

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

PRELIMINARY PLAN

4-02020

Application	General Data
Project Name: Raymond Property	Date Accepted 03/12/2002
	Planning Board Action Limit 05/20/2002
Location: East side of High Bridge Road, Approx. 600 feet north of its intersection with Old Chapel Road	Tax Map & Grid 037C-3
	Plan Acreage 1.35
	Zone R-R
Applicant/Address: Linda McClintock 6901 High Bridge Road Bowie, Maryland 20720	Lots 2
	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 07/02/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	
Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION

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.

	X		
--	---	--	--

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-02020
Raymond Property, Lots 1 and 2

OVERVIEW

The proposed subdivision consists of 1.35 acres of land and is zoned R-R. The subject property is known as Parcel 126 on Tax Map 37, in Grid C-3, never having been the subject of a record plat. The applicant is proposing to subdivide Parcel 126 into two lots, both exceeding the 20,000-square-foot minimum lot size required for conventional development in the R-R Zone. Proposed Lot 1 is 24,970 square feet. Proposed Lot 2 is 28,625 square feet and is a flag lot. The minimum size in the case of a flag lot is required exclusive of the flag stem as discussed further in Finding 11 of this report.

Existing Parcel 126 is improved with a single-family dwelling unit and an accessory detached garage. The proposed subdivision will locate the existing dwelling and garage on Lot 1. The proposed dwelling will be located on Lot 2, which is the flag lot. Access to the existing detached garage is along the south property line of existing Parcel 126 and will remain to serve the dwelling located on proposed Lot 1. Access to Lot 2 will be via the flag stem along the north property line of existing Parcel 126.

SETTING

The subject property is located on the east side of High Bridge Road approximately 450 feet north of Old Chapel Road in the Highbridge neighborhood. Across High Bridge Road from the subject site is High Bridge Park. Abutting to the north is a parcel developed with a single-family dwelling. To the east is vacant land and to the south is a parcel also developed with a single-family dwelling unit. All of the abutting land is zoned R-R. High Bridge Elementary School is located 850 feet north of the subject site along the east side of High Bridge Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental On the basis of the Forest Stand Delineation (FSD), a determination has been made that the site contains less than 10,000 square feet of contiguous woodlands and is exempt from the provisions of the Woodland Conservation Ordinance. A Tree Conservation Plan is not required. The subject property has not been previously reviewed by the Environmental Planning Section as part of any development process.

A review of available information indicates that no streams, wetlands, Marlboro clay, steep and severe slopes, or 100-year floodplains are found to occur on this property. The site is located in the Horsepen Branch watershed, which is a tributary to the Patuxent River. According to the Prince George's County Soil Survey, the soils found to occur on this property are in the Collington and Shrewsbury series. Collington soils exist on the preponderance of the site, and pose few difficulties to development. Shrewsbury soils, which are found in a small area in the southeast corner of the site, are in hydrologic soils group D, and may exhibit a high water table and poor drainage. 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, cemeteries or historic resources are affected by this proposal. The sewer and water service categories are S-3 and W-3.

2. Community Planning The subject site is located within the limits of *The Bowie-Collington-Mitchellville and Vicinity Master Plan* (1991), in Planning Area 71A in Community IV. The property is identified in the Developing Tier in the *2000 Interim General Plan*. The master plan land use recommendation for this property is for low-suburban development. There are no master plan public facilities impacting this property. The proposed subdivision is consistent with the master plan recommendations.
3. Parks and Recreation In accordance with Section 24-134(a)(3)(C) of the Subdivision Regulations, Lot 1 is exempt from the requirement of mandatory dedication of parkland because at the time of this subdivision the dwelling is legally existing.

In accordance with Section 24-134(a) of the Subdivision Regulations, Lot 2 is subject to the requirements of mandatory dedication of parkland. The Park Planning and Development Division recommends the payment of a fee-in-lieu of dedication 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. However, a standard sidewalk is recommended along the property's frontage to accommodate pedestrian traffic to the elementary school to the north.
5. Transportation The application is a proposal to subdivide an existing acreage parcel. 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 the unsignalized intersections of High Bridge Road/Fletchertown Road and High Bridge Road/Old Chapel Road. The staff has no recent counts at either location.

The staff has determined that 1 AM and 1 PM peak-hour trips generated by the site would have an impact of less than one peak-hour trip at either critical intersection, which is sufficiently minor that the site would have a de minimus impact on peak- hour traffic operations at either intersection.

High Bridge Road is a master plan collector facility within an 80-foot right-of-way, as identified on the *Bowie, Collington, Mitchellville, and Vicinity Master Plan*. At the time of final plat approval, the applicant should dedicate right-of-way along High Bridge Road of 40 feet from the center line of the existing pavement as provided for on the proposed preliminary plan of subdivision. In addition, the applicant should provide driveways to each lot with a turnaround capability in order to minimize the need for vehicles accessing this lot to back onto High Bridge Road. However, Lot 1 is developed, and therefore, a condition for a driveway with turnaround capabilities will be placed only on Lot 2.

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 with conditions.

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 3	1 sfd	0.24	0.24	5864	339	128	0	6331.24	5054	125.27%	Bowie, Whitehall
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.

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 public facilities and concluded the following:
- The existing fire engine service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 5.83 minutes, which is beyond the 5.25-minute response time guideline.
 - The existing ambulance service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 5.83 minutes, which is within the 6.25-minute response time guideline.
 - The existing paramedic service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 5.83 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 Raymond property development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department●The Health Department has reviewed the proposed preliminary plan of subdivision and will require that any abandoned well or septic system found within the confines of the property be backfilled and sealed in accordance with COMAR 26.04.04. The Health Department has no other outstanding issues.
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 approval letter, #35009-2002-00, has been issued and the site reviewed to ensure that development of this site would not result in on-site or downstream flooding. Development must be in accordance with the concept approval letter.
11. Flag Lot Development●Flag lots are permitted in the R-R Zone pursuant to Section 24-138.01 of the Subdivision Regulations. The proposed flag lot (Lot 2) 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 to accommodate 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.** Lot 2 is approximately 28,625 square feet. The flag stem serving Lot 2 is approximately 5,675 square feet. Therefore, the net lot area of Lot 2 is 22,950 square feet, which exceeds 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 yard of another lot. The applicant has provided a proposed landscape plan to demonstrate conformance to 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 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.
2. At the time of final plat approval, the applicant shall dedicate a right-of-way along High Bridge Road of 40 feet from the center line of the existing pavement.
3. The final plat shall carry a note that the applicant shall provide a driveway with a turnaround capability on Lot 2 in order to minimize the need for vehicles backing onto High Bridge Road.
4. 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.
5. 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 for Lot 2.
6. Development of this subdivision shall be in accordance with the Stormwater Management Concept approval letter #35009-2002-00.
7. Prior to signature approval, the preliminary plan shall be revised to reflect the Stormwater Management Concept approval letter and approval date.

STAFF RECOMMENDS APPROVAL OF A TYPE I TREE CONSERVATION PLAN.