

Item No.: 7
PB Date: 9/29/2022

June 2022 CYCLE

Requested Amendments

to the

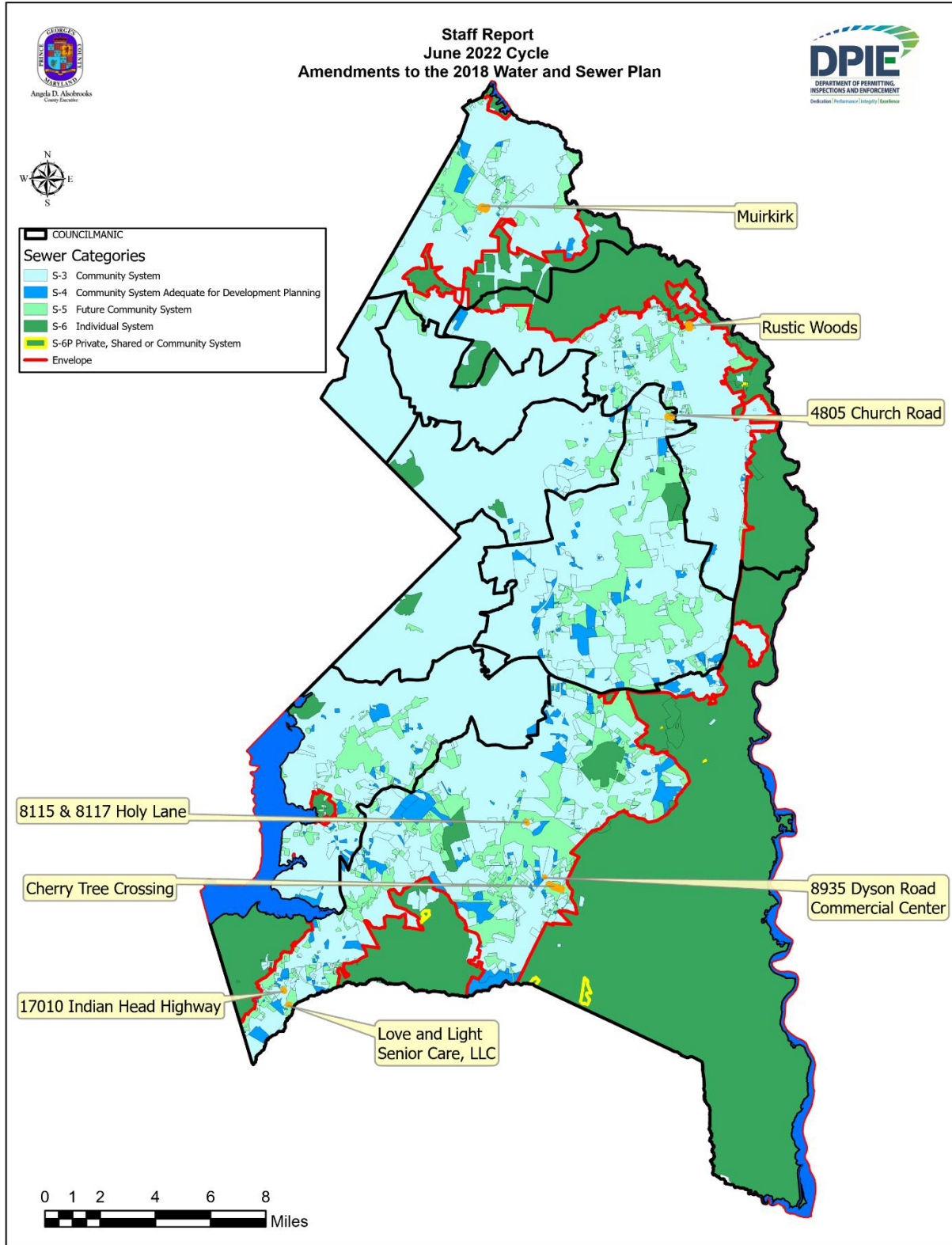
2018 Water and Sewer Plan



The Maryland-National Capital Park and
Planning Commission

Prince George's County Planning Department

Planning Staff Comments



June 2022 Cycle
Amendments to the 2018 Water and Sewer Plan

| <u>Property</u> | <u>Request</u> | <u>Page</u> |
|---|---|-------------|
| 22/BP-01 Muirkirk | S5 to S4 | 3 |
| *22/W-01 Darcey Farm | 5 to 4 | 8 |
| 22/W-02 Rustic Woods | 5 to 4 | 13 |
| 22/W-03 4805 Church Road | 5 to 4 | 18 |
| 22/P-01 8115 & 8117 Holly Lane | 5 to 3 | 23 |
| 22/P-02 8935 Dyson Road Commercial Center | 5 to 4 | 28 |
| 22/M-02 17010 Indian Head Highway | 5 to 3 | 33 |
| 22/M-03 Love and Light Senior Care LLC | Interim Septic System Usage – this application is a waiver request and not subject to the Planning Board Review and Recommendation. | |

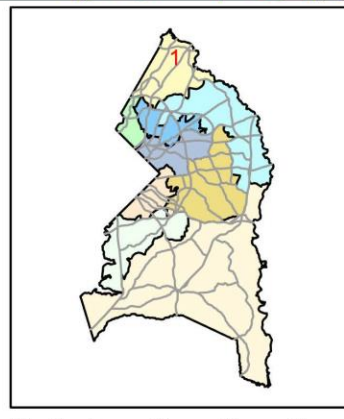
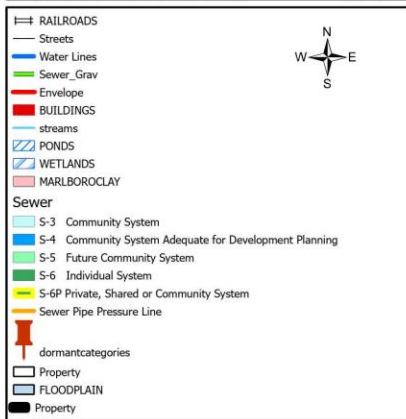
Total Applications (7) + (1) *Previously Reviewed (Darcey Farm)



Muirkirk
WSSC Grid 216/217NE06

Category Change S5 to S4

June 2022 LA Cycle
Application 22/BP-01



W:Water and Sewer Program/Tony/Administrative Amendments

CYCLE: June 2022 Cycle

CASE #: 22/BP-01

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Muirkirk

PREVIOUSLY REVIEWED: No

LOCATION: 6408, 6412, 6500, & 6504 Muirkirk Road; 1200 & 1208 Konterra Drive;
Virginia Manor Road, Beltsville, MD 20705

TAX ACCOUNT #: 0068999; 5606433; 0062984; 0008615; 0008607; 0068072; 0063180;
0015172; 0063149

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Tier 2

PRIORITY FUNDING AREA: No

PA: 60, Northwestern Area **WSSC GRID:** 217NE06 / 216NE06

ACRES: 22.79 +/- Total **PARCEL/LOT:** 198 **TAX MAP and GRID:** 9/C4; 9/D4

EXISTING ZONING CATEGORY: IE, Industrial Employment

PROPOSAL: Development of a 220,200 square-foot Distribution Warehouse

S/A CHANGE REQUEST: **WATER:** 3 TO 3 **SEWER:** 5 TO 4

Planning Department Recommendation

The Planning Department supports the requested amendment from Sewer Category 5 to Sewer Category 4. The project site is located within the Growth Boundary of Plan 2035 and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The proposed use is consistent with the recommended "Industrial" land use designation of the underlying Master Plan.

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

General Plan: The 2014 *Approved Plan Prince George's 2035* (Plan 2035): The subject property is located within the Growth Boundary in the Prince George's County Growth Policy Map in Plan 2035. The Growth Boundary designates the areas that are eligible to receive public water and sewer as provided in the 2018 *Water and Sewer Plan*. The 2018 *Water and Sewer Plan* requires that any water and sewer category change must be consistent with the applicable land use plan before a

change can occur. The proposed water and sewer category change is consistent with the applicable land use plan.

The subject properties are located 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: The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* recommends Industrial land use on the subject property.

Historic Sites and Districts Plan: There is no impact to County Designated Historic Sites or Resources. The overall site contains documented properties: Sealing Property (60-37), Thompson Property (60-38) Belle Saunders Property (60-12), and 12800 Virginia Manor Road (DOE-PR-0059).

Archeology: A portion of the property was previously surveyed for archeological resources and portions of the property were previously disturbed. A Phase I archeology survey will not be recommended.

2017 Green Infrastructure Plan: One Regulated Area is mapped on-site and is within the 2017 *Green Infrastructure Plan*. The remaining site is mapped within the Evaluation Area.

Zoning Status:

SMA/Existing Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”), which reclassified the subject property from I-3 (Planned Industrial /Employment Park) Zone to the IE (Industrial Employment) effective April 1, 2022.

Pending Zoning and Special Exception Applications: There are no pending Zoning or Special Exception applications.

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

Subdivision Status:

The subject property consists of eight acreage parcels (Parcels 84, 85, 91, 115, 116, 117, 118, and 128), and one recorded lot (Lot 30), with a combined acreage of approximately 22.72 acres. The property is zoned Industrial, Employment (IE) and is located on Tax Map 9 in Grids C-4 and D-4. Lot 30 is recorded in the Prince George’s County Land Records in Plat Book WWW 97, page 94, dated July 11, 1977, for a subdivision titled New Birmingham Manor. Lot 30 is the subject of a Preliminary Plan of Subdivision (PPS 12-3577), for which no records exist. Parcel 84 is described in a deed recorded at Liber 12037 folio 324 in the Prince George’s County Land Records; Parcel 85 is described in a deed recorded at Liber 12538 folio 266; Parcel 91 is described in a deed recorded at Liber 16343 folio 199; Parcel 115 is described in a deed recorded at Liber 12248 folio 483; Parcel 116 is described in a deed recorded at Liber 31498 folio 273; Parcel 117 is described in a deed recorded at Liber 43436 folio 584; Parcel 118 is described in a deed recorded at Liber 39416 folio 203; and Parcel 128 is described in a deed recorded at Liber 4310 folio 841.

Parcels 84, 85, 91, 115, 116, 117, 118, and 128 have never been the subject of a PPS or a record plat. While Parcels 85, 91, and 128 are currently vacant, Parcels 84 and 116 are currently in agricultural

use, and Parcels 115, 117, 118, and Lot 30 are improved with residential uses. The subject property is in Water Category 3 and Sewer Category 5. Development exceeding one single-family dwelling, 5,000 square feet of gross floor area generating no more than 50 trips, or further subdivision of the property, will require a PPS, and all major subdivision lots would be required to be served by public sewer, per Section 24-4404(b) of the Subdivision Regulations. The proposed development of 220,200 square feet of commercial/industrial use on the subject property requires the approval of a PPS, in accordance with Section 24-3402(b)(3) of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place the property in Sewer Category 4.

Significant Impact on Transportation System:

The subject property is located on Muirkirk Road. Muirkirk Road is listed as a major collector road (MC-106) in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. A bike lane is proposed along Muirkirk Road. Future development along Muirkirk Road may require coordination with the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) and Department of Public Works & Transportation (DPW&T). Should the property be subdivided through the subdivision process, staff will evaluate if all rights-of-way have been appropriately dedicated.

Sustainable Growth and Agricultural Preservation Act: Tier II

Significant Impact on Public Facilities:

The subject property is located within Planning Area 60 Northwestern Area. Konterra Fire/EMS Station and Laurel Fire/EMS Station #849 are included in the Prince George's County FY 2022-2027 Approved CIP for this Planning Area. The subject property is served by Police District VI, Beltsville located at 4321 Sellman Road in Beltsville. The subject property is served by Beltsville Volunteer Fire Department Co. 831, located at 7911 Prince George's Avenue in Beltsville. The industrial project would be exempt from school facility adequacy review because it is a non-residential use. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

The natural resources inventory (NRI) associated with this site (NRI-050-07) has expired. An approved NRI will be a requirement with Development Review Division (DRD) applications and for stormwater management (SWM) applications with DPIE, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District (PGSCD). This site does not have an approved tree conservation plan (TCP) or valid letter of exemption from Subtitle 25. A TCP or letter of exemption will be a requirement with DRD 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 contains potential regulated environmental features (REF); one potential stream is mapped on-site. No County regulated 100-year floodplain is mapped on-site. The site is not within a stronghold watershed, nor within a Tier II Catchment area, and does not hold a Tier II Stream Segment. Streams designated by the state as Tier II waterways are those waters that have an existing water quality that is significantly better than the minimum water quality standards and require an expanded buffer for protection. Unsafe soils containing Christiana complexes are mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential regulated stream, wetlands, or associated buffers that extend on-site during the design process.

Comments Received from Outside Agencies

1. **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. Offsite sewer improvements are required for servicing the northern portion of the site, with an extension of approximately 2,000 linear feet (LF) following a stream valley.

2018 Water and Sewer Plan: Not fully 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 (*1,500 LF contiguity policy*) 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.

2. **WSSC comments:**

Water: A 24" water line in Ritchie-Marlboro Road abuts the subject properties. A new pressure zone may be needed, and will be dependent on the actual site grading, determined during the Hydraulic Planning Analysis (HPA) review.

Sewer: Average wastewater flow: 28,560 gpd.

(A) A major portion of the subject properties naturally drain towards the northeast to White House Road. An approximate 2,000' sewer extension along the stream valley towards the northeast is required to serve the majority of the site.

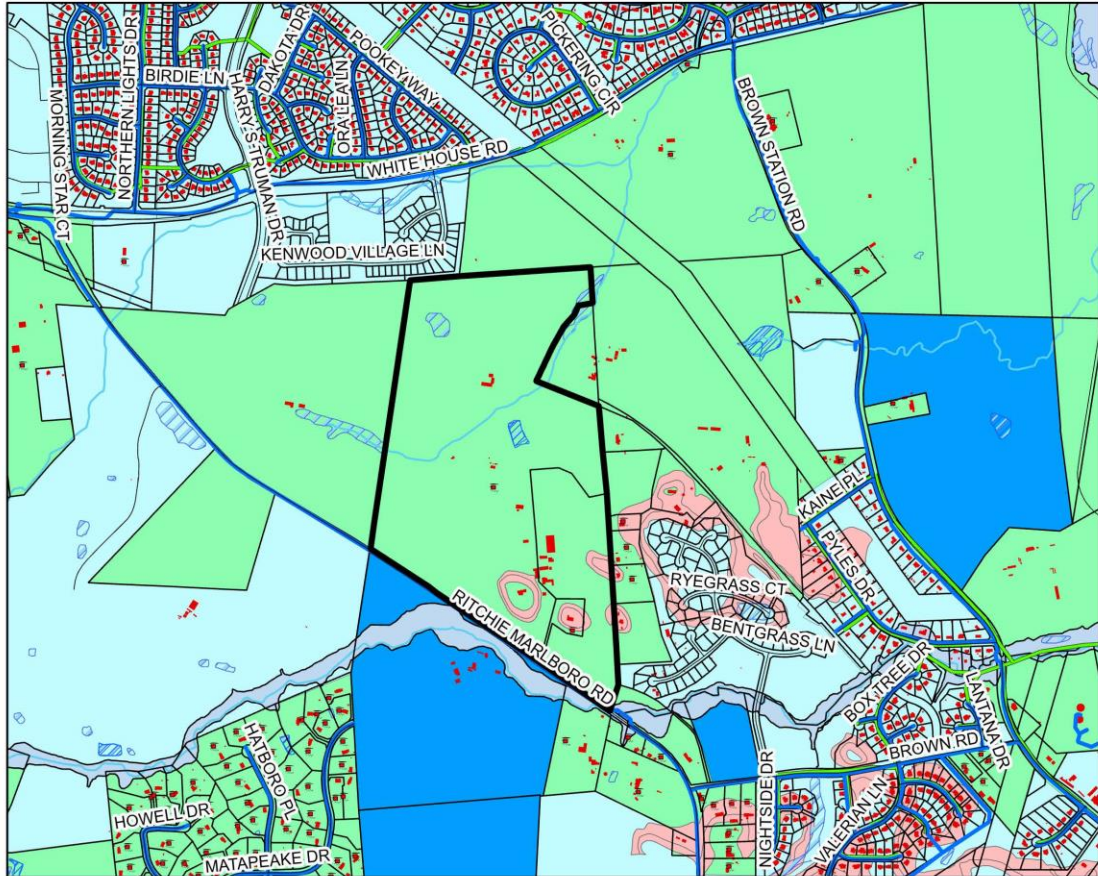
(B) Depending on the site grading, some of the southern portion of the properties may drain towards the southeast. An approximate 200' sewer extension along Ritchie-Marlboro Road is required to serve this portion of the site. This extension would connect to the outfall sewer along the Turkey Branch, which has been conceptually approved for service (Contract No. DA7275Z22). Downstream capacity analysis will be performed during HPA review to determine if any offsite sewer improvements will be required for the northern portion of the site.

3. **Health Department comments:** This office has no objection to the category change.
4. **DPIE (Central District) comments:** The applicant shall coordinate right-of-way dedications in accordance with DPW&T Urban Arterial Road standards, and construct roadway/frontage improvements as per the Urban Major Collector Roadway standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

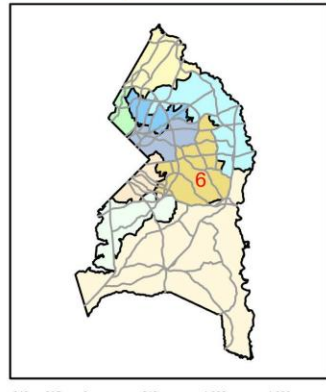


Darcey Farm
WSSC Grid 203SE09/10

Category Change 5 to 4
June 2022 LA Cycle
Application 22/W-01



| | |
|--|--|
| <ul style="list-style-type: none"> RAILROADS Streets Water Lines Sewer_Grav Envelope BUILDINGS streams PONDS WETLANDS MARLBOROCLAY Sewer <ul style="list-style-type: none"> 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 Sewer Pipe Pressure Line dormantcategories PGCOITGIS02.DBO.Property_Flattened_Py FLOODPLAIN PGCOITGIS02.DBO.Property_Flattened_Py selection Darcey | |
|--|--|



W./Water and Sewer Program/Tony/Administrative Amendments

CYCLE: March 2022 Cycle

CASE #: 22/W-01

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Darcey Farm

PREVIOUSLY REVIEWED: No

LOCATION: 2506, 2550, 2558 Ritchie Marlboro Road, Upper Marlboro, MD 20772

TAX ACCOUNT #: 15-1725498, 15-1725472, 15-3664992

COUNCILMANIC DISTRICT: 6

WITHIN GROWTH BOUNDARY: Established Communities

PRIORITY FUNDING AREA: No

PA: 78 Westphalia & Vicinity **WSSC GRID:** 204SE09, 204SE10

ACRES:153.24 **PARCEL/LOT:** Parcels 32, 96, 44 **TAX MAP and GRID:** 83-B1, B2, C2

EXISTING ZONING CATEGORY: Residential Agriculture (R-A)

PROPOSAL: The development of 102 single-family detached residential units. Each unit is estimated to be approximately 2,700 square feet. Each unit price is estimated to be \$550,000.

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

Planning Department Recommendation

The Planning Department supports the requested amendment from Water Category 5 to Water Category 4, and Sewer Category 5 to Sewer Category 4. The project site is located within the Growth Boundary of Plan 2035 and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The proposed use is consistent with the recommended "Low Residential" land use designation of the underlying Master Plan, which recommends a density of 3.5 dwelling units per acre.

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

General Plan: 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. In addition, the subject properties are located within the Future Water and Sewer Service Areas. Plan 2035

recommends placing properties that are located within the Growth Boundary, but which have not been approved for a water and sewer category change (which would allow for denser development) in Future Water and Sewer Service Areas. The Future Water and Sewer Service Areas are holding zones in which near-term development is deferred until additional residential capacity is required.

Master Plan: The 2013 *Approved Subregion 6 Master Plan* recommends “Residential Low” future land uses on the subject property. The “Residential Low” land use designation recommends “Residential areas of up to 3.5 dwelling units per acre. Primarily single family detached dwellings.”

Historic Sites and Districts Plan: The house at 2506 Ritchie Marlboro Road was recorded on a Maryland Inventory of Historic Properties form in 1986. It is not designated as a Prince George’s County Historic Site or Resource in the *Historic Sites and Districts Plan*. The property has not been surveyed for archeological resources. A Phase I archeology survey will be recommended if a development plan is submitted.

2017 Green Infrastructure Plan: Regulated and Evaluation Areas mapped within the 2017 *Green Infrastructure Plan* are located on-site. The Regulated Areas surround existing streams with Evaluation Areas extending between these streams and along wetland and wooded areas. The remainder of the site is not located within any Regulated or Evaluation Areas within the 2017 *Green Infrastructure Plan*.

Zoning Status:

SMA/Existing Zoning: The 2021 *Approved Countywide Map Amendment* reclassified the property from the Residential-Agricultural (R-A) Zone to the Agricultural-Residential (AR) Zone.

Pending Zoning and Special Exception Applications: Not applicable.

Permit: There are no permits identified as impacting the proposal for the subject property.

Subdivision Status:

The subject property consists of three acreage parcels (Parcels 32, 44, and 96) zoned Residential-Agricultural (R-A), with approved zoning being Agriculture Residential (AR). Parcel 32 is a 122.16-acre tract, located on Tax Map 83 in Grids B-1, B-2, C-1, and C-2, and is recorded in Liber 2075 folio 83 of the Prince George’s County Land Records. Parcel 44 is a 2.23-acre tract located on Tax Map 83 in Grid B-2 and is recorded in Liber 6693 folio 748 of the Prince George’s County Land Records. Parcel 44 was divided by deed from the original 153.25-acre tract of Parcel 32 in 1987 and conveyed to a lineal descendant, and thus was exempt from preliminary plan of subdivision (PPS), per Section 24-107(c)(3). Parcel 96 is a 28.86-acre tract, located on Tax Map 83 in Grids B-2, B-3, C-2, and C-3, and is recorded in Liber 21453 folio 473 of the Prince George’s County Land Records. Parcel 96 was divided by deed from the remaining 151.02-acre tract of Parcel 32 in 2005 and conveyed as agricultural land, and thus was exempt from PPS per Section 24-107(c)(6).

The property has never been the subject of a PPS or a record plat. Parcel 32 is currently improved with a single-family dwelling and agricultural land; Parcel 44 is currently improved with a single-family dwelling; and Parcel 96 is developed for agricultural use. The property is within Water/Sewer Category 5. Development exceeding one single-family dwelling or 5,000 square feet of gross floor area, further subdivision of the property, or a proposal to use the property for other purposes than allowed by the prior exemptions will require a PPS, and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision

Regulations. The proposed development of 102 single-family residential dwelling units on the subject property requires the approval of a PPS in accordance with Section 24-107 of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place the property in Water/Sewer Category 4.

Significant Impact on Transportation System:

The subject properties are located on Ritchie Marlboro Road. The portion of Ritchie Marlboro Road that fronts the subject property is designated as an arterial road with planned pedestrian and bicycle facilities in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Future development along Ritchie Marlboro Road may require coordination with DPIE and DPW&T. Should the property be subdivided through the subdivision process, staff will evaluate if all rights-of-way have been appropriately dedicated.

Sustainable Growth and Agricultural Preservation Act:

The property is within SGA Tier 2.

Significant Impact on Public Facilities:

The subject property is located within Planning Area 78 – Westphalia and Vicinity. The Prince George's County FY 2022-2027 Approved CIP identifies three CIP Police and Fire-EMS projects for this Planning Area: Police Training and Administrative Headquarters, Fire Department Headquarters, and the Forestville Fire/EMS Station Westphalia. The subject property is served by Police District VIII, Forestville, 8903 Presidential Parkway. The subject property is served by Forestville Volunteer Fire/EMS Co. 823, 8321 Old Marlboro Park in Suitland. The subject property is within School Cluster 4, which is located outside the I-495 Beltway. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

This site does not have an approved NRI. An approved NRI or NRI equivalency letter may be required at time of permit by DPIE. This site does have an approved Type 2 Tree Conservation Plan (TCP2-122-92), which was approved for the construction of a County SWM facility. An approved TCP2 may be required at time of permit by DPIE. According to PGAtlas, the site contains potential existing REF, including streams, and wetlands with associated buffers; however, no County regulated 100-year floodplain is mapped on-site. The southern portion of the site is mapped within a Tier II Catchment area and is mapped within a stronghold watershed. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Collington-Wist complex, Donlonton fine sandy loam, Widewater and Issue soils, and Shrewsbury loam. Marlboro Clay, which is an unsafe soil, is mapped on-site; however, soils containing Christiana complexes, another unsafe soil, are not mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property. Potential Forest Interior Dwelling Species are mapped on-site. At the time of design, focus should be given to targeting the preservation of woodlands to the fullest extent possible, within and adjacent to the Regulated Area of the Green-Infrastructure Network.

Comments Received from Outside Agencies

- 1. 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. Offsite sewer improvements are required for servicing the northern portion of the site, with an extension of approximately 2,000 linear feet (LF) following a stream valley.

2018 Water and Sewer Plan: Not fully 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 (*1,500 LF contiguity policy*) 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.

2. WSSC comments:

Water: A 24" water line in Ritchie-Marlboro Road abuts the subject properties. A new pressure zone may be needed, and will be dependent on the actual site grading, determined during the Hydraulic Planning Analysis (HPA) review.

Sewer: Average wastewater flow: 28,560 gpd.

(A) A major portion of the subject properties naturally drain towards the northeast to White House Road. An approximate 2,000' sewer extension along the stream valley towards the northeast is required to serve the majority of the site.

(B) Depending on the site grading, some of the southern portion of the properties may drain towards the southeast. An approximate 200' sewer extension along Ritchie-Marlboro Road is required to serve this portion of the site. This extension would connect to the outfall sewer along the Turkey Branch, which has been conceptually approved for service (Contract No. DA7275Z22). Downstream capacity analysis will be performed during HPA review to determine if any offsite sewer improvements will be required for the northern portion of the site.

3. Health Department comments: This office has no objection to the category change.

4. DPIE (Central District) comments: The applicant shall coordinate right-of-way dedications in accordance with DPW&T Urban Arterial Road standards, and construct roadway/frontage improvements as per the Urban Major Collector Roadway standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.



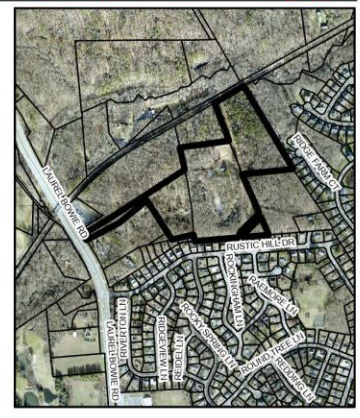
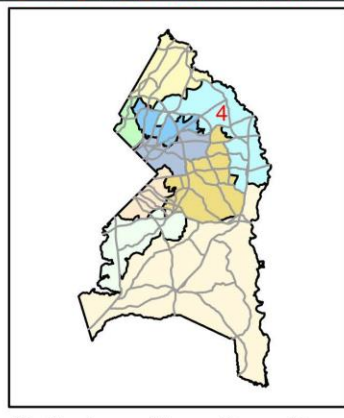
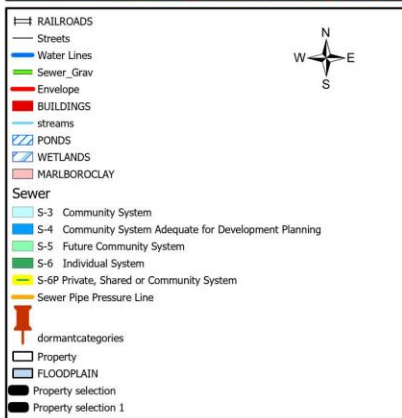
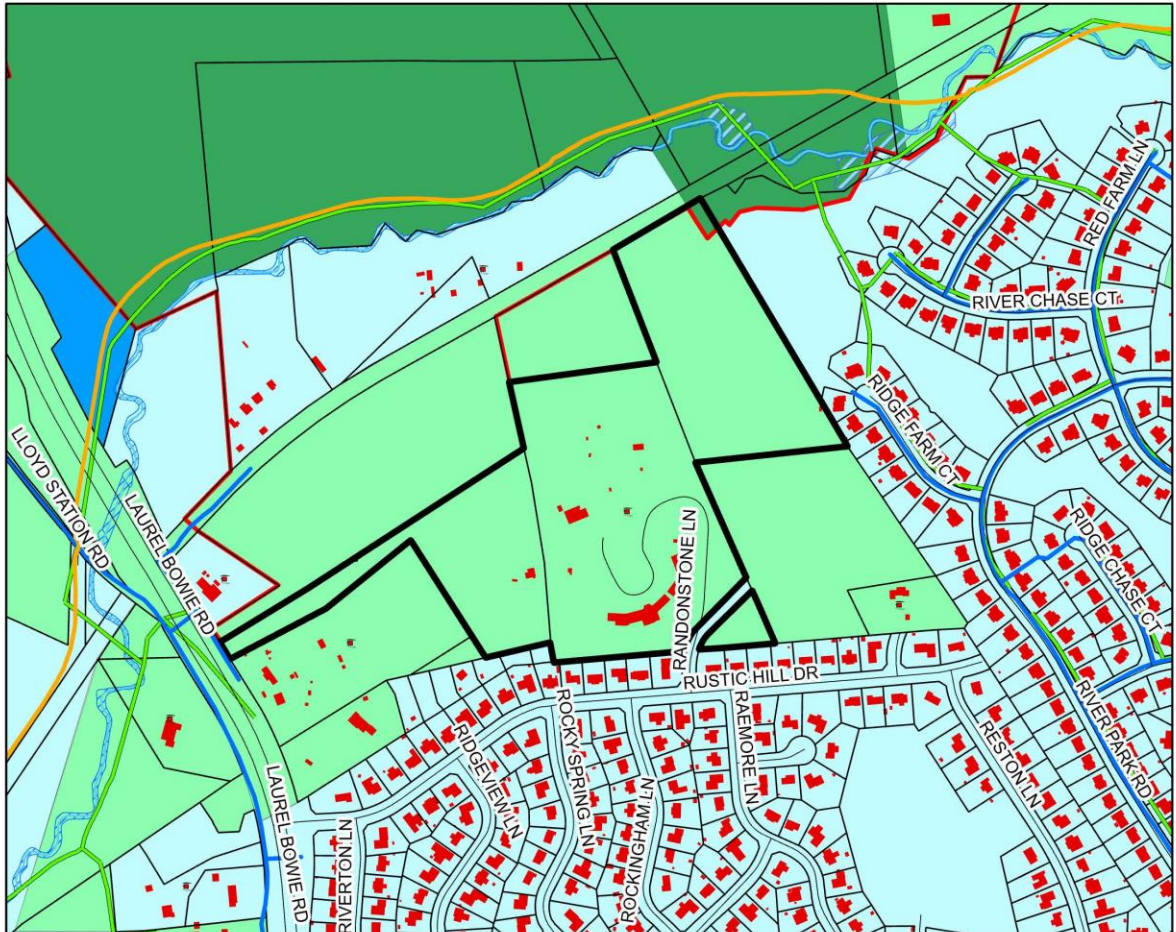
Angela D. Alsobrooks
County Executive

Rustic Woods

WSSC Grid 211NE12/13

Category Change 5 to 4

June 2022 LA Cycle
Application 22/W-02



W/Water and Sewer Program/Tony/Administrative Amendments

CYCLE: June 2022 Cycle

CASE #: 22/W-02

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Rustic Woods

PREVIOUSLY REVIEWED: No

LOCATION: 5004 Randonstone Lane, Bowie, MD 20715

TAX ACCOUNT #: 1674068; 1674050; 1678770; 1651447

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Tier 2

PRIORITY FUNDING AREA: Yes

PA: 71B, City of Bowie **WSSC GRID:** 211NE12/13

ACRES: 31.31 **PARCEL/LOT:** Lot 17, Outlot A, P.A. & P227 **TAX MAP and GRID:** 29/E3; 29/E4; 29/F3 and 29/F4

EXISTING ZONING CATEGORY: RR, Rural Residential

PROPOSAL: Development of 38, 3,000 square-foot Single Family Detached Units

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

Planning Department Recommendation

The Planning Department supports the requested amendment from Water Category 5 to Water Category 4, and Sewer Category 5 to Sewer Category 4. The project site is located within the Growth Boundary of Plan 2035 and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The proposed use is inconsistent with the recommended "Institutional" land use designation of the underlying Master Plan. However, the "Institutional" land use designation reflects a Private Educational Institution that was approved by Special Exception (SE 2400) in 1970. The school approved by SE-2400 was never built and the Special Exception never implemented. The Rural Residential zoning of the property has not changed since the approval of the 1970 Special Exception and was carried forward with the Countywide Sectional Map Amendment. The residential density allowed under the "RR" (Rural Residential) zoning is 2.17 dwelling units per a net lot area of 20,000 square feet. With an overall acreage of 31.31 acres, the property can accommodate the proposed 38 dwelling units allowed under the "RR" zoning.

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

General Plan: The 2014 *Approved Plan Prince George's 2035* (Plan 2035): The subject property is located within the Growth Boundary in the Prince George's County Growth Policy Map in Plan 2035. The Growth Boundary designates the areas that are eligible to receive public water and sewer as provided in the 2018 *Water and Sewer Plan*. The 2018 *Water and Sewer Plan* requires that any water and sewer category change must be consistent with the applicable land use plan before a change can occur. The proposed water and sewer category change is consistent with the applicable land use plan.

The subject properties are located 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: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* is the applicable land use plan and recommends Institutional land use as the future land use. Institutional land use is defined as uses such as military installations, hospitals, sewage treatment plants, and schools.

Historic Sites and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.

Archeology: The subject property has not been surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of Preliminary Plan.

2017 Green Infrastructure Plan: One regulated area is mapped on-site that is within the 2017 *Green Infrastructure Plan*. The remaining site is mapped within evaluation areas of this plan.

Zoning Status:

SMA/Existing Zoning: The 2006 *Approved Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*, retained the R-R (Rural Residential) zoning for the subject property. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA"), which reclassified the subject property from R-R (Rural Residential) Zone to the RR (Rural Residential) effective April 1, 2022.

Pending Zoning and Special Exception Applications: Prior Special Exception SE-2400 was approved.

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

Subdivision Status:

The subject property consists of one acreage parcel (Parcel 227) and three recorded properties (Lot 17, Outlot A, and Parcel A), with combined acreage of approximately 31.31 acres. The property is zoned Rural Residential (RR) and is located on Tax Map 29 in Grids E-3, E-4, F-3, and F-4. Lot 17 and Outlot A are recorded in the Prince George's County Land Records in Plat Book WWW 89 page 52 dated August 26, 1974, for a subdivision titled Rockledge at Belair. Lot 17 and Outlot A are the subject of a preliminary plan of subdivision (PPS 4-77241) for which no records exist. Parcel A is recorded in the Prince George's County Land Records in Plat Book NLP 105, page 13, dated January 2, 1980, for a subdivision titled Bowie's Run. Parcel A is the subject of a preliminary plan of subdivision (PPS 4-78226), which approved one lot in the RR Zone. Parcel 227 is described in a

deed recorded at Liber 42454 folio 55 in the Prince George's County Land Records. Parcel 227 was created in its current form and acreage via subdivision by deed in 1964. Parcel 227 has never been the subject of a PPS or a record plat.

Parcels 227, Lot 17, and Outlot A are currently vacant, but Lot 17 was formerly used to operate a private school. Parcel A is also currently vacant per tax records, but aerial imagery depicts a structure which appears to have been an accessory to the prior use on adjoining Lot 17. A small northeast portion of the subject property is in Sustainable Growth Tier 4, while the remaining property is in Sustainable Growth Tier 2. The subject property is in Water/Sewer Category 5. Development exceeding one single-family dwelling, 5,000 square feet of gross floor area generating no more than 50 trips, or further subdivision of the property will require a PPS and all major subdivision lots would be required to be served by public sewer, per Section 24-4404(b) and (d) of the Subdivision Regulations. The proposed development of 38 single-family residential units on the subject property requires the approval of a PPS in accordance with Section 24-3402(b)(3) of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place the property in Sewer Category 4.

Significant Impact on Transportation System:

The subject property is located just north of Rustic Hill Drive. Rustic Hill Drive is a shared roadway and connects to Laurel Bowie Road (MD-197), which is designated as an arterial road in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. However, this site is not within, or adjacent to any roadways that are master plan transportation facilities. Future developments along Rustic Hill Drive may require coordination with DPIE and DPW&T.

Sustainable Growth and Agricultural Preservation Act: Tier II

Significant Impact on Public Facilities:

The subject property is located within Planning Area 71A Bowie & Vicinity and 71B City of Bowie. Bowie Fire/EMS #839, C Elizabeth Rieg Elementary School Replacement, Bowie High School Annex Limited Renovation, Benjamin Tasker Middle School, and Tulip Grove Elementary School Replacement are included in the Prince George's County FY 2022-2027 Approved CIP for these Planning Areas. The subject property is served by Police District II, located at 601 SW Crain Highway in Bowie. The subject property is served by Bowie Volunteer Fire Department Co. 819, located at 13008 9th Street in Bowie. The subject property is located within School Cluster 4, which is located outside of the I-495 Beltway. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

This site is not associated with an approved NRI. An approved NRI will be a requirement with DRD applications and for SWM applications with DPIE, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does not have an approved TCP or valid letter of exemption from Subtitle 25. A TCP or letter of exemption will be a requirement with DRD applications and at time of permit review by DPIE.

According to PGAtlas, the site contains potential REFs; one potential stream is mapped on-site. No County regulated 100-year floodplain is mapped on-site. The site is within a stronghold watershed. The property is within a Tier II Catchment area, but does not hold a Tier II Stream Segment. Streams designated by the state as Tier II waterways are those waters that have an existing water quality that is significantly better than the minimum water quality standards, and require an expanded buffer for protection. No unsafe soils containing Christiana complexes or Marlboro clays are mapped on-site. The northern half of this property is mapped within a sensitive species review

area. Potential FIDS are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential regulated stream, wetlands, or associated buffers that extend on-site during the design process. Care should also be made to minimize impacts to any rare, threatened or endangered species habitat that may exist on-site.

Comments Received from Outside Agencies

- 1. 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.

- 2. WSSC comments:**

Water: An 8" water main built under Contract No. 1979-4138A abuts the property to the west in Laurel Bowie Road.

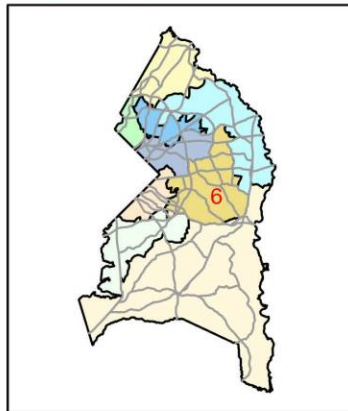
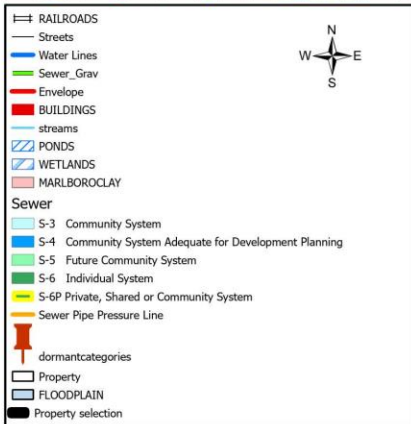
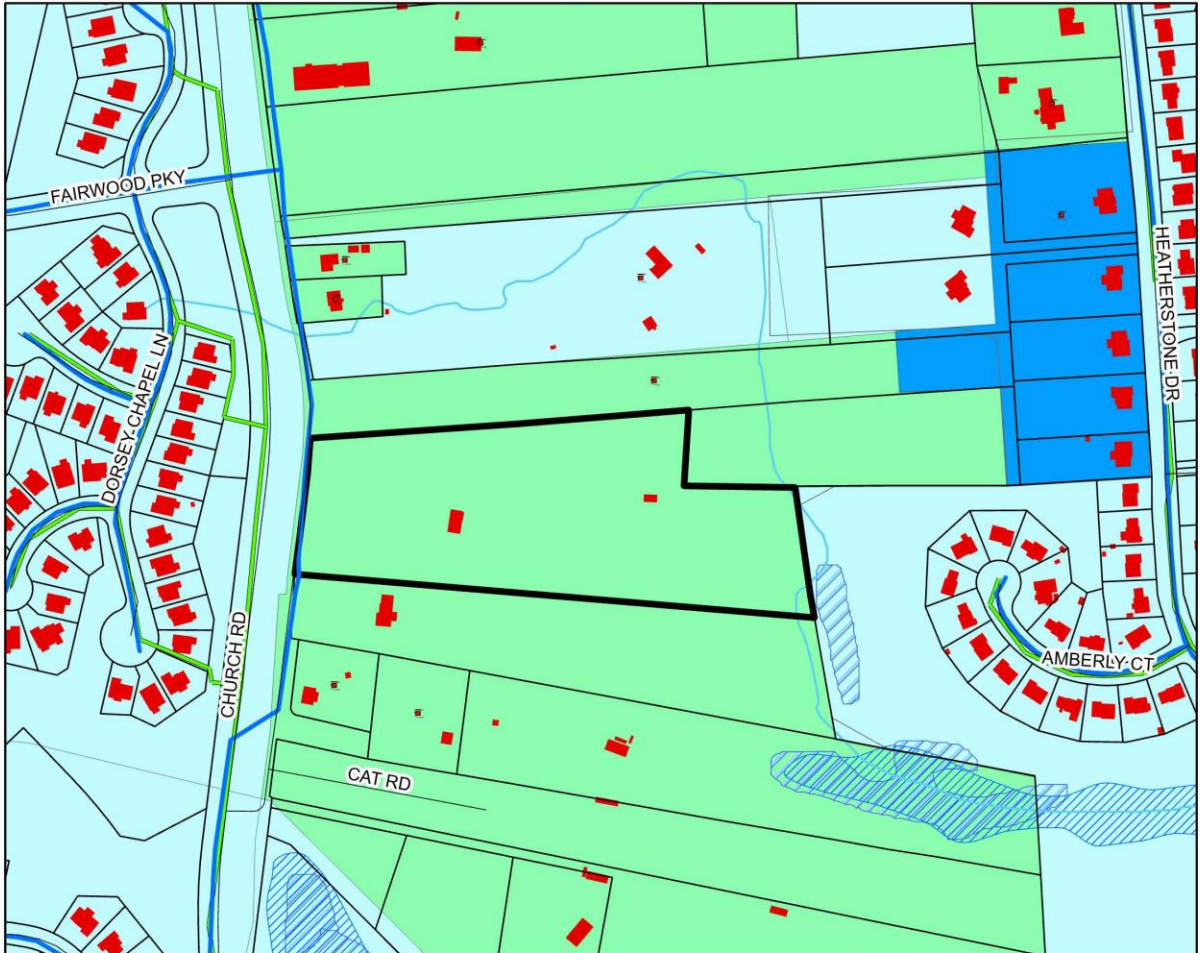
Sewer: Average wastewater flow: 7,220 gpd. An 8" sewer main built under contract no. 1994-9927J is located east of the property where gravity flow may suffice, but additional WSSC easements will need to be obtained from M-NCPPC. An 8" sewer main built under Contract No. 1972-5315B abuts the property to the west in Laurel Bowie Road, but elevations suggest gravity flow may not suffice for this connection.

- 3. Health Department comments:** This office has no objection to the category change.
- 4. DPIE (North District) comments:** The property is located within unincorporated Prince George's County and within the corporate boundary of the City of Bowie. Stormwater management, grading permits and building permits are regulated by DPIE and the City of Bowie.



4805 Church Road
WSSC Grid 207NE12

Category Change 5 to 4
June 2022 LA Cycle
Application 22/W-03



CYCLE: June 2022 Cycle

CASE #: 22/W-03

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: 4805 Church Road

PREVIOUSLY REVIEWED: No

LOCATION: 4805 Church Road, Bowie, MD 20720

TAX ACCOUNT #: 07-08153635

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Tier 2

PRIORITY FUNDING AREA: Yes

PA: 71A Bowie and Vicinity **WSSC GRID:** 207NE12

ACRES: 9.93 **PARCEL/LOT:** Parcel 55 **TAX MAP and GRID:** 46-C4

EXISTING ZONING CATEGORY: RE, Residential Estate

PROPOSAL: Development of 8, 4,000 square-foot (minimum) single-family detached units

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

Planning Department Recommendation

The Planning Department supports the requested amendment from Water Category 5 to Water Category 4, and Sewer Category 5 to Sewer Category 4. The project site is located within the Growth Boundary of Plan 2035 and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The proposed use is consistent with the recommended "Residential Low" land use designation of the underlying Master Plan. Residential Low land use is defined as greater than 0.5 and less than or equal to 3.5 dwelling units per acre, that primarily consist of single-family detached dwellings. With a site acreage of 9.93 acres, the proposed density of 8 dwelling units is consistent with the underlying land use.

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

General Plan: The 2014 *Approved Plan Prince George's 2035* (Plan 2035): The subject property is located within the Growth Boundary in the Prince George's County Growth Policy Map in Plan 2035. The Growth Boundary designates the areas that are eligible to receive public water and sewer, as provided in the 2018 *Water and Sewer Plan*. The 2018 *Water and Sewer Plan* requires that any water and sewer category change must be consistent with the applicable land use plan before a

change can occur. The proposed water and sewer category change is consistent with the applicable land use plan.

The subject property is located 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: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* is the applicable land use plan and recommends Residential Low as the future and use. Residential Low land use is defined as greater than 0.5 and less than or equal to 3.5 dwelling units per acre, that primarily consist of single-family detached dwellings.

Historic Sites and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.

Archeology: The subject property has not been previously surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of Preliminary Plan.

2017 Green Infrastructure Plan: This site is located within the Green Infrastructure Network, indicated with Evaluation and Regulated areas. Regulated Areas are mapped along the eastern property boundary in association with the on-site stream system.

Zoning Status:

SMA/Existing Zoning: The 2006 *Approved Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*, retained the R-E (Residential Estate) zoning for the subject property. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from R-E Zone to the RE Zone effective April 1, 2022. The property is also in Aviation Policy Areas 6 (APA-6).

Pending Zoning and Special Exception Applications: There are no pending Zoning or Special Exception applications.

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

Subdivision Status:

The subject property consists of one acreage parcel (Parcel 55) zoned Residential Estate (RE). Parcel 32 is a 9.94-acre tract located on Tax Map 46 in Grids C-4 and D-4, and is recorded in Liber 47731 folio 287 of the Prince George's County Land Records. Parcel 19 was created in its current form and acreage via subdivision by deed in 1959.

The property has never been the subject of a PPS or a record plat. Parcel 55 is currently improved with a single-family dwelling. The property is in Water/Sewer Category 5. Development exceeding one single-family dwelling, 5,000 square feet of gross floor area generating no more than 50 trips, or further subdivision of the property will require a PPS, and all major subdivision lots would be required to be served by public sewer per Section 24-4404(b) of the Subdivision Regulations. The proposed development of eight single-family residential dwelling units on the subject property requires the approval of a PPS in accordance with Section 24-3402(b)(3) of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place the property in Water/Sewer Category 4.

Significant Impact on Transportation System:

The subject property is located on Church Road. Church Road (C-300) is designated as a collector road in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. Church Road is also a planned pedestrian and bicycle facility. Future developments along Church Road may require coordination with DPIE and DPW&T. Should the property be subdivided, it would be necessary to confirm that all rights-of-way have been appropriately dedicated. If subdivided, the site will require a traffic impact study.

Sustainable Growth and Agricultural Preservation Act: Tier II

Significant Impact on Public Facilities:

The subject property is located within Planning Area 71A Bowie & Vicinity. No public safety facilities and/or schools projects were identified in the Prince George's County FY 2022-2027 Approved CIP for this Planning Area. The subject property is served by Police District II, located at 601 SW Crain Highway in Bowie. The subject property is served by Northview Volunteer Fire Department Co. 816, located at 14901 Health Center Drive in Bowie. The subject property is located within School Cluster 4, which is located outside the I-495 Beltway. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

The site does not have an approved NRI. An approved NRI may be a requirement with certain DRD applications and for SWM applications with DPIE, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does have an approved TCP, identified as TCP2-005-98. This TCP is for a Forest Management Plan, with a forest harvest having occurred over 20 years ago. An approved TCP will be required with DRD applications. An approved TCP2 will be required at time of permit by DPIE.

According to PGAtlas, the site does contain REFs, which include a stream with associated buffers. A potential floodplain is mapped on the eastern property edge. This site is partially wooded. The site is not within a stronghold watershed and is not in a Tier II Catchment area. The site lies within the Western Branch of the Patuxent River. According to the Prince George's County Soils Survey, the predominant soils found on-site are Widewater and Issue soils, Adelpia-Holmdel complexes, and Collington-Wist complexes. Soils containing Marlboro Clay or Christiana Complexes are not mapped on-site. No rare, threatened, or endangered species are mapped on or near the property. Potential 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 prioritized.

Comment Received from Outside Agencies

- 1. 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.

2. WSSC comments:

Water: A 12" water main (Contract No. 1989-8243A) in Church Road abuts the property.

Sewer: Average wastewater flow: 2,240 gpd. A 10" sewer main (Contract No. 2003-3590J) in Church Road abuts the property.

3. Health Department comments: This office has no objection to the category change.

4. DPIE (Central District) comments: Church Road is a County-maintained road with variable right-of-way width. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban Major Collector Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

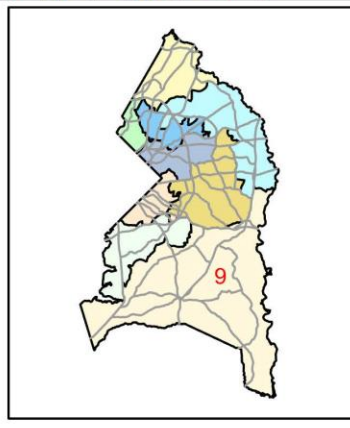
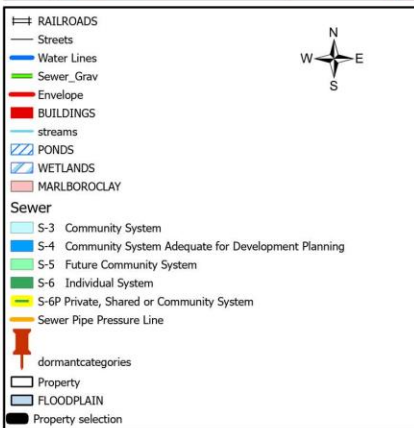
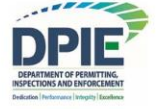


8115 & 8117 Holly Lane

WSSC Grid 214SE07

Category Change 5 to 3

June 2022 LA Cycle
Application 22/P-01



CYCLE: June 2022 Cycle

CASE #: 22/P-01

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: 8115 & 8117 Holly Lane

PREVIOUSLY REVIEWED: No

LOCATION: 8115 and 8117 Holly Lane, Clinton, MD 20735

TAX ACCOUNT #: 0910414 (8115) and 0910422 (8117)

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Tier 2

PRIORITY FUNDING AREA: Yes

PA: 81A, Clinton and Vicinity **WSSC GRID:** 214SE07

ACRES: .968 and 1.05 **PARCEL/LOT:** Parcel 2 and 3 **TAX MAP and GRID:** 126-B3

EXISTING ZONING CATEGORY: RE, Residential Estate

PROPOSAL: Development of 2, 3,500 square-foot single-family detached units

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

Planning Department Recommendation

The Planning Department supports the requested amendment from Water Category 5 to Water Category 3, and Sewer Category 5 to Sewer Category 3. The project site is located within the Growth Boundary of Plan 2035, and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The proposed use is consistent with the recommended "Residential Low" land use designation of the underlying Master Plan. Residential Low land use is defined as up to 3.5 dwelling units per acre, that primarily consist of single-family detached dwellings. With a site acreage of approximately 2 acres, the proposed density of 2 dwelling units is consistent with the underlying land use.

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

General Plan: The 2014 *Approved Plan Prince George's 2035* (Plan 2035): The subject property is located within the Growth Boundary in the Prince George's County Growth Policy Map in Plan 2035. The Growth Boundary designates the areas that are eligible to receive public water and sewer, as provided in the 2018 *Water and Sewer Plan*. The 2018 *Water and Sewer Plan* requires that any

water and sewer category change must be consistent with the applicable land use plan before a change can occur. The proposed water and sewer category change is consistent with the applicable land use plan.

The subject property is located 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: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* is the applicable land use master plan. The Future Land Use is Residential Low. Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.

Historic Sites and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.

Archeology: The subject property has not been previously surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of Preliminary Plan.

2017 Green Infrastructure Plan: This site is located within the Green Infrastructure Network, indicated as an Evaluation area. A small portion of Regulated Area exists on the southern edge of 8115 Holly Lane, in association with the off-site stream network.

Zoning Status:

SMA/Existing Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from R-E Zone to the RE Zone effective April 1, 2022. The properties are within Zone B of the MIOZ (Military Installation Overlay Zone).

Pending Zoning and Special Exception Applications: There are no pending Zoning or Special Exception applications.

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

Subdivision Status:

The subject property consists of two lots (Lot 2 and Lot 3) zoned RE and Military Installation Overlay (M-I-O) for height and noise. Lot 2 (0.97-acre) and Lot 3 (1.05-acre) are located on Tax Map 126 in Grid B-3 and are recorded in the Prince George’s County Land Records in Plat Book WWW 73, page 50, dated January 27, 1970, for a subdivision titled Poplar Hill Estates. The property is in Sustainable Growth Tier II.

The property is the subject of a Preliminary Plan of Subdivision (PPS 12-29220), for which no records exist. Lot 2 is currently improved with a single-family dwelling while Lot 3 is vacant. The lots are in Water/Sewer Category 5. The application proposes two single-family detached dwelling units, but it is not clear whether the existing dwelling on Lot 2 is to be razed and a new one constructed, or two dwellings are proposed in addition to the existing dwelling on Lot 2. However, Staff notes that the RE Zone provides for a minimum net lot area of 40,000 square feet, and therefore no additional lots can be created by subdivision beyond the two lots existing at this time. Lots 2 and 3 are currently permitted for residential use, and the proposed development of two single-family residential dwelling units on the subject property (one each on Lots 2 and 3) will not

require the approval of a PPS in accordance with Section 24-3402(b)(1)(A) of the Subdivision Regulations.

Significant Impact on Transportation System:

The subject property is located on Holly Lane. The site itself is not within, or adjacent to a master plan roadway, however, Holly Lane extends off of Surratts Road. Surratts Road (C-609) is designated as a collector road in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Per the MPOT, Surratts Road is also a planned shared roadway. The subject properties, two residential properties, will have minimal impact. Future development along Holly Lane may require coordination with DPIE and DPW&T.

Sustainable Growth and Agricultural Preservation Act: Tier II

Significant Impact on Public Facilities:

The subject property is located within Planning Area 81A Clinton & Vicinity. Clinton Fire/EMS #825 and Stephen Decatur SEI Middle School Renovation were included in the Prince George's County FY 2022-2027 Approved CIP for this Planning Area. The subject property is served by Police District V, located at 6707 Groveton Drive in Clinton. The subject property is served by Clinton Volunteer Fire Department Co. 825, located at 9025 Woodyard Road in Clinton. The subject property is located within School Cluster 6, which is located outside the I-495 Beltway. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

The site does not have an approved NRI. An approved NRI will be a requirement with some DRD applications and for SWM applications with DPIE, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does not have an approved TCP. An approved TCP2, or valid letter of exemption from Subtitle 25 will be required with any DRD applications and will be required at time of permit by DPIE.

According to PGAtlas, the site does not contain any REF, such as streams, wetlands, or wetland buffers. However, a potential regulated stream is mapped southwest of the site. 8115 Holly Lane features an existing dwelling and is partially wooded, while 8117 Holly Lane features no existing structures and is fully wooded. The site is within a stronghold watershed of the Middle Potomac, Piscataway Creek, and is in a Tier II Catchment area identified as Piscataway Creek 2. According to the Prince George's County Soils Survey, the predominant soils found on-site are Marr-Dodon complexes, Woodstown sandy loam, Sassafra sandy loam, and Grosstown gravelly silt loam. Unsafe 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 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.

Comment Received from Outside Agencies

1. **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.

2. WSSC comments:

Water: A 12" water line in Holly Lane (Contract No. DA4334Z06) abuts the property. Service connections will be required to serve properties.

Sewer: Average wastewater flow: 560 gpd. An 8" sewer line in Holly Lane (Contract No. DA4334Z06) abuts the property. Service connections will be required to serve properties.

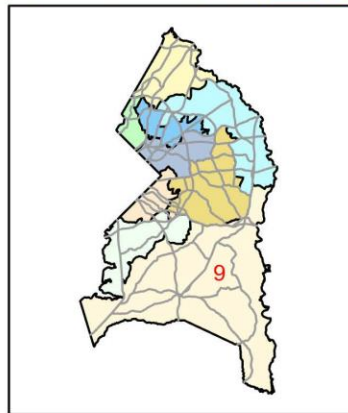
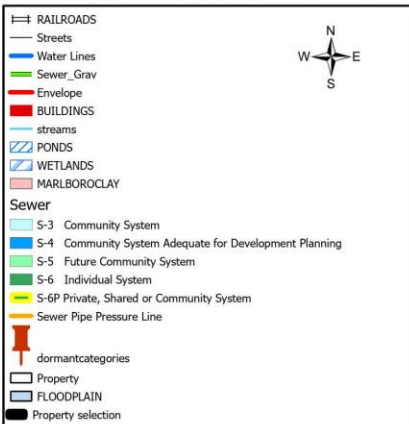
3. Health Department comments: This office has no objection to the category change.

4. DPIE (Central District) comments: Holly Lane is a county-maintained road with a 60' right-of-way. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban Primary Residential Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.



**8935 Dyson Road
Commercial Center**
WSSC Grid 216SE08

Category Change 5 to 4
June 2022 LA Cycle
Application 22/P-02



W:Water and Sewer Program/Tony/Administrative Amendments

CYCLE: June 2022 Cycle

CASE #: 22/P-02

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: 8935 Dyson Road Commercial Center

PREVIOUSLY REVIEWED: No

LOCATION: 8935 Dyson Road and 12801 Robert Crain Highway, Brandywine, MD 20613

TAX ACCOUNT #: 1153907 (8935) and 1174242 (12801)

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Tier 2

PRIORITY FUNDING AREA: No

PA: 85A, Brandywine and Vicinity **WSSC GRID:** 216SE08

ACRES: .47 +/- **PARCEL/LOT:** Part of 114; Parcel A **TAX MAP and GRID:** 135-C4/D4

EXISTING ZONING CATEGORY: CS, Commercial Service

PROPOSAL: Development of 73,000 square-foot retail

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

Planning Department Recommendation

The Planning Department supports the requested amendment from Water Category 5 to Water Category 4, and Sewer Category 5 to Sewer Category 4. The project site is located within the Growth Boundary of Plan 2035 and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The site is also located within the Brandywine Local Center (#26). Local Centers are further broken down into the following: Local Transit Centers; Neighborhood Centers; Campus Centers; and Town Centers. Brandywine is further defined as a "Town Center" within Plan 2035. Retail development is consistent with the "Town Center" designation; however, it is anticipated that the Town Centers will be less dense and intense than other Center types.

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

General Plan: The 2014 *Approved Plan Prince George's 2035* (Plan 2035): The subject property is located within the Growth Boundary in the Prince George's County Growth Policy Map in Plan 2035. The Growth Boundary designates the areas that are eligible to receive public water and sewer, as provided in the 2018 *Water and Sewer Plan*. The 2018 *Water and Sewer Plan* requires that any water and sewer category change must be consistent with the applicable Land Use Plan before a

change can occur. The proposed water and sewer category change is consistent with the applicable Land Use Plan.

Additionally, the subject property is located within the Established Communities Growth Policy Area and a Local Center (#26, Brandywine). 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.

Plan 2035 defines Local Centers as focal points of concentrated residential development and limited commercial activity serving the Established Communities Growth Policy Area. Plan 2035 contains recommendations for directing medium- to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities.

Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the C-M (Commercial Miscellaneous) Zone. (See "Zoning Status" below)

Historic Sites and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.

Archeology: There are no impacts to known archeological resources. A Phase I archeology survey will not be recommended.

2017 Green Infrastructure Plan: This site is located within the Green Infrastructure Network, indicated as an Evaluation Area. Regulated Areas are indicated on Parcel 114 and 70 in association with the frontage to US 301 South.

Zoning Status:

SMA/Existing Zoning: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the C-M (Commercial Miscellaneous) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from C-M Zone to the CS (Commercial, Service) Zone effective April 1, 2022. The purposes of the CS Zone are:

- A. To provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and
- B. To accommodate medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.

Pending Zoning and Special Exception Applications: There are no pending Zoning or Special Exception applications.

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

Subdivision Status:

The subject property consists of one recorded parcel (Parcel A) and a 0.24-acre portion of an acreage parcel (Parcel 114). The property is zoned CS, and located on Tax Map 135 in Grids C-4 and D-4. Parcel A is recorded in the Prince George's County Land Records in Plat Book WWW 73, page

13, dated December 17, 1969, for a subdivision titled Dyson Commercial Center. Parcel 114 is a 3.2-acre tract described as Parcel Two in a deed recorded at Liber 47214 folio 449 in the Prince George's County Land Records. Parcel 114 was created in its current form and acreage via subdivision by deed in 1970. This application includes an approximately 0.24-acre portion of Parcel 114, which is in Water/Sewer Category 5, whereas the remaining area of parcel 114 is in Water/Sewer Category 4.

Parcel A is the subject of a Preliminary Plan of Subdivision (PPS 12-3228), for which no records exist, and is currently improved with commercial use. Parcel 114 has never been the subject of a PPS or a record plat, and is currently vacant. Development exceeding one single-family dwelling, 5,000 square feet of gross floor area generating no more than 50 trips, or further subdivision of the property will require a PPS, and all major subdivision lots would be required to be served by public sewer, per Section 24-4404(b) of the Subdivision Regulations. The proposed development of 73,000 square feet of commercial use on the subject property requires the approval of a PPS, in accordance with Section 24-3402(b)(3) of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place the property in Water/Sewer Category 4.

Significant Impact on Transportation System:

The subject property is located on Dyson Road, between Dyson Road and Crain Highway (US 301), and is also situated at the intersection of Dyson Road and Crain Highway. Dyson Road is listed as a collector road (C-528) in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and is also a planned pedestrian facility. Future development along Dyson Road may require coordination with the DPIE and DPW&T. Should the property be subdivided, staff will evaluate if all rights-of-way have been appropriately dedicated.

Sustainable Growth and Agricultural Preservation Act: Tier II

Significant Impact on Public Facilities:

The subject property is located within Planning Area 85A Brandywine & Vicinity. There were no public safety facilities or schools projects identified in the Prince George's County FY 2022-2027 Approved CIP for this Planning Area. The subject property is served by Police District V, Clinton located at 6707 Groveton Drive in Clinton. The subject property is served by Brandywine Volunteer Fire Department Co. 840 located at 13809 Brandywine Road in Brandywine. The commercial project would be exempt from school facility adequacy review because it is non-residential use. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

The site does not have an approved NRI. An approved NRI will be a requirement with some DRD applications and for SWM applications with DPIE, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does not have an approved TCP. An approved TCP2, or valid letter of exemption from Subtitle 25, is required at time of permit by DPIE.

According to PGAtlas, the site contains potential REF, which include potential wetlands. 8935 Dyson Road features an existing structure and is mostly developed, while 12801 Robert Crain Highway features no existing structures and is fully wooded. The adjacent properties identified as Parcel 113 and Parcel A, are currently encumbered by a vehicle storage use and Parcel 70 is entirely wooded. The site is within a stronghold watershed of the Middle Potomac, Piscataway Creek, and is in a Tier II Catchment area identified as Piscataway Creek 1 and Piscataway Creek 2. According to the Prince

George's County Soils Survey, the predominant soils found on-site are Beltsville silt loam, Aquasco silt loam, Lenni and Quindocqua soils, and Aquasco-Urban land complexes. 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 are not 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.

Comments Received from Outside Agencies

1. **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.

2. **WSSC comments:**

Water: A 16" water line in Dyson Road (Contract No. 1989-8124A) abuts the property.

Sewer: Average wastewater flow: 983 gpd. No public sewer abuts this property. A sewer main extension would be required to serve this property. The nearest sewer main is along the east bound U.S. 301 (Contract No. 1974-2216B), and would require 1,050' of a gravity sewer extension. A public WSSC easement to cross private properties would be required.

3. **Health Department comments:** This office has no objection to the category change.
4. **DPIE (South District) comments:** The applicant shall apply for a site development concept for this commercial retail space, site development permits and all the appropriate entitlement approvals.

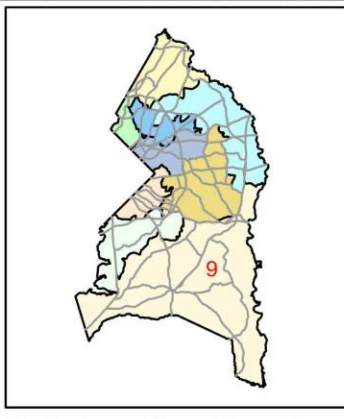
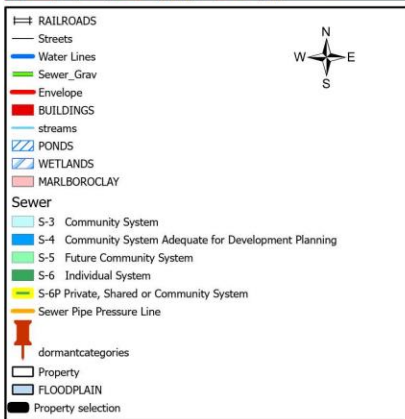
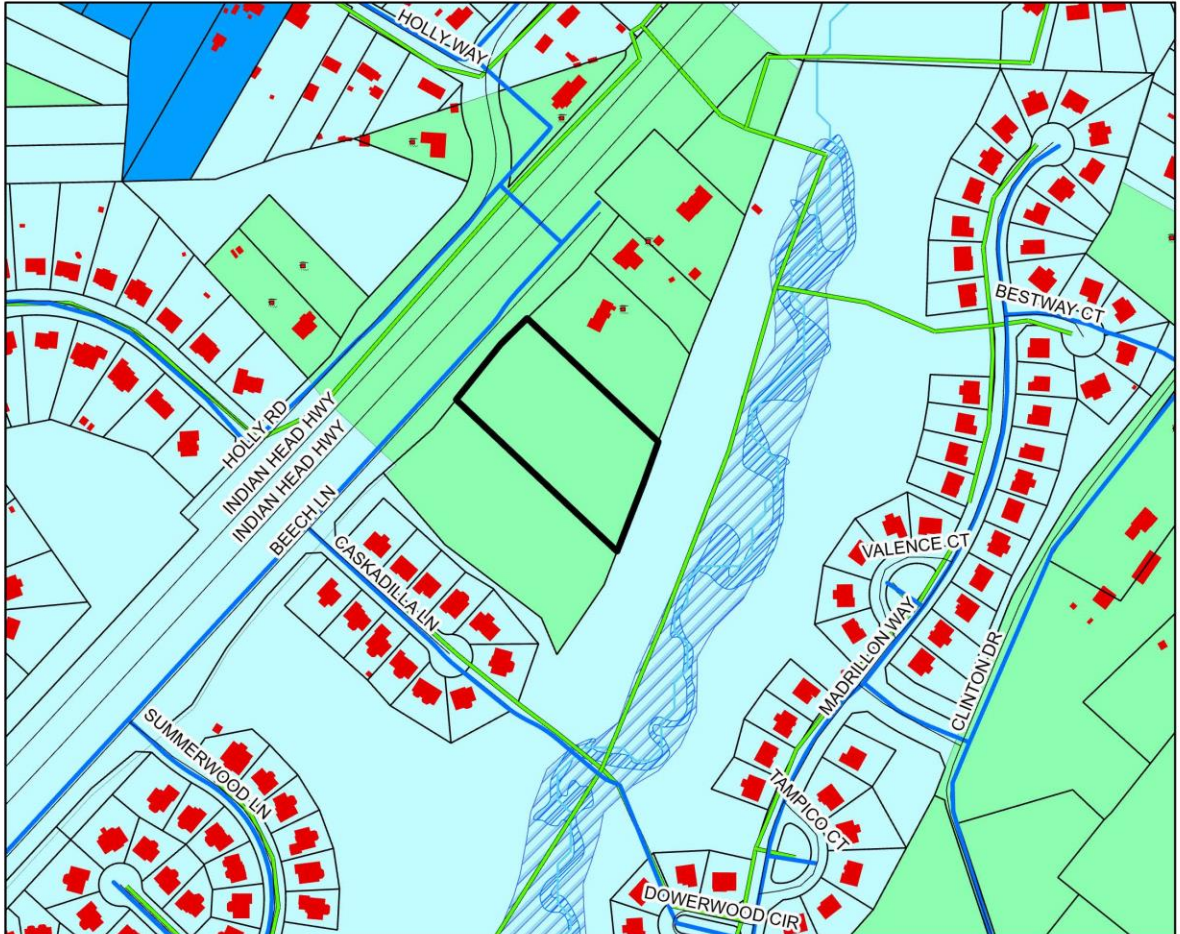


17010 Indian Head Highway

WSSC Grid 222SW01

Category Change 5 to 3

June 2022 LA Cycle
Application 22/M-02



CYCLE: June 2022 Cycle

CASE #: 22/M-02

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: 17010 Indian Head Highway

PREVIOUSLY REVIEWED: No

LOCATION: 17010 Indian Head Highway, Accokeek, MD 20607

TAX ACCOUNT #: 0364711

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Tier 2

PRIORITY FUNDING AREA:

PA: 83 Accokeek **WSSC GRID:** 222SW01

ACRES: 2.69 **PARCEL/LOT:** Parcel 58 **TAX MAP and GRID:** 161-C3

EXISTING ZONING CATEGORY: RR, Rural Residential

PROPOSAL: Development of 1(one), 3,500 square-foot single-family detached unit

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

Planning Department Recommendation

The Planning Department supports the requested amendment from Water Category 5 to Water Category 3, and Sewer Category 5 to Sewer Category 3. The project site is located within the Growth Boundary of Plan 2035 and is eligible to receive public water and sewer. The site is also located within the Established Communities growth policy area, which classifies existing residential and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. The proposed use is consistent with the recommended "Residential Low" land use designation of the underlying Master Plan. Residential Low land use is defined as up to 3.5 dwelling units per acre, that primarily consist of single-family detached dwellings. With a site acreage of approximately 2.69 acres, the proposed density of 1 dwelling unit is consistent with the underlying land use.

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

General Plan: 2014 *Approved Plan Prince George's 2035* (Plan 2035): The subject property is located within the Growth Boundary in the Prince George's County Growth Policy Map in Plan 2035. The Growth Boundary designates the areas that are eligible to receive public water and sewer, as provided in the 2018 *Water and Sewer Plan*. The 2018 *Water and Sewer Plan* requires that any

water and sewer category change must be consistent with the applicable Land Use Plan before a change can occur. The proposed water and sewer category change is consistent with the applicable Land Use Plan.

The subject property is located 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: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* is the applicable Land Use Plan, and recommends future land use as Residential Low (Residential Areas up to 3.5 dwelling units per acre; primarily single-family detached dwellings).

Historic Sites and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.

Archeology: The subject property has not been previously surveyed for archeological resources. A Phase I survey may be recommended at the time of Preliminary Plan.

2017 Green Infrastructure Plan: The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Countywide Green Infrastructure Plan, the eastern portion of the subject parcel lies within the network and is identified as an Evaluation Area.

Zoning Status:

SMA/Existing Zoning: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the R-R (Rural Residential) zoning for the subject property. The R-R zoning “Permits approximately one-half acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.” (p. 251) On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from R-R (Rural Residential) Zone to the RR (Rural Residential) effective April 1, 2022.

Pending Zoning and Special Exception Applications: There are no pending Zoning or Special Exception applications.

Permit: The following permits are noted for the subject property: 23063-2021-G for a Site Development - Fine Grading permit.

Subdivision Status:

The subject property consists of one acreage parcel (Parcel 58) zoned RR. Parcel 58 is a 2.69-acre tract located on Tax Map 161 in Grids B-3 and C-3 and is recorded in Liber 45091 folio 324 of the Prince George’s County Land Records. Parcel 58 was created in its current form and acreage via subdivision by deed in 1956, and further conveyance of 0.5 acres out of the original 3.19-acre tract of land to the State of Maryland in 1983 for right-of-way improvements. This 1983 conveyance was exempt from subdivision in accordance with Section 24-107(c)(5) of the prior Subdivision Regulations.

The property has never been the subject of a PPS or a record plat. Parcel 58 is currently vacant, and it is in Water/Sewer Category 5. Development exceeding one single-family dwelling, 5,000 square

feet of gross floor area generating no more than 50 trips, or further subdivision of the property will require a PPS and all major subdivision lots would be required to be served by public sewer, per Section 24-4404(b) of the Subdivision Regulations. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS in accordance with Section 24-1404(g)(1) of the Subdivision Regulations.

Significant Impact on Transportation System:

The subject property is located on Indian Head Highway (MD 210), which is designated as an expressway in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Per the MPOT, the portion of MD 210 that fronts the subject property is a planned pedestrian facility. Following the transportation review guidelines, the impact of one residence would be considered de minimus.

Sustainable Growth and Agricultural Preservation Act: Tier II

Significant Impact on Public Facilities:

The subject property is located within Planning Area 83, Accokeek. Stephen Decatur Middle School SEI Renovation is included in the Prince George's County FY 2022-2027 Approved CIP for this Planning Area. The subject property is served by Police District VII, located at 11108 Fort Washington Road in Fort Washington. The subject property is served by Accokeek Volunteer Fire Department Co. 824, located at 16111 Livingston Road in Accokeek. The subject property is located within School Cluster 6, which is located outside the I-495 Beltway. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

According to PGAtlas.com, the site does not contain any REF areas. This site has not been reviewed for a NRI, but is part of a three-lot, single-family development with a Type 2 Tree Conservation Plan (TCP2-061-00). A revised TCP2 may be needed as part of this development review process.

The subject site contains a single-family dwelling, shed, and scattered trees. The property is bounded to the north by a pan handle driveway and a single-family dwelling, the east by a single-family dwelling and woodlands, the south by a single-family dwelling and woodlands, and the west by Livingston Road. According to Prince George's County Soils Survey, the predominant soils found to occur on this site are two types of Beltsville silt loam soils. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. No rare, threatened, or endangered species or FIDS are mapped on or near this property. The site is located within the Mount Vernon Viewshed.

Comments Received from Outside Agencies

1. **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.

2. WSSC comments:

Water: A 12" water main built under Contract No. 2003-3773A abuts the property.

Sewer: Average wastewater flow: 190 gpd. An 8" PVC sewer main built under Contract no. 1990-8811A abuts the property to the NW. Connection to the 18" sewer built under Contract No. 1972-5555E that abuts the parcel to the SW will not be allowed.

3. Health Department comments: This office has no objection to the category change.

4. DPIE (South District) comments: The applicant has applied for a Site Development Concept and Site Development Fine Grading permit #23063-2021 which has not been approved.