



Certificate of Adequacy

ADQ- 2024-027

General Information

Project Name: Fairview Manor

Case Number: ADQ-2024-003

Associated Preliminary Plan of Subdivision or Final Plat: 4-24016

Use Type: Residential

Dwelling Unit Type and Number: 2 single-family detached

Gross Floor Area (nonresidential): N/A

Project Location

Project Location: Southwest quadrant of the Mollies Pride Drive and Fairview Vista Drive intersection.

Lot/Parcel: Parcel 43

Tax Account: 0687913

Property Zone: RE

Council District: 6

Planning Area: 71A

Municipality: N/A

Election District: 7

Transportation Service Area: 2

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	Yes
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 Bartlett, January 21, 2025)*
- *Special Projects Section (Ray to Bartlett, January 17, 2025)*
- *Department of Parks and Recreation (Thompson to Bartlett, December 17, 2024)*

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 which generate no more than 2 AM peak-hour trips and 2PM peak-hour trips.
2. Pursuant to Section 24-4510(c) of the Subdivision Regulations, the applicant and the applicant's heirs, successors and/or assigns shall pay the applicable school facilities surcharge in accordance with the requirements of Section 10.192.01 of the Prince George's County Code prior to approval of residential building permit(s).
3. Prior to Planning Board approval of the preliminary plan of subdivision (PPS), the applicant shall enter into and submit a ratified Public Safety Mitigation Fee agreement with M-NCPPC Prince George's County Planning Department, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), for mitigation of fire response times.
4. Prior to the issuance of a grading permit for the development, A Public Safety Mitigation Fee shall be paid in the amount of \$2,131 (\$2,131 x 1 dwelling units) based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment. Notwithstanding the number of single-family dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per unit factor noted above. The per unit factor of \$2,131 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the grading permit is issued.

SIGNATURE


Lakisha Hull (Mar 14, 2025 12:41 EDT)
Planning Director

03/14/2025

Date of Approval

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



Countywide Planning Division
Transportation Planning Section

January 21, 2025

MEMORANDUM

TO: Jason Bartlett, Subdivision Section, Development Review Division

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

NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

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

SUBJECT: ADQ-2024-027, Fairview Manor

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with the Preliminary Plan of Subdivision (PPS) application 4-24016, which proposes the subdivision of land for two lots and the development of a single-family house in the southwest quadrant of the intersection of Fairview Vista Drive and My Mollies Pride Drive. An existing historic mansion is proposed to remain. The property is zoned as a Residential Estate (RE). The Transportation Planning Section's (TPS) 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 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 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 currently on the network and 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 RE 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 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.



Countywide Planning Division
Special Projects Section

January 17, 2025

MEMORANDUM

TO: Jason Bartlett, Planner II, Subdivision Section, DRD

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

SUBJECT: **4-24016 / ADQ-2024-027 Fairview Manor**

Project Summary:

The project proposes to subdivide two lots for the development of two single-family detached dwellings on the site at 4600 Fairview Vista Drive. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on December 2, 2024.

4-24016

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 4, "Community System Adequate for Development Planning". An administrative amendment will be required moving the property from Category 4 to Category 3 ("Community System") prior to Final Plat. 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 71A - Bowie & Vicinity. The *2025-2030 Fiscal Year Approved CIP Budget* does not identify any new construction projects proposed for this 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 2022 Approved Bowie-Mitchellville and Vicinity Master Plan contains a Public Facilities section (XIII) that establishes the following goals for public facilities in the Planning Area:

1. All students have quality educational instruction in modern facilities.
2. High-quality, well-maintained public facilities catalyze economic development and revitalization, stimulate employment growth, strengthen neighborhoods, and improve quality of life.
3. Fire and emergency medical services (EMS) respond areawide in established response times.

The proposed development will not impede achievement of the above-referenced vision. The Fire Response time standard was not met for the site and mitigation in the form of a public safety mitigation fee will be required. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, all other 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.

ADQ-2024-027

Police Facility Adequacy:

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

(b) Adopted LOS (Level of Service) Standard-Police

(2) To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:

(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

The subject property is served by Police District II, Bowie, located at 601 Robert S. Crain Highway in Upper Marlboro, MD 20774. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated January 7, 2025, that stated the Department "has an adequate amount of equipment for our current sworn officers".

(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.

Compliance with the required 10/25-minute emergency/non-emergency response times is evaluated by reviewing the most recent annual report provided by the Chief of Police. Response times that equal, or are less than, the criteria for both types of calls shall cause the subdivision to satisfy Police Facility Adequacy. An application that fails one or both of these response times, but for which the response times for both emergency and nonemergency calls does not exceed 20% above the respective response times, may mitigate. If one or both response times exceed 20%, or an applicant with an opportunity to mitigate chooses not to do so, the application fails the Police Facility Adequacy test.

The appropriate response time is the time for the area closest in proximity to the proposed subdivision that also contains accurate data. At the Beat and Reporting Area level, times are often not sufficiently accurate because there may be no, or only a few calls, in an entire year at that level. At the Sector level, however, there are a sufficient number of calls to provide accurate response times. Since the Sector level is more narrowly drawn, Sector level estimated times are closer to the vicinity of the subdivision and are, therefore, applied when provided by the Chief of Police. If Sector level times are not available, staff apply times at the Division level.

Pursuant to Section 24-4508(b), the estimated police response times for the site satisfy the standard of 10 minutes for emergency calls and 25 minutes for non-emergency calls. The times are based on a rolling average for the 12-month period from January 2023 through December 2023. The application was accepted by the Planning Department on December 2, 2024. The subject property is located within Police Division II, Beat D4 and the response times provided reflect this reporting area.

Police Response Times (Section 24-4508.B) Division II, Beat D4

Acceptance Date	Reporting Periods	Emergency	Non-Emergency
December 2, 2024	January 2023 to December 2023	9:00	13:00

Pursuant to the above information the subject police response times for the site pass the standard of 10 minutes for emergency calls and 25 minutes for non-emergency.

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:

24-4509. Fire and Rescue Adequacy

(b) Adopted LOS Standard for Fire and Rescue

- (1)** The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the *Public Safety Guidelines*.
- (2)** The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:
 - (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 fires 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.
- (3)** Subsection (b)(2), above, does not apply to commercial or industrial applications

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes travel time for any residential uses. The subject property is served by Glenn Dale Station #818 located at 11900 Glenn Dale Boulevard, Glenn Dale, MD 20769 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 4, 2024, the project site fails the 7-minute travel time test for **residential** development. Payment of a Public Safety Mitigation Fee shall be required pursuant to the *Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure*.

Schools Adequacy:

Per Section 24-4510 of the current Subdivision Regulations, the Planning Board's test for school adequacy involves the following:

24-4510. Schools Adequacy

(b) Adopted LOS Standard for Schools

- (2)** The adopted LOS standard is that 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.

The subject property is located within Cluster 1, as identified in the *Pupil Yield Factors & Public-School Clusters 2023-2024 Update*. The project proposes to add 2 new single-family attached 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. Current enrollment at the High School level already exceeds the State Rated Capacity at 116% and fails the Schools Adequacy test.

Section 24-4510 (c) of the Subdivision Ordinance states that:

When conditioned upon payment of the schools facility surcharge, or when otherwise exempt from the schools 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.

As discussed below, the project will be subject to the School’s Facility Surcharge and therefore may be approved regardless of projected school capacity.

Impact on Affected Public School Clusters

Detached	Affected School Cluster 1		
	Elementary School Cluster 1	Middle School Cluster 1	High School Cluster 1
Single-family Detached Dwelling Units	2	2	2
Pupil Yield Factor (PYF) – SFD	0.195	0.095	0.132
SFA x PYF=Future Enrollment	0.39	0.19	0.264
Adjusted Student Enrollment 9/30/23	11,971	5,056	7,220
Total Future Student Enrollment	11,971	5,056	7,220
State Rated Capacity	12,266	5,230	6,221
Percent Capacity	98%	97%	116%

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is **\$11,950** per dwelling if a building is located between Interstate 495 and the District of Columbia; **\$11,950** 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 **\$20,500** per dwelling for all other buildings. This project is located outside of the I-495 Capital Beltway; thus, the surcharge fee is **\$20,500 per dwelling unit**. 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

At the writing of this referral the Special Projects Section finds that the applicable public facility standards are met pursuant to 24-4500 of the Subdivision Regulations, subject to the following:

1. Payment of a Public Safety Mitigation Fee for the failed Fire Department response time.
2. Payment of the School's Facility Surcharge.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: December 17, 2024

TO: Jason Bartlett, Planner II
Subdivision Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief **SME**
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

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

SUBJECT: **4-24016 Fairview 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 to create two lots for one existing single-family dwelling and one new single-family dwelling.

BACKGROUND

This 9.9 -acre property, zoned Residential Estate (R-E), within Aviation Policy Area 6 (APA-6), is located approximately 2,100 feet south of the intersection of Fairwood Parkway and Fairview Vista Drive.

Master Plan Conformance

The property is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, *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 per Section 24-121 (a)(5) 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 include the Marleigh Park, the Collington Branch Stream Valley Park and the Fairwood Park which are within one mile of the development site. Also nearby are the Fairview Vista Drive and the Winter Wren Lane trails.

4-24016 Fairview Manor

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 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:

Pursuant to the prior Prince George's County Subdivision Regulations, Section 24-134, which pertains to the Mandatory Dedication of Parkland, provisions are made for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private onsite recreational facilities. Section 24-134(a)(3)(B) of the Subdivision Ordinance stipulates that any lot created by subdivision within a one-family zone, possessing a net lot area of one (1) acre or more, is exempt from the Mandatory Parkland Dedication requirement.

Proposed Lot 1, encompassing 5.87 acres, is developed with an existing residential structure that will remain. Proposed Lot 2, encompassing 4.03 acres, is currently undeveloped. Both proposed lots possess a net lot area exceeding one acre. Consequently, both lots are exempt from the Mandatory Parkland Dedication requirement.

RECOMMENDATION

The Department of Park and Recreation staff recommends approval of the Preliminary Plan of Subdivision 4-24016 Fairview Manor.

cc: Leonard Pettiford