

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

4-01076

Application	General Data
<div>Project Name:</div> <div>SCHOOL RUN ESTATES</div> <div>Location:</div> <div>500 feet west of Letcher Road east, approximately 500 feet north of its intersection with Baden-Naylor Road.</div> <div>Applicant/Address:</div> <div>James Maguire 9480 Michael Drive King George, VA</div>	Date Accepted09/21/01
	Planning Board Action Limit11/29/01
	Tax Map & Grid157/C-04
	Plan Acreage10.8673
	ZoneO-S
	Lots2
	Parcels0
	Planning Area86B
	Council District09
	MunicipalityN/A
	200-Scale Base Map220SE12

Purpose of Application			Notice Dates	
RESIDENTIAL SUBDIVISION			Adjoining Property Owners (CB-15-1998)	N/A
			Previous Parties of Record (CB-13-1994)	N/A
			Sign(s) Posted on Site	11/14/01
			Variance(s): Adjoining Property Owners	N/A
Staff Recommendation			Staff Reviewer: Whitney 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 4-01076  
School Run Estates, Lots 1 & 2

OVERVIEW

The subject property consists of approximately 10.86 acres of land and is in the O-S Zone. It is found on Tax Map 157 in Grid C-4 and is known as Parcel 6 on the tax map. Parcel 6 is an acreage parcel never having been the subject of a preliminary plan of subdivision. The applicant is proposing to subdivide Parcel 6 into two single-family dwelling unit lots. Access to Lots 1 and 2 is proposed via a 22-foot-wide access easement previously created by deed (Liber 5370 Folio 47) in 1981. That deed of conveyance provided four existing parcels with access to the easement. An additional parcel (Parcel 61) had frontage on the easement but was not provided access to the easement in the described deed.

All five parcels are currently under one ownership. The property owner has recorded a new deed for the five properties, which includes the subject property (Liber 14597 Folio 113). That deed altered the arrangement of access for four parcels as well as providing access for Parcel 61. The deed created an additional 22-foot-wide access easement, reassigned the parcels having access to the existing easement, and made provision for the denial of access to the existing easement for certain parcels. The re-assignment of access was done in conformance with Section 24-128(b) of the Subdivision Regulations, which provides for no more than 4 lots to be served by a 22-foot-wide private easement. The easement only serves single-family dwelling units, and the lots being served are a minimum of two acres.

SETTING

The subject property is located on the west side of Letcher Road East, north of its intersection with Baden Naylor Road in Baden. The property is located east of Brandywine Road northeast of Cedarville State Forest. The surrounding properties are zoned O-S and are generally undeveloped. The surrounding area is rural in character and generally wooded.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area and contains more than 10,000 square feet of woodland. A Forest Stand Delineation and a Type I Tree Conservation Plan have been submitted as part of the application. The Forest Stand Delineation meets the requirements of the Woodland Conservation Ordinance.

A revised Type I Tree Conservation Plan (TCPI/23/00-01) dated November 7, 2001, was reviewed and found to be adequate. The minimum woodland requirement for the site is 5.45 acres of the net tract. An additional 0.65 acre is required due to the removal of woodlands, for a total minimum woodland requirement of 6.10 acres. The plan shows the requirement being met with 6.10 acres of on-site preservation.

The subject property was previously reviewed by the Environmental Planning Section. In 1994, a Type II Tree Conservation Plan (TCPIL/89/94) was approved for five adjacent parcels, including the subject property. This TCP authorized the clearing of 1.2 acres of woodland for the brushing out of the gravel road that runs through the southern portion of this site, and provides access to four of the included lots through the fifth lot, which fronts on Letcher Road.

The subject property was also reviewed as Preliminary Plan 4-00033, which was submitted for review July 7, 2000, and a TCPI for Lots 1 and 2 (TCPI/23/00). Lots 1 and 2 represented a subdivision of Lot 4 (JWB L. 1824 F.285) which was shown on TCPIL/89/94. On this plan Lot 4 was shown to be 11.7380 acres in size.

A pre-preliminary plan, P-01004, was submitted for review in June 2001. The area of the pre-preliminary had been reduced by 0.878 acre from the previous submittal; the parcel boundary stopped on the north side of the proposed 30-foot-wide private drive shown on the plan, and did not include the portion of the site labeled 25' Common Access Easement & PUE.

A perennial stream has been identified in the northwest corner of the site. The site is located in the Spice Creek watershed, which is a tributary of the Patuxent River. No wetlands or 100-year floodplain have been identified on this plan, and the plan notes indicate that none exist on this site.

The soils on the site are in the Westphalia, Galestown, and Sandy Land series. Westphalia soils have a K factor of 0.43, and may present an erosion problem on steep slopes. No Marlboro clay has been identified on this site.

No noise concerns have been identified related to this site. The site is in sewer and water categories S-6 and W-6. Private water and sewer are proposed. No rare, threatened or endangered species, cemeteries, historic sites, or scenic/historic roads have been identified on or adjacent to the subject property. This site is not located within a designated Rural Legacy Area.

2. Community Planning The subject property is within the limits of the *Subregion VI Master Plan* in Planning Area 86B in the Baden Community, approved September 1993. The master plan land use recommendation for this property is for a Low-Rural land use. This property was retained in the O-S Zone in the *Sectional Map Amendment for the Subregion VI Study Area*, approved May 1994.

The proposed development of two, five-acre lots is consistent with the type of residential development envisioned in the Subregion VI Master Plan. There are no outstanding planning issues associated with this application.

3. Parks and Recreation In accordance with Section 24-134(a) of the Subdivision Regulations, the subject preliminary plan is exempt from the requirement of mandatory dedication of parkland because the lots proposed are greater than one acre in size.
4. Trails There are no master plan trail issues associated with this application.

5. Transportation•The application is a preliminary plan of subdivision for a residential development consisting of two single-family dwelling units. The proposed development would generate 2 AM and 2 PM peak hour vehicle trips as determined using the *Guidelines for the Analysis of the Traffic Impact of Development Proposals* (April 1989).

The traffic generated by the proposed preliminary plan would impact the intersection of Baden-Naylor Road and Letcher Road East. The intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined Level-of-Service D (LOS D) as the lowest acceptable LOS for signalized intersections and a maximum of 50 seconds of delay for unsignalized intersections. The unsignalized intersection identified above, when analyzed under total future traffic as developed using the *Guidelines*, was found to be operating at acceptable LOS.

The Transportation Planning Section concludes that adequate access roads will exist as required by 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 public 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 determined that the subdivision is exempt from an 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 fire and rescue facilities and concluded the following.
- a. The existing fire engine service at Baden Fire Station, Company 36, located at 16608 Brandywine Road, has a service response time of 2.49 minutes, which is within the 5.25-minute response time guideline.
  - b. The existing ambulance service at Baden Fire Station, Company 36, located at 16608 Brandywine Road, has a service response time of 2.49 minutes, which is within the 6.25-minute response time guideline.
  - c. The existing paramedic service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service response time of 9.17 minutes, which is beyond the 7.25-minute response time guideline. The nearest fire station, Baden, Company 36, is located at 16608 Brandywine Road, which is 2.49 minutes from the development. This facility would be within the recommended response time for paramedic service.

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 V-Clinton. In accordance with Section 24-122.01(c) of the Subdivision Regulations the existing county police facilities will be adequate to serve the proposed School Run Estates development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department●The proposed subdivision is to be developed on private water and sewer systems. Each lot has adequate sewage disposal areas. The Health Department has no issues associated with the approval of the proposed preliminary plan.
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, #008007130, 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. Access Easements●The tax map describes the parcels that are impacted by these deeds referred to above as Parcels 6, 12, 7, 61 and 84. Parcel 6, which is the subject of this application, has frontage on and access via the existing access easements which abut the south property line. The easement extends west from Letcher Road East. The easement provides access for Parcel 6, Parcel 12 and Parcel 7, which are all along the north side of the easement running from east to west. The newly created easement, which is south, extends west but from Baden Naylor Road which forks to the east from Letcher Road East. The easement crosses Parcel 61 and terminates along the east property line of Parcel 84. Parcel 84 will be served by the new easement. Parcel 61, which fronts on Baden Naylor Road, is proposed with direct vehicular access to the public street.

Parcels 84 and 61 are on the south side of the existing easement created under Liber 5370 Folio 47 and are denied access to the existing easement which currently serves the subject property. Access onto the easement on which Parcel 6 has frontage is restricted to Parcels 6, 12 and 7. Parcel 61 is the sole user of the easement created by Liber 14597 Folio 113 across Parcel 84 to the south. The subdivision of Parcel 6 will add one lot to the use of the easement, for a total of four. The proposed subdivision is in conformance to Section 24-128(b) of the Subdivision Regulations.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, #008007130.

2. The final plat of subdivision shall contain the following note:

■Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/23/00-01), 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.●

3. Prior to issuance of any permits, a Type II TCP shall be approved.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/23/00-01.