

Certificate of Adequacy

ADQ- 2022-046

General Information

Project Name: Vargas Property
Case Number: ADQ-2022-046
Associated Preliminary Plan of Subdivision or Final Plat: PPS-2022-012
Use Type: Residential
Dwelling Unit Type and Number: Single-Family Detached (2) Gross Floor Area (nonresidential): N/A

Project Location

Project Location: On the east side of Naval Avenue, approximately 390 feet north of its intersection with Magnolia Avenue.
Lot/Parcel: Lot 87 Tax Account: 2212272
Property Zone: RSF-95 Council District: 03
Planning Area: 70 Municipality: N/A
Election District: 20 Transportation Service Area: 02
Police District: II 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, September 14, 2023)*
- *Special Projects Section (Walker to Heath, August 24, 2023)*
- *Department of Parks and Recreation (Thompson, Quattrocchio to Heath, September 11, 2023)*

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

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

☐ Denied

1. Total development within the subject property shall be limited to uses that generate no more than 2 AM and 2 PM peak hour vehicle trips.
2. Pursuant to Section 24-4510(c) of the Subdivision Regulations, the applicant and the applicant's heirs successors and/or assignees shall pay the school facilities surcharge in accordance with the requirements of Section 10-192.01 of the Prince George's County Code prior to approval of a building permit.

SIGNATURE


Planning Director

October 31, 2023

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

Countywide Planning Division
Transportation Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3680

September 14, 2023

MEMORANDUM

TO: Antoine Heath, Subdivision Section, Development Review Division

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

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

SUBJECT: **ADQ-2022-046, Vargas Property**

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with the Preliminary Plan of Subdivision (PPS) application, PPS-2022-012, which proposes the subdivision of 1.5 acres of land into two single-family homes on the east side of Naval Avenue Road in Lanham, MD. 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 expansion of an existing single-family house with one additional single-family house. As provided in Section 24-4505 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 de minimis per the 2022 *Transportation Review Guidelines Supplement* and therefore, meets the requirements of 24-4505 for motor vehicle adequacy. However, the total site-generated trips to include 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.

Trip Generation Summary									
	Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing	Single-Family Housing (Prince George's County Rates)	1	DU	0	1	1	1	0	1
Proposed	Single-Family Housing (Prince George's County Rates)	1	DU	0	1	1	1	0	1
Total Trip				2			2		
Total Trip Cap Recommendation				2			2		

Analysis of Bicycle & Pedestrian Impacts

The subject property falls within the RSF-95 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 2 AM and 2 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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Special Projects Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

August 24, 2023

MEMORANDUM

TO: Antoine Heath, Planner II, Subdivision Section, DRD

FROM: *TW* Tineya Walker, Planner I, Special Projects Section, CWPD

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

SUBJECT: PPS-2022-012 Vargas Property ADQ-2022-046

Project Summary:

The project proposes the minor subdivision to subdivide a 1.55-acre parcel into two lots located at 6119 Navel Avenue, Lanham MD, 20706. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on August 2, 2023.

PPS-2022-012

The following preliminary plan is being reviewed for public facility standards 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 Systems". Category 3 comprises all developed land (plotted 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 70 – "Glenn Dale-Seabrook-Lanham & Vicinity". The *2023-2028 Fiscal Year Approved CIP Budget* identifies a new construction project proposed for this area: "District VIII Station" to be located at 11900 Glenn Dale Boulevard (CIP No. 3.50.0004).

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 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan identifies the need for public facility adequacy in vision and policy:

- “Accessible, high-quality public facilities that meet current and future demands.”
- “Provide public facilities in the locations needed to serve existing and future county residents and businesses.”

The proposed development will not impede achievement of the above-referenced goals. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities and Water & Sewer service are adequate to serve the proposed development. 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-2022-046

Certificate of Adequacy ADQ-2022-046 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 II, Bowie, located at 601 SW Crain Highway, 20715. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated August 8, 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 August 2, 2023.

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

Reporting Cycle	Reporting Month	Priority	Non-Priority
Acceptance Date	May 2023	7:48 minutes	10:42 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 West Lanham Hills Volunteer Fire Department #848 located at 601 SW Crain Highway, 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 August 24, 2023, the project site passes the 7-minute travel time test for non-residential development. Travel time was taken from the closest Prince George's County Fire/EMS Station, West Lanham Hills #848.

Schools:

The subject property is located within Cluster 1, as identified in the *Pupil Yield Factors & Public-School Clusters 2022-2023 Update*. The project proposes to add 1 new single-family detached dwelling.

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 of the affected elementary, middle, and high school clusters. Even though this project will have a negligible impact upon school enrollment, schools at the Middle and High School levels will continue to operate at a capacity above 105% and will require mitigation. Payment of the School Facilities Surcharge per Section 25-4510 (c) of the Subdivision Regulations satisfies the mitigation requirements.

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	1	1	1
Pupil Yield Factor (PYF) – SFD	0.121	0.068	0.094
SFD x PY=Future Enrollment	0.121	0.068	0.094
Adjusted Student Enrollment 9/30/22	11,610	5,540	7,163
Total Future Student Enrollment	11,610	5,540	7,163
State Rated Capacity	11,837	4,725	6,221
Percent Capacity	98%	117%	115%

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.

CONCLUSION

Pursuant to payment of the School’s Facilities Surcharge, per Section 24-4510 (c) of the Subdivision Regulations, staff finds that the applicable public facility standards for ADQ-2022-046 are met pursuant to 24-4500 of the Subdivision Regulations.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: September 11, 2023

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

VIA: Sonja Ewing, 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-2022-012 Vargas Property (Minor)**

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 two lots for single-family detached dwellings.

BACKGROUND

This 1.50-acre parcel zoned Residential Single-Family (RSF-95) is located on the east side of Naval Avenue, approximately 416 feet to the north of the intersection of Naval Avenue and Magnolia Lane. The subject property is currently improved with a single-family detached home.

Master Plan Conformance

The property is subject to the *2010 Approved Glenn Dale-Seabrook-Lanham & Vicinity Approved Sector 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 and Section 24-4600 of the 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 are the Goodluck Community Center located approximately 1.21 miles northeast of the subject property consists of a Community Center, gymnasium, computer lab, picnic shelter, picnic area, playground, full basketball court, softball w/football soccer overlay, and outdoor tennis court. Additionally, the Lanham Forest Park is located approximately 2.64 miles to the southeast, and consists of picnic area, picnic shelter;

baseball w/football soccer overlay, playground, full basketball court, outdoor tennis court and trails.

Parks & Recreation Adequacy [Section 24-4507]

Staff analysis has determined that the project, as shown, will generate an additional nine 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 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 Prince George's County Subdivision Regulations Section 24-4601, which relates 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. The proposal is for the development of two lots, one with an existing home. 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 0.006 acres for public parklands. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. Therefore, the 0.006 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 three new residents which will have a de minimis impact. Per Section 24-4601(4)(B) of the 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 for one of the two lots created.

RECOMMENDATION

The Park Planning & Development Division of DPR recommends the following conditions for the Vargas Property Preliminary Plan of Subdivision PPS-2022-012:

1. A payment of a fee in-lieu of mandatory dedication of parkland for two lots in Service Area 3 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 a payment of a fee-in-lieu for Service Area 3 because the land available for dedication is not sufficient to meet the recreational needs of the projected population.

PPS-2022-012 Vargas Property (Minor)

cc: Alvin McNeal
Bridget Stesney