

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 6, 2003, regarding Detailed Site Plan DSP-02060 for Alban Forestville, Parcel R Access Road, the Planning Board finds:

1. The site consists of 23.66 acres in the I-1 Zone and is located at the northeast quadrant of the intersection of the Capital Beltway (I-495) and Pennsylvania Avenue (MD 4). The detailed site plan for infrastructure on Parcel R has been submitted concurrently with a detailed site plan for a consolidated storage facility on Parcel Q. The site consists of a driveway to provide vehicular access to Parcel Q. Parcel Q is denied vehicular access to Westphalia Road and must obtain access via Parcel R in the form of an access easement pursuant to Section 24-128(b)(9) of the Subdivision Regulations. In addition, Condition #1 of Preliminary Plan 4-02012 requires the following:

Prior to the approval of grading permits for each parcel, a limited detailed site plan addressing screening, buffering and views from the Capital Beltway, access location and design onto Westphalia Road, and noise mitigation shall be approved by the Planning Board.

Since no buildings or parking areas are to be constructed on Parcel R, screening, buffering and views from the Capital Beltway do not need to be addressed at this time.

With regard to access location and design onto Westphalia Road, the Urban Design Section received a memorandum from the Transportation Planning Section dated February 24, 2003 (Masog to Wagner), indicating the site plan is acceptable from the standpoint of access and circulation.

Noise mitigation issues will also be addressed at a later date when a site plan for buildings has been submitted.

2. The site development data is as follows:

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Driveway
Acreage	23.66	23.66
Lots	0	0
Parcels	1	1
Square Footage/GFA	0	0
Dwelling Units:	N/A	N/A

3. The detailed site plan is in compliance with the applicable requirements of the *Landscape Manual*.
4. The detailed site plan is in compliance with all Zoning Ordinance requirements in the I-1 Zone.
5. In a memorandum dated January 29, 2003 (Markovich to Wagner), the Environmental Planning Section offered the following comments:

The Environmental Planning Section has reviewed the above referenced detailed site plan and the recently approved Type II Tree Conservation Plan, TCPII/126/95-01. The Detailed Site Plan (DSP-02060) as submitted is consistent with the approved Type II tree conservation plan and is recommended for approval.

Background

This site was previously evaluated by the Environmental Planning Section in conjunction with approvals of Preliminary Plan of Subdivision (4-02012), Detailed Site Plan SP-97022, Type I Tree Conservation Plan (TCPI/58/93), and Type II Tree Conservation Plan (TCPII/126/95).

Site Description

This application for a portion of the Alban-Forestville site includes Parcel "Q," which was entirely forested at the time of the approval of the first tree conservation plan, but was later cleared in its entirety in accordance with the approved TCPII. Streams, wetlands, wetland buffers, 100-year floodplain, severe slopes, and steep slopes with highly erodible soils have not been found to occur within the limits of this application. According to the Prince George's County Soil Survey, the soils found on this site include Sassafras fine sandy loam, Beltsville silt loam, and Sassafras gravelly loam, which has no significant limitation with respect to the development of the property as proposed by this application. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled *Ecologically Significant Areas in Anne Arundel and Prince George's Counties*, December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of this

application. The sewer and water service categories for this property are S-3 and W-3. The property included in this application is located in the Southwest Branch watershed of the Patuxent River basin and is in the Developing Tier as designated by the adopted General Plan.

Environmental Review

As revisions are made to the plans, the revision boxes on each plan sheet shall be used to describe the changes, the date made, and by whom.

- a. A forest stand delineation (FSD) was submitted and approved during the review of the Type I Tree Conservation Plan, TCPI/58/93, and again with Preliminary Plan of Subdivision 4-02012 and the revision to TCPI/58/93.

Discussion: No additional information is required with respect to the forest stand delineation.

- b. This property is subject to the requirements of the Prince George's County Woodland Conservation Ordinance because the gross tract area is over 40,000 square feet, there is more than 10,000 square feet of existing woodland, and there are previously approved Tree Conservation Plans, TCPI/58/93 and TCPII/126/95-01. The recent TCPII approval, associated with the approval of DSP-02026 for Parcel "P" of Alban-Forestville, addressed the entire property, as did the original TCPII approval. DSP-02060 has been found to conform to the approved Tree Conservation Plans TCPII/126/95-01 and TCPI/58/93.

Discussion: No additional information is required with respect to the tree conservation plans.

- c. Streams, wetlands, 100-year floodplains, severe slopes, or steep slopes with highly erodible soils are found to occur on the overall property but not within the limits of this application for Parcel "Q." Those features comprise the Patuxent River primary management area (PMA).

Discussion: No additional information is required with respect to the PMA.

No other significant environmental constraints have been identified for this property.

6. In a memorandum dated February 24, 2003, the Transportation Planning Section offered the following comments:

On Parcel R, the applicant proposes to construct an access roadway. No other development is proposed by this plan on Parcel R. The transportation staff has no comment on the driveway as designed and supports its combined use by both Parcels Q and R.

7. The detailed site plan is in general conformance to the requirements of Preliminary Plan 4-02012,

PGCPB Resolution 02-72 C. In a memorandum dated January 10, 2003, the Subdivision Office (Chellis to Wagner) offered the following comments:

Condition 4 requires that development be in accordance with the approved stormwater management plan #8003950-1994-00. Staff received a memorandum from DER Watershed Protection Branch dated January 14, 2003 (DeGuzman to Wagner), stating that the site plan is not consistent with the approved concept plan. Prior to certification of the detailed site plan, the plans should be revised to the satisfaction of DER to be in conformance with the stormwater concept plan.

Condition 5.f. relates to the denied access of Parcel Q onto Westphalia Road and requires the creation of an access easement on Parcel R pursuant to Section 24-128(b)(9) of the Subdivision Regulations. The access easement should be recorded in the County Land Records prior to certification of the detailed site plan.

8. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-02060, subject to the following conditions:

1. The plans shall be revised to the satisfaction of the Department of Environmental Resources Watershed Protection Branch to be in conformance with the stormwater concept plan.
2. An access easement for vehicular access from Parcel R to Parcel Q shall be recorded in the County Land Records prior to certification of the detailed site plan.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Lowe, seconded by Commissioner Scott, with Commissioners Lowe, Scott, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, March 6, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 27th day of March 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:GW:rmk