

December 2021 CYCLE

Requested Amendments

to the

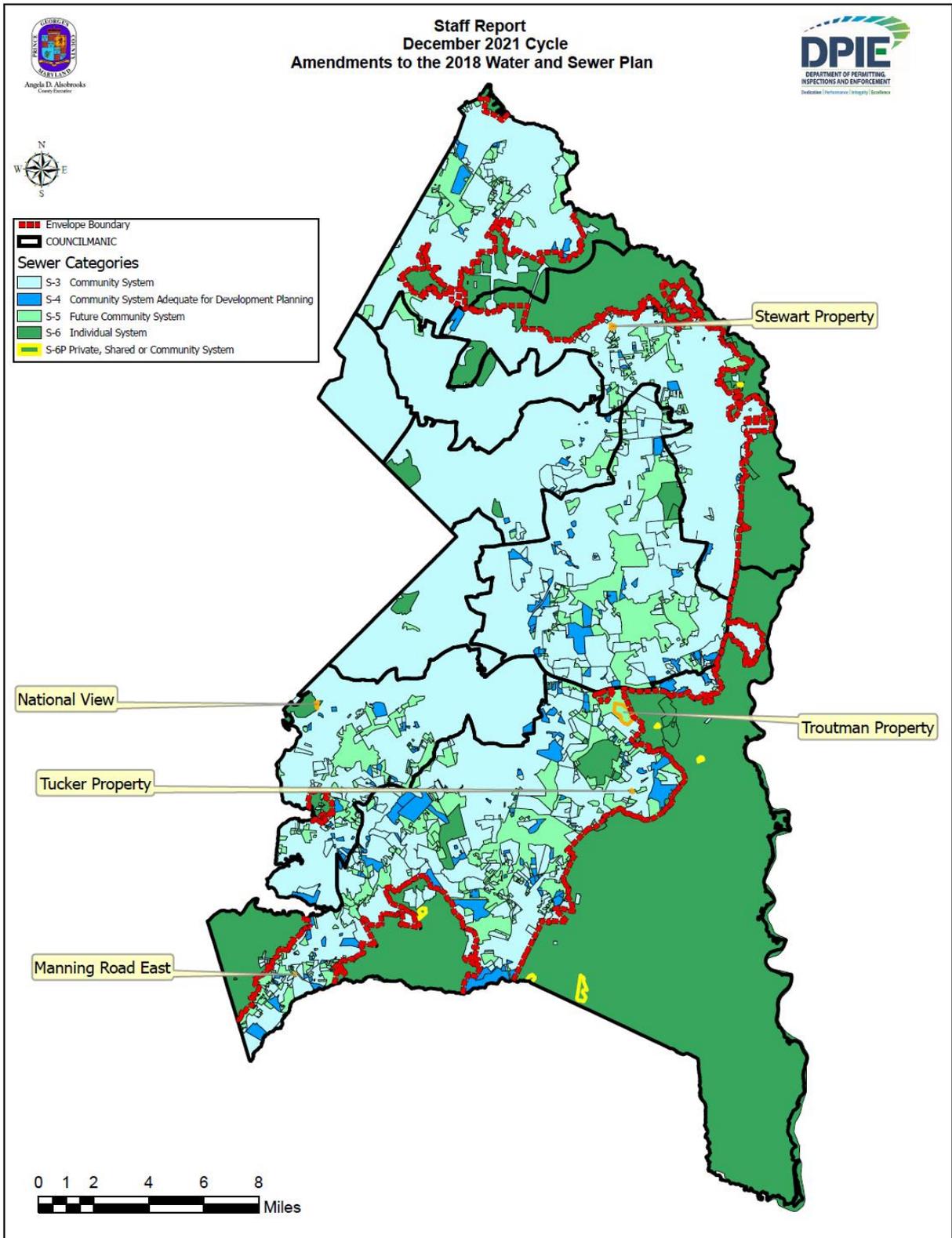
2018 Water and Sewer Plan



The Maryland-National Capital Park
and Planning Commission

Prince George's County Planning
Department

Planning Staff Comments



December 2021 Cycle
Amendments to the 2018 Water and Sewer Plan

<u>Property</u>	<u>Request</u>	<u>Page</u>
21/P-03 Stewart Property	5 to 4	3
21/P-04 Troutman Property	5/6 to 4	6
21/P-05 Tucker Property	Waiver	10
21/W-05 National View	6 to 4	13
21/PW-01 Manning Road East Parcel 24	5 to 3	17
Total Applications (5)		

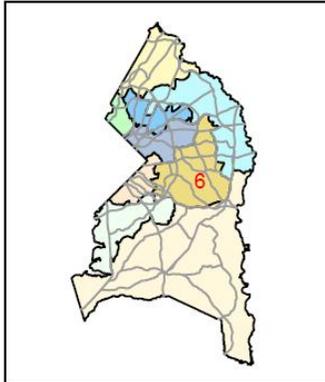
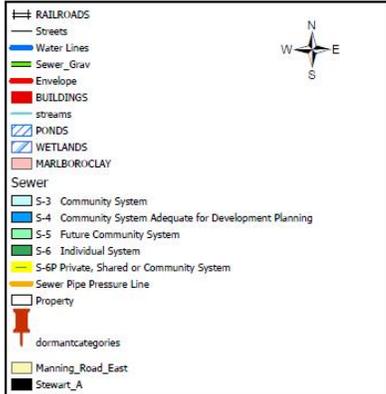


Angela D. Alsbrooks
County Executive

Stewart Property WSSC Grid 211NE10

Category 5 to 4

December LA Cycle 2021
Application 21/W-06



W:Water and Sewer Program/Tony/Administrative Amendments

CYCLE: December 2021 Cycle

CASE #: 21/W-06

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Stewart Property

PREVIOUSLY REVIEWED: No

LOCATION: 8215 Springfield Road, Glenn Dale, MD 20769

TAX ACCOUNT #: 1641547

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Established Communities

PRIORITY FUNDING AREA: Not Applicable

PLANNING AREA: 71A Bowie & Vicinity **WSSC GRID:** 211NE10

ACRES: 11.94 **PARCEL/LOT:** 131 **TAX MAP and GRID:** 28-D3

EXISTING ZONING CATEGORY: Rural Residential (R-R)

PROPOSAL: Development of 200, 2,000 square-foot residential units at \$450,000 per unit.

S/A CHANGE REQUEST: **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject properties in the Established Communities Growth Policy Area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low-to-medium density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met (Pg. 20).

Master Plan: The 2006 *Approved Bowie and Vicinity Master Plan* recommends residential low land use development for the subject properties. These are areas intended for suburban neighborhoods with single family houses on lots ranging from 6,500 square-feet to one acre in size and retirement or planned residential development.

Historic Sites and Districts Plan: There are no Historic Sites or resources on or adjacent to the subject property. A Phase I archeology survey may be recommended at the time of subdivision.

2017 Green Infrastructure Plan: This site is located within the Green-Infrastructure Network.

The western boundary of the site is located within a Regulated area associated with an off-site stream system. Much of the remaining site is located within Evaluation areas associated with a regulated stream system.

Zoning Status:

SMA/Existing Zoning: The 2006 Approved Bowie and Vicinity Sectional Map Amendment (SMA) for Planning Areas 71A, 71B, & 74B retained the subject properties in the Residential-Rural (R-R) Zone.

Pending Zoning and Special Exception Applications: There are no pending applications for the subject property.

Permit: There are no pending permits identified for the subject property.

Subdivision Status:

There are no existing or pending subdivision applications applicable to the subject site. The proposed development will require a preliminary plan of subdivision, which cannot be approved unless W/S Category 4 is obtained for the project.

Significant Impact on Transportation System:

The subject property is located off Springfield Road. Springfield Road is listed as a collector road on the 2009 Approved Countywide Master Plan of Transportation (MPOT). Springfield Road is also listed as a planned pedestrian and bicycle facility. There are adequacy issues at the intersection of Greenbelt Road/Glenn Dale Blvd (MD 193) and Lanham Severn Road (MD 564). A traffic study will be required at the time of subdivision.

Sustainable Growth and Agricultural Preservation Act:

Tier 2

Significant Impact on Public Facilities:

The subject property is located within Planning Area 71A- Bowie and vicinity. There are no police, fire, or school projects included in the Prince George's County Capital Improvement Program (CIP) for this Planning Area. The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway in Bowie. The subject property is served by Bowie Fire Station Co. 819 located at 13008 9th Street in Bowie. The subject property is within School Cluster 1. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

This site does not have an approved Natural Resources Inventory (NRI). An approved NRI or NRI equivalency letter may be required at time of permit by the Department of Permitting, Inspections and Enforcement (DPIE). This site does not have an approved Tree Conservation Plan (TCP) or valid letter of exemption from Subtitle 25. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 may be required at time of permit by DPIE. According to PGAtlas, the site contains existing regulated environmental features (REFs) including a stream with associated buffers. A 100 year-floodplain is mapped on-site along the western portion of the site. Other regulated features such as wetlands, or their associated buffers are not mapped on-site. This site is mapped within a Tier 2 Catchment area and mapped within a stronghold watershed. According to the Prince George's County Soils Survey, no unsafe soils containing Marlboro Clay are mapped on-site; however, soils containing Christiana complexes are mapped extensively on-site. Rare, threatened, or endangered species are not mapped on or near this property. No potential Forest Interior Dwelling Species are mapped on-site.

Care should be made at time of design to target preservation of woodlands within and adjacent to the Regulated area of the Green-Infrastructure Network.

Planning Department Recommendation:

Support Advancement to Water and Sewer Category 4 – Community System Adequate for Development Planning.

Water and Sewer Plan Administrator:

The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within SustainableGrowth Act Tier 2, and within the Growth Boundary.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

Washington Suburban Sanitary Commission (WSSC):

Water: 24" and a 10" water lines in Springfield Road abut the property.

Sewer: Average wastewater flow: 6,048 gpd. 8" and 10" sewer lines are available to the property. Some downstream sewer segments may require sewer relief or replacement.

Health Department:

This office has no objection to the category change.

Department of Permitting, Inspection and Enforcement (DPIE North District):

Stormwater management, grading permits and building permits will be required. There is a floodplain on the property.

County Executive Recommendation:

Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

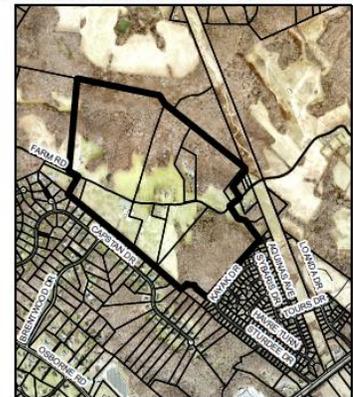
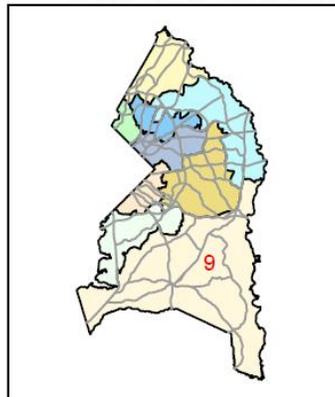
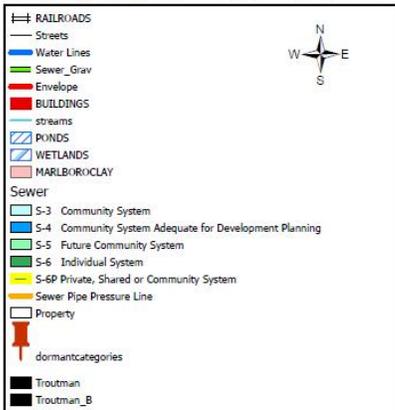


Angela D. Absobrooks
County Executive

Troutman Property WSSC Grid 209NE11

Category 5/6 to 4

December LA Cycle 2021
Application 21/W-07



CYCLE: December 2021 Cycle

CASE #: 21/W-07

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Troutman Property

PREVIOUSLY REVIEWED: No

LOCATION: 6412 South Osborne Road, Upper Marlboro, MD 20772

TAX ACCOUNT #: 1785294, 1785344, 1785369, 1785385, 1785328, 2834430

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Established Communities

PRIORITY FUNDING AREA: Not Applicable

PA: 82A Rosaryville **WSSC GRID:** 208SE10, 208SE11, 209SE10, 209SE11

ACRES: 200.21 **PARCEL/LOT:** 245, 50, 51, 87, 90, 96 **TAX MAP and GRID:** 109- E1/F1

EXISTING ZONING CATEGORY: Residential Agriculture (R-A)

PROPOSAL: Development of 100, 2,000 square-foot single-family residences for sale at \$400,000.

S/A CHANGE REQUEST: **WATER:** 5/6 **TO:** 4 **SEWER:** 5/6 **TO:** 4

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject properties are located within the Established Communities policy area. Plan 2035 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.

Master Plan: The 2013 *Approved Subregion 6 Master Plan* recommends residential low land use on the subject properties. Residential areas between 3.5 and eight dwelling units per acre. Primarily single-family dwellings (detached and attached).

Historic Sites and Districts Plan: There are no Historic Sites or resources on or adjacent to the subject property. A Phase I archeology survey has not been conducted on the subject property. A Phase I archeology survey may be recommended if the property is subdivided.

2017 Green Infrastructure Plan: Most of the site is located within the Green-Infrastructure Network, specifically, Evaluation and Regulated areas associated with streams, buffers, and floodplain.

Zoning Status:

SMA/Existing Zoning:

The 2013 *Subregion 6 Sectional Map Amendment* retained the subject property in the R-A (Residential Agricultural) Zone.

Pending Zoning and Special Exception Applications: There are no pending applications for the subject property.

Permit: There are no pending permits identified for the subject property.

Subdivision Status:

There are no existing or pending subdivision applications applicable to the subject site. The proposed development will require a preliminary plan of subdivision, which cannot be approved unless W/S Category 4 is obtained for the project.

Significant Impact on Transportation System:

The subject property is east of South Osborne Road. South Osbourne Road is listed as a master plan facility on the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). However, this site is not within, or adjacent to any roadways that are master plan transportation facilities. Farm Road which abuts the property to the north is a local road that is also a planned pedestrian and bicycle facility. The subject property must demonstrate access to the proposed development by at least a 60-foot primary roadway. Should the property be subdivided through the subdivision process, it would be necessary to confirm that all rights-of-way have been appropriately dedicated. When subdivided the site will require a traffic impact study.

Sustainable Growth and Agricultural Preservation Act:

Tier 2

Significant Impact on Public Facilities:

The subject property is located within Planning Area 82A- Rosaryville. The Marlboro Fire/EMS Station is included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District V, Clinton, located at 6707 Groveton Road in Clinton. The proposed development is served by the Upper Marlboro Volunteer Fire/EMS Co. 845, located at 7710 Croom Road. The subject property is within School Cluster 4. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

The site does not have an approved Natural Resources Inventory (NRI). An approved NRI will be a requirement with Development Review Division applications and for Stormwater Management applications with the Department of Permitting, Inspections and Enforcement (DPIE) as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does have an approved Tree Conservation Plan (TCP). The TCPII-078-91 is mapped on Parcel 87 of the site. The site does have a Numbered Letter of Exemption (E-010-2021) from the Woodland Conservation Ordinance (WCO) for a forest harvest of 90 acres. Tree Conservation Plans (Type 1 and 2) will be a requirement with Development Review Division applications. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE. According to PGAtlas, the site does contain regulated environmental features (REFs). The site features multiple complex stream systems throughout, and an isolated wetland feature located on-site on Parcel 2. Several off-site stream features are located beyond the property lines.

The site is within a stronghold watershed of the Patuxent River, Western Branch, and is not in a Tier II Catchment area. According to the Prince George's County Soils Survey, soils containing Marlboro Clay or Christiana Complexes are not mapped on-site. This site is not fronted by a historic or scenic road. Rare, threatened, or endangered species are not mapped on or near the property. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site. At time of design, a focus on the preservation of woodlands to meet minimum woodland conservation thresholds on-site should be considered if a TCP is required.

Planning Department Recommendation:

Retain Water and Sewer Category 5 – Future Community System.

Water and Sewer Plan Administrator:

Excepting a minor portion (part of Parcel 2), the property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the GrowthBoundary.

2018 Water and Sewer Plan: Generally inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

Washington Suburban Sanitary Commission (WSSC):

Water: A 10" water line in Sybaris Drive abuts the property. A second feed is likely to be required to provide adequate pressure and fire flows to the property, from 10" and 8" water lines in Capstan Drive, Maryvale Road and Osborne Road, and would require easements for each alternative.

Sewer: Average wastewater flow: 22,800 gpd. An 8" sewer line in Sturdee Drive abuts the property. Extensions from this main could provide service to the sewer basin which covers about 73 acres of the site. The remainder of the site drains to the northeast where there is no planned sewer at this time. The nearest existing sewer to connect to is approximately 11,000 LF through many different properties and woodlands and would cross MD 4. Program-sized sewer mains may be required to serve the property.

Health Department:

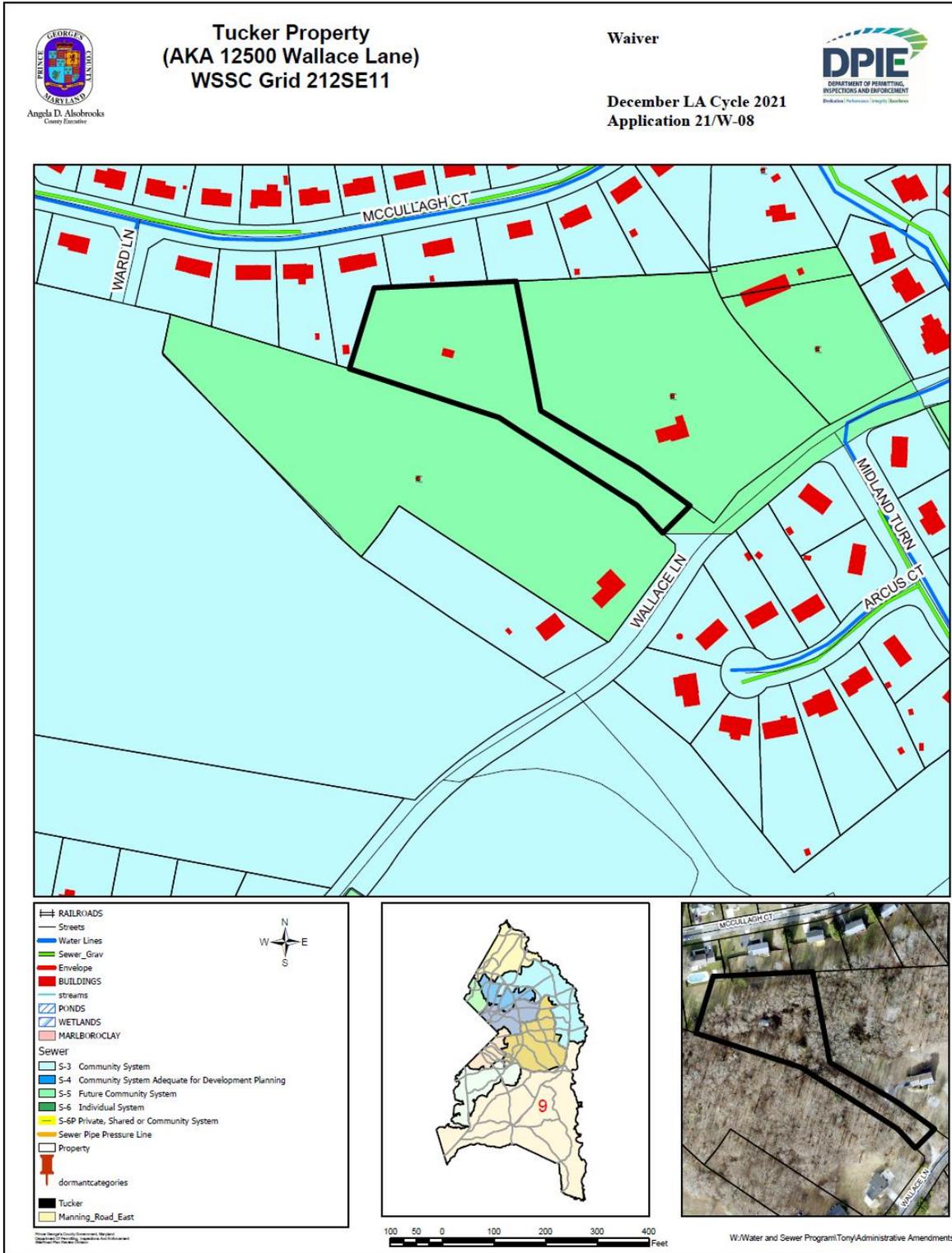
This office has no objection to the category change.

Department of Permitting, Inspection and Enforcement (DPIE Central District):

Farm Road will be subject to roadway dedications and improvements set forth by DPW&T for a Rural Secondary Residential Road.

County Executive Recommendation:

Retain Water and Sewer Category 5 – Future Community System. Part of Parcel 2, designated Category 6, is outside the Sewer Envelope and in the appropriate category.



CYCLE: December 2021 Cycle

CASE #: 21/W-08

WATER AND SEWER CATEGORY AMENDMENT (WAIVER) REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Tucker Property

PREVIOUSLY REVIEWED: No

LOCATION: 12500 Wallace Lane, Upper Marlboro, MD 20772

TAX ACCOUNT #: 1725126

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Established Communities

PRIORITY FUNDING AREA: Yes

PA: 82A Rosaryville **WSSC GRID:** 212SE11

ACRES: 2 **PARCEL/LOT:** 25 **TAX MAP and GRID:** 118-F4

EXISTING ZONING CATEGORY: Rural Residential (R-R)

PROPOSAL: Development of a 3,105 square-foot residential unit for sale for \$615,000.

S/A CHANGE REQUEST: **WAIVER REQUEST** **WATER:** 5 **TO:** 5 **SEWER:** 5 **TO:** 5

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject properties are located within the Established Communities policy area. Plan 2035 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.

Master Plan: The 2013 *Approved Subregion 6 Master Plan* recommends residential low land use on the subject properties. Residential areas between 3.5 and eight dwelling units per acre. Primarily single-family dwellings (detached and attached).

Historic Sites and Districts Plan: There are no Historic Sites or Resources on or adjacent to the subject property. The subject property has not been surveyed for archeological resources.

2017 Green Infrastructure Plan: This site is located within the Green-Infrastructure Network. Most of the property is mapped within an evaluation area associated with an off-site stream system.

Zoning Status:

SMA/Existing Zoning: The 2013 *Subregion 6 Sectional Map Amendment* retained the subject property in the R-R (Rural Residential) Zone.

Pending Zoning and Special Exception Applications: There are no pending applications for the subject property.

Permit: There are no pending permits identified for the subject property.

Subdivision Status:

There are no applicable or pending subdivision applications for the subject property. The development of one single-family detached dwelling is exempt from preliminary plan of subdivision and final plat if the property was subdivided by deed prior to 1982, per Section 24-107(c)(7) of the Subdivision Regulations. The applicant will need to demonstrate compliance with this exemption at the time of a building permit submission.

Significant Impact on Transportation System:

The subject property is located off, and lies to the northwest of Wallace Lane. Wallace Lane is listed as a primary road on the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Per the MPOT, the portion of Wallace Lane that fronts the subject property is a planned pedestrian and bicycle facility.

Sustainable Growth and Agricultural Preservation Act:

Tier 2

Significant Impact on Public Facilities:

The subject property is located within Planning Area 82A- Rosaryville. The Marlboro Fire/EMS Station is included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District V, Clinton, located at 6707 Groveton Road in Clinton. The proposed development is served by the Upper Marlboro Volunteer Fire/EMS Co. 845, located at 7710 Croom Road. The subject property is within School Cluster 6. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

This site does have an approved Natural Resources Inventory, (NRI-069-2021). This site does not have an approved Tree Conservation Plan (TCP), but TCP2-014-2021 is pending approval. The approved Type 2 Tree Conservation Plan (TCP2) is required at time of permit review by DPIE. This site is not mapped within a Tier 2 Catchment area and is not mapped within a stronghold watershed. According to the approved NRI-069-2021, there are no unsafe soils containing Marlboro Clay or Christiana complexes mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property, which was confirmed through the NRI review process. No potential Forest Interior Dwelling Species are mapped on-site. Care should be made at time of design to target preservation of woodlands within the Evaluation Area of the Green-Infrastructure Network.

Planning Department Recommendation:

Retain Water and Sewer Category 5 – Future Community System.

Water and Sewer Plan Administrator:

The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. The subject property was denied a waiver to allow interim systems usage from this office as it does not meet the established criteria within the 2018 Water and Sewer Plan.

2018 Water and Sewer Plan:

Inconsistent with criteria established in the Plan relating to waiver requirements. Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems, and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

Washington Suburban Sanitary Commission (WSSC):

Water: There is an existing 8" water main located in McCullagh Court to the north of the subject property. A non-abutting connection would be needed once the property is in the correct category for water service. Easements would be required.

Sewer: There is an existing 8" sewer main located in McCullagh Court to the north of the subject property. A non-abutting connection would be needed once the property is in the correct category for sewer service. Easements would be required.

Health Department:

Satisfactory percolation tests were witnessed, and plans were reviewed. Applicants were advised to apply for a waiver prior to approval by this office.

Department of Permitting, Inspection and Enforcement (DPIE Central District):

Wallace Lane will be subject to roadway dedications and improvements set forth by DPW&T Urban Primary Residential Road.

County Executive Recommendation:

Deny waiver request and retain Category 5 – Future Community System. The property is located within a reasonable distance to public water and sewer lines in McCullagh Court.



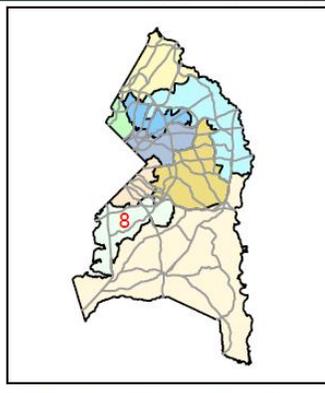
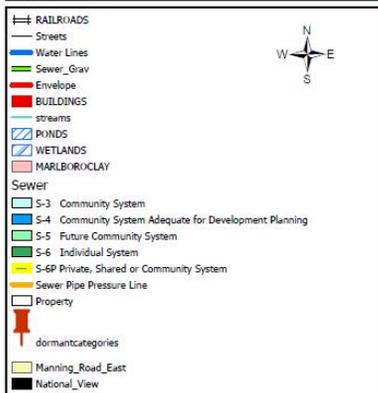
Angela D. Alsobrooks
County Executive

**National View
WSSC Grid 208SE01**

Category 6 to 4



December LA Cycle 2021
Application 21/P-06



W/Water and Sewer Program/Tony/Administrative Amendments

CYCLE: December 2021 Cycle

CASE #: 21/P-06

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: National View

PREVIOUSLY REVIEWED: No

LOCATION: 1,000 feet north of the I-495 Capital Beltway at Woodrow Wilson Bridge and Indian Head Highway (MD-210)

TAX ACCOUNT #: 1210731, 1210285, 1210715, 1210707, 1210681, 1210699

COUNCILMANIC DISTRICT: 8

WITHIN GROWTH BOUNDARY: Established Communities

PRIORITY FUNDING AREA: Yes

PLANNING AREA: 76A Henson Creek (The Heights), Subregion VII **WSSC GRID:** 208SE01

ACRES: 9.02 **PARCEL/LOT:** 26, 32, 33, 35, 36, 37 **TAX MAP and GRID:** 95-F3/F4

EXISTING ZONING CATEGORY: Mixed-Use Transportation (M-X-T)

PROPOSAL: Mixed-Use development consisting of an 800-unit multifamily building, 60,000 square-feet of retail space and 225,000 square-feet of office space.

S/A CHANGE REQUEST: **WATER:** 5/6 **TO:** 4 **SEWER:** 5/6 **TO:** 4

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): This application is in the Established Communities Growth Policy Area. The vision for Established Communities is context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met. (Pg. 20)

Master Plan: The 2000 *Approved Master Plan for The Heights and Vicinity* does not make a specific future land use recommendation for these properties.

Historic Sites and Districts Plan: The subject property contains the Butler House Historic Site (76A-014) and is adjacent to the Mt. Welby Historic Site (76A-013). Phase I archeological investigations have been conducted on the subject site and Phase II investigations are in progress. Additional archeological investigations may be warranted based on the findings of the Phase II investigation. Any development proposals will be reviewed by the Historic Preservation Commission.

2017 Green Infrastructure Plan: The site is entirely located within the Green-Infrastructure Plan (GIP) Network containing both Regulated and Evaluation Areas. This classification is due to the application area being adjacent to Chesapeake Bay Critical Area and (CBCA) within a large contiguous woodland area that is both inside and outside of the CBCA.

Zoning Status:

SMA/Existing Zoning: The 2000 *Approved Sectional Map Amendment for The Heights and Vicinity* retained the properties in the R-R (Rural Residential) Zone. The northernmost portion of site is within the Chesapeake Bay Critical Area (CBCA) Intense Development Overlay (I-D-O).

Pending Zoning and Special Exception Applications: The subject properties were rezoned from the Rural Residential (R-R) and One-Family Detached Residential (R-55) Zones to the Mixed-Use Transportation (M-X-T) Zone under A-10055.

Permit: There are no pending permits identified for the subject property.

Subdivision Status:

There are no applicable or pending subdivision applications for the subject property. The proposed development will require a preliminary plan of subdivision, which cannot be approved unless a W/S Category 4 is obtained for the project.

Significant Impact on Transportation System:

There are master plan facilities nearby listed on the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) including the 1-95/I-495 Capital Beltway and shared use roadways, bicycle lanes, and pedestrian and bicycle facilities. The proposed development will require a traffic study. Also, the applicant has not demonstrated that access to the National Park Service (NPS) property will be available, that is, whether the use of the roadway is feasible or permissible. In addition, it will require a Bicycle and Pedestrian Impact Statement (BPIS).

Sustainable Growth and Agricultural Preservation Act:

Tier 1

Significant Impact on Public Facilities:

The subject property is located within Planning Area 76A- Henson Creek (The Heights). The Saint Barnabas Fire EMS Station and the Benjamin Stoddert Middle School are included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District IV, 5135 Indian Head Highway, Oxon Hill, MD 20745. The subject property is served by Glassmanor/Oxon Hill Fire/EMS Co. 842, located at 1100 Marcy Avenue in Oxon Hill. The subject property is within School Cluster 5. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

This application area has an approved Natural Resources Inventory (NRI-146-2019) that was required as part of the proposed development activities. The NRI application area does not contain any regulated environmental features (REFs) such as 100-year floodplain, stream, wetlands, or their associated buffers. The subject parcels do not have an approved Type 2 Tree Conservation Plan. The Prince George's County Soils Survey did not identify unsafe soils. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program as including sensitive species review areas for rare, threatened, or endangered species, but the on-site woodlands have been identified as potential Forest Interior Dwelling Species (FIDS) habitat.

Planning Department Recommendation:

Advance to Water and Sewer Category 5 – Future Community System.

Water and Sewer Plan Administrator:

The subject property was redesignated inside the Growth Boundary in *Plan Prince George's 2035* (Plan 2035) however, the Water and Sewer Category maps were unchanged from its position outside the Sewer Envelope. The Plan 2035 designation to the Growth Boundary would locate it inside the Sewer Envelope, advance the property to Category 5 (a category designated for future public water and sewer servicing), and within Sustainable Growth Act Tier.

2018 Water and Sewer Plan: Generally inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

Washington Suburban Sanitary Commission (WSSC):

Water: A 10" water line in Eagle Drive (extended) abuts the property. However, a 2,000-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the existing 12" water in Seneca Drive and would abut approximately 19 properties in addition to the applicant's, and replacement of 1,300 feet of existing 8" water main in Cree Drive, may also be required. Easements may be required. Construction of this extension may involve the removal of trees.

Sewer: Average wastewater flow: 154,065 gpd. A 2,100-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to existing sewer in Seneca Drive and would abut approximately 19 properties in addition to the applicant's property. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley.

Program-sized sewer mains may be required to serve the property. This extension would not be required to appear in an adopted CIP since it does not meet the criteria for a major project. The proposed development would generate over 100,000 gallons per day base sanitary flow; therefore, additional review will be necessary in accordance with WSSC Code of Regulation Chapter 11.165.

Health Department:

This office has no objection to the category change.

Department of Permitting, Inspection and Enforcement (DPIE South District):

The subject site is unimproved with access to be determined. The applicant will be required to file for a concept, other DPIE approvals, and entitlement approvals with M-NCPPC.

County Executive Recommendation:

Amend the property to be located inside the Sewer Envelope and advance to Water and Sewer Category 5 – Future Community System in compliance with Plan 2035's designation to the Growth Boundary.

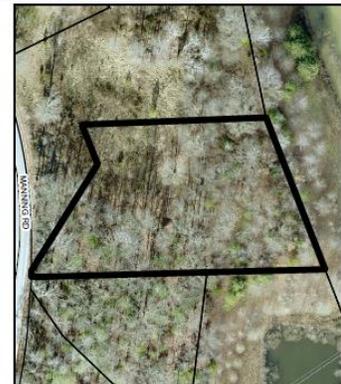
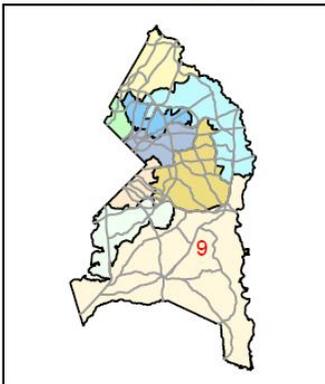
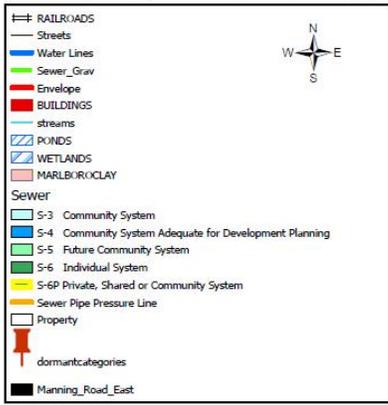
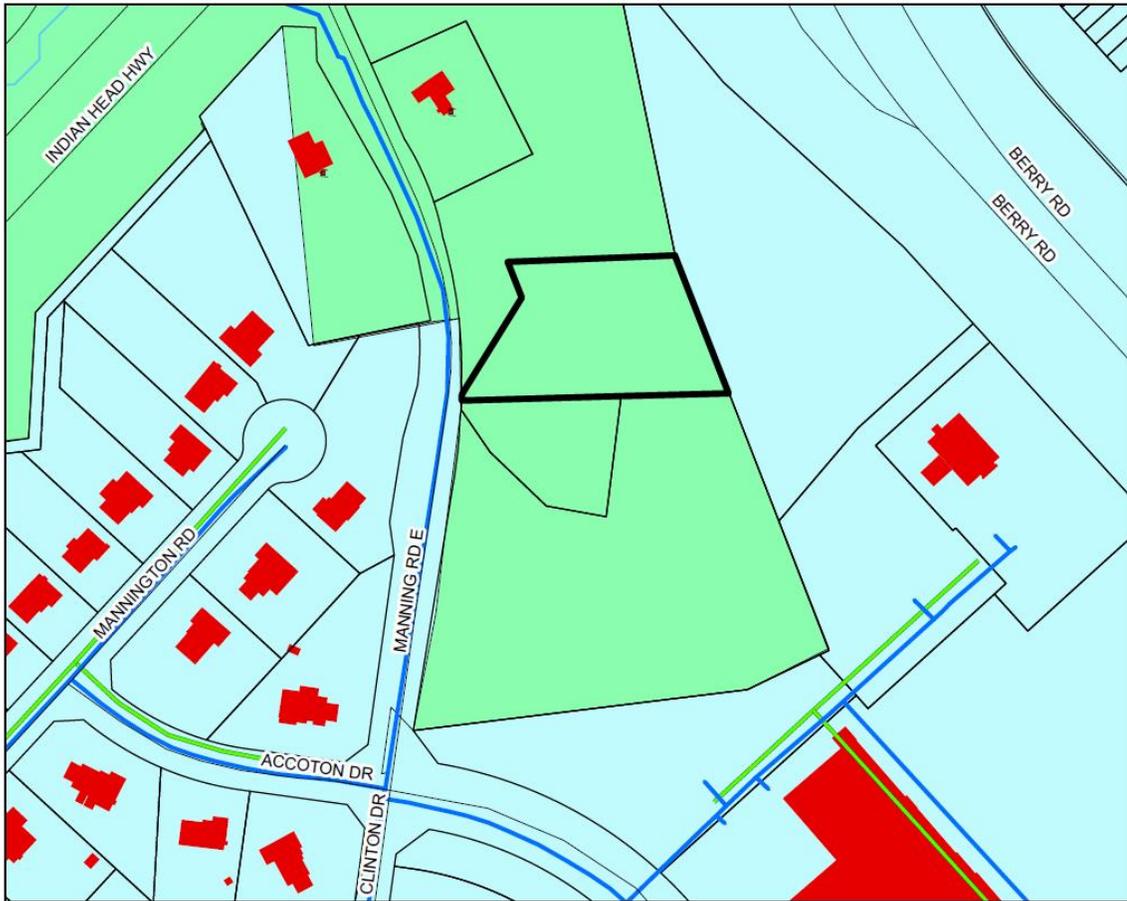


Angela D. Alsbrooks
County Executive

**Manning Road East
Parcel 24
WSSC Grid 221SW01**

Category 5 to 3

December LA Cycle 2021
Application 21/M-03



W:Water and Sewer Program/Tony/Administrative Amendments

CYCLE: December 2021 Cycle

CASE #: 21/M-03

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Manning Road East – Parcel 24

PREVIOUSLY REVIEWED: No

LOCATION: Manning Road in Accokeek, MD 20607

TAX ACCOUNT #: 0308262

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Established Communities

PRIORITY FUNDING AREA: Yes

PLANNING AREA: 84 Piscataway & Vicinity **WSSC GRID:** 221SW01

ACRES: 1 **PARCEL/LOT:** 24 **TAX MAP and GRID:** 161-D2

EXISTING ZONING CATEGORY: Rural Residential (R-R)

PROPOSAL: Development of one 2,200 square-foot single family residence

S/A CHANGE REQUEST: **WATER:** 5 **TO:** 3 **SEWER:** 5 **TO:** 3

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The property is within the Established Communities growth policy area. Plan 2035 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.

Master Plan: 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-81-2013)* recommends Residential Low land use.

Historic Sites and Districts Plan: There are no Historic Sites or resources on or adjacent to the subject property. There are no identified archeological sites on the subject property. However, the property has not been surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of subdivision.

2017 Green Infrastructure Plan: Most of the site is located within the Green Infrastructure Network within the Evaluation Area.

Zoning Status:

SMA/Existing Zoning: The 2013 *Approved Sectional Map Amendment* (CR-82-2013) retained the R-R (Rural Residential) Zone on the subject property.

Pending Zoning and Special Exception Applications: Permit: There are no pending applications identified for the subject property.

Permit: There are no pending permits identified for the subject property.

Subdivision Status:

There are no applicable or pending subdivision applications for the subject property. The development of one single-family detached dwelling is exempt from preliminary plan of subdivision and final plat if the property was subdivided by deed prior to 1982, per Section 24-107(c)(7) of the Subdivision Regulations. The applicant will need to demonstrate compliance with this exemption at the time of building permit submission.

Significant Impact on Transportation System:

The subject property is located off East Manning Road, a master plan facility listed on the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). It is a collector road with planned pedestrian and bicycle facilities. One residence would have a de minimus impact on adjacent facilities.

Sustainable Growth and Agricultural Preservation Act:

Tier 2

Significant Impact on Public Facilities:

The subject property is located within Planning Area 84 Piscataway & Vicinity. The Piscataway Fire/EMS, Eugene Burroughs Middle School and the Henry Ferguson Elementary School are included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District VII, Fort Washington, located at 11108 Fort Washington Road, in Fort Washington. The subject property is served by Accokeek Volunteer Fire Department Co. 842, located at 11611 Livingston Road, Accokeek 20607. The subject property is within School Cluster 6. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

According to PGAtlas.com, the site does not contain any regulated environmental features areas (REF). This site has not been reviewed for a Natural Resources Inventory (NRI) or a Type 2 Tree Conservation Plan. These documents will need to be completed as part of the development review process. The subject site is completely wooded. The property is bounded to the north by a vacant wooded parcel, the east by a stormwater management facility, the south by a vacant wooded parcel and a stormwater management facility, and the west by Manning Road. According to Prince George's County Soils Survey, there are no unsafe soils containing Christiana complexes or Marlboro clay mapped on this site. No Rare, threatened, or endangered species or Forest Interior Dwelling Species are mapped on or near this property.

Planning Department Recommendation:

Advance to Water and Sewer Category 3 – Community System.

Water and Sewer Plan Administrator:

The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 and within the Growth Boundary.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

Washington Suburban Sanitary Commission (WSSC):

Water: A 12" water line in Manning Road East abuts the property. Due to the narrow abutting area, an off-site easement will be required to make the service connection.

Sewer: Average wastewater flow: 190 gpd. No available sewer mains abut the property. The closest main within the Piscataway basin is a dedicated low-pressure sewer. This property borders the Mattawoman basin which has two options:

- 1) Extend the gravity sewer approximately 250' from the 8" gravity sewer along Mannington Road, requiring an additional off-site easement from 16600 Mannington Road property.
- 2) Extend the gravity sewer approximately 660' from the 8" gravity sewer along Accoton Drive.

Health Department:

This office has no objection to the category change.

Department of Permitting, Inspection and Enforcement (DPIE South District):

The subject site is unimproved, and the applicant will be required to file for a concept, other DPIE approvals, and entitlement approvals with M-NCPPC.

County Executive Recommendation:

Advance to Water and Sewer Category 3 – Community System.