

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.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

## PRELIMINARY PLAN

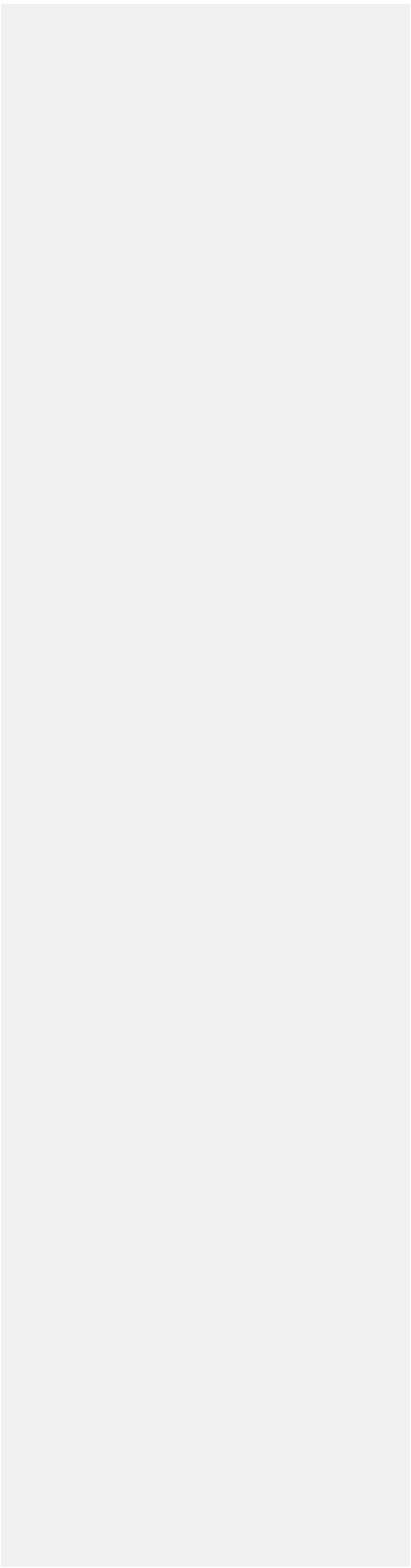
**4-02037**

Application	General Data
Project Name:  <b>CLAGGETT LANDING - PHASE 3</b>  Location:  Southeast quadrant of Alicia Drive and Eleanor Drive, approximately 400 feet east of Heritage Hills Drive.  Applicant/Address:  Rose Seven Hills, LC 13972 Baltimore Boulevard Laurel, MD 20707	Date Accepted 05/06/02
	Planning Board Action Limit 07/14/02
	Tax Map & Grid 078/A-03 & 04
	Plan Acreage 22.73
	Zone R-A
	Lots 7
	Parcels 0
	Planning Area 74B
	Council District 06
	Municipality N/A
	200-Scale Base Map 202SE15

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	06/28/02
			Variance(s): Adjoining Property Owners	N/A
Staff Recommendation			Staff Reviewer: Del Balzo	
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.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-02037  
Claggett Landing, Phase III

OVERVIEW

The subject property consists of 22.73 $\nabla$  acres of land in the R-A Zone. It is undeveloped but has been recorded as Lots 6 and 7, Block ■B• and Lot 1, Block ■A• in the Claggett Landing Subdivision (VJ 189-24 and VJ 189-25). Preliminary Plan 4-98066 was approved in 1999. During that review process, the applicant proposed developing this portion of the site as shown in the current application. However, due to percolation test problems, the several proposed lots were platted as three lots. The applicant has obtained Health Department approval of additional perc sites and now proposes to resubdivide the three lots into seven lots. A large part of the property is within the Patuxent River Primary Management Area.

SETTING

The property is on the south side of Claggett Landing Road, approximately 7,000 feet east of US 301. To the west is Heritage Hills, a subdivision of single-family homes in the R-A Zone. To the south and east is the recorded Claggett Landing Subdivision. To the north is a large parcel in the R-A Zone. The Claggett house at Cool Spring Manor, listed as a County Historic Resource, occupies the northern parcel.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues•There are streams and channel-side wetlands on the property associated with the Patuxent River watershed. There is no floodplain on the property. Current air photos indicate that 60 percent of the site is wooded. No Historic or Scenic roads are affected by this proposal. There are no 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-6 and W-6; it will be served by private systems. The ■Prince George's County Soils Survey• indicates that the principal soils on the site are in the Collington, Westphalia, and Bibb soils series.

This site is subject to the provisions of the Woodland Conservation Ordinance because a Tree Conservation Plan has been approved for the site.

The approved Tree Conservation Plan, TCP I/3/98, allows for 27.09 acres of on-site woodland preservation and 10.75 acres of off-site preservation in Phase 4 of Claggett Landing to meet the minimum requirement of 33.38 acres. A Type II Tree Conservation Plan, TCP II/72/99, was approved by staff prior to the issuance of a grading permit for the site. Single-family residential

structures have been constructed on Lots 1, 2, and 3 of Phase 1. The applicant has proposed some minor changes to TCPI/3/98 which do not affect the preservation of priority woodlands on the site. Prior to issuance of any building or grading permits, the Type II Tree Conservation Plan, TCPII/72/99, will need to be revised to conform with the changes to the Type I Tree Conservation Plan. The Type II Tree Conservation Plan shall provide more accurate computations because it will be based upon final grading for actual structures and not just schematic house locations as shown on the Type I TCP. The Type II TCP will need to adhere to the requirement that areas contributing to woodland conservation areas must be at least 35 feet wide

There are wetlands, streams, and floodplain on this site. The site contains significant natural features, which are required to be protected under Section 24-130(b)(5) of the Subdivision Regulations. During the review of 4-98066, the Planning Board approved variation requests for disturbance to the Patuxent River Primary Management Area (PMA) and required the delineation of conservation easements on the final plats. The plan correctly shows the Patuxent River PMA preservation area limit and the recorded conservation easements. Although a new septic forced main is proposed, it is within the previously approved limits of disturbance. No new impacts are proposed with this application. The conservation easements and associated notes shown on VJ-189-24 and VJ-189-25 should be carried forward onto all future record plats.

Marlboro clay is a significant factor in designing this subdivision. A 1.5 safety factor line was established during prior reviews for this site and noted on the record plats as building restriction lines (BRL). The BRLs are correctly shown on the current application. The BRLs and associated notes shown on VJ-189-24 and VJ-189-25 should be carried forward onto all future record plats.

2. Community Planning●The 2000 Interim General Plan placed the property in the Developing Tier. The (1991) *Bowie-Collington-Mitchellville & Vicinity Master Plan* recommends large lot development for the property. The (1991) *Bowie-Collington-Mitchellville & Vicinity Sectional Map Amendment* retained the R-A Zone. There are no master plan issues raised by the proposed subdivision.
3. Parks and Recreation●The proposal is exempt from the mandatory park dedication requirements of Section 24-134 of the Subdivision Regulations because all proposed lots are greater than one acre in size.
4. Trails●There are no master plan trails issues associated with this application.
5. Transportation●The application is a proposal to subdivide three existing platted lots into seven lots, for a net additional development of four lots. The proposed additional development would generate 3 AM and 4 PM peak-hour vehicle trips as determined using *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The traffic generated by the proposed subdivision would impact the intersections of US 301/ Claggett Landing Road and US 301/Trade Zone Avenue. The staff has older counts at this location.

The US 301/Trade Zone Avenue intersection is programmed for improvement with 100 percent construction funding within the next six years in the current Prince George's County Capital Improvement Program (CIP). The proposed improvements along US 301 will cost \$24 million for construction. Of this total cost, \$2.5 million will be contributed by developers and the remainder will be provided by the State of Maryland. The contribution for the subject property was determined in staff's review of preliminary plan of subdivision 4-98066 (which established the three existing platted lots), and staff believes a similar contribution of \$408.12 per residence should apply to each existing lot plus each new lot. This amount is stated in 1989 dollars, and should be adjusted to account for the effects of inflation.

The Prince George's County Planning Board, in the Guidelines, has defined Level-of-Service D (LOS D) as the lowest acceptable operating condition on the transportation system at signalized intersections. The US 301/Trade Zone Avenue intersection, when analyzed with total traffic in consideration of approved developments in the area as developed using the Guidelines, was found to be operating unacceptably (LOS F in both peak hours). When the same intersection is analyzed with the developer-assisted improvements, the intersection was found to be operating acceptably (LOS D in both peak hours).

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 with a condition requiring a fair share contribution toward necessary improvements to the US 301/Trade Zone Avenue intersection.

6. Schools The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001). The proposed subdivision is exempt from the school adequacy test because it is part of a larger subdivision which contains fewer than 36 dwelling units, which will be served by private water and sewerage systems.
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 Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.53 minutes, which is beyond the 5.25-minute response time guideline.
  - b. The existing ambulance service at Bowie Fire Station, Company 43, has a service response time of 5.53 minutes, which is within the 6.25-minute response time guideline.
  - c. The existing paramedic service at Bowie Fire Station, Company 43, has a service response time of 5.53 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*. To alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department requires that a fire suppression system be installed in all residential structures 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 II-Bowie. In accordance with Section 24-122.01(c) of the Subdivision Regulations, existing county police facilities will be adequate to serve the proposed Claggett Landing Phase 3 development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department ● The Health Department raised several issues regarding this plan. Many of the comments contained in the initial Health Department memorandum dated May 24, 2002, have been addressed in the revised preliminary plan. However, concerns remain regarding the proposed sewage disposal system for Lot 9. It is close to the stream and may be in violation of the Maryland Code of Regulations. Prior to signature approval of the preliminary plan, the Health Department should approve a septic system for Lot 9. If a septic system cannot be approved for Lot 9, it should be removed from the plan and its land area incorporated into Lot 8. Septic systems on all other lots should receive final approval prior to signature approval as well.
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, # 8003740-1998-01, 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 preliminary plan does not include the required ten-foot-wide public utility easement. This easement must be added to the preliminary plan prior to signature approval and be included on the final plat.
12. Historic Sites ● Historic Site 74B-15, Claggett House at Cool Spring Manor, is located north of Claggett Landing Road and northeast of the subdivision. Historic Site 74B-16b, Elliott-Beall House, and Historic Resource 74B-16a, William Wells House, are located south of the subdivision. Due to the intervening distance and topography, the proposed subdivision will have no visual effect on either historic site or on the historic resource.
13. Record Plat Notes ● All of the notes on the existing record plats are applicable to this proposal as well, including those regarding conservation easements, tree conservation plans, and access. The notes should all be carried forward to all future final plats. Access to rear parcels is of particular concern in this case. To ensure continued access, the Planning Board imposed a condition requiring a public street connection to the rear parcels be constructed prior to the issuance of building permits. Note 7 on VJ 189 @ 24, reads:

Prior to the issuance of building permits, a public street connection shall be constructed as specified in Condition No. 10 of the PGCPB Resolution No. 99-36.

This note should appear on all future final plats.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The following, as shown on VJ-189-24 and VJ-189-25, shall be carried forward onto all future final plats, including:
  - a. Conservation easements and associated notes.
  - b. Building restriction lines and associated notes.
  - c. Notes regarding access easements and public street connections.
2. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCP I/03/98-01). The following note shall be placed on the Final Plat of Subdivision:

■Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP I/03/98-01), 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 will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.●
3. Prior to issuance of any building or grading permits, the Type II Tree Conservation Plan, TCP II/72/99, shall be revised to conform with the revisions shown on Type I Tree Conservation Plan, TCP I/3/98-01, and shall not use areas less than 35 feet wide to meet the requirements.
4. Prior to issuance of building permits, the applicant, his heirs, successors or assignees shall pay to Prince Georges County the following contribution to be applied to the intersection of US 301 and Trade Zone Avenue for additional through lanes along US 301:

A fee calculated as \$408.12 per residential dwelling x (Engineering News-Record Highway Construction Cost Index at time of payment)/(Engineering News-Record Highway Construction Cost Index for second quarter of 1989).
5. Prior to signature approval, the preliminary plan shall be revised to graphically depict the ten-foot public utility easement. This easement shall be included on the final plat.
6. Development of this site shall be in conformance with the approved stormwater management plan, Concept #8003740-1998-01, or any approved revisions thereto.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN, TCP I/3/98 WITH REVISIONS.