



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

Preliminary Plan 4-06062

Application	General Data
Project Name: GATEVIEW Location: On the southeast side of the intersection of Iverson Street and Owens Road. Applicant/Address: Shelby Homes, LLC. 16916 Queen Anne Bridge Bowie, Maryland 20716	Date Accepted: 08/15/06
	Planning Board Action Limit: 11/9/06
	Plan Acreage: 0.90
	Zone: R-18C
	Lots: 7
	Parcels: 0
	Planning Area: 76A
	Tier: Developed
	Council District: 07
	Municipality: N/A
	200-Scale Base Map: 206/7SE01

Purpose of Application		Notice Dates	
RESIDENTIAL SUBDIVISION		Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	05/24/06
		Sign(s) Posted on Site and Notice of Hearing Mailed:	10/10/06
Staff Recommendation		Staff Reviewer: John Ferrante	
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 4-06062
Gateview, Lots 1 thru 7

OVERVIEW

The subject property is located on Tax Map 87, Grid B-4 and is known as Outlot K. The property consists of approximately .90 acres and is within the R-18C Zone. The property is the subject of an approved final plat known as Southview, which was recorded in land records in 1964 as WWW 55 @ 55. The recorded plat designated the subject property as an outlot. An outlot, as defined by the Subdivision Regulations, is a piece or parcel of land that remains with a subdivision but which does not meet the minimum requirements of the Zoning Ordinance for a buildable lot and is, therefore, not usable as a legal building site. Because this property was platted as an outlot, a new preliminary plan of subdivision application is required to propose any development on this site. The applicant is also proposing to further subdivide the property into seven lots. Six of the proposed seven lots will be for the development of semi-detached, single-family dwellings (duplex), while the remaining lot will be for the development of a detached single-family dwelling. The minimum net lot area required in the R-18C Zone for semi-detached dwellings is 1,500 square feet. Lots 1-6, which are proposed for the development of semi-detached dwellings range in size from 1,677 square feet to 4,648 square feet. The minimum net lot area required in the R-18C Zone for detached single-family dwellings is 6,500 square feet. Lot 7, which is the only lot proposed to be developed with a detached single-family dwelling will consist of approximately 17,775 square feet. Therefore, all of the proposed lots meet or exceed the minimum net lot area required in the R-18C Zone.

Access to three of the proposed lots will be via Iverson Street, which is considered a collector roadway with an ultimate right-of-way width of 100 feet at this location. The remaining four lots will be accessed from Owens Road, which is also considered a collector roadway, but having an ultimate right-of-width of 80 feet at this location. Direct access to collector roadways are allowed per the Subdivision Regulations; however, at the Subdivision Review Committee Meeting for this case on September 8, 2006, both the Transportation Planning Section and DPW&T requested that all driveways within the proposed subdivision have turn-around capability. A conceptual site plan has been submitted by the applicant that demonstrates turn-around capability for all of the proposed driveways. A sight-distance study was also submitted by the applicant at the request of the Transportation Planning Section. The sight distance study will also be reviewed by DPW&T prior to the approval of any building permits.

At the Subdivision Review Committee Meeting for this case on September 8, 2006, the applicant was asked to provide the existing uses and zoning categories of the adjacent properties. Revised plans were submitted that demonstrate that the surrounding uses consist of multifamily apartments. Both the semi-detached dwellings, and the single-family detached dwelling that are proposed are not compatible with the adjacent multifamily apartments. A landscaped bufferyard is required in accordance with Section 4.7 of the *Landscape Manual*. Lot 7 will have adequate land area to provide the required landscape buffer unobstructed. However, Lots 1 and 2, which propose semi-detached dwellings, will not have adequate

land area available to fulfill the landscape bufferyard and building setback requirements provided in the *Landscape Manual*.

Because the adjacent uses were not initially provided on the preliminary plan, the incompatible use issues for the purposes of landscaping did not surface until revised plans were submitted and reviewed by staff. Therefore, adequate time was not available to process an Alternative Compliance application along with the preliminary plan application. However, because this application proposes semi-detached dwellings within the R-18C Zone, approval of a detailed site plan is required in accordance with Part 3, Division 9, and Section 27-437(e)(1) of the Zoning Ordinance. The detailed site plan must include the six semi-detached dwellings that are proposed; however, there is no Detailed Site Plan requirement for the one single-family detached dwelling that is also proposed. Therefore, the required landscaping, and any associated Alternative Compliance approval that may be required can be addressed by the Urban Design Section at the time of detailed site plan.

Should the applicant wish to avoid Alternative Compliance, or if Alternative Compliance is not supported by the Urban Design Section at the time of detailed site plan, the applicant may have the ability to combine Lots 1 and 2, and delete the semi-detached dwellings proposed on these lots, to provide one building lot with one single-family detached dwelling that has adequate land area available to provide the landscaped bufferyard and building setback required by the *Landscape Manual*.

SETTING

The property is located on the southeast side of the intersection of Iverson Street and Owens Road.

All surrounding properties consist of multifamily apartments in the R-18 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.

Zone Use(s)	EXISTING	PROPOSED
	R-18C Vacant	R-18C 6-Semidetached SFD 1-Detached SFD
Acreage	.90	.90
Lots	0	7
Outlots	1	0
Dwelling Units:		
Semidetached	0	6
Detached	0	1
Public Safety Mitigation Fee		No

2. **Environmental**—The Environmental Planning Section has reviewed the above-referenced revised Preliminary Plan of Subdivision 4-06062, stamped as received by the Environmental Planning Section on September 22, 2006. The plans as submitted have been found to address the environmental constraints for the subject property. Because the site is less than 40,000 square feet in area, a standard letter of exemption was issued on June 5, 2006. The Environmental Planning Section recommends the approval of Preliminary Plan 4-06062 subject to no environmental conditions.

The Environmental Planning Section has no records of any previous applications for this property. The subject property is currently undeveloped and is less than 40,000 square feet in area.

A review of the available information indicates that streams, wetlands, severe slopes, and areas of steep slopes with highly erodible soils are not found to occur on this property. There is no 100-year floodplain that is associated with the site. Iverson Street and Owens Road are both collector roadways, and generally not regulated for noise impacts. The predominant soil types found to occur on this site according to the Prince George's County Soil Survey are Iuka and Aura. These soil series have limitations with respect to steep slopes, high shrink swell potential, impeded drainage, high water table, seasonally high water table and poor stability but will not affect the site layout. According to available information, Marlboro clay does not occur on this property. According to information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Service, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of this application. This property is located in the Lower Northwest Branch watershed of the Anacostia River basin and in the Developed Tier as reflected in the approved 2002 General Plan. The site is within a network gap as part of the Countywide Green Infrastructure Plan.

The preliminary plan application has a signed natural resources inventory (NRI/069/06), dated June 4, 2006, that was included with the application package. The preliminary plan shows all the required information correctly. No revisions are required for conformance to the NRI.

This site is within a network gap as part of the Countywide Green Infrastructure Plan. The site is located on the south side of Iverson Road, and on the east side of Owens Road. This portion of the network gap is also associated with an evaluation area also located on the east side of Owens Road. The associated regulated areas are located on the opposite side of both roads. Although it is the intent of the Green Infrastructure Plan to connect network gaps with the regulated areas and evaluation areas, the existing road will impede any possible connection to those areas.

This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because the site is less than 40,000 square feet in area, and it has no previous approved Tree Conservation Plan. A Type I Tree Conservation Plan was not submitted with the review package and is not required. A standard letter of exemption from the Woodland Conservation Ordinance was issued by the Environmental Planning Section, Countywide Planning Division on June 5, 2006. No further action is needed at this time as it relates to woodland requirements. The letter of exemption should accompany all future applications for plans and permits.

A Stormwater Management Concept Approval Letter (27169-2006-00) dated June 29, 2006, was submitted with the subject property. The concept approval cited no conditions of approval. Requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources. No further action is required at this time with regards to stormwater management.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and will therefore be served by public systems.

3. **Community Planning**—The subject property is located in Planning Area 76A and within the Eastover/Forest Heights Community. The property is within the limits of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity*. The master plan land use recommendation is for an urban residential land use at a density up to 16.9 dwelling units per acre. This application conforms to the master plan recommendation for residential land use but is not consistent with the recommended density for urban development (up to 16.9 dwelling units per acre).

The 2002 General Plan locates the property within the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium- to high-density neighborhoods. This application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier.

The 2000 Approved Sectional Map Amendment for the Heights and Vicinity classifies the property in the R-18C Zone.

4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations the Park Planning and Development Division recommends that the applicant pay a fee-in-lieu of parkland dedication because the land available for dedication is unsuitable due to its size and location.
5. **Trails**—There are no master plan trail issues identified in the 2000 Approved Heights Master Plan that impact the subject property. There are existing sidewalks along the property's street frontage of Iverson Street and Owens Road.
6. **Transportation**—The Transportation Planning Section has reviewed the preliminary plan application for Gateview. The property is located at the intersection of Iverson Street and Owens Road. The applicant proposes six semi-detached (duplexes) and one single-family residential unit.

The Transportation Planning Section determined that a traffic study was not warranted by the size of the proposed development. Staff did request that the applicant submit a traffic count, and the needed count for the critical intersection of Iverson Street and Owens Road was submitted. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by 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 Developed 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) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections within any tier 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 traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The traffic generated by the proposed preliminary plan would impact the intersection of Iverson Street and Owens Road, which is not signalized. The applicant's traffic consultant submitted a traffic count taken on September 27, 2006. The Transportation Planning Section has based its findings on the submitted traffic count.

The application is for six semi-detached and one detached single-family residential units. The proposed development would generate 4 AM (1 in, 3 out) and 5 PM (3 in, 2 out) peak-hour vehicle trips as determined using the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

The traffic generated by the proposed plan would primarily impact the unsignalized intersection of Iverson Street and Owens Road. The Prince George's County Planning Board, in *The "Guidelines for the Analysis of the Traffic Impact of Development Proposals"* has defined an upper limit of 50.0 seconds of delay in any movement as the lowest acceptable operating condition on the transportation system. The following conditions exist at the critical intersection: AM peak hour, maximum delay of 41.7 seconds, 44.0 seconds, and 44.8 seconds under existing, background, and total traffic conditions. During the PM peak hour, a maximum delay of 28.7 seconds, 29.3 seconds, and 30.0 seconds under existing, background, and total traffic conditions. Therefore, the critical intersection operates acceptably with the addition of the proposed development, based on the Guidelines. Due to the limited trip generation of the site, the Prince George's County Planning Board could deem the site's impact at this location to be de minimus. Therefore, the Transportation Planning Section recommends that the Planning Board find that 4 AM and 5 PM net peak-hour trips will have a de minimus impact upon the critical movements at the intersection of Iverson Street and Owens Road.

Driveway access to the proposed lots will be directly from Owens Road (four lots/two driveways) and Iverson Street (three lots/two driveways). The Transportation Planning Section recommended that the applicant provide turnaround capability for all driveways. Revised plans have been submitted that demonstrate the turnaround capability for all of the proposed lots. Sight distance issues will be addressed by DPW&T prior to the issuance of building permits.

Owens Road and Iverson Street are both listed as collector roadways with 80 and 100 feet right-of-way widths within the 2000 Heights Approved Master Plan. The applicant will be required to dedicate 50 feet of right-of-way from the master plan centerline of Iverson Street, as delineated on the preliminary plan. Right-of-way dedication is also shown correctly on Owens Road (ultimate right-of-way of 80 feet).

Transportation Staff Conclusions and Recommendations

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.

7. **Schools**—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 7	Middle School Cluster 4	High School Cluster 4
Dwelling Units	7 sfd	7 sfd	7 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	1.68	0.42	0.84
Actual Enrollment	35,388	11,453	16,879
Completion Enrollment	218	52	105
Cumulative Enrollment	102	25.50	51
Total Enrollment	35,709.68	11,530.92	17,035.84
State Rated Capacity	39,187	11,272	15,314
Percent Capacity	91.13%	102.30%	111.24%

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 amounts 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 & Public Facilities Planning Section has reviewed this subdivision plan for 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 7-minute response time for the first due fire station Oxon Hill, Company 42, 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, 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 property is located in Police District IV. 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 August 15, 2006

Reporting Cycle	Date	Emergency Calls	Nonemergency
Acceptance Date	01/05/05-07/05/06	10.00	22.00
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on July, 5, 2006.

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 Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

10. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for Gateview and has no comments to offer.
11. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 27169-2006-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
- 12.. **Historic**—A Phase I archeological survey is not recommended for the above-referenced .90-acre 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. Most of the property contains slopes over 10 percent and much development has occurred in the surrounding area. The applicant should be aware that there are two previously identified prehistoric archeological sites within a two-mile radius of the subject property. However, Section 106 review may require an 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 state or federal monies, or federal permits are required for a project.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Revise general note 21 to include the issuance date (June 5, 2006), and the expiration date (June 5, 2008), of the standard woodland conservation exemption letter that was issued for the property
 - b. Correct the spelling errors in general notes 6 and 7
 - c. Revise general note 14 to clarify that the mandatory dedication of parkland will be provided by a fee-in-lieu
 - d. Revise site analysis note 7 to remove “lot coverage” and replace with “building coverage”
 - e. Delineate the limits of the 20-foot bufferyard, and 30-foot building setback required on Lot 7, adjacent to the multifamily apartments in accordance with Section 4.7 of the *Landscape Manual*.
2. Development of this site shall be in conformance with the Stormwater Management Concept Plan, 27169-2006-00 and any subsequent revisions.
3. 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.
4. A Detailed Site Plan shall be approved by the Planning Board for Lots 1– 6 in accordance with Part 3, Division 9 of the Zoning Ordinance. The detailed site plan shall include, but not be limited to:
 - a. Landscaping, buffering, and screening between the proposed semi-detached dwellings, and the adjacent multifamily apartments.
 - b. The need for Alternative Compliance approval on Lots 1 and 2, to provide the required “B” bufferyard in accordance with Section 4.7 of the *Landscape Manual*.
 - c. Should the applicant wish to avoid Alternative Compliance, or if Alternative Compliance is not supported at the time of detailed site plan, the applicant may have the ability to combine Lots 1 and 2, and delete the semi-detached dwellings proposed on these lots, to provide one building lot with one single-family detached dwelling that has adequate land area available to provide the landscape bufferyard and building setback required by the *Landscape Manual*.

STAFF RECOMMENDS APPROVAL OF PRELIMINARY PLAN 4-06062