

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

*Note:* Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm)

## PRELIMINARY PLAN

**4-02018**

Application	General Data
Project Name:  Highbridge, Rozanski's Addition	Date Accepted 03/07/02
	Planning Board Action Limit 07/24/02
Location:  West side of Highbridge Road, approximately 200 feet south of Zircon Drive.	Tax Map & Grid 37 B-2
	Plan Acreage 1.40
	Zone R-R
	Lots 2
Applicant/Address:  Ronald M. & Mildred Rozanski 7010 High Bridge Road Bowie, MD 20720	Parcels 0
	Planning Area 71A
	Council District 04
	Municipality N/A
	200-Scale Base Map 209NE12

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 06/24/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	
Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-02018  
Rozanski's Addition to Highbridge, Lots 1 and 2

OVERVIEW

The proposed subdivision consists of 1.4 acres of land and is zoned R-R. The subject property is known as Parcel 201 on Tax Map 37, in Grid B-2, never having been the subject of a record plat. The applicant is proposing to subdivide Parcel 201 into two lots, both meeting or exceeding the 20,000- square-foot minimum lot size required for conventional development in the R-R Zone. Proposed Lot 1 is 20,000 square feet. Proposed Lot 2 is 33,824 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 11 of this report.

Existing Parcel 201 is improved with a single-family dwelling unit, located 230 feet from the front property line, and an accessory cinder block frame building. The cinder block building appears to be greater in floor area than the existing dwelling. Section 27-107.01(30) of the Zoning Ordinance defines an accessory structure as subordinate to the main dwelling. Subordinate has further been defined as less in square footage than the main building. The applicant was advised of this code requirement. However, this existing situation is not caused nor is it exacerbated by the proposed subdivision and is, therefore, not being reviewed under this application.

SETTING

The subject property is located on the west side of High Bridge Road approximately 340 feet south of its intersection with Zircon Drive, south of Mocking Bird Lane in Bowie. The subject property is located directly across High Bridge Road from the High Bridge Elementary School. To the south and west is one parcel developed with a single-family dwelling unit and accessory structures zoned R-R. To the north are several lots generally developed with single-family dwellings zoned R-R.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Although the entire site is more than 40,000 square feet in size, this property is not subject to the provisions of the Woodland Conservation Ordinance because while, it contains less than 10,000 square feet of woodland. A Tree Conservation Plan is not required.

There is no woodland on the 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 DER, the property is in categories S-3 and W-3. The Prince George's County Soils Survey indicates that the principal soils on the site are in the Sassafras soils series, which pose no significant problems for development. No further action is

needed as it relates to this Preliminary Plan of Subdivision review by the Environmental Planning Section.

2. Community Planning●This property is within the limits of the *Bowie-Collington-Mitchellville and Vicinity Master Plan* (1991) in Planning Area 71A in Community V. The 2000 *Interim General Plan* locates this property in the Developing Tier. The master plan land use recommendation for the subject site is for low suburban. This subdivision is consistent with the recommendations of the master plan.
3. Parks and Recreation●In accordance with Section 24-134(a)(3)(C) of the Subdivision Regulations, Lot 2 is exempt from the requirement of a fee-in-lieu of parkland dedication because at the time of this subdivision the dwelling on Lot 2 legally exists.

In accordance with Section 24-134(a) of the Subdivision Regulations, the Park Planning and Development Division recommends that a fee-in-lieu payment of parkland dedication be required for Lot 1 because the land available for dedication is unsuitable due to its size and location.

4. Trails●There are no master plan trail issues associated with this application.
5. Transportation●The traffic generated by the proposed preliminary plan would impact the unsignalized intersections of Highbridge Road/Fletchertown Road and Highbridge Road/Old Chapel Road. The staff has no recent counts at hand and has determined that 1 AM and 1 PM peak-hour trips generated by the site would have an impact of less than one trip at either location, thereby having a de minimus impact on peak-hour traffic operations. Therefore, 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.

Highbridge Road is shown on the master plan as a collector facility with the dedication of 40 feet from center line as shown on the submitted plan. At the time of final plat approval, the applicant should dedicate a right-of-way along Highbridge Road of 40 feet from the center line of the existing pavement

In order to improve safety, the applicant should provide a driveway with turnaround capabilities on Lot 1 in order to minimize the need for vehicles accessing this lot to back out onto Highbridge Road.

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	1 sfd	0.24	0.24	5864	339	128	0	6331.24	5054	125.27%	Bowie, Whitehall

Cluster 3											
Middle School Cluster 2	1 sfd	0.06	0.06	4397	201	189	1.74	4788.80	3648	131.27%	East Central
High School Cluster 2	1 sfd	0.12	0.12	12045	412	377	3.48	12837.60	10811	118.75%	Frederick Douglass addn.

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

The affected elementary, middle, and high school cluster percent capacities are greater than 105 percent. Bowie and Whitehall are the funded schools in the affected elementary school cluster. East Central is the funded school in the affected middle school cluster. The Frederick Douglass addition is the funded school in the affected high school cluster. Therefore this subdivision can be approved with a three year waiting period.

7. **Fire and Rescue** The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities and concluded the following.

- a. The existing fire engine service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 6.39 minutes, which is beyond the 5.25-minute response time guideline.
- b. The existing ambulance service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 6.39 minutes, which is beyond the 6.25-minute response time guideline.
- c. The existing paramedic service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 6.39 minutes, which is within 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 existing law, no condition is necessary.

8. **Police Facilities** The proposed development is within the service area for District II- Bowie 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 Rozanski's Addition to Highbridge development. This police facility will adequately serve the population generated by the proposed subdivision.

9. Health Department●The Health Department has concerns that there may be abandoned wells found within the subject property. Any abandoned wells must be properly disposed of by a licensed well driller or witnessed by a representative of the Health Department.
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 has been submitted but not yet approved.
11. Flag Lot Development●The application includes one flag lot, proposed Lot 2. 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 45-foot-wide flag stem to accommodate the existing location of the driveway serving the dwelling located on proposed Lot 2.
  - 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 2 is approximately 27,299 square feet, exceeding the minimum 20,000 square feet of net lot area for conventional development in the R-R Zone. However, the preliminary plan does not distinguish the area of the stem from the net lot area. Prior to the signature approval of the preliminary plan it, should be revised to show the correct net lot area for proposed Lot 2.

Section 24-138.01(d)(6) of the Subdivision Regulations required that the preliminary plan demonstrate compliance to the *Landscape Manual* where a rear yard is oriented towards a driveway that accessed other lots, or towards a front or side yard of another lot. The applicant has provided a proposed landscape plan to demonstrate conformance, however, the preliminary plan should be revised to reflect the required bufferyards in accordance with the *Landscape Manual*.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. 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 three 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 where by 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.
2. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept. Prior to signature approval of the preliminary plan, the applicant shall submit a copy of the approval letter
3. Prior to signature approval the preliminary plan shall be revised:

- a. To provide the net lot area for Lot 2, exclusive of the flag stem.
  - b. To demonstrate conformance to the *Landscape Manual* in accordance with Section 24-138.01(d)(6) of the Subdivision Regulations.
  - c. To provide a public utility easement over the flag stem of Lot 2.
  - d. To provide the Stormwater Management Concept approval number and date.
- 4. The final plat of subdivision shall reflect a note requiring that the building permit for the construction of the dwelling on Lot 1 shall demonstrate a driveway with turnaround capabilities in order to minimize the need for vehicles accessing this lot to back out onto Highbridge Road.
  - 5. Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licenced well driller or witnessed by a representative of the Health Department prior to final plat approval.

STAFF RECOMMENDS APPROVAL.