

Certificate of Adequacy

ADQ- 2023-047

General Information

Project Name: Clay Drive Subdivision
Case Number: ADQ-2023-047
Associated Preliminary Plan of Subdivision or Final Plat: 4-23025
Use Type: Residential
Dwelling Unit Type and Number: Two single-family detached unit Gross Floor Area (nonresidential): N/A

Project Location

Project Location: 8406 Clay Drive, Fort Washington, MD
Lot/Parcel: Parcel 160 Tax Account: 1323781
Property Zone: RR Council District: 8
Planning Area: 80 Municipality: N/A
Election District: 12 Transportation Service Area: 2
Police District: 4 School Cluster Area: 5

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	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 (Walker to Vatandoost, December 13, 2023)*
- *Department of Parks and Recreation (Thompson and Quattrocchi to Vatandoost, January 2, 2024)*
- *Transportation Planning Section (Daniels to Vatandoost, December 29, 2023)*

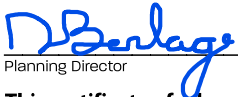
Based on the forgoing analysis, this Certificate of Adequacy is:

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

☐ Denied

1. Total development within the proposed preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 2 AM peak-hour and 2 PM peak_hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

SIGNATURE



Planning Director

Jan. 8, 2024

Date of Approval

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



Countywide Planning Division
Special Projects Section

December 13, 2023

MEMORANDUM

TO: Mahsa Vatandoost, Senior Planner, Subdivision Section, DRD

FROM: *TW* Tineya Walker, Planner I, Special Project Section, CWPB

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

SUBJECT: 4-23025, Clay Drive Subdivision (ADQ-2023-047)

Project Summary:

The project proposes to subdivide a 0.97-acre lot to create two lots for two single family detached units. The property is located at 8406 Clay Drive, Fort Washington, MD 20744. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on November 29, 2023.

4-23025

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 (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 80 – “South Potomac Sector”. The *2024-2029 Fiscal Year Approved CIP Budget* does not identify any new construction projects programmed for this planning area.

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 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area contains a chapter on Public Facilities which identifies the following goal and policies:

1. Provide the residents of Henson Creek-South Potomac planning areas with the needed public facilities in locations that efficiently serve the existing and future populations.
2. Construct the appropriate number of schools to achieve a school system that operates at 100 percent of capacity or less at every school.
3. Provide for police facilities that meet the size and location needs of the community.
4. Provide fire and rescue facilities in the Henson Creek-South Potomac area to meet the travel time standards adopted by the county,

The proposed development will not impede achievement of the above-referenced goal. 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 master plan, is met pursuant to the prior Subdivision Regulations.

ADQ-2023-047

Certificate of Adequacy ADQ-2023-047 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 IV, Oxon Hill Division, located 5135 Indian Head Highway, Oxon Hill, MD 20745. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated October 18, 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 October 4, 2023.

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

Reporting Cycle	Reporting Month	Priority	Non-Priority
Acceptance Date	October 2023	7:34 minutes	9:10 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 Oxon Hill Volunteer Fire Department #821 located at 7600 Livingston Road, Oxon Hill MD, 20745, 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 December 12, 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, Oxon Hill, #821.

Schools:

The subject property is located within Cluster 5, as identified in the *Pupil Yield Factors & Public-School Clusters* 2022-2023 Update. The project proposes to add 2 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 of the affected elementary, middle, and high school clusters. Per the chart below, the student population generated by the proposed subdivision will not have a significant impact upon the capacity of schools at the Elementary, Middle and High School levels. All school levels will continue to operate below 105%.

Impact on Affected Public School Clusters

	Affected School Cluster		
	Elementary School Cluster 5	Middle School Cluster 5	High School Cluster 5
Single-Family Detached Dwelling Units	2	2	2
Pupil Yield Factor (PYF) – SFD	0.121	0.068	0.094
SFD x PY=Future Enrollment	0	0	0
Adjusted Student Enrollment 9/30/22	5,597	2,598	3,888
Total Future Student Enrollment	5,597	2,598	3,888
State Rated Capacity	7,913	3,304	5,050
Percent Capacity	71%	79%	77%

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$11,560 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$11,560 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 \$19,826 per dwelling for all other buildings. This project is outside of the I-495 Capital Beltway; thus, the surcharge fee is **\$19,826**. 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 for ADQ-2023-047 are met pursuant to 24-4500 of the Subdivision Regulations.



Countywide Planning Division
Transportation Planning Section


301-952-3594

December 29, 2023

MEMORANDUM

TO: Mahsa Vatandoost, Subdivision Section, Development Review Division

FROM: Leah Daniels, Transportation Planning Section, Countywide Planning Division
Leah Daniels

VIA:  Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-2023-047, Clay Drive Subdivision**

Proposal

The referenced preliminary plan of subdivision (PPS) application proposes to construct two single-family dwelling units. The site has frontage along Clay Drive and is located within the Residential-Rural (RR) Zoning district. The Transportation Planning Section's (TPS) review of the referenced PPS application was evaluated using the standards of Section 24 of the current Zoning Ordinance.

Criteria for Establishing Transportation Adequacy

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

Trip Generation

In accordance with 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.

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

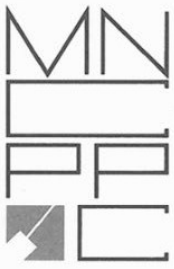
Bicycle & Pedestrian Adequacy

The subject property is in the RR Zoning district and is therefore not subject to Section 24-4506 for pedestrian and bicycle adequacy.

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 determination of the adequacy of transportation facilities.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: January 2, 2024

TO: Mahsa Vatandoost, Planner II
Subdivision Section, Development Review Division
Planning Department

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

SUBJECT: **Preliminary Plan of Subdivision 4-23025 Clay 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

The subject property is 0.97-acre within the Rural Residential (R-R) Zone. The site is located on the east side of Clay Drive, on an unimproved section of the road, south of River Wood Drive in Fort Washington. This property is currently unimproved and fully wooded.

Master Plan Conformance

The property is subject to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*; *Plan Prince George's 2035 Approved General Plan*; the 2022 *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:

The proposed development is located approximately 0.22 mile west of Fort Foote Recreation Center which includes ball fields, a playground, basketball and tennis courts, trails, a pavilion, and a reception center. Fort Foote National Park is located approximately 0.64 mile to the west of the site, and Henson Creek Stream Valley Park is approximately two miles to the south. The Henson Creek Master Plan recognizes the lack of adequate pedestrian and bicycle linkages to schools, parks, and recreation facilities and established goals to add approximately 940 acres of parkland, largely through the assemblage of land for stream valley parks.

Parks & Recreation Adequacy [Section 24-4507]

Staff analysis has determined that the project, as shown, will generate an additional six 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 0.0012 acres for public parklands. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. Therefore, the 012 acres of dedicated land would not be sufficient to provide for the types of active recreational activities that are needed.

The Applicant is proposing a fee-in-lieu for the mandatory dedication of parkland requirement. Staff concurs with this recommendation based on the limited size of the proposed development and its proximity to park facilities. The fee may then be applied toward achieving the goals for a better assemblage of and access to parks, as well as improvements at one of the nearby parks or community centers.

The recreational guidelines for Prince George's County also set standards based on population. The projected population for the development is six 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 Clay Property Preliminary Plan of Subdivision 4-23025:

1. A payment of a fee in-lieu of mandatory dedication of parkland for two lots in Service Area 8 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 8.

cc: Alvin McNeal
Sonja Ewing