

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00059  
Taylor Estates, Lots 8-14

OVERVIEW

The proposed subdivision consists of 4.36 acres of land in the R-R Zone and is found on Tax Map 14, in Grid A-4. The applicant is proposing a seven-lot subdivision. The subject property is residue from a previously approved subdivision plat known as Taylor Estates (4-94085), Lots 1-7, which included a 4.36-acre residue parcel. Only Lots 1 through 7 of that subdivision were platted, plat book VJ 182@42.

A subsequent preliminary plat (4-98027) was filed for the 4.36-acre residue, approved, but then expired prior to approval of the final plat. The same 4.36-acre residue is the subject of this application. Because the previous preliminary plan expired prior to recordation of the final plat, a new preliminary plat is required. This preliminary plat mirrors the proposal previously reviewed and approved by the Planning Board.

The applicant proposes lots ranging from 20,131 square feet to 37,635 square feet in size. The minimum lot size required in the R-R Zone for conventional development is 20,000 square feet. All of the lots will have frontage on and direct vehicular access onto Odell Road.

SETTING

The property is located on Odell Road, east of Ellington Drive in Beltsville. It is bordered on the northeast and south across Odell Road by the National Agricultural Research Center, which is in the O-S Zone. To the northwest and west is primarily undeveloped R-R-zoned land. A WSSC pumping station is located at the corner of Odell Road and Ellington Drive, adjacent to proposed Lot 8 on Parcel 116.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental - This site is subject to the provisions of the Woodland Conservation Ordinance because the site is larger than 40,000 square feet and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required and one was submitted and approved as part of 4-94085, and resubmitted in conjunction with Preliminary Plan 4-98027, known as TCPI/43/94.

The Tree Conservation Plan (TCPI/43/94) which covers Lots 1-7 and the subject application (Lots 8-14) indicates a woodland conservation threshold for this site of 1.80 acres (20 percent of the net tract) plus an additional 1.32 acres due to the removal of woodland, for a total requirement of 3.12 acres. The applicant has proposed to meet the requirement with 3.72 acres of on-site woodland preservation, which exceeds the requirement.

No streams, nontidal wetlands or 100-year floodplains have been identified on the property. This site is located in the Beaverdam Creek watershed, which is a tributary of the Anacostia

River. No steep or severe slopes have been identified. Two soil types have been identified on this site: Galestown-Evesboro (GeB) and Christiana Silt Loam (CeB2). The Galestown soils pose few limitations to development. Christiana soils are known to have unstable characteristics. The Department of Environmental Resources (DER) may require a soils report prior to the issuance of permits, to address the stability of the Christiana soils. No rare, threatened or endangered species or scenic or historic roads are associated with this site.

On the east this property abuts federal property. The property on the south side of Odell Road, facing this site, is also in federal ownership. Both are listed as under the control of the Department of Health, Education and Welfare, now the Departments of Education and the Department of Health and Human Services. These properties are contiguous with the Beltsville Agricultural Research Center and provide a linkage to the ■Northern Greenway, identified in the Maryland Greenways Atlas.

The property is in Water and Sewer Category 3 and will be served by public systems.

2. Community Planning - The 1990 *Master Plan for Subregion I* land use recommendation for this property is residential at low-suburban density. The proposal is consistent with that recommendation.

There are no master plan issues associated with this application.

3. Parks and Recreation - In accordance with Section 24-134(a) of the Subdivision Regulations the Park Planning and Development Division recommends that a fee-in-lieu for dedication of parkland be required because the land available for dedication is unsuitable due to size and location.
4. Trails - The *Adopted and Approved Subregion I Master Plan* recommends that Odell Road be designated as a Class II bikeway with appropriate signage.
5. Transportation - The proposed development would generate 5 AM and 6 PM peak hour vehicle trips as determined using the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The traffic generated by the proposed subdivision would impact the unsignalized intersection of Muirkirk Road and Odell Road.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has stated that any turning movement in an unsignalized intersection having excessive delay exceeding 45.0 seconds is deficient. The intersection of Muirkirk Road and Odell Road, when analyzed under the unsignalized intersection procedures with total future traffic as developed using the *Guidelines*, was found to be operating with positive reserve capacities in all turning movements in both peak hours.

The property is not adjacent to any master plan rights-of-way. Appropriate dedication of 30 feet from the existing center line of Odell Road is shown on the plan.

The Transportation Planning Section believe that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if this application is approved.

6. Schools - At the present, the Planning Board is reviewing the *Draft Regulations to Analyze the Development Impact on Public School Facilities January 2001, and Enrollment Projections for the Schools* ♦APF Test. The Planning Board is expected to take final action on projections and regulations on Thursday, January 4, 2001. Once the Planning Board has adopted the regulations staff will make the appropriate findings. The additional findings and associated conditions shall be incorporated into the preliminary plan resolution prior to adoption by the Planning Board.
7. Fire and Rescue - Growth Policy and Public Facilities Planning has reviewed the subdivision plans for adequacy of fire and rescue facilities in accordance with Section 24-122.01 of the Subdivision Regulations 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 6.81 minutes, which is beyond the 5.25-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 6.81 minutes which is beyond the 6.25-minute response time guideline.
  - c. The existing paramedic service at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service response time of 8.62 minutes, which is beyond the 7.25-minute response time guideline.

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*. In order to alleviate the negative impact on fire and rescue services, the Fire Department recommends that all residential structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.
8. Police Facilities - The proposed development is within the service area for District VI-Beltsville. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations, the staff concludes that the existing county's police facilities will be adequate to serve the proposed Taylor Estates development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department - The Health Department has identified that an existing WSSC pumping station, located adjacent to Lot 8, produces odors comprising of methane and other irritable gases and may therefore impact the residence on Lot 8.
10. 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, # 8003770-2000-00, 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.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval the preliminary plat shall be revised to reflect the approval number for the stormwater concept plan.
2. Development of this site shall be in conformance with the approved stormwater concept plan or its revisions, Concept #958000040.
3. With the submission of the Final Plat of Subdivision, the applicant, his heirs, successors and/or assigns shall make payment of a fee-in-lieu of park dedication.
4. The applicant's heirs, successors, and/or assigns shall provide a financial contribution of \$210 to DPW&T for the placement of Class III bikeway signage along Odell Road prior to building permits.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/43/94