



# Certificate of Adequacy

ADQ- 2024-032**General Information**Project Name: Wells Parkway SubdivisionCase Number: ADQ-2024-032Associated Preliminary Plan of Subdivision or Final Plat: 4-24020Use Type: ResidentialDwelling Unit Type and Number: 2 Single-family detached dwellings Gross Floor Area (nonresidential): N/A**Project Location**Project Location: In the Northwest quadrant of the Wells Parkway and Eversfield Drive intersection.Lot/Parcel: Lot 1, Lot 2, and part of Lot 13Tax Account: 2360923Property Zone: RSF-65Council District: 3Planning Area: 66Municipality: N/AElection District: 21Transportation Service Area: 1Police District: 1School Cluster Area: 2**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 1	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 (Wilson to Bartlett, April 10, 2025)*
- *Special Projects Section (Ray to Bartlett, April 7, 2025)*
- *Department of Parks and Recreation (Thompson and Holley to Bartlett, April 11, 2025)*

**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 2 PM peak-hour vehicle trips.
2. Pursuant to Section 25-4510(c) of the Subdivision Regulations, the applicant and the applicant's heirs successors and/or assignees 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 each residential building permit.

**SIGNATURE**

  
Lakisha Holt (04/23/2025 12:13 EDT)

Planning Director

04/23/2025

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).**



April 10, 2025

**MEMORANDUM**

TO: Jason Bartlett, Subdivision Section, Development Review Division

FROM: *BAP* Jon Wilson, Transportation Planning Section, Countywide Planning Division

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

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

**SUBJECT: ADQ-2024-032, Wells Parkway Subdivision**

**Proposal**

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with the Preliminary Plan of Subdivision (PPS) 4-24020, which proposes the subdivision of one lot into two, for the development of an additional single-family dwelling unit. The property is within the Residential, Single-Family (RSF-65) zone. Transportation Planning Section's (TPS) review of the subject ADQ application was evaluated under the previous zoning ordinance and subdivision regulations.

**Criteria for Establishing Transportation Adequacy**

The subject property is located within TSA 1, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed, and the standard of CLV is 1,150 or less.

**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 not generate at least five new peak-hour trips and is deemed de minimis per the 2022 *Transportation Review Guidelines Supplement* and 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.

<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>
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		
<b>Total Trip Cap Recommendation</b>				<b>2</b>			<b>2</b>		

**Analysis of Bicycle & Pedestrian Impacts**

The subject property is zoned RSF-65 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 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

**PRINCE GEORGE'S COUNTY**  
**Planning Department**

1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Division  
Special Projects Section

April 7, 2025

**MEMORANDUM**

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

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

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

**SUBJECT:** 4-24020 & ADQ-2024-032 – Wells Parkway Subdivision

**Project Summary:**

The project proposes to subdivide 2 ½ lots into two lots and the development of one single family detached unit. The parcels totaling 0.75-acres is located off Wells Parkway and intersecting with Eversfield Drive at 6911 Wells Parkway, Hyattsville, MD 20783. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on March 10, 2025.

**PPS-4-24020**

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.

**Capital Improvement Program (CIP):**

The subject project is located in Planning Area 66 – "College Park-Berwyn Heights & Vicinity". The *2024-2029 Fiscal Year Approved CIP Budget* does identify any public facilities proposed for construction.

**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 *1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* contained the following goal:

- To provide the needed public infrastructure and services including schools, parks and libraries, recreation, police, fire, health, water, sewerage, storm drainage and transportation facilities and services within the Planning Areas in a timely manner and with attention given to the needs of specific user groups.

The project will not impede achievement of the above-referenced vision, policy or specific facility improvements. 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-2024-032**

**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 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 I Hyattsville located at 5000 Rhode Island Avenue, Hyattsville, MD 20781. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated March 10, 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 applies 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 June 17, 2024. The subject property is located within Police Division I Sector B and the response times provided reflect this reporting area.

**Police Response Times (Section 24-4508.B) Division I Sector B**

<b>Acceptance Date</b>	<b>Reporting Periods</b>	<b>Emergency</b>	<b>Non-Emergency</b>
June 17, 2024	January 2023 to December 2023	8:00	12:00

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 use as well as five (5) minutes response time for non-residential uses which includes one (1) minute of "turn-out" time. The Fire Department uses the metric of "travel time" in their evaluation, which is assessed at the time the station receives notice and initiates a response.

The subject property is served by Hyattsville #801, located at 6200 Belcrest Road, Hyattsville, MD 20781. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of March 10, 2025, the site passes the seven-minute travel time test for residential development from the closest or 'first due' Fire/EMS station.



**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**

- (1) 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 2, as identified in the *Pupil Yield Factors & Public-School Clusters* 2023-2024 Update. The project proposes to add 1 single family detached unit.

The adopted "level of service" standard is the number of students generated by the proposed subdivision at the elementary cluster stage of development will not exceed 105 percent of the state rated capacity, however the middle, and high school clusters exceed 105 percent.

**(b) Mitigation**

**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.**

Therefore, payment of the school facility surcharge mitigates the failure to meet the adopted level of service standard.

**Impact on Affected Public School Clusters**

	Affected School Cluster 2		
	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Single Family Detached Dwelling Units	1	1	1
Pupil Yield Factor (PYF) – SFD	0.195	0.095	0.132
MF x PYF=Future Enrollment	2	1	1
Adjusted Student Enrollment 9/30/23	22,344	9,263	10,007
Total Future Student Enrollment	22,346	9,264	10,008
State Rated Capacity	23,398	8,734	8,494
Percent Capacity	<b>96%</b>	<b>106%</b>	<b>118%</b>

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 inside of the I-495 Capital Beltway; thus, the surcharge fee is **\$11,950**. 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 mitigation will be required as a result of the middle and high school clusters exceeding the 105% level of service.

## Bartlett, Jason

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**From:** Holley, Edward  
**Sent:** Friday, April 11, 2025 5:28 PM  
**To:** Bartlett, Jason  
**Cc:** Thompson, Ivy  
**Subject:** RE: 4-24020 + ADQ-2024-032, Wells Parkway Subdivision (PD/40 days) / Adequacy referral  
**Attachments:** 4-24020 - Wells Parkway Subdivision\_DPR Revised Recommendation 25-4-11.pdf

Hi Jason,

Attached is the updated DPR recommendation for Wells Parkway Subdivision including the adequacy portion of the referral. I believe this is what you need, but we can run it by Ivy Monday to verify.

Have a great weekend.

### Edward Holley

Planner I

Park Planning and Environmental Stewardship Division

M-NCPPC, Department of Parks and Recreation, Prince George's County

1616 McCormick Drive, 2<sup>nd</sup> Floor

Upper Marlboro, MD 20774

[Edward.Holley@pgparks.com](mailto:Edward.Holley@pgparks.com)

DIRECT: 301-699-2518 MAIN: 301-699-2525 FAX: 301-277-9041

Stay connected:



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**From:** Bartlett, Jason <Jason.Bartlett@ppd.mncppc.org>  
**Sent:** Friday, April 11, 2025 3:47 PM  
**To:** Holley, Edward <Edward.Holley@Pgparks.com>  
**Cc:** Thompson, Ivy <Ivy.Thompson@pgparks.com>  
**Subject:** 4-24020 + ADQ-2024-032, Wells Parkway Subdivision (PD/40 days) / Adequacy referral

Hi Ed and Ivy,

Per my discussion with Ed on Friday, please provide me a referral that evaluates the LOS for the ADQ. The attached referral just addresses mandatory dedication.

Thank you!

### Jason T. Bartlett

Planner II | Subdivision Section

#### **4-24020 WELLS PARKWAY SUBDIVISION [Minor Subdivision/ Fee-in-Lieu]**

The subject property is located at the NW quadrant between Adelphi Road and Baltimore Avenue/US Route 1 at the intersection of Wells Parkway, Eversfield Drive, and Claggett Road. The proposal is the development of two lots for single-family-detached dwelling units. The property is within Park Service Area 2. Nearby park facilities include the University Hills Park, Rosemary Terrace Park, the Northwest Branch Stream Valley Park and the Prince George's Plaza Community Center. DPR staff recommend a fee-in-lieu to meet the Mandatory Parkland Dedication Requirement per prior Subdivision Regulation 24-134 and 24-135. Master Plan Compliance: 1989 Langley Park, College Park, Greenbelt Master Plan, LPPRP, Formula 2040

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

Staff analysis has determined that the proposed project, as shown, will generate an additional 2 individuals in the local community.

Per 24-4507(b)(1)(B) 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.

Parks staff finds the LOS adequate.

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