



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

PGCPB No. 2025-010

MNCPPC No. 25-03

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized under the Maryland Annotated Code, Land Use Article § 17-206 to dispose of recreational facility no longer needed for public use; and

WHEREAS, in December 2020, the Prince George’s Planning Board approved Preliminary Plan of Subdivision 4-19024 for a mixed-use development; and

WHEREAS, one of the conditions of approval was dedication of 3.26 acres of land, further described as 7201 Calm Retreat Boulevard, Brandywine (tax account 5739043, Tax Map 154, Parcel X, Grid F-2) (“the Property”), to the Commission; and

WHEREAS, the Commission is in title to the Property and it is a part of the Commission’s Rose Creek Connector Trail Park;

WHEREAS, D.R. Horton, Inc. executed a Public Recreational Facilities Agreement with the Commission in which it agreed to construct public recreational facilities on the Property; and

WHEREAS, as part of the permit requirements for D.R. Horton, Inc. to construct the public recreational facilities, Prince George’s County, Maryland (“the County”) has requested that the Commission grant to the County, for no monetary consideration, (a) a perpetual storm drainage easement covering seven (7) pieces of the Property (a cumulative 0.478 ± acre); and (b) a stormwater management easement covering two (2) pieces of the Property (a cumulative 1.3 acres) (collectively, the “Easements”); and

WHEREAS, pursuant to Easements, the County will assume the duty of functionally maintaining, repairing, reconstructing, operating, and inspecting such storm drainage system and stormwater management system; and

WHEREAS, for the benefit of the public, the Commission desires to grant the Easements to the County.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the grant of the Easements to the County, subject to the approval of the full Commission.

BE IT FURTHER RESOLVED, that, in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such easement agreements, certificates, documents, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes of the foregoing resolution, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Geraldo, Shapiro, and Bailey voting in favor of the motion, and Commissioner Doerner absent, during open session at its regular meeting on Thursday, January 16, 2025.

Adopted by the Prince George's County Planning Board on this 30th day of January, 2025.

APPROVED AS TO LEGAL SUFFICIENCY
Kristen D. Marand
M-NCPPC Legal Department
Date: 2/4/25

Peter Shapiro
Chair

By: *Jessica Jones*
Jessica Jones
Planning Board Administrator

CERTIFICATION

This is to certify that the forgoing is a true and correct copy of Resolution 25-03 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Commissioner Washington, with Commissioners Bartley, Bailey, Geraldo, Hedrick, Harris, Pedoeem, Shapiro and Washington in favor of the motion, with Commissioner Linden being absent for the vote at its regular meeting held on March 19, 2025.

William Spencer
William Spencer, Acting Executive Director