

# Certificate of Adequacy

ADQ- 2022-036

## General Information

Project Name: Cole's Manor  
Case Number: ADQ-2022-036  
Associated Preliminary Plan of Subdivision or Final Plat: 4-22017  
Use Type: Residential  
Dwelling Unit Type and Number: Single-family detached - 7 DU Gross Floor Area (nonresidential): N/A

## Project Location

Project Location: On the southwest side of Brooklyn Bridge Road, approximately 50 feet east of Cannfield Drive.  
Lot/Parcel: Existing Parcels 65, 109, 131 Tax Account: 1010545, 1010552, 1010560  
Property Zone: RR Council District: 01  
Planning Area: 60 Municipality: N/A  
Election District: 10 Transportation Service Area: 2  
Police District: VI School Cluster Area: 1

## APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation ( <i>Transit-Oriented/ Activity Center Zones and Employment Areas</i> )	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation ( <i>All Other Zones</i> )	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	No
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	Yes

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section (Patrick to Heath, February 24, 2023)*
- *Special Projects Section (Ray to Heath, February 6, 2023)*
- *Department of Parks and Recreation (Thompson to Heath, February 6, 2023)*

**Based on the forgoing analysis, this Certificate of Adequacy is:**

☐ Approved ☒ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the Preliminary Plan of Subdivision shall be limited to uses that generate no more than 5 AM peak-hour trips and 6 PM peak-hour vehicle trips.
2. Pursuant to Section 24-4510(c) of the Subdivision Regulations, at the time of each building permit, the applicable school facilities surcharge fee shall be paid to the Prince George's County Department of Permitting, Inspections, and Enforcement (DPPE). The fee shall equal \$16,698 per dwelling unit subject to any adjustments or exemptions consistent with the requirements of Section 10-192.01 of the Prince George's County Code.

**SIGNATURE**



Planning Director

2-21-23

Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval, subject to the additional expiration provisions of Section 24-4503(c).



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

## MEMORANDUM

DATE: February 6, 2023

TO: Antoine Heath, Planner II  
Subdivision Section, Development Review Division  
Planning Department

VIA: Sonja Ewing, Assistant Division Chief **SME**  
Department of Parks and Recreation

FROM: Dominic Quattrocchi, Planning Supervisor **DQ**  
Ivy R. Thompson, AICP, Planner III **IRT**  
Land Acquisition/Management & Development Review Section  
Park Planning and Development Division  
Department of Parks and Recreation

SUBJECT: **Preliminary Plan of Subdivision (PPS) 4-22017 Cole's Manor**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this Preliminary Plan of Subdivision (PPS) application as it pertains to public parks and recreational facilities.

### **PROPOSAL**

This application is for the development of 7 lots for single-family dwellings.

### **BACKGROUND**

This 5.35acre parcel, zoned Residential, Rural (RR), is located in the southwest side of Brooklyn Bridge Road approximately 50 feet east of Cannfield Road.

### **Master Plan Conformance**

The property is subject to the *2010 Approved Subregion 1 Master Plan and Sectional Map Amendment*; *Plan Prince George's 2035 Approved General Plan*; the *2017 Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Sections 24-134 and 24-135 of the prior Prince George's County Subdivision Regulations. The proposed development has no impact on the master plan park and open space recommendations.

### **DISCUSSION:**

Park and recreation amenities serving the subject property include the T. Howard Duckett Community Center is located approximately 0.38 miles northwest of the subject property, and consists of a recreation center, two full basketball courts, football/soccer combo field, and picnic shelter. Additionally, the West Laurel Park is located approximately 1.25 miles to the southwest and consists of a hard surface trail, picnic area, multipurpose field, playground, soccer field, and volleyball court.

### ***Parks & Recreation Adequacy [Section 24-4507]***

Staff analysis has determined that the project, as shown, will generate an additional 6 people in the local community.

Per 24-4507(b)(1)(B) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The draft 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county.

Therefore, Parks staff finds the LOS adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met, as discussed below.

**FINDINGS:**

The prior Prince George's County Subdivision Regulations Section 24-134, which relate to the Mandatory Dedication of Parkland, provides for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private onsite recreational facilities. Based on the proposed density of development, 5-percent of the net residential lot area should be required to be dedicated to M-NCPPC for public parks, which equates to 0.24 acres for public parklands. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. Therefore, the 0.24 acres of dedicated land would not be sufficient to provide for the types of active recreational activities that are needed.

The recreational guidelines for Prince George's County also set standards based on population. The projected population for the development is 19 new residents which will have a de minimis impact. Per Section 24-135 of the prior Prince George's County Subdivision Ordinance, the Planning Board may approve the payment of fees in place of Parkland dedication. DPR staff recommends the payment of a fee in-lieu of the mandatory dedication of parkland.

**RECOMMENDATION**

The Park Planning & Development Division of DPR recommends the following conditions for the Daniel's Park Preliminary Plan of Subdivision 4-22017:

1. A payment of a fee in-lieu of mandatory dedication of parkland for Service Area 1 because the land available for dedication and private recreational facilities provided is not sufficient to meet the recreational needs of the projected population. The fee in- lieu payment shall be paid prior to recordation of the record plat.
2. Add a note on the Preliminary Plan to state that the mandatory dedication of parkland requirement is being addressed by providing both on-site facilities and a payment of a fee-in-lieu for Service Area 1 because the land available for dedication is not sufficient to meet the recreational needs of the projected population.

cc: Alvin McNeal  
Bridget Stesney



Countywide Planning Division  
Special Projects Section

14741 Governor Oden Bowie Drive  
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February 6, 2023

**MEMORANDUM**

**TO:** Antoine Heath, Planner III, Subdivision Section, DRD

**FROM:** **BR** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

**SUBJECT:** **4-22017 Cole's Manor ADQ-2022-036**

**Project Summary:**

The project proposes the creation of seven single family detached residential parcels for the 5.35-acre property located on the southwest side of Brooklyn Bridge Road, east of Cannfield Drive.

This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on January 10, 2023.

**PPS-4-22017**

**The following preliminary plan is being reviewed for public facility adequacy per the findings of Section 24-122.01. as follows:**

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

**Water and Sewer:**

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 preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

**Capital Improvement Program (CIP):**

The subject project is located in Planning Area 60 – “Laurel, West Laurel, City of Laurel”. The *2023-2028 Fiscal Year Approved CIP Budget* identifies two new construction projects proposed for this area: (1) Konterra Fire / EMS Station, and (2) Laurel Fire / EMS Station #849.

**Conformance to the Master Plan:**

This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The 2010 Approved Subregion 1 Master Plan contains a Public Facilities Section (p. 69) in the Infrastructure Elements chapter. The primary vision of the Section is:

- Public facilities are provided in locations that serve and promote a livable community in the Subregion 1 area. Schools are at or below capacity and are conveniently located to foster learning. Police, fire and rescue services are located where response time is minimal and library services are located within easy access of all residents in the Subregion 1 area.

The proposed development will not impede achievement of any of the above-referenced goals. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. Subject to mitigation, public schools also meet the test for adequacy. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

**Conclusion**

At the writing of this referral the Special Projects Section finds that the applicable public facility standards and conformance with the area sector, is met pursuant to the prior Subdivision Regulations.

**ADQ-2022-036**

Certificate of Adequacy ADQ-2022-036 is being reviewed for public facility adequacy, per the findings of the current Subdivision Regulations Section 24-4500, as follows:

- (1) This Section establishes public facility adequacy standards. They are summarized in Table 24-4502: Summary of Public Facility Adequacy Standards. The standards are established in Sections 24-4504, Public Facility Adequacy-Generally, through Section 24-4510, Schools Adequacy, below.
- (2) An application listed in Section 24-4502(a) above shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

**Police Facility Adequacy:**

Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

(A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and

(B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

The subject property is served by Police District VI, Beltsville, located at 4321 Sellman Road, Beltsville, MD 20705. Consistent with the provisions of Section 24-4508.A correspondence was received from representatives of the Prince George's County Police Department dated January 12, 2023 that stated the Department "has an adequate amount of equipment for our current sworn officers".

Pursuant to Section 24-4508.B the subject police response times for the site meet the standard of 25 minutes for non-emergency calls and 10 minutes for emergency calls. The test is applied on the date the application is accepted or within the following three (3) monthly cycles. The times are based on a rolling average for the preceding 12 months. The application was accepted by the Planning Department on January 10, 2022.

**Police Response Times (Section 24-4508.B) District VI**

<b>Reporting Cycle</b>	<b>Date</b>	<b>Priority</b>	<b>Non-Priority</b>
Acceptance Date	January 10, 2022	7:34 minutes	9:45 minutes

**Fire and Rescue Adequacy:**

Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

(A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and

(B) A statement by the Fire Chief that the response time for the first due fire and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.



The subject property is served by the Laurel VFD Company #849 located at 14910 Bowie Road Laurel, Maryland, 20707 as the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of February 6, 2023, the project site passes the 7-minute travel time test for residential development. Travel time was taken from the closest Prince George's County Fire/EMS Station, Laurel VFD, #849.

#### **Schools:**

This preliminary plan was reviewed for impact on school facilities in accordance with Section 24-4510 of the current Subdivision Regulations and CR-23-2001. The subject property is located within Cluster 1, as identified in the *Pupil Yield Factors & Public-School Clusters 2021 Update*. The project proposes to add 7 new multi-family dwelling units.

The adopted "level of service" standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters. Per the table below, the existing state rated capacity exceeds 105% at the middle and high school level.

Pursuant to Section 25-4510.c of the Subdivision Regulations:

When conditioned upon payment of the school's facility surcharge, or when otherwise exempt from the school's facility surcharge pursuant to Section 10-192.01, School Facilities Surcharge, of the County Code, the subdivision may be approved regardless of actual or projected school capacity.

Based on the information reviewed the subdivision does not meet any of the exemptions provided by Section 10-192.01 and is subject to payment of the school's facility surcharge for the new single family detached dwelling unit.

#### **Impact on Affected Public School Clusters**

	Affected School Cluster		
	Elementary School Cluster 1	Middle School Cluster 1	High School Cluster 1
Single-Family Detached Dwelling Units	7	7	7
Pupil Yield Factor (PYF) – SFD	0.150	0.095	0.125
MF x PY=Future Enrollment	1	1	1
Adjusted Student Enrollment 9/30/21	11,621	5,706	6,690
Total Future Student Enrollment	11,622	5,707	6,691
State Rated Capacity	11,837	4,725	6,221
Percent Capacity	98%	121%	108%

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$9,741 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$9,741 per dwelling if the



building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$16,698 per dwelling for all other buildings. This project is outside of the I-495 Capital Beltway; thus, the surcharge fee is **\$16,698**. This fee is to be paid to Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

**RECOMMENDED CONDITION**

- Pursuant to Section 25-4510(c) of the Subdivision Regulations, at the time of issuance of each building permit, the applicable school facilities surcharge fee shall be paid to the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE). The fee shall equal \$16,698 per dwelling unit subject to any adjustments or exemptions consistent with the requirements of Section 10-192.01 of the Prince George's County Code.

**CONCLUSION**

Subject to the payment of the School Facilities Surcharge discussed above, the Special Projects Section finds that the applicable public facility standards and conformance with the area sector, is met pursuant to the 24-4500 of the Subdivision Regulations.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division  
Transportation Planning Section

301-952-3680

February 10, 2023  
Revised: February 24, 2023

## **MEMORANDUM**

TO: Antoine Heath, Subdivision Section, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *CH* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-4-22017: Cole's Manor**

### **Proposal**

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with the Preliminary Plan of Subdivision (PPS) application, 4-22017, which proposes the subdivision of land for the development of seven single-family detached housing units on the southwest side of Brooklyn Bridge Road, approximately 50 feet east of Cannfield Drive. The transportation planning section's review of the subject ADQ application was evaluated under Section 24-4500 of the current Subdivision Regulations, specifically Section 24-4505 for motor vehicle adequacy.

### **Criteria for Establishing Transportation Adequacy**

The proposed development is subject to the Transportation Service Area (TSA) 2 adequacy requirements for the analysis of vehicular traffic.

### **Trip Generation**

The PPS application considers the subdivision of three parcels with an existing single-family house that is proposed to be razed. As provided in Section 24-2505 of the subdivision regulations and 2022 *Transportation Review Guidelines Supplement*, transportation adequacy is based on the impact of all new trips generated by a site. As shown in the trip generation table below, the proposed subdivision will generate no more than five new peak-hour trips which is deemed as de minimus per the 2022 *Transportation Review Guidelines Supplement* and therefore, meets the requirements of 24-4505 for motor vehicle adequacy. However, to analyze the total site generated trips, staff determined that the existing single-family house that will be razed is currently on the network. Given the single-family house is currently on the network, when determining the trip generation for the site, 1 AM and 1 PM trip shall be deducted from the net trips to provide the appropriate trips associated with the site. As shown in the table below, the determination should take into account the existing trips that are currently on the network as well as the proposed new trips associated with the PPS application will be used as the basis of the site's overall trip cap.

<b>Trip Generation Summary</b>									
	<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
				<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Proposed	Single Family Housing (Prince George's County Rates)	7	DU	0	5	5	6	0	6
Existing (to be razed)	Single Family Housing (Prince George's County Rates)	1	DU	0	-1	-1	-1	0	-1
Total New Trips				4			5		
<b>Total Trip Cap Recommendation</b>				<b>5</b>			<b>6</b>		

### **Analysis of Bicycle & Pedestrian Impacts**

The subject property falls within the RR zoning district and Bicycle and Pedestrian Impact Statement (BPIS) is not required based on the "2022 Transportation Review Guidelines Supplement".

### **Conclusion**

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision, as required in accordance with Subtitle 24, if the application is approved with the following conditions:

1. Total development within the subject property shall be limited to uses that would generate no more than 5 AM and 6 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision (PPS), with a new determination of the adequacy of transportation facilities.