



Two Rivers Fact Sheet

THE INITIAL APPROVALS

On **Jan. 12, 2006** the Administrative Hearing Officer approved a Special Exception for the Two Rivers Planned Unit Development (PUD) with a maximum of 2,060 units. All units were to be age-restricted.

A sketch plan was approved on **Jan. 24, 2007** for 2,060 age-restricted units.

Roads

Adequate Public Facilities for Roads was approved at this time for the 2,060 age-restricted units.

Because of the scale of the Two Rivers PUD, a modification was granted on **Sept. 5, 2007** to allow for the buildout of the PUD to be completed in phases.

Schools

As 100% of the units were age-restricted, there was no impact on schools.

CONTINUING CHANGES

A Special Exception was approved on **Nov. 1, 2013** that removed the requirement for the planned golf course clubhouse on Parcel F and golf course on Parcel O. The number of approved units did not change.

- Parcel F could now contain: a golf course clubhouse, and/or a portion of 2,060 already-approved units, and/or other community amenities or open space.
- Parcel O could now contain: a golf course and/or an agricultural and environmental park.

An amended sketch plan was approved on **July 1, 2015** that released the age-restricted requirement for 1,260 of the 2,060 proposed units. The Two Rivers PUD could now have as few as 800 age-restricted units. The total number of approved units did not change.

Roads

Adequate Public Facilities for Roads was approved at this time based on a traffic study, dated **June 12, 2015**, that tested for 800 age-restricted and 1,260 non-age restricted units.

Mitigation was approved for the intersection of Conway, Meyers Station, & Patuxent roads.

Mitigation was approved for the intersection of Conway and MD Rt. 3.

The approved mitigation for Conway/Rt. 3 could not be fully completed due to ROW issues. New mitigation was approved on **Oct. 12, 2018** to install the stoplight at Rt. 3 & Carver Rd (where the Chick-fil-A is located).

Schools

Adequate Public Facilities for Schools was tested and approved with the **July 1, 2015** sketch plan.

At this point in time if a school was a single seat below capacity it was considered open. The scale of the development did not matter.

The Pittman Administration worked with the County Council to update how Adequate Public Facilities for Schools is calculated. We now consider the number of open seats as well as the number of students the development is likely to contribute.

All units approved since July, 2015 were still working under these approvals for road and school capacity.

Several changes have been approved since 2015 to increase the number of age-restricted units and decrease the number of non-age restricted units. This shift back to more age-restricted units decreased the impact on both schools and roads. The total number of approved units has always remained the same.



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WHERE THINGS STAND NOW

As of **2024**, all 2,060 units of the Two Rivers PUD have been accounted for. The final mix is 999 age-restricted units and 1,061 non-age restricted units. All of these 2,060 units are either built or under construction.

The community meetings held by the developer on **July 17, 2024** were pre-submittal meetings. As of this writing, the Office of Planning and Zoning has not received any new development applications for the Two Rivers PUD.

Any potential applications that do get submitted would be the first that are outside the scope of the approved Special Exception.

- They would increase the total number of units above the approved number of 2,060. This has consistently been the cap dating back to 2006.
- The only currently approved use for Parcel O is a golf course and/or an agricultural and environmental park to benefit the current residents of Two Rivers.

A New Special Exception

Changing either the number of total units or the use of individual parcels would require a new Special Exception to be applied for and approved. As of this writing, no application for a new Special Exception has been received.

This process involves a public hearing that members of the community can participate in. The hearing is conducted by the Administrative Hearing Officer independently of either the County Executive or the County Council.

The applicant would have to demonstrate that they meet the general special exception requirements as well as the specific requirements for a PUD. Both are outlined in County Code.

Adequate Public Facilities

IF a new Special Exception were to be granted by the Administrative Hearing Officer, the applicant would be required to re-test for adequate public facilities. This includes:

- Conducting a new traffic study and ensuring adequate road capacity.
- Complying with the updated ordinances related to school capacity.
- Re-testing for adequate storm drain facilities.

All other new ordinances, such as the updated Forest Conservation Act and the most recent stormwater runoff regulations, would also apply to any new development proposal.