THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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PGCPB No. 2025-074 File No. 4-24011

R E S O L U T I O N

WHEREAS, Susi G. Diaz and Omar Diar are the owners of a 1.15-acre parcel of land known as Parcel 13, said property being in the 21st Election District of Prince George's County, Maryland, and being zoned Residential, Rural (RR); and

WHEREAS, on March 31, 2025, Iglesia Evangelica Apostoles y Profetas "Monte de Sion," Inc. filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24011 for Iglesia Evangelica Apostles Church was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on September 11, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Prince George's County Subdivision Regulations, subdivision applications submitted and accepted as complete before April 1, 2025 may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022 ("prior Subdivision Regulations"); and

WHEREAS, the applicant has complied with the procedures required in order to proceed with development under the prior Subdivision Regulations contained in Section 24-1904 of the Prince Geroge's County Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the September 11, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-018-2025, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-24011 for one parcel, subject to the following conditions:

1. Prior to signature approval, the preliminary plan of subdivision shall be revised as follows:

    a. Show the stormdrains, stormdrain outfalls, and sewer main connections to be consistent with the Type 1 tree conservation plan and the approved stormwater management concept plan.

b. Identify the property as proposed Parcel 1.

c. Show and label a minimum 10-foot-wide public utility easement along the public right-of-way of Riggs Road.

d. Remove the building restriction lines.

e. In the title block, remove the statement "TCP No.: EXEMPT."

f. Revise General Note 1 to list the applicant as Iglesia Evangelica Apostoles y Profetas "Monte de Sion", Inc.

g. Add a general note listing the property owner's name and address.

h. Remove General Notes 6, 7, 10, and 11.

i. Revise General Note 20 to list the Type 1 Tree Conservation Plan TCP1-018-2025.

j. Add a general note listing the purpose of subdivision as "One parcel for institutional development."

k. Revise General Note 4 to list the total area of the subject property as gross/net area.

l. Add a general note listing the Sustainable Growth Act Tier for the property.

m. Add a general note listing the acreage of 100-year floodplain as "0."

n. Add a general note listing the existing use and proposed use of the property.

o. Add a general note providing the required and provided minimum lot size.

p. Add a general note providing the required and provided minimum lot widths at the front building line and the front street line.

2. Prior to the issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> "This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

3. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:

a. Correct the parcel acreage label on the plan to be consistent with the property boundary survey.

b. Correct the property acreage in Section I of the woodland conservation worksheet to 1.16 acres.

4. Development of this site shall be in conformance with Stormwater Management Concept Plan (42833-2024-SDC), and any subsequent revisions in accordance with Section 24-130 of the prior Prince George's County Subdivision Regulations.

5. Prior to approval, the final plat of subdivision shall include:

a. The granting of a 10-foot-wide public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision, in accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations.

b. Right-of-way dedication along Riggs Road, in accordance with Section 24-123(a)(1) and Section 24-123(a)(5) of the prior Prince George's County Subdivision Regulations, and the approved preliminary plan of subdivision.

6. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 1989 A*pproved Master Plan for Langley Park, College Park, Greenbelt, and Vicinity.* the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the following facilities at the time of the site plan:

a. A minimum 5-foot-wide sidewalk along the property frontage of Riggs Road, unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with the road operating agency adopted standards.

b. Shared roadway pavement markings (sharrows) along the property frontage of Riggs Road, unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with the road operating agency adopted standards.

c. Continental style crosswalks and Americans with Disabilities Act-compliant curb ramps crossing vehicular drive aisles and parking areas, where applicable.

d. Short-term bicycle parking at a location near the entrance to the building.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**—The subject property is located on Tax Map 017, Grid E-4, on the west side of Riggs Road, approximately 600 feet north of I-95/495 (Capital Beltway). The property contains 1.15 acres of land consisting of one parcel (identified as Parcel 13 in the Maryland Department of Assessments and Taxation records) as recorded by deed in the Land Records of Prince George's County in Book 38662 page 140.

   The property is in the Residential, Rural (RR) Zone. However, this preliminary plan of subdivision (PPS) has been submitted for review under the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations in effect prior to April 1, 2022 (prior Zoning Ordinance and prior Subdivision Regulations), pursuant to Section 24-1900 *et seq*. of the Subdivision Regulations. Therefore, this PPS is reviewed pursuant to the standards of the prior Subdivision Regulations, where the subject property lies in the Rural Residential (R-R) Zone, which was effective prior to April 1, 2022. The site is further subject to the 1989 A*pproved Master Plan for Langley Park, College Park, Greenbelt, and Vicinity* (master plan).

   The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it was accepted for review prior to April 1, 2025, and meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on November 20, 2023. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy ADQ-2024-014.

   The site is currently improved with a 2,129-square-foot single-family detached residential dwelling, a 734-square-foot garage and a vacant 4,024-square-foot building. The site has frontage on Riggs Road.

   This PPS allows conversion of the existing residential use to institutional development (place of worship) on the property. The existing structures on-site include a 4,024-square-foot structure to be used as a church, and two accessory structures. The accessory structures consist of a 2,129-square-foot structure to be used as a rectory and a 734-square-foot structure to be used as a garage. The total gross floor area included is, therefore, 6,887 square feet. In accordance with Section 24-107(c)(7)(C) of the prior Subdivision Regulations, the conversion of use within existing residentially developed buildings constitutes development proposed of more than 5,000 square feet of gross floor area and requires filing a PPS and final plat.

3. **Setting**—The subject property is located within Planning Area 65 and is on the west side of Riggs Road. The subject property is bound to the north, south, and west, and beyond Riggs Road, by single family detached dwellings in the RR Zone.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zone	RR	RR
Use(s)	Residential	Institutional
Acreage	1.15	1.15
Lots	0	0
Parcels	1	1
Dwelling Units	1	0
Gross Floor Area	6,887 sq. ft.	6,887 sq. ft.
Subtitle 25 Variance	No	Yes - Section 25-122(b)(1)(G)
Subtitle 24 Variation	No	No

The subject PPS was accepted for review on March 31, 2025. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on April 25, 2025, where comments were provided to the applicant. Revised plans and/or information were received on May 30, 2025, and August 1, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—The site has no prior development approvals.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan is evaluated, as follows:

Plan 2035
Plan 2035 locates the subject property in the Established Communities. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met. (page 20)

Master Plan
The master plan recommends Residential Low – Suburban land use on the subject property. The master plan is silent on a description of Residential Low-Suburban land use. However, Plan 2035 defines Low-Density Residential (Residential Low-Suburban) as areas between greater than 0.5 dwelling units per acre and less than or equal to 3.5 dwelling units per acre. (Plan 2035, page 100). In addition, the master plan makes the following recommendations that affect the subject property:

Living Areas Plan Objectives & Guidelines

- **To provide for an effective transition between residential uses and adjoining nonresidential uses through the imaginative use of urban design and the development of effective buffering techniques and standards.** (page 61)

- **Buffering in the form of landscaping, open space, attractive fencing, and/or other creative site planning techniques should be utilized to protect residential areas from commercial industrial, and other incompatible uses.** (page 73)

Due to the development's adjoining property line with two residential uses, the applicant is encouraged to add attractive fencing, landscaping, or other elements at the time of site plan to buffer the proposed development from the surrounding residential properties. This will be reviewed during a future entitlement for the property.

Commercial Areas and Activity Centers Plan Guidelines (pages 109–110)

- **Commercial areas should be buffered from surrounding streets and uses, where appropriate, by means of curbs, islands, landscaping, fencing, back-up development, and the siting of structures.**

- **Innovative site design and/or ample landscaping should be used within and around redeveloped and expanded commercial areas, to enhance the aesthetic qualities of the areas and to break up the otherwise monotonous, barren look of parking areas.**

- **Off-street parking facilities should be designed to allow on-site vehicular circulation, which eliminates the need to back onto highways and block public rights-of-way. No departures from design standards should be granted which conflict with this guideline.**

- **The County Building Code should be strictly enforced to require the renovation or removal of substandard structures.**

- **Signs at activity centers should be designed and sited to minimize the visual impact on the surrounding area and access roads.**

As mentioned above, due to the proposed development's adjoining property line with two residential uses, the applicant is encouraged to add attractive fencing, landscaping, or other elements in the site plan to buffer the proposed development from the surrounding residential properties.

The PPS notes the proposed development will retain an existing gravel driveway. To meet the master plan's guideline for off-street parking facilities, it is encouraged that the applicant add signage, pavement marking, or other signifiers to ensure proper vehicle circulation in and out of the two existing driveway entrances.

The applicant should also strictly follow the County Building Code when completing any renovation or removal of substandard structures as a part of the redevelopment of this property. While this proposed development does not fit the principles and criteria noted in the master plan of an activity center, the applicant is encouraged to provide signs/signage or other building notification techniques to notify residents, patrons, and other users on the future use of the proposed development. Signage like the other place of worship south of the proposed development are key examples.

These elements will be reviewed as part of future entitlement applications.

Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, this PPS is found to conform to the master plan, as evaluated throughout this resolution.

7. **Stormwater Management**—In accordance with Section 24-120(a)(8) of the prior Subdivision Regulations, an application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or municipality having approval authority, prior to approval of a PPS. An approved SWM Site Development Concept Plan No. 42833-2024-SDC and approval letter were submitted and show the use of a micro-bioretention facility, reduction of existing impervious areas, and underground stormwater storage to meet the SWM requirements. This SWM concept plan was approved on February 14, 2025, and expires on February 14, 2028.

   Development of the site, in conformance with the SWM concept approval and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.

9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the prior Zoning Ordinance, and the prior Subdivision Regulations to provide the appropriate transportation facilities.

   Master Plan Right-of-Way (ROW)

   Riggs Road, MD 212 (C-207); 80-100-foot-wide ROW

   Both the MPOT and master plan recommend a maximum 100-foot-wide right-of-way (ROW) for MD 212 (Riggs Road), a master plan collector roadway. The plan sheets accurately delineate the ROW (50 feet from road centerline) and identify areas of road

dedication (0.0620 acre) to meet the requirements of the MPOT and the master plan. The areas of dedication shall be consistent with the approved PPS and shall be shown on the final plat.

Master Plan Pedestrian and Bike Facilities

Riggs Road, MD 212 (C-207): shared roadway

Shared roadway pavement markings (sharrows) and/or signage shall be provided along the property frontage on Riggs Road, in conformance with the master plan.

Recommendations, Policies, and Goals
The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

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.

Sharrows and a minimum 5-foot-wide sidewalk along the property frontage of Riggs Road shall be provided to meet the intent of this policy.

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.*

Sharrows and/or signage shall be provided along the property frontage of Riggs Road to meet the intent of this policy.

The master plan provides guidance for multimodal circulation through the planning area (page 123):

Goal: To create and maintain a transportation network in the Planning Areas that is safe, efficient, and provides for all modes of travel in an integrated manner.

Objective: To develop nonvehicular facilities where possible, including pedestrian/hiker trails, bicycle ways and equestrian paths.

Sharrows and a sidewalk shall be provided along the property frontage of Riggs Road to meet the intent of this goal and objective.

Access and Circulation
There are two existing access points to the site provided by a U-shaped driveway on Riggs Road at its intersection with Towhee Avenue. In order to minimize the number of driveway entrances

along Riggs Road, the PPS shows a single access point at the northern portion of the subject site, which is approved.

Circulation within the site shall be provided via two-way drive aisles. Sidewalks shall be shown on a site plan along all parking areas and drive aisles providing direct pedestrian connections to the building entrances. All sidewalks shall include appropriate Americans with Disabilities Act (ADA)-compliant ramps and provide striped crosswalks crossing the parking area. Short-term bicycle parking shall also be provided on-site, located near the entrance to the building.

The access and circulation are found to be sufficient and will be further reviewed, at the time of site plan.

Based on the preceding findings, transportation facilities will exist to serve the subdivision, as required in accordance with the Subdivision Regulations, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) and 24-122(b) of the prior Subdivision Regulations. The master plan listed the following goal for public facilities (page 141):

- **To provide the needed public infrastructure and services including schools, parks and libraries, recreation, police, fire, health, water, sewerage, storm drainage and transportation facilities and services within the Planning Areas in a timely manner and with attention given to the needs of specific user groups.**

The project will not impede achievement of the above-referenced goal. This PPS is subject to an approved ADQ-2024-014, which established that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect this site. Based on the foregoing, the PPS conforms to the public facilities recommendations of the applicable master plans.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems. The subject property is in the appropriate water and sewer service area for PPS approval.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 38662 at Folio 140."

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along both sides of all public ROWs. The site has frontage along Riggs Road and the required PUE is not reflected on the PPS along the public ROW. Prior to signature approval of the PPS, a minimum 10-foot-wide PUE shall be shown and labeled along the public ROW of Riggs Road.

12. **Historic**—The master plan contains goals and objectives related to historic preservation (pages 51 through 60). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not required. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-053-2024	N/A	Staff	Approved	9/3/2024	N/A
4-24011	TCP1-018-2025	Planning Board	Approved	9/11/2025	2025-074

Applicable Environmental Regulations
The project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental regulations contained in prior Subtitles 24 and 27 of the County Code because this is a new PPS using the prior Subdivision Regulations and prior Zoning Ordinance.

Environmental Site Description
The subject site does not contain any regulated environmental features (REF), as defined in Subtitle 24 of the prior Subdivision Regulations. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources, Natural Heritage Program, and provided on PGAtlas, there are no rare, threatened, or endangered species found to occur on or near this property.

Plan 2035
The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and within the Established Communities Area

of the General Plan Growth Policy of Plan 2035. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan
The master plan contains guidelines in the Environmental Envelope that are applicable to this PPS. The applicable master plan guidelines (page 50) are provided below in **bold**, with analysis following in plain text:

> **Guideline 1: An open space and conservation area network, based on existing soil conditions, slopes, watercourse, vegetation, natural ecological features, and estimated future population needs, should be established and maintained.**
>
> The site contains existing woodland which could contribute to a regional conservation area network. On-site woodland preservation of 0.28 acre is shown, connecting to a larger tract of woodland to the south.
>
> **Guideline 2: Developers shall be encouraged to utilize the Comprehensive Design Ordinance, the cluster provisions and site plan review provisions of the subdivision regulation and other innovative techniques that ensure responsible environmental consideration.**
>
> Since the adoption of this master plan, the WCO and Subdivision Regulations have been updated, requiring that environmental considerations are incorporated into the development review process.
>
> **Guideline 3: Land dedicated in accordance with the subdivision regulations for the provisions of needed recreational facilities should not consist solely of floodplains or other parts of the Natural Reserve Areas.**
>
> No land is dedicated for recreational purposes.
>
> **Guideline 4: The responsibility for environmentally sound development practices should apply equally to private and public interests; decisions concerning the selection and use of properties should be based on environmental considerations.**
>
> Since the adoption of this master plan, environmentally sound development practices have been codified with the WCO and Subdivision Regulations.
>
> **Guideline 5: Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features.**
>
> The site does not contain streams or other REF. The site contains two specimen trees which are to be removed; however, minimal woodland clearing (0.05 acre) is shown, and the remaining 0.28 acre of existing woodland is retained as on-site woodland

preservation. Woodland conservation shall be protected with a woodland and wildlife habitat conservation easement with the Type 2 tree conservation plan (TCP2).

Guideline 6: The Natural Reserve Areas, containing floodplain and other areas unsuitable for development, should be restricted from development except for agricultural, recreational and similar uses; landfilling should be discouraged.

The site does not contain natural reserve areas as defined in the master plan and does not within an identified floodplain.

Guideline 7: All development proposals should provide effects means for the preservation and protection of Natural Reserve Areas, and development plans for lands containing open space and conservation area should specify how and by whom these areas will be maintained.

The site is not within a natural reserve area as characterized on pages 41–43 of the master plan. Since the adoption of this master plan, open space and conservation protection practices have been codified with the WCO and Subdivision Regulations. Areas of on-site woodland conservation will be protected in perpetuity with a woodland and wildlife habitat conservation easement with the TCP2.

Guideline 8: Limited development should be permitted in Conditional Reserve Areas, based on significant physiographic constraints and natural processes of the land.

The site is not within a conditional reserve area as characterized on pages 41–43 of the master plan.

Guideline 9: In the Perceptual Liability Areas, land uses such as schools, residences, nursing homes, and libraries that are sensitive to noise intrusion, air pollution, and other characteristics of excessive vehicular traffic should be protected by suitable construction techniques and by the enforcement of legally mandated standards.

The property is not within a perceptual liability area as characterized by the master plan.

Guideline 10: Developers shall be encouraged to include careful site planning and construction techniques that are designed to reduce adverse impact of point and nonpoint source noise that exceeds the State's current maximum allowable levels for receiving land uses.

This project allows conversion of an existing residential dwelling into a place of worship. Noise generated by the site will be subject to noise ordinances of the County Code that will be enforced by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

Guideline 11: Citizens, developers, and others should be encouraged to seek current information on the area's environmental condition, and on all aspects of related regulatory systems and functional programs from the appropriate local, state, and federal agencies.

The existing environmental conditions of the site were documented with the approval of Natural Resources Inventory NRI-053-2024. No concerns from state (Maryland Department of Natural Resources) or federal agencies (US Fish and Wildlife Service) were identified during the NRI review process.

2017 Green Infrastructure Plan

The 2017 Green Infrastructure Plan (GI Plan) was approved with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. The site contains evaluation areas of the GI Plan. The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI 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 2035. (page 49)

Strategies

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 landscapes.

The site does not contain regulated areas of the green infrastructure area as identified by the GI Plan. The PPS directs the new development towards the front of the site, away from the evaluation area in the rear of the property. This PPS

includes a minor amount of woodland clearing in the evaluation area for the installation of a stormwater outfall. As a result of this PPS, almost the entirety of the evaluation area of the on-site green infrastructure network will be preserved as a woodland conservation area with a woodland and wildlife habitat conservation easement with the TCP2. The protection of this wooded area ensures the connectivity between evaluation areas to the north and south of the site.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.

b. Prioritize use of public funds to preserve, enhance, connect, restore, and protect critical ecological systems.

The site is not within a sensitive species project review area or special conservation area as identified in the GI Plan. The site does not contain REF.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process. (page 50)

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 site does not contain network gaps. In accordance with this GI Plan policy and strategies and Sections 24-130(b)(5), 27-317(a)(7), and 25-121(b) of County Code, on-site woodland preservation is included, which will provide long-term protection of on-site evaluation areas of the green infrastructure network. The applicant has proposed to preserve the entirety of the woodland on-site, excluding the 0.05 acre of woodland cleared. This fulfils the entire woodland conservation requirement on-site, which will be protected with a woodland and wildlife habitat conservation easement with the TCP2.

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. (page 52)

The site does not contain REF which would comprise a conservation easement. All woodland preservation will be protected through a woodland and wildlife habitat conservation easement in accordance with Section 25-122(d).

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands. (page 53)

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.

According to the NRI, the site does not contain REF.

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

According to the NRI, the site does not contain streams or wetlands.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage. (page 55)

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.

In accordance with this GI Plan policy, and Sections 24-132, 27-317(a)(7), and 25-121(b) of the County Code, the woodland conservation requirement is met primarily through on-site woodland preservation. The use of off-site credits and fee-in-lieu is not approved.

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.

Retention of existing woodlands and planting of native species on-site is prioritized in the 2018 Environmental Technical Manual (ETM) and the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The landscaping will be reviewed by the Development Review Division at time of site plan review.

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 TCP1 reflects 0.28 acre of existing woodland to be preserved. No soil treatments or amendments are anticipated at this time.

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.

This PPS includes 0.05 acre of woodland clearing for the installation of a SWM outfall. Tree canopy coverage (TCC) is not evaluated at the time of PPS; however, the site contains existing woodland which can be utilized to meet tree canopy coverage requirements. In accordance with this GI Plan policy, Section 24-132, and Subtitle 25 Division 3 of the County Code, TCC requirements will be evaluated at time of detailed site plan review.

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.

This site does not contain the potential for forest interior dwelling species. All woodland preservation will be protected through a woodland and wildlife habitat conservation easement with the TCP2.

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 PPS shows the retention of existing green space through preservation of existing woodland. Portions of impervious surface are proposed to be removed to accommodate open space and located SWM features.

CONFORMANCE WITH ENVIRONMENTAL REGULATIONS

Existing Conditions/Natural Resources Inventory
Section 24-120(a)(22) of the prior Subdivision Regulations requires an approved NRI plan with PPS applications. NRI-053-2024 was approved on September 3, 2024, and was provided with the revised material. The NRI identifies two specimen trees on-site at the front of the site. In the rear of the site, there is 0.33 acre of existing woodland. No additional information is required regarding the NRI. This property is subject to the provisions of Division 2 of the 2024 WCO. Pursuant to Section 25-119(a)(2)(C) of the WCO, a TCP1 was submitted for review with this PPS. The minimum woodland conservation threshold for the prior R-R Zone is 20 percent of the net tract area or 0.23 acre. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Woodland Conservation
This property is subject to the provisions of the WCO because the PPS was accepted after June 30, 2024, and the subject property is greater than 40,000 square feet. Pursuant to Section 25-119(a)(2)(C) of the WCO, a TCP1 was submitted for review with this PPS. Technical corrections are required to the TCP1, prior to signature approval of the PPS.

The applicant proposed clearing 0.05 acre for installation of a SWM outfall to safely discharge stormwater from the proposed SWM facility at the rear of the site. The removal of the two on-site specimen trees is addressed in this resolution. The total woodland conservation requirement for this project is 0.28 acre, which is met with the preservation of all remaining 0.28 acre of woodland.

In accordance with Section 25 119(c)(5)(B) of the WCO, notices were mailed to the parties listed in Subsection 27-125.01(a) of the prior Zoning Ordinance. According to the affidavit provided by the applicant, notice letters were mailed on June 19, 2025. No public comment about this PPS has been received by the Planning Department, as the result of the mailing.

Specimen Trees
Specimen trees are required to be protected under Sections 24-121(a)(11) and 24-132(a) of the Environmental Standards of the prior Subdivision Regulations. Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

The authorizing legislation of WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the WCO are set forth in Section 25-119(d) of County Code. Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the WCO), provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by an SOJ stating the reasons for the request and how the request meets each of the required findings. A Subtitle 25 variance application and an SOJ in support of the variance were submitted with this PPS. This variance requested the removal of two specimen trees ST-247 and ST-248. Pursuant to Section 25-119(d)(7) of the WCO, the removal of specimen trees are subject to replacement requirements to be evaluated with the TCP2 if the variance is approved.

Section 25-122(b)(1)(G) Variance Evaluation
Section 25-119(d) of the WCO contains six required findings (text in **bold** below) to be made before a variance to the WCO can be granted. An evaluation of this variance request, with respect to the required findings, is provided below.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the specimen trees. Those special conditions relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The site currently utilizes a dual access point from Riggs Road. The applicant proposes consolidating to one access point at the northwest corner of the property and removing asphalt pavement from the southern access point. The applicant's SOJ states that frontage to the site is narrow. The two specimen trees proposed for removal are located near the entrance to the property. The applicant notes that due to this narrow frontage, the removal of the specimen trees is necessary to install an adequate entrance and other roadway improvements along the site's frontage. The critical root zone (CRZ) of the two on-site specimen trees constitutes a large portion of the front of the site, to the point that any development on this property would impact the specimen trees, especially when considering the health and construction tolerance of the trees.

In addition, the applicant's SOJ states that 30 percent of ST-247's CRZ is currently impacted by the impervious pavement in the ROW of Riggs Road. It is noted that the CRZ of both specimen trees is also impacted by the existing gravel and on-site improvements. ST-247 is a willow oak and ST-248 is a southern red oak. The general tolerance for these species is limited by root zone impacts. Both species are in fair condition and are noted to already be experiencing root compaction, as identified in the specimen tree table on the NRI. Both trees are further impacted by proposed pavement removal, stormwater features, and site improvements.

The two specimen trees are located in an area of the site that is most practical and ideal for development and, given the narrowness of the lot, the site could not be reasonably developed without significant impacts to the CRZs. Removal of the two specimen trees will allow the development of parking, loading, and SWM to occur closer to the frontage on Riggs Road and away from the existing woodlands located in the rear portion of the property. The applicant will then be able to meet the woodland conservation requirement entirely on-site and avoid impacts to the evaluation area. Alternative designs to accommodate the site improvements would require additional woodland clearing.

Requiring the applicant to retain these two specimen trees on the site by designing the development to avoid impacts to the CRZ would limit the area of the site available for the orderly development that is consistent with the zoning, to the extent that it would cause the applicant an unwarranted hardship.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their CRZ, would deprive the applicant of rights commonly enjoyed by others in similar areas with comparable zoning.

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the WCO as codified in Subtitle 25 and in the ETM for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the CRZ of the specimen trees would have a considerable impact on the development potential of the property thus preventing the applicant from developing the site in a safe and efficient manner, a right that would be commonly enjoyed by others in similar areas.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

Granting the variance is not a special privilege that would be denied to other applicants. When other properties contained specimen trees of this species in a similar condition and location on a site, the same considerations were provided during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The removal of the specimen trees would be the result of the construction site improvements, including SWM and parking facilities. The request to remove the trees is solely based on the location on the site, the species, and the condition of the trees with respect to the location of the improvements.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions on the neighboring properties or existing building uses that have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size under natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

Granting this variance request will not violate state water quality standards nor cause measurable degradation in water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards. State standards are set to ensure that no degradation occurs.

Summary of Variance Request
The required findings of Section 25-119(d) of the WCO have been adequately addressed for the removal of two specimen trees, identified as ST-247 and ST-248 on the TCP1. Based upon the findings above, the variance for removal of two specimen trees is approved for institutional development and associated site improvements, as shown on TCP1-018-2025.

Regulated Environmental Features
REF are required to be preserved and/or restored to the fullest extent possible under Section 24-130(a) of the Environmental Standards of the prior Subdivision Regulations. However, the site does not contain REF, as defined in Subtitle 24 of the prior Subdivision Regulations.

Soils
In accordance with Section 24-131 of the prior Subdivision Regulations, this PPS was reviewed for unsafe land restrictions. The predominant soils found to occur according to the U.S. Department of Agriculture Natural Resource Conservation Service, Web Soil Survey, include Sassafras-Urban land complex and Sassafras and Croom soils. According to available mapping information, unsafe soils containing Marlboro clay do not occur on this property.

Christiana clay does exist, but there are no geotechnical concerns with this PPS. This information is provided for the applicant's benefit.

14. **Health Department—**The Prince George's County Health Department completed a health impact assessment review of the subject PPS and did not provide any comments or recommendations.

15. **Urban Design**—A detailed site plan (DSP) is required for this development in accordance with Section 27-441(b) of the prior Zoning Ordinance, which requires a DSP for a place of worship on a lot between 1 and 2 acres in size.

The general uses evaluated for this property in the R-R Zone are permitted, per Section 27-441. Under the prior Zoning Ordinance, conformance to the following regulations, but not limited to, shall be demonstrated at the time of DSP:

- 27-420 - Fences and Walls
- 27-428 – R-R (Rural Residential)
- 27-441 – Uses Permitted (Residential Zones)
- 27-441 - Footnote 52, Place of Worship on a lot between one (1) and two (2) acres in size.
- 27-442 - Regulations (in all residential zones)
- Part 11 - Off Street Parking and Loading
- Part 12 - Signs

It is noted that Section 441, footnote 52 provides the following regulations for a place of worship located on a lot between 1 and 2 acres in size:

(a) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

(b) When possible, there should be no parking or loading spaces in the front yard; and

(c) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

The submitted site plans show that the existing buildings will remain with this development, and do not meet the required 25-foot setback from the north and south lot lines. This will be further evaluated at the time of DSP.

2010 Prince George's County Landscape Manual
The proposed development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Conformance with the following requirements will be reviewed and evaluated at the time of DSP:

- Section 4.2, Requirements for Landscape Strips Along Streets
- Section 4.3, Parking Lot Requirements
- Section 4.4, Screening Requirements
- Section 4.7, Buffering Incompatible Uses
- Section 4.9, Sustainable Landscaping Requirements

Based on the submitted plans, alternative compliance from Section 4.7, Buffering Incompatible Uses, may be required at time of DSP.

Tree Canopy Coverage Ordinance
Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to TCC. Therefore, this development will be reviewed for conformance with the TCC requirement for the current property zone. The subject site is in the RR Zone, which requires a minimum of 20 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DSP.

16. Citizen feedback—The Prince George's County Planning Department did not received any correspondence from the community regarding this PPS.

17. Planning Board hearing—At the September 11, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant's attorney, then spoke on behalf of the applicant, providing a background and summary for the proposed development. The Board approved the PPS unanimously, with conditions, as recommended by staff.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, September 11, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of October 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:MV:rpg

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel
Dated 9/23/25