



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-05148

Application	General Data
Project Name: MILLS PROPERTY Location: Northwest quadrant of Route 301 and Mitchellville Road intersection. Applicant/Address: Washington Management & Development, Co., Inc. 8181 Professional Place, Suite 210 Landover, Maryland 20785	Date Accepted: 12/09/06
	Planning Board Action Limit: 03/04/07
	Plan Acreage: 20.92
	Zone: R-R & C-M
	Lots: 14
	Parcels: 2
	Planning Area: 74B
	Tier: Developing
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 203NE14

Purpose of Application	Notice Dates
MIXED USE DEVELOPMENT 14 Single-Family Residences & 58,100 square feet of Commercial Uses (Auto Sales)	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/09/06 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/30/07

Staff Recommendation		Staff Reviewer: Tom Lockard	
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 4-05148
Mills Property, Lots 1-14, Parcels A-C & Outlot A

OVERVIEW

The subject property is located on Tax Map 63, Grid D-3, shown as Parcel 42 and parts of Parcels 16 and 181. The site comprises 20.92 acres of land in the R-R (10.06 acres) and C-M (10.86 acres) Zones. The applicant is proposing to develop the R-R zoned section of the site with 14 single-family residences and a parcel for stormwater management. It would be accessed via an extension of Ayrwood Lane, which currently stubs at the western property line. The C-M zoned section of the site is proposed for 58,100 square feet of commercial (auto sales) development and is shown to be accessed via a proposed easement along the northern boundary of the site which is part of the adjoining property to the north (Outparcel A, Walker Parcel, Preliminary Plan 4-04046), while this proposed easement is permitted in accordance with Section 24-128(b) (9) of the Subdivision Regulations, direct access to US 301 was initially proposed, the applicant has filed a variation request for limited access in the event that the private access does not become available. Outlot A is a small triangular area located at the northwest quadrant of US 301 and Mitchellville Road which previously was developed as a roadside stand. It is not proposed for development, nor should it be given its size and location directly at the intersection. Staff recommends it be dedicated to either the state or county at the time of final plat.

SETTING

The property is located at the northwest corner of US 301 and Mitchellville Road, extending through to the terminus of Ayrwood Lane. The site is developed with a baseball diamond and numerous small sheds and outbuildings, all of which are to be removed. The site adjoins single-family residences in the R-R and R-80 Zones to the northwest, west and south. Also to the south is the Carroll Chapel (Historic Site 74A-006), located at 1811 Mitchellville Road. Carroll Chapel, built circa 1900 is a front-gabled frame structure of meeting house form with a small entry vestibule that faces south onto Mitchellville Road. The present building replaces and may incorporate part of a chapel that served the local African-American Methodist population from as early as 1877, as record by the local Methodist circuit records of Pastor O. Carroll. The grounds of the chapel also include a number of burials in a graveyard that extends to a neighboring property to the north. Carroll Chapel was designated as a Historic Site through the recent 2006 *Bowie and Vicinity Master Plan and Sectional Map Amendment*. To the north is a car dealership in the C-M Zone. The site is bounded to the east by the southbound lanes of US 301 and a church in the C-S-C Zone.

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 (10.06) C-M (10.86)	R-R (10.06) C-M (10.86)
Use(s)	Baseball field & outbuildings	14 single-family dwellings 58,100 s.f. retail commercial
Acreage	20.92	20.92
Lots	0	14
Parcels	3	3
Outlots	0	1
Public Safety Mitigation Fee		No

2. **Environmental**—A review of available information indicates there is one regulated feature, a stream in the southeast portion of the site. Based on a review of year 2005 air photos the area of existing woodland comprises approximately 45 percent of the site. According to the Prince George's County Soil Survey four soil series are associated with the site. These include Adelphia fine sandy loam, mixed alluvial land, two types of Monmouth loam soils, and Westphalia fine sandy loam. The Monmouth clay loam and Westphalia soils have K-factors of 0.37 and 0.43, respectively. Soil limitations are associated with two of the soils at this location. The mixed alluvial land soils are prone to high water table and flood hazard conditions. Monmouth soils sometimes, have a high water table and are a flood hazard when parking lots are built on these. According to available information, Marlboro clays are not present at this location. US 301 is a traffic noise generator and noise impacts are anticipated in relation to the proposed residential uses. According to information from Maryland Department of Natural Resources-Natural Heritage Program staff, there are no rare, threatened, or endangered species found to occur in the vicinity of the property. There are no designated scenic or historic roads in vicinity of the site. According to the Countywide Green Infrastructure Plan, the site is within a network gap. The site is in the Mill Branch watershed of the Patuxent River basin, and the Developing Tier of the General Plan.

Master Plan Conformance

This site is in the Bowie and Vicinity Planning Area. In CR-11-2006, the District Council adopted the updated master plan and sectional map amendment. Amendment 15 included the rezoning of a portion of the subject property from R-R to C-M. Strategies in the Development Pattern Element chapter, Developing Tier section of the approved master plan as it relates to the Spriggs/Mills Property and Amendment 15 of CR-11-2006 include three development guidelines for the commercially zoned portion of the property. Guideline 2 regarding lighting reads as follows:

- (2) **All lighting for the service-commercial uses including parking areas should be directed away from the adjacent residential development.**

Prior to certificate approval of a detailed site plan for the commercially-zoned portion of the site, the applicant must submit a lighting plan with photometric diagram and details of all light fixtures showing full cut-off optics to reduce off-site glare and sky glow.

The Environmental Infrastructure chapter contains two policies (5 and 6) and three strategies for each policy regarding light pollution and noise impacts. These policies and respective strategies of this chapter read as follows:

“Policy 5: Reduce light pollution and intrusion into residential, rural, and environmentally sensitive areas.

Strategies:

- 1. Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations, car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**
- 2. Require the use of full cut-off optic light fixtures for all proposed uses.**
- 3. Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.”**

A condition of approval will require that all community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.

“Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

Strategies:

- 1. Evaluate development proposals using Phase I noise studies and noise models.**
- 2. Provide adequate set backs for projects located adjacent to existing and proposed noise generators.**
- 3. Provide the use of appropriate attenuation measures when noise issues are identified.”**

Prior to signature approval of the TCPII for the residential portion and the detailed site plan for the commercial portion of the site, these respective plans should demonstrate how Policy 5 and its three strategies from the Environmental Infrastructure chapter of the Bowie and Vicinity Master Plan have been addressed as it relates to lighting for each proposed use.

Countywide Green Infrastructure Plan

The site is within a network gap within the designated network of the Countywide Green Infrastructure Plan. Network gaps are areas where, if opportunities exist for connectivity, woodlands should be preserved or planted to establish connectivity. There are no opportunities for woodland connectivity on the adjacent three properties because these properties are developed and along the eastern portion of the site is US 301, an existing highway. Because no regulated areas or evaluation areas are on-site, it is appropriate for the existing woodlands to be cleared as proposed and for the required mitigation to be met off-site. No further information regarding implementation of the Green Infrastructure Plan is necessary.

Natural Resources Inventory

A signed Natural Resources Inventory, NRI/086/06-01, was included in the submittal of the preliminary plan.

A current simplified forest stand delineation (FSD) was prepared in October 2006 in compliance with the Prince George's County Woodland Conservation Ordinance and Tree Preservation Technical Manual because the FSD prepared in April 2000 was more than five years old. One forest stand, Stand A, is on the site. This stand contains 4.22 acres. The dominant tree species in this stand includes yellow poplar, pin oak and sweetgum. A total of 16 specimen trees were located on-site.

The revised preliminary plan and TCPI show gross tract acreages for the R-R and C-M zoned areas at different quantities compared to the signed NRI/086/06-01. For example, the site tabulation on the revised preliminary plan for the R-R portion shows a gross tract area of 9.79 acres and the revised TCPI worksheet shows the R-R portion with a gross tract area of 10.06 acres.

In a memo dated January 8, 2007, the applicant was advised that once all of the revised plans were reviewed, a determination would be made regarding further revisions that may be necessary to the plans for overall consistency of the various acreages found on the NRI, preliminary plan and TCPI. Prior to signature approval of the preliminary plan, the site statistics regarding the site's gross tract area must be addressed and the relevant documents, including the NRI, preliminary plan and TCPI shall be corrected as deemed necessary so that all plan quantities are consistent.

Patuxent River Primary Management Area (PMA)

The site contains one regulated environmental feature: a stream is located on proposed Outlot A, the portion of the site that is closest to the US 301/Mitchellville Road intersection. This feature comprises the Patuxent River Primary Management Area (PMA) within the Patuxent River basin. The Patuxent River Primary Management Area (PMA) is to be preserved to the fullest extent possible as required in Section 24-130(b)(5) of the Subdivision Ordinance. The PMA delineation on the signed NRI is shown correctly on the revised preliminary plan and TCPI. The revised plans do not propose impacts to the PMA.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are more than 10,000 square feet of existing woodland on-site and the site contains more than 40,000 square feet. The revised plan has been reviewed and revisions are necessary in order to meet the requirements of the Woodland Conservation Ordinance.

This 20.92-acre site has 4.22 acres of existing woodland on-site. The plan shows the site has a Woodland Conservation Threshold (WCT) of 17.40 percent or 3.64 acres based on the split zoning and a woodland conservation requirement of 7.43 acres. The worksheet shows all of the existing woodland will be cleared and this is consistent with the Green Infrastructure Plan as discussed above. The woodland conservation requirement is proposed to be met with off-site mitigation on another property.

The revised plan shows sixteen specimen trees in a specimen tree table, three of which (specimen trees 14-16) are all in vicinity of proposed Outlot A and will be preserved. The revised plan does not label each of these three specimen trees (14-16) so these are identifiable based on the information in the specimen tree table.

Proposed Parcel A shows a stormwater management pond. A proposed outfall at the northwest end of the pond extends onto a homeowners' association (HOA) parcel in the adjacent Amber Meadows subdivision. The proposed outfall is not labeled as being within a storm drain easement. A 2005 air photo shows several existing trees on the HOA parcel. The existing tree line on the HOA parcel is not shown on the TCPI and does not extend 100 feet from the site's property line as required. It appears that placement of the storm drain outfall on the HOA parcel will require additional off-site clearing that will need to be added to the worksheet.

Noise

Because this proposal includes residential uses and a portion of the overall site has roadway frontage along the southbound lanes of US 301, noise impacts in relation to proposed residential lots are anticipated. The commercial portion has roadway frontage along the southbound lanes of US 301. The existing highway is identified as a planned freeway (F-10) in the master plan. The unmitigated 65 dBA Ldn noise contour is shown on the revised TCPI and preliminary plan for the master planned freeway.

The noise model in the Environmental Planning Section estimates the unmitigated 65 dBA Ldn noise contour at 409 feet from the centerline of the southbound lanes based on a speed limit of 50 miles per hour. Two proposed lots for commercial development are shown on the revised TCPI with future buildings. None of the rear yards and outdoor activity areas of proposed Lots 6-13 have the unmitigated 65 dBA Ldn noise contour on them. The Type II tree conservation plan(s) (TCPII) for the residential and commercial portions of the site should show the location of the mitigated 65 dBA Ldn noise contour as shown on the TCPI in relation to US 301.

Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003. The property will be served by public systems.

3. **Community Planning**—The subject property is located in Planning Area 74A/Community I. It is subject to the recommendations of the 2006 Approved Bowie & Vicinity Master Plan which recommends the eastern portion of the property be developed for retail/service commercial and recreation uses; and the western portion be developed for single-family detached residential uses.

The 2002 General Plan places the site in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The applicant's proposal is in conformance with these recommendations.

The 2006 Approved Bowie & Vicinity Master Plan states:

“The eastern portion of the Spriggs property should be developed for commercial, retail, and service uses in south Bowie and steer future auto-related uses to this established service-commercial area. The western portion of the Spriggs property should be developed

with single-family detached homes at the R-R (Rural Residential) Zone density with a landscaped and/or natural buffer strip between the residential and commercial uses. The approved zoning boundary between the residentially zoned land and commercially zoned land should have two rows of single-family detached homes along a street connected by a stub street to Ayrwood Land and a 75-foot buffer strip located between the residential and commercial uses.” (See page 11 of the preliminary plan.)

The master plan further recommends the following design guidelines (see page 11 of the preliminary plan):

- (1) A minimum 75-foot-wide landscaped or natural buffer strip should be provided between the service-commercial development to the east and the residential development to the west.**
- (2) All lighting for the service commercial uses including parking areas should be directed away from the adjacent residential development.**
- (3) All ingress/egress from US 301 should be minimized and a shared entrance from the existing commercial development to the north should be utilized.”**

The preliminary plan shows a 50-foot-wide landscape buffer between residential and commercial land uses rather than the 75-foot-wide buffer called for in the master plan. Staff recommends the future development on Parcel B and C be subject to a detailed site plan, to ensure that a buffer will be provided that fulfills the intent of the Master Plan. The applicant is proposing a shared entrance from existing commercial development to the north. Guideline 2 is being addressed through a condition of approval.

4. **Parks**—In accordance with Section 24-135(b) of the Prince George’s County Subdivision Regulations the Park Planning and Development Division of the Department of Parks and Recreation recommends the applicant pay a fee-in-lieu of parkland dedication for the R-R-portion of the property because the land available for dedication is unsuitable due to its size and location.
5. **Trails**—The Adopted and Approved Bowie and Vicinity Master Plan includes two master plan trail proposals that impact the subject site:
 - A continuation of the Mitchellville Road sidepath
 - A trail parallel to US 301

DPW&T has completed the side path along the west side of Mitchellville Road from Mount Oak Road to MD 197. This trail was completed as part of road improvement project for Mitchellville Road north of Mount Oak Road. Staff anticipates that the remainder of the trail (from Mount Oak Road to US 301) will be completed at the time that segment of road is upgraded. As the existing trail is along the west side of the road, it is likely that the trail will be continued on that side, which is opposite of the subject site. There is an existing sidewalk along the subject site’s frontage of Mitchellville Road, although most of the road is open section with narrow shoulders south of Mount Oak Road. Due to the existing and recently installed sidewalk along the site’s frontage and the likelihood that the trail will be continued on the west side of the road, no recommendations are made regarding this master plan trail.

The planned trail along US 301 is intended to provide access between commercial sites along the road, as well as provide connectivity between residential communities in the corridor. Some bicycle commuters occasionally use the corridor as well. The need for a trail along this corridor was identified during the charrette process for the master plan. However, this is a long-term recommendation that will be implemented at the time the US 301 corridor is upgraded and a parallel access road is provided. The trail/bicycle corridor will be provided in conjunction with a service road parallel to the upgraded, limited access US 301. Due to the inability to accommodate the trail until the road is upgraded, no recommendations are made regarding this master plan trail.

Sidewalk Connectivity

Existing Arywood Drive includes a standard sidewalk along one side. Most other roads in the immediate vicinity include standard sidewalks along both sides

6. **Transportation**—The applicant submitted a traffic study dated February 13, 2006. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff of the Transportation Planning Section, consistent with the “Guidelines for the Analysis of the Traffic Impact of Development Proposals.”

Growth Policy – Service Level Standards

The subject property is located within the developing tier, as defined in the General Plan for Prince George’s County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections subject to meeting the geographical criteria in the guidelines.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The applicant has prepared a traffic impact study in support of the application using new counts taken during January 2006. With the development of the subject property, the traffic consultant concluded that the unsignalized intersection (US 301 and median X-over) within the study area would have side street vehicle delays exceeding 50.0 seconds, an unacceptable operating condition. Secondly, the signalized intersection of US 301 and Mitchellville Road would operate at LOS F during the PM peak hour, an unacceptable operating condition.

The traffic impact study prepared and submitted on behalf of the applicant analyzed the following intersections during weekday peak hours:

US 301 and Median X-over (unsignalized)

US 301 and Mitchellville Road (signalized)

The following conditions exist at the critical intersections:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Median X-over	N/A	N/A	--	--
US 301 and Mitchellville Road	1,245	1,368	C	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are outside of the normal range of the procedure, and should be interpreted as a severe inadequacy.				

Background developments included 53 single-family units, 157,250 square feet of office, 633,000 square feet of retail (Bowie Town Center), two auto dealerships, a church, a restaurant, a banquet facility, a gas station and an elementary school. Background traffic along the study area roads was also increased by four percent each year to account for overall growth up to the design year 2008. This is the expected year of full build-out. This growth was added to through movements as well as turning movements at the critical intersections. Given these assumptions, background conditions are summarized below:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Median X-over	N/A	N/A	--	--
US 301 and Mitchellville Road	1,438	1,669	D	F
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are outside of the normal range of the procedure, and should be interpreted as a severe inadequacy.				

Under background traffic conditions the level of service is unacceptable at the signalized

intersection of US 301 and Mitchellville Road within the study area.

The site is proposed for development as a residential subdivision, with 14 single-family dwellings and two parcels (Parcel B and C) to be developed as auto dealerships, totaling approximately 58,100 square feet for auto sales. The residential trip rates were obtained from the guidelines. The auto dealership trip rates were obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual. The resulting site trip generation would be 130 AM peak hour trips (90 in, 40 out), and 166 PM peak hour trips (68 in, 98 out). With site traffic, the following operating conditions were determined:

TOTAL TRAFFIC CONDITIONS W/O IMPROVEMENTS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Median X-over (EB left) Phase II	42.4*	51.9*	--	--
US 301 and Median X-over (WB Left) Phase II	51.7*	88.0*		
US 301 and Mitchellville Road - Phase I	1,444	1,675	D	F
US 301 and Mitchellville Road - Phase II	1,475	1,696	E	F
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are outside of the normal range of the procedure, and should be interpreted as a severe inadequacy.				

Under total traffic conditions, without any intersection improvements, the average vehicle delay exceeds 50.0 seconds at the US 301/Median X-Over intersection. According to the Guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. No improvements are proposed by the applicant at this intersection to reduce delay. Therefore, the applicant will be required to conduct a traffic signal warrant study at this intersection. Additionally, the intersection of US 301 and Mitchellville Road operates above the threshold for signalized intersections within the developing tier (CLV 1450).

Section 24-124 (a)(6) of the County Code authorizes the Planning Board to consider traffic mitigation procedures or Transportation Facilities Mitigation Plans (TFMPs). TFMPs allow development to proceed in certain areas where unacceptable transportation service levels are present, such as the US 301 corridor. "The applicant's TFMP shall recommend improvements which will eliminate at least 150 percent of the development-generated critical lane volume at the critical intersections or reduce the critical lane volume to 1,450."

The applicant's traffic consultant proposed the following improvements to meet the requirements of the TFMP:

Phase I (Residential Component)

Construct a 2nd northbound left turn lane from US 301 to westbound Mitchellville Rd.

Phase II (Commercial Component)

Construct a westbound right turn lane from Queen Anne Bridge Rd to northbound US 301.

These improvements are proposed as mitigation in accordance with the *Guidelines for Mitigation Action* and the requirements of that portion of Section 24-124. The applicant proposes to employ mitigation by means of Criterion 3 in the *Guidelines for Mitigation Action*, which was approved by the District Council as CR 29-1994.

The table below shows the effect of implementing these improvements at the intersection of US 301 and Mitchellville Road. The improvements must reduce the CLV below 1,450 and/or mitigate at least 150 percent of the development's impact.

IMPACT OF MITIGATION				
Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
US 301 and Mitchellville Road				
Background Conditions	D/1,438	F/1,669		
Total Traffic Conditions	E/1,475	F/1,696	+37	+27
Total Traffic Conditions with Mitigation	D/1,449*	F/1,631	-26	-65
*Note that the proposed improvement reduces the CLV during the AM peak hour below CLV 1,450.				

As the CLV at US 301 and Mitchellville Road is between 1,600 and 1,813 during the PM peak hour; the proposed mitigation action must mitigate at least 150 percent of the trips generated by the subject property, according to the guidelines. The above table indicates that the proposed mitigation action would mitigate in excess of 200 percent of the site-generated trips during the PM peak hour, and it would provide LOS D (the policy LOS within the Developing Tier) during the AM peak hour. Therefore, the proposed mitigation at US 301 and Mitchellville Road meets the requirements of Section 24-124(a)(6)IB(i) of the Subdivision Ordinance in considering traffic impacts.

The Phase I improvements reduce the CLV below 1,450 during the AM peak hour and/or mitigate 150 percent of this phase's development, i.e., the residential component. The Phase II improvements reduce the CLV below 1,450 during the AM peak hour and/or mitigate more than 150 percent of this phase's development, i.e., the commercial component during the PM peak hour.

The mitigation plan was received by DPW&T and SHA. DPW&T had no specific comments. SHA, in a letter dated February 21, 2007, has indicated acceptance of the mitigation proposed at this location.

Site Plan Comments

Access to the residential lots will be from Ayrwood Lane via Mitchellville Road. This is acceptable. There will be no access from US 301 to the residential lots. The applicant is proposing access from US 301 to the proposed auto dealership via a proposed public street outside and just north of the property. If granted, this access point would be right-in/right-out only, which staff supports. Staff has learned that the applicant may consider an alternative access point along US 301 if the north entrance point will not be viable. Such an access point would be restricted to right-in/right-out turning movements and would require a variation request. The State Highway Administration (SHA) will also have to approve any new access points along US 301.

The applicant may be required to provide frontage and/or safety improvements along US 301, if required by the SHA. The applicant may also be required to provide any necessary acceleration and deceleration lanes at the site entrance if required by SHA.

Variation Request to Section 24-121(a)(3)

The commercial development along US 301 is proposed to be served by a shared easement with the property to the north. However, the applicant does not control that property and thus cannot ensure that such an arrangement can be secured. In the event that the easement is not secured, the applicant would have to provide an access point directly to US 301. In order to do so, a variation to Section 24-121(a)(3), which limits individual lot access onto roads of arterial or higher classification would be necessary. Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests. Section 24-113(a) reads:

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

(1) The granting of the variation request would not be detrimental to public safety, health or welfare and does not injure other property;

Granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other properties. The State Highway Administration will dictate the location of the access point, ensuring a location that is safe and takes into account existing access points along US 301. The driveway will necessarily be right-in/right out since southbound US 301 is a one way road.

(2) The conditions on which the variations are based are unique to the property for which the variation is sought and are not applicable generally to other properties;

This variation request is speculative. The applicant is proposing access via a shared access easement. However, the applicant must ensure that alternative access is available in case an agreement cannot be reached with the adjoining property owner. The commercially-zoned section of the subject property has frontage on US 301 only. Access to the commercial uses cannot be relocated through the residentially-zoned section of the subject property. This situation is not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance or regulation; and

Because the applicant will have to obtain the access permit from the State Highway Administration in accordance with their regulations, the approval of this variation request would not constitute a violation of other applicable laws.

(4) Because of the peculiar physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulation is carried out.

If the access easement is not secured from the property owner to the north, future development on this property cannot proceed or be maintained without this approval. Access to the property would be eliminated and therefore the site would be rendered unusable. Due to the lack of other viable alternatives for access, a particular hardship to the landowner would result.

Master Plan Comments

US 301 is designated as A-61 and F-10 in the Bowie & Vicinity Master Plan (2006). Mitchellville Road is designated as C-304 with 80 feet of rights-of-way and four lanes of traffic. Sufficient rights of way along US 301 and Mitchellville Road exist to accommodate the master plan recommendation; therefore, no further dedication is required of this plan.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved with conditions consistent with the above findings.

7. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following.

Commercial

The proposed retail section of this application is exempt from the review for schools because it is a commercial use.

Residential

Impact on Affected Public School Clusters

Affected School Clusters	Elementary School Cluster 3	Middle School Cluster 2	High School Cluster 2
Dwelling Units	14 sfd	14 sfd	14 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	3.36	0.84	1.68
Actual Enrollment	5,137	7,218	10,839
Completion Enrollment	178	112	223
Cumulative Enrollment	32.40	305.58	612.24
Total Enrollment	5,347.88	7,635.70	11,674.48
State Rated Capacity	4,838	6,569	8,920
Percent Capacity	110.54%	116.24%	130.88%

Source: Prince George's County Planning Department, M-NCPPC, December 2005

These figures were correct on the day this referral was written. They are subject to change under the provisions of CB-30-2003 and CR-23-2003. Other projects that are approved prior to the public hearing on this project will cause changes to these figures. The numbers shown in the resolution will be the ones that apply to this project.

County Council Bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,671 and \$13,151 to be paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes. The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the policies for review of school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003 and CR-23-2003.

8. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section have reviewed this subdivision for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(B)(E) of the Zoning Ordinance.

Residential

The Prince George's County Planning Department has determined that this preliminary plan is within the required seven-minute response time for the first due fire station Bowie, Company 43, using the seven-minute travel times and fire station locations map provided by the Prince George's County Fire/EMS Department. Pursuant to CR-69-2006, the Prince George's county council and the county executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels. The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

Commercial

The existing fire engine service at Bowie Fire Station, Company 43 located at 16408 Pointer Ridge Drive has a service travel time of 0.96 minutes, which is within the 3.25-minutes travel time guideline.

The existing paramedic service at Bowie Fire Station, Company 43 located at 16408 Pointer Ridge Drive has a service travel time of 0.96 minutes, which is within the 7.25-minutes travel time guideline.

The existing ladder truck service at Upper Marlboro Fire Station, Company 20 located at 14815 Pratt Street has a service travel time of 10.79 minutes, which is beyond the 4.25-minutes travel time guideline.

The proposed commercial development will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine and paramedic service

The Bowie Station, Company 43 is physically able to contain a ladder truck and if it were placed at this station it would be within response time standards.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system should be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the standards and guidelines contained in the *Approved Public Safety Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

9. **Police Facilities**—The Prince George's County Planning Department has determined that this preliminary plan is located in Police District II. The response standard is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the planning department on December 9, 2006.

Reporting Cycle	Date	Emergency Calls	Nonemergency
Acceptance Date	11/05/05-11/05/06	10.00	22.00

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on November 5, 2006. The Police Chief has reported the department has adequate equipment to meet the standards stated in CB-56-2005. Pursuant to CR-69-2006, the Prince

George's County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels.

Commercial

The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future developments. The plan includes planning guidelines for police and they are:

Station space per capita: 141 square feet per 1,000 county residents.

The police facilities test is performed on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police and the latest population estimate is 825,520. Using the 141 square feet per 1000 residents, it calculates to 116,398 square feet of space for police. The current amount of space, 267,660 square feet, is above the guideline.

10. **Health Department**—The Health Department reviewed the application and reminds the applicant that a raze permit is required prior to the removal of any existing structures on site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. In addition, all abandoned vehicles found on the property must be removed and properly disposed.
11. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T) has determined that on-site stormwater management is required. A stormwater site development concept plan has been submitted, but has not yet gained written approval. A recent staff conversation with DPW&T confirms that the applicant has been granted a verbal approval and that a written approval will be soon forthcoming. Development must be in accordance with this approved plan and any approved revision thereto.
12. **Historic Preservation**— In accordance with the Planning Board's directives, as described in the "Guidelines for Archeological Review," May 2005, and consistent with Subtitle 24-104, 121(a)(18), and 24-135.01, the subject property shall be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples. This recommendation is based on the following:
 - a. Fifteen prehistoric and historic archeological sites (18PR58, 18PR59, 18PR60, 18PR61, 18PR62, 18PR66, 18PR67, 18PR68, 18PR69, 18PR70, 18PR112, 18PR152, 18PR187, 18PR188, and 18PR658) are located within a one-mile vicinity of the subject property.
 - b. Carroll Chapel (PG:74B-006), a County Historic Site, is located adjacent to the subject property on the south. Carroll Chapel served the local African-American community beginning in 1877. The present structure is believed to date to the early twentieth century, but may have incorporated portions of the older chapel. A small cemetery is located behind the chapel to the north and includes members of the Arnold, Jennings, and Mills families. The Jennings and Arnolds were kinfolk and the Mills family has owned the property to the north of the Chapel since the 1940s. Two other Historic Sites, Mulliken House/B.D. Harwood Hall (PG:74B-009) and Mitchellville Storekeeper's House and Store Site (PG:71B-007), one National Register property, Hamilton House (PG:74B-

007), and one Historic Resource, Mitchell Cemetery (PG:71B-008), are located within a one-mile radius of the subject property. The subject property was once part of the larger John Mitchell farm.

- c. The eastern portion of the property has been impacted by modern construction, including a baseball field. However, the western portion of the property appears to have remained undeveloped throughout most of the twentieth century. The potential that the subject property may contain prehistoric and historic archeological resources is moderate.

In addition, the subject application appears to include property within the Environmental Setting of the Carroll Chapel Historic Site. If this is the case, the subject application will require that an application to revise to the Historic Site's Environmental Setting be reviewed and approved by the Historic Preservation Commission and that the subject application be reviewed by the Historic Preservation Commission for impact on the Historic Site. The applicant should clarify the extent of the property included in the subject application so that a determination can be made regarding the scope of review required by the Historic Preservation Commission.

13. **Detailed Site Plan Considerations**—As discussed previously, staff is recommending detailed site plan approval for any proposed development on Parcels B and C. Site plan review is essential in order to ensure adequate buffering and screening from the adjoining residentially developed properties. Although this subdivision application does not approve the location of buildings or other improvements on the site, staff has several concerns that will need to be addressed at the time of detailed site plan:

- a. **Buffering**—The *Landscape Manual* defines a car dealership as a medium impact use. When a medium impact use locates next to a single-family residence (such as are proposed to the west), a Type C bufferyard (40-foot building setback, 30-foot-wide landscaped strip) is required. A 50-foot buffer is shown along the western property line on the subject property, which is less than the 75 feet called for in the master plan. A final determination on the width of the buffer and the extent of landscaping provided will be made at the time of Detailed Site Plan approval.
- b. **Access**—Access to US 301 is a concern in this vicinity because of the numerous existing driveway cuts. The access point to this site must be carefully coordinated with the State Highway Administration to ensure that unsafe conditions are not created. This concern is lessened somewhat if the applicant is able to utilize an existing cut now serving the adjacent auto dealership.

14. **City of Bowie**—The subject property adjoins the City of Bowie. The Bowie City Council heard this application at their meeting on February 20, 2007, and recommends approval, subject to conditions, the majority of which have been included in staff recommendation.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to the issuance of building permits for Parcels B and C, the applicant shall obtain detailed site plan approval by the Planning Board. The detailed site plan shall address buffering (including light and noise intrusion), landscaping, access, and the visual relationships between the proposed development and adjoining residentially developed properties.

2. At the time of detailed site plan for the commercially zoned portion of the site, the applicant shall submit a lighting plan with a photometric diagram and details of all light fixtures showing full cut-off optics to reduce off-site glare and sky glow.
3. The following note shall be placed on the preliminary plan and all future tree conservation plans: “All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”
4. At the time of the TCPII for the residential portion and the detailed site plan for the commercial portion of the site, these respective plans shall demonstrate how Policy 5 and its three strategies from the Environmental Infrastructure chapter of the Bowie and Vicinity Master Plan have been addressed as it relates to lighting for each proposed use.
5. Prior to signature approval of the preliminary plan, the site statistics regarding the site’s gross tract area shall be addressed and the relevant documents, including the NRI, preliminary plan and TCPI shall be corrected as deemed necessary so that all plan quantities are consistent.
6. At the 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, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. 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 are 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. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Provide the corresponding specimen tree number on the plan for trees 14-16 located in vicinity of proposed Outlot A.
 - b. Show the location of the proposed storm drain outfall and show the associated easement. Correctly show the existing tree line 100 feet off of the site’s property line in relation to the adjacent HOA parcel and adjust the worksheet accordingly for the additional off-site clearing at this location.
 - c. Adjust the limits of disturbance on the plan in relation to the proposed storm drain outfall and off-site impacts.
 - d. Revise Notes 1 and 6 to reference the preliminary plan number and the approved stormwater management concept plan number.
 - e. Show the scale on the plan.
 - f. Revise the worksheet as needed to address all comments.
 - g. After these revisions have been made, have the qualified professional who prepared the plan sign and date it.
8. Development of this subdivision shall be in conformance with an approved Type I Tree

Conservation Plan (TCPI/15/00). The following notes shall be placed on the Final Plat of Subdivision:

“This development is subject to restrictions shown on the approved Type I 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 ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

9. The TCPII for the residential and commercial portions of the site shall show the location of the mitigated 65 dBA Ldn noise contour on the TCPII as shown on the TCPI in relation to US 301.
10. Prior to signature approval of the preliminary plan, submit a copy of the stormwater concept plan approval letter.
11. The applicant shall provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T or the City of Bowie.
12. Prior to signature approval of this preliminary plan, Phase I (Identification) archeological investigations shall be undertaken on the subject property. The potential for significant prehistoric and historic archeological resources is moderate.
13. Phase I archeological investigations should be conducted according to Maryland Historical Trust (MHT) guidelines, “Standards and Guidelines for Archeological Investigations in Maryland” (Shaffer and Cole 1994), and the Prince George’s County Planning Board “Guidelines for Archeological Review” (May 2005), and report preparation shall follow MHT guidelines and the *American Antiquity* or *Society of Historical Archaeology* style guide. Probate, tax, deed, and census records shall be examined as part of the Phase I archival research process, to determine whether historic landowners of a subject property were slave owners and a chain of title presented. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report. All artifacts recovered and documents relating to the Phase I investigation should be curated to MHT standards. As noted in the guidelines, it is expected that these artifacts will be donated to the Maryland Archaeological Conservation Laboratory.
14. In accordance with the approved Planning Board “Guidelines for Archeological Review” (May 2005), a qualified archaeologist must conduct all investigations and follow “The Standards and Guidelines for Archeological Investigations in Maryland” (Shaffer and Cole, 1994) and the Prince George’s County Planning Board “Guidelines for Archeological Review” (May 2005). These investigations must be presented in a draft report following the same guidelines. Following approval of the draft report, four copies of the final report must be submitted to M-NCPPC Historic Preservation staff. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.
15. The design of a Phase I archaeological methodology shall be appropriate to identify slave dwellings and burials, because documentary research would include an examination of known slave burials and dwellings in the surrounding area, their physical locations as related to known structures, as well as their cultural interrelationships. The field investigations shall include a pedestrian survey to locate attributes such as surface depressions, fieldstones, and vegetation

common in burial/cemetery environs.

16. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to approval of final plat, the applicant shall provide a plan for evaluating the resource at the Phase II level. In accordance with the “Guidelines for Archeological Review,” if a Phase II archeological evaluation is necessary, the applicant shall submit a research design for approval by Historic Preservation staff. After the work is completed, the applicant shall provide a final report detailing the Phase II investigations and ensure that all artifacts are curated to MHT Standards, prior to approval of any grading permits.
17. If a site has been identified as significant and potentially eligible to be listed as a historic site or determined eligible for the National Register of Historic Places, the applicant shall provide a plan for:
 - a. Avoiding and preserving the resource in place, or for
 - b. Phase III data recovery investigations and interpretation.

Phase III Data Recovery investigations may not begin until Historic Preservation staff have given written approval of the research design. The Phase III (Treatment/Data Recovery) final report must be reviewed and be determined to have complied with the “Guidelines for Archeological Review” prior to approval of any grading permits.

18. The applicant shall be responsible for the following transportation improvements:
 - a. Complete Phase I intersection improvements at US 301 and Mitchellville Road prior to issuance of any residential building permits. These improvements include the construction of a 2nd northbound left turn lane from US 301 to westbound Mitchellville Road. The applicant will also be responsible for any traffic signal modifications required by SHA to accommodate the second northbound left turn lane.
 - b. Complete Phase I and II intersection improvements at US 301 and Mitchellville Road prior to issuance of any commercial building permits. These improvements include the construction of a 2nd northbound left turn lane from US 301 to westbound Mitchellville Rd and the construction of a westbound right turn lane from Queen Anne Bridge Road to northbound US 301. The applicant will also be responsible for any traffic signal modifications required by SHA to accommodate these intersection improvements.
 - c. Prior to the issuance of any residential or commercial building permits the applicant will be responsible for a traffic signal warrant study at the US 301/median X-over intersection located approximately 1,500 feet north of the Mills Property. If a traffic signal is deemed warranted, the applicant will be responsible for the construction of the traffic signal at this location.
19. Total development within the subject property shall be limited to 58,100 square feet for auto sales and 14 single-family dwellings, or equivalent development which generates no more than 130 AM and 166 PM peak hour trips. Any development generating greater impact shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

20. Prior to approval of a plat, the applicant shall pay a fee-in-lieu for mandatory dedication of parkland based on the R-R zoned portion of the property.
21. The applicant shall obtain an access easement from the adjacent property to the north to serve the commercial development or provide an entrance to US 301 at a location determined acceptable by SHA. If access via the adjacent property is not secured, the applicant should explore the possibility of combining the site entrance with that of the adjacent property, within the right-of-way for US 301.
22. If the access easement is secured, a note shall be added to the final plat that prohibits direct vehicular access to US 301.
23. Outlot A shall be dedicated to either the State or County at the time of final plat. The final plat shall identify this conveyance.
24. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
25. The proposed access road to US 301 shall have a stub connection to Parcels 163 and 175 and provisions shall be made for inter-parcel connections to Parcels 163 and 175. SHA supports the removal of the existing entrance for Parcel 163 and the consolidation of entrances.

STAFF RECOMMENDS APPROVAL OF THE TYPE I TREE CONSERVATION PLAN, TCPI/15/00.