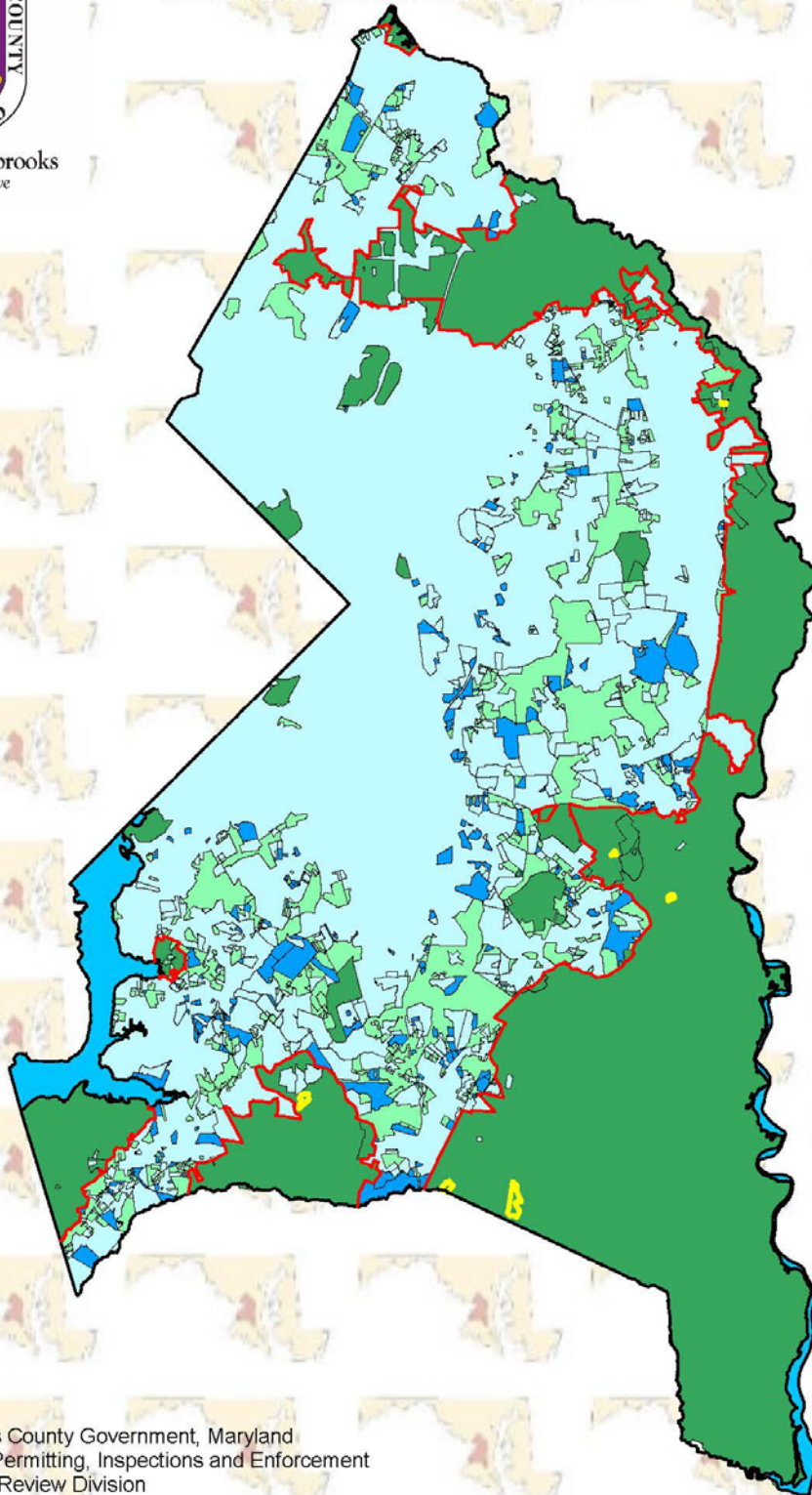




Angela D. Alsobrooks
County Executive

**Staff Report
April 2019 Cycle
Amendments to the 2008 Water and Sewer Plan**



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



Angelo D. Abolmwa
Mayor

Staff Report April 2019 Cycle Amendments to the 2008 Water and Sewer Plan

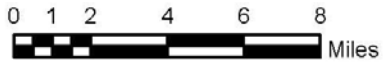
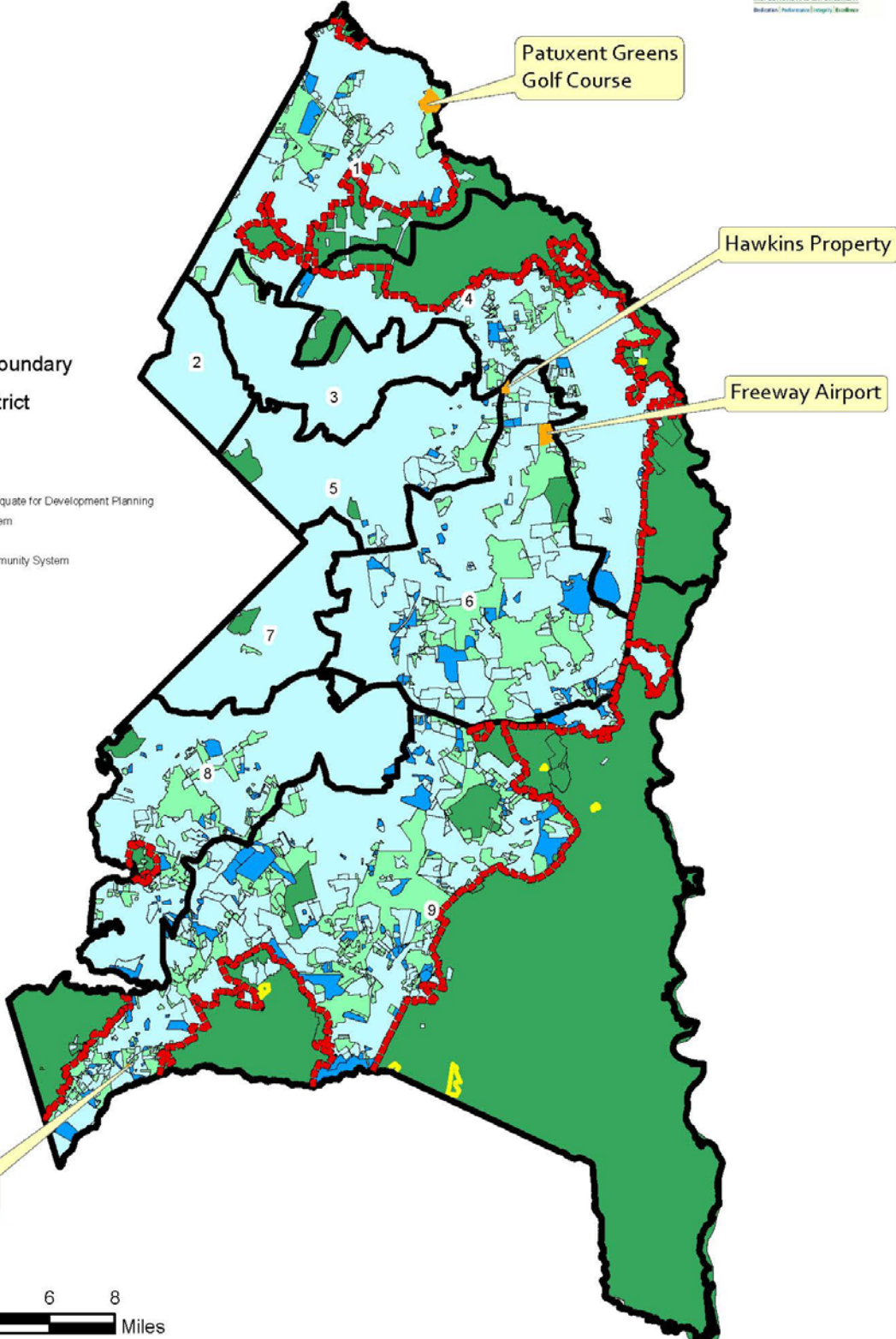


Legend

- - - - Envelope Boundary
- Council District

Legend

- 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



**Staff Report
 April 2019 Cycle
 Amendments to the 2008 Water and Sewer Plan**

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
Parkway (1)					
1	19/PW-01 Patuxent Greens Golf Course	4 to 3	3	Dec 17 LA Nov 18 AA	3
Blue Plains (0)					
Western Branch (2)					
6	19/W-01 Hawkins Property	5 to 4	5		7
6	19/W-02 Freeway Airport	5 to 4	4		11
Piscataway (0)					
Mattawoman (1)					
9	19/M-01 Signature Club Outparcel B	5 to 4	4		15
Total Applications (4)					

**Staff Report
April 2019 Cycle
Amendments to the 2008 Water and Sewer Plan**

Summary of Proposals by Council Districts

	1	6	9	
<u>Proposals</u>				<u>Totals</u>
SFDU	167	44	250	461
THU	222	150		372
Office Space		1		1
Retail Space		6	1+	7

April 22, 2019

19/PW-01
PATUXENT GREENS
GOLF COURSE

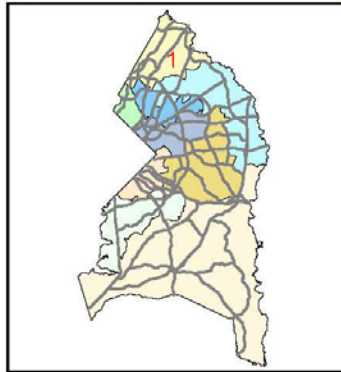
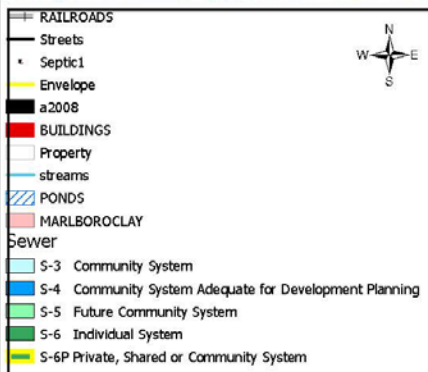
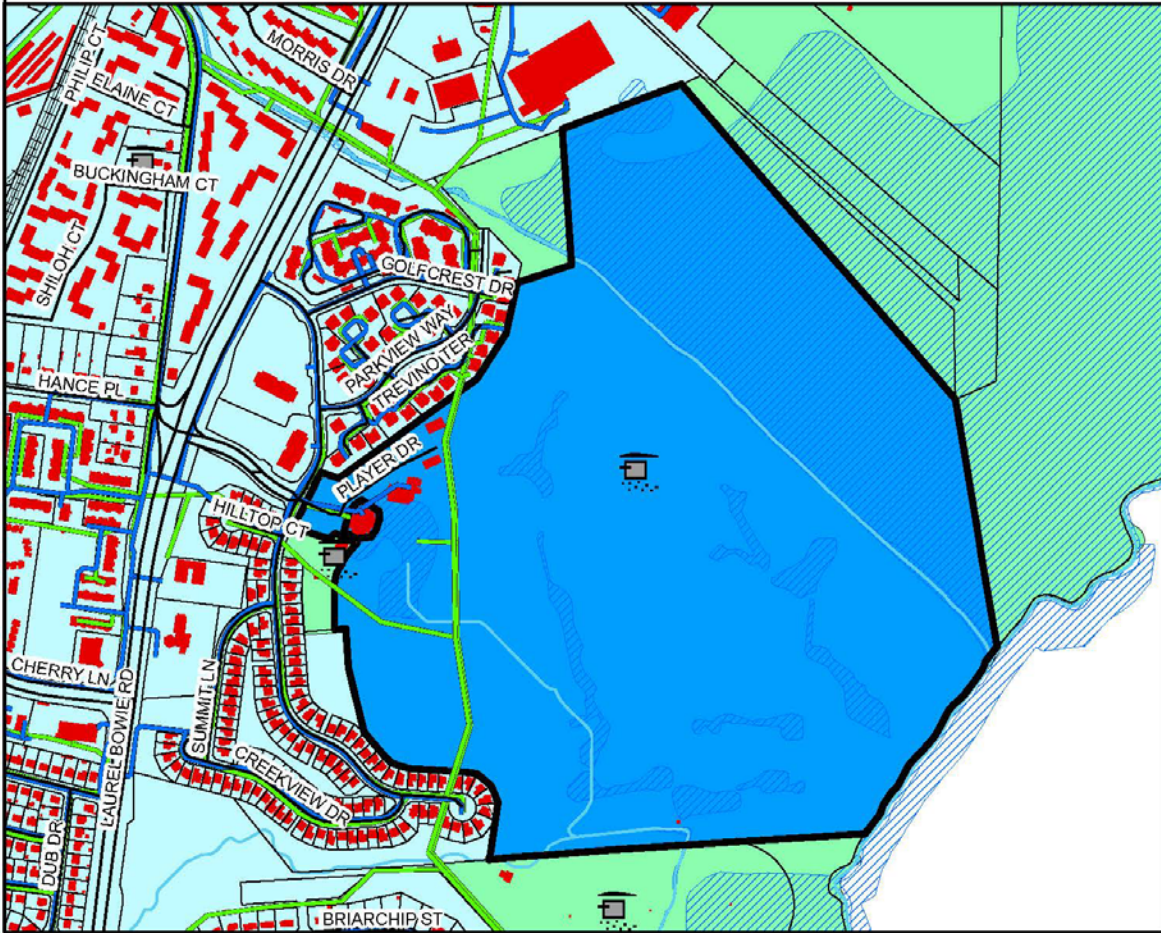


Angela D. Alsobrooks
County Executive

Patuxent Greens Golf Course

Amendment Request 4 to 3

April 2019 LA Cycle
Application: 19/PW-01



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



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1. **Request:** Water and Sewer Category change from 4 to 3. The application for further advancement of this project through the Legislative Cycle of Amendments was requested by the County Council.
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System, in accordance with mitigation strategies required by State, County, WSSC and the City of Laurel.
3. **Development proposal:** 167 SFDU; and 222 THUs
Location: 14415 Greenview Drive, Laurel, MD 20708
Tax Map: 6, F-4 **Parcel:** A and Unknown Parcel **Size:** 191.75 acres
Zoning: PUD-E (City of Laurel, Planned Unit Development Existing)
200'-sheet: 218/219NE08/09 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Upper Patuxent River **Sewer Basin:** Parkway
Council District: 1
Applicant/Owner: CS Patuxent Greens/CS Patuxent Greens, LLC by Alan D. Cohen, Manager
Builder: NVR, Inc.
Correspondent: Philip R. Hughes, II, Rodgers Consulting, 301.948.4700
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary Area. Category 4 approval was obtained in CR-6-2018, adopted on 07/02/18; Site Development Concept Plan approval dated 10/30/19; Preliminary Subdivision and Final Site & Landscaping Plan approvals from the City of Laurel Planning Commission on 10/23/18; WSSC Letter of Findings approval dated 10/16/18.

2008 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 to bear the full responsibility of the costs of on-and off-site public facilities.

- The property is located on the east side of the Greenview Drive and Clubhouse Boulevard intersection, approximately .1-mile east of the Laurel Bowie Road and Clubhouse Boulevard intersection, at 14415 Greenview Drive, in Laurel, Council District 1.
- This property was approved for Category 4 in the December 2017 Cycle of Amendments, CR-6-2018, application 17/PW-01, Patuxent Greens Golf Course. The parcel is located inside the Sewer Envelope, and designated Tier 2 under the Sustainable Growth Act, indicating development to occur on the public sewer system.
- Preliminary Plan, Resolution #18-05-PC with the City of Laurel, was approved on October 23, 2018 to subdivide into 389 residential development units, and other recreational amenities, consisting of 191.71 acres.
- Stormwater Management Concept Approval letter #18255-2018-00 issued to The Greens of Patuxent, CS Patuxent Greens LLC, and Rodgers Consulting was approved on October 30, 2018, and is valid until October 30, 2021. There are 17 conditions that accompany the approval. This property is located entirely within a FEMA floodplain.

- Water and sewer lines abut and traverse the property on the west side. Water and sewer line extensions are required to service the proposed subdivision.
- A Hydraulic Planning Analysis (HPA), project number DA6547Z18, as conceptually approved on October 16, 2018 by the Washington Suburban Sanitary Commission is on file for this proposal.

5. **City of Laurel:** The City of Laurel, Office of the Mayor, has provided a letter in support of the proposed redevelopment of the golf course, and believes the property is best suited for moderate density residential use consistent with the surrounding neighborhood.

6. **Subsequent information and comments received from MDE on 11/19/18**

The Maryland Department of the Environment approved the December 2017 Cycle of Amendments, CR-6-2018, with the following caveats:

The owner(s) of Patuxent Greens Golf Course

- Must submit a full application for the *Joint Permit for the Alteration of any Floodplain, Waterway, Tidal or Nontidal Wetland*;
- Must also apply for a *Dam Safety Permit*
- Adherence to Tier II streams (high quality waters) regulations

Washington Suburban Sanitary Commission

- Required to submit a Wastewater Capacity Management Plan since the Parkway WWTP is operating at about 83% of its capacity;

Prince George's County

Patuxent Greens Golf Course is located within the watershed of Patuxent River 1, identified as a Tier II stream pursuant to COMAR 26.08.02.04:

- Must be given extra consideration
- Re-direct planned growth out of the watersheds of these stream segments
- Retrofit existing stormwater infrastructure
- Incorporate environmental site design (ESD)
- Maintain and expand existing forest cover
- Provide riparian buffers of 100 – 230 feet (depending upon soil types and slopes)

The County was also advised that future plans facilitated by this Amendment may incur an additional Anti-Degradation Review at later stages, on a project-by-project basis.

19/W-01
HAWKINS PROPERTY



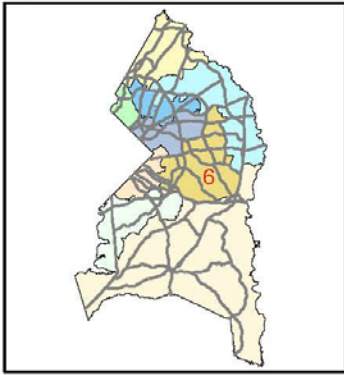
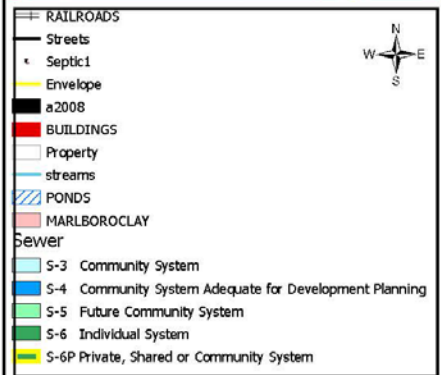
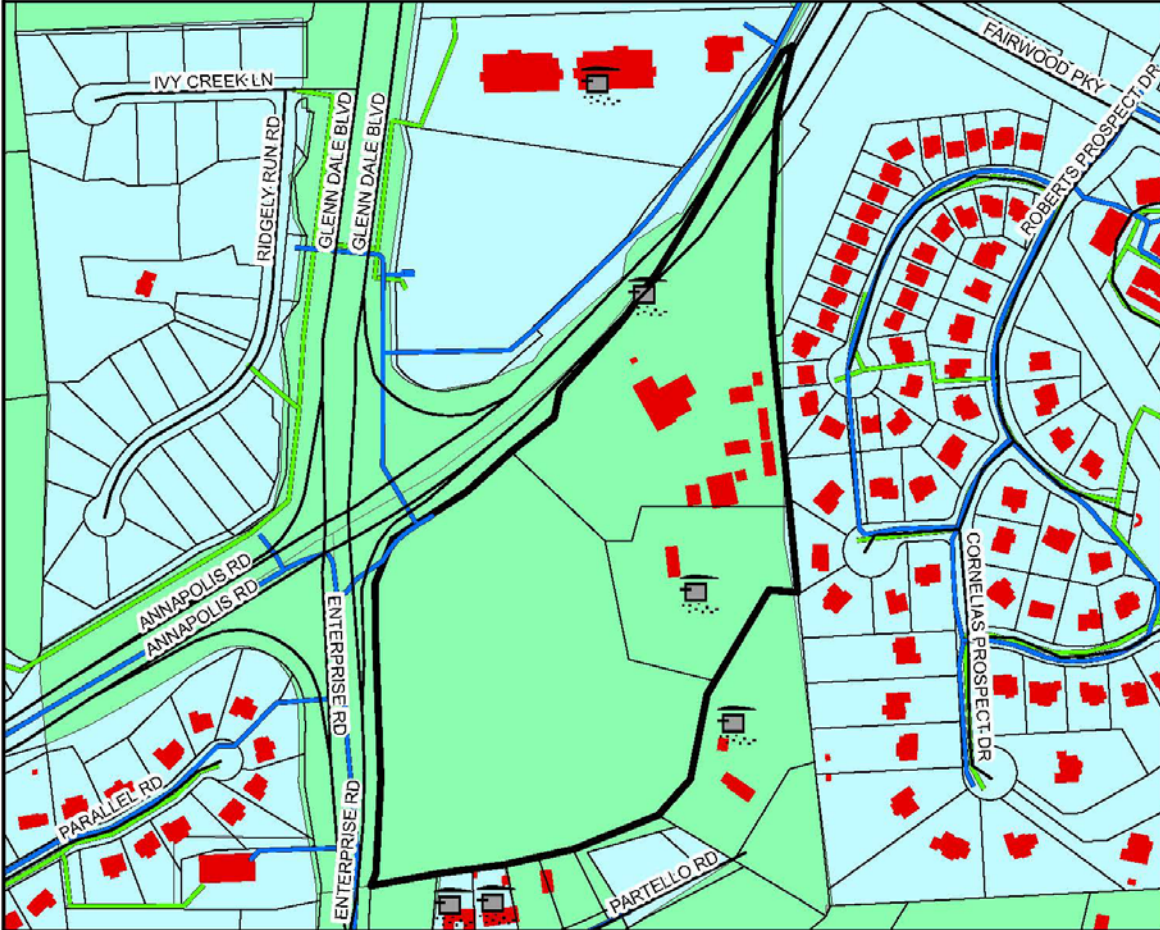
Angela D. Alschrooks
County Executive

Hawkins Property

Amendment Request 5 to 4



April 2019 LA Cycle
Application: 19/W-01



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



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1. **Request:** Water and Sewer Category change from 5 to 4.
2. **CE Recommendation:** Retain Water and Sewer Category 5 – Future Community System. The development as proposed is not in conformance with the current Master Plan land uses.
3. **Development proposal:** 100 – 150 Townhouse units with a minimum 2,000 SF of livable space, and a minimum sale price of \$325K; retail and office space with a minimum rent of \$30/per sq. ft.
Location: 12105 & 12205 Annapolis Road and 5015 Enterprise Road, at the southeast intersection of Enterprise Road (MD 193) and Annapolis Road (MD 450) in Bowie.
Tax Map: 45, F-3 **Parcels:** 5, 118 & 123 **Size:** 22.29 acres
Zoning: R-E (Residential Estate; 1-acre lots)
200'-sheet: 207NE11 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Lottsford Branch & Northeast Branch
Sewer Basin: Western Branch **Council District:** 6
Applicant: Visconsi Land Co., LTD, by Jeffrey A. Deeds, Vice President, 216.464.5550
Owner: Irmgard A. Hawkins By Pass Trust, by Robert Hawkins and James Hawkins, co-Trustees
Builder: To Be Determined
Correspondent: Matthew Tedesco, Esq., McNamee Hosea, Attorneys/Advisors, 301.441.2420
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. However, the proposal as presented does not conform to the uses as recommended by the Master Plan land use.

2008 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 to bear the full responsibility of the costs of on-and-off-site public facilities. However, the Plan indicates applications will be accepted when the development proposal for the subject property is in conformance with current zoning.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities policy area, which is most appropriate for context-sensitive infill and low- to medium-density development.
Sustainable Growth and Agricultural Preservation Act: Tier 2 – Planned for public sewer service.
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. The uses proposed do not conform to the Master Plan recommended land use.
Green Infrastructure Plan: Parcel 123 is within an Evaluation Area location.
Historic Site and Districts Plan: There are no Historic Sites or Resources on or adjacent to the subject property. The property has been extensively disturbed by the existing nursery on the site.

Zoning: The 2006 *Approved Bowie and Vicinity Sectional Map Amendment for Planning Areas 71A, 71B, & 74B* specified the subject properties in the Residential-Estate (R-E) Zone.

Pending Zoning and Special Exception Applications: There are no pending zoning applications. The subject properties are currently in the R-E Zone.

Permit: N/A

Subdivision Status: The subject site is comprised of three legal acreage parcels which have never been the subject of a preliminary plan of subdivision or a record plat. The development as proposed will require the approval of a preliminary plan of subdivision in accordance with Subtitle 24.

6. **M-NCPPC:** The subject property is located along Annapolis Road (MD 450) and Enterprise Road (MD 193), which are both master plan arterial roadways. Right-of-way dedication along MD 450 will likely be required at the time of preliminary plan of subdivision (PPS). Additionally, an adequacy determination will be made by the Prince George's County Planning Board at the time of PPS, which may require additional investment in transportation facilities to provide adequate transportation service. There is an existing master plan trail facility along MD 450 at the subject site. Fire/EMS service to the subject property is provided by Glenn Dale Rescue Squad Fire/EMS Company #18. Police service is provided by Police District II in Bowie. The site has no woodlands and currently has sparse vegetation and barren ground. The PGAtlas latest imagery layer illustrates rocky mounds embedded in the northeast quadrant of the site. The PGAtlas Natural Resource Inventory layer indicates that there is a revision to a Natural Resource Inventory Plan that is pending approval. The Department of Natural Resources, Wetlands Guidance layer on PGAtlas indicates the presence of wetlands, particularly within the central area and southwest quadrant of the site, however no wetlands of special State concern are mapped on the property. The predominant soils found to occur on this site include Collington series soils that are well drained soils. Potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property within the Coastal Plain region.
7. **WSSC comments:**

Water: A 12" water line in Annapolis Road abuts the property at 5015 Enterprise Road. A water main extension is required to serve the properties at 12105 & 12205 Annapolis Road. The mainline extensions should be sized 12", 10", and 8" respectively. A water loop will be required for hydraulic redundancy and fire protection purpose.

Sewer: Average wastewater flow: 54,000 gpd. An 8" sewer line in Annapolis Road is located near the property address 5015 Enterprise Road. Approximately 500' sewer extension will be required to serve the property. Sewer extensions or private sewers will be required to serve properties at 12105 & 12205 Annapolis Road.
8. **Health Department comments:** This office has no objection to the proposed category change if there is adequate capacity at the treatment plant. The applicant should contact the Health Department for instructions on how to abandon the existing sewage disposal systems.
9. **DPIE comments:** Annapolis Road (MD 450) and Enterprise Road (MD 193) are state-maintained roadways. Coordination with State Highway Administration (SHA) is required. Interior roads are City of Bowie roadways. Coordination with the City of Bowie is required.

19/W-02
FREEWAY AIRPORT



Angela D. Alkbrooks
County Executive

Freeway Airport

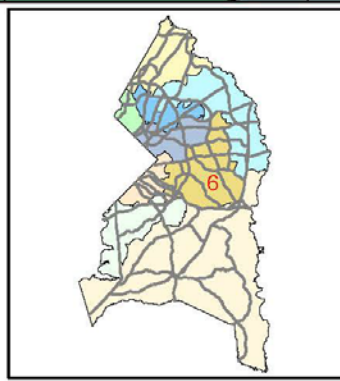
Amendment Request 5 to 4



April 2019 LA Cycle
Application: 19/W-02



- RAILROADS
- Streets
- Septic
- Envelope
- a2008
- BUILDINGS
- Property
- streams
- PONDS
- MARLBOROCLAY
- Sewer
 - 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



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



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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:** 44 single-family detached residential dwelling units with a minimum 3,500 SF of livable space, and a minimum sale price of \$600K.
Location: 3900 Church Road at the southwest intersection of Church Road and John Hanson Highway (US 50) in Bowie
Tax Map: 54, B/C-2-4 **Parcels:** 7, 49, 50, 51, 57, 58, 59 & 60 **Size:** 128.94 acres
Zoning: R-A (Residential-Agricultural; 2-acre lots)
200'-sheet: 205NE12 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Northeast Branch **Sewer Basin:** Western Branch **Council District:** 6
Applicant: St. John Properties, Inc., by Edward St. John, Chairman, 410.788.0100
Owner: Rodenhauser Family Trust, Stanley L. Rodenhauser, et al., by Stanley Rodenhauser, Trustee, 301.996.2575
Builder: To Be Determined
Correspondent: Jennifer Hearn, Development Coord., St. John Properties, Inc., 410.382.1797
Correspondent: Robert J. Antonetti, Jr., Esq., Shipley & Horne, P.A., 301.925.1800
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary.

2008 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 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 policy area, which is most appropriate for context-sensitive infill and low- to medium-density development.
Sustainable Growth and Agricultural Preservation Act: Tier 2 – Planned for public sewer service.
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.
Green Infrastructure Plan: The site contains both Regulated and Evaluation areas within the designated network of the Countywide plan.
Historic Site and Districts Plan: A Phase I archeology survey will be requested at the time of preliminary plan of subdivision. All buildings should be photo-documented prior to demolition. This proposal will not affect any Historic Sites or Resources, but it may impact any archeological resources that may be identified.
Zoning: The 2006 *Approved Bowie and Vicinity Sectional Map Amendment for Planning Areas 71A, 71B, & 74B* specified the subject properties in the Residential-Agricultural (R-A) Zone.

Pending Zoning and Special Exception Applications: The subject site is currently in the R-A Zone. A Special Exception was previously approved on the site in 2000 for a monopole antenna tower.

Permit: Parcel 7 has two previously approved permits. The site is a Certified Non-Conforming Use, approved in 1984 for an aircraft hangar, storage, and maintenance building. A Certified Non-Conforming Use was also approved for the site in 1968 for an airport.

Subdivision Status: The subject site is comprised of eight legal acreage parcels which have not been the subject of a preliminary plan of subdivision or a record plat. The further division of these properties into residential lots as proposed will require the approval of a preliminary plan of subdivision.

6. **M-NCPPC:** The subject site is located in the southwestern quadrant of the US Route 50 and Church Road interchange. US Route 50 is a designated master plan freeway and Church Road is a designated master plan collector road. Right-of-way dedication may be required along Church Road at the time of preliminary plan of subdivision (PPS). Additionally, an adequacy determination will be made by the Prince George's County Planning Board at the time of PPS, which may require additional investment in transportation facilities to provide adequate transportation service. There is a proposed master plan shared road trail facility along Church Road at the frontage of the subject site, and any improvements to Church Road will require building the shared roadway facility as well. Fire/EMS service to the subject property is provided by Glenn Dale Rescue Squad Fire/EMS Company #18. Police service is provided by Police District II in Bowie. The site is developed as an airport and is 25% wooded. The PGAtlas Tree Conservation Plan Exempt layer details that a numbered exemption was issued but has expired. The FEMA floodplain layer indicates that the site is located within an area of minimal flood hazard. The predominant soils found to occur on this site include Annapolis fine sandy loam soil that are well drained soils.
7. **WSSC comments:**

Water: A 24" water line in Church Road abuts the property.

Sewer: Average wastewater flow: 12,320 gpd. A wastewater pumping station and force main would be required to serve this project and may be required to appear in an adopted CIP since it meets the criteria for a major project. In addition, an application to conduct a Systems Planning Forecast (SPF) to provide services to 661 THs was received for this site. A 425' force main sewer extension and pump station is required to serve the property. This extension would connect to an existing 8" sewer in Dawn Whistle Way and would abut approximately five properties in addition to the applicant's. This force main may not serve any other properties. Easements would be required. If the site is developed according to the current R-A zoning, then either a low-pressure sewer system or a pump station and force main would be required to provide service to the same discharge location on Dawn Whistle Way.
8. **Health Department comments:** This office has no objection to the proposed category if there is adequate capacity at the treatment plant. The applicant should contact the Health Department for instructions on how to abandon the existing sewage disposal systems.
9. **DPIE comments:** John Hanson Highway (US 50) is a state-maintained roadway. Coordination with State Highway Administration (SHA) is required. Church Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards (scenic and historic 4-lane collector roadway) is required.

19/M-01
SIGNATURE CLUB
PARCEL B



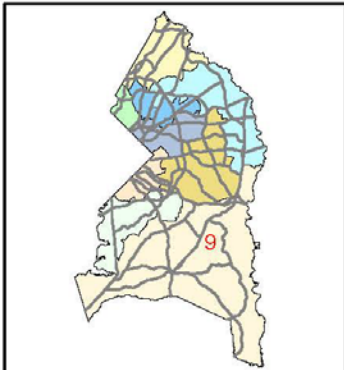
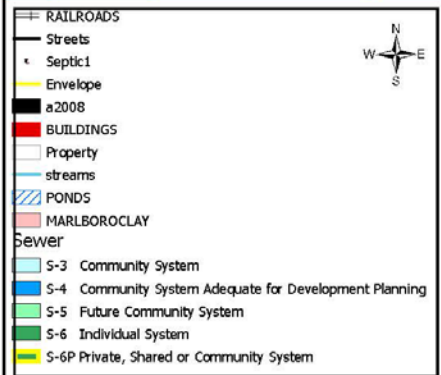
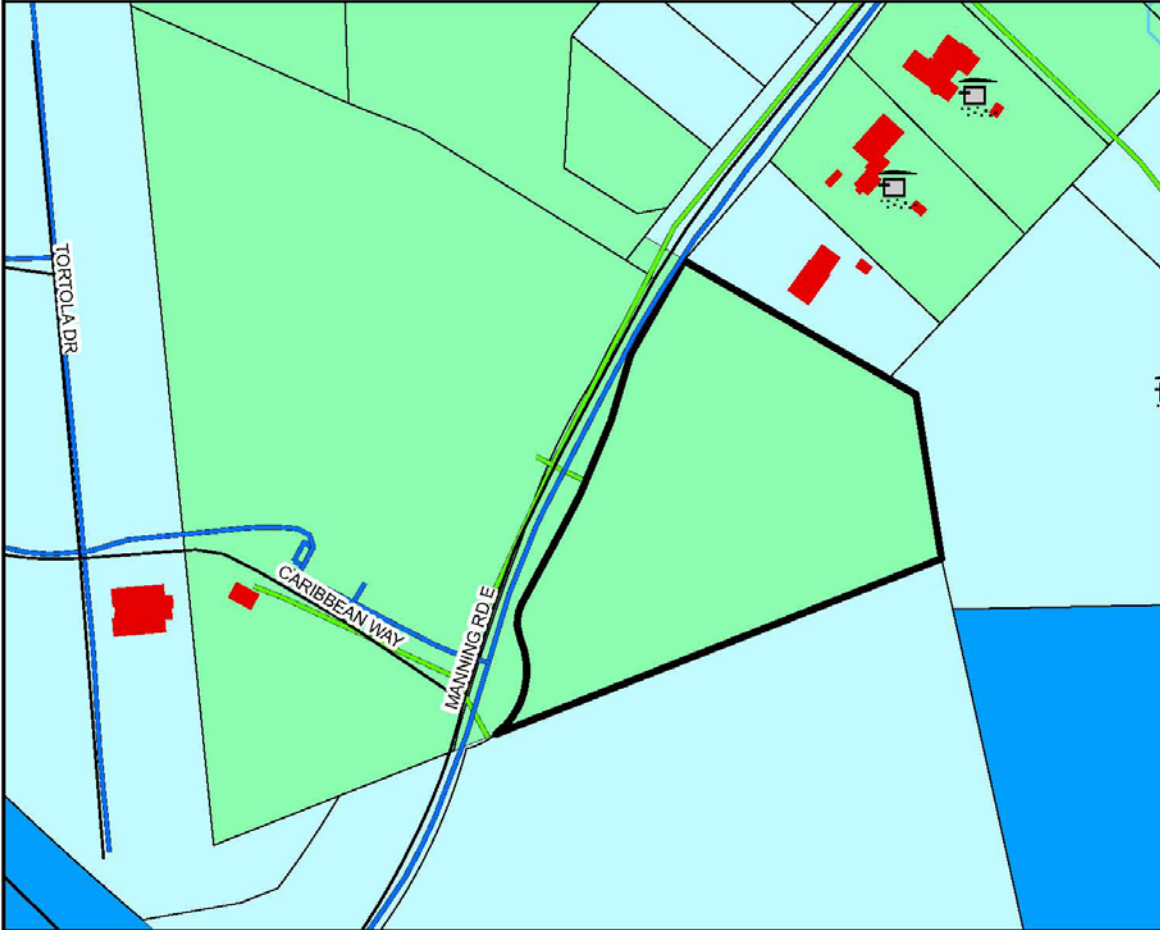
Angela D. Alsobrooks
County Executive

Signature Club Parcel B

Amendment Request 5 to 4



April 2019 LA Cycle
Application: 19/M-01



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



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outlot (the subject property). The property was also the subject of the corresponding Final Plat #5-05030, which was recorded in the County Land Records in Plat Book REP 205-46 on March 9, 2005. Any proposed development on this property will require the approval of a new preliminary plan of subdivision.

6. **M-NCPPC:** The subject site is approximately 500 feet north of Berry Road (MD 228), on Manning Road, a currently unbuilt, designated master plan primary road. Right-of-way dedication may be required along Manning Road at the time of preliminary plan of subdivision (PPS). Additionally, an adequacy determination will be made by the Prince George's County Planning Board at the time of PPS, which may require additional investment in transportation facilities to provide adequate transportation service. Manning Road is a county-maintained road and future development of this site will require coordination with the County's DPW&T. There is a proposed master plan shared road trail facility along Manning Road at the frontage of the subject site, and any improvements to Manning Road will require building the shared roadway facility as well. Fire/EMS service to the subject property will be provided by Accokeek Rescue Squad Fire/EMS Company #824 in Accokeek. Police service will be provided by Police District VII in Fort Washington. The entire site is undeveloped and completely wooded. There is a Type I and Type II Tree Conservation Plans on this site. Streams are mapped on the property. The predominant soils found to occur on this site include Beltsville Silt Loam series which is moderately well drained.

7. **WSSC comments:**

Water: A 12" water line in Manning Road East abuts the property. Locally main extensions may be required. Easements would be required for local mains. Construction of local extensions may involve the removal of trees.

Sewer: Average wastewater flow: 288,216 gpd. Two options:

1) An 8" sewer line in Manning Road East abuts the property. Some pumping may be required for local sewer service within the property. Easements may be required. Construction of local sewers involves removal of trees and may require temporary disruption of wetlands and stream valley.

2) A 10" sewer is located east of the property. Local sewers within the property will be gravity. Easements through northeast of Lot 12 and Parcel 154 are required. Construction of local sewers involves removal of trees and may require temporary disruption of wetlands and stream valley.

Program-sized sewer mains may be required for local service. This local sewer would not be required to appear in an adopted CIP since it does not meet the criteria for a major project. Based on the zoning flow, this project will generate over 100,000 gpd base sanitary flow; therefore, additional review will be necessary in accordance with WSSC Code of Regulation, Chapter 11.165.

8. **Health Department comments:** This office has no objection to the proposed category change if there is adequate capacity at the treatment plant.

9. **DPIE comments:** The subject property is located at the northeast quadrant of the intersection of Indian Head Highway (MD 210) and Berry Road (MD 228) in the Accokeek area of the County. Any development of Outparcel B shall require the approval of a new preliminary plan of subdivision. A site development concept plan approval, a site development fine grading permit and a building permit will be required. Road dedication and road frontage improvements will be required as per DPW&T standards.