

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

4-02013

Application	General Data
Project Name:	Date Accepted 02/19/02
PETTIT PROPERTY	Planning Board Action Limit 07/08/02
Location:	Tax Map & Grid 002/D-03
Northwest side of Bond Mill Road, approximately 100 feet north of the intersection of Bond Mill Road and McCahill Drive.	Plan Acreage 1.38
Applicant/Address:	Zone R-R
Dawn Pettit	Lots 2
10750 Rhode Island Avenue	Parcels 0
Beltsville, MD 20705	Planning Area 60
	Council District 01
	Municipality N/A
	200-Scale Base Map 221NE06

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 6/5/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	Staff Reviewer: Whitney Chellis
APPROVAL	APPROVAL WITH CONDITIONS
	X
DISAPPROVAL	DISCUSSION

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-02013
Pettit Property, Lots 1 and 2

OVERVIEW

The proposed subdivision consists of 1.38 acres and is zoned R-R. The subject property is known as Parcel 53 on Tax Map 2, in Grid D-3, never having been the subject of a record plat. The applicant is proposing to subdivide Parcel 53 into two lots, both exceeding the 20,000-square-foot minimum lot size required for conventional development in the R-R Zone. Proposed Lot 2 is 43,560 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 10 of this report.

Proposed Lot 1 is 20,033 square feet, however, the preliminary plan does not demonstrate adequate dedication along Bond Mill Road. The plan demonstrates a 64-foot right-of-way when dedication is required to implement an 80-foot right-of-way. With additional dedication Lot 1 will not meet the minimum 20,000-square-foot lot size required in the R-R Zone as proposed. In order to accommodate the minimum lot size for Lot 1 and adequate dedication, the proposed lot line between Lot 1 and Lot 2 must be adjusted. Adequate acreage exists to accommodate a lot line adjustment and meet the minimum lot size for both Lot 1 and Lot 2.

SETTING

The subject property is located on the west side of Bond Mill Road approximately 140 feet north of its intersection with McCahill Drive, south of Brooklyn Bridge Road in West Laurel. The property abutting to the north is zoned R-R and is an acreage parcel improved with one single-family dwelling. To the south is the McCahill Estates subdivision developed with single-family dwellings in the R-R Zone.

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 size and contains more than 10,000 square feet of woodland. A Tree Conservation Plan was required. The Forest Stand Delineation has been reviewed and meets the requirements of the Woodland Conservation Ordinance.

The Type I Tree Conservation Plan has been reviewed. The plan proposes to preserve 0.33 acre of woodland on-site to meet the minimum requirement of 0.33 acre. An additional 0.12 acre of woodland, not part of the area required by the Woodland Conservation Ordinance, is proposed to be preserved on site. The Environmental Planning Section recommends approval of TCPI/9/02 for the subject property.

No Historic or Scenic roads are affected by this proposal. There are no streams, wetlands, or floodplain on the property. There are no significant nearby noise sources. The proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened, or

endangered are known to occur in the general region. According to the sewer service and water service maps produced by the Department of Environmental Resources (DER), the property is in categories S-3 and W-3. The soils information in *Soils Survey for Prince George's County* indicates that the principal soils on the site are in the Glenelg and Manor soils series.

2. **Transportation**•The application is a proposal to subdivide an existing lot. 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 equally impact traffic operations at the MD 198/Bond Mill Road/Old Gunpowder Road intersection, which is signalized, and the Bond Mill Road/Brooklyn Bridge Road intersection, which is unsignalized. The staff has recent counts at the first location, but nothing recent at the second location. Past analyses at the MD 198/Bond Mill Road/Old Gunpowder Road intersection have indicated it to be operating within established level-of-service standards.

The staff has determined that 1 AM and 1 PM peak-hour trip generated by the site is sufficiently minor that they would have a de minimus impact on peak hour traffic operations at either critical intersection.

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 with conditions.

3. **Community Planning**•The subject property is within the limits of the *1990 Master Plan for Subregion I*, in Planning Area 60 in the West Laurel community. The 2000 *Interim General Plan* locates this property in the Developing Tier. The master plan land use recommendation for the property is for suburban density residential development. The proposed subdivision is consistent with the master plan recommendations for this property.
4. **Parks and Recreation**•In accordance with Section 24-134(a) of the Subdivision Regulations, the Park Planning and Development Division recommends that a fee-in-lieu of parkland dedication be required. The land available from the subject site is unsuitable for dedication because of its size and location.
5. **Trails**•The master plan recommends that Bond Mill Road be designated as a Class III bikeway with appropriate signage. Because Bond Mill Road is a county right-of-way, the applicant should provide a financial contribution to the Department of Public Works and Transportation for the placement of this signage. A note should be placed on the final plat for payment to be received prior to the issuance of the first building permit.
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 #	Dwelling Units	Pupil Yield Factor	Subdivision Enrollment	Actual Enrollment	Completion Enrollment	Wait Enrollment	Cumulative Enrollment	Total Enrollment	State-Rated Capacity	Percent Capacity	Funded School
Elementary School Cluster 1	2 sfd	0.24	0.48	5681	117	1	0	5799.48	5105	113.60	n/a
Middle School Cluster 1	2 sfd	0.06	0.12	3367	35	0	0	3402.12	3507	97.01%	n/a
High School Cluster 1	2 sfd	0.12	0.24	4259	59	0	0	4318.24	4123	104.74%	n/a

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

The affected elementary school cluster percent capacity is greater than 105 percent. There are no funded schools in the affected elementary school cluster. Therefore this subdivision can be approved with a six-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 at Laurel Fire Station, Company 10, located at 7411 Cherry Lane, has a service response time of 6.82 minutes, which is beyond the 5.25-minute response time guideline.
 - b. The existing ambulance at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service response time of 7.86 minutes, which is beyond the 6.25-minute response time guideline.
 - c. The existing paramedic at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service response time of 7.86 minutes, which is beyond the 7.25-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*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all residential structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws. Since this is a matter of law, no condition is necessary.

8. **Police Facilities**●The proposed development is within the service area for District VI-Beltsville police station. In accordance with Section 24-122.1(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Pettit Property development. This police facility will adequately serve the population generated by the proposed subdivision.

9. Health Department●The Health Department has no comments regarding this application.
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, #34096-2001-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding.
11. Flag Lot Development●The application includes one flag lot, proposed Lot 1. 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 1 is approximately 39,035 square feet exclusive of the 4,525-square-foot flag stem, exceeding the minimum 20,000 square feet of net lot area for conventional development in the R-R Zone. Adequate square footage exists to the common lot line between Lot a and 2 to accommodate the additional road dedication along Bond Mill Road.

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 towards a driveway that accesses other lots, or towards a front or side of another lot. The applicant has not provided adequate information on the preliminary plan to demonstrate conformance. The preliminary plan should be revised to reflect required bufferyards in accordance with the *Landscape Manual*.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Bond Mill Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.
2. No building permits shall be issued for this subdivision until the percent capacity at all the affected school clusters are less than or equal to 105 percent or six 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.

3. Prior to approval of the Final Plat of Subdivision the applicant, his heirs, successors and or assignees shall pay a fee-in-lieu of parkland dedication.
4. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #34096-2001-00.
5. Prior to signature approval the preliminary plan shall be revised:
 - a. To demonstrate conformance to the *Landscape Manual* for bufferyards as required by Section 24-138.01 of the Subdivision Regulations.
 - b. To demonstrate dedication of 40 feet from the center line of Bond Mill Road.
 - c. Adjust the common lot line between Lot 1 and Lot 2 to provide a minimum of 20,000-square-foot lots.
6. The applicant shall dedicate a right-of-way along Bond Mill Road of 40 feet from the existing center line at the time of Final Plat. Improvements within the dedicated right-of-way shall be determined by DPW&T.
7. The Final Plat shall provide a note that the applicant shall provide driveways with a turnaround capability to Lots 1 and 2, as shown conceptually on the submitted plan, in order to minimize the need for vehicles accessing these lots to back onto Bond Mill Road.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/09/02