



Preliminary Plan of Subdivision Meridian Hill

4-24028

REQUEST	STAFF RECOMMENDATION
126 lots and 14 parcels for residential development consisting of 126 attached dwelling units for a planned retirement community	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision 4-24028• Approval of Type 1 Tree Conservation Plan TCP1-014-2024• Approval of a Variance to Section 25-122(b)(1)(G)

Location: At the southern terminus of Johensu Drive, approximately 1,015 feet south of its intersection with Woodyard Road, and at the eastern terminus of Arethusa Lane	
Gross Acreage:	43.73
Zone:	AR/MIO
Prior Zone:	R-A/M-I-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	N/A
Dwelling Units:	126
Lots:	126
Parcels:	14
Planning Area:	82A
Council District:	09
Municipality:	N/A
Applicant/Address: NVR, Inc. 5265 Westview Drive, Suite 210 Frederick, MD 21703	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mncppc.org	



Planning Board Date:	04/03/2025
Planning Board Action Limit:	04/08/2025
Mandatory Action Timeframe:	70 days
Staff Report Date:	03/27/2025
Date Accepted:	01/28/2025
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Acceptance Mailing:	01/16/2025
Sign Posting Deadline:	03/04/2025

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-24028
Type 1 Tree Conservation Plan TCP1-014-2024
Variance to Section 25-122(b)(1)(G)
Meridian Hill

OVERVIEW

The subject property is located at the southern terminus of Johensu Drive, approximately 1,015 feet south of its intersection with Woodyard Road, and at the eastern terminus of Arethusa Lane. The property totals 43.73 acres and consists of two tax parcels known in Maryland State Department of Assessments and Taxation records as Parcels 22 and 83, both of which are recorded by deed in Book 30306 page 605 of the Prince George's County Land Records. The property is zoned Agricultural-Residential (AR) and is also subject to the Military Installation Overlay (MIO) Zone for height. However, this preliminary plan of subdivision (PPS) application was submitted for review in accordance with the Prince George's County Zoning Ordinance and Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and "prior Subdivision Regulations"), pursuant to Section 24-1903(a) of the current Subdivision Regulations. Therefore, this application is reviewed pursuant to the standards of the prior Residential-Agricultural (R-A) Zone and the prior version of the Military Installation Overlay (M-I-O) Zone, which were effective prior to April 1, 2022.

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. Pursuant to Section 24-1904(a), the applicant participated in a pre-application conference for the subject PPS on November 1, 2024. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were electing 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-2024-056.

The property is also subject to the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (master plan) and other applicable plans, as outlined herein.

The site is mostly wooded and has an existing, abandoned, single-family detached dwelling and associated outbuildings, which are to be razed. This PPS application proposes to subdivide the property into 126 lots and 14 parcels for development of 126 single-family attached dwellings in a planned retirement community. Twelve of the parcels will be conveyed to a homeowners association and two parcels (Parcels G and H) will be conveyed to The Maryland-National Capital

Park and Planning Commission (M-NCPPC) for use as stream valley parkland. The subject PPS is required for the division of land and the construction of multiple dwelling units.

The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, to allow removal of 22 specimen trees. This request is discussed further in the Environmental finding of this technical staff report.

Staff recommend **APPROVAL** of the PPS and Type 1 tree conservation plan (TCP1), with conditions, and **APPROVAL** of variance to Section 25-122(b)(1)(G), based on the findings contained in this technical staff report.

SETTING

The subject property is located on Tax Map 109 in Grids A-1, B-1, and B-2, and it is within Planning Area 82A. West, northwest, and north of the site are single-family detached dwellings accessed from Johensu Drive and Pond Drive. East of the site is a right-of-way (ROW) belonging to the Potomac Electric Power Company (PEPCO). South of the site is wooded land belonging to the Melwood Springs Homeowners Association. The south side of the site also includes ROW for Arethusa Lane, from which the site is proposed to be accessed. The lands to the west, northwest, north, and east are all in the AR Zone (formerly in the R-A Zone). The lands to the south are in the Residential, Rural Zone (formerly in the prior Rural Residential Zone). The property and its surroundings are all in the MIO Zone for height (formerly the M-I-O Zone).

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	EVALUATED
Zones	AR/MIO	R-A/M-I-O
Use(s)	Vacant/Agricultural	Residential
Acreage	43.73	43.73
Parcels	2	14
Lots	0	126
Dwelling Units	0	126
Subtitle 25 Variance	No	Yes (25-122(b)(1)(G))
Variation	No	No

The subject PPS, 4-24028, was accepted for review on January 28, 2024. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, the PPS was referred to the Subdivision and Development Review Committee (SDRC) and comments were provided to the applicant at its meeting on February 14, 2025. Revised plans and documents were received on February 21, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—There are no previous approvals applicable to the subject site.

3. **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 places the subject property in the Established Communities Growth Policy Area which 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

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035 remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS and final plat shall conform to the area master plan, including maps and text, unless events have occurred to render the relevant recommendations within the plan no longer appropriate, no longer applicable, or the Prince George's County District Council has not imposed the recommended zoning. The master plan recommended residential low land uses on the subject property. Residential-low land use is described as “Residential areas of up to 3.5 dwelling units per acre. Primarily single-family detached dwellings” (page 40). To implement this recommendation, the District Council retained the subject property in the R-A Zone, which generally allows for low density, single-family detached residential development and disallows single-family attached dwellings. However, the R-A Zone also permits the proposed use of the property, a planned retirement community, with approval of a special exception. A planned retirement community may consist of a variety of unit types, including single-family attached dwellings. In addition, pursuant to Section 27-395(a)(3)(C) of the prior Zoning Ordinance, a proposed planned retirement community is allowed a density of up to 8 dwelling units per gross acre. Therefore, staff find that the zoning approved by the District Council allows for the proposed use and density in excess of that recommended by the master plan. Accordingly, the District Council has not imposed the recommended zoning, causing applicable use and density recommendations of the sector plan to be inapplicable. The proposed development consists of 126 single-family attached dwellings, at a density of 4.15 dwelling units per net acre and 2.88 dwelling units per gross acre. This may not fall within the range recommended by the master plan. However, as noted, because R-A zoning imposed by the District Council allows the planned retirement community use at a density of up to 8 dwelling units per acre, this is acceptable.

The PPS, however, must still conform to other relevant master plan recommendations that do not conflict with the implementation of a planned retirement community, pursuant to an approved special exception. Relevant policies and strategies of the master plan are listed below in **bold** text. Staff responses to each policy follow in plain text.

Development Pattern and Land Use

Policy 1: Promote a development pattern that allocated appropriate amounts of land for residential, commercial, employment, industrial, and institutional land uses in accordance with county development goals by considering local and regional needs, the integration of land uses wherever possible, and the impact of development proposals on the economy, environment, equity, and efficiency. (page 58)

Strategy 1: Maintain low to moderate-density land uses except as part of mixed-use development and planned communities. (page 58)

Development of a planned retirement community may exceed the low- to moderate-density land use anticipated by the master plan, according to the above strategy. Conformance with the zoning requirements for a planned retirement community, and approval of a special exception, will ensure that the allocation of land for this use is appropriate.

Living Areas and Community Character

Policy: Continue to build high-quality, suburban development organized around a network of open space and community facilities with attention to site design. (page 179)

The proposed development is suburban in nature, designed around a network of roads, and includes a community center. The design of the development should be evaluated at the time of special exception, to ensure the development is high-quality in appearance, site design, and functionality.

Strategies

- 1: Develop a comprehensive trail/sidewalk system to connect the community. (page 179)**

Sidewalks along all road frontages, together with crosswalks and Americans with Disabilities Act (ADA) curb ramps are recommended, in order to ensure the development will have a comprehensive sidewalk system, as further detailed in the Transportation finding of this technical staff report.

- 5: Ensure that all new development in the area is compatible with existing development in terms of architecture and scale. (page 179)**

Architecture for the development will be evaluated for compatibility with existing development at the time of the special exception.

- 9: Provide green edges (woods, and landscaping) in new developments to provide a buffer that blends naturally into surrounding wooded areas. (page 179)**

The TCP1 submitted alongside this PPS depicts woodland preservation and afforestation that will blend naturally into surrounding wooded areas to the north and south, along the Charles Branch stream valley.

11: Incorporate environmentally sensitive design and green building/energy efficiency techniques. (page 179)

The stormwater management (SWM) concept plan, once approved, will ensure this site will meet environmental site design to the maximum extent practicable. The applicant is encouraged to incorporate green building/energy efficiency techniques into the development.

Additional relevant master plan policies related to the environment and to bicycle and pedestrian friendly development are listed and addressed in the Environmental and Transportation findings of this technical staff report, respectively.

Staff find that the PPS conforms to the relevant policies and strategies of the master plan. The project is expected to be a high-quality, suburban development, organized around a network of open spaces, with a strong pedestrian circulation system. The project is expected to appropriately allocate the land for higher-density residential use as part of a planned community. Review of the project with the special exception should ensure that these expectations are met.

Zoning

The 2013 sectional map amendment associated with the master plan retained the subject property in the R-A Zone. On November 29, 2021, the District Council approved Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-A Zone to the A-R Zone. However, this PPS is reviewed according to the prior R-A zoning.

Aviation/Military Installation Overlay Zone

This PPS is within the prior M-I-O Zone for height. The subject property is under the Conical Surface (20:1) – Right Runway Area E. At the time of the special exception application, the height of all proposed structures will be evaluated for conformance to Section 27-548.54 of the prior Zoning Ordinance, to ensure no structure exceeds the height limit for structures under this surface.

4. **Stormwater Management**—An application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An unapproved SWM Concept Plan (42219-2024-SDC) was submitted with the subject application. According to the proposed plan, 19 micro-bioretenment facilities, one bioswale, and one submerged gravel wetland are proposed to provide stormwater retention and attenuation on-site before discharging into the Charles Branch, a tributary of the Western Branch of the Patuxent River. It is noted that the lot layout design reflected on the PPS and TCP1, proximate to the proposed submerged gravel wetland, is different from what is shown on the submitted SWM concept plan. Therefore, a revised, approved SWM concept letter and plan will be required for subsequent development review applications. Staff find that, pursuant to Section 24-121(a)(15) of the prior Subdivision Regulations, the approved

SWM concept plan is not required prior to approval of the PPS, because approval of the SWM concept plan will not affect the subdivision. Specifically, impacts to the primary management area (PMA), including those for stormwater management, are analyzed at the time of PPS, as well as during subsequent phases in the entitlement process. The Environmental Review section of this technical staff report discusses impacts to the PMA, including one impact caused by a stormdrain outfall. Given that the SWM concept plan has not been approved, staff recommend that the review of this impact be deferred to the Type 2 tree conservation plan, which will be submitted with a subsequent special exception application. However, a stormdrain outfall is an approvable impact type. More generally, while the size and location of the impact may change with future development applications, it is not anticipated that the overall stormwater concept design will change substantially to reflect the lot layout reflected on the PPS and TCP1. No further information pertaining to SWM is required at this time.

Staff find that development of the site in conformance with the SWM concept plan, once revised and approved by DPIE, 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.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the master plan, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and Sections 24-134 and 24-135 of the prior Subdivision Regulations, as they pertain to public parks and recreation and facilities.

The master plan provides goals and policies related to parks and recreation (pages 130–139). The master plan indicates that there are approximately 13,700 acres of local and regional parks, recreation, and open space land in Subregion 6. Of this total, approximately 60 percent, or 8,220 acres, is owned by M-NCPPC. The master plan recommends that local parkland acquisition should be pursued due to expected increases in population. The master plan recommends acquisition of land for active and passive recreation in the Charles Branch Stream Valley Park. As discussed below, the PPS conforms to this recommendation by dedicating land for the Charles Branch Stream Valley Park to satisfy the mandatory dedication requirements.

Sections 24-134 and 24-135, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of residential development. The mandatory parkland dedication requirement is being met per Section 24-134(a)(4), which permits the dedication of land identified for preservation as part of a stream valley park on an official master plan, provided that the Prince George's County Planning Board finds that "there is a reasonable amount of active recreation in the general area and that any trails shown on the master plan are provided." As previously stated, the master plan recommends the acquisition of additional land along the Charles Branch Stream Valley Park. The applicant proposes to convey approximately 20.51 acres (Parcel G and Parcel H) within the Charles Branch Stream Valley. This parkland dedication, the exact boundaries and acreage of which are to be determined at time of final plat, aligns with the master plan recommendations.

Existing park and recreation amenities serving the subject property include Norbourne-Windsor Park, located 0.93 mile northwest of the subject property, which is developed with a playground, an open play area, an 8-foot wide trail connector, an 6-foot-wide trail connector, and a parking lot; Melwood Hills Park, located 1.54 miles south of the subject property and developed with a full basketball court, a football field with soccer overlay, a softball diamond, two tennis courts, a picnic area, a playground, an open play area, and a walking loop trail with several trail connections to the neighboring communities; and Melwood Pond Park, located approximately 0.62 mile to the northwest of the subject property and developed with a loop walking trail and parking lot. The PPS also identifies a clubhouse, pavilion, bocce ball and pickleball courts on parcel I. Staff find that there will be reasonable active recreation in the general area.

There are no master-planned trails associated with the section of Charles Branch Stream Valley Park on the subject property. The nearest master-planned trail, the Melwood Community Park Connector, is located within the PEPCO ROW, east of the site. This trail would not be accessible from the west side of the stream valley, the side proposed to be developed under this PPS application, and if provided, would not serve the recreational needs of the site. Staff therefore find that this trail does not have to be provided to allow for the proposed dedication of stream valley parkland.

Recognizing the applicant's need to provide on-site woodland conservation to meet the requirements of the Prince George's County Woodland Conservation Ordinance (WCO), staff support the placement of woodland conservation easements on land to be dedicated to M-NCPPC. The Prince George's County Department of Parks and Recreation (DPR) will provide a letter consenting to the placement of woodland conservation easements on the dedicated land to the Environmental Planning Section.

Based on the preceding findings, staff find the provision of mandatory dedication of parkland should be met through the dedication of stream valley parkland, subject to the conditions recommended in this technical staff report.

Separate from the mandatory dedication requirements, the applicant will be providing on-site recreational facilities to meet the requirements of Section 27-395(a)(4)(A) of the Zoning Ordinance for a planned retirement community. The applicant has proffered that these facilities will also be available to residents of the surrounding community. Under Section 27-395(a)(4)(A), the facilities may be made available to the wider community if, at the time of the special exception application, it is demonstrated that the facilities are harmoniously integrated with the retirement community and the surrounding neighborhood. Conformance with the requirements of Section 27-395(a)(4)(A) will be evaluated with the special exception application.

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

Transportation Related Master Plan Conformance

Master Plan Right-of-Way

The subject property has frontage on Johensu Drive along the northwestern bounds of the site and Arethusa Lane along the southwestern bounds. Neither the MPOT nor the master

plan contain ROW recommendations for either roadway. The submitted plans display the portion of Johensu Drive fronting the site as a 60-foot-wide ROW and Arethusa Drive as an 80-foot-wide ROW. The Arethusa Lane ROW terminates at the property boundary; however, it is currently improved to a point approximately 700 feet south of the subject property. To provide access to the subject property, the applicant will need to construct this off-site portion of Arethusa Lane. The PPS shows dedication for the Arethusa Lane ROW continuing into the property for approximately 300 feet, connecting to the internal street system of the subdivision. No additional dedication is required along Johensu Drive for the subject site.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities that impact the subject site. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling (MPOT, pages 9–10):

Complete Streets

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities.

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

In addition, the master plan recommends the following:

Policy 8: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes. (page 107)

Strategy 1: Incorporate bicycle-compatible road improvements with future frontage improvements or road construction projects. (page 107)

To provide access to the property, the applicant will be required to construct an approximately 700 linear feet extension of Arethusa Lane, that currently terminates at its intersection with Purple Avens Avenue. Arethusa Lane is proposed to continue for another 300 feet into the property, and connect to an internal network of private streets for access to the proposed lots. To address the master plan recommendations, staff recommend that a minimum 5-foot-wide sidewalk be provided along both sides of all internal roadways, including the extended Arethusa Lane. While sidewalks do not currently exist on the portion of Arethusa Lane leading to the property, the provision of sidewalks along the extended portion of this public road will lead to a more walkable community, thus complying with the

above-mentioned policies of the MPOT. Crosswalks and associated ADA curb ramps should be provided at all crossing points, and throughout the site for a continuous and comprehensive pedestrian network. Staff also recommend a designated space for short-term bicycle parking at the recreational area. The proposed facility improvements, in combination with the on-site pedestrian improvements, increase safe movement while encouraging pedestrian-scale land use, thus conforming to complete streets principles. The recommended facilities and amenities fulfill the intent of the master plan policies.

Additional Transportation Findings

The applicant proposes an access via Arethusa Lane only, and no connection to Johensu Drive. Both roads ultimately connect to Woodyard Road. Arethusa Lane is proposed to be extended approximately 300 feet into the property as a public roadway. Johensu Drive abuts the property to the northeast; however, this is not a desirable connection given the unique characteristics of the subject site. While there is sufficient ROW to construct the road, there would be significant grading and SWM facilities required to be constructed on private property not owned by the applicant. The impacts would be realized over six parcels and would require the applicant to negotiate a combination of both temporary and permanent easements for construction and maintenance of these facilities. If the applicant were required to improve this roadway, it would negatively impact the neighboring property owners and potentially create a hardship on the applicant if the private easements were not obtained. As determined in ADQ-2024-056, the access provided via extension of Arethusa Lane meets the requirements for transportation adequacy. Staff are not requesting access to the subject site be provided via Johensu Drive. Staff find that vehicular access and circulation for the proposed development is sufficient.

The site is proposed to be served by a network of internal roadways that include sidewalks on both sides. To address the MPOT and master plan policies, staff recommend that crosswalks and associated ADA curb ramps be provided at all crossing points, and throughout the site, to facilitate pedestrian movement through the site. In addition, staff recommend that sidewalks be provided along both sides of the extension of Arethusa Lane.

All new streets serving the subdivision, except the extension of Arethusa Lane within the existing ROW south of the site, are proposed to be private. Use of private streets to serve the development is permitted, pursuant to Section 24-128(b)(19) of the prior Subdivision Regulations. The Prince George's County Fire Department will determine the locations of fire lanes within the development, to ensure on-street parking does not restrict the accessibility of the private roads to emergency equipment.

Based on the findings presented above, staff conclude that multimodal transportation facilities will exist to serve the proposed subdivision, as required under the prior Subdivision Regulations, and will conform to the MPOT and master plan, with the recommended conditions provided in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5). Chapter 7 of the master plan pertains to public facilities and identifies the following goals (page 119):

1. **Provide residents of Subregion 6 needed public facilities in locations that serve existing and future populations.**

The proposed development will not impede achievement of any of the above-referenced goals. 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 the subject site.

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. A water and sewer category legislative amendment (Case No. 23/W-04) dated December 2023, placed the property in the water and sewer Category 4, "Community System Adequate for Development Planning". This category comprises properties where water and sewer lines are available and/or accessible for extending. The 2018 *Water and Sewer Plan* states that once a property has been changed to Category 4 and meets certain criteria, a plan amendment application to move to Category 3 may be submitted.

An administrative amendment will be required to advance the site to water and sewer Category 3 prior to approval of the final plat. Category 4 is sufficient for PPS approval. In addition, the property is within Tier 2 of the Sustainable Growth Act. Tier 2 includes those properties currently planned for service by public sewerage systems.

8. **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 3703 at Folio 748."

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has frontage on the public ROW of Johensu Drive, and the required PUE is provided along this roadway. Arethusa Lane is proposed to be extended approximately 300 feet into the property. The required PUE is provided on both sides of this roadway.

PUEs are also required along at least one side of all private streets, pursuant to Section 24-128(b)(12) of the prior Subdivision Regulations. The PPS shows PUEs along at least one side of all private streets.

9. **Historic**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicated the probability of archeological sites within the subject property was high. A Phase I archeology survey was completed in 2023, and one Archeological Site, 18PR1258 (the Binger Tenant site) was identified, comprising a low-density artifact scatter, spread over a small area to the southwest of a residence that dates to the mid-20th century. This site was likely occupied by tenants of the Binger family during the first half of the 20th century, with older or heirloom ceramics found on-site. No evidence of an earlier occupation was observed in the field or indicated in a historic deed and map research. No features were encountered, and no potentially sealed

cultural contexts were observed. The consultant archeologist concluded that the site does not have the potential to contribute meaningful information on rural ways of life in historic Prince George's County and recommended no further archaeological investigations on the site. Staff concur with the consultant's recommendations, and no further archeological investigations are recommended. Final copies of the archeological report were received in March 2024.

The subject property contains an abandoned single-family dwelling two tobacco barns, and an outbuilding. The 2010 *Approved Historic Sites and Districts Plan* includes goals, policies, and strategies relevant to the subject property.

The Historic Sites and Districts Plan identifies agricultural heritage as a theme representing important aspects of the County's history and culture. Tobacco was the principal crop of the county and at the heart of the region's agricultural economy.

Tobacco barns are an increasingly rare building type and exemplify the County's connection to tobacco and its agricultural heritage.

The Historic Sites and Districts Plan lists the following strategy (page 33) pertaining to heritage themes:

On an ongoing basis, and with assistance of the community and interested citizens, identify areas where future survey and documentation work is needed to expand information about important county heritage themes and maintain the Inventory of Historic Resources as a reflection of current preservation interests.

The master plan also contains goals and policies related to historic preservation (pages 161–173) and identifies the plan area's remaining tobacco barns as representing a crucial chapter in the agriculture history of the region and the state (page 13). A historic preservation goal of the master plan (page 162) is to:

Goal 2: Ensure that historic sites and resources as part of the subregion's rich cultural heritage are properly documented and protected from the onset of new development through proper and consistent historic preservation practices.

To meet the master plan and Historic Sites and Districts Plan goals and policies, staff recommend that all existing structures be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust. This should occur prior to the approval of the special exception .

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

Development Review Case	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
N/A	NRI-025-2024	Staff	Approved	3/20/2024	N/A
4-24028	TCP1-014-2024	Planning Board	Pending	Pending	Pending

Grandfathering

This project is subject to the 2010 WCO, and the prior regulations of Subtitles 24 and 27, because the application is for a new PPS.

Site Description

A review of the approved Natural Resources Inventory Plan (NRI-025-2024) indicates that the site is fully wooded, with wetlands, streams, steep slopes, and 100-year floodplain occurring on the property. There is potential forest interior dwelling species habitat mapped on-site. According to the sensitive species layer on PGAtlas, as provided by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The east portion of the site contains a mapped tributary of the Charles Branch and floodplain, which makes up the majority of the PMA. According to the Countywide Green Infrastructure Plan of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), the site contains regulated and evaluation areas.

Plan 2035

The site is shown on the General Plan Generalized Future Land Use Map (as designated by Plan 2035) as residential low. The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map. It is within the Established Communities of the General Plan Growth Policy Map.

Environmental Conformance with Applicable Plans

Master Plan Conformance

The master plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **bold** is the text from the master plan, and the plain text provides staff's analysis on plan conformance:

Policy 1: Protect, preserve, and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.
(page 68)

Strategies:

- 1. Protect priority areas that will meet multiple protection objectives such as those related to green infrastructure, the priority preservation area, and the Patuxent River Rural Legacy Program.**

The eastern portion of the site consists of priority preservation area; however, preservation and on-site buffering is limited to the eastern areas of the site. The portion of the Charles Branch located on the property is a secondary corridor. The applicant should seek to further buffer this secondary corridor by providing a contiguous woodland preservation and reforestation area along the on-site stream system in order to preserve and enhance these significant environmental features and habitats. Although this property is within the Patuxent River watershed, it is located approximately 6 miles west of the Patuxent River and is not part of the Patuxent River Rural Legacy Program.

2. **Protect primary corridors (Patuxent River, Charles Branch, Collington Branch, Piscataway Creek, Mattawoman Creek, and Swanson Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.**

This site is not within a primary corridor, but does feature a secondary corridor of the Charles Branch. Majority of the stream network and the eastern portion of the property are within the 100-year floodplain. The secondary corridor is proposed to be retained and protected with limited impacts for stormwater outfalls and connections to public utilities.

3. **Preserve and connect habitat areas to the fullest extent possible during the land development process.**

This site features a secondary corridor of the Charles Branch which is currently fully wooded. The existing woodland serves multiple ecoservices and provides habitat. The applicant should seek to further buffer the secondary corridor by providing a contiguous woodland preservation area and additional reforestation areas along the on-site stream system, in order to preserve and enhance these significant features and habitats to the fullest extent possible.

4. **Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.**

Regulated Areas are defined in the Green Infrastructure Plan as follows:

“Regulated Areas represent a conceptual delineation of connected regulated environmental features including streams, wetlands and their buffers, the 100-year floodplain, and their adjacent steep slopes. The features are the known locations of regulated features at a large scale. This delineation should not be used for land development purposes. Approval of a Natural Resource Inventory is

required to confirm the locations of regulated environmental features (streams, wetlands, floodplains).” (page 28)

NRI-025-2024 was approved for this property and was submitted with this application. The eastern portion of the site consists of priority preservation area and regulated areas consisting of streams, wetlands, and 100-year floodplain. The proposed development will require minimal impacts to the regulated areas for stormwater outfalls and connection to utilities; however, preservation and on-site buffering is proposed to be limited to the eastern areas of the site.

5. Protect portions of the green infrastructure network outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.

This site features both regulated and evaluation areas. Evaluation areas “include patches of land known to contain one or more sensitive environmental features of concern such as interior forests (to focus connectivity on the largest remaining blocks of forests), areas of predicted wetland migration (to address climate change), and protected lands (to ensure connectivity to previous conservation efforts). Evaluation areas are used to look more closely at the role the location plays in conserving sensitive resources and preserving or establishing land-based connections within the network.” (page 28, Green Infrastructure Plan) The secondary corridor of the Charles Branch makes up the regulated area which is considered a priority for preservation. Evaluation areas are less regulated and are evaluated based on the quality of woodlands. NRI-025-2024 identifies the on-site woodlands within the evaluation areas as high priority for preservation. The applicant should seek to further buffer this secondary corridor by providing a contiguous woodland preservation and reforestation area along the on-site stream system in order to preserve and enhance these significant environmental features and habitats.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded. (page 72)

Strategies:

1. Protect and restore groundwater recharge areas such as wetlands and the headwaters areas of streams and watersheds.

The proposed development will introduce a significant increase in impervious surface within close proximity to the on-site wetlands and Charles Branch. The proposed woodland preservation buffers only the PMA of Charles Branch, while clearing the woodland in the center of the site. The site has a significant wooded 100-year floodplain; however, a sewer easement is located along the stream valley and must remain clear. The SWM shown on the TCP1 consists of clustered micro-bioretenion facilities throughout the site which drain into one large, submerged gravel wetland facility bordering the PMA. Because this facility abuts the PMA, any

engineering needed to alter the stormwater facility could have additional impacts on the PMA and integrity of the Charles Branch. SWM requirements will be further evaluated by DPIE with comments provided in the Stormwater finding of this technical staff report.

5. **Require private developers to perform stream corridor assessments, where one has not already been conducted, when development along stream corridors without completed assessments is proposed. Use the outcome of these assessments to guide restoration requirements upon which development approval will be contingent.**

In accordance with this master plan strategy and the 2018 Environmental Technical Manual, a stream corridor assessment shall be submitted with the Type 2 tree conservation plan associated with the special exception application.

7. **Require environmentally-sensitive site design which includes limiting impervious surfaces and implementing best practices in on-site stormwater management to reduce the impact of development on important water resources.**

SWM is required by the County for all developments, with the goal of restoring the land and stormwater runoff from the development, as close as possible, to predevelopment conditions. This site features a secondary corridor of the Charles Branch, so DPIE will require the use of environmental site design to the maximum extent practicable. In addition, impervious surfaces should be reduced and sufficiently buffered from the regulated areas.

The proposed development will introduce a significant increase in impervious surface within close proximity of Charles Branch. The proposed woodland preservation buffers only the edges of Charles Branch, with a large gap in the center of the site. While there is a significant area of wooded floodplain on-site, there is also an easement for an existing sewer line running along the stream valley which must remain clear of vegetation. Within the applicant's SOJ for conformance to the master plan policies, no distinction is made between on-site woodlands to be preserved within the floodplain and non-floodplain areas, and the exact amounts are not discussed. Retained wooded floodplain cannot be counted towards the woodland conservation requirements. The SWM practices shown on the TCP1 are distributed throughout the site with one large, submerged gravel wetland facility located near the PMA. Because this submerged gravel wetland facility abuts the PMA, any engineering needed to alter the facility could have a significant impact on the PMA and integrity of Charles Branch.

Policy 7: Encourage the use of green building techniques and community design that reduce resource and energy consumption.

Strategies:

1. **Support this subregion plan's policy of redevelopment and infill development in existing and planned development areas rather than "green field" development (See Development Pattern/Land Use chapter).**

This application proposes green field development to an entirely wooded and undeveloped property located within the priority preservation areas.

2. **Initiate a project that meets the full standards of the LEED-ND in the subregion. Consider this for a development/redevelopment project near Upper Marlboro (see Living Areas chapter).**

The future development applications for the subject property, which require architectural approval, should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented, to the greatest extent possible.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas.
(page 79)

Strategies

2. **Require the use of full cut-off optic light fixtures for all proposed uses to reduce sky glow.**

This site features a portion of the Charles Branch, which is an important secondary corridor. Proposed residential and recreational uses near the preservation area should use full cut-off optic lights, to limit light pollution to the adjacent preservation and forest interior dwelling species' habitat areas. This should be demonstrated with the future special exception application for the subject property.

Policy 9: Reduce adverse noise impacts to meet acceptable state noise standards. (page 80)

The site is not adjacent to any sources of traffic or aircraft noise that would result in adverse noise impacts upon the development.

Conformance with the Green Infrastructure Plan

The Green Infrastructure Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the Green Infrastructure Plan, the site contains regulated and evaluation areas. The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the Green Infrastructure Plan, and the plain text provides staff findings on plan conformance:

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

Strategies

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

The majority of the subject property is within designated evaluation areas, with regulated areas located along the eastern portion of the site where the stream is located. The property is within the Charles Branch watershed, which is part of the Western Branch of the Patuxent River watershed, and it is not within a Tier II catchment area. The Green Infrastructure Plan identifies the Western Branch of the Patuxent River watershed as in very poor condition and as a special conservation area. The site contains a portion of the Charles Branch, a stream system which is within the regulated area of the green infrastructure network. The current plan proposes to impact the stream buffer with a stormwater outfall and two utility connections. Woodland preservation is proposed within the northern and southern portions of the stream buffer and PMA. The eastern portion of the property is in the 100-year floodplain. Impacts to PMA are evaluated in the Environmental Review section below. The application proposes woodland preservation adjacent to the on-site stream systems to buffer the regulated environmental areas and protect downstream habitats. Sensitive species habitat was not identified on this site, and it is not in a special conservation area. However, this site does feature a portion of the Charles Branch, which is a secondary corridor within the master plan. Protection of the headwaters of the stream corridors is necessary to protect the water quality of the watershed. SWM is in review with DPIE, and sediment and erosion control

measures will be reviewed by the Prince George's County's Soil Conservation District. The submerged gravel wetland proposed, in close proximity to the PMA, shall be further analyzed with the Type 2 tree conservation plan associated with the special exception to protect the regulated areas.

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.**

Sensitive species habitat was not identified on this site, and it is not in a special conservation area. However, this site does feature a portion of the Charles Branch, which is a secondary corridor within the master plan. Protection of the headwaters of the stream corridors is necessary to protect the water quality of the watershed.

Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.

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

The Green Infrastructure Plan shows that the majority of the site is mapped as regulated areas and evaluation areas. The only area outside of these designations is a network gap along the frontage of Johensu Drive, in the northeast section of the property. This area also represents one of the only cleared areas on the property and is a preferred area for development. The PPS proposes to minimize impacts on the green infrastructure network on-site by limiting impacts to only woodland clearing in the evaluation areas, with all impacts to the regulated areas only for stormwater and utilities. In addition, preservation is proposed along the eastern boundary of the site, providing a future opportunity to extend a contiguous network of preserved land beyond this site. TCP1-014-2024 was provided with this application, and it shows that the required woodland conservation requirement will be met through on-site woodland preservation and off-site credits.

Policy 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan [Green Infrastructure Plan].

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

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

No fragmentation of regulated environmental features (REF) by transportation systems is proposed on-site with this PPS. However, this PPS relies on connection with Arethusa Lane to the south as the only access. The construction of Arethusa Lane requires safe passage across a stream. The engineering of this crossing shall be provided with the Type 2 tree conservation plan associated with the special exception, and a revision to the adjoining TCPII-196-92 will be required to account for the road construction. The applicant should look for opportunities to maintain the ecological functioning of the stream.

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

No trail systems are proposed with this application.

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.**

On-site woodland conservation shall be placed in woodland and wildlife habitat conservation easements, prior to the certification of the special exception plan and associated Type 2 tree conservation plan (TCP2).

Policy 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

Strategies

- 5.8 **Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 **Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The proposal has not received SWM concept approval from DPIE. The draft SWM concept plan submitted with this application (42219-2024 SDC) shows use of micro-bioretenion facilities, bioswales, and a submerged gravel wetland to meet the current requirements of the environmental site design to the maximum extent practicable. The submerged gravel wetland facility borders the PMA. Because this facility abuts the PMA, any engineering needed to alter the stormwater facility could have a significant impact on the PMA and integrity of the Charles Branch. In the Woodland Conservation section below, the removal of grading in the northern portion of the property, to preserve existing woodlands and specimen trees to provide additional buffering for the Charles Branch, is recommended. It is also noted that the SWM concept plan does not accurately reflect the layout shown on the TCP1. Revisions to the SWM concept plan will be required with subsequent development review applications.

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

General Strategies for Increasing Forest and Tree Canopy Coverage

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

Woodland exists on-site along the stream system and throughout the site, including wooded floodplain. Based on the proposed development pattern, the applicant is maximizing on-site preservation with the remainder being placed in off-site credits. The use of fee-in-lieu is not requested or recommended.

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 required by both the Environmental Technical Manual and the 2010 *Prince George's County Landscape Manual* (Landscape Manual) and can count toward the tree canopy coverage requirement for the development. Tree canopy coverage requirements will be evaluated at the time of the special exception plan review.

Forest Canopy Strategies

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

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

Tree Canopy Strategies

- 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.**

Clearing of woodland is proposed with the subject application; however, the woodland conservation threshold of 50 percent, or 15.19 acres, is proposed to be met with on-site woodland preservation and off-site credits. Woodland conservation is to be designed to minimize fragmentation and reinforce new forest edges. Proposed woodland conservation is located on the northern and southern extents of the site along the PMA. In the Woodland Conservation section below, the removal of grading in the northern portion of the property, to preserve existing woodlands and specimen trees to provide additional buffering for the Charles Branch, is recommended. This site is mapped as potential forest interior dwelling species (FIDS) habitat, with the entire site being within the FIDS network. The preservation of the wooded floodplain will retain FIDS on-site. Green space is encouraged to serve multiple eco-services; the lotting pattern proposed with the PPS provides green and open spaces on-site, demonstrating that the REF are preserved.

Environmental Review

Natural Resources Inventory/Environmental Features

The site has an approved Natural Resources Inventory Plan (NRI-025-2024), which shows the existing conditions of the property. A total of 63 specimen trees have been identified on-site or within the immediate vicinity of the site's boundary.

The site does contain REF, which includes a stream buffer for the Charles Branch, wetlands, and associated floodplain comprising the PMA. The forest stand delineation indicates that there are three forest stands, which have a high rating for preservation. Areas of steep slopes are scattered across the site.

No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-014-2024 was submitted with the PPS application.

According to the worksheets shown on the TCP1, the site consists of 43.73 acres in the R-A Zone. A total of 27.16 acres of existing woodlands are in the net tract, with 13.36 acres of woodland in the floodplain. The site has a total woodland conservation threshold of 15.19 acres, or 50 percent of the net tract, as tabulated. The TCP1 shows a total woodland conservation requirement of 26.12 acres, based on the proposed clearing of 19.49 acres in the net tract and 0.43 acre in the floodplain. The TCP1 proposes for this requirement to be met by providing 7.67 acres of on-site woodland preservation, 0.62 acre of reforestation, and 17.83 acres of off-site woodland conservation credits.

Section 25-122(c)(1) of the WCO prioritizes methods to meet woodland conservation requirements. The SOJ provided by the applicant for Subtitle 25-122(c)(1) conformance states that additional woodland within the floodplain is being retained, but cannot be counted towards the woodland conservation requirements because of its location within the floodplain. The floodplain is required to be protected in a separate easement. The applicant states that the proposed on-site woodland preservation of 6.77 acres, in conjunction with the wooded floodplain, adequately buffers the on-site stream system and PMA area. The TCP1 shows 0.62 acre of reforestation. No natural regeneration is proposed with this application.

In accordance with the priorities for woodland conservation pursuant to Section 25-122(c)(1), staff do not support the request that a full 17.83 acres of woodland requirement be met off-site. This site is within the R-A Zone, a zone generally described as having 2-acre single-family attached lots, with 0.50 maximum dwelling units per acre. The communities surrounding the site feature archetypal single-family detached lots, with woodland preservation clustered around the REF on-site. While the floodplain limits the developable area of the site, it is limited to the eastern portion of the site and is directly attributed to the portion of Charles Branch which flows through the site. The Charles Branch is listed in the master plan as a secondary stream corridor, and it is mentioned within several policies, specifically calling it out as an area for additional protection and for limiting development around it. The proposed use, as a planned retirement community, is allowed in the R-A Zone by special exception, which at this time has not been approved. This use allows for a higher density on-site, which in this proposal pushes the development envelope closer to the PMA than could be proposed by other allowed uses in this zone. The current proposal clears the majority of woodland within the net tract, proposing preservation only in the floodplain, where development is prohibited. The proposal is to clear established woodland from the buffer of a secondary corridor and replace it with impervious surfaces, which require engineered on-site SWM facilities that could pose additional stresses on the Charles Branch. While the wooded floodplain area is to be retained, this area will also be impacted for the sewer line, sewer laterals, and stormwater outfalls. The only areas that are being retained are those where development is impracticable or would require other variances and processes such as floodplain waivers. In addition, the stormwater concept is still in review with DPIE, which may expand the PMA impacts currently proposed. The only site access comes from Arethusa Lane, which will require revisions to the adjacent TCP2 to allow for stream crossing.

Outside of the woodland clearing proposed, there are impacts to the PMA and numerous specimen tree removals. Given the significant REF on-site, special care should be given in order to design a development that not only meets the vision of the area master plan, but also affords those environmental resources specifically called out in the master plan the proper protection and buffer enhancement recommended in the environmental policies. Establishing the woodland preservation area as a contiguous stretch providing adequate buffering to the Charles Branch should be considered a priority.

Several specimen trees within the PMA and off-site will be impacted by the proposed development; however, these specimen trees are not proposed for removal. While grading and SWM is expected of a typical residential development, the proposed development should coexist with the existing natural features and minimize the removal of specimen trees. Staff find that a more environmentally sensitive design could preserve some of the

specimen trees proposed for removal or with impacts to the critical root zones. Specifically, the proposed development abuts the PMA without providing a buffer, which impacts the critical root zone of multiple specimen trees within the PMA identified as Specimen Trees ST-23, ST-25, ST-26, ST-30, ST-33, ST-35, ST-40, ST-43, and ST-44. Alternative site design could avoid impacting the root zones of the specimen trees in proximity to the PMA, and improve their chances for survival during grading and construction.

The eastern portion of this site features a portion of Charles Branch, which is afforded special protection in the master plan, and along which, woodland preservation should be placed to further buffer the stream network.

The applicant is proposing to preserve several specimen trees located along the western edge of the development, identified as Specimen Trees ST-6, ST-7, ST-9, ST-12, ST-13, and ST-14, and specimen trees ST-9 and ST-13, which are located off-site. These trees, in addition to those impacted by the development along the eastern side of the property, shall be included within a specimen tree maintenance plan with the subsequent TCP2, to ensure survivability of the trees. Details of tree protection shall be included as part of the subsequent TCP2 review.

Additional reforestation in the area between the maintenance path for the submerged gravel wetlands and the PMA may be possible if the submerged gravel wetland facility is designed to be located further away from the PMA. Furthermore, this would establish a connected green corridor with the off-site portions of the Charles Branch. In addition to establishing a green corridor, the on-site preservation would further buffer the PMA area, which extends off-site to the southeast, and would further protect the sensitive stream corridor. This would allow the applicant to provide more of the woodland conservation threshold on-site, which is especially important given the PMA impacts on a separate off-site TCP (TCPII-196-92) for access to the property.

Specimen Trees

Tree conservation plans are required to meet all requirements of Subtitle 25, Division 2, which includes the preservation of specimen trees, per Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the construction tolerance chart in the Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

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 to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a letter of justification (LOJ) stating the reasons for the request and how the request meets each of the required findings.

The site contains 52 specimen trees on-site, with 11 specimen trees within 100 feet of the property boundary. These trees are rated from very poor to good. The current design proposes to remove Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16,

ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63, for a total of 22 specimen trees requested for removal.

The proposed construction of a sewer connection to an existing sewer line along the stream valley will impact the critical root zone of Specimen Tree ST-33, a Tulip poplar in good condition. A 30 percent impact to the critical root zone is proposed. With the subsequent TCP2 application, ST-33's condition will be further evaluated to determine what methods, such as root pruning, should be utilized to protect the tree. Outside of ST-33, the proposed sewer connection generally avoids impacts to other specimen trees.

Review of Subtitle 25 Variance Request

A Subtitle 25 Variance Application and an SOJ in support of the variance were received on February 21, 2025.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the variance.

Statement of Justification Request

A variance to Section 25-122(b)(1)(G) is requested for the clearing of the 22 specimen trees on-site. The current proposal for this property is to develop the site as a planned retirement community with town villas. This variance is requested to the 2010 Woodland and Wildlife Conservation Habitat Ordinance (WCO) which requires, under Section 25-122 of the Prince George's County Zoning Ordinance, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle Variance Application form requires a SOJ of how the findings are being met.

The text below in **bold**, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria:

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

The property contains special conditions peculiar to the property including a significant portion of the site (30 percent) located in the 100-year floodplain, areas of steep slopes which require extensive grading, and the location of specimen trees. The eastern portion of the site is primarily floodplain, which limits potential development to the western side of the property. The site features three forest stands that are all identified as high quality for preservation, with the majority of specimen trees on-site within the upland areas or just outside of the PMA.

Of the 22 specimen trees proposed for removal, 16 are in good condition and six are in fair condition. While construction tolerances vary depending on the tree species, staff recommend minimizing or avoiding impacts to specimen trees in good condition wherever possible. Protecting the floodplain has required the development to be shifted to the western and central portions of the site where some specimen trees are located.

The proposed use for a planned retirement community is only allowed by special exception, which will be a subsequent application. This use is significant and reasonable, and could not be achieved elsewhere on the property with a more environmentally sensitive design, without impact on other on-site specimen trees currently proposed to be retained.

The proposed use provides County seniors the opportunity to age in place.

Requiring the applicant to preserve all of the specimen trees proposed for removal would create an unwarranted hardship because the presence of significant REF including a stream, floodplain, and steep slopes on-site, limit the developable area of the 43.73-acre property to 28 acres. In addition, due to the nature of the existing topography which consists of extensive areas of steep slopes, and the necessity to construct an off-site extension of Arethusa Lane for site access, significant grading is required to establish the SWM controls for this development. The trees that are proposed for removal are Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63, for a total of 22 specimen trees requested for removal. These specimen trees are located within the upland central and western portions of the site where the planned retirement community must be located to minimize impacts to the site's REF, which are present along the eastern portion of the property. Requiring the applicant to retain specimen trees in the upland areas could result in shifting the development to the east, thereby requiring the removal of the specimen trees adjacent to and within the REF or, alternatively, the planned retirement community not being developed.

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

Approval of a variance for removal of the specimen trees is necessary to ensure that the applicant is afforded the same considerations provided to owners of other properties that encounter similar conditions and in similar locations on a site. As detailed above, given the extent of PMA and floodplain on this site, and where staff recommend that the applicant retain the specimen trees, development of the planned retirement community at this property might not be feasible without a variance to remove specimen trees. Specifically, as previously noted, the removal of some specimen trees is necessary to concentrate the development outside of the PMA and to provide adequate SWM and access for the proposed development. Any application which proposed development on this site would be subject to the same review.

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

Not granting the variance would prevent the proposed project from grading and developing in a functional and efficient manner. The project consists of a proposed planned retirement community use, which is allowed in the prior R-A Zone by special exception. Development of the property with the physical improvements needed for this special exception use is not a special privilege that would be denied to other applicants. If other properties encounter trees in similar locations on a site,

the same considerations would be provided during the review of the required variance application. The removal of specimen trees and impacts to REF are expected with development; however, as noted in the master plan, the Charles Branch stream system should be afforded additional protections for any development along its reach. With future applications, the developments should seek to limit impacts to REF on the site, while meeting the design standards for utilities, roads, and retaining walls. Doing so would allow for the preservation of additional specimen trees.

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

The request for removal of 22 specimen trees, as a result of their location on the property and the limitations on site design, is not the result of actions by the applicant. SWM, road grades, slope grading, and other requirements are established by the County. Any development on this site would be subject to meeting the current requirements of the County. Removal of the 22 specimen trees is requested to achieve the proposed development for residential use with associated infrastructure. The applicant has not taken any actions which require retroactive approval of a specimen tree variance. As discussed above, the significant REF on the eastern portion of the site limit development to the western portion of the site.

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

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

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

Granting a variance for the removal of 22 specimen trees will not adversely affect water quality because the applicant is required to meet current stormwater management requirements on-site. Stormwater requirements will be evaluated by DPIE and additional information regarding the proposed stormwater facilities is found in the Stormwater Management section of this technical staff report. Sediment and erosion control measures for this site will be subject to the requirements of the Prince George's County Soil Conservation District. The removal of the 22 specimen trees recommended will not result in a marked degradation of water quality.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of 22 specimen trees identified as Specimen Trees ST-1 through ST-5, ST-8, ST-10, ST-11, ST-15, ST-16, ST-24, ST-27 through ST-30, ST-32, ST-42, and ST-59 through ST-63. In addition, ST-9 should be considered for removal given its location, condition, and construction tolerance. However, ST-9 is off-site, and not subject to the specimen tree variance request. Given the significant impacts to ST-9, this tree shall be further evaluated with the TCP2.

Staff recommend that the Planning Board approve the requested variance for the removal of 22 specimen trees, for development of the site.

Preservation of Regulated Environmental Features/Primary Management Area

The site contains REF including streams, stream buffers, and steep slopes which comprise the PMA.

Section 24-130(b)(5) of the prior Subdivision Regulations states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property; or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF.

Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code. Impacts to REF must first be avoided and then minimized.

An LOJ and exhibit for PMA impacts were submitted with this application. The LOJ proposes three impacts to the PMA requested with this PPS, and a brief description of each impact. Staff supports Impacts 1 and 3 and recommend that Impact 2 be deferred to the next phase of review.

Impact 1 Sewer Connection

Impact 1 proposes 6,596 square feet (0.15 acre) of PMA impacts to wetlands, wetland buffers, and floodplain for the construction of a sewer connection. This impact proposes to connect to an existing sewer line which exists along the stream valley. This impact is supported as proposed as utility connections to existing lines are considered allowable impacts.

Impact 2 Stormdrain Outfall

Impact 2 proposes 14,145 square feet (0.32 acre) of PMA impacts to wetlands, wetland buffers, stream buffers, and floodplain for a stormdrain outfall. This impact is located to avoid impacts to nearby specimen trees, which results in a longer pipe segment. This impact is not supported at this time as the stormwater concept plan

has not been approved by DPIE. Impact 2 shall be further evaluated with the special exception plan.

Impact 3 Sewer Connection

Impact 3 proposes 1,375 square feet (0.03 acre) of PMA impacts to wetlands, wetland buffers, and floodplain for a sewer connection. This laterally connects to the existing sewer line that follows the stream valley to the south of the site. This connection avoids specimen trees and primarily impacts steep slope PMA. This impact is supported as proposed, as utility connections to existing lines are considered allowable impacts.

This site contains multiple areas of PMA (15.73 acres total) consisting of steep slopes, 100-year floodplain, streams, and wetlands. Three impacts are proposed to the PMA area with this application totaling 22,116 square feet (0.51 acre) or three percent of the total PMA. Impacts 1 and 3 are supported as proposed, and Impact 2 for stormwater shall be evaluated with the TCP2, when an approved SWM concept plan is available.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Croom Marr complex, Hoghole-Grosstown complex, Marr-Dodon complex, Westphalia and Dodon soils, and Widewater and Issue soils. According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

Based on the foregoing findings, staff find that the PPS will conform to the relevant environmental policies of the master plan and Green Infrastructure Plan, and the relevant environmental requirements of Subtitle 25 and prior Subtitle 24, with the recommended conditions of approval.

11. **Urban Design**—This development does not require filing a detailed site plan. Per Section 27-441 of the prior Zoning Ordinance, a planned retirement community is a permitted use in the R-A Zone, subject to approval of a special exception.

Section 27-395 of the prior Zoning Ordinance contains requirements for approval of a planned retirement community under a special exception. According to this section, regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the R-A Zone will not apply to the development. The dimensions and percentages shown on the approved site plan will constitute the regulations for the special exception. The development will meet the requirements of Section 27-395 to contain at least 12 contiguous acres and attain a density of no greater than 8.0 dwelling units per gross acre.

It is possible for a detailed site plan to be required as a condition of the special exception. At that time, per Section 27-269(a)(3) of the prior Zoning Ordinance, the conditional approval shall state as clearly as possible the reasons for requiring the site plan and the specific parts of the proposed development to be reviewed, which may include any of the design guidelines contained in Sections 27-274 and 27-283 of the prior Zoning Ordinance.

Conformance with the requirements of the Landscape Manual will be evaluated at the time of the special exception. The subject site in the AR Zone is exempt from the minimum tree canopy coverage requirement of Subtitle 25, Division 3, of the Prince George's County Code.

Additional Urban Design Findings

The submitted plans do not depict any parking spaces, however, the applicant stated that visitor parking will be available adjacent to the recreation facilities, along the private road where driveways are not proposed, and within the proposed driveways of the units. Parking requirements will be further reviewed at the time of the special exception.

12. **Prince George's County Health Department**—The PPS application was referred to the Prince George's County Health Department for review. By letter dated February 4, 2025, from the Health Department (Adepoju to Vatandoost), comments were provided that would be relevant to the later stages of development. The Health Department's memo requested that the project indicate how connections for safe pedestrian access to the site will be provided via the existing pedestrian network. It is noted that there are no existing pedestrian networks abutting the subject site. However, as part of this development, sidewalks will be provided along both sides of all internal streets. The Health Department's memo also stated that the subject property is located in water and sewer Category 5. A water and sewer category legislative amendment (Case No. 23/ W-04) dated December 2023 placed the property in the water and sewer Category 4.
13. **Prince George's County Soil Conservation District**—The PPS application was referred to the Prince George's County Soil Conservation District (PGSCD) for review. By email dated February 14, 2025, from PGSCD (Tarr to Vatandoost), comments were provided that would be relevant to the later stages of development. The email from PGSCD included comments on the stormwater pond proposed on the property and requirements related to setbacks, buffers, and environmental impacts.
14. **Community feedback**—At the time of writing of this technical staff report, staff have not received any correspondence from the community regarding the subject application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Correct the overlapping of labels for right-of-way and property line bearings and distances, and ensure labels are provided above the linework to improve legibility.
 - b. Label the width of the Arethusa Lane right-of-way that will be extended to the property.
 - c. Label the area of the right-of-way dedication for Arethusa Lane.
 - d. Revise General Note 10 with the area of right-of-way dedication for Arethusa Lane.

- e. Revise General Note 11 to indicate the existing use as vacant/agricultural.
 - f. Label Parcel G and Parcel H to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC).
 - g. Renumber Parcel N as Parcel M.
 - h. Correct the applicant's name in the title block.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25 of the Prince George's County Code.
- a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board:

"NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed)."
 - b. Add the standard hatch pattern from the Prince George's County 2018 Environmental Technical Manual to the existing wetlands.
 - c. Provide a higher resolution version of the TCP1.
 - d. Correct line 6 to reflect the correct TCP1 number, TCP1-014-2024.
 - e. Revise the approval block to be the standard for a tree conservation plan associated with a development review case in the 2018 Prince George's County Environmental Technical Manual.
 - f. All specimen tree labels shall be readable and not obscured under other labels.
 - g. Remove the primary management area impact for the stormwater outfall; stormwater outfall impacts shall be evaluated with a subsequent Type 2 tree conservation plan.
3. Development of this site shall be in conformance with the Stormwater Management Concept Plan (42219-2024-SDC), once approved, and any subsequent revisions.
4. Prior to approval, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a public utility easement along the subject property's frontage on Johensu Drive and Arethusa Lane, and public utility easements along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.

5. Prior to approval, the final plat of subdivision shall include the granting of right-of-way dedication of Arethusa Lane, in accordance with the approved preliminary plan of subdivision.
6. At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ± 20.51 acres of parkland (as shown on the preliminary plan of subdivision (Parcels G and H)) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:
 - a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department along with the application of first final plat.
 - b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
 - c. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, DPR recognizes that there may be a need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR and DPR shall review and approve the location and/or design of any needed easements. Should the

easement requests be approved by DPR, a performance bond and maintenance and easement agreements may be required prior to the issuance of any grading permits.

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 6 Master Plan*, the applicant shall provide the following facilities, and show the following facilities on the special exception site plan, prior to its acceptance:
 - a. A minimum 5-foot-wide sidewalk along both sides of all internal private roadways.
 - b. A minimum 5-foot-wide sidewalk along both sides of Arethusa Lane, including its off-site extension, unless modified by the operating agency with written correspondence in accordance with a Prince George's County Department of Public Works and Transportation adopted standard.
 - c. Crosswalks and associated Americans with Disabilities Act curb ramps at all road crossings.
 - d. Short-term bicycle racks (inverted U-style or a similar model that provides two points of contact for a parked bicycle) at the recreation area.
8. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board, are included. The Book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.
9. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association, as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:
 - a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or

permanent stormwater management facilities, utility placement, and stormdrain outfalls.

- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
 - f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the homeowners association, including the reservation of rights of approval by the Prince George's County Planning Director.
10. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-014-2024, in conformance with Section 24-132 of the prior Prince George's County Subdivision Regulations. The following note shall be placed on the final plat of subdivision:
- "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."
11. Prior to the issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 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)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."
12. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:
- "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

13. A specimen tree maintenance plan shall be included with the Type 2 tree conservation plan in conformance with Section 25-122(d)(2)(B) of the County Code, for any tree with critical root zone impacts. The specimen tree maintenance plan shall include specimen tree protection measures, such as root pruning, to protect both on- and off-site specimen trees.
14. In accordance with the historic preservation goals of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, prior to the approval of the special exception for the subject property, all existing structures at 6505 Johensu Drive (Parcel 22, Tax Account No. 1766443), shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in draft to the Prince George's County Planning Department's Historic Preservation staff for review and approval, and the final form shall be submitted to the Maryland Historical Trust.
15. In accordance with the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* and the 2018 Environmental Technical Manual, a stream corridor assessment for Charles Branch shall be submitted with the Type 2 tree conservation plan.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-24028
- Approval of Type 1 Tree Conservation Plan TCP1-014-2024
- Approval of a Variance to Section 25-122(b)(1)(G)