

Certificate of Adequacy

ADQ-2022-073

General Information

Project Name: Watson & Larsen Property
Case Number: ADQ-2022-073
Associated Preliminary Plan of Subdivision or Final Plat: 4-22061
Use Type: Residential
Dwelling Unit Type and Number: 4 single-family detached Gross Floor Area (nonresidential): N/A

Project Location

Project Location: On the west side of Baden-Naylor Road, approximately 1,300 feet north of its intersection with Baden Westwood Road
Lot/Parcel: Existing Parcels 36, 222, 223, and 224 Tax Account: 0265314, 3822574, 3822590, 3822582
Property Zone: AG Council District: 9
Planning Area: 86B Municipality: N/A
Election District: 11 Transportation Service Area: 3
Police District: 5 School Cluster Area: 6

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 3	LOS "C" (Critical Lane Volume of 1151-1300)	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	No

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:

- *Special Projects Section (Ray to Diaz-Campbell, March 21, 2023)*
- *Department of Parks and Recreation (Thompson to Diaz-Campbell, March 17, 2023)*
- *Transportation Planning Section (Burton to Diaz-Campbell, March 21, 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 would generate no more than 3 AM and 4 PM peak-hour vehicle trips.

SIGNATURE

Suzann King

Planning Director

 Digitally signed by Suzann King
Date: 2023.03.29 14:55:52 -04'00'

03/29/2023

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
Special Projects Section

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

March 21, 2023

MEMORANDUM

TO: Eddie Diaz Campbell, Planner III, Subdivision Section, DRD

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

SUBJECT: **4-22061 - Watson & Larson Property ADQ-2022-073**

Project Summary:

The project proposes the creation of four legal lots for the 21.97-acre property located at 16305 and 16301 Baden Naylor Road in Brandywine, 20613. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on February 13, 2023.

PPS-4-22061

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 6, "Individual Systems - Well and Septic Systems or Shared Facilities". The 2018 Water and Sewer Plan states that:

This category consists of all areas outside the limit of planned water and sewer service (Sewer Envelope), and of certain larger tracts of parkland and open space inside the Sewer Envelope. Development in Category 6 must use permanent individual water supply and wastewater disposal systems (i.e., well and septic systems) or shared facilities and smaller community systems (Category 6P) as approved by the County (see Section 5.2.3 in Chapter 5). Re-designation to and from Category 6 or 6P must proceed through a legislative amendment process (see Chapter 6).

Additionally, the property is within Tier 4 of the Sustainable Growth Act (Not planned, zoned for public sewer service; planned for conservation).

Capital Improvement Program (CIP):

The subject project is located in Planning Area 86B – “Baden Area”. The *2023-2028 Fiscal Year Approved CIP Budget* identifies one new construction project proposed for this area: “Nottingham Fire and EMS Station” to be located at Croom Road and Baden Naylor Road (CIP No. 3.51.0020).

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 2013 Approved Subregion 6 Master Plan contains a Public Facilities Chapter (p. 119). The Goals identified in this Chapter are:

1. Provide residents of Subregion 6 needed public facilities in locations that serve existing and future populations.
2. Ensure that all new public facilities will be constructed to LEED standards and existing buildings will be retrofitted to make them as energy efficient and sustainable as possible.
3. Maintain the high level of service by providing essential equipment and professional training for personnel.
4. Priority will be given to funding public facilities to support development in the Developing Tier.

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. 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-2022-073

Certificate of Adequacy ADQ-2022-073 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 V, Clinton, located at 6707 Groveton Dr, Clinton, MD 20735 Consistent with the provisions of Section 24-4508.A, correspondence was received from representatives of the Prince George's County Police Department dated March 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 February 17, 2023.

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

Reporting Cycle	Date	Priority	Non-Priority
Acceptance Date	February 17, 2023	7:48 minutes	11:15 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 Baden Fire Station #836 located at 16608 Brandywine Road 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 March 20, 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, Baden #836.

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 6, as identified in the *Pupil Yield Factors & Public-School Clusters 2021 Update*. The project proposes to add 4 new single-family detached 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.

Given the pupil yield factor for single family detached dwelling units, and the limited number of units proposed, the project will have a negligible impact on public schools. The schools at all levels will remain below an operating capacity of 105%.

Impact on Affected Public School Clusters

	Affected School Cluster		
	Elementary School Cluster 6	Middle School Cluster 6	High School Cluster 6
Single-Family Detached Dwelling Units	4	4	4
Pupil Yield Factor (PYF) – SFD	0.150	0.095	0.125
SFD x PY=Future Enrollment	0.6	0.38	0.5
Adjusted Student Enrollment 9/30/21	5,325	3,873	3,738
Total Future Student Enrollment	5,326	3,873	3,738
State Rated Capacity	6,852	4,297	5,206
Percent Capacity	78%	90%	72%

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

Staff finds that the applicable public facility standards are met pursuant to the 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: March 17, 2023

TO: Eddie Diaz-Campbell, 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)
4-22061 Watson and Larson Property**

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 21.97-acre parcel, zoned Agriculture and Preservation (AG), is located on the west side of Naylor Road, approximately 1,300 feet north of the intersection of Naylor Road and Baden Road.

Master Plan Conformance

The property is subject to the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (Subregion 6 Master Plan); *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 Subdivision Regulations. The proposed development has no impact on the master plan park and open space recommendations.

DISCUSSION:

There are two undeveloped Park and Recreation amenities serving the subject property. Wilmer's Park is located 2.29 miles of the proposed development and Brandywine Road Park is located within 3.39 of the development.

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. Per Section 24-134 (a)(3)(B) the development proposal of four new lots with a net lot area of one-acre or more is not subject to the Mandatory Dedication requirement of parkland.

cc: Alvin McNeal
Bridget Stesney



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Countywide Planning Division
Transportation Planning Section

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March 21, 2023

MEMORANDUM

TO: Eddie Diaz-Campbell, Subdivision Review Section, Development Review Division

FROM:  Glen Burton, Transportation Planning Section, Countywide Planning Division

VIA: Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-2022-073, Watson and Larsen Property**

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with the Preliminary Plan of Subdivision (PPS) application, 4-22061, which proposes the subdivision of land for the development of a total of four single-family lots on the west side of Baden Naylor Road in Croom, 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) 3 adequacy requirements for the analysis of vehicular traffic.

Trip Generation

The PPS application proposes the creation of three additional lots on an existing parcel for a total of four lots. 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 expansion will generate no more than five new peak-hour trips which is deemed de minimis per 2022 *Transportation Review Guidelines Supplement* and therefore, meets the requirements of 24-4505 for motor vehicle adequacy.

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)	3	DU	1	1	2	2	1	3
Total Trip				3			4		
Total Trip Cap Recommendation				3			4		

Analysis of Bicycle & Pedestrian Impacts

The subject property falls within the AG zoning district and a 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 3 AM and 4 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.