

Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

PRELIMINARY PLAN

4-01059

Application	General Data
<div>Project Name:</div> <div>HOWARD AVENUE SUBDIVISION, LOT 19</div> <div>Location:</div> <div>Northeast quadrant of Howard Avenue and Queen Anne Avenue.</div> <div>Applicant/Address:</div> <div>Castle Management & Development 5117 College Avenue College Park, MD 20740</div>	Date Accepted07/24/01
	Planning Board Action Limit11/01/01
	Tax Map & Grid019/B-01
	Plan Acreage1.04
	ZoneC-M
	Lots1
	Parcels0
	Planning Area61
	Council District1
	MunicipalityN/A
	200-Scale Base Map214NE05

Purpose of Application			Notice Dates
COMMERCIAL SUBDIVISION			Adjoining Property Owners (CB-15-1998)N/A
			Previous Parties of Record (CB-13-1994)N/A
			Sign(s) Posted on Site10/09/01
			Variance(s): Adjoining Property OwnersN/A
Staff Recommendation			Staff Reviewer: CHELLIS
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-01059
Howard Avenue Subdivision

OVERVIEW

The subject property is located on Tax Map 19 in Grid B-1 and is known as part of Lot 3, and Lots 4, 5, 6, and 7 in Block 38. The subject property is comprised of lots originally subdivided in 1930 recorded in Plat Book A @ 63. A lot line adjustment plat is currently pending to legally divide Lot 3. That lot line adjustment plat will adjust the area of Lot 3 and consolidate the subject property into Parcel A. The property is zoned C-M and is approximately 40,708 square feet in size.

Parcel A will be platted in accordance with Section 24-111(c)(2) and 24-108(a)(3) of the Subdivision Regulations. Any development over 5,000 square feet of gross floor area requires a preliminary plan of subdivision. The applicant is proposing to construct a 15,984-square-foot contractor services building containing 8 units. The property is a corner lot having frontage on Queen Anne Avenue to its west and Howard Avenue to the south. The applicant is proposing two vehicular access points via Howard Avenue.

SETTING

The property is located on the north side of Howard Avenue, west of Baltimore Avenue, in Beltsville. The property is located in the first block west of Baltimore Avenue. Parcel A is the only remaining vacant land within this first block. Further west across Queen Anne Avenue is developed R-55-zoned land. Across Howard Avenue to the south is developed C-M-zoned land. The surrounding area is a mix of commercial and residential uses.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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.

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

2. 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.
3. 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.
4. Trails There are no master plan issues associated with this application
5. 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 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:

EXISTING TRAFFIC CONDITIONS		
	Critical Lane Volume	Level of Service

Intersection	(AM & PM)		(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:

BACKGROUND TRAFFIC CONDITIONS				
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:

TOTAL TRAFFIC CONDITIONS				
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.				

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.

6. 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.
7. 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 Georges 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 Georges 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 and all applicable Prince Georges 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*.

8. 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.
9. Health Department●The Health Department has no 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, #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.

RECOMMENDATION

APPROVAL, subject to 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 Georges County laws.
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 with a new determination of the adequacy of transportation facilities.