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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session 1991

Resolution No. CR-11-1991

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Wineland and Casula

Co-Sponsors _____

Date of Introduction February 26, 1991

RESOLUTION

A RESOLUTION concerning

Ten Year Water and Sewerage Plan

(December 1990 Amendment Cycle)

FOR the purpose of changing the water and sewer service category designations of properties within the 1988 Comprehensive Ten Year Water and Sewerage Plan.

WHEREAS, Title 9, Subtitle 5 of the Environmental 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 revision thereto; and

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

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

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

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Prince George's County 1988 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-17-1988 and amended by CR-12-1988, CR-67-1988, CR-103-1988, CR-27-1989, CR-60-1989, CR-84-1989, CR-102-1989, CR-14-1990, CR-45-1990, CR-53-1990, CR-61-1990, CR-67-1990, and CR-84-1990 is further amended by adding pages II-205 through II-209 to the water and sewer service area designations as shown in Attachment A.

SECTION 2. BE IT FURTHER RESOLVED that the maps identified as the "Prince George's County, Maryland, 1988 Water Plan" and "Prince George's County, Maryland, 1988 Sewerage Plan", as amended, are hereby further amended to incorporate the approved service category designation changes and 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 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 30th day of April, 1991.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting Clerk of the Council

NOTE: Attachment B available in hard copy only.

CR-11-1991, Draft 2

Attachment A

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County Executive		Council					
Blue Plains	Development Proposal			Zoning/Acres	Existing		
<u>Requested</u>	<u>Recommendation</u>		<u>Approval</u>				
	1)		1)				
90/BP-005	500 single-family houses with minimum			R-80	176		4
4C	4		4				
Blue Ponds	floor area of 1,400 square feet and						
Property	minimum price of \$150,000.						
90/BP-006	Federal court house with 180,000 square			O-S	8.8		6
& public	3 & public		3 & public				3

//LAND//

Federal Court feet of total floor area. use

allocation use allocation use allocation

House

for 25,000 gpd for 25,000 gpd

3)

90/BP-007 12-16 two-floor multifamily units; 60,000 E-I-A 136.57 4

3 4 4

Ammendale square feet shopping center; 1,360,000

Business square feet offices; 1,192,219 square feet

Campus II industrial space.

90/BP-008 28 single-family houses with minimum floor R-55 6.80 4

4C 4C 4C

Beltsville area of 1,450 square feet and minimum price

Heights of \$150,000.

Western Branch

90/W-032 111 single-family houses with minimum R-R 72.5 4

3 4 Withdrawn by

//LAND//

Adnell Property floor area of 2,200 square feet and
applicant
minimum price of \$225,000.

90/W-033 23 single-family houses with minimum (R-P-C) 8.41 4
3 4 Withdrawn by

Trump's Hill floor area of 2,200 square feet and R-80
applicant
minimum price of \$220,000.

89/W-040 Substance Abuse Treatment Facility. R-R 11.88 6
4 Application withdrawn

Mountain Manor
at applicant's request.

Treatment Center

90/W-048 One existing single-family house. .5 S6
S3 Application withdrawn

Eckard Property
(property is in S3).

CR-11-1991, Draft 2

Attachment A

Page 2 of 5

County Executive		Council				
<u>Western Branch</u>	<u>Development Proposal</u>			<u>Zoning/Acres</u>	<u>Existing</u>	
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>				
90/W-049	One existing single-family house.			R-A	2.96	6
3	6	Withdrawn by				
Garvin Property						
applicant						
90/W-050	Three single-family houses.			R-E	1.6	S6
S3	S6	S6				
Terrell Property						

//LAND//

90/W-051	12 single-family houses with minimum floor	R-R	8.7	4
3	3	3		
Hillmeade	area of 2,500 square feet and a minimum price			
Estates	of \$250,000.			
90/W-052	73 single-family houses with minimum floor	R-E	83.4	4
4C	4	4C		
Sierra Meadows	area of 2,200 square feet and a minimum price			
(Gebhardt	of \$200,000.			
Property)				
90/W-053	1,317,400 square feet of government office	Federal	80	6
3	3	3		
Earth Science/	space.	land		
NASA				
90/W-054	23,000 square feet addition to an existing	R-A	9.62	6
3	3	3		
Largo Community	church (sanctuary).			
Church				

//LAND//

90/W-055	4,980 square feet church.	R-A	2.88	6
3	3			3

Jehovah's

Witnessess of Forestville

90/W-056	150 single-family houses.	R-R	107	6
4	4			4

Hopkins Property

90/W-057	Two single-family houses.	R-E	2	6
3	3			3

Cassidy Property

90/W-058	Church.	R-R	5.77	6
4	Application withdrawn			

Church of Christ

at applicant's request.

Attachment A

County Executive		Council			
<u>Western Branch</u>	<u>Development Proposal</u>		<u>Zoning/Acres</u>	<u>Existing</u>	
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>			
90/W-059 4C	35 single-family houses with minimum 4C	4C	R-R 20.73	4	
Glen Dale Road Property	floor area of 2,000 square feet and minimum price of \$200,000.				
90/W-060 4	26 single-family houses with minimum 4	4	R-A 53.7	6	
Marlton- Magruder I	floor area of 2,300 square feet and minimum price of \$240,000.				
90/W-061 4	Seven single-family houses with minimum 4	4	R-A 14	6	

//LAND//

Marlton- floor area of 2,300 square feet and
Magruder II minimum price of \$240,000.

90/W-062	Existing vocational High School.	14.2	6
3	3 & public	3 & public	
Tall Oaks Vocational			
	use allocation	use allocation	
High School			
	for 74,000 gpd	for 74,000 gpd	

Piscataway

90/P-014	Eight single-family houses with minimum	R-A	17.98	6
3	3	3		
Drula Estates	floor area of 2,500 square feet and minimum price of \$175,000.			
90/P-015	65 single-family houses with minimum floor	R-A	155.5	6
4	6	6		
Wyoming Estates	area of 2,000 square feet and minimum price of \$175,000.			

//LAND//

90/P-016	94 single family houses.	R-E	97.58	4
3	3			3
Piscataway				
Creek Estates				
90/P-017	7,000 square feet day care center.	R-A	2.19	6
3	3			3
Chiang-Sung Day		(S.E.)		
Care Center				

CR-11-1991, Draft 2

Attachment A

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County Executive

Council

//LAND//

Mattawoman Development Proposal Zoning/Acres Existing

Requested Recommendation Approval

90/M-011 Four single-family houses with minimum floor R-R 2.65 6
3 3 3

Missouri Avenue area of 1,300 square feet and minimum price
Quarters of \$150,000.

90/M-012 Thirteen existing single-family houses and R-R 28+ 6
S3 S3 S3

Rural Accokeek one residential lot. R-A

90/M-013 1,964,000 square feet of warehouse and I-3 272.65 4
3 4C for Sections 3 for Sections

Brandywine 1,964,000 square feet of other industrial E-I-A
2, 3, and 4 2, 3, and 4⁴⁾

Commerce space.
Center

90/M-014 30 single-family houses with minimum floor R-A 60 6
4 6 6

//LAND//

Kissinger area of 2,000 square feet and minimum price
Acres of \$160,000.

Marlboro Meadows

2)

90/MM-001 One single-family house. R-E 5.2 6

3 6 6

Hilltop Way

Estates Lot 1

2)

90/MM-002 One single-family house. R-E 5.52 6

3 6 6

Hilltop Way

Estates Lot 4

2)

90/MM-003 One single-family house. R-E 5.25 6

3 6 6

Hilltop Way

//LAND//

Estates Lot 2

2)

90/MM-004

One single-family house.

R-E

5.64

6

3

6

6

Hilltop Way

Estates Lot 3

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Attachment A

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County Executive

Council

Marlboro Meadows Development Proposal

Zoning/Acres

Existing

Requested

Recommendation

Approval

//LAND//

90/MM-005	Shopping Center.		L-A-C	21.71	4
3	3	3			

Meadow Brook Shopping
Center

Water Withdrawal/Point of Discharge

90/WWP-02	Power plant, cooling water.		I-2	1156	Water
withdrawal &	approval	Defer to			
PEPCO Chalk					point of
discharge		next cycle			
Point					

90/WWP-03	Sand and Gravel wash plant.		I-2	69.74	Water
withdrawal &	approval	approved			
Percontee Sand					point of
discharge					
and Gravel					

90/WWP-04	Irrigation for the Cemetery grounds.		R-R	91.78	Water
withdrawal &	approval	approved			

//LAND//

Maryland State

point of

discharge

Veterans Cemetery

1) 90/BP-005 Blue Ponds. Dedication of Inter-County Connector right-of-way prior to approval of water and sewer category 4C.

2) 90/MM-001, 90/MM-002, 90/MM-003, 90/MM-004 Hilltop Way Estates, Lot 1-4. County Executive recommended retaining water and sewer category 6. Each of the four lots may qualify for the In-House Approval process.

3) The proposed development is inconsistent with the zoning (and therefore does not satisfy the criteria for category 3).

4) Category 3 is subject to subdivision approval by the Planning Board. If the subdivision is not approved, the property shall remain in 4C.