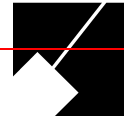


Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



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.

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

## PRELIMINARY PLAN

**4-02053**

Application	General Data
Project Name:  <b>NOAH GLEN</b>  Location:  North end of Noah Road and west of Copperville Way.  Applicant/Address:  PDC Land Development, LLC. 1451 Twin Rivers Road, Suite #240 Columbia, MD 21044	Date Accepted 06/19/02
	Planning Board Action Limit 09/27/02
	Tax Map & Grid 106/B-01
	Plan Acreage 17.22
	Zone R-R
	Lots 25
	Outlots 3
	Planning Area 76B
	Council District 08
	Municipality N/A
	200-Scale Base Map 209SE04

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	09/04/02
		Variance(s): Adjoining Property Owners	N/A
Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-02053  
Noah Glen, Lots 1-25, and Outlots 1, 2 and 3

OVERVIEW

The proposed subdivision consists of approximately 17.22 acres of land and is zoned R-R. The property is known as Parcel 6 and is found on Tax Map 106, in Grid B-1. The applicant is proposing to subdivide the property into 25 lots and three outlots for the development of single-family dwelling units. Development is proposed in accordance with the lot standards for conventional development in the R-R Zone. The applicant is proposing lots ranging in size from 20,005 to 22,083 square feet. The minimum lot size in the R-R Zone for conventional development is 20,000 square feet.

This site has a previously approved preliminary plan of subdivision, also known as Noah Glen. The Planning Board approved Preliminary Plan 4-96067 for 23 lots and one parcel for the construction of single-family dwelling units on January 9, 1997, PGCPB Resolution #96-374. The previous approval subsequently expired prior to the approval of final plats of subdivision.

The subject application is essentially the same layout as approved under the previous application. The applicant has proposed access to this site via Henson Valley Way to the west, an existing 60-foot right-of-way, and Noah Glen to the south, an existing 50-foot right-of-way. An extension of Henson Valley Way is proposed to terminate along the west property line abutting Parcel 5. The extension of Henson Valley Way may eventually serve development of the abutting property.

The property is subject to a 1.88-acre, 110-foot-wide PEPCO right-of-way. The easement, recorded at Liber 628, Folio 116, was created in 1942 and grants PEPCO the right to perpetually use this portion of the site for transmission line purposes. The easement is identified as Parcel 475 and is shown on Tax Map 106. The easement also grants PEPCO the right to cut and remove trees that are within 50 feet of "any wire strung on" a pole line erected by PEPCO. The property owner at the time that the easement was granted reserved the right to use the land for ingress, egress and agricultural purposes.

The applicant has proposed two outlots on the portion of this property located northwest of the PEPCO right-of-way. These outlots have been designed to meet the minimum standards for development in the R-R Zone. However, these lots do not have street frontage and have no access as proposed. Access to these lots could be provided across the PEPCO right-of-way to Henson Valley Court, an internal street in the proposed subdivision. Notwithstanding this, the applicant proposes the development of Parcel 5 to the west. Due to the outlot designation and the lack of access, these outlots would require the review and approval of a preliminary plan of subdivision. These outlots were not included in the 25 lots evaluated for adequacy of public facilities for this subdivision.

The stormwater management facility required to support the development of this property is shown on Lots 23, 24, and 25. The applicant is proposing to relocate the stormwater management facility onto Parcel 5 to the south at a future date. The off-site stormwater management pond on Parcel 5 is proposed to

be constructed to accommodate the subject property (4-02053), as well as portions of proposed future development of Parcel 5. If that stormwater management pond is constructed and operating, the applicant proposes to construct dwelling units on Lots 23, 24, and 25. These three lots have been evaluated for adequacy of public facilities with the subject application and would not require a new preliminary plan to construct dwelling units as proposed.

If construction of the stormwater management facility has not occurred by the time the applicant files final plats that include Lots 23, 24, and 25, the three lots will be shown as one parcel on a final plat to be utilized for stormwater management. The applicant may, once the off-site pond is constructed and operating, file a final plat for Lots 23, 24, and 25, while the preliminary plan of subdivision (4-02053) remains valid.

The stormwater management facility (Lots 23, 24, and 25) shall remain in the ownership of the applicant until the off-site facility is constructed. If the off-site facility is not constructed and the property owner wishes to relinquish its responsibility for the maintenance of the stormwater management facility, the property owner must transfer the property with the maintenance responsibility to the Department of Environmental Resources (DER). If DER refuses to accept the property, it will be the applicant's responsibility to create and install a homeowners association for the entire subdivision and convey to the HOA the land on which the SWM facility is located.

#### SETTING

The property is located at the north end of Noah Drive, approximately 1,700 linear feet from its intersection with Webster Lane. To the south and east of the site are single-family dwelling units in the Joshua Woods and Noah Gardens subdivision zoned R-R and the Stonegate subdivision zoned R-80. Undeveloped land in the R-R Zone is located north and west of the site.

#### FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Development Data Summary—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Vacant	Residential
Acreage	17.22	17.22
Lots	0	25
Outlots	0	3
Dwelling Units:		
Detached	0	25

2. Environmental—The Environmental Planning Section has reviewed the above referenced Preliminary Plan of Subdivision and associated Tree Conservation Plan. The plans have been found to address the environmental constraints of the site and the requirements of the Prince George's County Woodland Conservation Ordinance. TCPI/39/96-01 is recommended for approval subject to

conditions.

The Forest Stand Delineation (FSD) submitted with this application was previously reviewed and found to address the criteria as found in the Woodland Conservation and Tree Preservation Technical Manual.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is greater than 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. A Type I Tree Conservation Plan, TCPI/39/96, was approved in conjunction with Preliminary Plan of Subdivision 4-96067. TCPI/39/96-01 as submitted is consistent with the previous approvals and Preliminary Plan of Subdivision 4-02053.

The Woodland Conservation requirements for this property include a woodland conservation threshold of 20 percent, or 3.44 acres, and replacement requirements of 2.97 acres, for a total requirement of 6.41 acres. This requirement is proposed to be satisfied utilizing 3.45 acres of on-site preservation and 2.96 acres of off-site mitigation at a site yet to be determined.

A review of the available information indicates that no streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are found to occur on the property. No adverse noise impacts have been found to impact this property. According to the Prince George's County Soil Survey, the soils found to occur include Sassafras fine sandy loam and Sassafras gravelly loam, which have no significant limitations other than in areas of severe slopes. According to available information, Marlboro clays are not found to occur in the vicinity of this property.

The sewer and water service categories are S-3 and W-3. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled, "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of this property. This property is located in the Henson Creek watershed of the Potomac River basin and in the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

3. Community Planning—The subject property is located within the limits of the 1981 *Master Plan for Subregion VII*, in Planning Area 76B in the Oxon Hill community. The 2000 Interim General Plan locates this property in the Developing Tier. The master plan land use recommendation for this site is for Low Suburban Residential at a density of up to 2.6 dwelling units per acre. The 1984 *Subregion VII SMA* classified the subject property in the R-R Zone.

The proposed residential subdivision, located in the Oxon Hill community, is in conformance with the land use policy of the 1981 *Subregion VII Master Plan*.

4. Parks and Recreation—In accordance with Section 24-134(a) of the Subdivision Regulations, the Parks Department recommends that the applicant pay a fee-in-lieu of parkland dedication because the land available for dedication is unsuitable due to its size and location.
5. Trails—The 1985 Equestrian Addendum to the Adopted and Approved Countywide Trails Plan recommends an equestrian trail along the PEPCO right-of-way, which runs through the subject site. Additional discussions with PEPCO regarding the feasibility of these types of trails are necessary. There are no master plan trail recommendations for the subject site. However, standard sidewalks

are recommended along both sides of all internal roads, consistent with the adjacent Stonegate subdivision.

6. Transportation—The proposed development would generate 19 AM and 23 PM peak-hour trips as determined using the Guidelines for the Analysis of the Traffic Impact of Development Proposals.

The traffic generated by the proposed plan would impact the intersections of Noah Drive with Webster Lane and Copperville Way with Cherryfield Road. These intersections are currently operating at acceptable levels of service A and would continue to operate as acceptable levels of service (D or better) as defined by the guidelines.

The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed development as required by Section 24-124 of the Subdivision Regulations.

7. 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 CR-38-2002) 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 6	25 sfd	0.24	6.00	4549	122	10	63.66	4750.66	4512	105.60%	n/a
Middle School Cluster 3	25 sfd	0.06	1.50	4959	43	15	22.92	5041.42	5114	98.66%	n/a
High School Cluster 3	25 sfd	0.12	3.00	9317	172	30	47.02	9569.02	8767	109.23%	Surrattsville addn.

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

The affected elementary and high school cluster percent capacities are greater than 105 percent. There is no funded school in the affected elementary cluster. The Surrattsville addition is the funded school in the affected high 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 of the Subdivision Regulations.

8. 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 service at Allentown Road Fire Station, Company 32, located at 8709 Allentown Road has a service response time of 4.55 minutes, which is within the 5.25-minute response time guideline.

- b. The existing ambulance service at Allentown Road Fire Station, Company 32, located at 8709 Allentown Road has a service response time of 4.55 minutes, which is within the 6.25-minute response time guideline.
- c. The existing paramedic service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road has a service response time of 10.12 minutes. This existing paramedic service is beyond the recommended response time guideline. The nearest fire station, Allentown Road, Company 32 is located at 8709 Allentown Road, which is 4.55 minutes from the development. This facility would be within the recommended response time for paramedic service.

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*.

- 9. Police Facilities—The proposed development is within the service area for Police District IV- Oxon Hill. In accordance with Section 24-122.01(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Noah Glen development. This police facility will adequately serve the population generated by the proposed subdivision
- 10. Health Department—The Health Department has no comments to offer regarding this application.
- 11. 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, # 968010240-01, 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.

## RECOMMENDATION

APPROVAL, subject to the following conditions:

- 1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
  - a. To add the language, “[a]nd been constructed,” to the note on the plan regarding the stormwater management facility located on Lots 24, 25, and 26.
  - b. To consolidate the coversheet and preliminary plan into one sheet, removing the need for a coversheet.
  - c. To provide the square footage of Outlot 3.
  - d. To provide the approval date of the conceptual stormwater management plan
- 2. The applicant shall provide a note on the preliminary plan prior to signature approval stating that the applicant shall retain ownership and maintain the required stormwater management pond until an off-site pond is constructed and operating to support the proposed development. If the off-site facility is not constructed and the property owner wishes to relinquish their responsibility for the maintenance of the stormwater management facility, the property owner must transfer the property with the

maintenance responsibility to the Department of Environmental Resources (DER). If DER refuses to accept the property, it will be the applicant's responsibility to create and install a homeowners association for the entire subdivision and convey to the HOA the land on which the SWM facility is located.

3. Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/39/96-01). 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 (TCPI/39/96-01), 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."
4. 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
5. No building permits shall be issued for this subdivision until the percent capacity, as adjusted pursuant to the school regulations, at all the affected school clusters is less than or equal to 105 percent or 6 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.
6. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/36/96-01