

PGCPB No. 01-222

File No. 4-01059

R E S O L U T I O N

WHEREAS, CDP L.L.C. is the owner of a 40,708 square-foot parcel of land known as Beltsville Section, said property being in the 01 Election District of Prince George's County, Maryland, and being zoned C-M; and

WHEREAS, on July 24, 2001, Castle Management & Development filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 1 lot; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-01059 for Howard Avenue Subdivision was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 25, 2001, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL with conditions of the application with conditions; and

WHEREAS, on October 25, 2001, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-01059, Howard Avenue Subdivision for Parcel A with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision it shall be revised:
  - a. To provide the stormwater management concept plan approval number and date of approval.
  - b. To correctly indicate that the property is in water and sewer category 3.
  - c. To label the proposed site as Parcel A.
  - d. To complete General Note 9, indicating that the property is in Grid B-1.
2. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, #21027-2001-00.
3. All commercial structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

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4. Total development within the subject property shall be limited to 16,000 square feet of gross floor area of general office or equivalent development which generates no more than 32 AM and 30 PM peak hour vehicle trips. Development of up to 2,500 additional square feet of gross floor area shall not constitute a significant change in trip generation. Any development other than that identified herein above shall require a new Preliminary Plan of Subdivision.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located on the north side of Howard Avenue, west of Baltimore Avenue, in Beltsville.
1. Environmental - The site is exempt from woodland conservation requirements because there are less than 10,000 square of existing woodlands located on the site, and there is no previously approved TCP for the site.

The 40,708-square-foot parcel is rectangular in shape, and is flat to gently sloping. The site is a vacant infill site within a commercial area. There are no steep or severe slopes, streams, 100-year floodplain, or nontidal wetlands located on the property. This site is located in the Indian Creek subdrainage areas, which is tributary to the Anacostia River. There is no historic structure on the property, or evidence of a cemetery on or near the subject property.

The property is located in water and sewer service categories W-3 and S-3. The soils on the site are in the Aura and Sassafras series, neither of which pose any special difficulties for development. No Marlboro clay has been identified on this site. No noise concerns have been identified with commercial development of this site. No rare, threatened, or endangered species have been identified on this site at this time.

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The Environmental Planning Section has reviewed the above preliminary plan submittal and recommends approval.

4. Community Planning - The subject property is located within the limits of the 1990 *Master Plan for Subregion 1* in Planning Area 61 in the Beltsville Community. The land use recommendation for this property is for Service/Commercial. The proposed subdivision is in conformance with the master plan. There are no master plan issues associated with this application.
5. Parks and Recreation - In accordance with Section 24-134(a) the subject application is exempt from the requirement for the mandatory dedication of parkland because it is a commercial subdivision.
6. Trails - There are no master plan issues associated with this application
7. Transportation - The Transportation Planning Section has reviewed the subdivision application referenced above. The subject property consists of approximately 1.04 acres of land in the C-M Zone. The property is located on the north side of Howard Avenue between Queen Anne Avenue and US 1. The applicant proposes to construct a commercial building of 16,000 square feet on 1 lot.

The applicant has not prepared a traffic impact study nor was one required by the transportation staff given the applicant's desire to only develop approximately 16,000 square feet of general office space. Generally traffic studies are only required when a proposed development will generate more than 50 peak hour trips, and this quantity of commercial space would generate fewer than 50 trips. The applicant did conduct peak hour traffic counts at the nearest major intersections, however. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation

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Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

#### Staff Analysis of Traffic Impacts

The application is a plan for a commercial subdivision consisting of 16,000 square feet of general office space. The proposed development would generate 32 AM (29 in, 3 out) and 30 PM (6 in, 24 out) peak hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The site was analyzed using the following trip distribution:

US 1 from the north:	30%
MD 212 from the west:	30%
Rhode Island Avenue from the south:	10%
US 1 from the south:	30%

The traffic generated by the proposed plan would impact the intersections of US 1/Howard Avenue and Rhode Island Avenue/Howard Avenue. Neither intersection is signalized. The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined an upper limit of 50.0 seconds of delay in any movement as the lowest acceptable operating condition on the transportation system. The following conditions exist at the critical intersections:

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<b>EXISTING TRAFFIC CONDITIONS</b>				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 1/Howard Avenue	24.3*	21.8*	--	--
Rhode Island Avenue/Howard Avenue	10.8*	11.9*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.				

One nearby development was included in background traffic, along with an annual rate of through traffic growth of 2.0 percent along US 1 and Rhode Island Avenue. The following background traffic conditions were determined:

<b>BACKGROUND TRAFFIC CONDITIONS</b>				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 1/Howard Avenue	25.0*	24.5*	--	--
Rhode Island Avenue/Howard Avenue	11.3*	12.9*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.				

With site traffic, the following operating conditions were determined:

<b>TOTAL TRAFFIC CONDITIONS</b>				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 1/Howard Avenue	25.4*	24.8*	--	--
Rhode Island Avenue/Howard Avenue	11.5*	13.1*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.				

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The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined average delay of 50.0 seconds in any movement as the lowest acceptable operating condition for unsignalized intersections on the transportation system. Under total future traffic as developed using the *Guidelines*, adding the impact of the proposed development, both critical intersection were found to be operating acceptably as unsignalized intersections.

The estimate of 16,000 square feet of general office space was provided by the applicant on a conceptual plan submitted with the application. As the adequacy finding is based upon this information, the subject development will be capped on the trips associated with this development quantity and type.

The Transportation Planning Section concludes that adequate transportation facilities will exist to serve the proposed subdivision as required under Section 24-124 of the Subdivision Regulations if the application is approved.

8. Schools - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised January 2001) (CR-4-1998) and concluded that the subdivision is exempt from an APF test for schools because it is a commercial use.
9. Fire and Rescue - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities and concluded the following:
  - a. The existing fire engine service at Beltsville Fire Station, Company 31, located at 4911 Prince George=s Avenue, has a service response time of 1.19 minutes, which is within the 3.25-minute response time guideline.
  - b. The existing ambulance service at Beltsville Fire Station, Company 31, located at 4911 Prince George=s Avenue, has a service response time of 1.19 minutes, which is within the 4.25-minute response time guideline.
  - c. The existing paramedic service at College Park Fire Station, Company 12, located at 8115 Baltimore Avenue, has a service response time of 6.01 minutes, which is within the 7.25-minute response time guideline.
  - d. The existing ladder truck service at College Park Fire Station, Company 12, located at 8115 Baltimore Avenue, has a service response time of 6.01 minutes, which is beyond the 4.25-minute response time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13

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and all applicable Prince George=s County laws.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

10. Police Facilities - The proposed development is within the service area for District VI-Beltsville. In accordance with Section 24-122.01(c) of the Subdivision Regulations, the Growth Policy and Public Facilities Planning Section has determined that the existing county's police facilities will be adequate to serve the proposed Howard Avenue Subdivision and the population generated by the development.
11. Health Department - The Health Department has no comment.
12. Stormwater Management - The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #21027-2001-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with Circuit Court for Prince George=s County, Maryland within thirty (30) days following the adoption of this Resolution.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Eley, seconded by Commissioner Scott, with Commissioners Eley, Scott, Brown, and Hewlett voting in favor of the motion, and with Commissioner Lowe absent, at its regular meeting held on Thursday, October 25, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15<sup>th</sup> day of November 2001.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:WSC:pch