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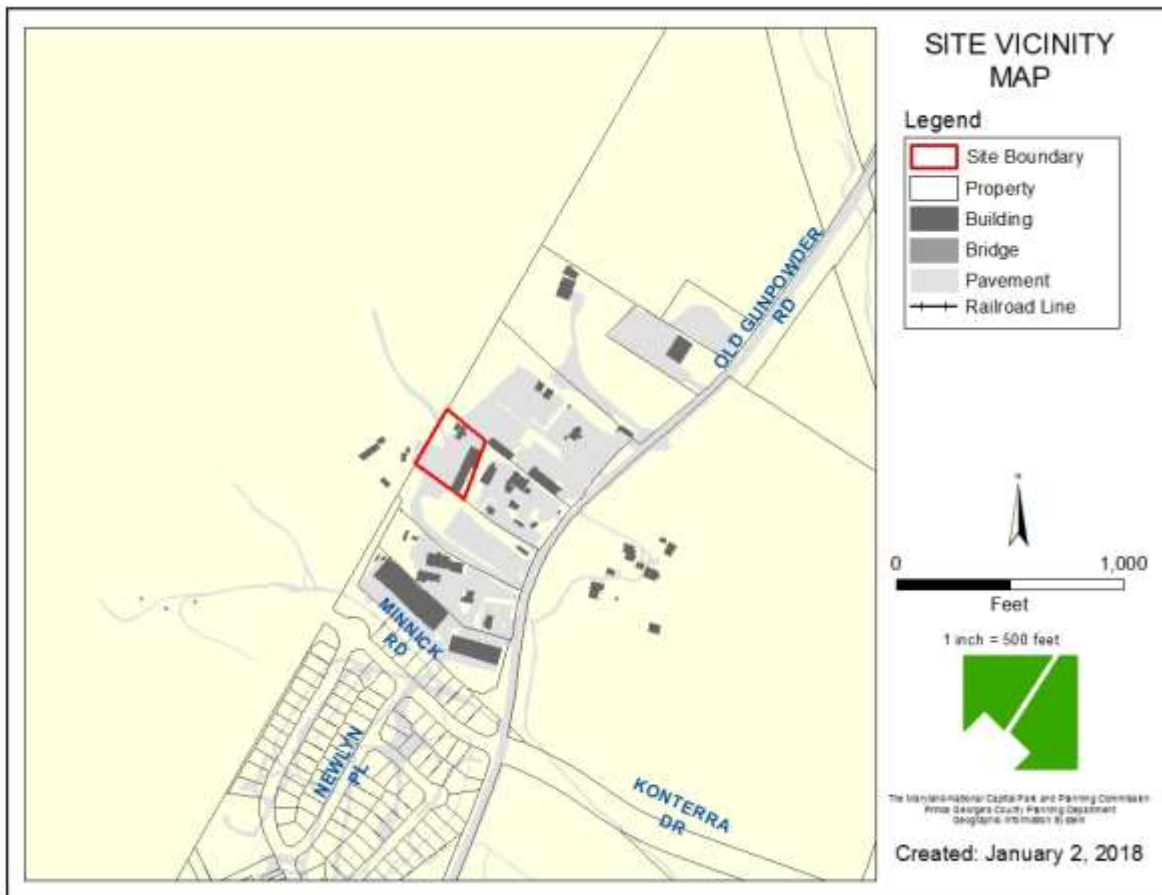
## Preliminary Plan of Subdivision

**4-16039**

Application	General Data	
<b>Project Name:</b> K Company Property  <b>Location:</b> West side of Gunpowder Road, approximately 1,100 feet north of its intersection with Konterra Drive.  <b>Applicant/Address:</b> Konterra Realty, LLC 14401 Sweitzer Lane, Ste. 200 Laurel MD 20707  <b>Property Owner:</b> Konterra Realty, LLC 14401 Sweitzer Lane, Ste. 200 Laurel MD 20707	Planning Board Hearing Date:	03/01/18
	Staff Report Date:	02/23/18
	Date Accepted:	09/28/17
	Planning Board Action Limit:	04/08/18
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	1.45
	Zone:	I-2
	Gross Floor Area:	19,900 sq. ft.
	Lots:	0
	Parcels:	1
	Planning Area:	60
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	219NE05

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of February 22, 2018 to March 1, 2018.  One parcel for development of a recycling plant.	Informational Mailing	08/04/17
	Acceptance Mailing:	09/26/17
	Sign Posting Deadline:	01/30/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Joseph Onyebuchi, <b>Phone Number:</b> 301-952-3665 <b>E-mail:</b> Joseph.Onyebuchi@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	<b>X</b>		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE’S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-16039  
K Company, Parcel 1

OVERVIEW

The subject property is located on the west side of Gunpowder Road, approximately 1,100 feet north of its intersection with Konterra Drive. This preliminary plan of subdivision (PPS) includes part of Parcel C (1.43 acres), recorded among the Prince George’s County Land Records in Liber 28915 at folio 12, and part of Parcel A recorded in Liber 5821 at folio 563 (.017 acres) The overall area of the property is approximately 1.45 acres and is located in the I-2 (Heavy Industrial) Zone. The applicant is proposing one parcel to construct a recycling plant, which is permitted by right in the I-2 Zone.

Staff recommends **approval** of the PPS, with conditions, based on the findings contained in the technical staff report.

SETTING

The property is located on Tax Map 4, Grid F-3, in Planning Area 60. Development surrounding this site includes a vehicle repair station to the southwest and contractor’s offices to the southeast and northeast, all located in the I-2 Zone. The site’s western boundary borders Montgomery County.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	PROPOSED
Zone	I-2	I-2
Use(s)	Vacant	Recycling Plant
Acreage	1.45	1.45
Lots	2	0
Outlots	0	0
Parcels	0	1
Dwelling Units:	0	0
Public Safety Mitigation Fee	No	No
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on October 20, 2017.

2. **Previous Approvals**—On January 31, 1974, the Planning Board approved a final plat of subdivision for Parcel C, recorded in Plat Book 87 at Plat No. 34, not subject to any conditions. The associated preliminary plan of subdivision for this site is 12-3278 for which there are no records available.

Part of Parcel C, referenced as Parcel II in previous deeds, which is included in the subject PPS, is measured at 1.4284 acres. The property was legally subdivided on January 26, 1980 (L. 5238 f. 375) and ownership conveyed to Earl S. Center.

On June 24, 1976, the Planning Board approved a final plat of subdivision for Parcel A, recorded in Plat Book 95 at Plat No. 9, not subject to any conditions and pursuant to PPS 4-76031. In 1983, the owners of Parcel A sold part of their land by deed (L. 5821 f. 563) amounting to .017 acres to Earl S. Center, which has been included in the subject PPS. Pursuant to Section 24-107 of the Subdivision Regulations, the subdivision of land by deed after December 31, 1981, requires the approval of a preliminary plan of subdivision, unless meeting exemption criteria further outlined in Section 24-107(c). Staff finds that none of the exemptions of Section 24-107 would have applied, which makes the .017 acres of land sold to Earl Center an illegal subdivision. Parcel A, in its entirety, would need to have been included in this PPS in order to subdivide the parcel. The applicant attempted to contact the owner of Parcel A, to have them join in this application and legally divide Parcel A, but was not successful. Therefore, the applicant should remove the triangular sliver of part of part Parcel A from the site boundary on the PPS.

3. **Community Planning**—The *Plan Prince George's 2035 Approved General Plan* (General Plan) designates this site within the 'Established Communities' policy area. The General Plan describes 'Established Communities' as areas appropriate for context-sensitive infill and low-to medium density development and recommends maintaining and enhancing existing public services facilities, and infrastructure to ensure that the needs of residents are met. This site is located in a Future Water and Sewer Service Area. This service area is considered a holding zone where near-term development is deferred until additional residential capacity is required. The 2010 *Subregion I Master Plan and Sectional Map Amendment* recommends industrial uses on the subject property. This application conforms to the General Plan and area master plan.
4. **Stormwater Management**—A (SWM) Stormwater Management Concept Plan 56335-2016, was submitted with this application and is valid until August 30, 2020. The plan proposes an infiltration trench and two untreated areas. The Department of Permitting, Inspection and Enforcement (DPIE) has evaluated and approved the SWM for conformance with the current code.
5. **Environmental**—The following applications and associated plans for the subject site were previously reviewed:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-01083	NA	NA	Withdrawn	03/14/2002	NA
4-02043	NA	Planning Board	Approved	10/31/2002	No. 02-214

The site was also reviewed for a Natural Resource Inventory equivalency letter (NRI-187-2016), which was issued on September 23, 2016, and a Standard Letter of Exemption (S-160-16), which was issued on November 23, 2016.

## **Grandfathering**

The project is subject to the requirements of Subtitles 25 (Woodland and Wildlife Habitat Conservation Ordinance) and 27 (Zoning Ordinance) that became effective September 1, 2010 because this is a new PPS.

## **Site Description**

No woodlands exist on-site. A review of the available information identified that no regulated environmental features such as areas of steep slopes, 100-year floodplain, wetlands, streams, associated buffers, or primary management area (PMA) exist on-site. This site is outside of the Chesapeake Bay Critical Area (CBCA). The site is located in the Paint Branch sub-watershed, which drains into the Anacostia River watershed and eventually into the Potomac River Basin. This site is located in a stronghold watershed. The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Chillum-Urban land complex (5-15% slopes), Galestown Urban land complex (0-5% slopes), and Galestown-Urban land complex (5-15% slopes). According to available information, no soils containing Marlboro clay or Christiana complexes are known to occur onsite. This site is within a sensitive species protection review area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources. According to PG Atlas, forest interior dwelling species (FIDS) habitat does not exist on-site.

## **Countywide Green Infrastructure Plan (2017)**

The 2017 Countywide Green Infrastructure Plan was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Countywide Green Infrastructure Plan, the site contains no Regulated Areas within the designated network of the plan; however, the entire site is located within a designated Evaluation Area.

The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

**POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.**

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**
  - a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
  - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
  - c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
  - d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**

- e. **Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
  - f. **Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**
- 1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored and protected.**
- a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**
  - b. **Prioritize use of public funds to preserve, enhance, connect, restore and protect critical ecological systems.**

There are no regulated environmental features (streams, wetland, floodplain) that exist on-site according to available resources.

According to the Maryland-Department of Natural Resources' (DNR) Sensitive Species Review layer, the site is entirely located within a Sensitive Species Review area. The site is adjacent to a large tract of contiguous undeveloped land in Montgomery County with areas of contiguous woodland in Fairland Regional Park, which lies in both Prince George's and Montgomery Counties.

In correspondence received from DNR to Environmental Planning Staff, DNR has no comments with regard to impacts to rare, threatened or endangered species. No additional information is required at this time.

**POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.**

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

No Network Gaps have been identified on the subject site. Impacts are discussed in the Environmental Review section of this technical staff report. At this time, mitigation is not recommended.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
- a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced or new roads are constructed.**
  - b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer they must be designed to minimize clearing and grading and to use low impact surfaces.**

No Regulated Areas exist on-site and no transportation-related impacts are proposed within the Evaluation Areas of the subject application.

**POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

No conservation easements are required for the subject application, because no areas on-site are identified within the primary management area (PMA). No on-site woodland preservation or afforestation/reforestation are being proposed, therefore, no Woodland and Wildlife Habitat Conservation Easements are required on-site.

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

A SWM letter and plan (5635-2016), was submitted to DPIE and found to be in conformance with the current code.

**POLICY 7: Preserve, enhance, connect, restore and preserve forest and tree canopy coverage.**

***General Strategies for Increasing Forest and Tree Canopy Coverage***

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and**

**adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Planting of native species on-site are encouraged and will be required in accordance with the 2010 *Prince George's County Landscape Manual*, for any required landscape planting at the time of permit review.

#### ***Forest Canopy Strategies***

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**
- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

No clearing of woodland is proposed with the subject application. Green space should be encouraged within the proposed development. A minimum of 10 percent of green space is required for the I-2 Zone, and will be evaluated at the time of permit review.

#### **POLICY 12: Provide adequate protection and screening from noise and vibration.**

- 12.2 Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.**

Residential uses are not proposed for this site.

#### ***Area Master Plan Conformance***

In the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (Subregion 1 Master Plan and SMA), the Environmental Infrastructure Section contains goals, policies and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is from the master plan and the plain text provides comments on plan conformance.

#### **Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.**

This project will have to meet water quality and quantity requirements in accordance with the approved stormwater management concept plan to be approved by the Site/Road Plan Review Division of the Department of Permitting, Inspections and Enforcement (DPIE).

#### **Policy 4: Implement more environmentally sensitive building techniques and reduce overall energy consumption.**

The use of green building techniques and energy conservation techniques should be used as



appropriate. The use of alternative energy sources such as solar, wind and hydrogen power are encouraged.

**Policy 5: Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.**

The use of alternative lighting technologies is encouraged so that light intrusion onto adjacent properties is minimized. Full cut-off optic light fixtures are recommended.

**Policy 6: Reduce air pollution by placing a high priority on transportation demand management (TDM) projects and programs.**

There are no TDM projects or programs in the vicinity of this site.

**Policy 7: Reduce adverse noise impacts to meet State of Maryland noise standards.**

This subject site is not adjacent to any existing or proposed roadway of arterial or higher classification, which would generate substantial noise.

**Natural Resource Inventory**

An approved Natural Resource Inventory Equivalency letter (NRI-187-2016) was submitted with the review package, which expires on November 23, 2021. No additional information is required regarding the NRI.

**Woodland Conservation**

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property contains less than 10,000 square feet of woodland onsite, and has no previous Tree Conservation Plan (TCP) approvals. A standard letter of exemption from the Prince George's County Woodland Conservation Ordinance was issued for this site (S-160-16), which expires on September 23, 2018. No additional information is required regarding woodland conservation.

6. **Historic**—The subject property and its vicinity have been extensively graded and extensively disturbed over time. 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. This proposal will not impact any known Prince George's County Historic Sites, Historic Resources, or archeological resources.
7. **Trails**—This plan has been reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and area master, in order to implement planed trails, bikeways, and pedestrian improvements. The subject application is located on the west side of Old Gunpowder Road, north of Minnick Road.

Both the MPOT and the area master plan recommend a master plan trail along Old Gunpowder Road. However, the subject property is landlocked and appears to be accessed via an access easement through an adjacent property. Therefore, no frontage improvements or master plan trail construction is warranted for the subject site.

8. **Transportation**—This application is a preliminary plan of subdivision for a recycling plant of 20,050 square feet.

The application is supported by traffic counts dated October 2017. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff, consistent with the "Transportation Review Guidelines – Part 1, 2012." Based

on 1,350 square feet of office space and 18,700 square feet of heavy industrial space, as described in materials provided by the applicant, it is estimated that the site would generate 21 AM (17 in, 4 out) and 21 PM (4 in, 17 out) peak-hour trips. This trip generation will be used for the analysis and for formulating the trip cap for the site:

The traffic generated by the proposed preliminary plan would impact the following intersections, interchanges, and links in the transportation system:

- Old Gunpowder Road and Konterra Drive (signalized)

#### **Existing Traffic:**

The subject property is located within Transportation Service Area (TSA) 2, as defined in the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). 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 Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the "Guidelines."

**Unsignalized intersections:** The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds; (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. Once the CLV exceeds 1,150, this 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 following critical intersections, interchanges and links identified above, when analyzed with existing traffic using counts taken in October 2017 and existing lane configurations, operate as follows:

<b>EXISTING TRAFFIC CONDITIONS</b>				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
Old Gunpowder Road and Konterra Drive	565	585	A	A

#### **Background Traffic:**

Background traffic has been developed for the study area using one approved but unbuilt development within the study area. The critical intersections, when analyzed with background traffic and existing lane configurations, operate as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
Old Gunpowder Road and Konterra Drive	568	588	A	A

**Total Traffic:**

The development has been analyzed with the following trip distribution: 30 percent north along Old Gunpowder Road, 10 percent south along Old Gunpowder Road, and 60 percent east along Konterra Drive. The following critical intersections, interchanges and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the “Transportation Review Guidelines,” including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
Old Gunpowder Road and Konterra Drive	583	598	A	A

It is found that the critical intersection operates acceptably under total traffic in both peak hours. A trip cap consistent with the trip generation assumed for the site, 21 AM and 21 PM peak-hour vehicle trips, is recommended. The site is not within or adjacent to any master plan transportation rights-of-way.

Access to the subdivision is proposed by means of an existing easement over adjacent Parcel C of Minnicks Subdivision. The only applicable authorization for the use of such an easement is pursuant to Section 24-128(d)(2) of the Subdivision Regulations. The applicant submitted a petition to the Department of Permitting, Inspections, and Enforcement (DPIE), pursuant to Section 24-128(d)(2) of the Subdivision Regulations, for a determination of the adequacy of the easement providing access to the subject site. DPIE confirmed the access to be adequate on February 13, 2018. This access is further supported by staff and deemed to be adequate, given the small size of the site and the limited trip generation of the use.

9. **Fire and Rescue**—The Special Projects Section has reviewed this preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) of the Subdivision Regulations.

The Deputy Fire Chief Dennis C. Wood, Emergency Services Command of the Prince George’s County Fire/EMS Department, stated in writing on February 2, 2018, that a five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2016 Edition of the National Fire Protection Association (NFPA) 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to the review of nonresidential subdivision applications.

According to NFPA 1710, Chapter 3 Definitions, the total response time and travel time are defined as follows:

**3.3.53.6 Total Response Time**

The time interval from the receipt of the alarm at the primary PSAP (Public Safety

Answering Point) to when the first emergency response unit is initiating action or intervening to control the incident.

### **3.3.53.7 Travel Time.**

The time interval that begins when a unit is en route to the emergency incident and ends when the unit arrives at the scene. According to NFPA 1710, Chapter 4 Organization 4.1.2.1, the fire department shall establish the following objectives:

- a. Alarm handling time to be completed in accordance with 4.1.2.3. (4.1.2.3.1 The fire department shall establish a performance objective of having an alarm answering time of not more than 15 seconds for at least 95 percent of the alarms received and not more than 40 seconds for at least 99 percent of the alarms received, as specified by NFPA 1221.)
- b. Eighty seconds turnout time for fire and special operations response and 60 seconds turnout time for EMS response.
- c. Two-hundred-forty seconds or less travel time for the arrival of the first arriving engine company at a fire suppression incident.

As of February 2, 2018, the subject project was determined to have a travel time in excess of four minutes; therefore, the project would have an associated total response time in excess of five minutes from the closest fire/EMS station (Station 810 located at 7411 Cherry Lane, Laurel, MD 20707). Applying the national standard, the subject property does not pass the adequacy test.

Staff recommends two measures to mitigate the failure of the response time standards as follows:

- (1) The installation and maintenance of a sprinkler system that is NFPA 13 Standards for the Installation of Sprinkler Systems compliant to mitigate the fire risk. The installation of sprinklers should not be waived. [reads oddly?]
- (2) The installation and maintenance of automated external defibrillators (AEDs) in accordance with The Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05). The recommendation includes a requirement for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.

The rationale for this recommendation is as follows:

- (a) Eighty-two percent (82%) of Fire/EMS responses are reported to be medical emergencies.
- (b) The most time critical and most potentially lethal medical emergency is cardiac arrest.
- (c) The more quickly Cardiopulmonary resuscitation (CPR) chest compressions and AEDs are applied, the more successful cardiac resuscitations outcomes are. According to the American Heart Association, for every minute that passes without CPR and defibrillation, however, the chances of survival decrease by 7-10 percent.
- (d) A 500-foot distance places an AED within an approximate two-minute travel to the AED and two-minute return to the patient.

- (e) A similar requirement already exists in the fire protection code for fire extinguishers, which must be no more than 75 feet from any employee.
10. **Police Facilities**—The proposed development is within the service area of Police District VI, Beltsville. There is 267,660 square feet of space in all the facilities used by the Prince George’s County Police Department and the July 1, 2016 (U.S. Census Bureau) county population estimate is 908,049. Using the national standard of 141 square feet per 1,000 residents, it computes to 128,034 square feet of space for police, which is within the guideline.
  11. **Schools**—The subdivision has been reviewed for impacts on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001 and CR-38-2002). Staff concludes that the subdivision is exempt from a review for schools because it is a nonresidential use.
  12. **Water and Sewer**—The 2008 *Water and Sewer Plan* as amended by County Council Resolution CR-58-2017, which placed this property in Water and Sewer Category 4, inside the sewer envelope and within the Sustainable Growth Tier 2, and will therefore be served by public systems.
  13. **Use Conversion**—The development in this PPS is for a recycling plant. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy findings as set forth in the resolution of approval, that revision of the use shall require approval of a new PPS prior to approval of any building permits.
  14. **Public Utility Easement(PUE)**—In accordance with Sections 24-122 and 24-128(b)(12) of the Subdivision Regulations, a 10-foot-wide public utility easement (PUE) is required to be provided along both sides of all public roads and one side of all private roads. The subject property, however, does not have direct frontage to a public or private road and is accessed only by easement. Therefore, no PUE requirements is applicable to the subject site. The site is currently served by dry utilities, which are located within the easement providing access to the site.

## RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the applicant shall:
  - a. Remove part of Parcel A (L.39219 f. 563) from the site boundary.
  - b. Reduce the proposed acreage shown on the PPS in accordance with the removal of part of Parcel A
2. Total development shall be limited to uses which generate no more than 21 AM peak-hour trips, and 21 PM peak-hour trips. Any development generating an impact greater than that identified herein, shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.
3. A substantial revision to the use on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.
4. Full cut-off optic light fixtures shall be used on this site to reduce light intrusion.

5. Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan (56335-2016) or subsequent revisions.
6. At the time of building permit:
  - a. The installation and maintenance of a sprinkler system that is compliant with NFPA 13 Standards for the Installation of Sprinkler Systems, shall be required to mitigate fire risk. The installation of sprinklers shall not be waived.
  - b. The installation and maintenance of automated external defibrillators (AEDs) in accordance with The Code of Maryland Regulations (COMAR 30.06.01-05), shall be required.

STAFF RECOMMENDS:

- Approval of Preliminary Plan of Subdivision 4-16039