



The Maryland-National Capital Park and Planning Commission

**PRINCE GEORGE'S COUNTY**  
**Planning Department**

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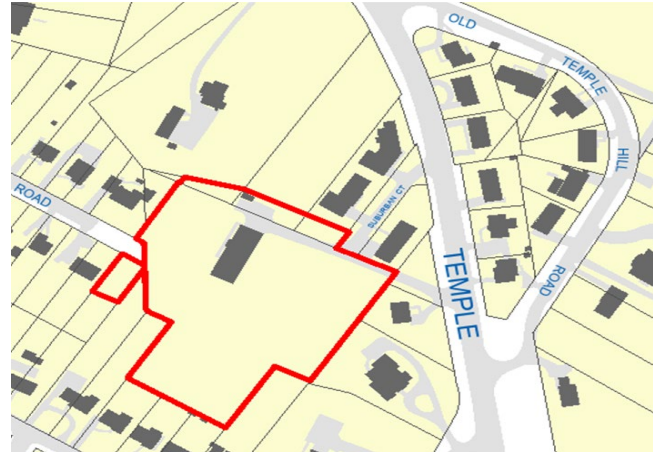
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## Special Exception Tranquility Ridge

## SE-24006

REQUEST	STAFF RECOMMENDATION
A special exception for the increase of residents of an existing congregate living facility.	With the conditions recommended herein:  • APPROVAL of Special Exception SE-24006

<b>Location:</b> On the west side of Temple Hill Road, at the eastern terminus of Gull Road.	
Gross Acreage:	3.63
Zone:	RSF-95
Prior Zone:	R-80
Reviewed per prior Zoning Ordinance:	Section 27-1903
Dwelling Units:	0
Gross Floor Area:	0
Lots:	1
Parcels:	0
Planning Area:	76B
Council District:	08
Municipality:	N/A
<b>Applicant/Address:</b> Tranquility Ridge P.O. Box 1000 Oxon Hill, MD 20750	
<b>Staff Reviewer:</b> Ellen Shadle <b>Phone Number:</b> 301-952-4976 <b>Email:</b> Ellen.Shadle@ppd.mncppc.org	



Planning Board Date:	06/05/2025
Planning Board Action Limit:	N/A
Staff Report Date:	05/22/2025
Date Accepted:	03/20/2025
Informational Mailing:	01/10/2025
Acceptance Mailing:	03/17/2025
Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: Prince George's County Planning Board  
Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section,  
Development Review Division

FROM: Ellen Shadle, Planner III, Zoning Section,  
Development Review Division

SUBJECT: Special Exception SE-24006  
Tranquility Ridge

REQUEST: A special exception for the increase of residents of an existing congregate living  
facility.

RECOMMENDATION: **APPROVAL, with conditions**

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**NOTE:**

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of June 5, 2025.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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The Zoning staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

## **I. EVALUATION CRITERIA**

- A. Prince George's County Zoning Ordinance.** This property is located within the Residential, Single-Family-95 (RSF-95) Zone. It was previously located within the One-Family Detached Residential (R-80) Zone. This application is being reviewed and evaluated in accordance with the provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1900 *et. seq.* of the current Zoning Ordinance, until April 1, 2025, an applicant may elect to develop a property pursuant to the requirements of the prior Zoning Ordinance, in accordance with the former zoning. This application was accepted for review on March 20, 2025, and the applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance. Accordingly, staff considered the following criteria in reviewing this application:

A special exception is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, a special exception may only be approved upon a finding that all of the following standards are met:

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**
- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

- B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, special exception applications shall include a Type 2 tree conservation plan or a standard letter of exemption.
- C. Prince George's County Tree Canopy Coverage Ordinance.** Per Section 25-127(a)(1) of the County Code, and Prince George's County Council Bill CB-21-2024, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

## II. BACKGROUND

- A. Summary and Request:** A special exception for the increase in occupancy of an existing congregate living facility, from 8 residents to 16.

- B. Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	RSF-95	R-80
Use(s)	Congregate living facility for up to eight residents	Congregate living facility for greater than eight residents
Acreage	3.63	3.63
Lots	1	1
Square Footage/GFA	9,223	9,223

- C. Location and Site Description:** The subject property is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road. It consists of a single structure accessed from an approximately 375-foot-long driveway west off Temple Hill Road, as well as southwest from Suburban Court. It is buffered by mature trees on its west, south, and east from adjacent homes on Lambert Drive, Crystal Lane, and Gull Road. The subject property is in Planning Area 76B and Council District 8. The requested special exception area consists of the entire property, which is approximately 3.6367 acres. The site is currently developed with a one-story (with basement) congregate living facility for the elderly or physically handicapped.
- D. Proposed Use:** The property is currently operating as a congregate living facility for eight residents which is permitted by right in the R-80 Zone. The applicant is seeking approval of a special exception to increase its current resident occupancy from eight to 16. The application is not proposing any additional square footage. According to the provisions of Section 27-441(b)(6) of the prior Zoning Ordinance, congregate living facilities for more than eight residents are permitted by special exception in the R-80 Zone.
- E. Neighborhood and Surrounding Uses:** The neighborhood is residential in character and is developed with single-family detached residential dwellings within the immediate vicinity of the subject property. The neighborhood is bound by I-95/495 (Capital Beltway) to the north, Brinkley Road to the south, and MD 5

(Branch Avenue) to the east. The property sits adjacent to a significant area zoned Residential Open Space (ROS) to the property's northeast and southwest, with remaining properties in the neighborhood in various residential zones. The subject property is surrounded by the following uses:

- North—** Single-family dwellings in the RSF-95 (previously R-80) Zone and Temple Hill Road beyond.
- South—** Single-family dwellings in the RSF-95 (previously R-80) Zone, the terminus of Crystal Lane and vacant wooded land in the ROS Zone.
- East—** Single-Family dwellings in the RSF-95 (previously R-80) Zone and Temple Hill Road beyond.
- West—** Single-Family dwellings in the RSF-95 (previously R-80) Zone and the terminus of Gull Road.

- F. History and Previous Approvals:** The subject property is recorded as Lot 1 of Norris Pyles' Old Mill Estates in Plat Book WWW 67 Plat No. 3, approved by the Prince George's County Planning Board on November 22, 1967.

The applicant has operated a congregate living facility, referred to as Tranquility Ridge, since 2020. Prior interior work and minimal site grading for stormwater management facilities was performed pursuant to a fine grading permit (Case No. 15877-2018) and was completed circa 2020.

### **III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE**

This application for increasing a congregate living facility from greater than eight residents through a special exception is being reviewed, in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

- A. Required Findings:** Section 27-317 of the prior Zoning Ordinance provides the following:

**(a) A Special Exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purpose of this Subtitle (Section 27-102);**

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102 of the prior Zoning Ordinance, are to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with these purposes and will not negatively impact the health, safety, and welfare of the public. The subject property is 9,223 square feet and configured on a

3.63-acre lot. It is accessed by a 365-foot-long driveway and surrounded by green buffer. These characteristics demonstrate the physical compatibility of the congregate living facility, with its surrounding neighborhood, and its preserved natural features on-site. Further, there is no land disturbance proposed, and the facility's configuration will have minimal impact on traffic. Subsequently, the approval of the special exception as proposed would be in harmony with the purpose of Section 27-102 of the prior Zoning Ordinance.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

The proposal is in compliance with all requirements and regulations set forth in prior Subtitle 27. The applicant does not request any departures or variances in conjunction with this application. The proposed use is evaluated according to the general required findings of approval. This is applicable to all special exception requirements specific to congregate living facilities, and requirements of the R-80 Zone contained in Sections 27-317, 27-344, 27-421.01, and 27-442 of the prior Zoning Ordinance, as discussed below.

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

The property is located within Planning Area 76B, as governed by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan). The master plan recommends Residential, Low-Density land use on the subject property, as illustrated on the Land Use, Transportation, and Public Facilities Map of the master plan. The master plan provides guidelines for residential zoning and states that the "Development proposals in the residential neighborhoods in Henson Creek-South Potomac should be guided by the policies contained in this master plan for each General Plan tier. To maintain the unique character of established residential neighborhoods, it is recommended that existing residential zoning patterns be maintained in this SMA as the base density zoning (page 106)."

The master plan describes Residential, Low Density in the Developed Tier (Center) that allows for 5.7 dwelling units/acre in R-80 Zone. (Table 4 -Residential Densities, Building Types, and Zones, page 107). The proposed use of the site, to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants, is consistent with the master plan's land use recommendation.

- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The expansion of services at the existing congregate living facility from 8 residents to 16 will not adversely affect the health, safety, or welfare of the residents or workers in the area. There will be no expansion of the existing building for the increase in occupancy. Existing trees currently buffer the facility from adjacent neighbors and roadways, and the existing physical character of the facility is compatible with the surrounding residential development of single-family dwellings. In addition, a 40-foot by 68-foot parking area illustrates safe internal circulation flow for pedestrians and vehicles on-site, as well as a safe ingress and egress of vehicles.

- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

The property is 3.63 acres, and the existing improvements thereon cover only 10.8 percent of the site area. The existing congregate living facility is a one-story building (with a basement) that will remain in architectural harmony with the existing surrounding residential development. The site is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road, surrounded by single-family detached residences. Existing trees currently buffer the facility from adjacent properties and roadways. These factors support a finding that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The subject application is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance. Our records do not indicate that a prior tree conservation plan is associated with the subject property.

- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

This special exception site plan does not contain any regulated environmental features (REF) and therefore, conforms to this requirement.

- (b) In addition to the above required findings, in a Chesapeake Bay Critical Area (CBCA) Overlay Zone, a Special Exception shall not be granted:**



- (1) **Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
- (2) **Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

The subject property is not located in the Chesapeake Bay Critical Area; therefore, conformance with these required findings is not applicable.

**B. Additional Requirements for Specific Special Exceptions:** The Zoning Ordinance permits a congregate living facility by right up to and not exceeding eight residents. A special exception is required per Section 27-441(b)(7) for a congregate living facility for more than eight elderly or physically handicapped residents. Section 27-344, Congregate Living Facility, of the prior Zoning Ordinance states that “A congregate living facility for more than eight (8) elderly or physically handicapped residents, as defined by Section 12-168(a) of this Code, may be permitted, subject to the following”:

**1. There is a demonstrated need for the facility;**

The increase in occupancy of this congregate living facility, from 8 to 16 elderly or physically handicapped residents, would support the 2014 *Plan Prince George's Approved General Plan* (Plan 2035) specifically, through fulfilling the following Housing and Neighborhood policies:

**Policy 4 Expand housing options to meet the needs of the County's seniors who wish to age in place.**

**Policy 5 Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.**

The 2022 *Prince George's County Population, Housing, and Economic Survey* also noted the following:

**Growth in the senior population (over 65) is also evident. While people over 65 comprised 8.9 percent of the County's population in 2010, this cohort increased to 13.3 percent in 2020. This gain is reflected in the old-age dependency ratio, which measures the number of older people (over 65) who tend not to be actively working, against the economically active population (age 15-64). This measurement increased from 13.4 percent in 2010 to 20.7 percent in 2020.**

This is an important indicator track with respect to planning for housing, transportation, and health care services. The proposed extended congregate living facility will continue to provide equality, around-the-clock resident centered care for the region's aging population. Residents will benefit from their range of services which include personal care, nursing, and clinical

care. Also, the Maryland's Office of Healthcare Quality lists the number of available assisted living beds for the County at 3,089. This corresponds to 44 individuals over the age of 65 per bed in the County (OHCQ Licensee Directories-Smartsheet.com). A comparison of several counties using the same available data from the Office of Healthcare Quality List along with data from the 2020 U.S. Census Bureau show that Prince George's County is lagging in comparison to other counties in the key statistics of residents over 65 per bed.

County	Population over 65	Number of Beds	Residents per Bed
Howard	51,749	1,838	28
Anne Arundel	90,442	2,663	34
Montgomery	181,334	5,073	36
Prince George's	135,034	3,089	44

2. **The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle; and**

Subtitle 12, Division 7, Sections 12-168 through 12-176 of the County Code, have been reserved. Therefore, this requirement is no longer applicable.

3. **There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodations requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.**

The existing building has 14 bedrooms and 14 bathrooms that will meet the stated size requirements as demonstrated on the plans associated with building permit Case No. 19144-2018-06. Based on the above requirements, two of the existing bedrooms will qualify for double occupancy.

**C. Regulations in the R-80 Zone:**

**Section 27-421.01. – Frontage**

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized, pursuant to prior Subtitle 24 of the Prince George's County Code.

**Section 27-442. - Regulations.**

	<b>Required</b>	<b>Provided</b>
<b>Minimum Net Lot Area</b>	9,500 sq. ft.	58,414 sq. ft.
<b>Lot Coverage (Maximum % of Net Lot Area):</b>	60%	10.8%
<b>Lot/Width Frontage at building line (Minimum in Feet)</b>	75	282.4
<b>Lot Width at Front Street Line (Minimum in Feet)</b>	50	80*
<b>Building Height (Maximum in Feet, Main Building)</b>	40	26 feet, 10 inches
<b>Front setback</b>	25	365+*
<b>Side setback</b>	17/8	+/- 110/68*
<b>Back setback</b>	20	+/- 123*

**Note:** \*The provided setbacks are taken from dimensions on the plan. The development standards table on the plans do not include the provided setbacks. A condition is included herein requiring that setbacks be provided prior to certification.

**Parking Regulations**

In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, Congregate Living Facility, one space for every four residents is required. In accordance with Section 27-566, at least one parking space shall be reserved for the physically handicapped. The property will have 16 residents, which will require a minimum of 4 parking spaces. The special exception site plan shows a total of 5 existing parking spaces are provided, four standard parking spaces and one handicapped parking space.

**PART 12. – Signs**

The site plan does not show any existing or proposed sign for approval.

**IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL**

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, conformance is required for Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping Requirements. Staff find that the proposed landscape plan meets these requirements.

**V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE**

The site does not have a valid Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, or a natural resources inventory. This site would be subject to the provisions of the 2024 Prince George's County

Woodland and Wildlife Habitat Conservation Ordinance that came into effect July 1, 2024, and Prince George's County Council Bill CB-77-2024 which is effective on January 3, 2025; however, this application does not propose any grading, therefore a tree conservation plan is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

## **VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE**

Per Section 25-127(a) of the County Code, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

## **VII. REFERRAL COMMENTS**

The subject application was referred to the concerned agencies and divisions. No major issues impeding the proposed expansion were identified in the referrals that were received for the subject application. Any outstanding issues regarding the site plan and the landscape plans are addressed as recommended conditions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

- A. **Environmental Planning**—In a memorandum dated May 2, 2025 (Schneider to Shadle), the Environmental Planning Section found that the application is in conformance with the environmental regulations of Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), and 27-296(c)(1)(K) of the prior Zoning Ordinance. The site area contains six specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). No specimen trees are requested for removal. The site does not contain any REF. No disturbance is proposed as part of this application, and no updates or revisions to the prior approved natural resource inventory plan or site development concept plan are necessary as part of this special exception application.
- B. **Subdivision**—The subject property was platted in 1967 and requires resubdivision for development exceeding 5,000 square feet of gross floor area, in accordance with prior Subtitle 24 of the County Code, unless the existing development predates January 1, 1990. A preliminary plan of subdivision (PPS) may be required. Prior to approval of a use and occupancy permit for more than 8 residents, the applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use, which will require a PPS prior to the approval of permits.
- C. **Permits**—In a memorandum dated April 22, 2025 (Shaffer to Shadle), the Permit Review Section provided the applicant with the following comments:

The driveway shall be dimensioned at 22 feet wide to allow for two-way traffic. The dimensions of the handicap parking space shall be at least 11 feet by 19 feet, with a 5-foot striped access aisle (the length of the space) or 8 feet by 19 feet, with an 8-foot striped access aisle. The total number of residents proposed shall be noted on the site plan. The zoning notes demonstrated on the lot on the site plan state

“Zoning – RSF-80”. The note shall be revised to demonstrate the R-80 Zone. This review does not include the review of any signage.

- D. **Transportation**—In a memorandum dated April 21, 2025 (Wilson to Shadle), the Transportation Planning Section provided the following comments:

The 2006 *Approved Henson Creek-South Potomac Master Plan* includes the following goals and objectives applicable to the site (pages 66–67):

**Goal: Provide a safe, affordable, multimodal, pedestrian-friendly transportation system in the master plan study area that:**

- **Provides a comprehensive network of pedestrian, bicycle, and trail facilities for recreation and to provide opportunities to make some trips by walking or bicycling.**

The site is currently developed with pedestrian and Americans with Disabilities Act accessible pathways from the parking area to the building entrances. Staff recommend bicycle parking be provided on-site to accommodate multimodal use, to meet the intent of the policy.

- E. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 11, 2025 (Guzman to King), DPIE provided the following comments:

**Traffic Comments**

There is no development proposed with this application. The gross floor area of the facility will not change because of this SE. Therefore, there are no comments.

**Geotechnical Comment**

A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, was done under Fine Grading Plan 15877-2018.

**Floodplain**

There is no floodplain on this property.

**Water and Sewer Comments**

The 2018 Water and Sewer Plan designates Platted Lot 1 in water and sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Water and sewer lines in Gull Road are near the lot. A sewer line traverses the lot. Records and maps reflect that this developed lot is served via the public water and private septic systems.

**Storm Drain and Stormwater Management**

SE-24006 is in conformance with the associated Site Development Concept Plan, 53459-2017-00, which expired on March 20, 2021, and needs to be updated. The applicant must provide as-built approval for the micro-bio facility completed under Fine Grading Plan 15877-2018.

DPIE has no objection to SE-24006.

- F. **Prince George's County Health Department**—The Maryland Department of the Environment requires that the on-site sewage disposal systems of assisted living facilities have a minimum wastewater design flow of 100 gallons per day per bed space. The Health Department has reviewed the property's records on its current septic system. It was determined that the current septic tank size of 2,000 gallons and drain field design specifications are suitable to sustain the potential increase in wastewater flow. However, with the increase in occupancy, the property owner should continue proper septic system maintenance. Having a septic scavenger pump out the tank periodically would help reduce the chances of overloading the drain fields and minimizing potential system failures. Ultimately, proper inspection and maintenance would prevent the release of inadequately treated household wastewater into the environment and the associated risks to public health.
- G. **Community Planning**—In a memorandum dated May 2, 2025 (Tariq to Shadle), the Community Planning Division found that pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the master plan.
- H. **Historic Preservation/Archelogy**—This proposal will not impact any historic sites, historic resources, or known archeological sites.

## VIII. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

## IX. RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the requirements in Section 27-317(a) of the prior Zoning Ordinance, and the required findings per Section 27-441(b)(7) of the prior Zoning Ordinance, for a congregate living facility for more than eight elderly or physically handicapped residents.

Therefore, staff recommend APPROVAL of Special Exception SE-24006, for Tranquility Ridge, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a minimum of two inverted U-style bicycle racks at a location convenient to the building entrance, in accordance with the 2006 *Approved Henson Creek-South Potomac Master Plan*.
  - b. Indicate the provided setback for the existing building in the notes on the plan.

2. Prior to approval of a use and occupancy permit for more than eight residents, a preliminary plan of subdivision and final plat shall be required for the proposed development, unless the applicant demonstrates that an exemption from the Prince George's County Subdivision Regulations is met.