

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 6/27/95

Reference No.: CR-37-1995

Proposer: MacKinnon

Draft No.: 2

Sponsors: MacKinnon

Item Title: Ten Year Water and Sewerage Plan to change the Water and Sewer category designation for the Wilson Farm property with the 1994 Comprehensive Ten Year Water and Sewerage Plan

Drafter:

Resource Personnel:

LEGISLATIVE HISTORY:

Date Presented: ___/___/___

Executive Action: ___/___/___

Committee Referral:(1) 6/27/95 THE

Effective Date: 9/8/95

Committee Action:(1) 9/5/95 FAV(A)

Date Introduced: 6/27/95

Pub. Hearing Date: (1) 9/5/95 11:00 AM

Council Action: (1) 9/5/95 ADOPTED

Council Votes: AMc:A, DB:A, SD:A, JE:A, IG:N, WM:N, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: (See also CB-53 & CB-54-1995)

TRANSPORTATION, HOUSING & ENVIRONMENT COMMITTEE DATE: 9/5/95

Committee Vote: Favorable, with technical amendments, 4-0 (In favor: Council Members Del Giudice, Estep, Scott, and Wilson).

The Committee discussed WSSC's comments regarding sewer service to the property. The northern portion of the site is located in the Beaverdam Branch sewer basin and initial assumptions indicated that sewer service would require connection to the Cattail Branch trunk sewer. This sewer operates near its maximum capacity as noted in the WSSC's 1992 Beaverdam Basin Facilities Plan. Approximately 9,500 feet of relief sewer along Cattail Branch would be required to serve the

proposed stadium at an estimated cost of \$2 million.

Upon further examination and the applicant's indication that the stadium would be located near the southern end of the property (which is in the Western Branch sewer basin), WSSC identified another option to serve the property. This option involves a 1,300 foot CIP extension to an existing 15-inch sewer line located in the Western Branch basin near the Summerfield development at an estimated cost of \$150,000. This existing sewer and associated sewage treatment plant have adequate capacity to handle peak flows from the proposed stadium (currently estimated at 2.4 million gallons per day). In addition, approximately 4,200 feet of relief to local sewers (at an estimated cost of \$600,000) would be required when surrounding properties are developed. Systems Development Charge revenues to be generated by this development are estimated at \$3 million.

WSSC staff indicated that any CIP costs identified for this project will either be paid for by the developer or will be proposed for funding by the Commission and approved by the Council when deemed affordable. A memorandum was also submitted from the Director of the Maintenance Bureau of the WSSC indicating that sewer backups in the vicinity are unrelated to sewer service for the Wilson Farm site. A study is underway to eliminate future backups and the results of this study will be provided to the Council when completed.

The County Executive and the Planning Board recommended approval of category 4C pending the approval of CB-53 and CB-54, which resolve zoning issues necessary to permit the proposed use on the site. Staff submitted technical amendments which were accepted by the Committee.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

Environment Article, Title 9, Subtitle 5 sets procedures for amendments and revisions to the Plan. At least 30 days prior to the public hearing on the amendments, the County Council must submit to the WSSC and M-NCPPC a copy of the resolutions for their recommendations.

CODE INDEX TOPICS: