

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

DETAILED SITE PLAN #02060

Application	General Data
Project Name: Alban Forestville, Parcel R Access Road Location: Northeast quadrant of US 95 and MD 4 (8400 Block of Westphalia Road) Applicant/Address: JCA IV Forestville, LLC c/o Alban Tractor Company, Inc. 8531 Pulaski Highway Baltimore, MD 21237	Date Accepted: 12/19/2002
	Planning Board Action Limit: 3/14/2003
	Plan Acreage: 23.66
	Zone: I-1
	Dwelling Units: N/A
	Square Footage: 0
	Planning Area: 78
	Council District: 6
	Municipality: Na
	200-Scale Base Map: 205SE07

Purpose of Application	Notice Dates
Construction Of Access Driveway	Adjoining Property Owners: 12/20/02 (CB-15-1998)
	Previous Parties of Record: 2/23/03 (CB-13-1997)
	Sign(s) Posted on Site: 2/14/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Gary Wagner	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Alban-Forestville, Parcel R
Detailed Site Plan for Infrastructure, DSP-02060

The Urban Design staff has reviewed the detailed site plan for infrastructure and provides the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION CRITERIA

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

1. Conditions of Preliminary Plan 4-02012.
2. The requirements of the Zoning Ordinance in the I-1 Zone and the *Landscape Manual*.
3. Conformance with site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
4. Referrals.

FINDINGS

Based on evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. The site consists of 23.66 acres in the I-1 Zone and is located at the northeast quadrant of the intersection of the Capital Beltway (I-495) and Pennsylvania Avenue (MD 4). The detailed site plan for infrastructure on Parcel R has been submitted concurrently with a detailed site plan for a consolidated storage facility on Parcel Q. The site consists of a driveway to provide vehicular access to Parcel Q. Parcel Q is denied vehicular access to Westphalia Road and must obtain access via Parcel R in the form of an access easement pursuant to Section 24-128(b)(9) of the Subdivision Regulations. In addition, Condition #1 of Preliminary Plan 4-02012 requires the following:

Prior to the approval of grading permits for each parcel, a limited detailed site plan addressing

screening, buffering and views from the Capital Beltway, access location and design onto Westphalia Road, and noise mitigation shall be approved by the Planning Board.

Since no buildings or parking areas are to be constructed on Parcel R, screening, buffering and views from the Capital Beltway do not need to be addressed at this time.

With regard to access location and design onto Westphalia Road, the Urban Design Section received a memorandum from the Transportation Planning Section dated February 24, 2003 (Masog to Wagner), indicating the site plan is acceptable from the standpoint of access and circulation.

Noise mitigation issues will also be addressed at a later date when a site plan for buildings has been submitted.

2. The site development data is as follows:

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Driveway
Acreage	23.66	23.66
Lots	0	0
Parcels	1	1
Square Footage/GFA	0	0
Dwelling Units:	N/A	N/A

3. The detailed site plan is in compliance with the applicable requirements of the *Landscape Manual*.
4. The detailed site plan is in compliance with all Zoning Ordinance requirements in the I-1 Zone.
5. In a memorandum dated January 29, 2003 (Markovich to Wagner), the Environmental Planning Section offered the following comments:

The Environmental Planning Section has reviewed the above referenced detailed site plan and the recently approved Type II Tree Conservation Plan, TCPII/126/95-01. The Detailed Site Plan (DSP-02060) as submitted is consistent with the approved Type II tree conservation plan and is recommended for approval.

Background

This site was previously evaluated by the Environmental Planning Section in conjunction with approvals of Preliminary Plan of Subdivision (4-02012), Detailed Site Plan SP-97022, Type I Tree Conservation Plan (TCPI/58/93), and Type II Tree Conservation Plan (TCPII/126/95).

Site Description

This application for a portion of the Alban-Forestville site includes Parcel "Q," which was entirely forested at the time of the approval of the first tree conservation plan, but was later cleared in its entirety in accordance with the approved TCPII. Streams, wetlands, wetland buffers, 100-year floodplain, severe slopes, and steep slopes with highly erodible soils have not been found to occur within the limits of this application. According to the Prince George's County Soil Survey, the soils found on this site include Sassafra fine sandy loam, Beltsville silt loam, and Sassafra gravelly loam, which has no significant limitation with respect to the development of the property as proposed by

this application. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled *Ecologically Significant Areas in Anne Arundel and Prince George's Counties*, December 1997, 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. The sewer and water service categories for this property are S-3 and W-3. The property included in this application is located in the Southwest Branch watershed of the Patuxent River basin and is in the Developing Tier as designated by the adopted General Plan.

Environmental Review

As revisions are made to the plans, the revision boxes on each plan sheet shall be used to describe the changes, the date made, and by whom.

- a. A forest stand delineation (FSD) was submitted and approved during the review of the Type I Tree Conservation Plan, TCPI/58/93, and again with Preliminary Plan of Subdivision 4-02012 and the revision to TCPI/58/93.

Discussion: No additional information is required with respect to the forest stand delineation.

- b. This property is subject to the requirements of the Prince George's County Woodland Conservation Ordinance because the gross tract area is over 40,000 square feet, there is more than 10,000 square feet of existing woodland, and there are previously approved Tree Conservation Plans, TCPI/58/93 and TCPII/126/95-01. The recent TCPII approval, associated with the approval of DSP-02026 for Parcel "P" of Alban-Forestville, addressed the entire property, as did the original TCPII approval. DSP-02060 has been found to conform to the approved Tree Conservation Plans TCPII/126/95-01 and TCPI/58/93.

Discussion: No additional information is required with respect to the tree conservation plans.

- c. Streams, wetlands, 100-year floodplains, severe slopes, or steep slopes with highly erodible soils are found to occur on the overall property but not within the limits of this application for Parcel "Q." Those features comprise the Patuxent River primary management area (PMA).

Discussion: No additional information is required with respect to the PMA.

No other significant environmental constraints have been identified for this property.

6. In a memorandum dated February 24, 2003, the Transportation Planning Section offered the following comments:

On Parcel R, the applicant proposes to construct an access roadway. No other development is proposed by this plan on Parcel R. The transportation staff has no comment on the driveway as designed and supports its combined use by both Parcels Q and R.

7. The detailed site plan is in general conformance to the requirements of Preliminary Plan 4-02012, PGCPB Resolution 02-72 C. In a memorandum dated January 10, 2003, the Subdivision Office

(Chellis to Wagner) offered the following comments:

Condition 4 requires that development be in accordance with the approved stormwater management plan #8003950-1994-00. Staff received a memorandum from DER Watershed Protection Branch dated January 14, 2003 (DeGuzman to Wagner), stating that the site plan is not consistent with the approved concept plan. Prior to certification of the detailed site plan, the plans should be revised to the satisfaction of DER to be in conformance with the stormwater concept plan.

Condition 5.f. relates to the denied access of Parcel Q onto Westphalia Road and requires the creation of an access easement on Parcel R pursuant to Section 24-128(b)(9) of the Subdivision Regulations. The access easement should be recorded in the County Land Records prior to certification of the detailed site plan.

8. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE DSP-02060 with the condition that prior to certification of the detailed site plan:

1. The plans shall be revised to the satisfaction of the Department of Environmental Resources Watershed Protection Branch to be in conformance with the stormwater concept plan.
2. An access easement for vehicular access from Parcel R to Parcel Q shall be recorded in the County Land Records prior to certification of the detailed site plan.