

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**1996 Legislative Session**Resolution No. CR-33-1996Proposed by Chairman Del Giudice (by request - County Executive)Introduced by Council Members Del Giudice and Wilson

Co-Sponsors

Date of Introduction June 18, 1996**RESOLUTION**

A RESOLUTION concerning

The Ten Year Water and Sewerage Plan (April 1996 Amendment Cycle).

For the purpose of changing the water and sewer category designations of properties within the 1994 Comprehensive Ten Year Water and Sewerage Plan.

WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of Maryland requires the County to adopt a comprehensive plan dealing with water supply and sewerage systems, establishes procedures governing the preparation and adoption of said plan, and provides for amendments and revisions thereto;

WHEREAS, pursuant to said procedures, the County Executive submitted to the County Council his recommendations on water and sewer plan amendment requests within the April Cycle of Amendments;

WHEREAS, the County Council received testimony through an advertised public hearing on the April Cycle of Amendments; and

WHEREAS, the County Council notified the Washington Suburban Sanitary Commission, the Maryland-National Capital Park and Planning Commission, the State and County Health Departments, the Maryland Office of Planning and the Maryland Department of the Environment of the public hearings and provided each agency with copies of the April Cycle of Amendments.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that Appendix E of the Prince George's County 1994 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR- 71-1994, and

amended by CR-90-1994, CR-9-1995, CR-29-1995, CR-37-1995, CR-65-1995, and CR-6 -1996, is further amended by adding the water and sewer category designations as shown in Attachment A.

SECTION 2. BE IT FURTHER RESOLVED that maps identified as the "Prince George's County, Maryland, 1994 Water Map" and "Prince George's County, Maryland, 1994 Sewerage Map", as amended, are hereby further amended to incorporate the approved category changes with the project locations delineated on the maps in Attachment B.

SECTION 3. BE IT FURTHER RESOLVED that within five working days of the adoption of this resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

SECTION 4. BE IT FURTHER RESOLVED by the County Council of Prince George's County, Maryland, that this resolution shall take effect on the day following the first regularly scheduled Council meeting day which occurs after the County Executive transmits his comments on this resolution, or on the day that the County Executive indicates he has no comments, or ten working days following transmittal of this resolution to the County Executive, whichever shall occur first. Prior to the effective date of this resolution, the Council may reconsider its action based upon any recommendation received from the County Executive.

SECTION 5. BE IT FURTHER RESOLVED that upon the effective date of this resolution, it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland Department of the Environment.

Adopted this 23rd day of July, 1996.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Stephen J. Del Giudice
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

<u>Sewershed Application</u>	<u>Development Proposal</u>	<u>Zoning/Acres</u>	<u>Existing Category</u>	<u>Requested Category</u>	<u>County Executive's Recommendation</u>	<u>Council Approval</u>
<u>Western</u>						
96/W-01 Park Ridge	Four single-family houses with a minimum floor area of 1,900 square feet and minimum price of \$195,000.	R-R/23.8	4	3	4	4
96/W-02 Exxon-Armstrong	Conversion of the existing 1,400 square foot gas station building into a convenience store.	I-1/0.68 (S.E. pending)	Deferred by Applicant			
96/W-03 Beall Property	93 single-family houses with a minimum floor area of 1,600 square feet and a minimum sale price of \$175,000; 150 townhouses with a minimum floor area of 1,500 square feet and minimum price of \$145,000; and a fire station and 50,000 square feet of retail space.	R-S/L-A-C 65.65	4	4C	4	4C
96/W-04 Olden Property	49 single-family houses with a minimum floor area of 2,300 square feet and a minimum price of \$170,000.	R-R/29.22	6	4C	6	6
96/W-05 Marlboro Business Park	Business park with office buildings and a hotel.	I-3/31.76	6	4	4	4
96/W-06	120 single-family houses with a minimum floor	R-R/60.23	Deferred by Applicant			

Metroscape area of 2,000 square feet and a minimum price of \$200,000.

<u>Sewershed Application</u>	<u>Development Proposal</u>	<u>Zoning/Acres</u>	<u>Existing Category</u>	<u>Requested Category</u>	<u>County Executive's Recommendation</u>	<u>Council Approval</u>
96/W-07 Marwood	An adult retirement community with 121 single-family detached and 50 duplex houses with minimum square footages of 1,281 and 1,160, and minimum prices of \$140,000 and \$125,000, respectively. Also 135 rental apartment units, and a community center.	R-R/55.9 (S.E. pending)	6	4C	6	6
96/W-08 Thorne Property	121 townhouses with a minimum floor area of 1,200 square feet and a minimum price of \$120,000.	R-T/18.4	4	4C	4C	4
96/W-09 Woodmar Corner	Approximately 150,000 square feet of office space in 20 buildings with a minimum rent of \$14 per square foot.	C-O/15.7	6	4	6	6
96/W-10 Davalos at Mt Oak	Eight single-family houses with a minimum floor area of 2,500 square feet and a minimum price of \$300,000.	R-E/22.39	6	3	3	3 ¹

¹Public water and sewer service is contingent upon verification that well and septic systems are not feasible. The extension of such service shall not be used to justify a change in the zoning of the subject property or adjacent properties. The applicant shall be required to obtain a written acknowledgement from the original home purchaser regarding the pressure sewer system serving this property.

96/W-11 Belvidere Estates	20 single-family houses with a minimum floor area of 2,200 square feet and minimum price of \$220,000.	R-R/18.12	W4	W3	W4C	W4C
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Attachment A
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<u>Sewershed Application</u>	<u>Development Proposal</u>	<u>Zoning/Acres</u>	<u>Existing Category</u>	<u>Requested Category</u>	<u>County Executive's Recommendation</u>	<u>Council Approval</u>
96/W-12 Governor's Green	200 multi-family apartment buildings with minimum rent \$785/month; 158,000 square feet shopping center and 10,000 square feet business/restaurant space.	M-X-T/29.1	Deferred by Applicant			
96/P-01 Salubria	139 townhouses with a minimum floor area of 1,500 square feet and a minimum price of \$145,000; 7,500 square feet of retail space, and 7,500 square feet of office space.	M-X-T/22.5	Deferred by Applicant			
96/P-02 Accokeek Village	65,750 square foot shopping center.	C-S-C/9.16	S4	S3	S3	S3
96/P-03 Oliveira at Windbrook	14 single-family houses with a minimum floor area of 1,900 square feet and a minimum price of \$226,000.	R-R/9.49	5	4C	4C	4C
96/P-04 Surratts Road Property	34 single-family houses with a minimum floor area of 2,000 square feet and a minimum price of \$200,000.	R-R/17.7	6	4C	6	6

96/P-05 Heatherwick Section 2	156 single-family houses with a minimum floor area of 2,400 square feet and a minimum price of \$200,000.	R-R/85.5	6	4C	6	6
96/P-06 Brandywine Lions	A two-story banquet hall in addition to the three existing pavillion buildings.	O-S/13.5	W6	W3	W4	W4

Application		Request	Page
<u>Western</u>			
96/W-01	Park Ridge	4 to 3	1
96/W-02	Exxon-Armstrong	5 to 3	2
96/W-03	Beall Property	4 to 3	3
96/W-04	Olden Property	6 to 4C	4
96/W-05	Marlboro Business Park	6 to 4	5
96/W-06	Metroscape	4 to 4C	6
96/W-07	Marwood	6 to 4C	7
96/W-08	Thorne Property	4 to 3	8
96/W-09	Woodmar Corner	6 to 4	9
96/W-10	Davalos at Mt. Oak	6 to 3	10
96/W-11	Belvidere	4 to 3	11
96/W-12	Governor's Green	4 to 3	12
<u>Piscataway</u>			
96/P-01	Salubria	4 to 3	13
96/P-02	Accokeek Village	S4 to S3	14
96/P-03	Oliveira at Windbrook	5 to 4C	15
96/P-04	Surratts Road property	6 to 4C	16
96/P-05	Heatherwick, Section 2	6 to 4C	17
96/P-06	Brandywine Lions Property	W6 to W3	18