

## 1997 Legislative Session

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Resolution No. CR-38-1997

Proposed by

Chairman (by request - County Executive)

Introduced by

Council Members Bailey and Wilson

## Co-Sponsors

Date of Introduction June 10, 1997

## RESOLUTION

## A RESOLUTION concerning

The Ten Year Water and Sewerage Plan (April 1997 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, CR-6-1996, CR-33-1996, CR-54-1996, CR-65-1996, and CR-8-1997 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 22nd day of July, 1997.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY:

Dorothy F. Bailey  
Chair

ATTEST:

Joyce T. Sweeney  
Clerk of the Council

		<u>Water and Sewer Category</u>				
<u>Amendment</u> <u>Sewershed</u> <u>Application</u>	<u>Development proposal</u> <u>Tax map location</u>	<u>Acreage</u> <u>Zoning</u>	<u>Current</u>	<u>Requested</u>	<u>Executive's</u> <u>Recomm.</u>	<u>Council</u> <u>Approval</u>
<u>Blue Plains</u>						
97/BP-01 Great Oaks Redevelop- ment	A retirement community with 2,000 independent living units, 272 assisted living units, and 400 nursing beds. 12, B-3, p. 94	37.16 O-S	Withdrawn by Applicant			
97/BP-02 Tubby's Restaurant	An existing 2,800 square foot restaurant, and proposed 10,000 square foot office building, and 25,000 square feet of warehouse space. 3, A-1, p.1	3.5 I-3	S6	S4	S6	S6
<u>Western Branch</u>						
97/W-01 Marlboro Business Park	Business park with 168,000 square feet of office space and a 100-room hotel. 102, B-2, p/o p. 25	31.76 I-3	4	3	4C	4C
97/W-02 Thorne Property	109 townhouses with minimum floor area of 1,200 square feet and minimum price of \$120,000. 82, C-2, p. 96	18.4 R-T	4	3	4	4
97/W-03 Cameron Grove	A retirement community with up to 200 multi-family, 184 duplex, and 124 quadplex residential units with minimum floor area of 700 square feet and minimum price of \$90,000. 69, B-3, p/o p. 21	140 R-L	6	4C	4	4

		<u>Water and Sewer Category</u>				
<u>Amendment</u>	<u>Development proposal</u>	<u>Acreage</u>				
<u>Sewershed</u>	<u>Tax map location</u>	<u>Zoning</u>	<u>Current</u>	<u>Requested</u>	<u>Executive's</u>	<u>Council</u>
<u>Application</u>					<u>Recomm.</u>	<u>Approval</u>
<u>Western Branch</u>						
97/W-04 Pursel Property	Four single-family houses. Small builder criteria. 36, F-1, lot 1	3.9 R-R	S4	S3	S3	S3
97/W-05 Rogers Property	18,120 square feet of commercial space with a minimum rent of \$20 per square foot. 55, E-1, p. 50	5.5 C-M	6	4C	4	4
97/W-06 Addison- King Prop.	A church with a total of 47,000 square feet. 60, E-3, p/o p.27	15 I-3	4	3	4	4
97/W-07 Wade Property	Five single-family houses with a minimum floor area of 2,300 square feet and a minimum price of \$230,000. Small builder. 37-, B-2, p.24 & 50	3 R-R	6	3	3	3
97/W-08 Evalina Mitchell Property	Two retail buildings with a total area of 10,000 square feet, and three warehouses with a total floor area of 30,000. 102, B-1, p.57 & 83	17.16 C-M	6	4	4	4
97/W-09 Youngblood Property	47 assisted living units totaling 29,424 square feet, and a day care center with total floor area 13,546 square feet. 53, A-2, p.45	7.94 R-R (S.E.)	5	4C	5	5

		<u>Water and Sewer Category</u>				
<u>Amendment</u> <u>Sewershed</u> <u>Application</u>	<u>Development proposal</u> <u>Tax map location</u>	<u>Acreage</u> <u>Zoning</u>	<u>Current</u>	<u>Requested</u>	<u>Executive's</u> <u>Recomm.</u>	<u>Council</u> <u>Approval</u>
<u>Western Branch</u>						
97/W-10 Rental Tools and Equipment	One office building with a total floor area of 64,000 square feet and minimum rent of \$13 per square foot. 102, A-1, p. A	8.36 I-1&I-2	W4	W3	W3	W3
97/W-11 Marlboro Village Center	103,727 square feet of retail space with minimum rent of \$13 per square foot; a 4,003 square foot restaurant; and two office buildings with 41,525 square feet in floor area and a minimum rent of \$12 per square foot. 101, D-1, p.42	16 L-A-C	4	3	3	3
97/W-12 King's Isle Estates	Twenty single-family houses with minimum floor area of 3,100 square feet and minimum price of \$300,000. 54, C-3, p. 6 & 56	40.89 R-A	4	W6&S3	3	3
97/W-13 Joseph P. McMahon Property	Fifteen single-family houses with a minimum floor area of 2,300 square feet. 36, D-1, p. 40 & 390	8.57 R-R	S6	S4C	S4	S4
<u>Piscataway</u>						
97/P-01 Upper room Fellowship	Sixteen single-family houses. 126, A-1, p. 36&37	9.62 R-R	5	4	4	4

		<u>Water and Sewer Category</u>				
<u>Amendment</u>	<u>Development proposal</u>	<u>Acreage</u>				
<u>Sewershed</u>	<u>Tax map location</u>	<u>Zoning</u>	<u>Current</u>	<u>Requested</u>	<u>Executive's</u>	<u>Council</u>
<u>Application</u>					<u>Recomm.</u>	<u>Approval</u>
<u>Piscataway</u>						
97/P-02 Spano Property	Two single-family houses. Small builder. 123, C-1, p. 229	1.6 R-E	S5	S3	S5	S5
97/P-03 Northeast Baptist Temple	A 17,853 square foot church and one single-family house. 126, A-1, p. 1 & 53	8.65 R-R	W4	W3	W4C	W4C
97/P-04 Clinton Acres Section 5	Forty-seven single-family houses with a minimum floor area of 2,000 square feet and a minimum price of \$190,000. 134, F-2, p.72, 84, 85, & 160	54.71 R-R	6	4C	4	4
97/P-05 A. H. Smith Industrial Park	Seven manufacturing buildings with a total floor area of 287,496 square feet and a minimum price of \$ 52 per square foot. 135, E-3, p. 64	22.98 I-1	6	4	4	4
97/P-06 Surratts Road Property	34 single-family houses with a minimum floor area of 2,000 square feet and a minimum price of \$ 198,000. 126, A-2, p. 41	17.7 R-R	4	3	4	4
97/P-07 Southern Maryland Nursing Ctr.	A commercial parking lot. 125, F-1, outlot A	2.51 C-S-C	S5	S3	S5	S5

## **April 1997 Cycle**

Amendments to the Water and Sewerage Plan

### Blue Plains

97/BP-01	Great Oaks Redevelopment	6 to 4C
97/BP-02	Tubby's Restaurant	S6 to S4

### Request

### Western Branch

97/W-01	Marlboro Business Park	4 to 3
97/W-02	Thorne Property	4 to 3
97/W-03	Cameron Grove	6 to 4C
97/W-04	Pursel Property	S4 to S3
97/W-05	Rogers Property	6 to 4C
97/W-06	Addison-King Property	4 to 3
97/W-07	Wade Property	6 to 3
97/W-08	Evalina Mitchell Property	6 to 4
97/W-09	Youngblood Property	5 to 4C
97/W-10	Rental Tools & Equipment	5W4 to W3
97/W-11	Marlboro Village Center	4 to 3
97/W-12	King's Isle Estates	4 to W6 & S3
97/W-13	Joseph McMahon Property	S6 to S4C

### Piscataway

97/P-01	Upper Room Fellowship	5 to 4
97/P-02	Spano Property	S5 to S3
97/P-03	Northeast Baptist Temple	W4 to W3
97/P-04	Clinton Acres - Section 5	6 to 4C
97/P-05	A. H. Smith Industrial Park	6 to 4
97/P-06	Surratts Road Property	4 to 3
97/P-07	Southern Maryland Nursing	S5 to S3

**NOTE:** The attached Maps are available in hard copy only.