Master Plan and Sectional Map Amendment, Planning Areas 72, 75A and 75B ("Master Plan"). The Property is within Living Area C of the Master Plan and recommends developing "single-family houses and townhouses only in the living areas" and cites "townhomes among the Garrett A. Morgan Boulevard and off of Sheriff Road" (pages 77 and 83). The proposed townhome construction on the Property promotes the vision of the Master Plan that includes strengthening existing neighborhoods, encouraging more intensive and high-quality housing, and capturing a greater share of the County's total forecasted residential and employment growth (page 56).

Finally, the Property is in a RMF-20 zone. The proposed townhome construction is consistent with the purpose of a RMF-20 zone to provide suitable sites for higher-density residential and multifamily development, including townhomes.

### **4. Stormwater Management**

Applicant provides an approved stormwater management ("SWM") concept plan pursuant to Section 24-4303(b). SWM Concept Plan 14745-2022-0, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application. The development of the Property, in conformance with SWM concept approval and any subsequent revisions to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Sections 24-4303 and 24-4403.

### **5. Parks and Recreation**

This PPS is in conformance with the requirements and recommendations of Plan 2035, the 2017 Land Preservation, Parks and Recreation Plan for Prince George's County (LPPRP), the 2013 Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, and the Subdivision Regulations as the pertain to public parks and recreational facilities.

Pursuant to Section 24-4101(b), the proposed development aligns with the master plan's intention to improve upon existing neighborhood and community while providing facilities that meet the changing needs of the community. The Property is located near National Harmony Memorial Park to the south and the Prince George's Sports and Learning Complex to the east.

Pursuant to Section 24-4600 relating to mandatory dedication of parkland, Applicant is proposing a fee-in-lieu. The property is adjacent to M-NCPPC parkland (Palmer Park), but the property is too small for land dedication adding to this parkland to be practical. Provision of a fee in lieu will allow M-NCPPC funds to improve this park or other nearby parks.

Applicant will provide multiple parcels to a homeowners association covering the Property for future use for resident's recreation, including an anticipated gazebo. Further, Applicant will remove substandard ramps along Belle Haven Drive and Sheriff Road and install two (2) ramps along each right-of-way compliant with current ADA standards.

## **6. Transportation (pedestrian, bicycle, and vehicular)**

This application is in conformance with the 2009 Approved Countywide Master Plan of Transportation ("MPOT"), the Master Plan, and the Subdivision Regulations.

### **Master Plan Right of Way**

The Property has frontage on Belle Haven Drive (C-406) along the western bounds of the site. Per the MPOT and master plan, the portion of Belle Haven Drive that fronts the Property is designated as a 4 lane roadway with an ultimate right-of-way between 70 and 80 feet. Applicant's PPS submission displays the existing configuration of Belle Haven Dr. along the Property's frontage. The Property also has frontage along Sheriff Road along the southern bounds of the site, which is designated as a 6 lane road with an ultimate right-of-way between 100 and 120 feet.

### **MPOT Pedestrian and Bike Facilities**

Applicant conforms to the applicable policies discussed below.

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.**

**Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The Property's frontage along Belle Haven Drive and Sheriff Road each have preexisting sidewalks. Further, Applicant provides a Bicycle and Pedestrian Impact Study ("BPIS") stating the existing design will conform to bicycle and pedestrian requirements.

### **Transportation Review**

Applicant provides concept designs and circulation plans in conformance with Section 24-4201. Applicant also provides a BPIS.

### **7. Public Facilities**

This PPS is in conformance to the Master Plan in accordance with Section 24-4101(b)(1). Chapter 9 of the Master Plan establishes the following goals for public facilities with the subregion:

- **Locate police and fire and rescue facilities and services that meet the size and location needs of the community to minimize response time.**
- **Provide residents with public schools that are conveniently located, of adequate size, feature state-of-the-art technology and quality instructional opportunities, and serve as active centers for their communities.**
- **Provide adequate public water and sewer service to areas eligible for service.**

The proposed development will not impede achievement of any of the above-referenced goals. The Master Plan does not propose any police, fire and emergency medical service facilities, schools, parks, or libraries on the subject property. This application is further supported by a certificate of adequacy, which ensures adequate public facilities to support the proposed land use. The 2008 Approved Public Safety Facilities Master Plan also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, none of which affect this site.

### **8. Public Utility Easement**

If a public utility easement is required, the dedication documents recorded on the final plat will include the statement, "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748." In accordance with Section 24-4205 of the Subdivision Regulations, all roads public or private shall have a public utility easement (PUE) at least 10 feet in width. The PUE shall be located outside the sidewalk, where a sidewalk is constructed, or if the Subdivision Regulations or Subtitle 27 require a sidewalk and shall be contiguous to the right-of-way. The subject site has frontage along the existing public rights-of-way Belle Haven Drive and Sheriff Road. The PPS depicts the 10-foot-wide PUEs along both rights-of-way. The PPS also depicts 10-foot-wide PUEs along either side of all proposed private rights-of-way.

### **9. Historic**

The Master Plan contains goals and policies related to historic preservation (pages 287

296). However, these are not specific to the Property or applicable to the proposed development. There are no historic properties or sites at the Property.

## **10. Environmental**

The Property and proposed development thereon have the following applications and associated plans:

<b>Review Case #</b>	<b>Associated Tree Conservation Plan</b>	<b>Authority</b>	<b>Status</b>	<b>Action Date</b>	<b>Resolution Number</b>
NRI-163-2021	N/A	Staff	Approved	11/23/2021	N/A
PPS-2022-009	S-216-2021 (exemption approved, pending renewal)	Planning Board	Pending	Pending	Pending

### **Grandfathering**

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 because the application is for a new PPS.

### **Site Description**

The Property is currently vacant and is a flat and open lot. A review of available information, and as shown on the approved NRI, does not indicate floodplain, streams, and steep slopes are found to occur on the property. The site does not contain any Wetlands of Special State Concern as mapped by the Maryland Department of Natural Resources (DNR). According to available information from the DNR Natural Heritage Program, there are no rare, threatened, and endangered species on the Property. The Property does not abut any historic or scenic roads.

### **Plan 2035**

The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. The site has regulated areas and evaluation areas mapped within the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan).

### **Master Plan Conformance**

This application conforms to the policies articulated in the Master Plan beginning on page 200.

**Policy 1: Protect, preserve, and enhance the green infrastructure network in Subregion 4.**

According to the approved NRI, the Property is a vacant flat open lot that does not contain regulated environmental features at the Property. The Property was also approved for a woodland conservation exemption and Applicant is renewing the exemption. Applicant will follow the approved stormwater management plan.

**Policy 2: Minimize the impacts of development on the green infrastructure network and special conservation area (SCA's).**

Development is not within a special conservation area or regulated primary management areas. Applicant will follow the approved stormwater management plan.

**Policy 3: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.**

SWM Concept Plan 14745-2022-0, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application. The SWM concept plan shows micro bio-retention, bay-filter, and planterbox to detain and treat water before it leaves the Property.

**Policy 4: Improve the base information needed for the county to undertake and support stream restoration and mitigation projects.**

There is no applicable stream restoration or mitigation based upon a review of the Property and the approved NRI.

**Policy 5: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment projects.**

SWM Concept Plan 14745-2022-0, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application. The SWM concept plan shows micro bio-retention, bay-filter, and planterbox to detain and treat water before it leaves the Property.

**Policy 6: Assure that adequate stream buffers are maintained and enhanced and utilized design measures to protect water quality.**

There is no applicable stream based upon a review of the Property and the approved NRI. SWM Concept Plan 14745-2022-0, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application. The SWM concept plan shows micro bio-retention, bay-filter, and planterbox to detain and treat water before it leaves the Property.

**Policy 7: Reduce air pollution to support public health and wellness by placing a high priority on transit-oriented development and transportation demand management (TDM) projects and programs.**

Air quality is a regional issue that is currently being addressed by the Council of Governments.

**Policy 8: Reduce adverse noise impacts so that the State of Maryland's noise standards are met.**

The proposed project to construct a 29-lot residential subdivision may generate some noise from added vehicular traffic, but is relatively modest in size and the anticipated noise is not enough for a noise study to be prepared. It is not anticipated that the proposed development will create adverse noise impacts.

**Policy 9: Implement environmental sensitive building techniques that reduce overall energy consumption.**

The development applications for the subject property which require architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. Applicant will encourage green building techniques and energy conservation techniques in design and construction.

**Policy 10: Implement land use policies that encourage infill and support TOD and walkable neighborhoods.**

This Property is not an infill site and is not within a transit-oriented district.

**Policy 13: Preserve, restore, and enhance the existing tree canopy.**

Subtitle 25, Division 3 requires the site to provide 15 percent tree canopy coverage (TCC). TCC will be addressed at the time of DET review. Applicant is renewing the woodland conservation exemption.

**Policy 14: Improve the County's capacity to support increases in the tree canopy.**

See response to Policy 13 above.

## **Green Infrastructure Plan**

The Property contains small evaluation areas of the Green Infrastructure Plan on the east side bordering the adjoining parcel to the east. This area is comprised of undeveloped trees.

The following policies and strategies are applicable to the subject application. The text in BOLD is the text from the Green Infrastructure Plan and the plain text provides comments on plan conformance.

### **POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.**

#### **1.1 Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:**

- a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
- b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

The proposed application includes landscape buffers on the eastern boundary and a parcel containing the regulated area to be dedicated to a homeowners association that will care for the trees and landscape there.

### **POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.**

#### **2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.**

#### **2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given**

**to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

**2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The property has a woodland conservation exemption and the proposed project is anticipated to have minimal impact on the small evaluation area in the Property.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

**3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

**a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No fragmentation of regulated environmental features is proposed with this PPS; the environmentally sensitive areas on-site are being preserved to the extent practicable.

**b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems or proposed master planned trails exist or are proposed with this PPS.

**POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

**4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

There are no applicable conservation easements and the site has a woodland conservation exemption.

**POLICY 5: Improve water quality through stream restoration, stormwater**

management, water resource protection, and strategic conservation of natural lands.

**5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

**5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

SWM Concept Plan 14745-2022-0, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application. The SWM concept plan shows micro bio-retention, bay-filter, and planterbox to detain and treat water before it leaves the Property.

**POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.**

***General Strategies for Increasing Forest and Tree Canopy Coverage***

**7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

**7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

**7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

The site has a woodland conservation exemption. TCC requirements will be evaluated at the time of DET review.

***Forest Canopy Strategies***

**7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

**7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

**7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such**

**as reducing urban temperatures, providing open space, and stormwater management.**

The site has a woodland conservation exemption. The Property does not contain potential forest interior dwelling species.

**POLICY 12: Provide adequate protection and screening from noise and vibration.**

**12.2 Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.**

The Property is not located abutting or adjacent to an arterial or higher classification roadway that would be known to cause transportation-generated noise above acceptable levels.

## **Environmental Review**

### **Natural Resources Inventory**

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. The signed NRI-163-2021 was submitted with the application.

### **Woodland Conservation**

The site has a woodland conservation exemption.

### **Regulated and Primary Management Areas**

The Property does not contain regulated or primary management areas.

### **Erosion and Sediment Control**

Section 24-4303(d)(7) of the Subdivision Regulations requires that a Concept Grading, Erosion and Sediment Control Plan (concept sediment control plan) be approved by the Prince George's Soil Conservation District, prior to final approval of the PPS (minor or major), if required by Subtitle 32: Water Resources Protection and Grading Code, of this Code. According to Section 32-126(a) of the County Code, a concept sediment control plan is required before a grading permit is issued for any site; therefore, a concept sediment control plan is required for this project. The County requires the approval of an erosion and sediment control plan, which is being applied for and the application is pending.

## **11. Urban Design**

## **Conformance with the Zoning Ordinance**

The applicant proposes 5 parcels and 29 lots for the development of 29 townhouse dwelling units. The use is permitted on this property; and Applicant will file a DET, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance, since construction of more than 10 townhouse dwelling units is proposed. The DET will demonstrate conformance to all applicable Development Standards, Landscape Manual and Tree Canopy Coverage Ordinance.

## **12. Planning, Design, and Development Standards**

### *Part 24-4 Subdivision Standards*

#### ***24-4100 Planning and Design***

##### **24-4101 General**

###### **(a) Zoning Ordinance Standards**

This preliminary plan of subdivision will comply with all applicable standards in Subtitle 27, Part 6, as described further in this statement of justification.

###### **(b) Conform to Comprehensive Master Plan**

This PPS and the future final plat will conform to the General Plan and all applicable Area Master Plans, Section Plans, or Functional Master Plans. A discussion of the plan's conformance to the General Plan and Area Master Plan is included in Section 3 of this statement of justification.

###### **(c) Unsafe Land**

The Property does not have unsafe land within the meaning of Section 24-4101(c).

###### **(d) Land in Reservation**

There is no applicable land to be placed in reservation under Section 24-4101(d). If such a request is made, Applicant will cooperate with the requesting public agency on evaluating and responding to such a request.

##### **24-4102 Lot Standards**

###### **(a) Conformance with Zoning Ordinance**

All lots in the subdivision will be in conformance with all of the lot standards and requirements of Subtitle 27. The property is in the RMF-20 Zone, and the

following standards are applicable to the development at the time of PPS, according to Section 27-4202(h)(2):

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
Maximum density	20 du/ac	14.8 du/ac
Minimum net lot area	No requirement	1,500 sq. ft.
Minimum lot width	20 feet	20 feet
Minimum lot with at front street line	16 feet	20 feet

Conformance with other standards of the RMF-20 Zone including lot coverage, setbacks, and building height will be determined at the time of DET when buildings are proposed.

**(b) Minimum Lot Area Standards for Individual Systems**

The proposed development will be on public water and sewer and will not feature any individual sewage disposal systems, therefore this section does not apply.

**(c) Minimum Lot Depth**

The proposed development is not adjacent to any arterials, expressways, or freeways, therefore the lot depth requirements of this section do not apply. All relevant requirements of the Landscape Manual will be complied with.

**(d) Lot Design Standards**

The lots are situated so that the buildings and driveways will maintain the existing grade as much as possible. Because the proposed development is for townhouses, limited variation of lot sizes and widths is possible. Visual monotony may be avoided through use of a variety of architectural details on the dwelling units.

**(e) Condominium Development**

No condominium development is proposed.

**(f) Outlots and Outparcels**

No outlots or outparcels are proposed.

**(g) Located Wholly Within County**

The property is not located at the edge of the County and so no lots will be created that are partially within another county.

## 24-4103 Layout Design Guidelines

**To the maximum extent practicable, subdivisions shall be designed to:**

- (a) Site internal streets to maintain the existing grade.**

The internal alleys are sited so as to maintain the existing grade as much as possible.

- (b) Ensure the spatial relationships, including between the lots and the street, recreation areas, alleys, and development on abutting lots, create the most beneficial relationship for the residents and occupants of the subdivision and abutting properties.**

The spatial relationships between the lots and the streets, recreation areas, alleys, and abutting lots will create the most beneficial relationship possible for the future residents and occupants of abutting properties. The development features an outward orientation where most of the units will face public streets. The remaining units will face internal common areas or face each other across those common areas. The sides of the townhouses on the east side of the property will face a wooded public park. The rears of the townhouses on the north side of the property will face the sides of multifamily dwellings on the property to the north, and landscape screening will be provided between the townhouses on the subject property and those on the abutting property. All units will have an alley for access at the rear. These relationships will ensure no residents have difficulty accessing their units or have their privacy infringed upon.

- (c) Arrange lotting patterns to avoid the stacking of dwelling units, one behind the other, creating a flag lot relationship.**

No flag lots are proposed.

- (d) Arrange lots to avoid the fronts of dwelling units facing the rear and sides of dwelling units on adjoining lots.**

The dwellings are arranged so that they face public streets or the fronts of other dwellings as much as possible. The remaining dwellings will face internal common areas.

- (e) Arrange lotting patterns to avoid narrow unusable common ownership parcels.**

None of the proposed common ownership parcels will be unusable, as every common parcel has a specific use proposed. These uses include stormwater management, recreation, perimeter landscaping, alley access, and maintenance access.

- (f) Ensure infill lotting patterns are context-sensitive to the existing established neighborhood.**

The proposed townhouse development will be context-sensitive with other townhouse developments in the immediate vicinity.

- (g) Arrange and sufficiently set back lots and the siting of buildings to preserve views of the site characteristics from streets and abutting lands.**

The existing site is a vacant, mostly flat plot of land with no appreciable site characteristics. There are no views that could be preserved by siting buildings in a specific way.

- (h) Provide lot access from interior streets and easements.**

Access will be provided via interior private alleys.

- (i) Terminate culs-de-sac at locations that will provide for a standard lotting pattern around the end of the cul-de-sac in relationship to the property line and abutting lots. Such culs-de-sac may also be permitted to provide a right-of-way for pedestrian and bicycle access pursuant to Section 27-6206(g), Pedestrian Connections, of Subtitle 27: Zoning Ordinance.**

No cul-de-sacs are proposed. Turnarounds are provided at the end of each alley, and a standard lotting pattern for townhouses is provided near each turnaround.

- (j) Avoid grading that would result in retaining walls on private lots. Retaining walls should be located within common areas, or where common areas are not proposed, adequate access for maintenance shall be provided.**

No retaining walls are proposed.

- (k) Preserve trees on steep slopes and meet the woodland conservation threshold on-site.**

The existing trees on site must be removed in order to appropriately grade the site. The property has received an exemption from the Woodland and Wildlife Habitat Conservation Ordinance.

- (l) Locate noise fencing or walls within common areas or within homeowners' association easements on private lots when homeowners' association land is not proposed. A 10-foot-wide clear zone for maintenance and inspection around the fence or wall shall be provided. The minimum net lot area shall be provided outside the easement area.**

No noise fences or walls are proposed.

- (m) Lighting techniques shall comply with Section 27-6700, Exterior Lighting, of Subtitle 27: Zoning Ordinance. In addition, lighting should be designed to decrease adverse impacts on the adjoining and abutting lands.**

Lighting will be proposed at the time of DET and will be designed so as to comply with Section 27-6700.

- (n) Avoid public use easements for infrastructure, including sidewalks.**

No public use easements are proposed.

#### **24-4104 Grading**

The approved SWM Concept Plan (14745-2022-0) shows how the site is proposed to be graded and shows this grading using two-foot contours. No TCP1 is required because the property has received an exemption from the WCO (S-078-2024). The site grading has been accounted for when designing SWM, alley grades, water and sewerage, and on-site open spaces.

#### **24-4105 Historic Resources and Sites**

The proposed development will not affect any historic resources or sites.

#### **24-4106 Cemeteries**

The proposed development will not affect any cemeteries.

#### ***24-4200 Transportation, Pedestrian, Bikeway, and Circulation Standards***

##### **24-4201 General Street Design Standards**

**Preliminary plans of subdivision (minor or major) and final plats shall comply with the following standards:**

- (a) A subdivision may be served by public and private streets, and in rural areas, access easements.**

The subdivision will front on two public streets, Belle Haven Drive and Sheriff Road. Access to individual units is proposed by means of private alleys.

- (b) The rights-of-way of all highways, streets, trails, and transit facilities shown on the General Plan, Functional Master Plans, and the applicable Area Master Plan or Sector Plan shall be shown on the preliminary plan of subdivision and, when reserved or dedicated, shown on the final plat.**

The PPS will show adequate right-of-way for Belle Haven Drive and Sheriff Road, both of which are master-planned collector roads.

- (c) **All streets proposed for dedication to public use shall comply with the standards in:**
- (1) **Section 27-6200, Roadway Access, Mobility, and Circulation, and all other applicable standards in Subtitle 27: Zoning Ordinance;**
  - (2) **Subtitle 23: Roads and Sidewalk, of the County Code;**
  - (3) **These Regulations;**
  - (4) **The Specifications and Standards for Roadways and Bridges;**
  - (5) **The standards of the State Highway Administration for state facilities; and**
  - (6) **Applicable regulations of municipalities having jurisdiction.**

No new streets are proposed to be dedicated to public use as part of this application.

- (d) **All proposed streets shall comply with the standards in Section 27-6206: Vehicular Access and Circulation, of the Zoning Ordinance, and be continuous and in alignment with existing or platted streets in adjoining subdivisions so as to create a street network that is functional and easily understandable. Generally, streets should cross other streets at right angles. The applicant may petition the Planning Director or review body deciding a parent application to waive or modify cross-access requirements between developments pursuant to Section 27-6206(e)(2)(C) of Subtitle 27: Zoning Ordinance of the Prince George's County Code.**

All proposed alleys will comply with Section 27-6206, which is addressed below in this SOJ. There are no existing streets terminating at the site's property lines which can be continued onto the property. The proposed alleys will meet each other at a right angle, and the entrance alley will also meet Belle Haven Drive at a right angle. Cross access requirements are addressed below in this SOJ.

- (e) **The topography and drainage of land shall be considered in the design of streets. If necessary to demonstrate such consideration, rough street grading plans may be required.**

The topography and drainage of the land were considered when designing the internal subdivision access. Appropriate stormwater management will be provided as shown on the approved SWM concept plan.

- (f) **All internal subdivision streets shall be wholly within the County and shall not be designed to directly connect to an adjacent county unless the applicant has obtained the prior written approval of the District Council and the appropriate land use authority of the adjacent county.**

The site is not adjacent to the edge of the County and so no internal subdivision streets could be proposed which connect to an adjacent county.

- (g) **All private streets shall be of sufficient width to accommodate the requirements of the Landscape Manual.**

Access will be provided by means of private alleys rather than private streets. No landscaping will be required between the alleys and the dwelling units.

#### **24-4202 Vehicular Access and Circulation**

The PPS will comply with all the applicable standards of Section 27-6206 of the Zoning Ordinance, as discussed below in this SOJ. No service roads are proposed with this application.

#### **24-4203 Pedestrian Access and Circulation**

The PPS will comply with the applicable standards of Section 27-6207 of the Zoning Ordinance, as discussed below in this SOJ. Sidewalks and crosswalks will comply with County specifications and standards; appropriate details will be provided with the DET.

#### **24-4204 Private Streets and Easements**

The PPS proposes to utilize Section 24-4204(b)(1)(D) in order to provide private alleys for access. The development qualifies for use of this section because townhouses are a permitted use under the RMF-20 Zone, the pavement width of private alleys will be 22 feet and thereby exceed the minimum width of 18 feet, and accessibility of the private alleys to emergency equipment will be ensured.

#### **24-4205 Public Utility Easements**

Public utility easements are proposed along Sheriff Road and Belle Haven Drive. These PUEs will be 10 feet wide, abut the rights-of-way, and be outside of the public sidewalks along these streets. Additional PUEs are proposed internal to the site to ensure all units will be served.

## ***24-4300 Environmental Standards***

### **24-4301 General**

There are no floodplains, wetlands, or streams on site. The steep slopes on site are minimal and consist of berms rather than natural topography. The site contains less than 10,000 square feet of woodland, and has received an exemption from the WCO (S-078-2024).

### **24-4302 100-Year Floodplain**

There is no 100-year floodplain on site.

### **24-4303 Stream, Wetland, and Water Quality Protection and Stormwater Management**

The development has received approval of a SWM Concept Plan (14745-2022-00) and a Concept Grading, Erosion, and Sediment Control Plan (CSC #173-22). Conformance with these plans will ensure conformance with the requirements of this section.

### **24-4304. Woodland and Wildlife Habitat Conservation, Tree Preservation, Clearing, and Replacement**

The property is not located in the Chesapeake Bay Critical Area Overlay. The development has received an exemption from the WCO (S-078-2024). The development will comply with the Tree Canopy Coverage Ordinance, with compliance to be determined at the time of DET.

## ***24-4400 Public Facility Standards***

### **24-4401**

The development will include all utility easements necessary to serve development on the land being subdivided. These easements will include public utility easements (PUEs) for dry utilities and WSSC easements for wet utilities.

### **24-4402**

Neither the General Plan nor any Functional Master Plan or the Subregion 4 Master Plan identify any public facilities on the subject site for which land would have to be reserved.

### **24-4403**

The development has received approval of a SWM Concept Plan (14745-2022-00). Conformance with this plan will ensure conformance with this section.

**24-4404**

The property is in Sustainable Growth Tier 1, and accordingly will be served by public sewer.

**24-4405**

The property is in Water and Sewer Category 1, and so there is immediate availability of public water and sewerage to the property.

**24-4406**

No water storage tanks are proposed on the site for the purpose of use by emergency vehicles during emergencies.

***24-4400 Public Facility Adequacy*****24-4501 Purpose**

The development will comply with the requirements of Section 24-4500 Public Facility Adequacy, including all applicable level of service (LOS) standards.

**24-4502 Applicability**

Conformance with Section 24-4500 is required because the application is for a new PPS. The following public facility adequacy standards are applicable:

Transportation: LOS “E” (Critical Lane Volume of 1451-1600)

Pedestrian and Bikeway Adequacy: adequate pedestrian and bikeway facilities needed to serve the development exist or are constructed by the applicant

Parks and Recreation: 15 acres per 1,000 residents

Police: response times for service are within twenty-five (25) minutes total for non-emergency calls, and ten (10) minutes total for emergency calls in each police district

Fire and Rescue: Seven (7) minutes travel time for any residential uses

Schools: Students will not exceed 105 percent of state rated capacity or demonstration of mitigation in accordance with Sec. 24-4510(c)

#### **24-4503 Certificate of Adequacy**

By applying for a PPS, the applicant has also applied for a certificate of adequacy (ADQ). The applicant will abide by the review procedures of approval of the ADQ and the expiration provisions of the ADQ.

#### **24-4504 Public Facility Adequacy-Generally**

The development will comply with all applicable LOS standards. Generally, the development will not generate demand for public facilities beyond the available capacity, or else will provide any allowed mitigation to support adding to the available capacity.

#### **24-4505 Transportation Adequacy**

The applicant provided traffic counts to be evaluated with the ADQ, to support evaluation of conformance to this section.

#### **24-4506 Pedestrian and Bikeway Adequacy**

The applicant provided a bicycle and pedestrian impact statement to be evaluated with the ADQ, to support evaluation of conformance to this section.

#### **24-4507 Parks and Recreation Adequacy**

The applicant anticipates that the existing parkland within the County will be adequate to support a determination of Parks and Recreation Adequacy. If mitigation is required, this may be provided by the applicant meeting the requirements of Section 24-4601, Mandatory Dedication of Parkland.

#### **24-4508 Police Facility Adequacy**

The applicant anticipates that the property is located so that response times for service are within twenty-five (25) minutes total for non-emergency calls, and ten (10) minutes total for emergency calls.

#### **24-4509 Fire and Rescue Adequacy**

The property is approximately 1.29 miles from the nearest fire station located at 7701 Landover Road. The applicant anticipates that the property is located so that response times for service will not exceed seven (7) minutes travel time. Mitigation will be provided if required.

## **24-4510 Schools Adequacy**

The applicant anticipates that the students generated by the development will not exceed 105% of the state-rated capacity of the nearest elementary, middle, and high schools. Mitigation will be provided if required.

## ***24-4600 Parklands and Recreation Facilities***

### **24-4601 Mandatory Dedication of Parkland**

Mandatory Dedication of Parkland is required because new residential lots are proposed. The property is adjacent to M-NCPPC parkland (Palmer Park), but the property is too small for land dedication adding to this parkland to be practical. The applicant therefore proposes, as a compliance alternative, payment of a fee-in-lieu. Provision of a fee in lieu will allow M-NCPPC funds to improve this park or other nearby parks, which will in turn help ensure there are adequate park and recreation facilities in the area to support the recreation needs of the new residents.

## ***24-4700 Conservation Subdivision Standards***

The site is not within the AG, AR, RE, or RR Zones, and so a conservation subdivision is not required; nor can the applicant opt to propose one.

## ***Part 27-6 Development Standards***

## ***27-6200 Roadway Access, Mobility, and Circulation***

### **27-6201 Purpose and Intent**

The development will be designed in such a way so as to meet the purpose and intent of Section 27-6200.

### **27-6202 Consistency with Plans**

The design of the access and circulation systems associated with the development are consistent with the transportation goals, objectives, and actions in the County's General Plan, the Approved Countywide Master Plan of Transportation, and the Subregion 4 Master Plan.

### **27-6203 Multimodal Transportation System**

The design of the development will provide for multiple travel modes, including pedestrian, transit, bicycle, and vehicular modes, through the provision of sidewalks and alleys. There are also existing bus stops along the property frontage.

## **27-6204 Circulation or Site Plan Required**

A site plan is included with the application that demonstrates how the development will meet the requirements of Sections 27-6205 through 27-6208.

## **27-6205 Developer Responsible for On-Site Street Improvements**

The applicant will have full responsibility for development of the private rights-of-way proposed with this development.

## **27-6206 Vehicular Access and Circulation**

### **(a) Definition of Street Functional Classification**

The development has frontage on two public streets, Belle Haven Drive and Sheriff Road, both of which are classified as collector streets based on the system of functional classification defined in the MPOT. The development will support these streets being designed and constructed to the County's adopted street design standards.

### **(b) Vehicular Accessway Classifications**

The development proposes a system of alleys and driveways connecting to Belle Haven Drive in order to provide access to the dwellings. The alleys and driveways will meet the definitions in this section. The alleys will provide primary vehicular access to all dwellings because no dwelling is designed to have a driveway from a fronting street. Those dwellings that do not have a fronting street are designed to front on a common courtyard. Each dwelling will have a driveway on its lot that functions solely to provide direct and immediate vehicular access between an alley and the dwelling.

### **(c) Required Vehicular Access and Circulation**

The development will be served by a system of vehicular accessways and internal circulation that is designed to accommodate emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger vehicles within the development. A truck turning plan is included in this application showing how larger vehicles can maneuver within the development.

### **(d) Vehicular Access Management**

There will be no proposed direct driveway access between the development's principal origin and destination points (the individual lots in the subdivision) and the adjoining collector streets. Each individual lot will instead access an alley, and the system of alleys in the development will in turn connect with Belle Haven Drive. The singular vehicular access point to Belle Haven Drive will follow

County access standards to protect the function, safety, and efficiency of travel on the street and its sidewalks.

**(e) Cross-Access**

Vehicular cross access is not required because the property is in a residential base zone.

**(f) Connectivity Standards for Single-Family (Attached and Detached) Residential Development**

The development will meet the minimum connectivity index score of 1.5 required for residential zones. A connectivity index exhibit is included with this application showing that the development will achieve a connectivity score of 2.5 (5 links and two nodes).

**(g) Pedestrian Connections**

The development features two street turnarounds at the ends of the alleys. However, no sidewalk can be provided between these turnarounds and an adjacent sidewalk according to the example in Figure 27-6206(g), because these turnarounds end their respective alleys at a public park rather than at a street. The public park is entirely wooded and has no internal pedestrian access. In lieu of providing sidewalks leading from the turnarounds, the applicant is providing a sidewalk between Lots 5 and 6 to facilitate pedestrian access from the interior of the development to the public street. This sidewalk will meet the intent of this section.

**(h) External Street Connectivity**

There are no adjoining lands to which the internal alleys proposed with this development could be connected. The land to the east is a public park and so inappropriate for future development. The land to the north is already developed in such a way that there are no opportunities to connect the alleys to that development's internal accessway system. The land immediately to the north of subject property's property line is occupied by parking lots and dwellings, and is fenced off from the subject property.

**(i) Continuation of Adjacent Streets**

The adjoining lands do not have any existing streets on them which could be extended to provide additional access to development on the subject property.

**(j) Traffic-Calming Measures for Private Streets**

The development does not include any street or alley segments over 800 feet long that would require traffic calming measures. The alleys are less than 24 feet wide, so physical installations that narrow the alleys should be discouraged.

**(k) Block Length**

The proposed development does not feature any blocks. According to the Zoning Ordinance, a block is defined as “the land lying within an area bounded on all sides by streets.” Due to the design of the circulation system, which features two alleys that only connect at one point, there is no land within the development that is surrounded on all sides by streets or alleys.

**(l) Driveway Layout and Design**

All dwellings within the development will feature one-way driveways at least 11 feet wide and no more than 150 feet long, and the driveways will be placed on the lots so that they are at least 2 feet away from the property lines on either side of the lot. This will be demonstrated with the DET.

**(m) Vehicle Stacking Space**

The development is a residential use that features no drive-through facilities and no auto-oriented development, therefore, this section is inapplicable.

**27-6207 Pedestrian Access and Circulation**

**(a) Required Pedestrian Access**

The development features an internal pedestrian circulation system consisting of sidewalks and pedestrian paths, which permits safe, convenient, efficient, and orderly movement of pedestrians between the buildable areas of lots, the visitor parking area, the existing bus stops along the site frontage, the recreation area, and the external sidewalk system within the community. Sidewalks will be provided along the public streets.

**(b) Pedestrian Connectivity**

The proposed development is for townhouses, and so this section would normally require pedestrian walkway cross-access between the development’s buildings and parking areas and those on the adjoining lot containing a multifamily development to the north. However, there are parking spaces and fencing along the subject property’s northern property line that would obstruct cross access. The applicant is instead proposing a pathway leading from the development’s secondary courtyard to the boundary of the public park to the east, which can be

used for cross-access in the future should the park ever be improved with a trail system that connects to this pathway. The development features no large vehicular parking areas which would require pedestrian pathways through them.

## **27-6208 Bicycle Access and Circulation**

### **(a) Required Bicycle Access**

The development provides for internal bicycle circulation such that bicycle access to the dwellings will be safe, convenient and intuitive. Bicycles will be able to travel between the buildable areas of lots, the master planned bike lanes along Sheriff Road and Belle Haven Drive (when constructed), the existing bus stops along those streets, and the recreation areas of the development. It is anticipated that the proposed development will install the master planned bike lanes along the property frontage (unless modified by DPIE or DPW&T) as well as bicycle parking.

### **(b) Bicycle Connectivity Between Developments**

The proposed development is for townhouses, and so this section would normally require bicycle cross-access between it and the adjoining lot containing a multifamily development to the north. However, there are parking spaces and fencing along the subject property's northern property line that would obstruct cross access. The applicant is instead proposing a pathway leading from the development's secondary courtyard to the boundary of the public park to the east, which can be used for cross-access in the future should the park ever be improved with a trail system that connects to this pathway.

### **(c) General Bikeway Layout and Design**

The development does not propose any off-street bicycle paths. The on-street bike lanes, if provided, will meet the cross-section, paving, and other standards applicable to the roadways of which they are a part.

### **(d) Waiver**

The applicant is not requesting a waiver from any of the standards of Section 27-6208.

## ***27-6400 Open Space Set-Asides***

### **27-6401 Purpose and Intent**

The development will provide open space set asides meeting the intent of section 27-6400 that the residents will have access to open areas, access to a civic/meeting space on site, enhanced stormwater management on site, and other public health benefits.

### **27-6402 Applicability**

The standards of Section 27-6400 are applicable to the proposed townhouse development.

### **27-6403 Amount of Open Space Set-Asides Required**

The development is a residential use in a residential base zone, therefore 20% of the development site is required to be within the open space set aside areas. An open space set aside exhibit is included with this application showing that 29.1% of the site area will be within open space set asides; therefore, this requirement will be met.

### **27-6404 Areas Counted as Open Space Set-Asides**

As shown on the open space set-aside exhibit, the areas counted as open space set-aside areas include passive recreation areas, required landscape areas, and a stormwater management area. No more than 75% of the stormwater management area will be counted as an open-space set aside, and the stormwater management area will be appropriately landscaped so it serves as a site amenity. A design of the landscaping for the stormwater management area will be provided at the time of DET.

### **27-6405 Areas Not Counted as Open Space Set-Asides**

The proposed open space set-asides do not include any areas which should not be included according to this section.

### **27-6406 Design Standards for Open Space Set-Asides**

#### **(a) Location**

The open space set-asides are located so as to be readily accessible and useable by occupants and users of the development. A portion of the open-space set aside is within the central courtyard and will provide a focal point for the development.

#### **(b) Configuration**

The open space set-asides are contiguous to the maximum extent practicable and also adjoin the public park to the east, effectively enlarging the park.

#### **(c) Orientation of Adjacent Buildings**

To the maximum extent possible, the buildings adjacent to the open-space set-asides will have at least one entrance facing the open space set-aside.

#### **(d) Prioritization of Open Space Set-Asides**

The existing site does not include any natural features, water features, savable mature trees, parks, trails, agricultural uses, historic sites, or archaeological sites that could be included within the open space set-asides. New landscape strips and bufferyards will be provided as part of the development, and these will be included in the open-space set asides. The open space set-asides will generally be multi-use (i.e. both passive recreation area and stormwater management area).

**(e) Open Space Set-Asides on Property in the Industrial, Heavy (IH) Zone**

This section is not applicable because the development is not in the IH Zone.

**27-6407 Development in Open Space Set-Asides**

It is currently anticipated that the open space set-aside areas will be developed with walking paths and a shelter. Further detail on how the open space set-aside areas will be used will be provided at the time of DET.

**27-6408 Ownership, Management, and Maintenance of Open Space Set-Asides**

All proposed open space set-asides will be located on land to be conveyed to the homeowners association. The homeowners association will take responsibility for management and maintenance of the open space set-asides, and it is anticipated that the HOA covenants will provide for this ongoing management and maintenance.

***27-6800 Environmental Protection***

**27-6801 Purpose and Intent**

The proposed development will meet the intent of Section 27-6800 that the development comply with County environmental protection regulations and noise control standards.

**27-6802 Natural Resources Inventory (NRI)**

The site has an approved NRI-163-2021, which was approved on November 23, 2021, which is valid until November 23, 2026.

**27-6803 Trees and Vegetation**

The site contains less than 10,000 square feet of woodland, and has received an exemption from the WCO (S-078-2024).

**27-6804 Floodplain Management**

There is no floodplain located on-site.

**27-6805 Erosion and Sediment Control**

The development has received approval of a Concept Grading, Erosion, and Sediment Control Plan (CSC #173-22). Conformance with this plan will ensure conformance with the requirements of this section.

#### **27-6806 Stormwater Management**

The development has received approval of a SWM Concept Plan (14745-2022-00). Conformance with this plan will ensure conformance with the requirements of this section.

#### **27-6808 Chesapeake Bay Critical Area**

The development is not within the CBCAO Zone.

#### **27-6808 Regulated Environmental Features**

There are no regulated environmental features on-site.

#### **27-6809 Unsafe Lands**

The Property does not have unsafe land within the meaning of Section 24-4101(c).

#### **27-6810 Noise Control**

The development does not propose any uses that would be regulated for noise under 27-6810(a). The property is not located adjacent to any street classified as an arterial or higher, and so the residential uses on site do not have to demonstrate noise mitigation under this section.

#### ***27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards***

##### **27-6901 Purpose and Intent**

The proposed development will meet the intent of this section that the residential development will meet the quality standards for townhouses and be compatible with other nearby residential development and other allowed uses.

##### **27-6902 Exemptions**

The development does not meet any of the general exemptions on Section 27-6103, and no dwellings are proposed to be above a non-residential use. Therefore, the standards of this section are applicable to the proposed development.

## **27-6903 Multifamily, Townhouse, and Three-Family Form and Design Standards**

### **(a) Site Access**

The site must have at least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible. In this case, secondary vehicular access to the site is not feasible, because any secondary vehicular access point along Belle Haven Drive or Sheriff Road would be either too close to the intersection of these two roadways, or too close to an existing driveway entrance across the street from the subject property, to allow for safe traffic circulation. Emergency access to the units will be provided from Belle Haven Road and Sheriff Road as well as the internal alleys, which will have sufficient width and turnaround space to support emergency vehicles. No primary vehicular access along a local street serving existing single-family detached dwellings is proposed.

### **(b) Location of Off-Street Parking**

Guest parking for this townhouse development is located to the side or rear of the townhouses to the maximum extent practicable. The guest parking will be located within the private right-of-way for the alley and so will not be off-street.

### **(c) Building Orientation and Configuration**

The townhouse development will consist of multiple buildings. All primary building entrances are oriented towards either the external public roads or the proposed interior courtyards.

### **(d) Maximum Building Length**

The maximum length of each townhouse group is within 250 linear feet, as required for the RMF-20 Zone.

### **(e) Building Facades**

Conformance with this section will be demonstrated at the time of DET when building architecture is proposed.

### **(f) Roofs**

This section is not applicable because the proposed use is not multifamily development.

### **(g) Building Façade Fenestration/Transparency**

Conformance with this section will be demonstrated at the time of DET when building architecture is proposed.

**(h) Materials**

Conformance with this section will be demonstrated at the time of DET when building architecture is proposed.

**(i) Garage Standards**

Freestanding garages and carports are not currently anticipated; rather, it is anticipated that each townhouse unit will have an integrated garage on the first floor of the dwelling. If freestanding garages or carports are proposed, they will be located behind each dwelling and will either not be visible from the public streets, or will be oriented perpendicularly to them.

**(j) Outdoor Activity Areas**

Any ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes will be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. It should be noted there are currently no adjacent single-family dwellings to the property; the one adjacent property with dwellings is to the north and is multifamily development.

***27-61300 Agricultural Compatibility Standards***

This section is not applicable to the proposed development because it is not located adjacent to an ongoing agricultural use or activity in the ROS, AG, or AR Zone.

***27-61400 Urban Agriculture Compatibility Standards***

This section is not applicable to the proposed development because it is not located adjacent to an ongoing urban agriculture use in the ROS, AR, RE, RR, RSF-65, RSF-95, RSF-A, RMF-12, RMF-20, RMF-48, or Transit-Oriented/Activity Center base or PD Zones.

### **13. Conclusion**

Based on the foregoing, as well as the plans and all exhibits filed in conjunction with this application, Applicant respectfully requests approval for this Preliminary Plan of Subdivision with Certificate of Adequacy. This application and the requests herein are consistent with the goals of both the Master Plan and the Zoning Ordinance, and as such, must be approved.

Respectfully submitted,

/s/

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