

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



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PRELIMINARY PLAN

4-01082

Application	General Data
<div>Project Name:</div> <div>BERWYN HEIGHTS (S.E.C.U.), LOTS 26 & 27</div> <div>Location:</div> <div>South side of Greenbelt Road, 100 feet east of 60th Avenue.</div> <div>Applicant/Address:</div> <div>State Employees Credit Union 971 Corporate Boulevard Linthicum Heights, MD 21090</div>	Date Accepted10/11/01
	Planning Board Action Limit12/19/01
	Tax Map & Grid034/A-01
	Plan Acreage2.06
	ZoneC-S-C
	Lots2
	Parcels0
	Planning Area67
	Council District03
	MunicipalityBERWYN HEIGHTS
	200-Scale Base Map213NE05

Purpose of Application			Notice Dates	
COMMERCIAL SUBDIVISION			Adjoining Property Owners (CB-15-1998)	
			Previous Parties of Record (CB-13-1994)	
			Sign(s) Posted on Site 11/20/01	
			Variance(s): Adjoining Property Owners	
Staff Recommendation			Staff Reviewer: Del Balzo	
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 Plan of Subdivision 4-01082
Berwyn Heights, Lots 26 and 27

OVERVIEW

The subject property consists of 2.07± acres of land in the C-S-C Zone. It is improved with a bank (State Employees Credit Union) and a single-family detached dwelling which is also used as an office. The property is currently identified as Lot 25, Block 29, Berwyn Heights, Record Plat VJ 191 @ 5, recorded in 2000. That plat was a consolidation of 7 lots in the Charlton Heights subdivision, recorded more than 100 years ago. The applicant proposes to resubdivide the property into two lots. The bank and dwelling/office will each be located on separate lots.

SETTING

The subject property is located on the south side of Greenbelt Road, approximately 100 feet east of its intersection with 60th Avenue in the Town of Berwyn Heights. It also has frontage on 60th Avenue and Cunningham Drive. Commercial uses abut the property to the north along Greenbelt Road and the northern parts of 60th Avenue and Cunningham Drive. Residential uses abut the property to the south.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues The site is relatively flat, sloping toward the south, and drains into unnamed tributaries of Indian Creek within the Anacostia River Watershed. There are no streams, wetlands or 100-year floodplains identified on the subject property. The predominant soil type on the site is Christiana. This soil series generally exhibits moderate limitations to development due to high shrink-swell potential. There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. According to the Sewer Service and Water Service maps produced by DER, the property is in categories S-3 and W-3. There are no known rare, threatened, or endangered species in the general region listed by the State of Maryland. No noise concerns have been identified related to this site.

This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site contains more than 10,000 square feet of woodlands and does not have a previously approved Tree Conservation Plan. A Tree Conservation Plan will not be required. A Letter of Exemption has been issued and is in the file.

There are no apparent environmental impacts associated with this proposal.

2. Community Planning The 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* recommends that the subject property be developed with retail and office uses. The property abuts the Charlton Heights/Berwyn Heights Historic Community (67-22). This community contains one National Register Site, seven historic sites and three Historic Resources. The 1990

Adopted Langley Park-College Park-Greenbelt Sectional Map Amendment (Planning Areas 65, 66 and 67) rezoned the subject property from C-1 and C-2 to C-S-C. There are no master plan issues raised by this application.

3. Parks and Recreation ● The proposal is exempt from the requirements of Section 24-134 of the Subdivision Regulations for mandatory park dedication because the property is in a nonresidential zone and no additional dwelling units are proposed.
4. Trails ● There are no master plan trails issues associated with this application.
5. Transportation ● There is an existing residence on one proposed lot and an existing bank and related facilities on the second lot. No additional development is planned as a part of this application.

The table in Section 27-462, which defines setbacks for commercial zones, indicates that the standard right-of-way in front of a commercially zoned property is 70 feet, or 35 feet from center line. Neither 60th Avenue nor Cunningham Drive meets the commercial standard. This zoning regulation exists primarily for determining appropriate setbacks and is not necessarily intended to provide additional right-of-way, but staff can ask for additional right-of-way if deemed necessary by the operating agency. The application was referred to the Town of Berwyn Heights on October 25, 2001. The town operating agency for these streets has not indicated a need for additional right-of-way; therefore, no further dedication along either street will be needed. Staff realizes that any expansion of these rights-of-way would affect existing structures; therefore, staff supports maintaining the existing rights-of-way.

The subdivision would generate no net trips as a result of the resubdivision. There would be no resulting impact on traffic operations at the MD 193/60th Avenue intersection, which is the development's critical intersection, as a result of the resubdivision.

Given these findings, adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved.

6. Schools ● The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public school 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 January 2001) (CR-4-1998). The proposed subdivision is exempt from the Adequate Public Facilities test for schools because it involves a commercial use and no additional dwelling units are proposed.
7. Fire and Rescue ● The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public fire and rescue facilities.
 - a. The existing fire engine service at Branchville Road Fire Station, Company 11, located at 4905 Branchville Road, has a service response time of 1.23 minutes, which is within the 3.25-minute response time guideline.

- b. The existing ambulance service at Berwyn Heights Fire Station, Company 14, located at 8811 60th Avenue, has a service response time of 0.33 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 2.65 minutes, which is within the 7.25-minute response time guideline.
- d. The existing ladder truck service at Berwyn Heights Fire Station, Company 14, has a service response time of 0.33 minutes, which is within the 4.25-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*. The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine, ambulance, ladder truck, and paramedic services.

- 8. Police Facilities • The proposed development is within the service area for District I-Hyattsville. In accordance with Section 24-122.1(c) of the Subdivision Regulations of Prince George's County, existing county police facilities will be adequate to serve the proposed Berwyn Heights development.
- 9. Health Department • There is a drum on proposed Lot 27. At this time, the Health Department is unaware of the contents of the drum. The Health Department requires that the applicant dispose of the drum after a licensed hazardous waste company evaluates its contents. If it is deemed to be hazardous, a manifest indicating where the material is being discarded must be provided to the Health Department prior to approval of the final plat.
- 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, # 008003580, 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 plan shows the required 10-foot-wide public utility easement along 60th Avenue and Greenbelt Road, but not along Cunningham Drive. Prior to signature approval, the preliminary plan will need to be revised to include this segment of the public utility easement. This easement will be shown on the final plat.
- 12. Town of Berwyn Heights • The application was referred to the Town of Berwyn Heights on October 25, 2001. As of this date, no referral response has been received.

RECOMMENDATION

APPROVAL, subject to the following conditions:

- 1. Development of this site shall be in conformance with the approved stormwater concept plan, Concept #008003580, or any revisions thereto.

2. Prior to signature approval, the preliminary plan shall be revised to graphically depict all the 10-foot public utility easement, including that along Cunningham Drive.
3. Prior to approval of the final plat, the applicant shall demonstrate, to the satisfaction of the Health Department, that the drum on proposed Lot 27 has been discarded in accordance with state and county requirements.