

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00054
Meares Estates, Lots 1 - 5

OVERVIEW

The subject property consists of 31.57 ∇ acres of land in the R-A Zone. Currently known as Parcel 33, Tax Map 70, Grid E-3, the property is undeveloped and generously wooded, though part of it has been cleared for farming. The applicant proposes to develop the site with five single-family homes. A private easement is proposed to serve four lots, with the fifth having direct frontage and access to a right-of-way for a service road to serve MD 214.

The preliminary plan proposes dedication of right-of-way along MD 214 for a service road that will serve as access for the property. Originally, the preliminary plat showed this area to be placed in reservation, under the thought that it was to be used solely for the interchange. However, upon staff review, it was determined that a service road would be located in this part of the right-of-way to provide access for the property. Because this service road will be needed for access, dedication is appropriate. The preliminary plat has been revised and dedication is proposed.

SETTING

The property is located on the south side of Central Avenue (MD 214), approximately 1,450 feet southeast of its intersection with US 301. It is surrounded by similar property in the R-A Zone, generally undeveloped, with the exception being a single-family home on a large lot to the east.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues - This site is subject to the provisions of the Woodland Conservation Ordinance because the site is more than 40,000 square feet and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required to satisfy the requirements of the Woodland Conservation Ordinance. Tree Conservation Plan, TCP I/38/00 has been reviewed. The plan proposes to clear no woodland on the site and meet the minimum requirement of 11.06 acres of woodland conservation in the form of on-site preservation. All priority woodlands on the site will be preserved. Staff recommends approval of TCP I/38/00.

The site contains significant natural features, which are required to be protected under Section 24-130 of the Subdivision Regulations. The plan proposes no impact to streams, stream buffers, wetlands or wetland buffers. At time of final plat, a Conservation Easement shall be described by bearings and distances. The conservation easement shall contain all 100-year floodplain and stream buffers, except for approved variation requests, and be reviewed by the Environmental Planning Section prior to signature approval.

The soils, as shown on the preliminary plan, pose no special problems for development. Marlboro Clay is indicated on maps maintained by the Environmental Planning Section as occurring up to elevation 125. The house locations are well above the top of the Marlboro Clay and should experience no problems with their foundations. Because there are no steep slopes, ground movement is not a potential problem.

There are no significant noise impacts associated with this property. There are no designated Historic or Scenic roads associated with this proposal.

The property is in Water and Sewer Category 6 and will be served by private systems.

2. Community Planning - The 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan* places the property in a Rural Living Area category. The concurrent Sectional Map Amendment rezoned this property from the O-S Zone to the R-A Zone, in fulfillment of the master plan recommendation. The proposed development conforms to the master plan land use recommendations and policies.
3. Parks and Recreation - The proposed subdivision is exempt from the mandatory park dedication requirements of Section 24-134 of the Subdivision Regulations because the lots are greater than one acre in size.
4. Trails - There are no master plan trails issues associated with this proposal.
5. Transportation - The State Highway Administration's *US 301 Access Control Study, March 1999*, recommends a service road south of MD 214, along the northern periphery of the subject property. Eventually, this service road will become the sole access to the property. In addition, this right-of-way is shown on the 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan*. The applicant should dedicate right-of-way as identified by staff for future upgrade to the MD 214/US 301 interchange as in accordance with the master plan recommendations. This right-of-way dedication is shown on the preliminary plat.

The proposed development of five residential lots would generate 4 AM and 5 PM peak hour vehicle trips as determined using *Guidelines for the Analysis of the Traffic Impact of Development Proposals (Guidelines)*. The traffic generated by the proposed preliminary plan would impact the intersection of US 301 (northbound and southbound) with the service road south of the interchange. This intersection is programmed for improvement with 100% construction funding within the next six years in the current Prince George's County *Capital Improvement Program*.

The Prince George's County Planning Board, in the Guidelines, has defined level of service D (LOS D) as the lowest acceptable operating condition on the transportation system for signalized intersections and delay less than 50 seconds for unsignalized intersections. The affected intersection is currently operating at adequate levels-of-service under existing traffic conditions. The additional traffic to be generated by the subject application will still result in adequate level-of-service with or without the funded CIP improvements.

Given this discussion, staff concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved with the

condition that the applicant dedicate appropriate right-of-way along the property frontage for the provision of a service road along Central Avenue.

The applicant proposes to serve four of the five lots with a private easement in accordance with Section 24-128(b)(1) of the Subdivision Regulations. The easement will access the MD 214 service road. Lot 2 will have direct access to the service road. This arrangement satisfies the criteria and is acceptable to staff.

6. Schools - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities in accordance with Section 24-122.01 and 24-122.02 of the Subdivision Regulations and the Regulations to Analyze the Development Impact on Public School Facilities (revised July 2000) (CR-4-1998) and concluded that the proposed subdivision is exempt from APF test for schools because it is less than 36 dwelling units and not served by public water and sewer.
7. Fire and Rescue - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities.
 - a. The existing fire engine service at Bowie Fire Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 1.78 minutes, which is within the 5.25 minutes response time guideline.
 - b. The existing ambulance service at Bowie Fire Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 1.78 minutes, which is within the 6.25 minutes response time guideline.
 - c. The existing paramedic service at Bowie Fire Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 1.78 minutes, which is within the 7.25 minutes response time guideline.

These 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. The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine, ambulance and paramedic service.

8. Police Facilities - The proposed development is within the service area for Police District II-Bowie. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations of Prince George's County, the staff concludes that the existing County police facilities will be adequate to serve the proposed Meares Estates development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department - The Prince George's County Health Department is concerned that each lot be developed in a manner consistent with its regulations regarding wells and sewage disposal. Its referral is included with this report. To make this determination, the Health Department will require that a site plan, at a scale of 1 inch equals 50 feet, be submitted prior to final plat approval designating all wells, easements, house and driveway locations, sewage disposal areas, Primary Management Areas, stormwater management systems and topography. This has been included as a condition of approval in the staff recommendation.

10. Stormwater Management - The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is not required. A Stormwater Management Concept Plan, # 8321843-2000-00, 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.
11. Public Utility Easement - The preliminary plat correctly includes the required public utility easement, both along the public street and within the private access easement. This easement will be included on the final plat.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCP I/38/00). The following note shall be placed on the Final Plat of Subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP I/38/00), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."
2. Prior to the issuance of building or grading permits, a Type II Tree Conservation Plan shall be approved.
3. The following note shall be placed on the plat:

"Conservation Easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
4. At the time of final plat, the applicant, his heirs, successors and/or assigns, shall dedicate right-of-way for the proposed service road, as shown on the preliminary plat.
5. Prior to Final Plat approval, the applicant must obtain approval from the Health Department of a site plan which locates, on each lot, the 10,000 square foot sewage disposal areas, all easements, the proposed house and driveway, all percolation tests and watertable observation holes, any existing or proposed wells and topography at two-foot contour intervals. The plan must be on a scale of at least 1 inch equals 50 feet.
6. Development of this property shall be in conformance with the approved Stormwater Management Concept Plan, Concept # 8321843-2000-00.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN, TCP I/38/00.