



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

## Preliminary Plan 4-05157

Application	General Data
<b>Project Name:</b> SANFORD ESTATES  <b>Location:</b> North side of Oaklawn Road, approximately 300 feet east of Gibbons Drive  <b>Applicant/Address:</b> Vendemia & Decasaris 16000 Trade Zone Avenue 401a Upper Marlboro, Md 20774	Date Accepted: 07/26/2006
	Planning Board Action Limit: 11/04/2006
	Plan Acreage: 7.1
	Zone: R-E
	Lots: 6
	Parcels: 0
	Planning Area: 76B
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 211SE04

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 06/08/2006 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/09/2006

Staff Recommendation		Staff Reviewer: Ivy R. Thompson	
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 4-05157  
Sanford Subdivision, Lots 1–6

OVERVIEW

The Sanford property was recorded as Lot 39 in the Oaklawn Subdivision (SDH 4@63) and is located on Tax Map 115, Grid C-1. It is rectangular in shape, 7.1 acres in size, and is zoned R-E. The property has frontage along Oaklawn Road. The applicant is proposing to subdivide the property into six lots for single-family residences with frontage and access on a new cul-de-sac roadway off Oaklawn Road. The property is currently undeveloped.

SETTING

The subject property is located on the north side of Oaklawn Road, approximately 300 feet east of Gibbons Drive. The area consists mainly of single-family residential homes. Many of the large lots created by the Oaklawn Subdivision in 1936 have been resubdivided in a manner consistent with their zoning. Adjoining properties are zoned R-E and R-R.

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)	Vacant	Single-family Residential
Acreage	7.1	7.1
Lots	1	6
Outlots	0	0
Parcels	0	0
Dwelling Units:	0	6
Public Safety Mitigation Fee	-	Yes

2. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision for Sanford Estates, 4-05157, and the revised Type I Tree Conservation Plan, TCPI/37/06, stamped as received by the Environmental Planning Section on September 25, 2006. The Environmental Planning Section recommends approval of 4-05157 and TCPI/37/06 subject to the conditions noted at the end of this memorandum.

## BACKGROUND

The Environmental Planning Section has no records of any previous applications for the subject property. The application proposes six lots in the R-E Zone.

## SITE DESCRIPTION

This 7.10-acre property in the R-E Zone is located on the north side of Oaklawn Road approximately 300 feet east of its intersection with Gibbons Drive. The site is mostly wooded. There are no streams, wetlands or 100-year floodplain on the property. The site eventually drains into the Potomac River watershed. According to the "Prince George's County Soils Survey," the principal soils on this site are in the Aura, Beltsville and Chillum series. Marlboro clay does not occur in this area. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. No designated scenic or historic roads are affected by this development. There are no nearby sources of traffic-generated noise. The proposal is not expected to be a noise generator. The property is subject to the *Countywide Green Infrastructure Plan* because it contains both an evaluation area and a network gap. This property is located in the Developing Tier as reflected in the adopted General Plan.

## ENVIRONMENTAL REVIEW

An approved natural resources inventory (NRI), NRI/032/06, was submitted with the application. The plan shows that there are no streams, wetlands, or 100-year floodplain on site. A review of the information on the M-NCPPC GIS indicates that there are no regulated environmental areas on or near the property. The property is subject to the *Countywide Green Infrastructure Plan* because it contains both an evaluation area and a network gap. The forest stand delineation notes two forest stands covering the eastern 6.96 acres. Eight specimen trees were identified. Overall, the on-site woodlands are good quality mixed hardwoods. Removal of invasive species should be addressed on the Type II tree conservation plan. The information on the NRI is correctly shown on the preliminary plan and the Type I tree conservation plan. No further action regarding sensitive environmental features is required for this preliminary plan of subdivision review.

The property is subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the site is more than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type I tree conservation plan was submitted with this application.

The Type I tree conservation plan, TCPI/37/06, has been reviewed and was found to require revisions. The plan proposes clearing 4.05 acres of the existing 6.96 acres of woodland and 0.02 acre of off-site woodland. The woodland conservation threshold is 1.78 acres. Based upon the proposed clearing, the worksheet correctly calculates the woodland conservation requirement for this proposal as 2.81 acres. The plan proposes to meet this requirement by providing 2.57 acres of on-site preservation and the use of fee-in-lieu for 0.24 acre, for a total of 2.81 acres. An additional 0.34 acre of woodland will be preserved on-site that is not part of any requirement.

Because the property is subject to the *Countywide Green Infrastructure Plan*, the on-site woodland conservation as shown is appropriate. The proposed woodland conservation areas do not significantly impact the use of lots where it is located because they provide for 20-foot-wide cleared side yards and 40-foot cleared rear yards. A note detailing the Type I tree conservation plan restrictions should be placed on the final plat of subdivision.

According to the approved NRI and the “Prince George’s County Soils Survey,” the principal soils on this site are in the Aura, Beltsville and Chillum series. Beltsville soils often exhibit high water tables and impeded drainage. Aura, Beltsville and Croom soils are highly erodible. This information is provided for the applicant’s benefit. The Prince George’s County Department of Environmental Resources will require a soils report in conformance with CB-94-2004 during the permit process review.

Copies of the stormwater management concept approval letter and plan, CSD 24791-2006, were submitted. The TCPI shows the use of an infiltration trench along the street and multiple dry wells with each proposed structure. No further action regarding stormwater management is required for this preliminary plan of subdivision review.

### **Summary**

The Environmental Planning Section recommends approval of 4-05157 and TCPI/37/06 subject to conditions.

### **Water and Sewer Categories**

The water and sewer categories are W-3 and S-3 according to water and sewer maps dated December 2001 obtained from the Department of Environmental Resources. The development will, therefore, be served by public systems. The Washington Suburban Sanitary Commission must approve the sewer extensions before the recordation of the final plat.

3. **Community Planning**—This application is located 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. This preliminary subdivision is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. This preliminary subdivision conforms to the residential, low-density land use recommendation in the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*. The Henson Creek-South Potomac Master Plan and Sectional Map Amendment both retain the previously existing R-E Zone.
4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George’s County Subdivision Regulations, Lots 3 and 4 of the subject subdivision are exempt from mandatory dedication of parkland requirements because they are over one acre in size. In accordance with Section 24-134(a) of the Prince George’s County Subdivision Regulations, the Park Planning and Development Division recommends that the Prince George’s County Planning Board require a payment of a fee-in-lieu of dedication for the remaining lots because land available for dedication is unsuitable due to its size and location.
5. **Trails**—There are no master plan trails issues identified in the approved Henson Creek-South Potomac Master Plan that impact the subject application. However, pedestrian facilities were identified as important community needs during the planning charrette for the area, and the master plan recommends “adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers “ (Henson Creek-South Potomac Master Plan, page 71). Neighborhood sidewalks are an important part of providing these walkable connections. Existing public facilities in the area include Tayac Elementary School and Issac J. Gourdine Middle School along Allentown Road. Planned facilities include the Tinkers Creek Stream Valley Trail and an M-NCPPC parkland on the north side of Oaklawn Road just

west of the subject site. Oaklawn Road includes a variety of road cross sections, with sidewalks provided in some areas. Other areas lack sidewalks. In order to facilitate pedestrian access in the community, staff recommends the provision of standard sidewalks along the subject site's frontage of Oaklawn Road and along one side of the internal cul-de-sac, unless modified by DPW&T.

6. **Transportation**—The application is a preliminary plan of subdivision for a residential development consisting of six single-family residential lots. The proposed development of six lots would generate 5 AM and 5 PM peak-hour vehicle trips as determined using the Guidelines for the Analysis of the Traffic Impact of Development Proposals.

The site is 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.

**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.

The traffic generated by the proposed preliminary plan would impact the intersection of Allentown Road and Oaklawn Drive, which is unsignalized.

There are no recent traffic counts available at the critical intersection. Nonetheless, due to the limited trip generation of the additional development proposed for the site, the Prince George's County Planning Board could deem the site's impact at this location to be de minimus. Staff would, therefore, recommend that the Planning Board find that 5 AM and 5 PM peak-hour trips will have a de minimus impact upon delay in the critical movements at the Allentown Road and Oaklawn Drive intersection.

### **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. No transportation-related conditions are warranted at this time.

7. **School Facilities**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan for impact on 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.

## Finding

Impact on Affected Public School Clusters

Affected School Clusters	Elementary School Cluster 5	Middle School Cluster 3	High School Cluster 3
Dwelling Units	6 sfd	6 sfd	6 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	1.44	0.36	0.72
Actual Enrollment	4,145	5,489	9,164
Completion Enrollment	97	64	127
Cumulative Enrollment	390.24	106.80	213.60
Total Enrollment	4,632.96	5,659.98	9,505.32
State-Rated Capacity	3,771	6,114	7,792
Percent Capacity	122.86	92.57	121.89

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

These figures are correct on the day the 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 adequate public facilities policies for 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 has reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.

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 Allentown Road, Company 32, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George's County Fire 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.

9. **Police Facilities**—The Prince George's County Planning Department has determined that this preliminary plan is located in Police District V. The standard response is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the proceeding 12 months. The preliminary plan was accepted for processing by the Planning Department on July 26, 2006.

Reporting Cycle	Date	Emergency Calls	Nonemergency
Acceptance Date	06/05/05-06/05/05	11.00	20.00
Cycle 1	07/05/05-07/05/06	11.00	20.00
Cycle 2	08/05/05-08/05/06	11.00	20.00
Cycle 3	09/05/05-09/05/06	12.00	20.00

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 applicant may enter into a mitigation plan with the county and file such a plan with the Planning Board. The Planning Board may not approve this preliminary plan until a mitigation plan is submitted and accepted by the county.

10. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Sanford Subdivision, 4-05157, and has no comments to offer.
11. **Stormwater Management**—A stormwater management concept approval letter, CSD 24791-2006-00, was submitted and approved with the conditions that water quality requirements must be achieved with an infiltration trench for the roadway and drywells on the lots. Volume channel protection is not required and at the time of building permit a geo-technical report is required as per CB-94.
12. **Archeology**— A Phase I archeological survey is not recommended by the Planning Department on the above-referenced property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The southern end of the subject property has been impacted by the construction of Oaklawn Road and several buildings. The northern area does not appear from aerial photographs to have been developed or farmed in the twentieth century, but the areas to test for prehistoric resources is not large and is not likely to yield significant information. The applicant should be aware that Belleview (81B-001), the site of a late-eighteenth century plantation house and Sneed family cemetery, is located approximately three-quarters of a mile southwest of the subject property. Terrett House/Bird Lawn Manor (76B-012) is also an historic site built circa 1910, located approximately 2,700 feet southwest of the subject property. No prehistoric archeological sites are located within a one-mile radius of the subject property, probably due to modern development in the vicinity.

Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties to include archeological sites. This review is required when federal monies, federal properties, or federal permits are required for a project.

13. **Historic Preservation**— The Historic Preservation and Public Facilities Section has reviewed the subject area and has found that there is no effect on historic resources.

## RECOMMENDATION

Staff recommends APPROVAL of TCPI/37/06 and Preliminary Plan 4-05157, subject to the following conditions:

1. 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/37/06), 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 and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005.”
2. Prior to the issuance of permits a Type II tree conservation plan shall be approved
3. Prior to the issuance of a grading permit for the development, a public safety mitigation fee shall be paid in the amount of \$22,680 (\$3,780 times six dwelling units). Notwithstanding the number of dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per unit factor noted above. The per unit factor of \$3,780 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for all urban consumers. The actual fee to be paid will depend upon the year the grading permit is issued.
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 for Lots 1, 2, 5, and 6.
5. The applicant and the applicant’s heirs, successors, and/or assignees shall provide a standard sidewalk along the subject site’s entire frontage of Oaklawn Road, unless modified by DPW&T.
6. The applicant and the applicant’s heirs, successors, and/or assignees shall provide a standard sidewalk along both sides of the internal cul-de-sac, unless modified by DPW&T.
7. A Stormwater Management Concept Approval letter, CSD 24791-2006-00, was submitted and approved with the conditions that water quality requirements must be achieved with an infiltration trench for the roadway and drywells on the lots. Volume channel protection is not required and at the time of building permit a geo-technical report is required as per CB-94. Development must be in conformance with this approval.