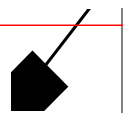


Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



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

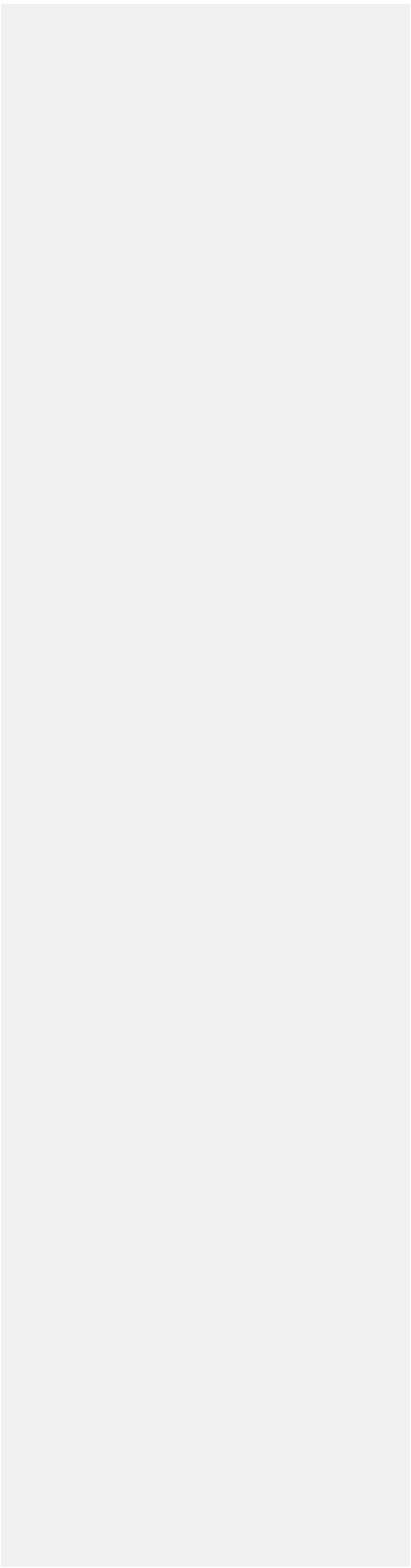
## PRELIMINARY PLAN

**4-02040**

Application	General Data
Project Name:  <b>NORMAL SCHOOL ROAD</b>	Date Accepted 05/20/02
	Planning Board Action Limit 07/28/02
Location:  East side of Normal School Road, approximately 1,000 feet north of the intersection of MD 197 and Race Track Road	Tax Map & Grid 029/D-02
	Plan Acreage 30.14
	Zone R-A
	Lots 6
Applicant/Address:  Blair, Robert 4355-4357 North View Drive Bowie, MD 20715	Outparcels 2
	Planning Area 71A
	Council District 04
	Municipality N/A
	200-Scale Base Map 211/212NE12

Purpose of Application	Notice Dates
Residential Subdivision	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record 05/31/02
	Sign(s) Posted on Site 7/8/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	
Staff Reviewer: Del Balzo	
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION

	X		
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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 4-02040  
Normal School Road Property, Lots 1 - 4, and 2 Outlots.

OVERVIEW

The subject property consists of 30.14 $\nabla$  acres of land in the R-A Zone. It is undeveloped and wooded. It is part of Parcel 48, Tax Map 29, Grid D-2. It is separated from the other part of Parcel 48 by Race Track Road and MD 197.

The property was part of a Basic Plan application in the early 1990s. Zoning Map Amendment A-9900-C rezoned a Part of Parcel 48 to the R-S Zone, but retained this Part of Parcel 48 in the R-A Zone. The applicant proposes to subdivide the property into six lots and two outlots ranging in size from 1.4 $\nabla$  acres to 9.4 $\nabla$  acres. The outparcels are to be reserved for future development if percolation tests pass.

Preliminary Plan 4-01085 was submitted for review in October 2001. The plan was ultimately withdrawn. The current plan before the Planning Board is substantially similar to 4-01085.

SETTING

The property is located on the west side of MD 197 and on the east side of Normal School Road, north of Race Track Road. Single-family homes on large lots in the R-A Zone are to the west, across Normal School Road, and to the north and south. To the east, across MD 197, is undeveloped land in the O-S Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues There are streams, wetlands, and floodplain on the property associated with the Patuxent River watershed. Current air photos indicate that the entire site is forested. No Historic or Scenic roads are affected by this proposal. The adjacent MD 197 is an existing noise source and planned A-58 is a potential noise source. 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 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 and will be served by private systems. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Keyport, Beltsville, Sassafra, Elkton, and Bibb soils series.

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 has more than 10,000 square feet of woodland. A Tree Conservation Plan is required.

The Forest Stand Delineation (FSD) includes 23 sample areas which were examined to analyze the forest structure. No specimen trees were located on the site. The FSD shows a stream, 50-foot

stream buffers, wetlands, 25-foot wetland buffers, the 100-year floodplain, and all areas with steep or severe slopes. All priority preservation areas are adequately shown on the plan. The FSD indicates that many large diameter Virginia pines (*Pinus virginiana*) are located on the site. This species is relatively short-lived and is subject to windfall. The FSD lists the same soils series as in the *Prince George's County Soils Survey*. No further action is needed at this time.

The revised Type I Tree Conservation Plan, TCP I/30/01, was accepted for processing on July 10, 2002. The TCP shows a stream, 50-foot stream buffers, wetlands, 25-foot wetland buffers, the 100-year floodplain, and all areas with steep or severe slopes. All priority preservation areas are adequately shown on the plan. The plan shows the existing tree line and a proposed limit of disturbance. The required standard notes are on the plan. An additional note, #7, specifically addresses the current policy for removal of Virginia pines.

The limit of disturbance does not include any of the proposed septic fields; however, there is a note indicating selective clearing in these areas and another note indicating that these areas were calculated as cleared in the worksheet. It is possible that the net effect will be the preservation of additional woodland beyond the requirements of the Woodland Conservation Ordinance if the septic fields are not cleared.

TCP I/30/01 proposes clearing 6.68 acres of the existing 26.41 acres of upland woodland. All of the woodland in the floodplain, stream buffers, nontidal wetlands, and wetlands buffers is proposed to be in designated woodland conservation areas. The worksheet indicates 19.37 acres of proposed woodland conservation, which exceeds the minimum 14.88 acres required by the Woodland Conservation Ordinance. Prior to signature approval, note #1 of the Tree Conservation Plan needs to be revised to substitute "4-02040" for "4-01085."

The site contains significant natural features, which are required to be protected under Section 24-130 of the Subdivision Regulations and are shown as natural reserve on the adopted and approved master plan. The Patuxent River Primary Management Area (PMA) preservation area is defined in Section 24-101(b)10 of the Subdivision Regulations and is shown correctly on the plan.

The preliminary plan shows a stream, 50-foot stream buffers, wetlands, 25-foot wetland buffers, the 100-year floodplain, all areas with steep or severe slopes, and a delineation of the PMA. A small isolated wetland on proposed Lot 4 is not part of the PMA but is a significant natural feature that should be protected in accordance with Section 24-130(b)(7). The plan does not propose any impacts to any of the significant natural features and the PMA will be preserved in its natural state to the fullest extent possible. At time of final plat, a conservation easement should be described by bearings and distances. The conservation easement should contain the Patuxent River PMA preservation area and all isolated wetlands and wetland buffers and shall be reviewed by the Environmental Planning Section prior to approval by the Planning Board. An appropriate note should appear on the final plat.

The soils information included in the review package indicates that the principal soils on the site are in the Keyport, Beltsville, Sassafras, Elkton, and Bibb soils series. Bibb soils are subject to high water table, poor drainage, poor stability, and frost action. Elkton soils are subject to high water table, poor drainage, poor stability, and frost action. Keyport soils are subject to seasonally high water table, impeded drainage, poor stability, and frost action. Beltsville and Sassafras soils have no

special problems for development. The development shown on the preliminary plan of subdivision avoids all of the problem soils areas. No further action is needed at this time.

Section 24-121(a)(4) requires that residential lots adjacent to existing or planned roadways of arterial classification or higher be platted to a minimum depth of 150 feet and that adequate protection and screening from traffic nuisances be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line. Adjacent MD 197 is a four-lane arterial and an existing noise source. A-58 is a proposed four-lane arterial and a potential noise source.

A Phase I noise study was submitted and the plan shows the 65 dBA contour contained in the study. The projected noise contour is based upon a ten-year projection in increased traffic and no noise mitigation measures. A building restriction line shall be described by bearings and distances on all lots adjacent to MD 197 following the 65 dBA noise contour along MD 197 and included on the final plat. A plat note should be placed on the final plat indicating that structures are prohibited between MD 197 and the building restriction line.

A-58 is shown in the adopted and approved Bowie-Collington master plan. The Transportation Section has not required that this area be dedicated or placed in reservation. At this time there is no need to evaluate potential noise impact associated with A-58.

2. Community Planning•The 2000 Interim General Plan places this property in the Developing Tier. The *Bowie-Collington-Mitchellville Master Plan* (1991) recommends large lot development. The *Bowie-Collington-Mitchellville and Vicinity Master Plan* (1991) rezoned the property from the R-R Zone to the R-A Zone. While the proposal is in conformance with the mater plan recommendation and zoning requirements, the following transportation recommendations are at issue in this review:

- a. Proposed A-58 extends through the southern half of the property.
- b. Normal School Road is recommended to be a cul-de-sac where it would bisect with proposed A-58.
- c. A primary road is recommended to connect Normal School Road to Jericho Park Road.

These issues are addressed in more detail in the transportation finding in this report.

3. Parks and Recreation•The site 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•The *Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan* designates MD 197 as a Class III bikeway. The existing asphalt shoulder along the subject property's frontage of MD 197 will accommodate bicycle traffic. The placement of one ■Share the Road■ sign is recommended along MD 197 to raise driver awareness that bicyclists may be present. Because MD 197 is a state right-of-way, the applicant should provide the installation of one "Share the Road with a Bike" sign in accordance with state requirements. The developer would purchase the sign from the state and install it in accordance with the state's *Manual on Uniform Traffic Control Devices* dealing with the section on bicycle facilities. A note shall be placed on the final plat that installation will take place prior to the issuance of the first building permit. If the SHA declines this sign, the condition should be void.

5. Transportation The revised plan shows no access to MD197. It is recommended that a note be placed on the record plat to indicate that no access to MD197 will be provided to any lot proposed by this subdivision. The access to the proposed lots shall be limited to the existing Normal School Road, a residential street with 50 feet of right-of-way. A planned limited access arterial facility with 200 feet of right-of-way, A-58, crosses the proposed subdivision near its northern boundary. Since this facility is of regional significance and is not needed to provide access to the proposed subdivision, staff does not recommend dedication of the required right-of-way for A-58. Staff did initiate the process to determine if it would be necessary to place the affected property in reservation for a period of no longer than three years. Staff generally recommends that master plan rights-of way be placed in reservation if they are not needed to serve the proposed development, and staff has received a funding commitment from either the Maryland State Highway Administration or Prince George's County to purchase the property within the reservation period. Since staff did not receive the required funding commitment from either agency, reservation of the needed right-of-way for planned A-58 is not warranted at this time. Finally, it should be noted that the approved master plan for the area recommends realignment of the Normal School Road, when A-58 is constructed.

The application is a preliminary plan of subdivision for a total of six residential lots and two out-parcels. Using the recommended trip generation rates for residential uses, the proposed development would generate 5 AM peak hour trips and 6 PM peak hour trips.

The traffic generated by the proposed preliminary plan would impact the Normal School Road/Race Track Road intersection. At present, the intersection of Normal School Road and Race Track Road is not programmed for any plan improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined level of service D (LOS D) as the lowest acceptable operating condition for signalized intersection, or 50 seconds of delay (LOS E) for unsignalized intersections on the transportation system. Based on traffic analysis conducted for this intersection identified above, staff has determined that with existing traffic using the procedures outlined in the guidelines, the intersection is operating at acceptable levels of service during both the morning and afternoon peak hours. Further, this intersection would continue to operate at acceptable levels of service during both peak hours with the addition of the applicable background traffic and the site's generated traffic.

Based on the above findings, The Transportation Planning staff concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the proposed Preliminary Plan is approved with a condition denying direct access to MD 197.

6. Schools The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public school 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 APF test for schools because it is less than 36 dwelling units and not served by public water and sewer.
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 19, located at 13008 9<sup>th</sup> Street, has a service response time of 3.83 minutes, which is within the 5.25-minute response time guideline.
- b. The existing ambulance service at Bowie Fire Station, Company 19, has a service response time of 3.83 minutes, which is within 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 9.33 minutes, which is beyond the 7.25-minute response time guideline. The nearest fire station Bowie, Company 19, is 3.83 minutes from the development. This facility would be within the recommended response time for paramedic service.

These 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 II- Bowie. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations of Prince George's County, existing county police facilities will be adequate to serve the proposed Normal School Road property development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department●The Health Department has reviewed the application and requires that, prior to final plat approval, the applicant submit a site plan at a scale of at least 1" = 50', showing the following:
  - a. All percolation tests and water table observations.
  - b. Accurate topography at a two-foot contour interval, designating slopes of 15 and 25 percent.
  - c. All projected house locations reflecting the size of the homes to be built.
  - d. Rough grading of the house, driveways and other roadways if the grading is expected to be within 30 feet of the sewage disposal systems. Slopes in excess of 25 percent, naturally occurring or as a result of the grading, must be maintained a minimum of 25 feet from the sewage disposal areas.
  - e. Revised sewage disposal areas with ten-foot setbacks from all easements.
  - f. Proposed well locations.
  - g. The location of wells and sewage disposal systems of lots that border the property.
  - h. All scenic easements, public utility easements, the PMA and tree conservation areas.

In addition, the Health Department requests the following notes be placed on the final plat:

- a. ■Any well located down gradient to on-site sewage disposal areas or other sources of pollution must be grouted to the second confining layer.●
  - b. ■Any sewage disposal system within 30 feet of areas if the property that are to be graded must be protected with silt fence or some other type of fencing. The fencing should be placed 10 feet offset of the sewage disposal area that could be impacted by the grading.●
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, # 29975-2001-00, was approved with conditions on October 25, 2001, to ensure that development of this site does not result in on-site or downstream flooding. The concept plan is valid through June 30, 2004. Development must be in accordance with this approved plan.
  11. Public Utility Easement●The preliminary plan includes the required ten-foot-wide public utility easement. This easement will be reflected on the final plat.
  12. Outparcels●In addition to the six lots, the plan proposes two outparcels. These outparcels are areas where perc tests have been unsuccessful. The applicant intends to retest these outparcels and, if successful, convert these to lots at a later date. The creation of outparcels is always problematic. If these outparcels eventually perc and lots are created, then the issues resolve themselves. However, if the outparcels do not perc, the question of ownership arises. The applicant has stated that the outparcels would probably be deeded to adjoining lot owners, but there is no way to guarantee this. The outparcels could become unwanted land for which taxes lag. The county could end up taking ownership of land that it neither wants nor needs. To avoid this situation, the outparcels should be joined with abutting lots now, at the subdivision stage. If perc tests pass in the future, the lots could be resubdivided at that time. If the tests continue to fail, then large lots will be in single ownership. This approach has been approved by the Planning Board in previous cases where this circumstance occurs.
  13. Lot Sizes●The applicant is proposing to use varying lot sizes as permitted by the Prince George's County Zoning Ordinance. Unlike the provision for the use of lot size averaging (R-55, R-80, R-R and R-E Zones), the use of varying lot sizes in the R-A and O-S Zones does not require specific findings for approval. Only the minimum standards outlined in the Zoning Ordinance must be met.

Section 27-442(b)(Table I) of the Zoning Ordinance sets the minimum standards for varying lot sizes. In the R-A Zone, the creation of varying lot sizes is permitted as long as the total tract being subdivided is at least 25 acres in size. In this case the total tract area is 30.14 $\overline{7}$  acres. Further, at least 60 percent of the lots created using varying lot sizes must meet or exceed the minimum lot size in the zone: two acres in the R-A Zone. This requirement has been met with the submitted preliminary plan. Four of the six lots (or 66.7 percent) are a minimum of two acres on this subdivision.

The Zoning Ordinance allows one 1-acre lot for every 25 acres of land in the tract. With 30.14 acres of land in the R-A tract, one 1-acre lot is permitted. The remaining lots are required to exceed 50,000 square feet. No lot in the proposed preliminary plan is less than 50,000 square feet. This arrangement meets the minimum standards set forth in Section 27-442(b)(Table I) of the Zoning Ordinance for the use of varying lot sizes.



14. Access Easements Section 24-128(b)(1) of the Subdivision Regulations allows lots in the R-A Zone to be served by private access easements when the lots are at least two acres in size, when the lots are to be developed with single-family homes, and the easement is at least 22 feet wide. The applicant proposes to use a 22-foot-wide shared access easement to serve proposed Lots 3 and 4. These lots are 3.03 and 3.57 acres, respectively. All other lots have direct access to Normal School Road. This arrangement satisfies the criteria and is acceptable.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the Patuxent River Primary Management Area preservation area and all isolated wetlands and wetland buffers and shall be reviewed by the Environmental Planning Section prior to certificate approval. In addition, the following note shall be placed on the plat:
  - Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.●
2. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCP I/30/01). 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/01/01), 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 the issuance of grading permits, a Type II Tree Conservation Plan shall be approved.
4. At time of final plat, a building restriction line shall be described by bearings and distances on all lots adjacent to MD 197 following the 65 dBA noise contour along MD 197.
5. Prior to signature approval of the preliminary plan:
  - a. Note 1 of the Tree Conservation Plan shall be revised to substitute ■4-02040" for ■4-01085.●
  - b. The outparcels shall be eliminated and incorporated into abutting lots.
6. Prior to the issuance of a building permit, the applicant, the applicant's heirs, successors, and/or assignees shall provide the installation of one "Share the Road with a Bike" sign in accordance with state requirements, and upon state approval, along MD 197. If the state declines the sign, this condition shall be void.
7. Prior to approval of the final plat, the applicant shall submit to the Health Department a site plan at a scale of at least 1" = 50', showing the following:

- a. All percolation tests and water table observations.
  - b. Accurate topography at a two-foot contour interval, designating slopes of 15 and 25 percent.
  - c. All projected house locations reflecting the size of the homes to be built.
  - d. Rough grading of the house, driveways and other roadways if the grading is expected to be within 30 feet of the sewage disposal systems. Slopes in excess of 25 percent, naturally occurring or as a result of the grading, must be maintained a minimum of 25 feet from the sewage disposal areas.
  - e. Revised sewage disposal areas with 10-foot setbacks from all easements.
  - f. Proposed well locations.
  - g. The location of wells and sewage disposal systems of lots that border the property.
  - h. All scenic easements, public utility easements, the PMA and tree conservation areas.
8. The following notes shall be placed on the final plat:
- a. Any well located down gradient to on-site sewage disposal areas or other sources of pollution must be grouted to the second confining layer.
  - b. Any sewage disposal system within 30 feet of areas of the property that are to be graded must be protected with silt fence or some other type of fencing. The fencing should be placed ten feet off set of the sewage disposal area that could be impacted by the grading.
  - c. Because of highway noise, residential structures are prohibited between MD 197 and the building restriction line without prior written consent from the M-NCPPC Planning Director or designee.
  - d. Direct access to MD 197 is denied to all lots in this subdivision.
  - e. The access easement serving Lots 3 and 4 is permitted pursuant to Section 24-128(b)(1) of the Subdivision Regulations.
9. Development of this site shall be in conformance with the approved stormwater concept plan, 29975-2001-00, or any approved revisions thereto.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN I/30/01.