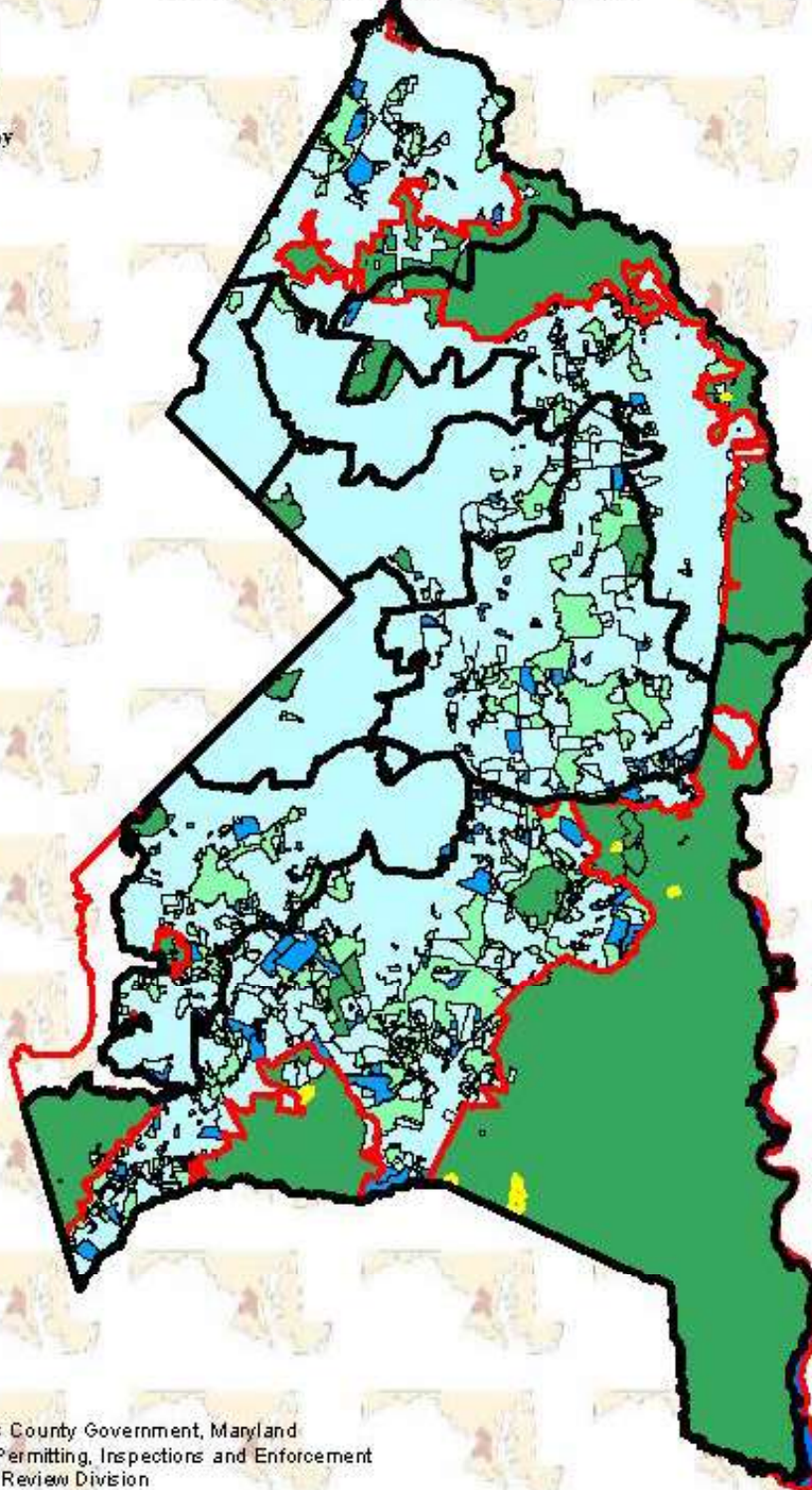




Aisha N. Braveboy
County Executive

Staff Report
June 2025 Cycle
Amendments to the 2018 Water and Sewer Plan



Prince George's County Government, Maryland
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



Alvin N. Bravender
County Executive



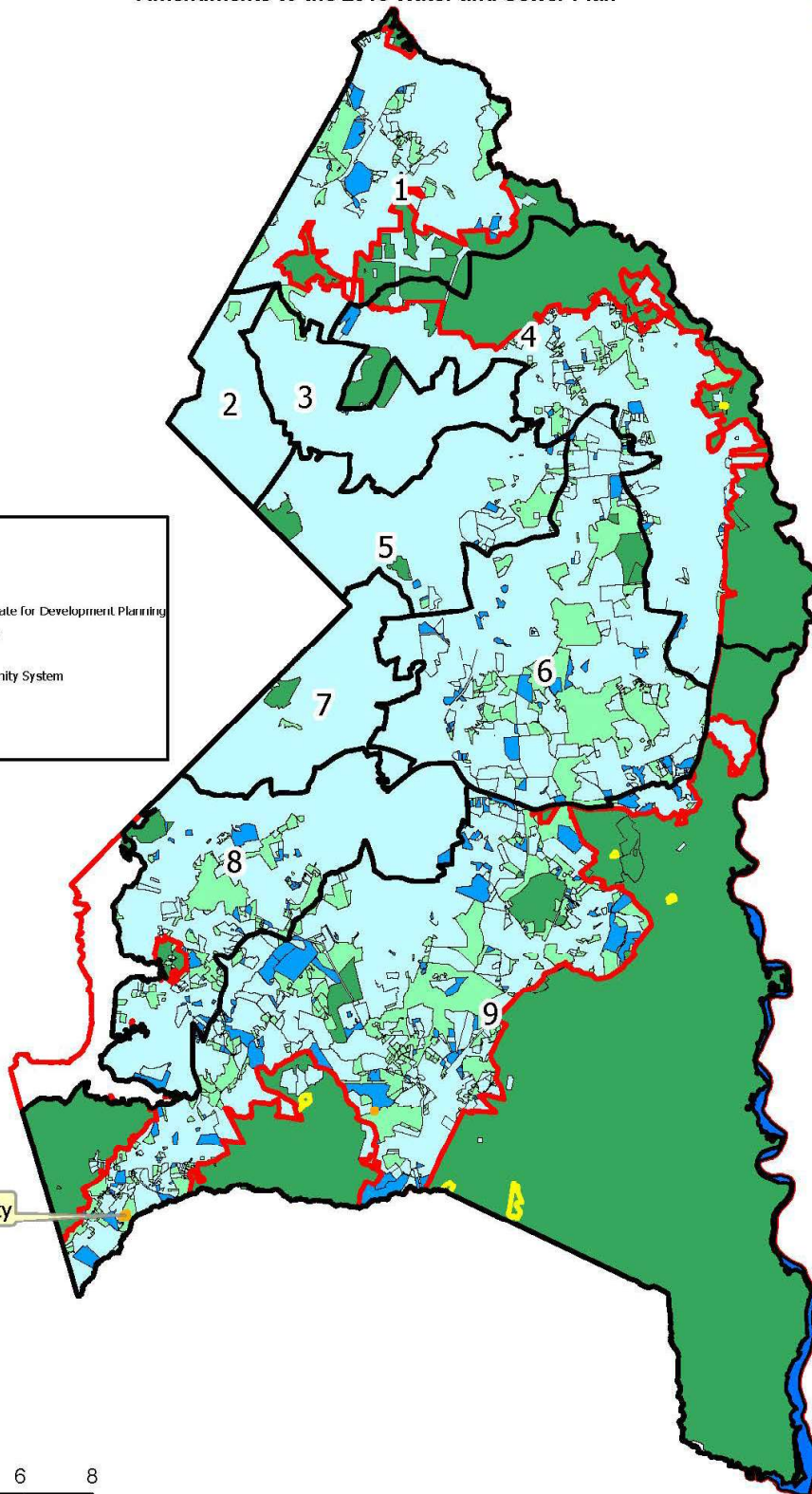
Staff Report
June 2025 Cycle
Amendments to the 2018 Water and Sewer Plan



COUNCILMANIC

Sewer Categories

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System
- S-6P Private, Shared or Community System
- Envelope
- Selected Properties
- Canine Training Facility



**Staff Report
June 2025 Cycle
Amendments to the 2018 Water and Sewer Plan**

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
	<u>Parkway (0)</u>				
	<u>Blue Plains (0)</u>				
	<u>Western Branch (0)</u>				
	<u>Piscataway (0)</u>				
	<u>Mattawoman (1)</u>				
9	25/M-01 Canine Training Facility	5 to 4	4		3
	Total Applications (1)				
	Countywide Redesignations/Map Amendments/Water & Sewer Connection Confirmations				
	Total Redesignations (6)				6
4	13400 – 11 th Street	5 to 3	3		
9	13921 Tower Road	4 to 3	3		
9	13712, 13809, 13811, 13901 Old Brandywine Road (4)	S5 to S3	S3		

Summary of Proposals by Council Districts

9

Proposals

Totals

Canine Training
Facility

1

1

July 29, 2025

25/M-01
CANINE TRAINING
FACILITY

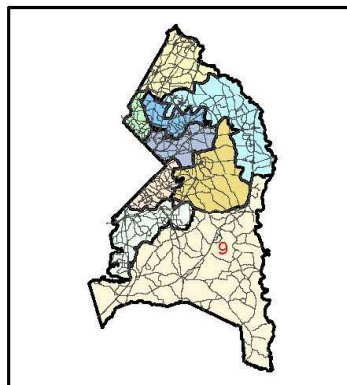


Canine Training Facility

WSSC Grid 222SW01

Category Change
5 to 4

June 2025 LA Cycle
Application 25/M-01



80 40 0 80 160 240 320 Feet



Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

WWATER AND SEWER PLAN PROGRAMS_DPIEMaps_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** A 4,950 SF kennel to house a canine training center.
Location: Clinton Drive, and 17507 Clinton Drive; west side of Clinton Drive, south of the Clinton Drive and Manning Drive intersection in Accokeek.
Tax Map: 161 C-4 **Parcels:** 76 & 77 **Size:** 7.54 A
Zoning: AR (Agricultural-Residential) **200'-sheet:** 222SW01
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Mattawoman Creek
Sewer Basin: Mattawoman **Council District:** 9
Applicant/Owner: F2 Solutions, LLC by Lynn Leeks, CEO/President, 301.850.0550
Architect/Engineer: Landesign, Inc.
Builder: Chesapeake Custom Builders
Correspondent: Lynn Leeks, CEO/President, F2 Solutions, LLC, 301.850.0550
4. **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 – Planned for public sewer service, and within the Growth Boundary. Category 4 approval will allow the applicant to obtain *Site Development Concept* and *Hydraulic Planning Analysis* plan approvals that are required before advancing to Category 3.

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, within SGA Tier 2 and within the Growth Boundary 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.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density development.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – Planned for public sewer service.
Master Plan: The *2013 Approved Subregion 5 Master Plan* recommends residential, low-density future land use on the subject property. Residential low land use is identified as residential areas of primarily single-family detached dwellings. The proposed use is not consistent with the proposed land use. However, the proposed use is permitted in the AR zone.
Green Infrastructure Plan: Parcel 76, which is fully wooded, lies entirely within the Evaluation Area.
Historic Site and Districts Plan: There are no historic sites or resources on or adjacent to the property. There are six indigenous archeological sites within 1,000 feet of the subject property dating between 5,000 – 1,000 years ago. There is a high potential for archaeological sites on the subject property.

Archeology: If the subject property requires a preliminary plan of subdivision at any point in the future, Phase 1 archaeological investigations will be required.

Zoning: The property is zoned AR (Agricultural-Residential). The proposed use (kennel on a lot having a net area of more than 20,000 SF) is a permitted use in the AR zone.

Permit: None

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision (PPS) or a final plat. Development exceeding 5,000 square feet of gross floor area, and/or uses generating more than 50 trips or further subdivision of the property will require a PPS and final plat. The proposed development of a 4,950 SF of gross floor area of nonresidential use on the subject property may not require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Clinton Drive approximately 2,800 feet south of its intersection with Manning Drive. The right-of-way for Clinton Drive is approximately 20 feet in width, while the roadway is approximately 15 feet in width. Curbs and sidewalks are present where the subject property is located. All future development along Clinton Drive may require coordination with DPIE and DPW&T. The subject property is served by Police District VII, and by the Accokeek Fire Station #824. This project will have minimal impact of public facilities. An approved TCP2 will be required with any Development Review Division applications and will be required at time of permit by DPIE. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include Grosstown gravelly silt loam, and Magnolia silt loam. The Maryland Department of Natural Resources – Wildlife and Heritage section identified possible rare, threatened, or endangered (RTE) species on-site. Potential forest interior dwelling species (FIDS) are mapped on-site, but the on-site and adjacent woodland and open area does not suggest that FIDS would be present.
7. **WSSC comments:**
Water: An 8" water line in Clinton Drive abuts the property (Contract No. 19725550A).
Sewer: Average wastewater flow: 5,000 gpd. A 160' sewer extension is required to serve the property. This extension would connect to the 8" sewer in Horse Collar Road (Contract No. 2003-3773C), and would abut approximately three properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The applicant is to apply for a site development concept; site development permits and all the appropriate entitlement including a building permit that will be required. Applicant may be required to dedicate and improve along its road frontages.

**COUNTYWIDE
REDESIGNATIONS/
MAP AMENDMENTS/
CONNECTION
CONFIRMATIONS**

REDESIGNATIONS/MAP AMENDMENTS/CONNECTION CONFIRMATIONS

1. **DPIE Request:** Amend Water and Sewer Category designations from Category 5 or Category 4 to Category 3; remove septic symbols confirmed by WSSC, database, and records that water and sewer connections and hook-ups exist for public facilities.
2. **CE Recommendation:** Amend Water and Sewer Category maps to reflect appropriate public facilities usage and servicing categories.
3. **Development proposal:** Existing and developed single-family residential lots and parcels.
Locations: 13400 – 11th Street; 13921 Tower Road; and 13712, 13809, 13811, 13901 Old Brandywine Road (4).
Subdivisions: N/A
Zoning: RE (Residential Estate), RR (Residential Rural)
200'-sheets: 211NE12, 218SE09, 219SE07
Growth Boundary: Yes **SGA Tiers:** 2 & 1
Watersheds: Upper Patuxent, Mataponi Creek, Piscataway Creek
Sewer Basins: Horsepen, Mattawoman, Piscataway Creek **Council Districts:** 4 & 9
4. **Water and Sewer Plan Administrator:** These existing residential parcels and lots are designated Water and Sewer Category 5 or 4, located inside the Sewer Envelope, within the Growth Boundary and designated Tiers 2 & 1 under the Sustainable Growth Act – Planned or Approved for public sewer service. In all cases, the developed residential parcel or lot is connected to the public gravity sewer (and water) at the respective location. For the subject properties identified by the Council District map, staff confirmed through WSSC data and records, that residences have connected to the public facilities. This is an on-going effort to amend the County's Water and Sewer Category maps to reflect the appropriate service category and servicing of properties.

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, within SGA Tiers 2 & 1 and within the Growth Boundary 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. Developed properties for which the public water or sewer lines are abutting are expected to connect to the public system.
5. **Plan Prince George's 2035:** Compliance (as amended)
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 2 – Planned for public sewer service or Tier 1 – Approved for public sewer service.
6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Database provided, and Permits on the Web (POW) checked. This information is also confirmed by WSSC staff when necessary.
8. **Health Department comments:** Not required for this request.

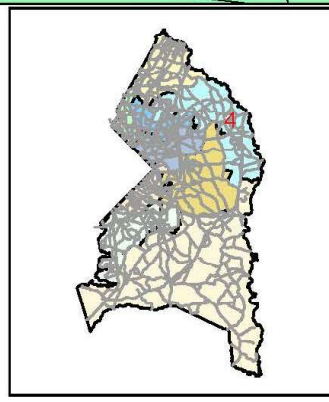
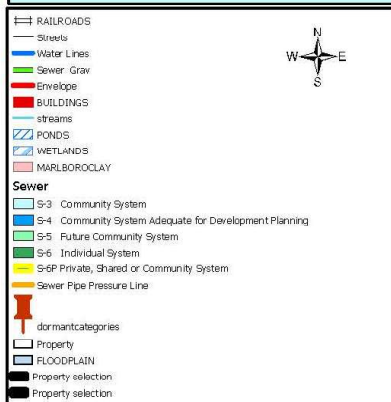
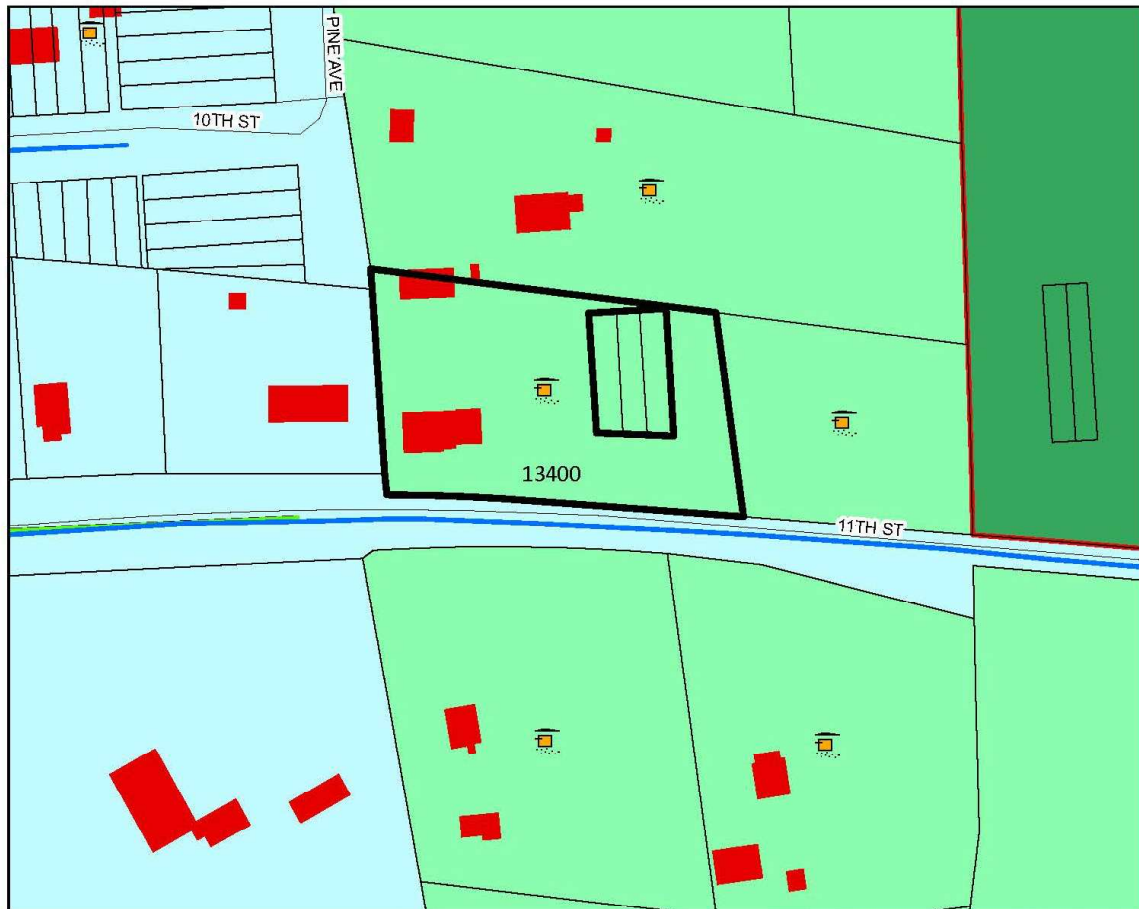


13400 - 11th Street
WSSC Grid 211NE12

Redesignation
Category Change
5 to 3



June 2025 LA Cycle



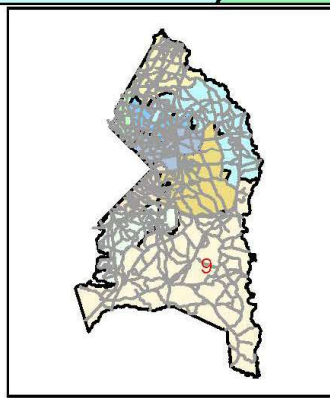
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13921 Tower Road
WSSC Grid 218SE09

Redesignation
Category Change
4 to 3

June 2025 LA Cycle



W/Water and Sewer Program/ony/Administrative Amendments

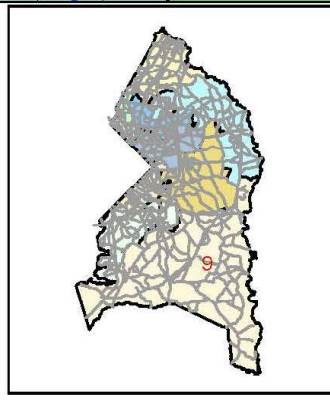


Old Brandywine Road

WSSC Grid 218SE07

Redesignation
Category Change
S5 to S3

June 2025 LA Cycle



W\Water and Sewer Program\T only\Administrative Amendments

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