

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-01003
Ammendale South, Lots 9 and 10

OVERVIEW

The subject property consists of approximately 7.25 acres of land in the E-I-A Zone. It is currently identified as Lot 5, Ammendale South Business Campus, Record Plat VJ 189 @ 31, recorded in March 2000. The property is undeveloped and impacted by a floodplain easement and wetlands. The easement is shown on the existing record plat and the applicant proposes no additional impact to these environmental features. The applicant proposes to divide the property into two lots for ownership purposes. The applicant proposes to develop the site with a combination of office and warehouse uses.

This property has been the subject of several previous preliminary plats. Through those applications, variations to the Subdivision Regulations were approved. Staff notes that the Basic Plan which rezoned this property to the E-I-A Zone requires District Council approval of impacts to the floodplain. The Planning Board's prior approval of variations stands, but impacts to the floodplain require the additional approval of the District Council. Such approval can be accomplished through specific design plan review.

SETTING

The property is located along Trolley Lane south and southeast of its intersection with Ammendale Road. It is surrounded by Ammendale South properties in the E-I-A Zone, either developed with warehouse uses or currently undeveloped.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues The property is in the southwest quadrant of the Ammendale South property. Nontidal wetlands occur in the western portion of the property. A stream approximately follows the southern boundary. Current air photos indicate that the majority of the site is wooded. No Historic or Scenic roads are affected by this proposal. Because of the zoning of the property, no significant noise impact is expected. No rare, threatened or endangered species are known to occur in the project vicinity. According to the Sewer Service and Water Service maps produced by DER, the property is in categories W-3 and S-3. A Stormwater Concept Plan is under review by DER. The soils map included in the review package and a soils report prepared for 4-97056 indicate that no problematic soils occur in the proposed development area.

This site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size 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. The Forest Stand Delineation and Tree Conservation Plan, TCP I/126/90, were

reviewed and approved with 4-89186. TCP II/17/94 was approved by staff as part of a grading permit. The 100-foot tree preservation area shown on the plan is consistent with the approved Tree Conservation Plans. TCP II/17/94 will need to be revised at the time of the Specific Design Plans for Lots 9 and 10.

The site contains significant natural features, which are required to be protected under Section 24-130 of the Subdivision Regulations. At time of final plat, a conservation easement will need to be described by bearings and distances. The conservation easement should contain all 100-year floodplain, stream buffers, wetlands and wetland buffers except for approved variation requests, and shall be reviewed by the Environmental Planning Section prior to certificate approval. A note describing the easement should be placed on the record plat.

Wetlands and 100-year floodplain exist on the site. The wetlands delineation had been previously examined in the field and determined to be correct. The 25-foot wetland buffers are correctly shown. The 100-year floodplain as shown on the plan meets the requirements. The streams and stream buffers are adequately shown on the plans.

No variation requests were submitted for review. As required by the Basic Plan, all development shall be prohibited from the 100-year floodplain, except for an approved trail system or other public benefit features specifically approved by the District Council.

2. Community Planning●The 1990 *Master Plan for Subregion I* recommends the property for Industrial Park land use. The 1990 *Sectional Map Amendment for Subregion I* retained the E-I-A Zone on the property. The proposed preliminary plat is consistent with the recommendations of the *Master Plan for Subregion I*.
3. Parks and Recreation●The proposed subdivision is exempt from the requirements of Section 24-134 of the Prince George's County Subdivision Regulations for mandatory park dedication because it is in a nonresidential zone.
4. Trails●There are no trails issues associated with the development of this portion of Ammendale South.
5. Transportation●Because no additional development is proposed, no new traffic study was requested of the applicant nor was one received. The findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals (Guidelines)*.

The application is a proposal to resubdivide an existing recorded lot of Ammendale South, which is zoned E-I-A, for the purpose of creating two separate lots. No additional development beyond what was proposed in 1997, under Preliminary Plat of Subdivision 4-97056, is proposed by the subject application.

Because the existing parcel has been previously subdivided, the proposed subdivision would generate no net trips as a result of the resubdivision. There would be no resulting impact on traffic operations at the Ammendale Road/Trolley Lane intersection, or any other of the development's critical intersections, as a result of the resubdivision.

The resolution approving Preliminary Plat of Subdivision 4-97056 contained several transportation-related conditions. Conditions 16 and 17 have been fulfilled. Condition 18 does not apply to the area of the subject application. Condition 19 sets a development cap for the area covered by the subject application plus existing Lots 4 and 6 of Ammendale Business Campus South, and a modified version should be included as a part of the approval for this application. However, the public street cited in the second part of Condition 19 has been dedicated (as Trolley Lane); therefore, the condition need only be concerned with the development cap.

Both lots have frontage on and direct vehicular access to Trolley Lane. In addition, the plan shows a common access easement which is 28' feet in width on both lots. The final recorded easement should be sufficient in width to accommodate a driveway which can accommodate large trucks accessing a warehouse facility if that is the intended use of the property. The access to the site should be checked more thoroughly at the time of Specific Design Plan.

Given the foregoing 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 a condition placing a development cap on the property relating to trip generation.

6. Schools●The proposal is exempt from the requirements of Section 24-122.02 for adequacy of public schools because it is nonresidentially zoned and no dwellings are proposed.
7. Fire and Rescue●The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public 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 4.29 minutes, which is beyond the 3.25 minutes response time guideline.
 - b. The existing ambulance service at Beltsville Fire Station, Company 31, has a service response time of 4.29 minutes, which is beyond the 4.25 minutes 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 8.75 minutes, which is beyond the 7.25 minutes response time guideline. The nearest fire station Beltsville, Company 31, is located at 4911 Prince George's Avenue, which is 4.29 minutes from the development. This facility would be within the recommended response time for paramedic service.
 - d. The existing ladder truck service at Laurel Fire Station, Company 10, located at 7411 Cherry Lane, has a service response time of 7.90 minutes, which is beyond the 4.25 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. To alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully

sprinkled in accordance with National Fire Protection Association Standard 13 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 of Prince George's County, the staff concludes that the existing County police facilities will be adequate to serve the proposed Ammendale South development. This police facility will adequately serve the proposed subdivision.
9. Health Department●The Prince George's County Health Department reviewed the application and found no issues on which to comment.
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 has been submitted but not yet approved. To ensure that development of this site does not result in on-site or downstream flooding, this concept plan must be approved prior to signature approval of the preliminary plat. Development must be in accordance with this approved plan.
11. Public Utility Easement●The preliminary plat includes the required Public Utility Easement (PUE) along the street frontage and along the access easement. The PUE will be included on the final plat.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Total development of existing Lots 4 and 6 of Ammendale Business Campus South, plus proposed Lots 9 and 10, shall be limited to permitted uses which generate no more than 153 AM and 178 PM peak hour vehicle trips. Any development other than that identified herein above shall require an additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.
2. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all 100-year floodplains, stream buffers, wetlands and wetland buffers except for approved variation requests, and shall be reviewed by the Environmental Planning Section prior to certificate approval. In addition, 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 permitted.●
3. The following note shall be placed on the final plat:

■An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.●

4. Prior to signature approval of the preliminary plat, a stormwater concept plan shall be approved by the Department of Environmental Resources. The approval number and date of approval shall be listed on the preliminary plat.