

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-02064
Delaney Property Lots 1 - 3

OVERVIEW

The subject property is located on Tax Map 47 in Grid E-1 and is known as Lot 4, previously having been the subject of a record plat of subdivision. Lot 4 was originally subdivided in 1953 and recorded in Plat Book WWW22@2. Lot 4 is approximately 4.35 acres and zoned R-E. Lot 4 has frontage on MD 3 to the east and Forest Drive to the west. Sole access to this property is proposed via Forest Drive.

The applicant is proposing to subdivide the property into three single-family dwelling unit lots. The property is currently improved with a single-family dwelling unit that is to remain. Access is proposed via Forest Drive at a location that corresponds with the existing driveway serving the existing dwelling. The applicant is proposing access to the three lots pursuant to Section 24-128(b)(9) of the Subdivision Regulations as discussed further in Finding 6 of this report. The property is located in Water Service Category 3 and will be served by the public system, and in Sewer Service Category 6 and will be served by private systems as discussed further in Finding 10 of this report.

SETTING

The subject property is located approximately 750 linear feet south of the intersection of Forest Drive and MD 3. The property is a through lot with frontage on both MD 3 to the east and Forest Drive to

the west. The subject property and the abutting properties are zoned R-E and generally developed with single-family dwelling units. The subject property is west of the City of Bowie. The White Marsh Park, owned by M-NCPPC, is located west of the proposed subdivision.

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-E	R-E
Use(s)	Single-family residential	Single-family residential
Acreage	4.35	4.35
Lots	1	3
Dwelling Units:		
Detached	1	3

2. **Environmental**—This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. The revised Type I Tree

Conservation Plan, TCPI/04/02, was reviewed and was found to require additional minor revisions. TCPI/04/02 is recommended for approval subject to conditions. The Forest Stand Delineation as revised has been found to address the criteria for a Forest Stand Delineation as found in the Woodland Conservation and Tree Preservation Technical Manual.

The subject property was previously reviewed by the Environmental Planning Section as Pre-Preliminary Plan P-00003 and Preliminary Plan 4-02004 (with TCPI/04/02). Preliminary Plan 4-02004 was withdrawn. The preliminary plan as submitted proposes the subdivision of one existing lot totaling 4.35 acres, in the R-E zone, into three individual lots.

A review of the information available indicates that the site is substantially wooded and is characterized with terrain sloping to the east into a stream which traverses the property. Isolated areas of wetlands are located within the stream bed. The site is located in the Patuxent River watershed. The predominant soil type found to occur on this property according to the Prince George's County Soil Survey is Collington. This soil series generally exhibits moderate limitations to development due to steep slopes. No Marlboro clay has been identified on this site. There are no floodplains associated with the site. 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. There are no historic or scenic roads affected by the proposal. The property is located in the Developing Tier according to the adopted *General Plan*.

The site contains features that are required to be preserved by Section 24-130 of the Subdivision Ordinance. This property is within the Patuxent River watershed, and Section 24-130(b)(5) requires the preservation of the Patuxent River Primary Management Area (PMA) to the fullest extent possible. The extent of the PMA has been correctly identified on this site and there are no proposed

impacts to the PMA. At time of final plat, a conservation easement should be described by bearings and distances. The conservation easement should contain all of the Patuxent River Primary Management Area (PMA).

Staff previously expressed concerns about PMA impacts that may occur in order to access the shared sewage disposal area proposed on the south side of the stream. The applicant has indicated in a letter dated December 23, 2002, that access to the shared sewage disposal area will be via an existing graded road or from the shoulder of MD 3. Either of these options will not require any disturbance to the PMA for access to the septic fields. A note regarding access to the shared sewage disposal area has been added to the revised preliminary plan and should be added as a note to the final plat.

This site borders MD 3, which is a significant noise generator. A Phase I Noise Study has been submitted with this application as previously requested and indicates that the 65 dBA Ldn is located 460 feet from the centerline of MD 3. The preliminary plan has been revised to show the 65 dBA Ldn contour. The 65 dBA Ldn noise contour is located outside of the proposed houses and outdoor recreational areas. Noise mitigation from MD 3 will not be required.

3. **Community Planning**—The subject property is located within the limits of the Bowie-Collington-Mitchellville and Vicinity Master Plan (1991), in Planning Area 71B. The 2002 *General Plan* locates this property in the Developing Tier. The master plan land use recommendation for the property is for Large Lot development. The preliminary plan as proposed is consistent with the land use recommendations contained in the master plan and the *General Plan*.
4. **Parks and Recreation**—In accordance with Section 24-134(a)(3)(C) of the Subdivision Regulations, proposed Lot 1 is exempt from the requirements of the mandatory dedication of

parkland because the lot being created is improved with a legally existing dwelling.

In accordance with Section 24-136(a)(3)(B) any lot being created in a one-family zone that has a net lot area of one acre or more is exempt from the requirements of mandatory dedication of parkland.

Lots 2 and 3 are both greater than one acre.

5. **Trails**—The Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan recommends a trail along the subject property’s entire frontage of US 301. This trail will ultimately link the residential community located off of Belair Drive with the existing trail system and recreational facilities at Whitemarsh Park. The 20-foot-wide trail easement indicated on the submitted plat is acceptable for accommodating this planned future trail. However, the exact limits of the trail easement should be more clearly indicated on the plat. One side of the easement is marked and labeled on the submitted plan. The other side of the trail easement appears to be the edge of the possible future SHA right-of-way taking, but is not labeled as such.

6. **Transportation**—The application is a preliminary plan of subdivision for a residential development consisting of two single-family dwelling units (a total of three lots are proposed; one existing residence will remain). It is intended that all three lots would share a common driveway easement for access onto Forest Drive. Given the sight distance concerns, the transportation staff would support the use of the easement. This property shall have no direct access onto MD 3.

The proposed development would generate 2 AM and 2 PM peak hour vehicle trips as determined using the *Guidelines for the Analysis of the Traffic Impact of Development Proposals* (April 1989).

The traffic generated by the proposed preliminary plan would impact the intersection of Forest Drive

and MD 3. This intersection is not programmed for 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 a maximum delay of 50.0 seconds in any movement as the lowest acceptable operating condition for unsignalized intersections. The transportation staff has determined that two peak hour trips will have a de minimus impact upon delay in the critical movements at the MD 3/Forest Drive intersection.

MD 3 is part of the future F-10 facility. As part of the recommendations for F-10 along MD 3, local access for the area would be gained on the west side of MD 3 via a service road, and the limits of this service road are correctly delineated on the plan as “Possible Future State Highway Right of Way Taking.” The plan should reflect dedication of the proposed service road.

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required by Section 24-124 of the Subdivision Regulations if the application is approved.

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 concluded the following. **These findings are subject to change in accordance with the provisions of CR-23-2001 and CR-38-2002.**

Finding

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 3	Middle School Cluster 2	High School Cluster 2
Dwelling Units	2 sfd	2 sfd	2 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	0.48	0.12	0.24
Actual Enrollment	5864	4397	12045
Completion Enrollment	339	201	412
Wait Enrollment	128	189	377
Cumulative Enrollment	158.88	91.50	183.00
Total Enrollment	6490.36	4878.62	13017.24
State Rated Capacity	5054	3648	10811
Percent Capacity	128.42%	133.73%	120.41%
Funded School	Bowie, Whitehall	Ernest Everett Just	Frederick Douglass addn.

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

The affected elementary, middle, and high school clusters percent capacities are greater than 105 percent. Bowie and Whitehall are the Funded Schools in the affected elementary school cluster. Ernest Everett Just 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.

This subdivision is served by public water and a private sewerage system. In accordance with Section 124.02(a) an exemption from the APF test is granted if the subdivision contains fewer than 36 dwelling units which will not be served by public water and sewerage systems. Since the proposed subdivision is served by public water, it is not exempt from the APF test for schools.

8. **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 Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service response time of 4.81 minutes, which is within the 5.25-minute response time guideline.
- b. The existing ambulance service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service response time of 4.81 minutes, which is within the 6.25-minute response time guideline.
- c. The existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 6.21 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.

The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine, ambulance and paramedic services.

9. **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 Delaney Property development. This police facility will adequately serve the population generated by the proposed subdivision

10. **Health Department**—The Health Department has evaluated the proposed preliminary plan and notes that to ensure that the shared sewage disposal area serving Lots 2 and 3 are perpetually maintained, the applicant will be required to enter into an agreement with Maryland Environmental Services (MES). This “controlling authority” is a qualified third party, recognized by the State of Maryland, and shall make such provision as is necessary to ensure that all facilities under its control cannot be dissolved or otherwise made functionally inoperative (unless the facilities are replaced with public system). The necessary provision would include the establishment of financial resources to operate, maintain and, if need be, repair or replace the sewage disposal system. The only acceptable controlling authority to the Health Department at this time is Maryland Environmental Services (MES).

11. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management may be required. A Stormwater Management Concept Plan has been submitted, but not yet approved. To ensure that development of this site does not result in on-site or downstream flooding, this concept plan must be

approved prior to signature approval of the preliminary plan. 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 indicate that the site contains no 100-year floodplain.
 - b. To clearly indicate the limits of the 20-foot-wide trail easement along MD 3.
 - c. To provide the stormwater management concept approval number and approval date.
2. Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.
3. Prior to signature approval of the TCPI the plan shall be revised to:
 - a. Use the standard TCPI notes.
 - b. Clearly identify on the TCPI, with a hatching pattern, where the woodland preservation is and include the symbol in the legend.
 - c. Adjust the Limits of Disturbance to include the installation of the stormwater management device on Lot 2.
 - d. Show the existing graded road that will access the shared septic field for Lots 2 and 3.
 - e. Show all of the wording in the Woodland Conservation Worksheet.

4. Development of this property shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/04/02). 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/04/02), 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.”

5. The following note shall be added to the final plat:

“Access to the shared septic drainfield located on the south side of the stream is to be via the existing graded road or directly from the MD 3 shoulder. Access to the shared sewage disposal area on the north side of the stream shall be via the existing graded roadway. No clearing to be allowed for access.”

6. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all of the Patuxent River Primary Management Area (PMA).

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 allowed.”

7. The final plat of subdivision shall indicate that direct access to MD 3 is denied.
8. The preliminary plan shall be revised to show dedication for a service road associated with the future F-10 facility. Dedication should be shown along the line on the plan labeled "Possible Future State Highway Right of Way Taking."
9. Prior to approval of the final plat of subdivision the applicant, his successors and or assignees shall demonstrate to the satisfaction of the Health Department that the shared sewage disposal area serving Lots 2 and 3 is to be perpetually maintained. The necessary provision would include the establishment of financial resources to operate, maintain and, if need be, repair or replace the sewage disposal system.
10. 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 are less than or equal to 105 percent or 3 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.
11. Development of this property must be in conformance with the approved stormwater management concept plan.
12. Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.

STAFF RECOMMENDS APPROVAL OF TREE CONSERVATION PLAN TCPI/04/02.