

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-02009  
Radford, Lot 57 & 58

OVERVIEW

The proposed subdivision consists of 1.52 acres and is zoned R-R. The subject property is part of Lot 56 on Tax Map 115, in Grid C-1. All of Lot 56, being two acres, was originally created from acreage in 1938 pursuant to a final plat of subdivision recorded in land records, BB 6 @ 76. Lot 56 was further subdivided in 1980 by deed (Liber 5314 Folio 992) which created the part of Lot 56 which is the subject of this preliminary plan of subdivision.

The applicant is proposing to subdivide this part of Lot 56 into two lots, both meeting the conventional 20,000-square-foot minimum lot size required in the R-R Zone. Proposed Lot 57 is 38,215 square feet and is a flag lot. The minimum lot size in the case of a flag lot is exclusive of the flag stem as discussed further in Finding 12 of this report. Proposed Lot 58 is 21,360 square feet and improved with an existing dwelling and associated driveway.

The existing driveway which serves the dwelling on proposed Lot 58 has two points of access onto Lumar Drive, a proposed 60-foot right-of-way. One point of access is located on proposed Lot 58, the other over the proposed flag stem of Lot 57. The access over Lot 57, in order to remain, should be placed in an easement. However, the Subdivision Regulations restrict the use of an easement to serve a single-family dwelling and would not permit it in this case for primary access. Proposed Lot 58 is demonstrating frontage on and its primary direct vehicular access to a public street with the access over Lot 57 being a secondary point of access.

Although secondary points of access are not restricted in the same manor as primary access points, in order to reduce the cause for discrepancies to arise between future property owners, the secondary point of access over Lot 57 should be removed. The final plat of subdivision should address this issue by denying access from Lot 58 across the flag stem of Lot 57. Lot 57 will continue to enjoy the use of the existing access directly to Lumar Drive located in the northeast portion of the property.

SETTING

The property is located on the southwest side of Lumar Drive, southeast of Allentown Road in the Allentown Community. The property is approximately 200 feet northwest of the intersection of Lumar Drive and Gibbons Drive. The property to the northwest is zoned R-R and is undeveloped. To the southeast is R-R-zoned land developed with single-family dwellings. The area is primarily developed with conventional and large-lot residential development.

## 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 in size and contains more than 10,000 square feet of woodlands. A Tree Conservation Plan (TCP) and Forest Stand Delineation (FSD) are required. The FSD has been found to address the requirements for a simplified FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual.

This 1.52-acre property in the R-R Zone has a 20 percent Woodland Conservation threshold, resulting in a requirement of 0.30 acre and a replacement requirement of 0.02 acre, for a total requirement of 0.32 acre of woodland conservation. This requirement is proposed to be satisfied with 0.35 acre of on-site preservation.

The notes on the TCPI contain ■generic blanks● which have not been completed. Prior to signature approval of the TCPI all information in the Tree Conservation Plan notes should be completed. In addition the Type I TCP contains a note on proposed Lot 57 that labels the Woodland Conservation Area as a ■Tree Preservation Easement.● Because this will not become an easement, this label should be changed and be replaced with ■Woodland Conservation Area.● A DER approved Stormwater Management Concept Approval Letter has not been submitted with this plan. Prior to signature approval a copy of the Stormwater Management Concept Approval Letter should be submitted.

This 1.52-acre site is wooded on the southwest portion of the site. A review of the information available indicates that streams, wetlands, 100-year floodplain, or steep and severe slopes are not found to occur on this property. The site is located in the Tinkers Creek watershed, which is a tributary to the Potomac River. The soils found to occur on this property, according to the Prince George's County Soil Survey, include the Beltsville series which have a K factor of 0.43 and are considered highly erodible. There are no rare, threatened, or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources , Natural Heritage Program. No historic or scenic roads are affected by this proposal. The sewer and water service categories are S-3 and W-3.

2. Community Planning●The proposed residential subdivision, located in the Allentown Community, is in conformance with the policies of the 1981 *Subregion VII Master Plan*.

The 2000 Interim General Plan locates this property within the Developing Tier. The property is in Planning Area 76B in the Allentown Community. The 1984 *Subregion VII SMA* classified the subject property in the R-R Zone with a land use recommendation for low Suburban Residential at a density of up to 2.6 dwelling units per acre.

The proposed residential subdivision, located in the Allentown Community, is in conformance with the policies of the 1981 *Subregion VII Master Plan*.

3. Parks and Recreation●In accordance with Section 24-134(a) of the Subdivision Regulations, the Park Planning and Development Division recommends that a payment of a fee-in-lieu of parkland dedication be made for Lot 57 because the land available for dedication is

unsuitable due to its location and topography. Lot 58 is exempt pursuant to Section 24-134(a)(3) because it is improved with a dwelling unit.

4. Trails●There are no master plan trail issues associated with this application.
5. Transportation●The proposed additional development would generate 1 AM and 1 PM peak-hour vehicle trip as determined using *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The traffic generated by the proposed subdivision would impact traffic operations at the Allentown Road/Lumar Drive intersection, which is signalized. The staff has no recent counts at this location. Past analyses done at other nearby locations have found nearby intersections to be operating within established level-of-service standards.

The staff has determined that 1 AM and 1 PM peak-hour trips generated by the site are sufficiently minor that they would have a de minimus impact on peak-hour traffic operations at this location.

The Transportation Planning Section 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.

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 *Adequate Public Facilities Regulations for Schools* (CR-23-2001) and concluded the following:

**Finding**

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 6	Middle School Cluster 3	High School Cluster 3
Dwelling Units	1 sfd	1 sfd	1 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	0.24	0.06	0.12
Actual Enrollment	4,549	4,959	9,317
Completion Enrollment	122	43	172
Wait Enrollment	10	15	30
Cumulative Enrollment	0	0	0
Total Enrollment	4,681.24	5,017.06	9,519.12
State Rated Capacity	4,512	5,114	8,767
Percent Capacity	103.75%	98.10%	108.56%
Funded School	N/A	N/A	Surrattsville addn.

Source: Prince George's County Planning Department, M-NCPPC, January 2002

The affected high school cluster percent capacity is greater than 105 percent. The Surrattsville addition is the Funded School in the affected high school cluster. Therefore this subdivision can be approved with a three-year waiting period.

Based on this information, staff finds that the subdivision may be approved subject to conditions, in accordance with Section 24-122.02.

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 Allentown Road Fire Station, Company 32, located at 8709 Allentown Road, has a service response time of 2.84 minutes, which is within the 5.25-minute response time guideline.
  - b. The existing ambulance service at Allentown Road Fire Station, Company 32, located at 8709 Allentown Road, has a service response time of 2.84 minutes, which is within the 6.25-minute response time guideline.
  - c. The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service response time of 9.66 minutes, which is beyond the 7.25-minute response time guideline.
  - d. The existing paramedic service located at Allentown Road Station, Company 47, is beyond the recommended response time guideline. The nearest fire station Allentown Road, Company 32, is located at 8709 Allentown Road, which is 2.84 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 police. In accordance with Section 24-122.01(c) of the Subdivision Regulations, the existing county's police facilities will be adequate to serve the proposed Radford development.
9. Health Department●The existing abandoned shallow well must be backfilled and sealed in accordance with the Code of Maryland Regulations 26.04.04 by a licensed well driller or witnessed by a representative from their Environmental Engineering Program prior to record plat approval.
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, #8323761-2000, 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.

12. Flag Lot Development • The proposal includes one flag lot, proposed Lot 58. Flag lots are permitted in the R-R Zone pursuant to Section 24-138.01 of the Subdivision Regulations. The proposed flag lot satisfies the design standards found in Section 24-138.01(d) as follows:
- a. **A maximum of two tiers are permitted.** The applicant is proposing only one flag lot.
  - b. **The flag stem has a minimum width of 25 feet for the entire length of the stem.** The applicant is proposing a 25-foot-wide flag stem.
  - c. **The net lot area, exclusive of the stem, must meet the minimum lot size standard.** Based on the scale drawing, the net lot area of Lot 57 is approximately 33,587 square feet exclusive of the 4,925 square-foot flag stem, exceeding the minimum 20,000 square feet of net lot area for conventional development in the R-R Zone.

Section 24-138.01(d)(6) of the Subdivision Regulations requires that the preliminary plan demonstrate compliance to the *Landscape Manual* where a rear yard is oriented toward a driveway that accesses other lots, or toward a front or side of another lot. The applicant has submitted Exhibit A demonstrating conformance. The preliminary plan should be revised to reflect the applicant's Exhibit A

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

- 1. Prior to signature approval of the TCPI, all information in the Tree Conservation Plan notes shall be completed and the ■Tree Preservation Easement• language shall be removed and replaced with ■Woodland Conservation Area.•
- 2. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, #8323761-2000.
- 3. Prior to signature approval the preliminary plan shall be revised:
  - a. To demonstrate conformance to the ■A Bufferyard• as defined by the *Landscape Manual*.
  - b. To reflect applicant Exhibit ■A.•
- 4. Development of this subdivision shall be in compliance with the Type I Tree Conservation Plan (TCPI/11/01). The following note shall be placed on the Final Plat of Subdivision:
  - Development is subject to the restrictions shown on the approved Type I Tree Conservation Plan (TCPI/11/01), 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 is a violation of an approved Tree Conservation Plan and

will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.●

5. Prior to signature approval of the Preliminary Plan the applicant shall submit the Stormwater Management Concept Approval Letter, #8323761-2000.
6. Prior to the issuance of building permits, a Type II Tree Conservation Plan shall be approved.
7. At the time of approval of the final plat of subdivision the applicant,, his heirs, successors and or assignees shall pay a fee-in-lieu of parkland dedication for lots under one acre in size.
8. No building permits shall be issued for this subdivision until the percent capacity, as adjusted pursuant to the School Regulations, at all the affected school clusters is less than or equal to 105 percent, or 3 years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement whereby the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council to construct or secure funding for construction of all or part of a school to advance capacity.
9. Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department prior to final plat.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/11/01