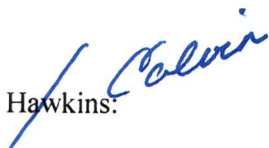


March 24, 2021

The Honorable Calvin Hawkins
Chairman, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: 2018 Water and Sewer Plan, Service Area
Changes, December 2020 Cycle of Amendments
CR-22-2021**

Dear Chairman Hawkins: 

On behalf of the Prince George's County Planning Board, I appreciate the opportunity to comment on CR-22-2021, the December 2020 Cycle of Amendments to the 2018 *Approved Water and Sewer Plan*.

On March 18, 2021, the Planning Department staff briefed the Planning Board on the December 2020 Cycle of Amendments, which contained seven applications. The Planning Board has adopted the comments contained within the enclosed report.

Should you have any questions concerning this submittal or require additional information, please do not hesitate to contact Ivy Thompson via email at Ivy.Thompson@ppd.mncppc.org or at 301-952-4326.

Sincerely,



Elizabeth M. Hewlett
Chairman

Enclosure

- c: The Honorable Angela D. Alsobrooks, Prince George's County Executive
Robert S. McCord, Acting Secretary, Maryland Department of Planning
D. Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment
Andree Green Checkley, Esq., Planning Director, Prince George's County Planning Department
Kenneth Battle, Director, Transportation, Infrastructure, Energy and Environment Committee
Shirley Branch, Water and Sewer Plan Coordinator, Prince George's County Department of Permitting, Inspections and Enforcement
Katina Shoulars, Acting Chief, Countywide Planning Division, Prince George's County Planning Department
Bobby Ray, AICP, Planning Supervisor, Special Projects Section, Countywide Planning Division
Ivy R. Thompson, AICP, Senior Planner, Special Projects Section, Countywide Planning Division
Donna J. Brown, Clerk of the Council, Prince George's County Council

Item No.: 5
PB Date: March 18, 2021

December 2020 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



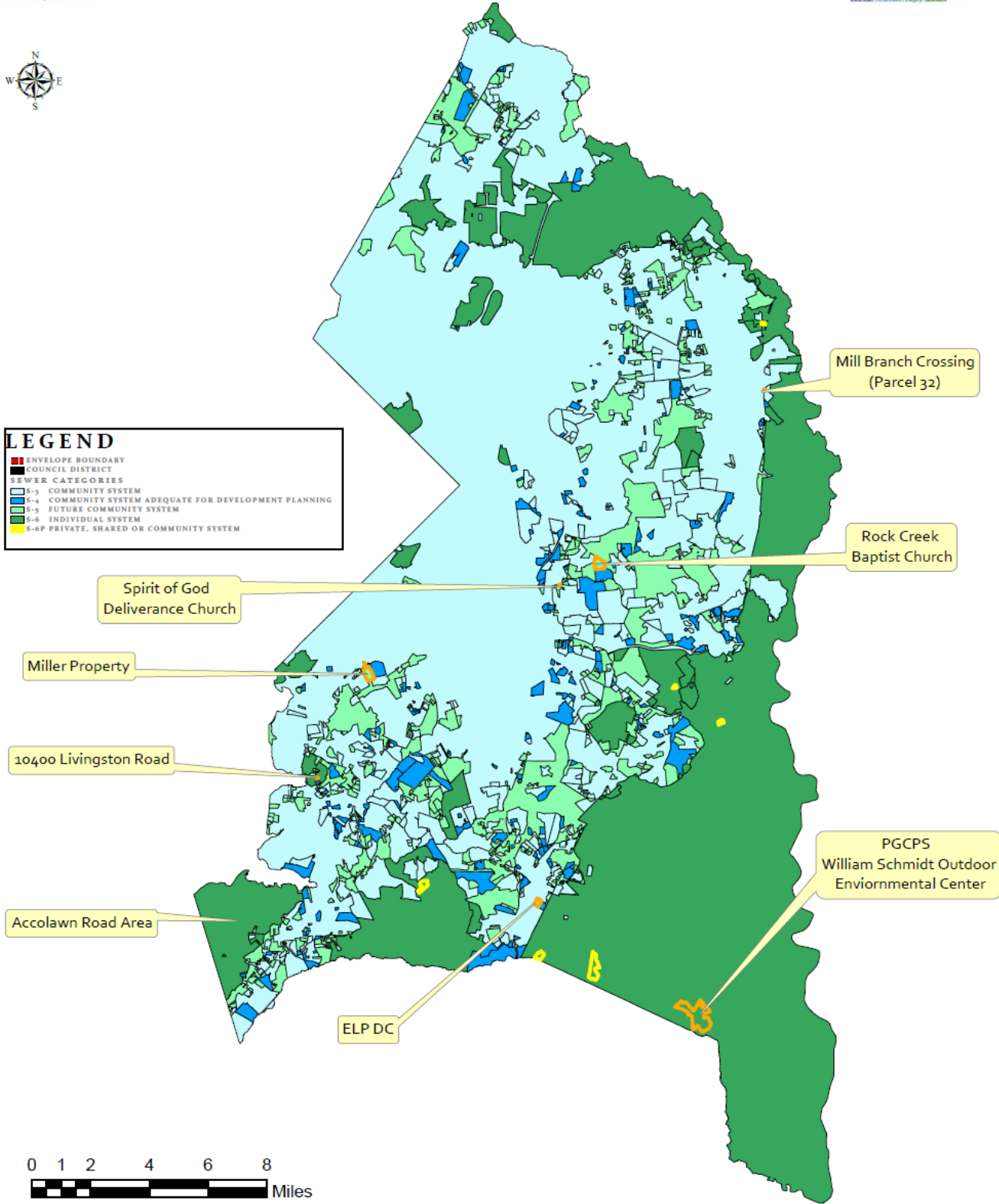
Angela D. Ababneh
County Executive

Staff Report December 2020 Cycle Amendments to the 2018 Water and Sewer Plan



LEGEND

- ENVELOPE BOUNDARY
- COUNCIL DISTRICT
- SEWER CATEGORIES
- S-3 COMMUNITY SYSTEM
- S-4 COMMUNITY SYSTEM ADEQUATE FOR DEVELOPMENT PLANNING
- S-5 FUTURE COMMUNITY SYSTEM
- S-6 INDIVIDUAL SYSTEM
- S-6P PRIVATE, SHARED OR COMMUNITY SYSTEM



CYCLE: December 2020 Cycle

CASE #: 20/W-05

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Mill Branch Crossing

PREVIOUSLY REVIEWED: No

LOCATION: Robert Crain Highway, Bowie, MD

TAX ACCOUNT #: 0822254

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Yes, Established Communities

PRIORITY FUNDING AREA: Not Applicable

PA: 71B City of Bowie **WSSC GRID:** 205NE14

ACRES: 1.8 **PARCEL/LOT:** 32 **TAX MAP and GRID:** 55-E3

EXISTING ZONING CATEGORY: Commercial Shopping Center (C-S-C)

PROPOSAL: Part of a larger mixed-use development proposing 77,635-square-feet of commercial, office, retail, hospitality, (150 room hotel) and residential (191 townhouse and 347 multi-family units) development.

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

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):

The subject property is 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 which near-term development are deferred until additional residential capacity is required.

Master Plan:

The 2006 *Approved Bowie and Vicinity Master Plan* and sectional map amendment (SMA) for Planning Areas 71A, 71B & 74B reclassified the subject property into the Commercial Shopping Center (C-S-C) Zone and identifies the subject property frontage as a planned Freeway.

Historic Sites and Districts Plan:

The subject property does not contain and is not adjacent to any County designated Historic Sites or resources. The subject property was previously surveyed for archeological resources. No significant archeological sites were identified on this parcel, although several sites were noted on the larger adjoining property to the east. This proposal will not affect any significant archeological resources.

2017 Green Infrastructure Plan:

This site is located within the Green-Infrastructure (GI) Network. The site contains a mapped Regulated area within the GI plan along the northern third of the property. The remainder of the site is mapped as Evaluation Area within the GI plan.

Zoning Status:

SMA/Existing Zoning:

The 2006 *Approved Plan Master Plan for Bowie and Vicinity* and SMA for Planning Areas 71A, 71B, and 74B reclassified the subject property into the Commercial Shopping Center (C-S-C) Zone. On November 19, 2019, the District Council approved CB-45-2019 for the purpose of permitting by right 'Gas Station', 'Food or beverage store' in combination with a gas station, 'Apartment housing for the elderly or physically handicapped', 'Dwelling, multifamily', and 'Townhouse' uses in the C-S-C Zone of Prince George's County, under certain circumstances.

Pending Zoning and Special Exception Applications:

There are no pending zoning or special exception applications for the property.

Permit: N/A

Subdivision Status:

The subject property is comprised of a single legal acreage parcel, Parcel 32, which has never been the subject of a preliminary plan of subdivision or a record plat. Parcel 32 is recorded in Liber 43366 folio 480 of the Prince George's County Land Records. A Preliminary Plan of Subdivision (PPS) 4-19050 is pending approval for subdivision of Parcel 32 along with abutting Parcel A (recorded in Plat Book SJH 248-58) for development of 77,635-square-feet of retail/office, 150 room hotel, 191 townhouse units, and 347 multi-family apartments. The pending PPS proposes retail use on the subject property. Parcel A, the other property included in the pending PPS, is in the appropriate water/sewer category for subdivision approval. The PPS cannot be approved until approval has been obtained to place Parcel 32 in Water/Sewer Category 4.

Significant Impact on Transportation System:

The unimproved subject property is located along Robert Crain Highway and Mill Branch Road in Bowie. Crain Highway and the portion of Mill Branch Road fronting the subject property are designated freeways per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site is located directly east of the planned, but unbuilt, interchange of Crain Highway and Mill Branch Road. Future development along Crain Highway may require coordination with the Maryland State Highway Administration (SHA). Development along Mill Branch Road may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works and Transportation (DPW&T).

The portion of Mill Branch Road that fronts the subject property is a planned shared roadway per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated and that pedestrian and bicycle facilities are accommodated.

Sustainable Growth and Agricultural Preservation Act:

The property is within Sustainable Growth Act Tier I.

Significant Impact on Public Facilities:

The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway in Bowie. The subject property is served by Bowie Northridge Fire Station Co. 816 located at 14901 Health Center Drive in Bowie. This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

Significant Impact on Natural Resources:

This site has a Natural Resources Inventory (NRI)-029-07-04, and an approved Type 1 Tree Conservation Plan (TCP)1-022-07. An approved TCP2 will be required at time of permit by DPIE. According to the approved TCP1, the site contains existing regulated environmental features (REFs) such as 100-year floodplain, streams, and their associated buffers. There are woodland conservation areas also recorded on this site. According to the Prince George's County Soils Survey, the predominant soil found to occur on this site is Collington-Wist complexes. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Any proposed development should be focused away from REFs and woodland conservation areas on-site.

County Executive Recommendation:

Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. The subject parcel is a minor acreage addition to a larger approved project (Parcel A) for a commercial shopping center development.

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 1, and within the Growth Boundary. As an individual parceled project, the sewer proximity criteria would be a deterrent in recommending the category change; however, its minor acreage is an addition to the larger project, Parcel A, already approved for C-S-C development and water and sewer servicing.

2018 Water and Sewer Plan:

Generally inconsistent 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.

Washington Suburban Sanitary Commission (WSSC):

Water: A 16" water main abuts the property and is located across Crain Highway.

Sewer: Average wastewater flow: 10,900 gpd. An approximately 4,000' sewer extension along Crain Highway is required to serve the property. This extension would connect to a 21" existing

sewer located to the south of the subject property, just after the existing sewer crosses Crain Highway, and would abut approximately three properties in addition to the applicant's.

Prince George's County Health Department:

This office has no objection to the category change.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE

Central District): The property is located on the east side of US 301, just north of Mill Branch Road. Robert Crain Highway (US 301) is a state-maintained roadway. Coordination with the State Highway Administration (SHA) is required.

PLANNING DEPARTMENT RECOMMENDATION:

Support the County Executive recommendation to Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

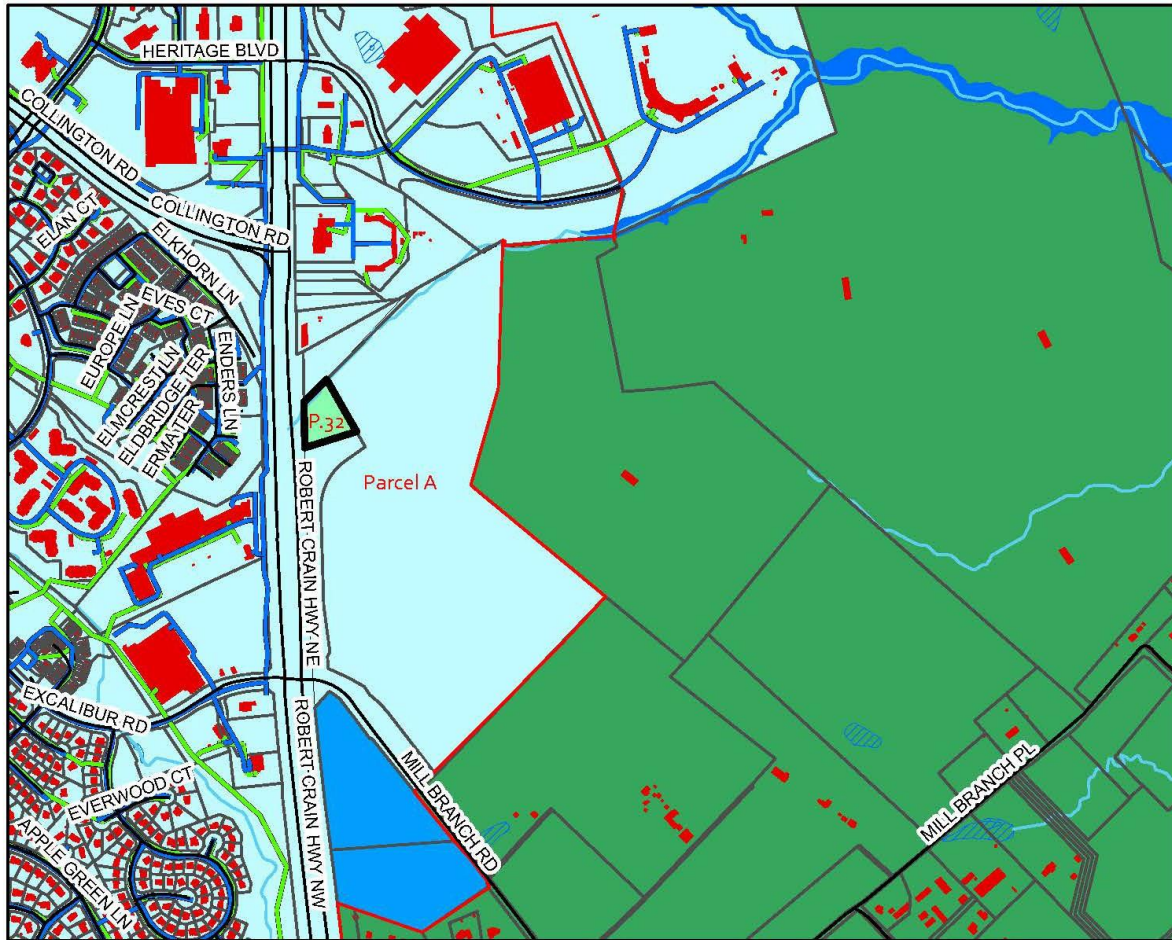


Angela D. Alsobrooks
County Executive

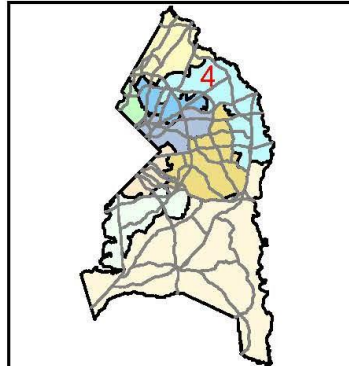
Mill Branch Crossing (Parcel 32) WSSC Grid 205NE14

Category 5 to 4

December 2020 LA Cycle
Application: 20/W-05



- RAILROADS
- Streets
- Water Lines
- Sewer_Grav
- Septics
- Envelope
- Mill Branch Crossing
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- 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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

CYCLE: December 2020 Cycle

CASE #: 20/W-06

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Rock Creek Baptist Church

PREVIOUSLY REVIEWED: No

LOCATION: 2505 Ritchie Marlboro Road, Upper Marlboro, MD

TAX ACCOUNT #: 1756428

COUNCILMANIC DISTRICT: 6

WITHIN GROWTH BOUNDARY: Yes, Established Communities

PRIORITY FUNDING AREA: Not Applicable

PA: 78, Westphalia and Vicinity **WSSC GRID:** 209SE09

ACRES: 77.69 **PARCEL/LOT:** 16 **TAX MAP and GRID:** 83-B2

EXISTING ZONING CATEGORY: Residential Medium (R-M)

PROPOSAL: Development of 300 residential units (100 single-family detached, 200 townhouse)

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

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):

The subject property is 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.

Master Plan:

The 2007 *Westphalia Approved Sector Plan* and sectional map amendment recommends Low-Density Residential and public open space for the subject area.

Historic Sites and Districts Plan:

The subject property does not contain and is not adjacent to any County designated Historic Sites or resources. A Phase I archeology survey will be recommended when a plan is submitted.

2017 Green Infrastructure Plan:

This site is located within the Green-Infrastructure Network with a Regulated area located along the northern boundary associated with on-site stream resources and accompanying Evaluation areas.

Zoning Status:

SMA/Existing Zoning:

The 2007 *Approved Westphalia Sector Plan* and sectional map amendment reclassified the subject property from R-A to R-M and L-A-C Zones.

Pending Zoning and Special Exception Applications:

There are no pending zoning or special exception cases for the subject property.

Permit: N/A

Subdivision Status:

The property is known as Parcel 16, Tax Map 83 in Grid B-2, and has never been the subject of a preliminary plan of subdivision or record plat. Parcel 16 is recorded in Liber 16888 folio 214 of the Prince George's County Land Records. The proposed development of 300 single-family dwelling units on the subject property requires the approval of a PPS in accordance with Section 24-107 of the Subdivision Regulations. Right-of-way dedication along the property frontage on Ritchie Marlboro Road which is classified as a master plan arterial road, and future master plan road MC-631 (Suitland Parkway) which is shown extending into the property, may be required at the time of PPS. A preliminary plan of subdivision has not yet been submitted for the proposed development. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place Parcel 16 in Water/Sewer Category 4.

The Subdivision Regulations and the Zoning Ordinance requires that lots have frontage and direct access to a public street. The Subdivision Regulations require that residential lots proposed adjacent to an existing roadway of arterial or higher classification, such as Ritchie Marlboro Road, are required to be platted with a minimum lot depth of 150-feet. In addition, lots which are proposed adjacent to an existing roadway of arterial or higher classification shall be designed to front on either an interior street or access road.

Significant Impact on Transportation System:

The subject property is located along Ritchie Marlboro Road and Matapeake Drive in Upper Marlboro. Future Road MC-631 is also planned to be constructed through the subject property. Ritchie Marlboro Road is a designated arterial roadway, and the planned MC-631 is a master plan collector roadway, per the 2009 *Approved Countywide Master Plan of Transportation*. The site is located approximately 0.25 miles west of the intersection of Ritchie Marlboro Road and Brown Road. Future development along all these roads may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. The portion of Ritchie Marlboro Road and the planned MC-631 are planned shared roadways per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated and that all pedestrian and bicycle facilities are accommodated.

Sustainable Growth and Agricultural Preservation Act:

The property is within Sustainable Growth Act Tier II.

Significant Impact on Public Facilities:

The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway. The subject property is served by Fire Station Co. 817 located at 1415 Ritchie Marlboro Road. This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

Significant Impact on Natural Resources:

The site does not have an approved Natural Resources Inventory (NRI). An approved NRI will be a requirement with Development Review Division applications and for Stormwater Management applications with the Department of Permits, Inspections and Enforcement as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does not have an approved Tree Conservation Plan or valid letter of exemption from Subtitle 25. The site was subject of a numbered Tree Conservation Exemption Letter E-053-00 that was approved for a Timber Harvest and is no longer valid. Tree Conservation Plans (Type 1 and 2) will be a requirement with Development Review Division applications. An approved Type 2 Tree Conservation Plan or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE.

According to PGAtlas, the site contains potentially existing regulated environmental features (REFs) including a stream system with associated buffers and 100-year floodplain. Other regulated features such as wetlands and their associated buffers are not mapped on-site. The site is within a stronghold watershed of the Western Branch of the Patuxent. The property is in a Tier II Catchment area (Turkey Branch 1) and contains 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. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Adelpia-Holmdel Complex, Marr-Dodon complexes, Collington-Wist complexes, Westphalia and Dodon Soils, and Widewater & Issue Soils. Unsafe soils containing Marlboro Clay or Christiana complexes are not mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species (FIDS) are mapped across much of the site. Care should be made at time of design to minimize impacting any REFs on-site, to focus the preservation of woodlands around these REFs, and to meet minimum woodland conservation thresholds on-site.

County Executive Recommendation:

Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. The need for extensions of sewer lines in the immediate vicinity to eliminate future health hazards due to interim septic system failures, surpasses the proximity criteria.

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. The proposed development is in an area where sewer line extensions are needed to service existing residences currently on interim septic systems. These necessary sewer extensions will most likely occur from the development of larger projects such as the subject proposal and vicinity.

2018 Water and Sewer Plan:

Generally inconsistent 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.

Washington Suburban Sanitary Commission (WSSC):

Water: A 10' water extension is required to serve the property. This extension would connect to an existing 12" main in Matapeake Drive. Also, an existing 24" main along Ritchie Marlboro Road abuts the property.

Sewer: Estimated flow: 47,000 gpd. A 2,400' sewer extension is required to serve the property. This extension would connect to an existing 8" sewer on Brown Road and will abut approximately 10 properties in addition to the applicants.

Prince George's County Health Department:

This office has no objection to the category change.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE

Central District): The property is located at 2505 Ritchie Marlboro Road, in Upper Marlboro. Ritchie Marlboro Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE urban arterial roadway standards are required.

Planning Department Recommendation:

Support the County Executive recommendation to Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

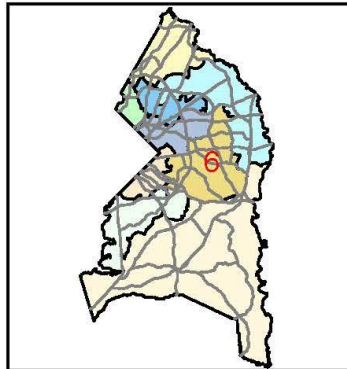
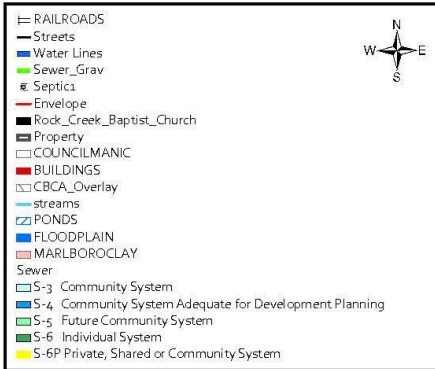
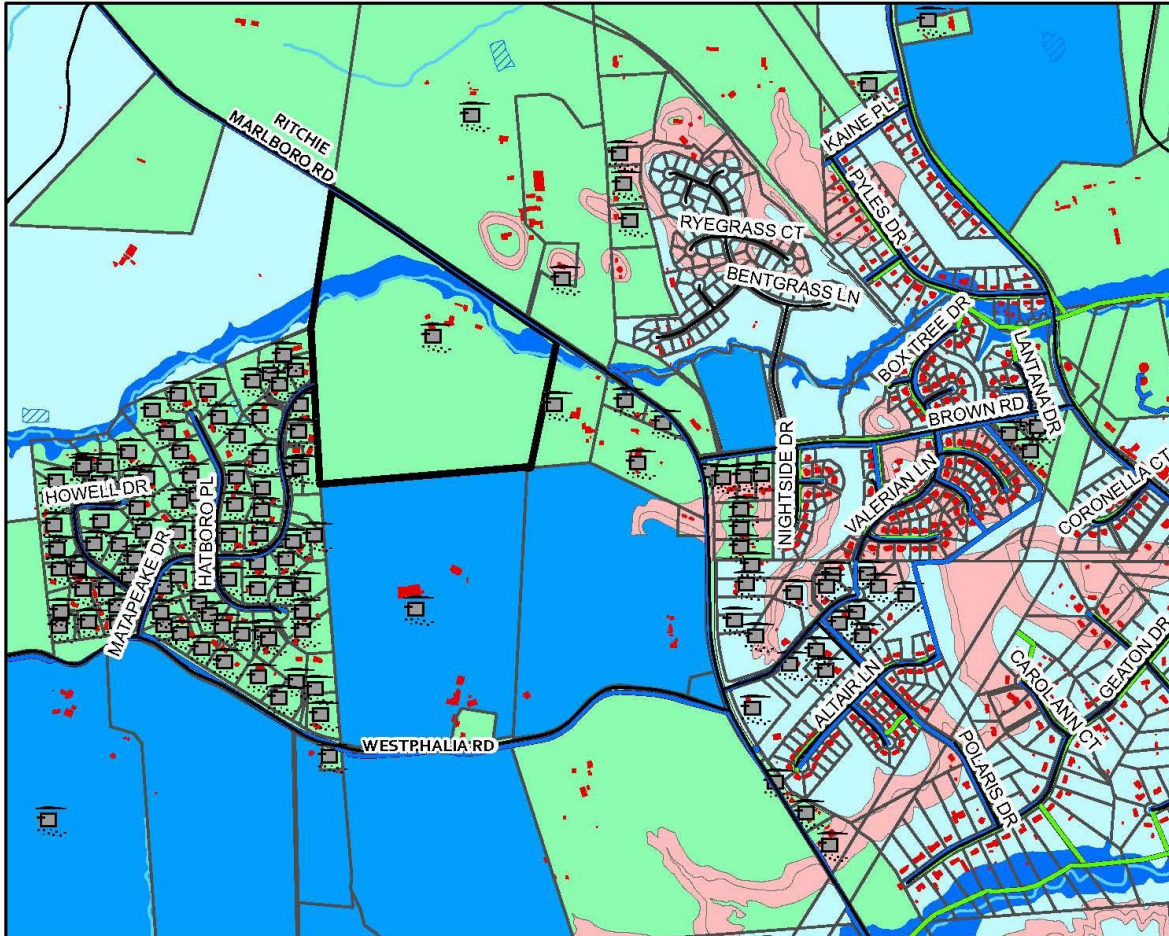


Angela D. Alsobrooks
County Executive

Rock Creek Baptist Church WSSC Grid 204SE09

Category 5 to 4

December 2020 LA Cycle
Application: 20/W-06



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



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CYCLE: December 2020 Cycle

CASE #: 20/ W-07

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Spirit of God

PREVIOUSLY REVIEWED: No

LOCATION: 9207 Westphalia Road, Upper Marlboro, MD

TAX ACCOUNT #: 0477224

COUNCILMANIC DISTRICT: 6

WITHIN GROWTH BOUNDARY: Yes, Established Communities

PRIORITY FUNDING AREA: Not Applicable

PA: 78 Westphalia **WSSC GRID:** 205SE08

ACRES: .9938 (5.28) **PARCEL/LOT:** 67 **TAX MAP and GRID:** 90D1

EXISTING ZONING CATEGORY: C-S-C

PROPOSAL: Development of a 18,112-square-foot Church for a 500-member (max) congregation

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

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is 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.

Master Plan:

The 2007 *Westphalia Approved Sector Plan* and sectional map amendment recommends Low-Density Residential for the subject area.

Historic Sites and District Plan:

The subject property does not contain and is not adjacent to any County Designated Historic Sites or resources. This proposal will not affect any known archeological resources. A Phase I archeology survey will not be recommended.

2017 Green Infrastructure Plan:

This site is located within the Green-Infrastructure (GI) Network. The western and southern border of the site is mapped as an Evaluation Area within the GI plan.

Zoning Status:

SMA/Existing Zoning:

The 2007 *Approved Westphalia Sector Plan* and sectional map amendment changed the zoning of the subject property from C-A (Ancillary Commercial) and R-A (Residential Agricultural) Zones into a C-S-C (Commercial Shopping Center) Zone.

Pending Zoning and Special Exception Applications:

There are no pending Zoning or Special Exception applications for the subject property.

Permit:

Prior structures on the property were razed pursuant to permit #23769-2016 and the property was graded in accordance with permit #62785-2016.

Subdivision Status:

The subject property is comprised of a single legal acreage parcel, Parcel 67, which has never been the subject of a preliminary plan of subdivision or a record plat. Parcel 67 is recorded in Liber 21814 folio 1 of the Prince George's County Land Records. A Preliminary Plan of Subdivision (PPS) 4-17022 is pending approval for subdivision of Parcel 67 along with abutting Parcel A (recorded in Plat Book NLP 94-65), Parcel 211, and Outparcel 91 (Plat Book ME 251-65) for development of a 18,112-square-foot place of worship with a day-care center. All other properties included in the pending PPS are in the appropriate water/sewer categories for subdivision approval. The PPS cannot be approved until approval has been obtained to place this portion of Parcel 67 in Water/Sewer Category 4.

Significant Impact on Transportation System:

The subject property is located along Westphalia Road and Rock Spring Drive in Upper Marlboro. Both Westphalia Road and Rock Spring Drive are designated collector roadways, per the 2009 *Approved Countywide Master Plan of Transportation*. The subject application will feature development along both sides of Rock Spring Drive. Future development along all of these roads may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. The portion of Rock Spring Drive that fronts the subject property is a planned shared roadway per the MPOT, the subject property frontage of Westphalia Road includes a planned sidepath, and there is a planned shared-use path that bisects the subject property. Should the property be developed through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated and that all pedestrian and bicycle facilities are accommodated.

Sustainable Growth and Agricultural Preservation Act:

The subject property is within Sustainable Growth Act Tier II.

Significant Impact on Public Facilities:

The subject property is served by Police District VIII, Forestville, located at 8903 Presidential Parkway. The subject property is served by Forestville Volunteer Fire/EMS Co. 823, located at 8321 Old Marlboro Pike, Upper Marlboro. This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

Significant Impact on Natural Resources:

This site has a Natural Resources Inventory 197-2016-01, and a pending Type 1 Tree Conservation Plan 1-019-2020. An approved TCP2 will be required at time of permit. According to the approved TCP1, the site does not contain any streams, 100-year floodplain or wetlands. There are no woodland conservation areas proposed on this site. According to the Prince George's County Soils Survey, the predominant soil found to occur on this site is Beltsville-Urban land complex and Grosstown gravelly silt loam. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Any proposed development should be focused away from REFs.

County Executive Recommendation:

Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

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 area.

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

Washington Suburban Sanitary Commission (WSSC):

Water: A 10" water main in Westphalia Road is available to serve the applicant's property.

Sewer: Average wastewater flow: 2,880 gpd. An 8" sewer line in Westphalia Road abuts the property. A 220' sewer extension is required to serve the property. This extension would connect to the existing 8" sewer line in Westphalia Road and will abut three properties in addition to the applicant's property. This extension has been approved under HPA #DA6462Z18, for the Spirit of God Deliverance Church.

Prince George's County Health Department:

This office has no objection to the category change.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE Central District):

The property is located at 9207 Westphalia Road in Upper Marlboro. Westphalia Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban 4-lane collector roadway (to include 8' paths) are required. In addition, right-of-way dedication and frontage improvements along Melwood Road in accordance to DPIE rural primary residential roadway are required.

PLANNING DEPARTMENT RECOMMENDATION:

Support the County Executive recommendation to Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.



Angela D. Alsobrooks
County Executive

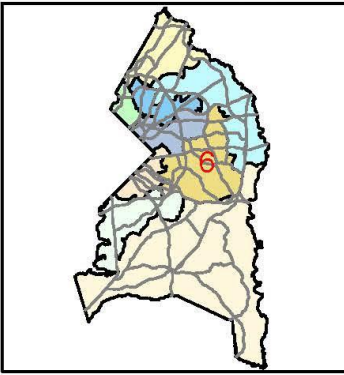
Spirit of God Deliverance Church WSSC Grid 205SE08

Category 5 to 4

December 2020 LA Cycle
Application: 20/W-07



- RAILROADS
- Streets
- Water Lines
- Sewer_Grav
- Septica
- Envelope
- Spirit_of_God_Deliverance_Church
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- wsscgrid
- PONDS
- FLOODPLAIN
- MARLBOROCLAY
- Sewer
 - 5-3 Community System
 - 5-4 Community System Adequate for Development Planning
 - 5-5 Future Community System
 - 5-6 Individual System
 - 5-6P 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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CYCLE: December 2020 Cycle

CASE #: 20/P-07

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Miller Property

PREVIOUSLY REVIEWED: Yes, September 2020

LOCATION: 6209 Rosecroft Drive, Fort Washington, MD

TAX ACCOUNT #: 1292499, 1292481

COUNCILMANIC DISTRICT: 8

WITHIN GROWTH BOUNDARY: Yes, Established Communities

PRIORITY FUNDING AREA: Yes

PA: 76B **WSSC GRID:** 209SE02 and 209SE03

ACRES: 87.14 **PARCEL/LOT:** Parcel 310 **TAX MAP and GRID:** 96-E4

EXISTING ZONING CATEGORY: Rural Residential

PROPOSAL: Development of 189 residential units

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

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):

This application is located in the Future Water and Sewer Service Areas which are holding areas located inside the Growth Boundary but have not been approved for a water and sewer category change. *Plan 2035* also locates the property in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services. *Plan 2035* recommends future mixed-use as the future land use for the property.

Master Plan:

The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends developing this undeveloped parcel north of Rosecroft Raceway and conceptualizes residential-focused mixed-use on the property (Map 1: Plan Concept). The plan promotes phased redevelopment with appropriate infrastructure improvements (Policy 4, p.56).

Historic Sites and District Plan:

The subject property is near the Kildare Historic Site (76B-008). Any new construction would have to be reviewed by the Historic Preservation Commission unless the Kildare Environmental Setting is revised. A Phase I archeology survey will be recommended at the time of preliminary plan.

2017 Green Infrastructure Plan:

This site is located within the Green-Infrastructure Network. A small area located in the northwest corner of the site is mapped within a Regulated area. Approximately 70% of the remaining site is located within Evaluation areas associated with regulated streams.

Zoning Status:

SMA/Existing Zoning:

The 2006 *Approved Henson Creek-South Potomac Master Plan* and sectional map amendment for the Henson Creek-South Potomac Planning Area, retained the subject property in the Rural Residential (R-R) Zone.

Pending Zoning and Special Exception Applications:

There are no pending zoning or special exception applications on the subject property.

Permits:

The following permits are noted for the subject property: 44758-2007-RZ for a Raze permit.

Subdivision Status:

The subject property is known as Parcel 310, recorded in Liber 16586 folio 701. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000-square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision 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.

Significant Impact on Transportation System:

The subject property is fronted by Rosecroft Drive along its eastern and northeast frontage and Rosecroft Boulevard along its southern frontage. The property is located approximately 0.25 miles south of the interchange of I-95 and St. Barnabas Road. The portions of Rosecroft Drive and Rosecroft Boulevard that front the subject property are local roads and do not have a designation per the 2009 *Approved Countywide Master Plan of Transportation*. Future development along Rosecroft Drive or Rosecroft Boulevard may require coordination with the Prince George's County Department of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. In the immediate vicinity of the subject property, Brinkley Road, St. Barnabas Road, and Bock Road are planned bike lanes per the MPOT. Additionally, the Henson Creek Trail which is already constructed runs east-west to the south of the subject property. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

Sustainable Growth and Agricultural Preservation Act:

The subject property is within Sustainable Growth Act Tier II.

Significant Impact on Public Facilities:

Fire/EMS service to the subject property is provided by Oxon Hill Fire/EMS Company #821, located at 7600 Livingston Road, Oxon Hill, MD. Police service is provided by Police District IV, 5135 Indian Head Highway, Oxon Hill, MD.

This project will have minimal impact on public facilities, which will be further evaluated at the time of preliminary plan of subdivision if required.

Significant Impact on Natural Resources:

This site has an approved Natural Resources Inventory (NRI)-036-14, and an approved and implemented Type 2 Tree Conservation Plan 2-005-2014-02 that is associated with a Woodland Conservation Bank. An approved NRI and TCP2 may be required at time of permit by DPIE. According to the approved TCP2, the site contains existing regulated environmental features such as 100-year floodplain, streams, wetlands, or their associated buffers. There are Woodland Conservation areas also recorded on this site. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Beltsville silt loam, Beltsville-Urban land complexes, Croom-Marr complexes, Grosstown gravelly silt loam, Marr-Dodon complexes, Collington-Wist complexes, Widewater and Issue soils, Woodstown sandy loam, Shrewsbury loam, Adelpia-Holmdel complex, and Donlonton fine sandy loam. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Any proposed development should be focused away from REFs and woodland conservation areas on-site.

County Executive Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

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 area.

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

Washington Suburban Sanitary Commission (WSSC):

Water: A 200' water extension is required to serve the property. This extension would connect to a 10" water main in Brinkley Road.

Sewer: Average wastewater flow: 53,000 GPD. A 100' sewer extension is required to serve most of the property. This extension would connect to an 8" sewer main in Rosecroft Boulevard. A 200' sewer extension is required to serve the rest of the property. This extension would connect to an 8" sewer main in Brinkley Road.

Prince George's County Health Department:

This office has no objection to the category change.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE

Central District): The subject site access from Rosecroft Drive and the proposed development of 189 units has an approved Site Development Concept #55045- 2017 which covers the site

demolition. The applicant must apply for site development permits and all of the appropriate entitlement approvals.

PLANNING DEPARTMENT RECOMMENDATION:

Support the County Executive recommendation to Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

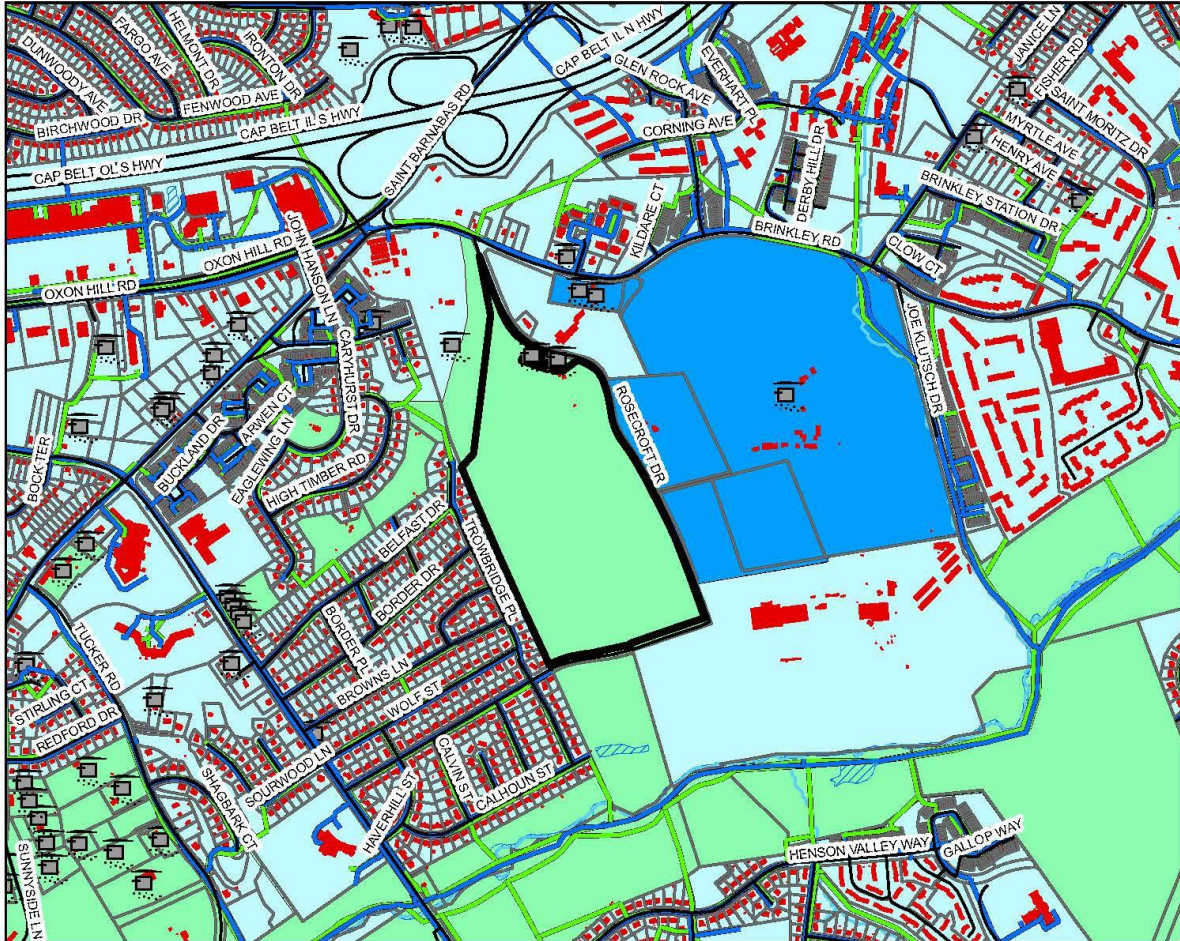


Angela D. Alsobrooks
County Executive

Miller Property WSSC Grid 209SE03

Category 5 to 4

December 2020 LA Cycle
Application: 20/P-07



RAILROADS

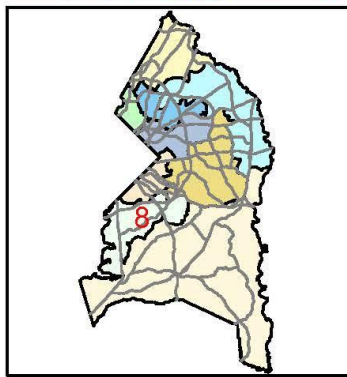
- Streets
- Septic
- Envelope
- a 2008

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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

CYCLE: December 2020 Cycle

CASE #: 20/P-08

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: 10400 Livingston Road

PREVIOUSLY REVIEWED: Yes, September 2020

LOCATION: 10400 Livingston Road, Fort Washington, MD

TAX ACCOUNT #: 0397299

COUNCILMANIC DISTRICT: 8

WITHIN GROWTH BOUNDARY: No, Rural and Agricultural Area

PRIORITY FUNDING AREA: Not Applicable

PA: 80 **WSSC GRID:** 213SE01

ACRES: 2.01 **PARCEL/LOT:** Parcel 70 **TAX MAP and GRID:** 122-F2

EXISTING ZONING CATEGORY: Residential-Estate (R-E)

PROPOSAL: Development of a single-family residence

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

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) :

The master plan places the subject property in the Rural and Agricultural Growth Policy area. Rural Agricultural areas are home to low-density residential communities served by well and septic, significant natural resources, and historic scenic roads, and watersheds. *Plan 2035* recommends Rural areas "remain low-density residential to support park and open-space land and focus on new investments on maintaining existing infrastructure and stabilizing small scale neighborhood-oriented commercial activities that support the rural lifestyle and character" (Page 20).

Master Plan:

The 2006 *Approved Master Plan for Henson Creek-South Potomac* recommends Residential, Rural Character Land use on the subject property (Pg. 18).

Historic Sites and District Plan:

The subject property is adjacent to the Harmony Hall Historic and National Register Site (84-024-11), and the Broad Creek Prince George's County, and National Register Historic District (84-024-00). This proposal was reviewed under CP-20002.

The applicant's proposed woodland conservation and additional woodland screening in front of the proposed addition, and along the scenic and historic road, should provide a sufficient visual buffer from the historic site and district. This proposal will not adversely affect any historic sites, districts or resources or known archeological sites.

2017 Green Infrastructure Plan:

This site is located within the Green Infrastructure Network and is entirely mapped within a Regulated area.

Zoning Status:

SMA/Existing Zoning:

The 2006 *Approved Master Plan* for Henson Creek-South Potomac and sectional map amendment for the Henson Creek-South Potomac Planning Area retained the subject property in the R-E Zone. The 2015 Chesapeake Bay Critical Area re-classified a portion of the subject property in the Resource Conservation (R-C-O) Zone.

Pending Zoning and Special Exception Applications:

The Chesapeake Bay Critical Area Conservation Plan CP-20002 10400 Livingston Road (Garcia Property) for the expansion of the existing single-family dwelling on the subject property was approved on September 30, 2020.

Permits:

The following permits are noted for the subject property: 31522-2019-RGU for an addition of an attached garage and 31522-2019-RGU-01 for an owner change.

Subdivision Status:

The subject property is known as Parcel 70, recorded in Liber 42707 folio 219. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000-square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision.

Significant Impact on Transportation System:

The subject property is located on Livingston Road in Fort Washington. Livingston Road does not have a master plan designation at this location per the 2009 *Approved Countywide Master Plan of Transportation*. The site is located approximately 0.4 miles north of the intersection of Livingston Road and Fort Washington Road. Future development along Livingston Road may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. The portion of Livingston Road that fronts the subject property is a planned shared roadway per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated and that pedestrian and bicycle facilities have been accommodated.

Sustainable Growth and Agricultural Preservation Act:

The subject property is within Sustainable Growth Act Tier III for on-site disposal systems.

Significant Impact on Public Facilities:

Fire/EMS service to the subject property is provided by Allentown Fire/EMS Company #847, located at 10900 Fort Washington Road, Fort Washington, MD. Police service is provided by Police District VII, headquartered at 11108 Fort Washington Road, Fort Washington, MD.

This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

Significant Impact on Natural Resources:

This site has a valid approved NRI-009-2020 that expires on February 20, 2025. An approved NRI may be required at time of permit by DPIE.

This site is partially located within the Chesapeake Bay Critical Area (CBCA) Resource Conservation Overlay Zone (R-C-O). This site has an Enforcement Action (51281-2019-0) from clearing trees in the CBCA and outside the CBCA. This site is currently subject to an on-going correction order. A Conservation Plan (CP) may be required by DPIE at the time of permit for the area of the site within the Critical Area Overlay Zone, while a valid Type 2 Tree Conservation Plan or valid letter of exemption may be required for the portion of the site outside of the CBCA. Development should be fully focused outside of the CBCA where possible.

According to the approved NRI, the site does not contain potentially existing regulated environmental features such as streams, 100-year floodplain, wetlands, or their associated buffers. This site is not associated with Primary or Secondary buffers within the CBCA. The predominant soils found to occur on this site are Grosstown gravelly silt loam, and Sassafras and Croom soils. No unsafe soils containing Marlboro Clay or Christiana complexes are mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property. Per the approved NRI, potential Forest Interior Dwelling Species are not located on this site.

County Executive Recommendation: Advance to Sewer Category 3 – Community System.

Water and Sewer Plan Administrator:

Prior to Plan 2035, the property was located inside the Sewer Envelope, in a category designated for future sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area. However, Plan 2035 redesignated the developed property to outside the Sewer Envelope, in the Rural and Agricultural Tier, and within Sustainable Growth Act Tier 3. The 2018 Water and Sewer Plan reflects exceptions for certain developed properties in the Broad Creek area (Appendix 2-2). The front portion of the property lies within the CBCA.

2018 Water and Sewer Plan:

The property will be an exception having pre-dated the 2018 Water and Sewer Plan in Sewer Category 5, and Water Category 3. It is generally consistent with criteria established in the 2018 plan relating to proximity to existing or funded public water and sewer systems. The 2018 Water and Sewer Plan recommends properties designated for public water and sewer to be developed on the public systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities. Public water and sewer lines outside the Sewer Envelope are considered “controlled access.” Extension of and connection to such lines must be approved via the Water and Sewer Plan.

Washington Suburban Sanitary Commission (WSSC):

Water: Water Category 3; Existing connection

Sewer: Average wastewater flow: 280 GPD. An existing 8” sewer line in Livingston Road abuts the property.

Prince George’s County Health Department:

This office has no objection to the category change.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE South District): The subject site has access from Livingston Road. Applicant is to apply for a site development concept, site development permit, and all of the appropriate entitlement approvals at the time of future development.

PLANNING DEPARTMENT RECOMMENDATION:

Support the County Executive's recommendation to Advance to Sewer Category 3 – Community System.

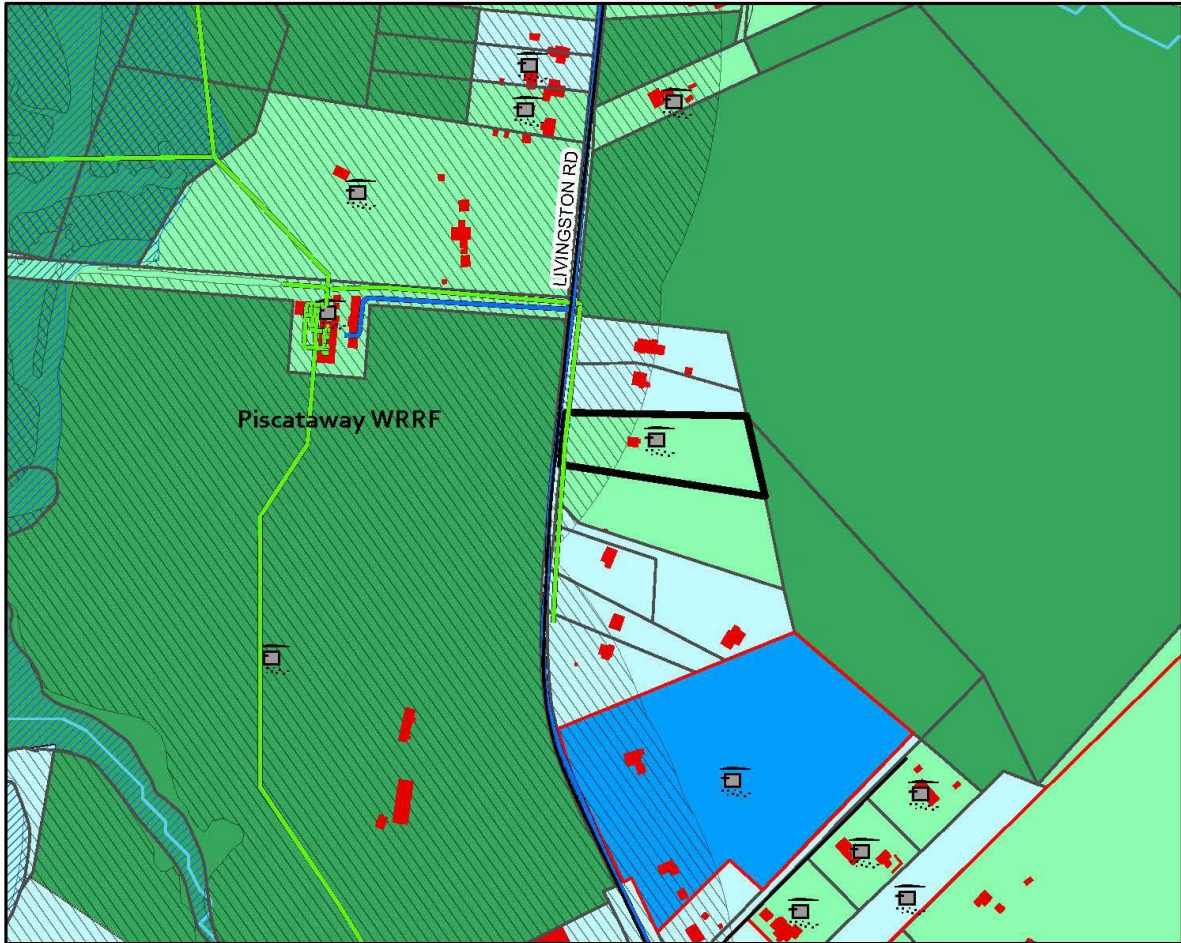


Angela D. Alsobrooks
County Executive

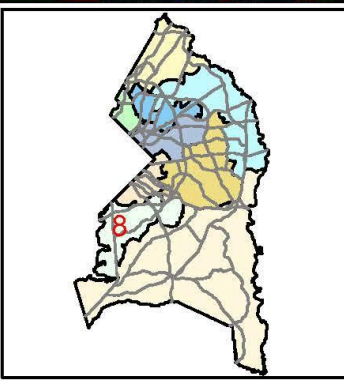
10400 Livingston Road WSSC Grid 213SE01

Category S5 to S3

December 2020 LA Cycle
Application: 20/P-08



- RAILROADS
- Streets
- Water Lines
- Sewer_Grav
- Septic
- Envelope
- 10400_Livingston_Road
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- 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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

CYCLE: December 2020 Cycle

CASE #: 20/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: ELP DC

PREVIOUSLY REVIEWED: No

LOCATION: 16001 Mattawoman Drive, Brandywine, MD 20613
(Located at the terminus of Mattawoman Drive)

TAX ACCOUNT #: 1161348, 3245925, 3648268, 1150986

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Yes, Established Communities

PRIORITY FUNDING AREA: Not applicable

PA: 85A Brandywine & Vicinity - Subregion 5

WSSC GRID: 219SE07; 219SE08; 220SE07; 220SE08; 221SE07

ACRES: 283.2

PARCEL/LOT: Parcel 18

TAX MAP and GRID: 155/B1; 155/B2; 155/B3; 155/C1

EXISTING ZONING CATEGORY: I-2; I-3

PROPOSAL: Warehouses

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

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is 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. (p. 20)

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. (pp. 234-235)

Map IV-4: Brandywine Community Center and Surrounding Area



Master Plan:

The 2013 *Approved Subregion 5 Master Plan* and sectional map amendment recommends employment land use for the subject property. (p. 33)

Historic Sites and Districts Plan:

Does not contain and is not adjacent to any County designated Historic Sites or resources. A Phase I archeology survey was conducted, and one archeological site was identified. No further work was required. The property has since been mined for sand and gravel.

2017 Green Infrastructure Plan:

This site is located within the Green-Infrastructure Network. The site contains mapped Regulated Area within the GI plan along the stream valleys, primarily along the western border of the project. The remainder of the site is mapped as Evaluation Area within the GI plan.

Zoning Status:

SMA/Existing Zoning: The 2013 *Approved Subregion 5 Master Plan* and sectional map amendment retained the subject property in the I-2 (Heavy Industrial) and I-3 (Planned Industrial/Employment Park) Zones.

Pending Zoning and Special Exception Applications:

There are no pending Zoning or Special Exception Applications for the subject property. A Conceptual Site Plan (CSP)-12002 and Detailed Site Plan (DSP)-12033 were previously approved for the subject site for the development of a solar electric generating facility, however, the development has not been constructed.

Permit: N/A

Subdivision Status:

The subject property is comprised of a single legal acreage parcel, Parcel 6, which has never been the subject of a preliminary plan of subdivision or a record plat. Parcel 6 is recorded in Liber 23230 folio 407 of the Prince George’s County Land Records and is located in Water/Sewer Category 5. A Preliminary Plan of Subdivision 4-20011 was approved on 11/12/2020 (PGCPB Resolution No. 2020-164) for subdivision of Parcel 6 along with abutting Parcels 7, 8, and 10 (recorded in Liber 42454 folio 487) for development of 3,240,000-square-feet of warehouse and distribution space. The Resolution for PPS 4-20011 provided for Condition 1(n) which required that Parcel 6 be designated as an outparcel since the subject property was not in the appropriate water/sewer category for the proposed development. The remaining properties included in PPS 4-20011 are in the appropriate water/sewer category for subdivision approval. Parcel 6 shall require the approval of a new PPS prior to approval of any development. The new PPS cannot be approved until approval has been obtained to place Parcel 6 in Water/Sewer Category 4.

Significant Impact on Transportation System:

The subject property is unimproved and is located at the northern edge of Mattawoman Drive, which will be further constructed. Mattawoman Drive is a master plan designated arterial road per the 2009 *Approved Countywide Master Plan of Transportation*. The site is located approximately 0.2 miles east of Matapeake Business Drive, a master plan designated collector road.

Future development along Mattawoman Drive or Matapeake Business Drive may require coordination with the Prince George’s County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. The portion of Mattawoman

Drive that fronts the subject property is a planned sidepath per the MPOT. The planned Timothy Branch Trail runs along the western edge of the subject property. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated and all pedestrian and bicycle facilities accommodated.

Sustainable Growth and Agricultural Preservation Act:

The property is within the Sustainable Growth Tier Act II.

Significant Impact on Public Facilities:

The subject property is served by Police District VII, Fort Washington located at 11108 Fort Washington Road in Fort Washington. The subject property is served by Brandywine Volunteer Fire/EMS Co. 840 located at 13809 Brandywine Road, in Brandywine. This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

Significant Impact on Natural Resources:

This site has a Natural Resources Inventory 039-12-01, and a Type 1 Tree Conservation Plan 1-017-2020 pending approval. An approved TCP2 will be required at time of permit. According to the pending TCP1, the site contains existing regulated environmental features such as 100-year floodplain, streams, wetlands, and their associated buffers. The property is in a Tier II Catchment area (Mattawoman Creek 1). Streams designated by the state as a 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. The TCP shows woodland conservation areas on this site. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Beltsville silt loam, Croom gravelly sandy loam, Grosstown gravelly silt loam, Aquasco silt loam, Croom-Marr Complex, and Potobac-Issue complex, frequently flooded. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Any proposed development should be focused away from REFs and woodland conservation areas on-site

County Executive Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. Further advancement to Category 3 and service connection permits will be dependent on an amended Agreement between WSSC and Charles County that increases the maximum flow allocation.

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.

Washington Suburban Sanitary Commission (WSSC):

Water: A 3,600' primary water extension and secondary water extension are required to serve the property. A Hydraulic Planning Analysis (HPA) is currently being reviewed for the entire ELP DC

project that includes this property. Construction of the primary water extension will cross Timothy Branch and will impact trees, streams, wetlands and associated buffers.

Sewer: Average wastewater flow: 25,400 gpd. An 18" sewer line along the Timothy Branch and within Parcel B of the Timothy Branch subdivision, open space, and owned by the Timothy Branch Master Association, is adjacent to the subject property.

Interceptor Capacity: Limited by an Agreement between WSSC and Charles County. The Agreement must be amended to increase the maximum flow allocated to WSSC before a Service Connection Permit for the subject property can be issued.

Prince George's County Health Department:

This office has no objection to the category change.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE

South District): The subject site access is from Mattawoman Drive. Applicant is to apply for a site development permit and all of the entitlement approvals. Mattawoman Drive will be constructed to industrial road standards.

PLANNING DEPARTMENT RECOMMENDATION:

Support the County Executive's recommendation to Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

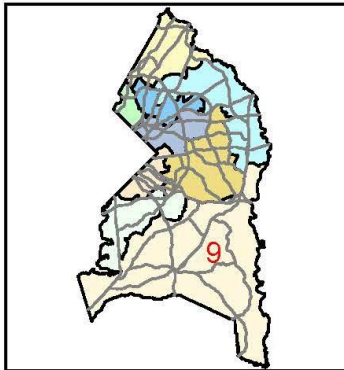
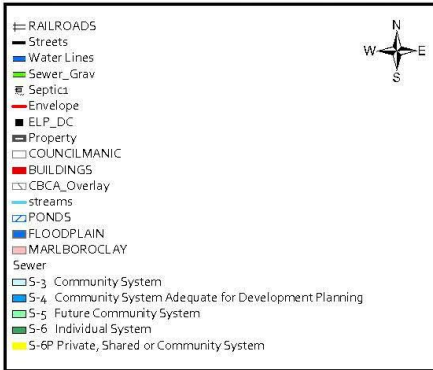
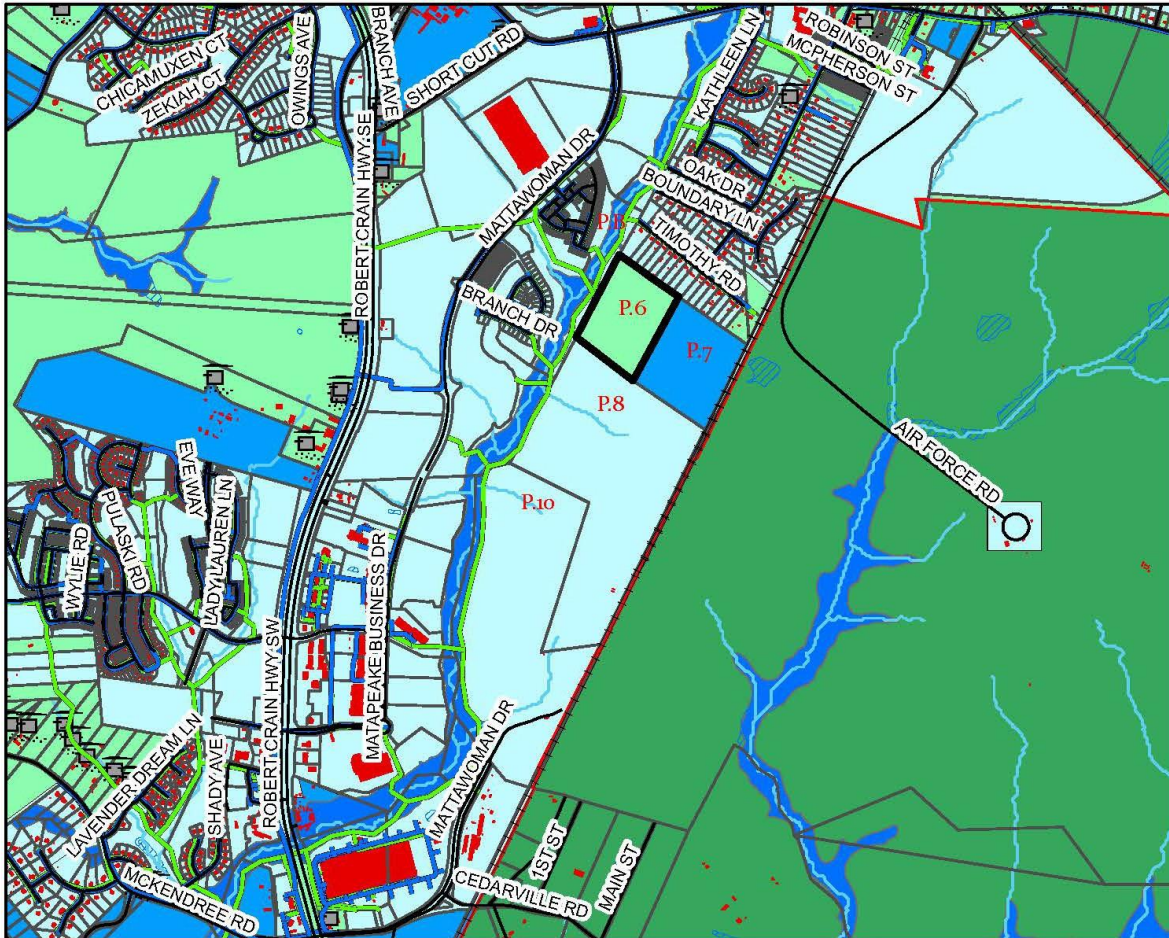


Angela D. Alsbrooks
County Executive

ELP DC WSSC Grid 219SE08

Category 5 to 4

December 2020 LA Cycle
Application: 20/M-02



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



J:\Water_Sewer\MXD\Tony's MXD's\Maps

CYCLE: December 2020 Cycle

CASE #: WWP/POD

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: William Schmidt Outdoor Education Center

PREVIOUSLY REVIEWED: No

LOCATION: 18501 Aquasco Road, Brandywine, MD 20613

TAX ACCOUNT #: 0828871

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Rural and Agricultural

PRIORITY FUNDING AREA: Not Applicable

PA: 87A, Westwood **WSSC GRID:** 224SE12

ACRES: 361.144 **PARCEL/LOT:** 87 **TAX MAP and GRID:** 175E3

EXISTING ZONING CATEGORY: Reserved Open Space R-O-S

PROPOSAL: Modernization of and upgrades to the Center, Village I complex; the adaptive reuse of the Orme Building; and construction of a second residential village, central dining hall, and environmental learning center.

S/A CHANGE REQUEST: **WATER:** N/A **SEWER:** N/A **Withdrawal/Discharge:** 19,582 gallons

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

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):

This application is consistent with *Plan Prince George's 2035* which designates the subject property in the Rural and Agricultural Areas land use policy area.

Master Plan:

The 2014 *Approved Subregion 6 Master Plan* (CR-82-2014) recommends Rural land use on the subject property.

Historic Sites and Districts Plan:

The subject property does not contain and is not adjacent to any County designated Historic Sites or resources. This proposal will not affect any known archeological resources.

2017 Green Infrastructure Plan:

This site is located within the Green-Infrastructure Network with Regulated areas draining to the center of the property associated with on-site stream resources and accompanying Evaluation areas.

Zoning Status:

The 2014 *Approved Subregion 6* Master Plan and sectional map amendment (CR-83-2014) retained the subject property in the Reserved Open Space (R-O-S) Zone.

Pending Zoning and Special Exception Applications:

There are no pending Zoning or Special Exception Applications for the subject property.

Permit:

The existing building on the subject site was constructed in 1940 according to tax records. There is no current permit information applicable to the subject parcel.

Subdivision Status:

The subject property is platted as Parcel A in Plat Book CEC 91-39, dated 3/3/1975. Parcel A was platted without an accompanying preliminary plan of subdivision. The property is owned by Prince George's County Public Schools and is zoned Reserved Open Space (R-O-S). A request for Mandatory Referral (MR-1937F) was transmitted on 10/23/2020 for proposed construction of a camp center including two camp center buildings, dining hall, cabins and associated structures, and renovations at multiple locations on the property. Section 24-107(c)(5) of the Prince George's County Subdivision Regulations provides that a conveyance to a governmental agency for public use is exempt from filing a preliminary plan of subdivision and final plat of subdivision. Any other use of the subject property may require a preliminary plan of subdivision.

Significant Impact on Transportation System:

The subject property is located along Aquasco Road in Brandywine. This portion of Aquasco Road is a designated collector roadway, per the 2009 *Approved Countywide Master Plan of Transportation*. The site is located approximately 1.25 miles southeast of the intersection of Aquasco Road and Horsehead Road. Future development along Aquasco Road may require coordination with the Maryland State Highway Administration. The portion of Aquasco Road that fronts the subject property is a planned shared roadway per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

Sustainable Growth and Agricultural Preservation Act:

The property is within Sustainable Growth Act Tier IV.

Significant Impact on Public Facilities:

The proposed development is served by the Baden Fire/EMS Co. 836, 16715 Brandywine Road, in Brandywine. The proposed development project is served by Police District V, Clinton, 6707 Groveton Road in Clinton. This project will have minimal impact on public facilities.

Significant Impact on Natural Resources:

The site does not have an approved Natural Resources Inventory. An approved NRI will be a requirement with Development Review Division applications and for Stormwater Management applications with the Department of Permits Inspections and Enforcement as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District.

This site has an approved Tree Conservation Plan Type 2 2-067-98 to establish a Woodland Conservation Bank. An approved Type 2 Tree Conservation Plan showing proposed development and accounting for the offset to the existing woodland conservation bank will be required at time of permit. According to PGAtlas, the site contains potentially existing regulated environmental features including a stream system with associated buffers, wetlands, and 100-year floodplain. Other regulated features such as wetlands and their associated buffers are not mapped on-site but may be present as determined by a field investigation through the NRI process. The site is within two stronghold watersheds: the Zekiah Swamp of the Lower Potomac and the second of the Western Branch of the Patuxent. The property is in a Tier II Catchment area (Swanson Creek 2) but does not contain a Tier II Stream Segment. Streams designated by the state as a Tier II waterway 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.

According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Ingleside Sandy Loam, Downer-Hammonton Complex, Lenni and Quindocqua soils, Grosstown gravelly silt loam, Grosstown-Hoghole Complexes, Woodstown Sandy Loam, Fallsington sandy loam, Croom-Marr Complex, Croom Gravelly Loam, Croom Gravelly Sandy Loam, Potobac-Issue Complex, Beltsville Silt Loam Complexes, Matapeake Silt Loam, and Beltsville-Groostown-Woodstown Complex Soils. Unsafe soils containing Marlboro Clay or Christiana complexes are not mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped across much of the site. Care should be made at time of design to minimize impacting any REFs on-site, to focus the preservation of woodlands around these REFs, and to meet minimum woodland conservation thresholds on-site.

County Executive Recommendation:

Approve for inclusion in the 10-Year Water and Sewer Plan; currently, the 2018 Water and Sewer Plan.

Water and Sewer Plan Administrator:

The request is from the Prince George's County Public Schools (PGCPS) for a project known as William Schmidt Outdoor Environmental Center, located at their facilities in Brandywine. PGCPS owns Parcels A and 87 consisting of more than 361 acres combined. It is expected the appropriations will encompass, withdraw and discharge to all the lands owned by PGCPS for which the development proposal has identified.

2018 Water and Sewer Plan: Water withdrawals and points of discharge exceeding 5,000-gallons per day (GPD) are to be approved and recorded within the 10-Year Water and Sewer Plan – Chapter 3, Section 3.2.5 Water Withdrawal (Groundwater and Surface Water) and Point of Discharge. The Maryland Department of the Environment (MDE) requires approval within the Water and Sewer Plan before their official evaluation and subsequent approval.

Washington Suburban Sanitary Commission (WSSC):

Public water and sewer are not requested.

Prince George's County Health Department:

It has been determined by the Maryland Department of the Environment (MDE) that a Groundwater Discharge and Water Appropriation Permit must be obtained for onsite sewage disposal system, pumping station, drain field and domestic water wells. Percolation testing has been completed and satisfactory tests were recorded by the Prince George's County Health Department. This office is now awaiting onsite sewage disposal system plans for the project.

Prince George's County Department of Permitting, Inspection and Enforcement (DPIE South District): Not required for this request.

PLANNING DEPARTMENT RECOMMENDATION:

Support the County Executive's recommendation to approve for inclusion in the 10-Year Water and Sewer Plan; currently, the 2018 Water and Sewer Plan.

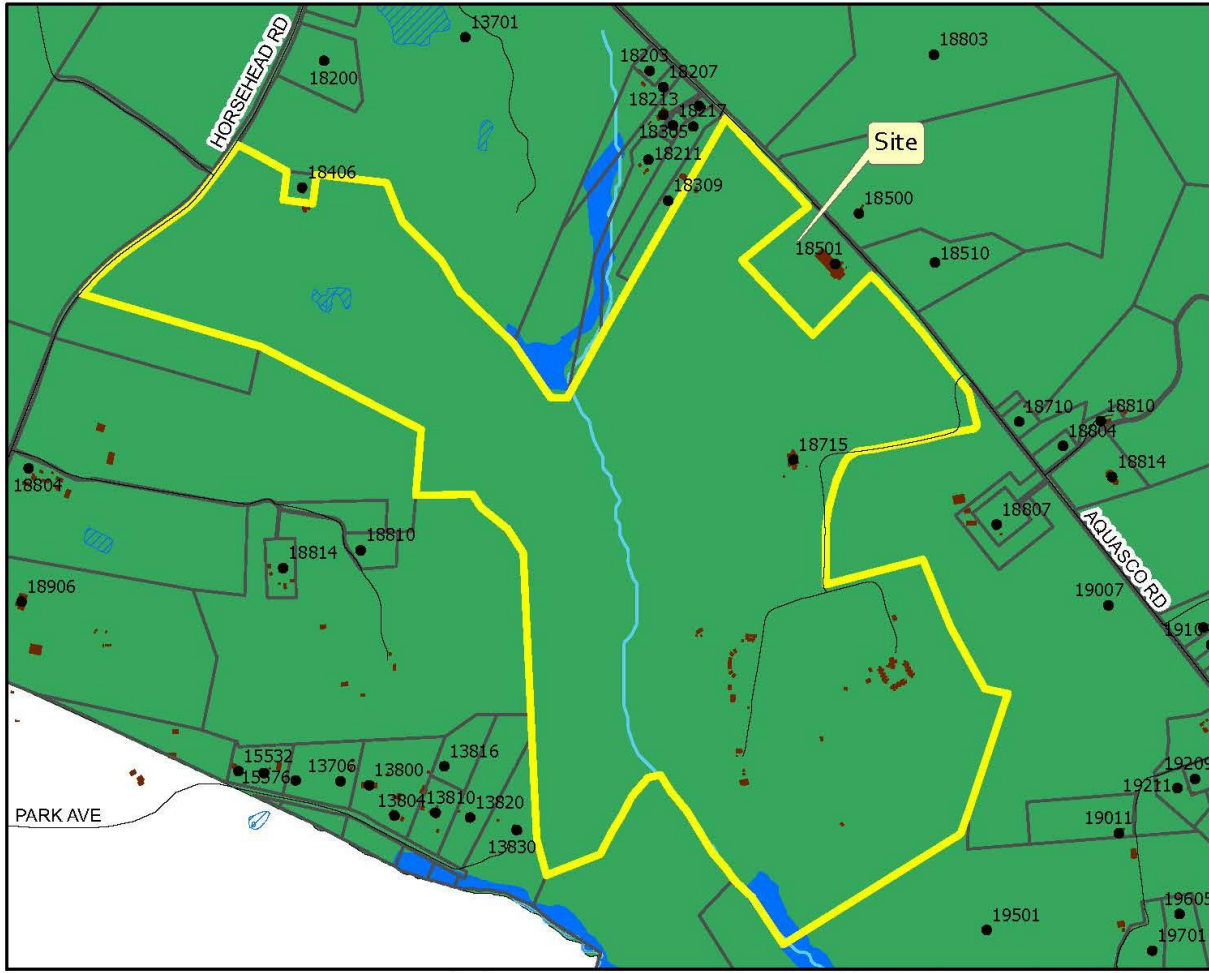


Angela D. Alsbrooks
County Executive

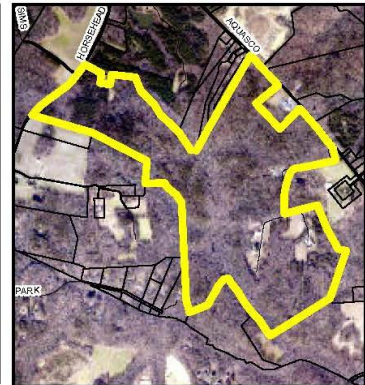
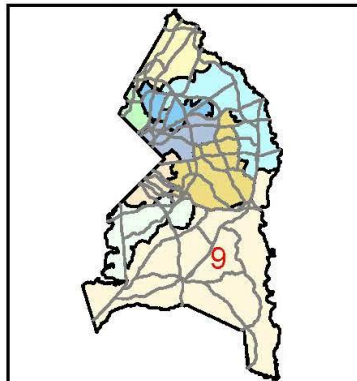
PGCPS William Schmidt Outdoor Environmental Center WSSC Grid 224SE12/13



December 2020 LA Cycle



- RAILROADS
- Streets
- C_SSWR_PIPE_PRES
- Water Lines
- Sewer_Grav
- Septic1
- Envelope
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- 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



J:\Water_Sewer\MXD\Tony's MXD's\Maps