

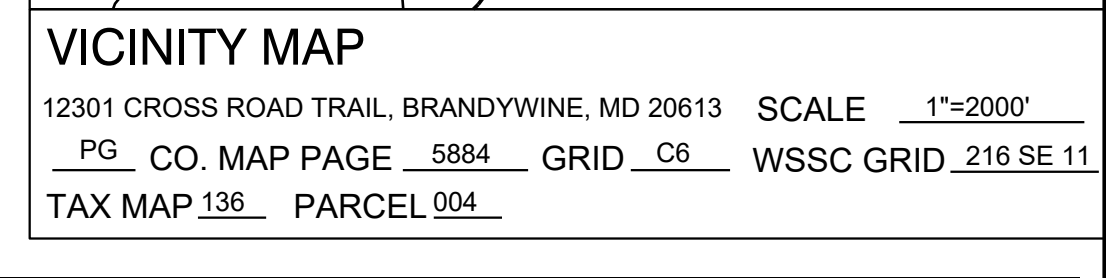
1. EXISTING PARCEL 004. SEE DEED DESCRIPTION FROM DEED DATED: JANUARY 20, 2022, LIBER 47460 FOLIO 234.
2. TAX MAP 136 IN GRIDS E-4 AND F-4, AND IN TAX MAP 146 IN GRIDS E-1 AND F-1
3. WSSC 200-FT MAP: 216SE11 AND 217SE11
4. PURPOSE OF SUBDIVISION IS FOR A CHANGE OF USE.
5. PRIOR APPROVALS: N/A
6. TOTAL ACREAGE: 43.38 AC.
7. NET DEVELOPABLE AREA OUTSIDE OF PMA = 32.74 AC.
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES = 16.77 AC.
9. ACREAGE OF 100-YEAR FLOODPLAIN = 0.00 AC.
10. TOTAL AREA CALCULATION = 43.38 AC.
11. ACREAGE OF ROAD DEDICATION = 1.12 AC. (48,787.20 SF)
12. EXISTING ZONE/USE = AG (AGRICULTURAL PRESERVATION) EQUESTRIAN FACILITY
13. PROPOSED USE OF PROPERTY = PLACE OF WORSHIP
14. MINIMUM LOT SIZE REQUIRED = 5.0 ACRES, EXISTING/PROPOSED LOT SIZE = 43.38 ACRES.
15. MINIMUM LOT WIDTH AT FRONT OF BUILDING = 300 FT., FRONT STREET REQUIRED = 240 FT, PROPOSED AT FRONT OF BUILDING = 2,059.6 FT., FRONT STREET = 2,010.4 FT.
16. SUSTAINABLE GROWTH TIER IV
17. MILITARY INSTALLATION OVERLAY ZONE - NO
18. GROSS FLOOR AREA; EXISTING = 41,400 SF PROPOSED = 41,400 SF  
- PLACE OF WORSHIP = 9,200 SF  
- VACANT; NOT OPEN TO HUMAN OCCUPANCY = 32,200 SF
19. DP/E CONCEPT CASE NO. 48199-2022 - APPROVAL DATE: OCTOBER 24, 2023
20. WATER AND SEWER ARE PROVIDED BY AN EXISTING WELL AND AN UPGRADED SEPTIC SYSTEM.
21. METHOD OF SEWAGE DISPOSAL = SEPTIC SYSTEM
22. AVIATION POLICY AREA - NOT APPLICABLE.
23. MANDATORY PARK DEDICATION - NOT APPLICABLE.
24. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY - NO.
25. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY - NO.
26. TYPE ONE CONSERVATION PLAN - YES. PLAN NO. TCP1-2023-001
27. WITHIN CHESAPEAKE BAY CRITICAL AREA - NO.
28. WETLANDS - YES (SEE PLAN).
29. STREAMS - YES (SEE PLAN).
30. SOIL TYPES:

MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP
MNB	MARR-DODEN COMPLEX, 2-5%	0.32	NOT HYDRIC	B
MNC	MARR-DODEN COMPLEX, 5-10%	0.32	NOT HYDRIC	B
WDF	WESTPHALIA AND DODEN SOILS, 25-40%	0.24	NOT HYDRIC	B
WE	WIDewater AND ISSUE SOILS, FREQUENTLY FLOODED		HYDRIC	C/D

MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
MNB	MARR-DODEN COMPLEX, 2-5%	0.32	NOT HYDRIC	B	WELL DRAINED
MNC	MARR-DODEN COMPLEX, 5-10%	0.32	NOT HYDRIC	B	WELL DRAINED
WDF	WESTPHALIA AND DODEN SOILS, 25-40%	0.24	NOT HYDRIC	B	WELL DRAINED
WE	WIDELANDER AND ISSUE SOILS, FREQUENTLY FLOODED		HYDRIC	C/D	POORLY DRAINED

STANDARD	AG ZONE "OTHER USES"	PLACE OF WORSHIP PRINCIPAL USE STANDARDS	CONSERVATION SUBDIVISION BULK REGULATIONS FOR THE AG ZONE	PROPOSED BY THIS APPLICATION
DENSITY, MAX. (DU/AC OF NET LOT AREA)	NO REQUIREMENT	N/A	0.2	N/A
NET LOT AREA, MIN. (AC)	5	5 ACRES	40,000 SF	42.26 ACRES
LOT WIDTH, MIN. (FT)	300	N/A	80	300
LOT FRONTAGE (WIDTH) AT FRONT STREET LINE, MIN. (FT)	240	N/A	80	2010
LOT WIDTH (MINIMUM) AT BUILDING LINE AND STREET LINE ADJACENT TO A SCENIC OR HISTORIC ROAD	N/A	N/A	200	2060
LOT COVERAGE, MAX. (% OF NET LOT AREA)	5	5	5	*6.4
FRONT YARD DEPTH, MIN. (FT)	50	25	25	299
SIDE YARD DEPTH, MIN. (FT) (2)	20	25	15	620/1,047
REAR YARD DEPTH, MIN. (FT)	20	25	20	559
YARD ABUTTING SCENIC OR HISTORIC ROAD	N/A	N/A	150	2010
PRINCIPAL STRUCTURE HEIGHT, MAX. (FT)	35	N/A	N/A	30 FEET
ACCESSORY STRUCTURE HEIGHT, MAX. (FT) (3)	15	N/A	N/A	15

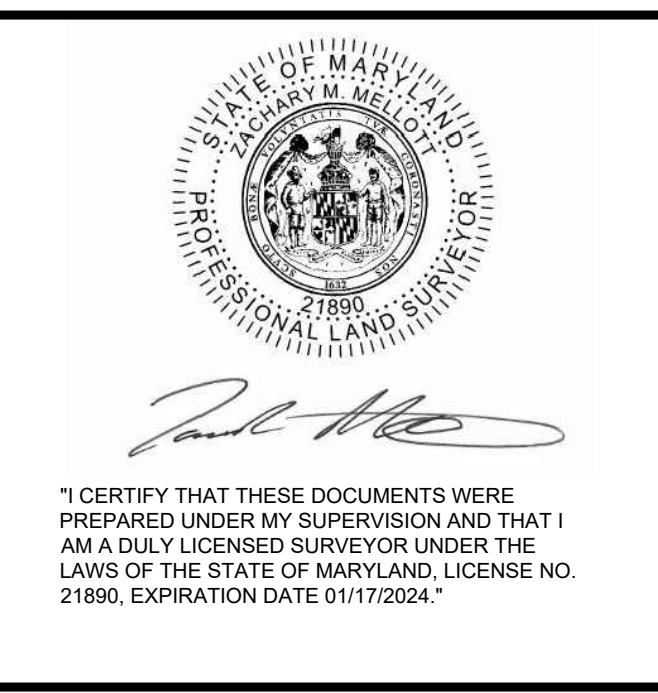
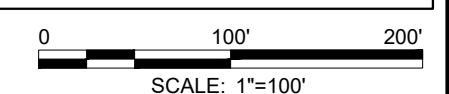
\* EXISTING LOT COVERAGE FOR THE SITE = 6.4%



PROPERTY DATA	EXISTING	PROPOSED
ZONE	AG	AG
USE(S)	EQUESTRIAN CENTER	PLACE OF WORSHIP
ACREAGE (EXISTING GROSS AREA)	43.38 ACRES	42.26 AC.
AREA WITHIN 100-YEAR FLOODPLAIN	0 AC.	0 AC.
NET SITE AREA	43.38 AC.	42.26 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	0 AC.	0 AC.
EXISTING WOODLAND NET TRACT AREA	27.49 AC.	27.49 AC.
EXISTING WOODLAND TOTAL	27.49 AC.	27.49 AC.
EXISTING PMA	10.64 AC.	10.64 AC.
ACREAGE OF ROAD DEDICATION	0	1.12 AC.
LOTS	0	1
OUTLOTS	0	0
PARCELS	1	0
DWELLINGS	0	0
PUBLIC SAFETY MITIGATION FEE	N/A	N/A
VARIANCE	N/A	N/A
VARIATION	N/A	N/A

SITE STATISTICS	TOTAL (AC.)
GROSS TRACT AREA	42.26
EXISTING 100-YEAR FLOODPLAIN	0
NEW TRACT AREA	42.26
CONSERVATION AREA	30.37
PERCENTAGE WITHIN CONSERVATION EASEMENT	70%

**NOTE:** SEE SHEET C-101, 2 OF 2  
FOR A LARGER SCALE PLAN



**OWNER/DEVELOPER**  
**IGLESIA DE JESUCRISTO**  
**PALABRA MIEL**  
**WASHINGTON DC INC.**  
MR. ANIBAL ESTRADA  
c/o MR. RIGOBERTO PEREZ  
PHONE: 240-460-8632  
ADDRESS: 6210 CHILLUM PL NW  
WASHINGTON, DC 20011

**IGLESIA DE  
JESUCRISTO  
PALABRA MIEL  
PROPERTY**

**SITE ADDRESS**  
12301 CROSS ROAD TRAIL  
BRANDYWINE, MD 20613

**M-NCPPC DRD APPLICATION NO.  
SKH-2023-001**

MAJOR PRELIMINARY PLAN OF  
SUBDIVISION NO. PPS-2023-026

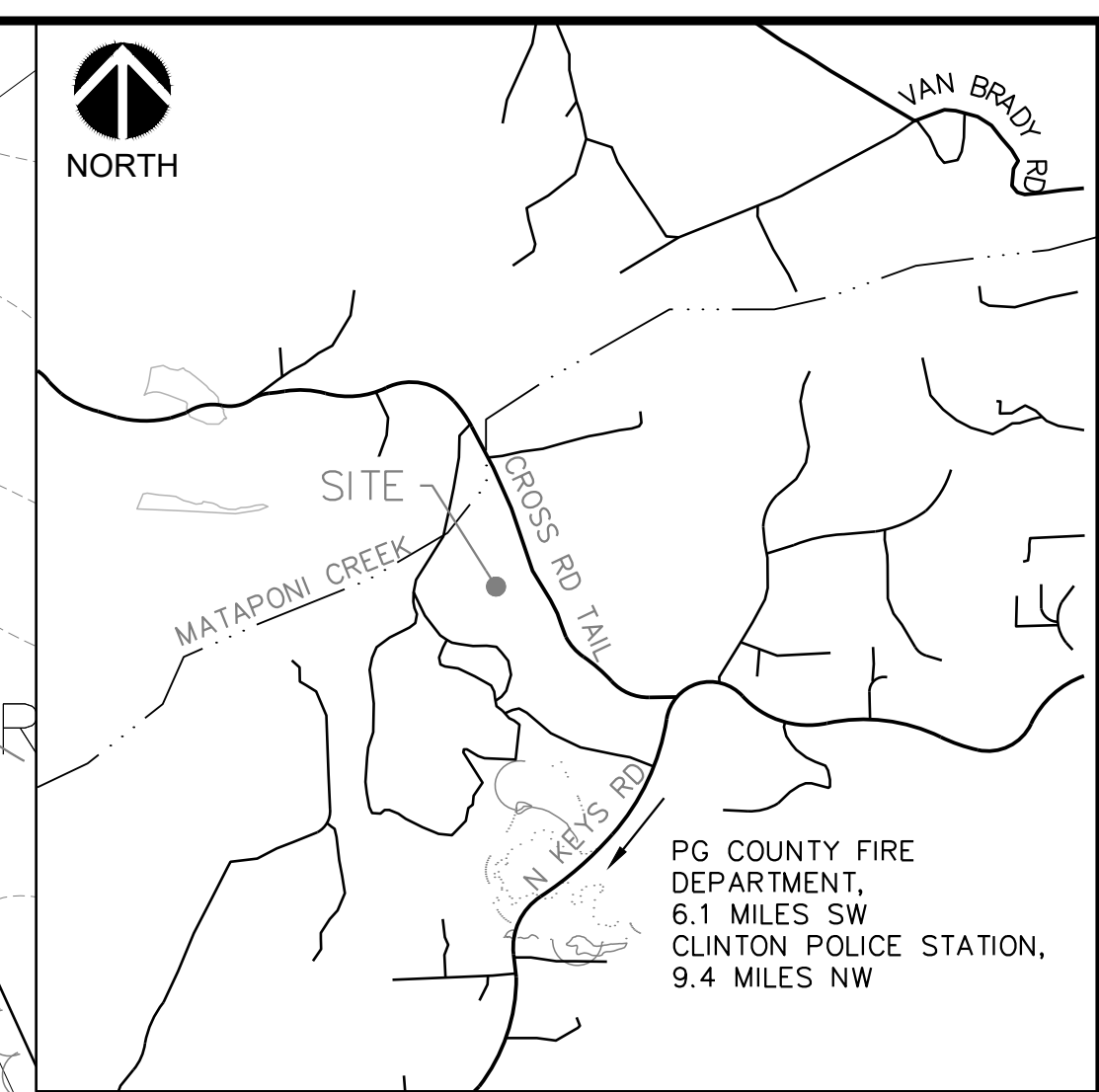
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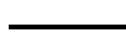



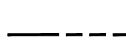

PROJECT NO:	22-0006.001
SCALE:	1"=30'
DESIGNED BY:	ELT
DRAWN BY:	ELT
CHECKED BY:	ABS
SHEET TITLE	

PRELIMINARY PLAN  
OF SUBDIVISION

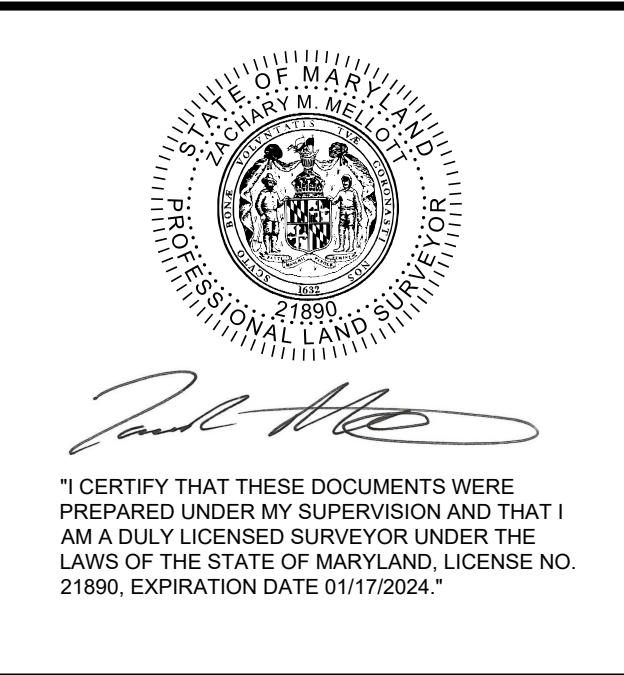
C-100





<u>LEGEND</u>	
	ROADWAY CENTER LINE
	EX. RIGHT OF WAY
	DEDICATED RIGHT OF WAY
	DEDICATION AREA 48,787.20 SF (1.12 AC.)
	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE TO REMAIN
	BUILDING
	ACCESS ROAD WIDENING (AGGREGATE)

## CONSULTANTS



**IGLESIA DE  
JESUCRISTO  
PALABRA MIEL  
PROPERTY**

**M-NCPPC DRD APPLICATION NO  
SKH-2023-001**

MAJOR PRELIMINARY PLAN OF  
SUBDIVISION NO. PPS-2023-026[illegible]

MARK	DATE	DESCRIPTION
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PROJECT NO:	22-0006.001
SCALE:	1"=30'
DESIGNED BY:	ELT
DRAWN BY:	ELT
CHECKED BY:	ABS

SHEET TITLE

C-101





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December 15, 2023

**VIA ELECTRONIC DELIVERY**

Ms. Sherri Conner, Planning Supervisor  
M-NCPPC – Subdivision Section  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Iglesia de Jesucristo Palabra Miel – Major Preliminary Plan of Subdivision No. PPS-2023-026 and Certificate of Adequacy No. ADQ-2023-046 – 12301 Cross Road Trail, Brandywine, MD 20613 – December 2023 Update to Statement of Justification

Dear Ms. Conner:

On behalf of our client, Iglesia de Jesucristo Palabra Miel (the “Applicant”), we hereby submit this Major Preliminary Plan of Subdivision No. PPS-2023-026 and Certificate of Adequacy No. ADQ-2023-046 (collectively, the “Application”) pursuant to Section 24-4700 *et seq.* of the Prince George’s County Subdivision Ordinance (the “Subdivision Ordinance”).

**I. The Property**

The property that is the subject of the Application is located at 12301 Cross Road Trail in Brandywine, Maryland, situated on the west side of Cross Road Trail approximately 1,200 feet northwest of its intersection with North Keys Road, and approximately two miles east of Route 301 (the “Property”).

The Property was previously zoned Open Space (O-S), and rezoned to AG (Agricultural and Preservation) under the Countywide Map Amendment which took take effect on April 1, 2022. The Property is comprised of one parcel – Parcel 4, Tax Map 0136, Grid 00F4, Tax ID number 11-1182625. According to SDAT, the parcel is comprised of 43.38 acres. It was previously used as an equestrian center, and is improved with an approximately 41,400 square-foot barnlike structure.

The Property was previously subdivided by deed, recorded among the Land Records of Prince George’s County at Liber 30928, Folio 217. The previous subdivision by deed was pursuant to Section 24-107(c)(3) of the previous Subdivision Ordinance, which exempts from the filing of a preliminary plan of subdivision and record plat conveyances “to a son or daughter or lineal descendant or antecedent of the grantor” (with several additional requirements pertaining). The Applicant has now purchased the Property and intends to use it as a “place of worship” which is a permitted use in the AG Zone. However, because of the change of use, the previous exemption from the filing of a preliminary plan of subdivision and record plat is no longer applicable. Thus, the Applicant is filing this Application.



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Further, because the Property is zoned AG, per Section 24-4702(a)(1)(A) of the Subdivision Ordinance the Property is required to be developed as a conservation subdivision. Section 24-4703(b) and (c) in turn provide the requirements for conservation sketch plan, which plan must be reviewed and approved before proceeding to preliminary plan of subdivision. Per these requirements, the Applicant filed Sketch Plan No. SKH-2023-001 (the “Sketch Plan”) with the Maryland-National Capital Park and Planning Commission (“M-NCPPC”), which received approval from the Planning Director on July 21, 2023. Section 24-4703(a) next requires that the Applicant file this preliminary plan of subdivision, which is to be reviewed per the “major subdivision” procedures and standards contained in Section 24-3402(e) of the Subdivision Ordinance.

## **II. Surrounding Zoning and Uses**

The Property is zoned AG, and all of the land both immediately and more broadly surrounding the Property are also zoned AG. The vast majority of surrounding properties both nearby and further afield are either single-family homes or agricultural uses, or some combination of both.

## **III. The Subject Major Preliminary Plan of Subdivision**

The Applicant proposes to retain the existing building on the Property, with no additional gross floor area or changes to the existing building footprint and only interior renovations and upgrades proposed. While the existing building is approximately 41,400 square feet, it is a former equestrian center that was not the subject of a prior building permit due to its agricultural use (it received Certificates of Occupancy). The Applicant is working with their architect and the Department of Permitting, Inspections and Enforcement (“DPIE”) to create internal fire separation to segregate up to an approximately 9,200 square-foot portion of the building for the “place of worship” use, and it is anticipated that this space would accommodate up to 220 seats/members. The remaining square footage of the building will not be open for any human occupancy, with signage throughout denoting such, and will remain vacant.

Relevant Property data for this Application is as follows:

	<b>Existing</b>	<b>Proposed</b>
Zone	AG	AG
Use(s)	Equestrian center	Place of worship
Acreage (existing gross area)	43.38 acres	43.38 acres
Area within 100-year floodplain	0 acres	0 acres
Net site area	43.38 acres	42.26 acres
Existing woodland in the floodplain	0 acres	0 acres
Existing woodland net tract area	27.49 acres	27.49 acres
Existing woodland total	27.49 acres	27.49 acres



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Existing PMA	10.64 acres	10.64 acres
Acreage of road dedication	0	1.12 acres
Lots	0	1
Outlots	0	0
Parcels	1	0
Dwellings	0	0
Public safety mitigation fee	N/A	N/A
Variance	N/A	N/A
Variation	N/A	N/A

#### **IV. Relationship to County Plans and Policies**

##### General Plan

This proposal is consistent with the vision, policies, and strategies contained within the Plan Prince George's 2035 Approved General Plan ("Plan 2035," approved May 2014). The Plan 2035 Existing Land Use Map identifies the Property as Agricultural-Natural Resources. (p. 99) The Generalized Future Land Use Map identifies the Property as Rural and Agricultural. (p. 101) "Plan 2035 recommends Rural Areas remain low-density residential or support park and open space land uses and focuses new investment on maintaining existing infrastructure and stabilizing small-scale neighborhood-oriented commercial activities that support the areas' rural lifestyle and character." Regarding Agricultural Areas, "Plan 2035 defines Agricultural Areas as areas suitable for agricultural activities and forestry preservation," and "recommends continuing to protect these areas in order to preserve the agricultural sector and the land base on which it depends." The proposed use of the Property supports Plan 2035's vision for both Rural and Agricultural Areas. No new buildings are proposed on the Property, and thus it will remain very low density with large amounts of forested areas and open spaces. Further, as noted the site is significantly forested and the Applicant does not propose to remove any of the existing trees on the site.

##### 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment (the "Master Plan")

The Master Plan's Future Land Use plan (Map 27) identifies the Property as Rural. Notably the Property is not included in the Priority Preservation Area (Map 8). Designation as rural "reflect[s] the county's goal to preserve rural resources, character, and open space." (p. 41) As noted in the Plan 2035 section above, the proposed use of the Property supports the Master Plan's goals, in that the Applicant does not propose any additional development on the Property, and plans to maintain the large amounts of existing forest and open space.

##### Requirements of the Zoning Ordinance



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As noted, a “place of worship” is a permitted use in the AG Zone per Section 27-5101(c) of the Prince George’s County Zoning Ordinance (the “Zoning Ordinance”). Per Section 27-4201(c), the purposes of the Agriculture and Preservation (AG) Zone are “[t]o provide for low density and development intensity as indicated on the General Plan or applicable Area Master Plan” and “[t]o provide for areas which are to be devoted to uses which preserve the County’s ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources.” Further, “[t]he use of the AG Zone is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, nonintensive recreational uses, and similar uses.” The Application proposes to utilize the existing structure on the Property, with interior renovations only, as a place of worship. This fulfills the purposes of the AG Zone, in that the remainder of the Property will be preserved in its current state, with extensive forested areas and open space.

Section 27-4201(c)(2) of the Zoning Ordinance contain the “Intensity and Dimensional Standards” applicable to the AG Zone, and Section 27-5102(d)(2)(C) contains additional requirements for a place of worship as a principal use. Section 24-4704(b)(2) of the Subdivision Ordinance in turn contains additional bulk regulations for conservation subdivisions, as this Project is. The Application satisfies all of these requirements, as shown in the table below:

Standard	AG Zone “Other Uses”	Place of Worship Principal Use Standards	Conservation Subdivision Bulk Regulations for the AG Zone	Proposed by This Application
Density, max. (du/ac of net lot area)	No requirement	N/A	0.2	N/A
Net lot area, min. (ac)	5.00	5 acres	40,000 sf	43.38 acres
Lot width, min. (ft)	300	N/A	80	300
Lot frontage (width) at front street line, min. (ft)	240	N/A	80	2,010
Lot width (minimum) at building line and street line adjacent to a scenic or historic road	N/A	N/A	200	2,060
Lot coverage, max. (% of net lot area)	5	5	5	6.4 <sup>1</sup>
Front yard depth, min. (ft)	50	25	25	299
Side yard depth, min. (ft) (2)	20	25	15	620/1047

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<sup>1</sup> Existing condition.



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Rear yard depth, min. (ft)	20	25	20	536
Yard abutting scenic or historic road	N/A	N/A	150	2,010
Principal structure height, max. (ft)	35	N/A	N/A	30 feet
Accessory structure height, max. (ft) (3)	15	N/A	N/A	15

Section 27-6206(d) of the Zoning Ordinance pertains to Vehicular Access Management, and (1) limits direct access along a Collector street as is Cross Road Trail. However, “[p]roposed direct driveway access to a development’s principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial or collector street only if: (A) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide; (B) Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street, and no more than one additional two-way driveway or pair of one-way driveways per additional 200 feet of frontage; and (C); The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street.

Here, the Property has frontage only on Cross Road Trail, and given the rural nature of the area there are no other nearby roadways that the Property could even feasibly connect to. While the Property has approximately 2,010 feet of frontage on Cross Road Trail, it still proposes only one two-way driveway accessing the site from Cross Road Trail. Lastly, the Project is only expected to generate an average daily traffic count of only 65 trips, well below the 1,000 trips listed in (C) above.

The regulations governing parking facilities are addressed in Sections 27-6304(a) of the Zoning Ordinance. For a “place of worship” in “all other areas in the County,” 1 space per 4 seats is required. The Applicant proposes 220 seats for its place of worship, and therefore 55 parking spaces are required to be provided. 55 parking spaces are proposed with this Application.

Section 24-6403 addresses “open space set-asides,” and requires that for institutional uses in the Rural and Agricultural Base Zones, 10% minimum open space set-aside area (as a percentage of development site area) is required. The Application proposes as open space set-aside 25%.

The requirements of Section 27-6500 (Landscape Manual) will be satisfied through the preservation of existing forest on site. As shown on the Woodland Conservation Worksheet, 21.69 acres of existing forest must be preserved. The proposed project shows that all 27.49 acres of



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existing forest on site will be preserved. No additional mitigation planting is required due to the amount of preservation provided.

Section 27-6700 addresses exterior lighting. No new exterior lighting is proposed on site. Therefore, this section is inapplicable.

Section 27-61500 addresses signage. Internal site signage will be provided to designate handicap parking spaces and to define no parking areas around the building to keep the fire and emergency access road clear around the building. The Applicant proposes a freestanding sign at the Property entrance on Cross Road Trail, that will be in accordance with the provisions of Section 27-61505 of the Zoning Ordinance.

#### Approved Countywide Green Infrastructure Plan

The vast majority of the Property is identified as an Evaluation Area by the Approved Countywide Green Infrastructure Plan. However, a tiny piece of the northern tip and the southern edge of the site are identified as Regulated Areas. The Applicant does not propose any improvements in the Regulated Areas of the site. Further, only minimal improvements, primarily consisting of interior renovations, are proposed to the existing building on the site. The Applicant does not propose any additional buildings or structures on the site at this time.

#### 2018 Water and Sewer Plan

The Property is located in Water Category W-6 (Individual System) and Sewer Category S-6 (Individual System), and in Tier 4 under the Sustainable Growth Act. Water service will be provided to the Property by the existing well, and septic service will be provided to the Property inclusive of a new septic pump tank, discharge pumps, a force main, and a distribution box per the plan.

#### 2009 Approved Countywide Master Plan of Transportation

According to the 2009 Approved Countywide Master Plan of Transportation (Map 33), Cross Road Trail is designated as a Collector, as well as a Scenic/Historic Road. Table 4 identifies Cross Road Trail (C-624) as a two-lane road with 80-feet of right-of-way. The Plan does not identify any trails or bikeways on the Property. The Application proposes dedication of right-of-way in satisfaction of Master Plan of Transportation requirements. Pursuant to discussion with M-NCPPC and DPIE during review of the Sketch Plan, DPIE agreed to waive frontage improvements on the basis of the proposed improvements on the Property being minor in nature. This is memorialized in a memorandum from DPIE dated June 2, 2023.

### **V. Required Findings for Approval of a Major Preliminary Plan of Subdivision**

Section 24-3402(e)(1)(D) of the Subdivision Ordinance provides that “[a] preliminary plan of major subdivision may only be approved upon finding that it:”





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***(i) Complies with all applicable standards of these Regulations.***

Part 24-4 of the Subdivision Ordinance contains the Subdivision Standards. The Application complies with these as follows:

**Section 24-4100. Planning and Design.**

*Section 24-4101. General.* As described above, the Application complies with all applicable Zoning Ordinance provisions, and is consistent with Plan 2035, the Master Plan, and all applicable Functional Plans. There are no features on the Property that would fall in the category of “unsafe land,” and thus this section is inapplicable. The applicable provisions of Plan 2035, the Master Plan, and all applicable Functional Plans do not require any land from this Property be placed in reservation.

*Section 24-4102. Lot Standards.* As describe in detailed above, the Application complies with all applicable Zoning Ordinance provisions. A Deep Trench system is provided as the on-site sewage disposal system on the lot and complies with the minimum lot area standards for individual systems in Subtitle 22, Sec. 22-101. (a), (4): On-Site Sewage Disposal Systems, of the County Code, and the Ten Year Water and Sewerage Plan. Regarding minimum lot depth, the lot is not proposed to be used for residential purposes. Nonetheless, adequate protection and screening from traffic nuisances will be provided in accordance with the requirements of the Landscape Manual, through the preservation of existing forest on the Property. The lot is not proposed to be used for condominium townhouses, nor are any outlots or outparcels proposed. The lot is located wholly within Prince George’s County.

*Section 24-4103. Layout Design Guidelines.* The existing entrance off Cross Road Trail will be upgraded within the right-of-way area to meet DPIE’s commercial standard. The existing access road will remain and be widened to 22 feet within the Property for emergency vehicles. The existing building footprint will remain the same. All proposed utility excavation and improvements will be replaced in kind with no change to the site grading.

*Section 24-4104. Grading.* No grading for the Project is required. Approved SCD plans and a TCP1 are included with this Application.

*Section 24-4105. Historic Resources and Sites.* Per comments from Historic Preservation delivered at the August 14, 2023 Pre-Application Conference on the Application, there are no historic preservation issues and no archaeology issues.

*Section 24-4106. Cemeteries.* There are no cemeteries within the Property, and thus this standard is inapplicable.

**Section 24-4200. Transportation, Pedestrian, Bikeway, and Circulation Standards.**

*Section 24-4201. General Street Design Standards.* There are no new streets proposed for the Project.



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*Section 24-4202. Vehicular Access and Circulation.* This Property is currently and will continue to be served from Cross Road Trail.

*Section 24-4203. Pedestrian Access and Circulation.* The Property currently has and will retain access through a designated County-maintained Scenic/Historic Road, and therefore no pedestrian facilities are proposed.

*Section 24-4204. Private Streets and Easements.* No private streets or easements will be utilized as the means of vehicular access into the Property, and thus this section is inapplicable.

*Section 24-4205. Public Utility Easements.* A 10-foot public utility easement (P.U.E.) will be provided along with the required right-of-way dedication.

Section 24-4300. Environmental Standards.

*Section 24-4301. General.* The Applicant acknowledges that “[e]nvironmental features which are impossible or difficult to reproduce, such as floodplain, wetlands, streams, steep slopes, woodlands, and specimen trees, shall be protected.” The specific manner in which this is satisfied is detailed below.

*Section 24-4302. 100-Year Floodplain.* There is no floodplain on the Property.

*Section 24-4303. Stream, Wetland, and Water Quality Protection and Stormwater Management.* Per NRI-190-2022, approved on January 26, 2023, approximately 10.64 acres of the Property are defined within the PMA associated with the off-site Mataponi Creek, and unnamed tributary to Mataponi Creek, South Branch Mataponi Creek, and an unnamed tributary to South Branch Mataponi Creek, and 0 acres of the Property is located within the 100-year floodplain. There will be no impacts to the designated PMA area. According to the approved NRI, three wetlands and two streams are located on-site, as field verified on May 5, 2022 by Andrew Streagle, RLA. The site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01. The site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.

A stormwater management concept plan (No. 48199-2022-0) was submitted to DPIE for initial review on July 24, 2023, and was approved by DPIE on October 24, 2023. According to the concept plan, the proposed design quantity and quality management of stormwater will be waived due to minimal development impacts.

*Section 24-4304. Woodland and Wildlife Habitat Conservation, Tree Preservation, Clearing, and Replacement.* The Property is subject to Subtitle 25, Division 2, of the Prince George's County Code, the Woodland and Wildlife Habitat Conservation Ordinance. NRI-190-2022 was approved on January 26, 2023 by M-NCPPC. A Woodland and Wildlife Habitat Conservation Concept Plan is included with this Application. According to information obtained





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from the Maryland Department of Natural Resources (“DNR”), Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of the Property.

Section 24-4400. Public Facility Standards.

*Section 24-4401.* The preliminary plan of subdivision notes all utility easements necessary to serve the Property (i.e., a P.U.E, as described above).

*Section 24-4402.* The applicable provisions of Plan 2035, the Master Plan, and all applicable Functional Plans do not require any land from this Property to be reserved or dedicated.

*Section 24-4403.* A stormwater management concept plan (No. 48199-2022-0) was submitted to DPIE for initial review on July 24, 2023, and approved by DPIE on October 24, 2023. According to the concept plan, the proposed design quantity and quality management of stormwater will be waived due to minimal development impacts.

*Section 24-4404 and Section 24-4405.* The Property is located in Sustainable Growth Tier IV, it is not a residential development, and it will be served by an on-site septic system.

*Section 24-4406.* The Property will be provided water service from an existing well located on the north side of the existing building.

Section 24-4500. Public Facility Adequacy.

*Section 24-4502. Applicability.* The manner in which the Application satisfies the applicable public facility adequacy standards is described in detail below.

*Section 24-4503. Certificate of Adequacy.* This Application includes a request for the necessary Certificate of Adequacy, identified as ADQ-2023-046.

*Section 24-4504. Public Facility Adequacy-Generally.* The manner in which the Application complies with the Level of Service (LOS) standard for each type of public facility that applies to the Property is described in detail below.

*Section 24-4505. Transportation Adequacy.* The Property is located in Transportation Service Area 3 (Plan 2035, Map 14), which requires LOS “C” (Critical Lane Volume of 1151-1300). Per the Transportation Impact Study (TIS) prepared by A. Morton Thomas and Associates, Inc., dated October 2023, since the additional trips associated with the place of worship cause negligible increase in delays and all intersections continue to operate at similar Level of Service (LOS) as compared to the Future No-Build conditions, no improvements are proposed for this project.

*Section 24-4506. Pedestrian and Bikeway Adequacy.* The Property is located in the AG Zone as well as in Sustainable Growth Tier IV, for which this standard is inapplicable.



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*Section 24-4507. Parks and Recreation Adequacy.* The Property is not located within the Transit Oriented/Activity Center zones or in the Employment Areas as identified in the General Plan, and it does not propose any residential development. Thus this standard is inapplicable.

*Section 24-4508. Police Facility Adequacy.* The Application is a commercial application for preliminary plan of subdivision, and therefore this standard is inapplicable.

*Section 24-4509. Fire and Rescue Adequacy.* The applicable standard for nonresidential uses is "[f]ive (5) minutes response time." Included with this Application is a request for a Certificate of Adequacy, through which process fire and rescue adequacy are evaluated.

*Section 24-4510. Schools Adequacy.* The Application does not propose any residential development, and therefore this standard is inapplicable.

Section 24-4600. Parklands and Recreation Facilities. The Application does not include residential uses, and thus this standard is inapplicable.

Section 24-4700. Conservation Subdivision Standards. The manner in which the Application satisfies all of the applicable standards for conservation subdivision is addressed in detail below.

***(ii) Establishes in its layout a good and strong relationship between lots, the street(s), and open space set-asides that is consistent with the purposes of these Regulations and Subtitle 27: Zoning Ordinance, of the County Code.***

As discussed in detail above, the Application satisfies all applicable lot, street, and open space set-aside requirements.

***(iii) Complies with all applicable requirements in Subtitle 27: Zoning Ordinance.***

As discussed in detail above, the Application complies with all applicable requirements of the Zoning Ordinance.

***(iv) Conforms with the applicable Area Master Plan or Sector Plan, and current Functional Master Plans.***

As discussed in detail above, the Application conforms with Plan 2035, the Master Plan, and all applicable Functional Master Plans.

***(v) Complies with all applicable requirements of the County Code of Ordinances.***

As documented extensively in this Statement of Justification, the Application complies with all applicable requirements of the County Code.

Section 24-4703(d)(2) of the Subdivision Ordinance states two additional findings that must be made in order to approve a conservation subdivision:





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- (i) ***Is in substantial conformity with the approved sketch plan (including the conservation and development plan).***

The Sketch Plan approved 70% (30.37 acres) of the site be set-aside as conservation area, and this Application proposes the same.

- (ii) ***Complies with Section 24-4704, Conservation Subdivision Standards.***

*Section 24-4704(a). Minimum Conservation Area Required.* In the AG Zone, at least 70% of the site is required to be set-aside as conservation area, and as noted above the Application meets this requirement.

*Section 24-4704(b). Bulk Regulations for Conservation Subdivisions.* The plans included with this Application demonstrate that the single, non-residential parcel and the structures thereon meet the required bulk standards of Table 24-4704(b)(2), and this is further summarized in the table above.

*Section 24-4704(c). Conservation Area Standards.* As part of the Sketch Plan process, the proposed conservation area was reviewed and approved by M-NCPPC, and this area represents the required minimum 70% of the site. The Applicant has entered into an agreement with Green Trust Alliance, a land conservation organization, who will be a party to the conservation easement to be recorded among the Land Records of Prince George's County, Maryland after the Preliminary Plan of Subdivision Application is approved. A draft copy of the proposed easement is included with this Application.

*Section 24-4704(d). Development Area Standards.* The Project does not propose any new streets or buildings. Minimal site changes are proposed (e.g., slight improvements to the existing access point into the site and septic upgrades). The Property satisfies the development standards requirements of the Zoning Ordinance as summarized in the data tables above. As noted, a stormwater management concept plan (No. 48199-2022-0) was submitted to DPIE for initial review on July 24, 2023, and was approved by DPIE on October 24, 2023. According to the concept plan, the proposed design quantity and quality management of stormwater will be waived due to minimal development impacts. No new exterior lighting is proposed on the site.

*Section 24-4704(e). Standards for Conservation Subdivision Along Designated Scenic and Historic Roads.* The Project satisfies these standards. (1) There are no views of the rears of dwelling, as the project does not propose any dwellings. (2) No engineered berms are proposed. (3) The project does not propose to alter any views from the roadway adjacent to the Property. (4) No existing trees are proposed to be removed within the required right-of-way. (5) No existing slopes or tree tunnels are proposed to be altered. (6) The existing building is not located within 200 feet of the road. (7) The project utilizes the existing access point into the Property from Cross Road Trail, within minimal widening of the access point to accommodate fire access. (8) There is no scenic easement in place on the Property, and the septic recovery area is not located in the conservation easement area that will eventually be recorded.



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## VI. Conclusion

As explained in detail above, the Application complies with applicable County plans and policies, and all of the applicable requirements of the Subdivision Ordinance and Zoning Ordinance. We thank you for your consideration of this Major Preliminary Plan of Subdivision Application, and look forward to working with you during your review of the Application.

Sincerely,

Wire Gill LLP

A handwritten signature in black ink, appearing to read "Heather Dlhopsky", is written over the typed name.

Heather Dlhopsky