

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2002 Legislative Session

Resolution No. CR-36-2002

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Bailey and Wilson

Co-Sponsors _____

Date of Introduction June 18, 2002

RESOLUTION

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan (April 2002 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the
4 2001 Water and Sewer Plan.

5 WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of
6 Maryland requires the County to adopt a comprehensive plan dealing with water supply and
7 sewerage systems, establishes the procedures governing the preparation and adoption of said
8 plan, and provides for amendments and revisions thereto; and

9 WHEREAS, pursuant to said procedures, the County Executive submitted to the County
10 Council his recommendations on water and sewer plan amendment requests within the April
11 2002 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the April 2002 Cycle of Amendments; and

14 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,
15 the Maryland-National Capital Park and Planning Commission, the State and County Health
16 Departments, the Maryland Department of Planning and the Maryland Department of the
17 Environment of the public hearing and provided each agency with copies of the April 2002
18 Cycle of Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince
20 George's County, Maryland, that the Prince George's County 2001 Water and Sewer Plan, as
21 adopted by CR-62-2001, and amended by CR-9-2002, is further amended by adding the water

1 and sewer category designations as shown in Attachment A, attached hereto and made a part
2 hereof.

3 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s
4 County, Maryland, 2001 Water Category Map” and “Prince George’s County, Maryland, 2001
5 Sewer Category Map”, are hereby amended to incorporate the approved category changes with
6 the property locations delineated on the maps in Attachment B, attached hereto and made a part
7 hereof.

8 SECTION 3. BE IT FURTHER RESOLVED that within five working days of the adoption
9 of this resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

10 SECTION 4. BE IT FURTHER RESOLVED that this resolution shall take effect on the
11 day following the first regularly scheduled Council meeting day which occurs after the County
12 Executive transmits his comments on the resolution, or on the day that the County Executive
13 indicates he has no comments, or ten working days following the transmittal of this resolution to
14 the County Executive, whichever shall occur first. Prior to the effective date of this resolution,
15 the Council may reconsider its action based upon any recommendation received from the County
16 Executive.

17 SECTION 5. BE IT FURTHER RESOLVED that upon the effective date of this resolution,
18 it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland Department
19 of the Environment.

Adopted this 30th day of July, 2002.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Blue Plains</u>						
02/BP-01 Sealing Property	Two 3-story office buildings with minimum floor area of 50,000 square feet, minimum rental of \$13.00 per square foot; three 1-story warehouse buildings with minimum floor area of 155,000 square feet and minimum rental of \$9.00 per square foot. 13 D-1, p/o parcel 2	22.89 R-R (ZMA #A-9953 pending)		Withdrawn	by	Applicant
<u>Western Branch</u>						
02/W-01 O'Connor Property	A single-family residential home proposing to connect to water lines in Brock Hall Drive. 92 E-1, lot 24	.818 R-E	W5	W3	W3	W3
02/W-02 Christian Hope Ministries	A two-story church with total floor area of 43,431 square feet. 53 F-2, parcel 3	83.97 R-E	5	4	5	4
02/W-03 Magruder Tract/West Section	20 single-family homes with a minimum floor area of 2,500 square feet and a minimum sale price of \$400,000. 118 E-2/3, p/o parcel 10	40.8 R-A	W5	W4	W5	W4
02/W-04 Storch Property	110 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$400,000. 45 E-1/2 & F-2, parcel 142	78.50 R-E R-R	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
02/W-05 Shields Property	250 single-family homes with a minimum floor area of 2,439 square feet and minimum sale price of \$400,000. 36 D-2/3 & E-2/3, parcel 121	125.9 R-R	5	4	5	4
02/W-06 Mill Branch/301 Property	No written development proposal; sewer envelope realignment. 55 E-3/4, parcels 57, 20, 28, 71, 27, 59, 52, 58	74.031 R-A	6	5	Sewer envelope realignment/5	Sewer envelope realign- ment/5
02/W-07 Heilig/ Schneider Property	55 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 46 D-2, parcels 11, 12	30.81 R-R	5	4	4	4
02/W-08 Weston Planned Retirement Community	238 townhouses with minimum floor area of 1,700 square feet and minimum sale price of \$180,000; 360 multi-family units with minimum floor area of 1,400 square feet and minimum sale price of \$150,000; a one-floor retail building with minimum floor area of 30,000 square feet, rental price per square foot to be determined. 47 D-3/4, parcels 25, 22, 26	99.80 R-R (SE #4387 pending)		Withdrawn	by	Applicant
02/W-10 Evangel Temple/ Meares Subdivision	116 single-family homes with a minimum floor area of 3,000 square feet and a minimum sale price of \$350,000. 69 D-3, parcel 21	108.18 R-L	5	4	5	5

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
02/W-11 Buck Property	357 single-family homes with a minimum floor area of 2,600 square feet and minimum sale price of \$400,000. 93 B-2, parcels 2 and p/o 1	210.8 E-I-A/ R-A (ZMA #A-9952 pending)	5	4	5	5
<u>Piscataway</u>						
02/P-01 Walls Property	122 single-family homes with a minimum floor area of 2,609 square feet and minimum sale price of \$275,000. 125 E-3/4, parcels 98, 99, 102	153.33 R-R	5	4	5	4
02/P-02 Smith Property	78 single-family homes with a minimum floor area of 2,800 square feet and minimum sale price of \$310,000. 126 E-3/F-3, parcels 10, 20, 62	58.73 R-R	5	4	4	4
02/P-03 Heritage Reserve	310 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 134/144 B-1, C-1, D-1, parcels 8, 9, 10, 11, 12, 89	195 R-E R-R	5	4	5	4
02/P-04 Horse Trail Reserve	595 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 134 A-4, B-4, C-4, D-4, parcels 39, 40, 41, 44, 56, 76, 88	516 R-R	5	4	5	4
02/P-05 Piscataway Heights	115 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$375,000. 144 A-1, parcel 1	271.78 R-A	5	4	4	4

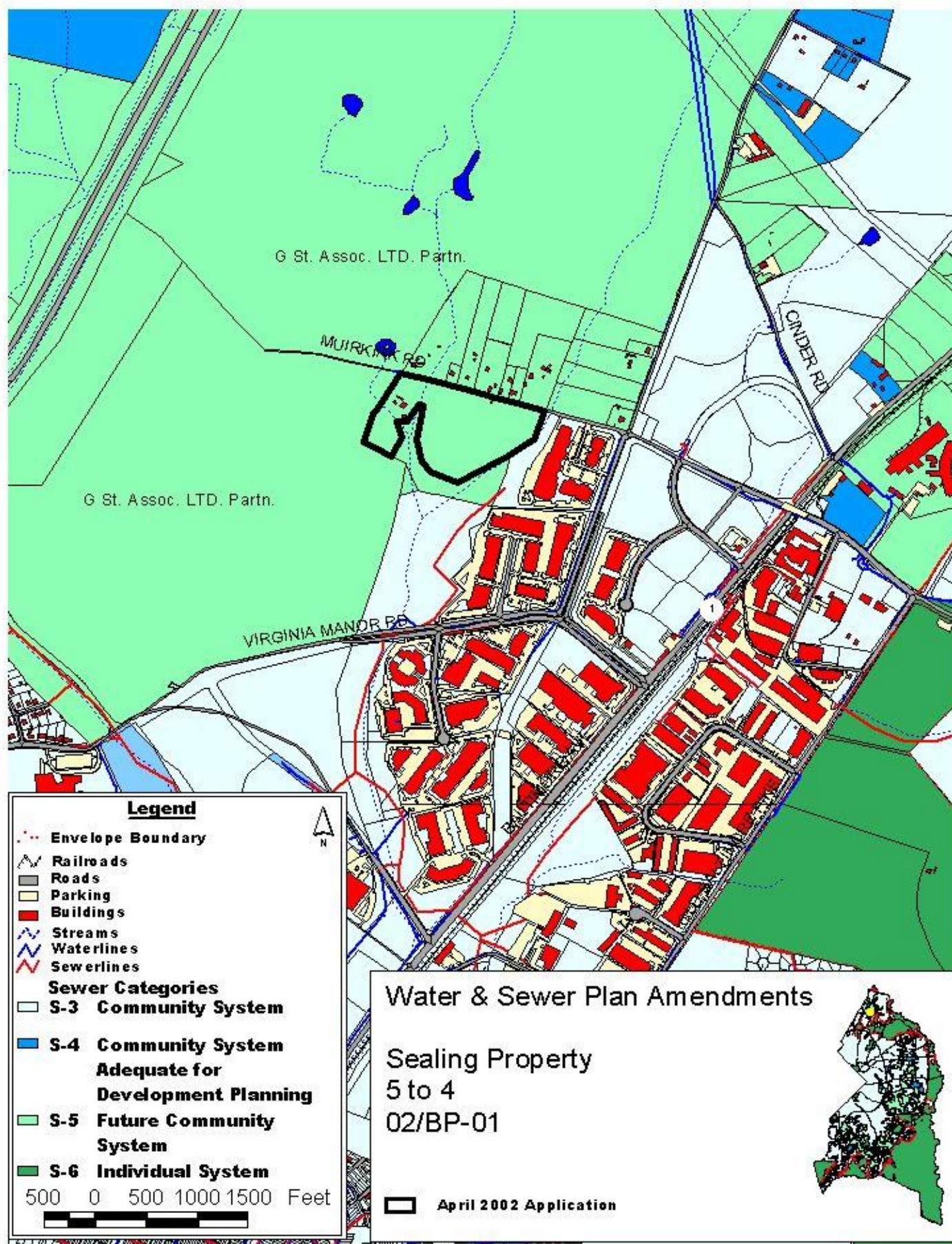
WATER AND SEWER CATEGORY AMENDMENT

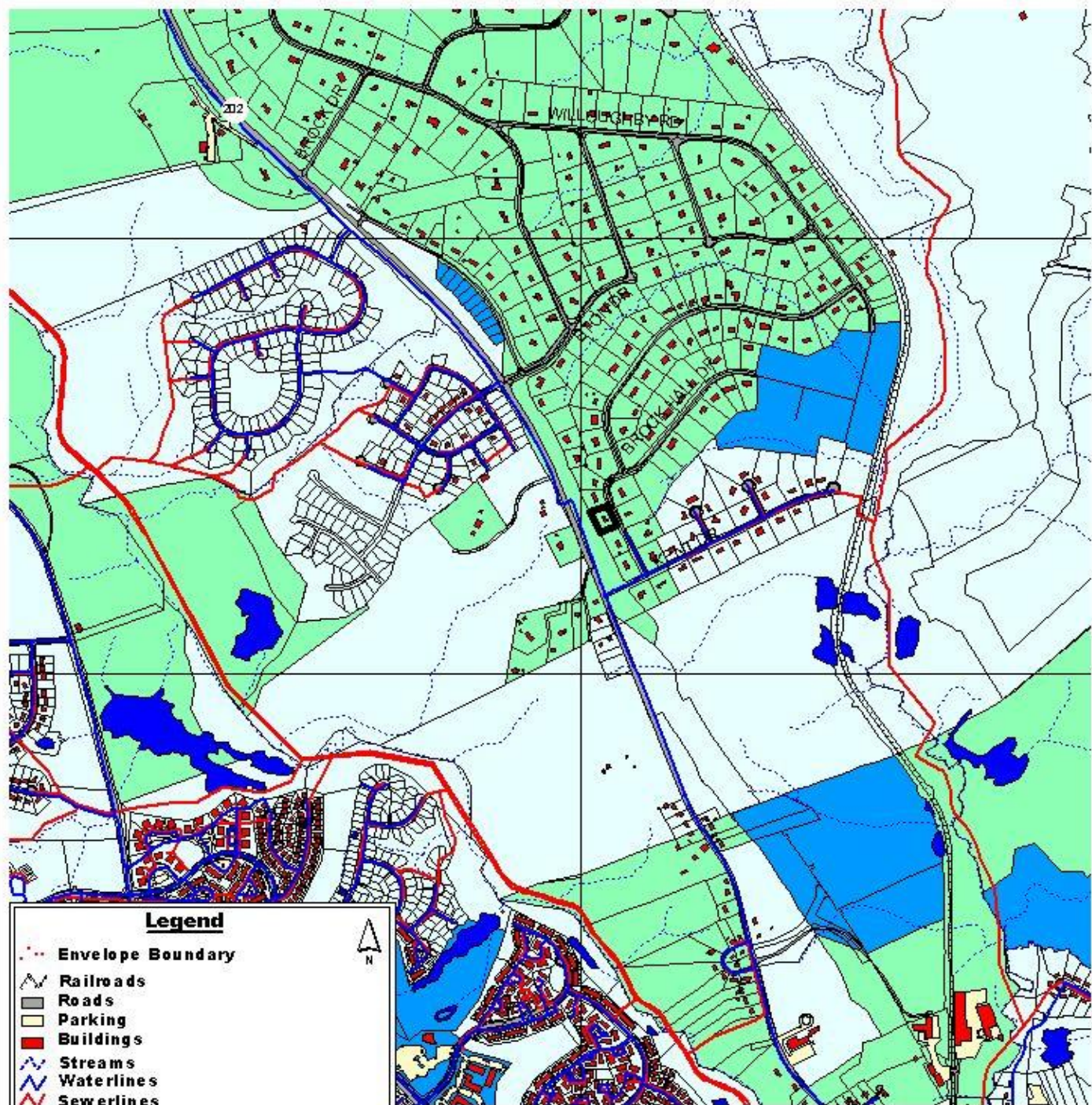
Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
02/P-06 Fort Washington Manor	A Planned Retirement Community of 150 multi-family units (two buildings consisting of two to four floors) to be occupied by seniors with incomes of \$15,000 to \$28,000. 123 B-3, parcel 123	23.35 R-E (SE #4424 pending)	5	4	5	4
02/P-07 King Gallahan	23 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$350,000. 124 B-4, parcels 60, 61, 100	23.5 R-E	5	4	5	4
02/P-08 World View Christian Center	A 6,000 square foot church, a 15,000 square foot private school, a 6,000 square foot community center and a 3,000 square foot bus maintenance garage. 145 C-1, parcel 201	9.45 R-R	5	4	5	5
02/P-09 Palmer Estates	31 single-family homes with a minimum floor area of 2,650 square feet and minimum sale price of \$325,000. 114 E-4, parcel 201	33 R-E	5	4	4	4
02/P-10 Washington Overlook	13 single-family homes with a minimum floor area of 2,650 square feet and minimum sale price of \$325,000. 114 E-3, parcel 172	17.85 R-E	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Mattawoman</u>						
02/M-01 Kissinger Property	78 single-family homes with a minimum floor area of 2,400 square feet and minimum sale price of \$271,990. 164 E-1, F-1, 154 E-4, F-4, parcel 16, lot 5	61.43 R-R	5	4	5	4
02/M-02 Bell Property/ Kingsview	325 single-family homes with a minimum floor area of 2,900 square feet and minimum sale price of \$310,000. 170 F-4, 176 E-3/4, F-3/4, parcel 69	270.19 R-S	5	4	5	4

APPLICATIONS		REQUEST	MAP #
<u>Blue Plains</u>			
<u>02/BP-01</u>	Sealing Property	5 to 4	2
<u>Western Branch</u>			
02/W-01	O'Connor Property	W5 to W3	3
02/W-02	Christian Hope Ministries	5 to 4	4
<u>02/W-03</u>	Magruder Tract/West	W5 to W4	5
02/W-04	Storch Property	5 to 4	6
02/W-05	Shields Property	5 to 4	7
02/W-06	Mill Branch/301 Property	6 to 5	8
02/W-07	Heilig/Schneider Property	5 to 4	9
02/W-08	Weston Planned Retirement Community	5 to 4	10
02/W-10	Evangel Temple, Inc./Meares Subdivision	5 to 4	11
02/W-11	Buck Property	5 to 4	12
<u>Piscataway</u>			
02/P-01	Walls Property	5 to 4	13
02/P-02	Smith Property	5 to 4	14
02/P-03	Heritage Reserve	5 to 4	15
02/P-04	Horse Trail Reserve	5 to 4	16
02/P-05	Piscataway Estates	5 to 4	17
02/P-06	Fort Washington Manor	5 to 4	18
02/P-07	King Gallahan	5 to 4	19
02/P-08	World View Christian Center	5 to 4	20
02/P-09	Palmer Estates	5 to 4	21
02/P-10	Washington Overlook	5 to 4	22
<u>Mattawoman</u>			
02/M-01	Kissinger Property	5 to 4	23
02/M-02	Bell Property/Kingsview	5 to 4	24





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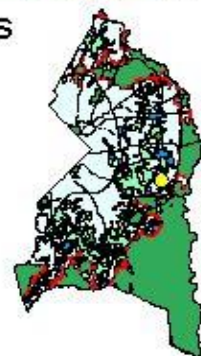
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 - Railroads
 - Roads
 - Parking
 - Buildings
 - Streams
 - Waterlines
 - Sewerlines
- Sewer Categories**
- S-3 Community System
 - S-4 Community System Adequate for Development Planning
 - S-5 Future Community System
 - S-6 Individual System
- 500 0 500 1000 1500 Feet

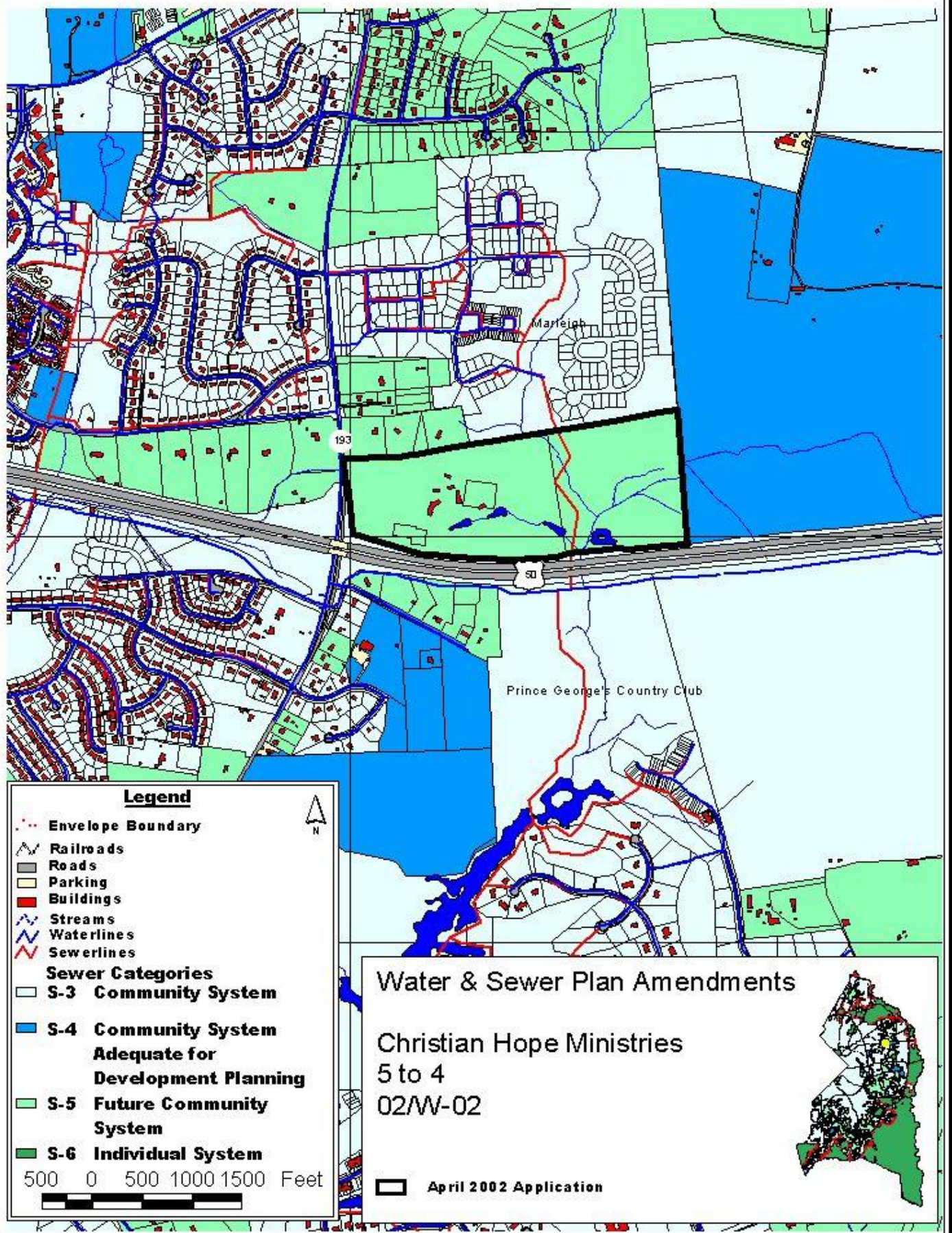


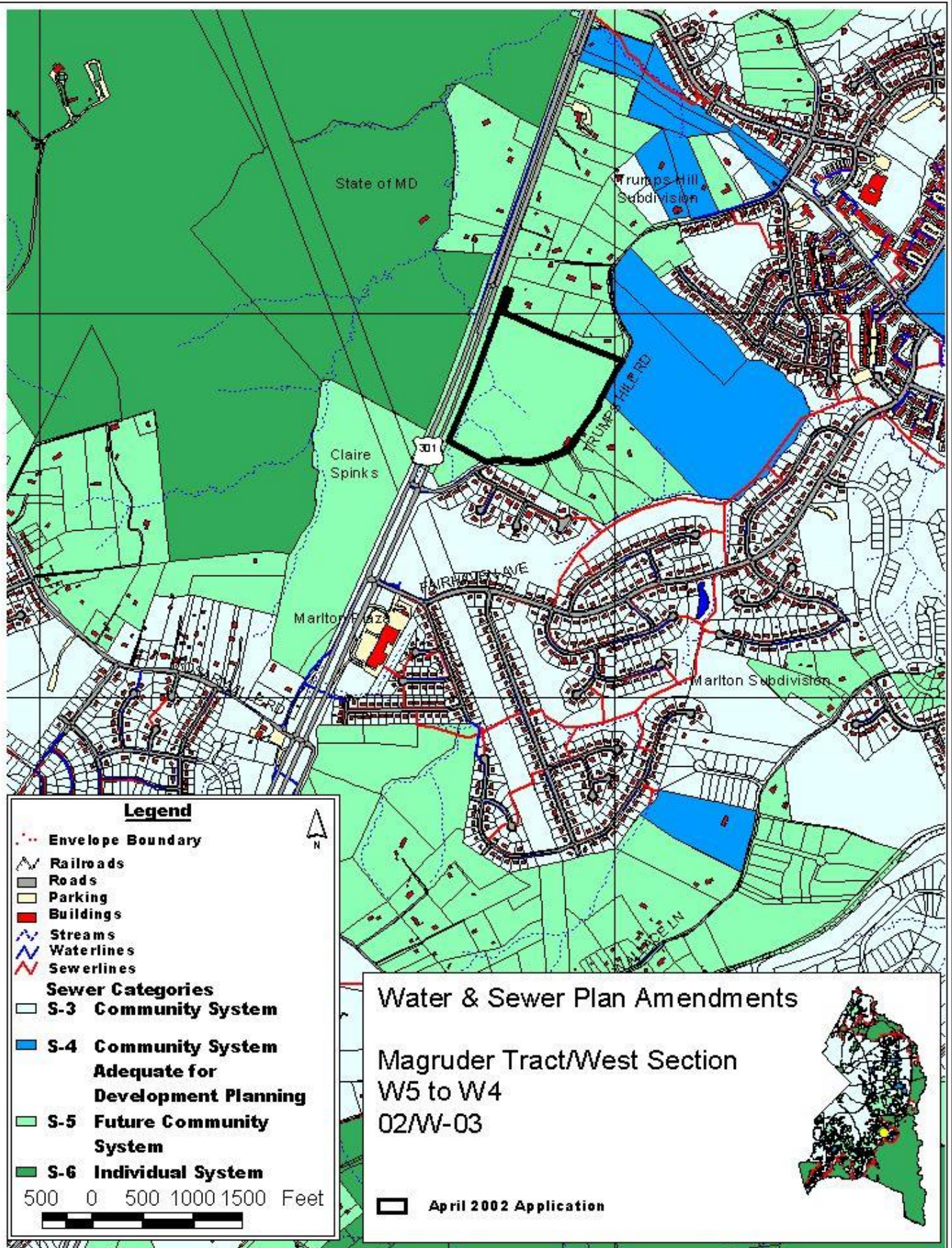
Water & Sewer Plan Amendments

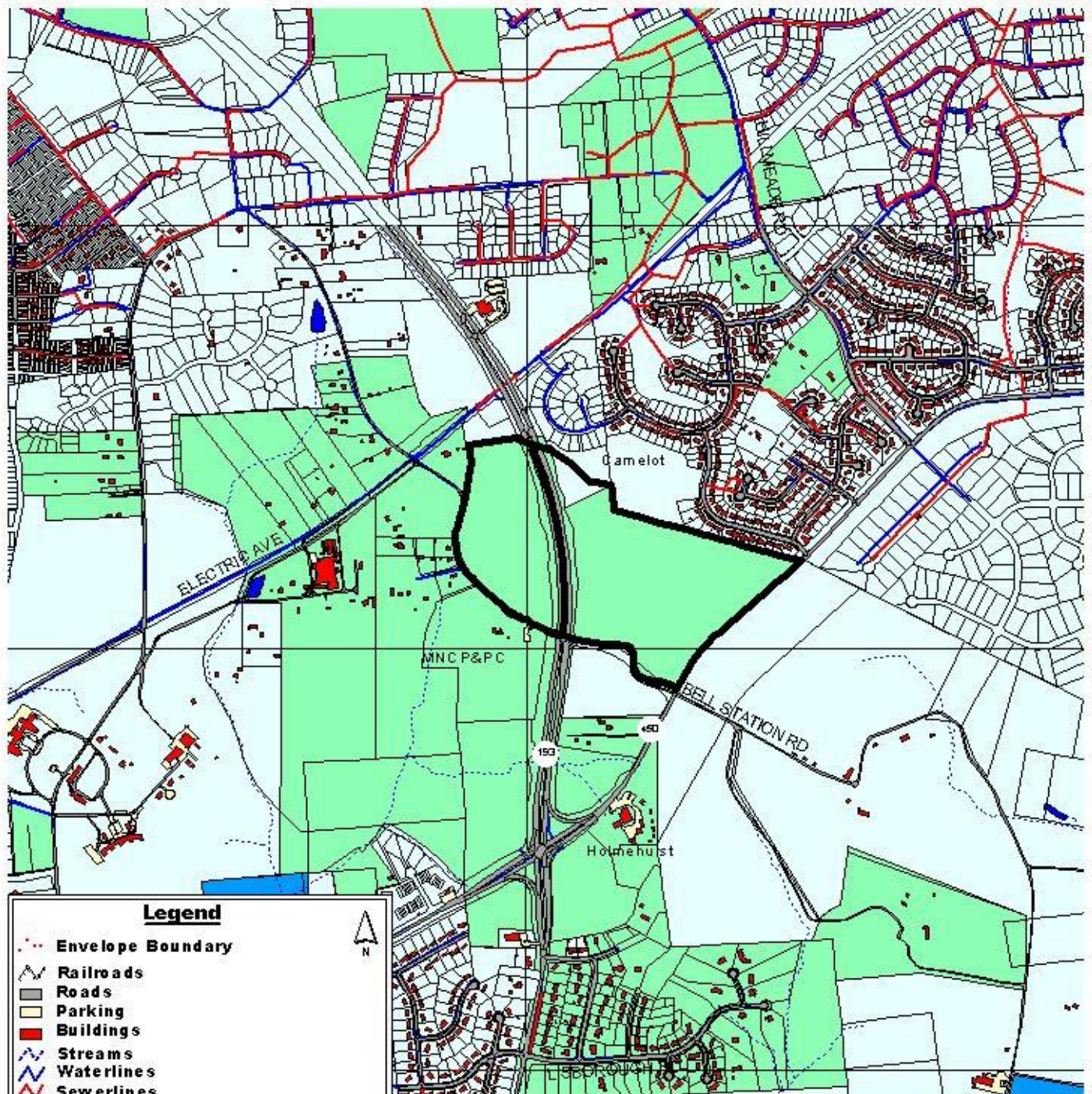
O'Connor Property
W5 to W3
02/W-01

April 2002 Application









Legend

Envelope Boundary

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Sewer Categories

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S-4 Community System
Adequate for
Development Planning

S-5 Future Community
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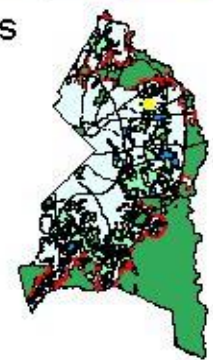
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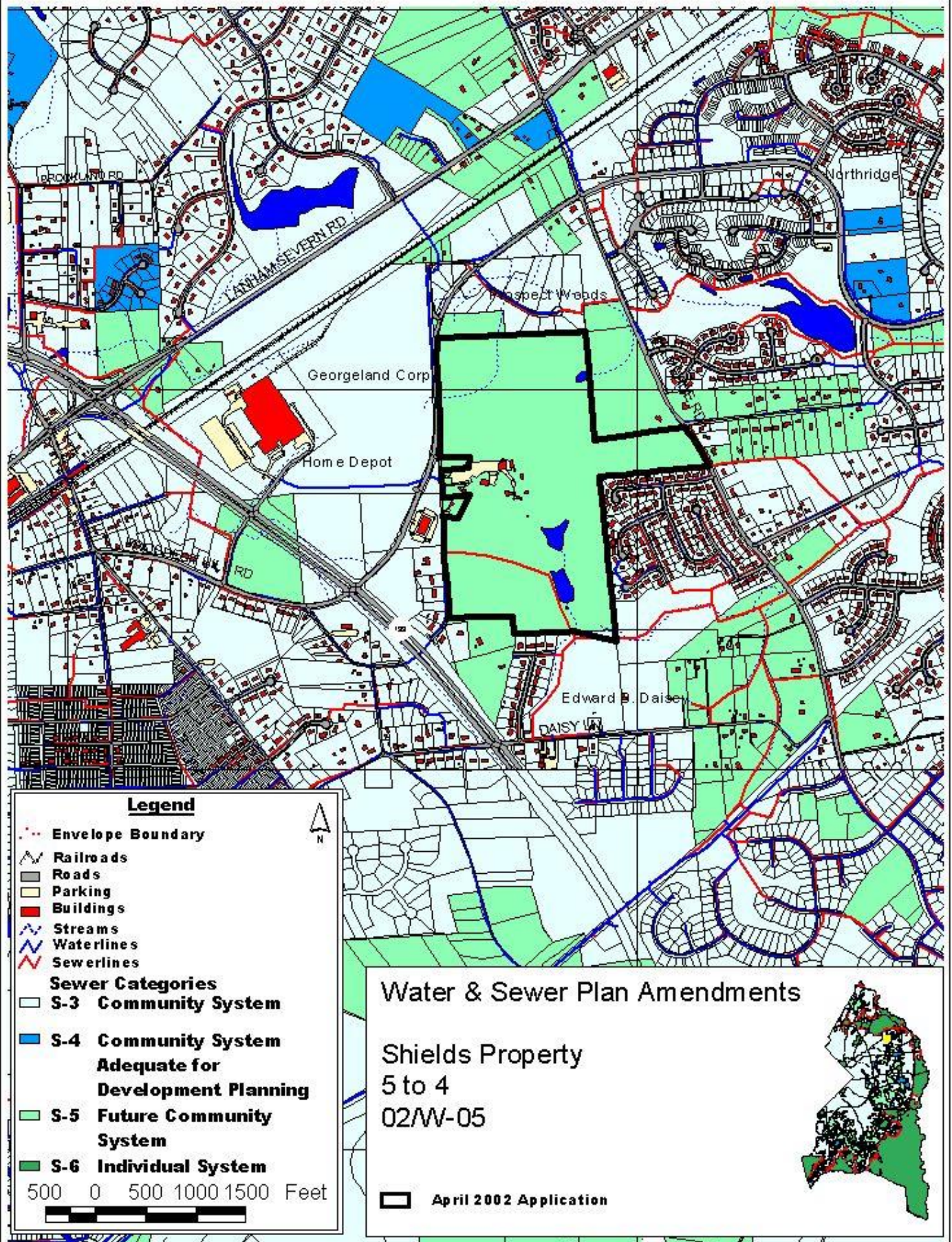
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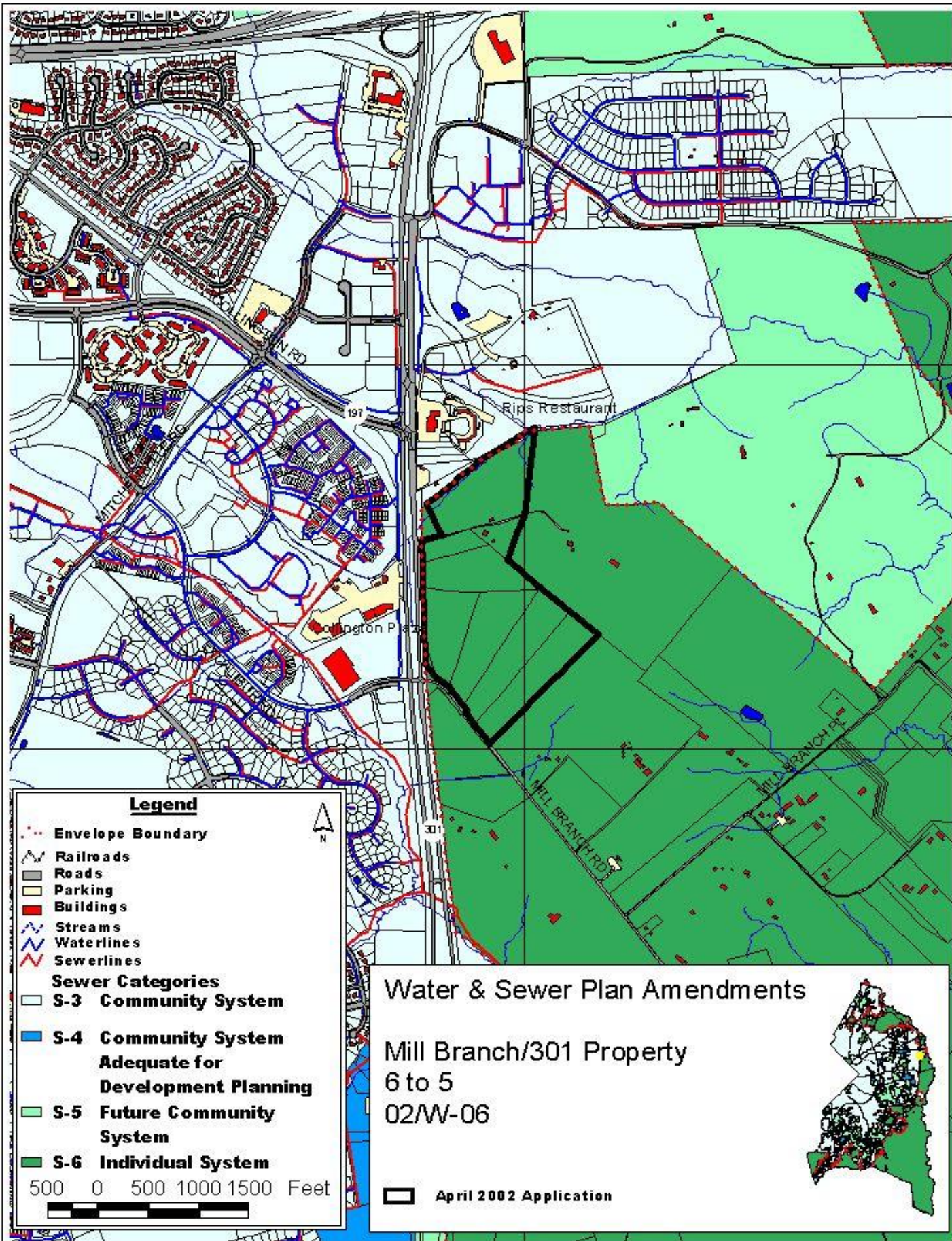
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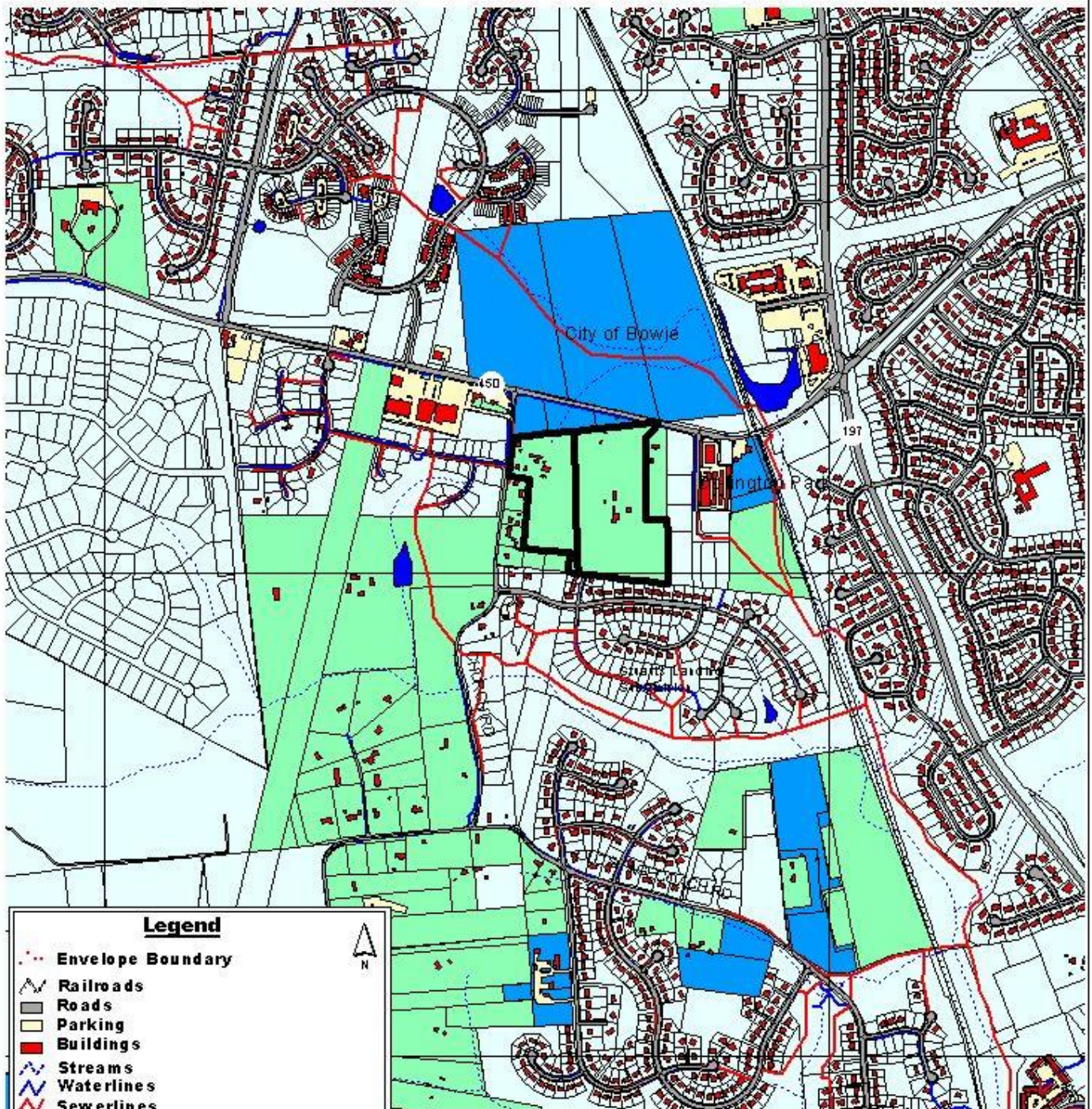
Storch Property
5 to 4
02/W-04

April 2002 Application









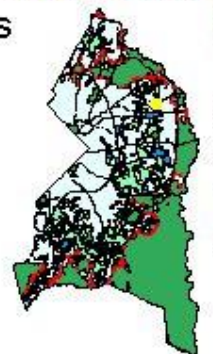
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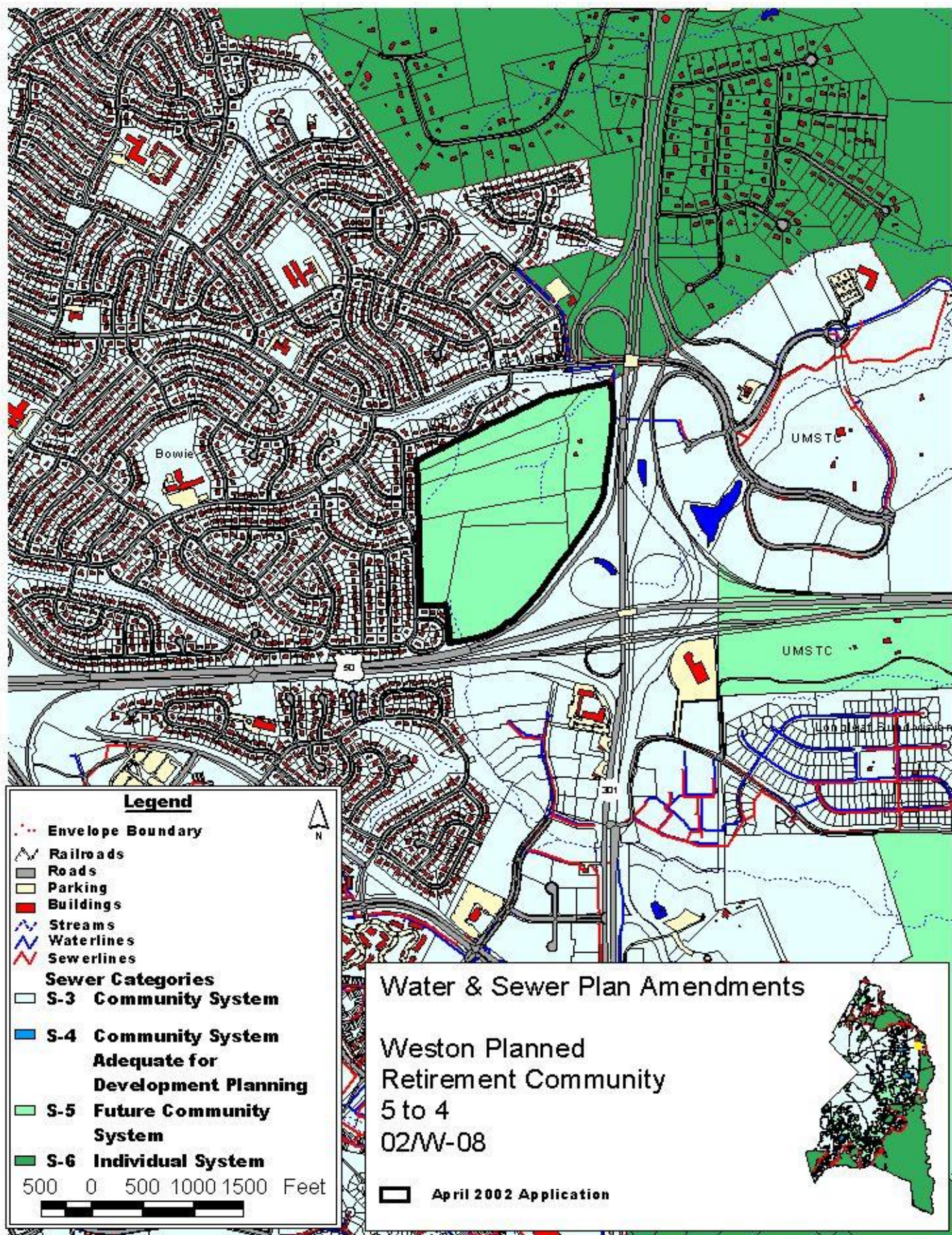
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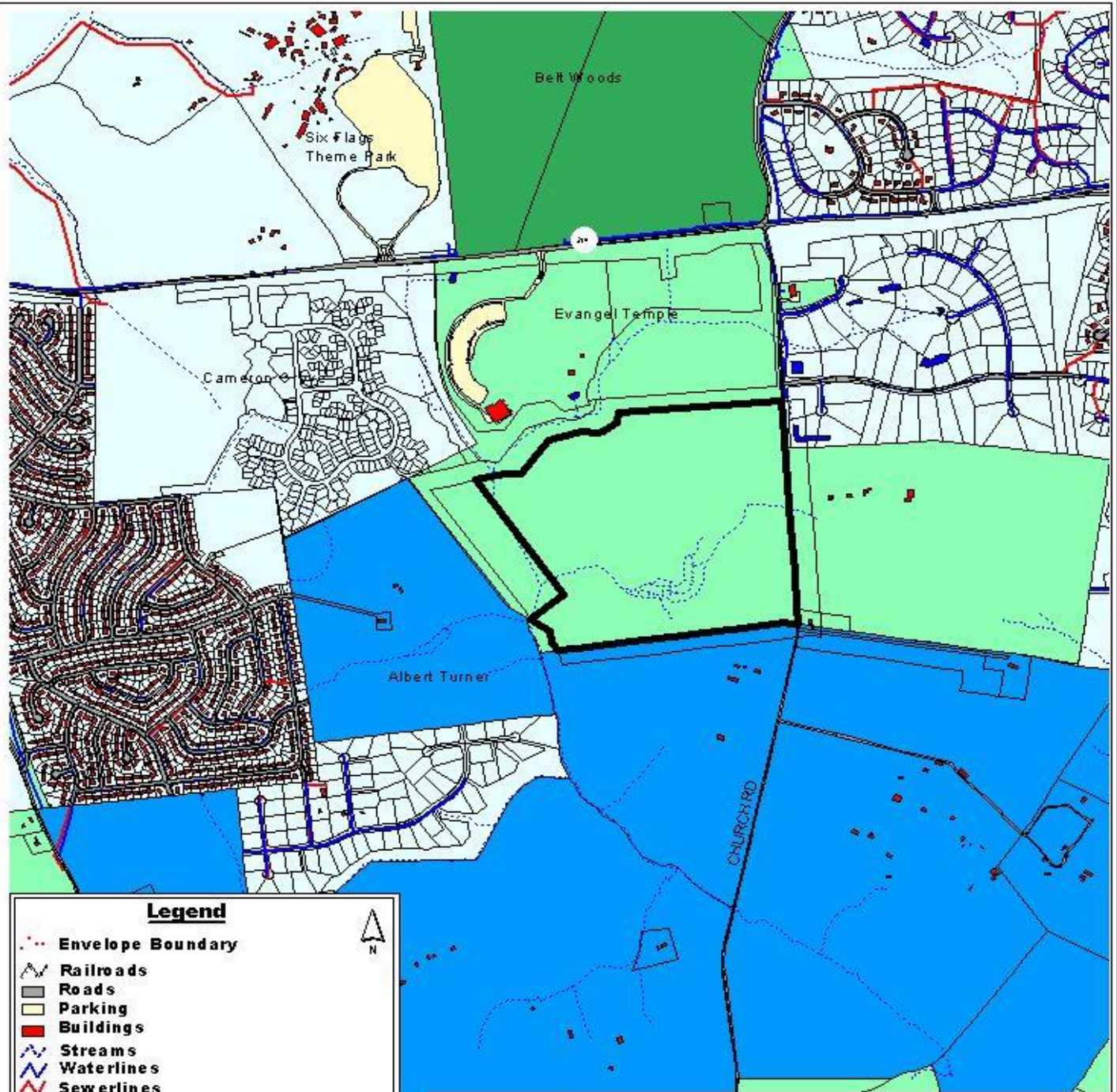
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Heilig/Schneider Property
5 to 4
02/W-07

April 2002 Application







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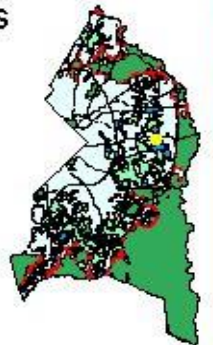
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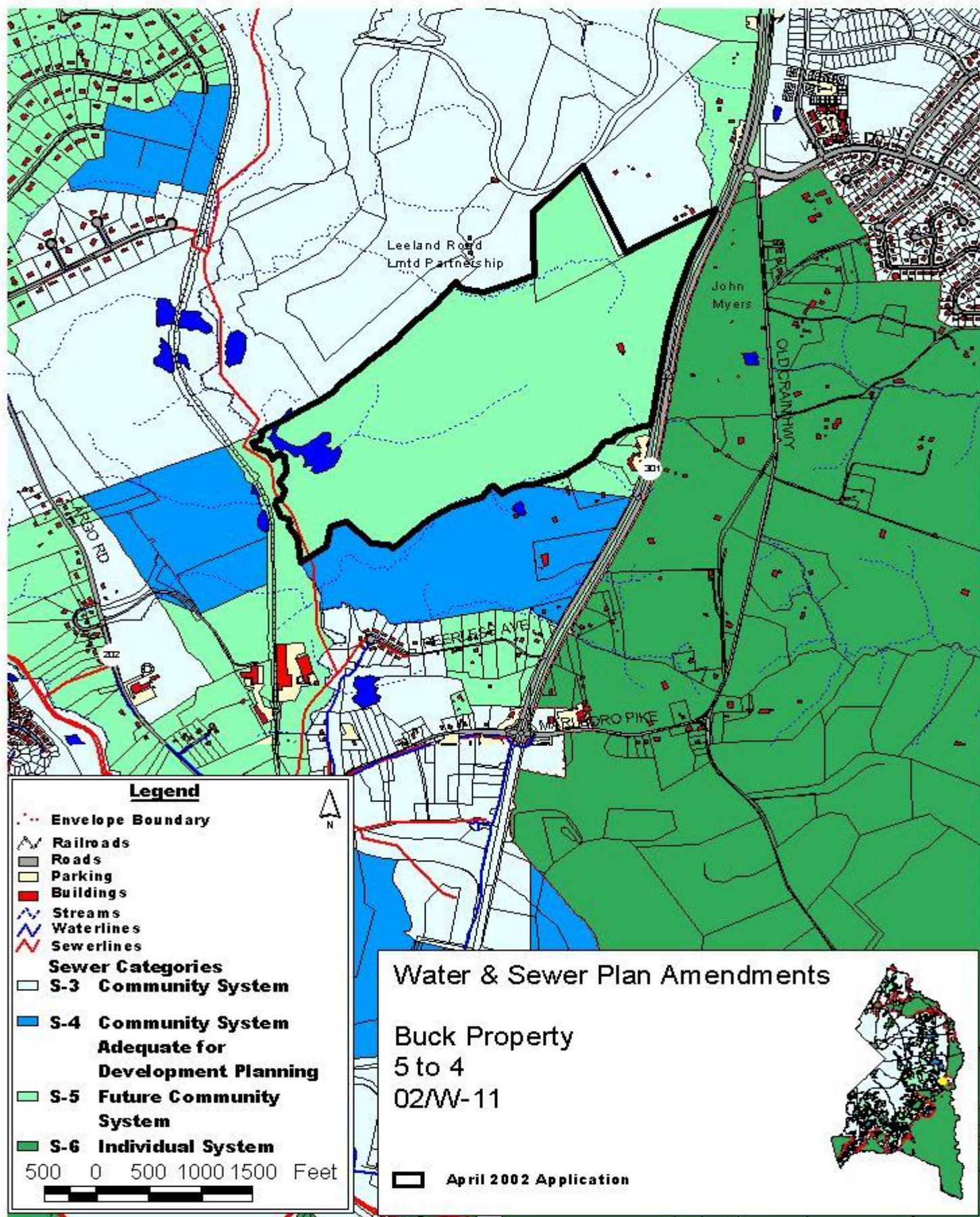


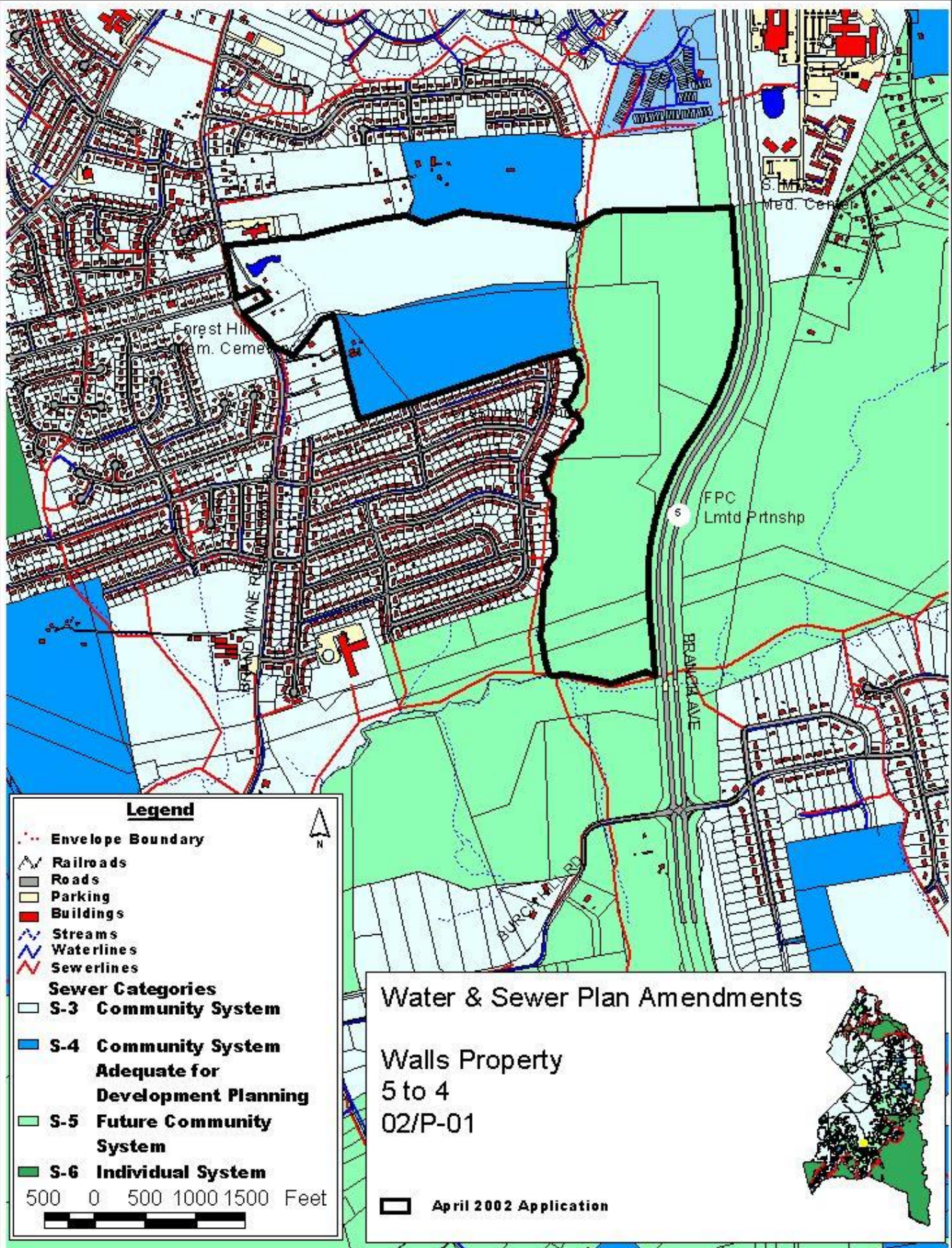
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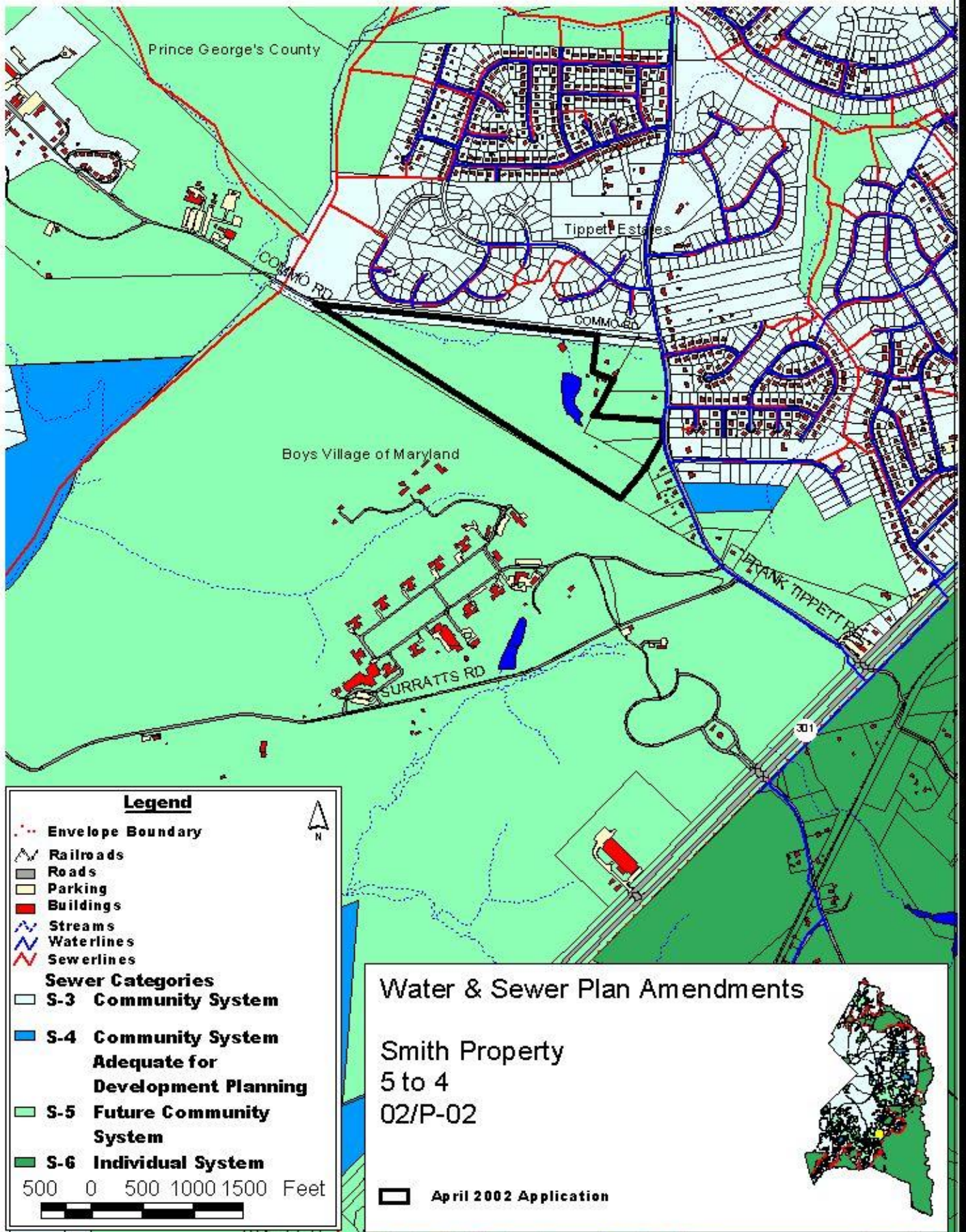
Evangel Temple, Inc./
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5 to 4
02/W-10

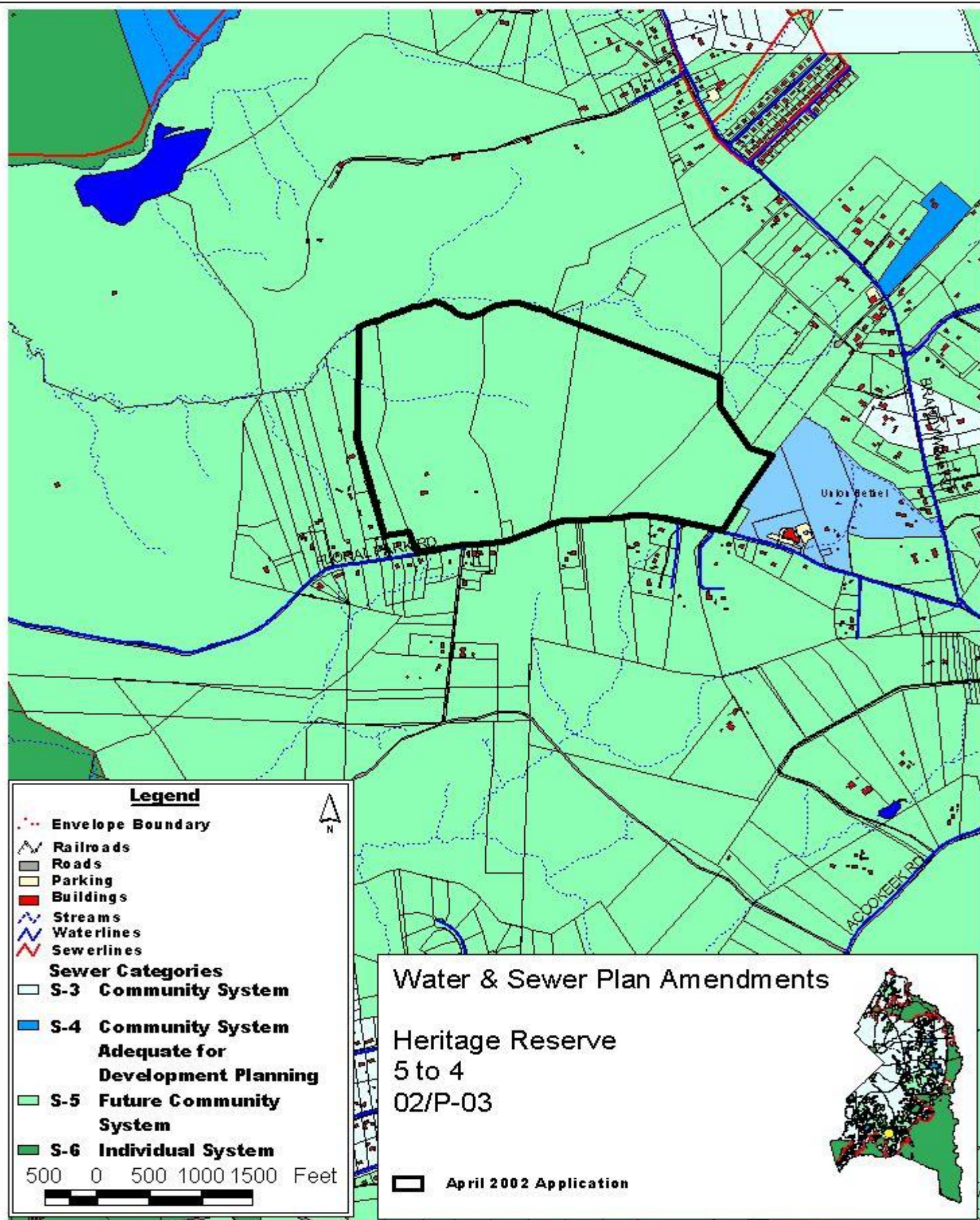
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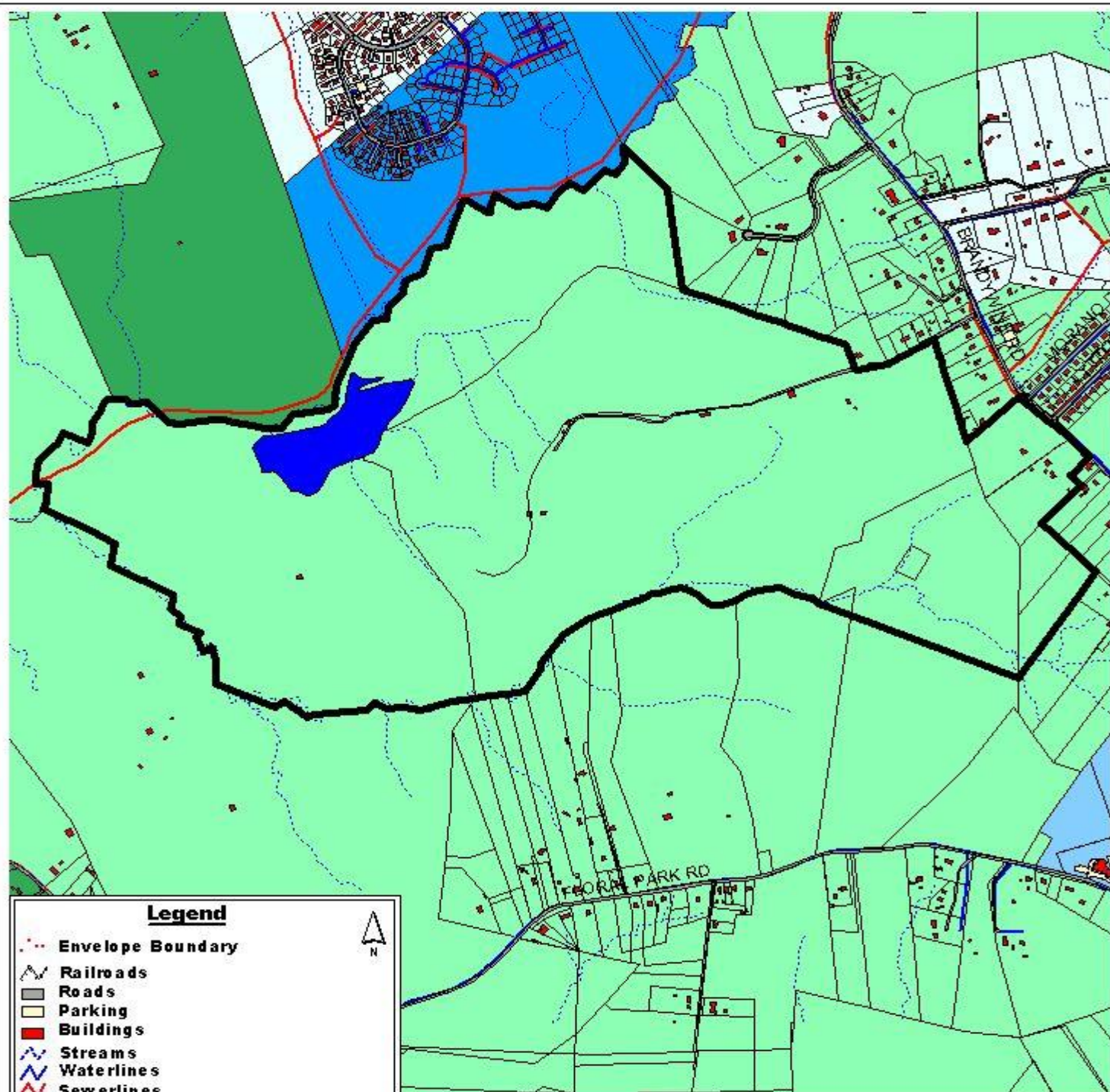












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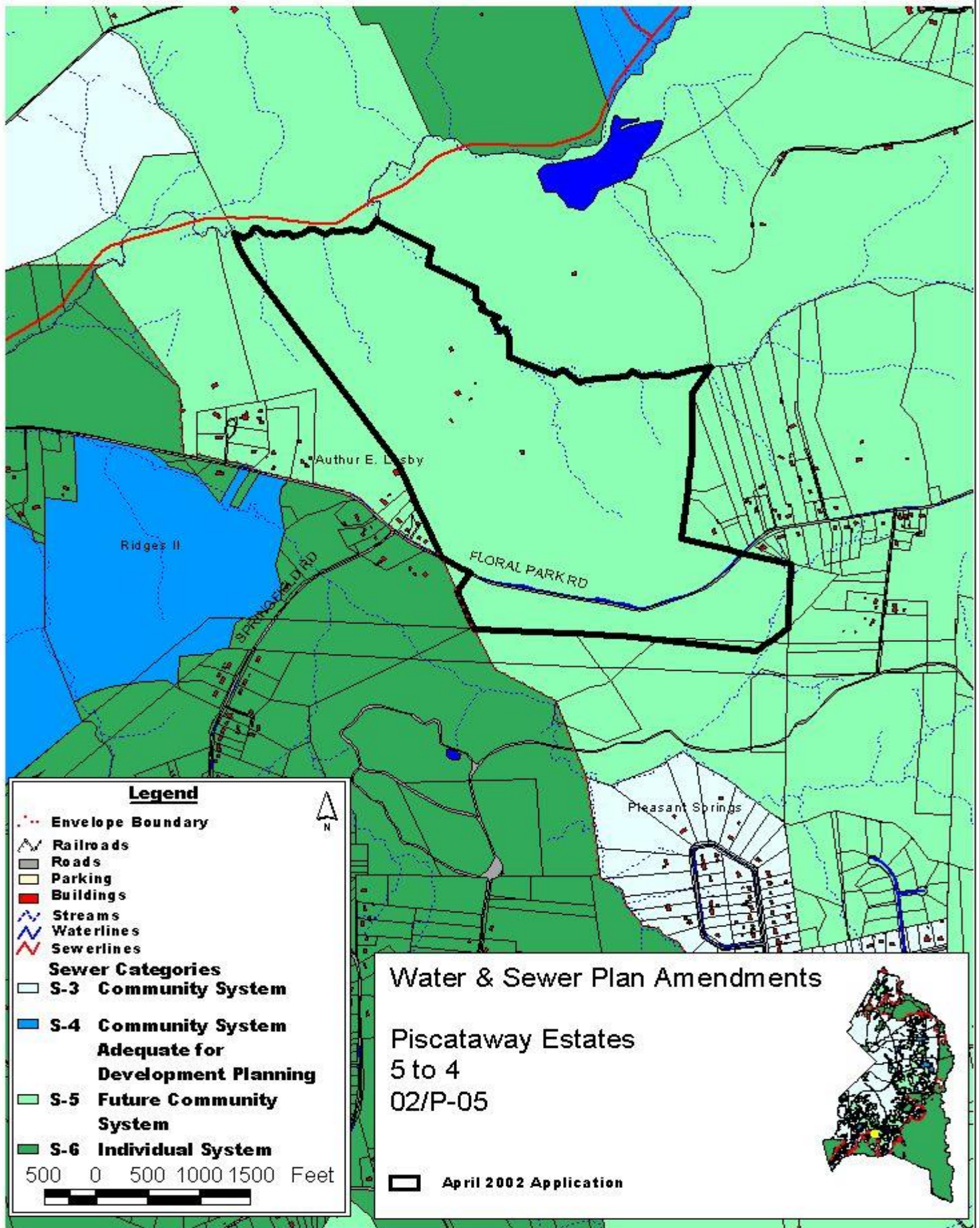
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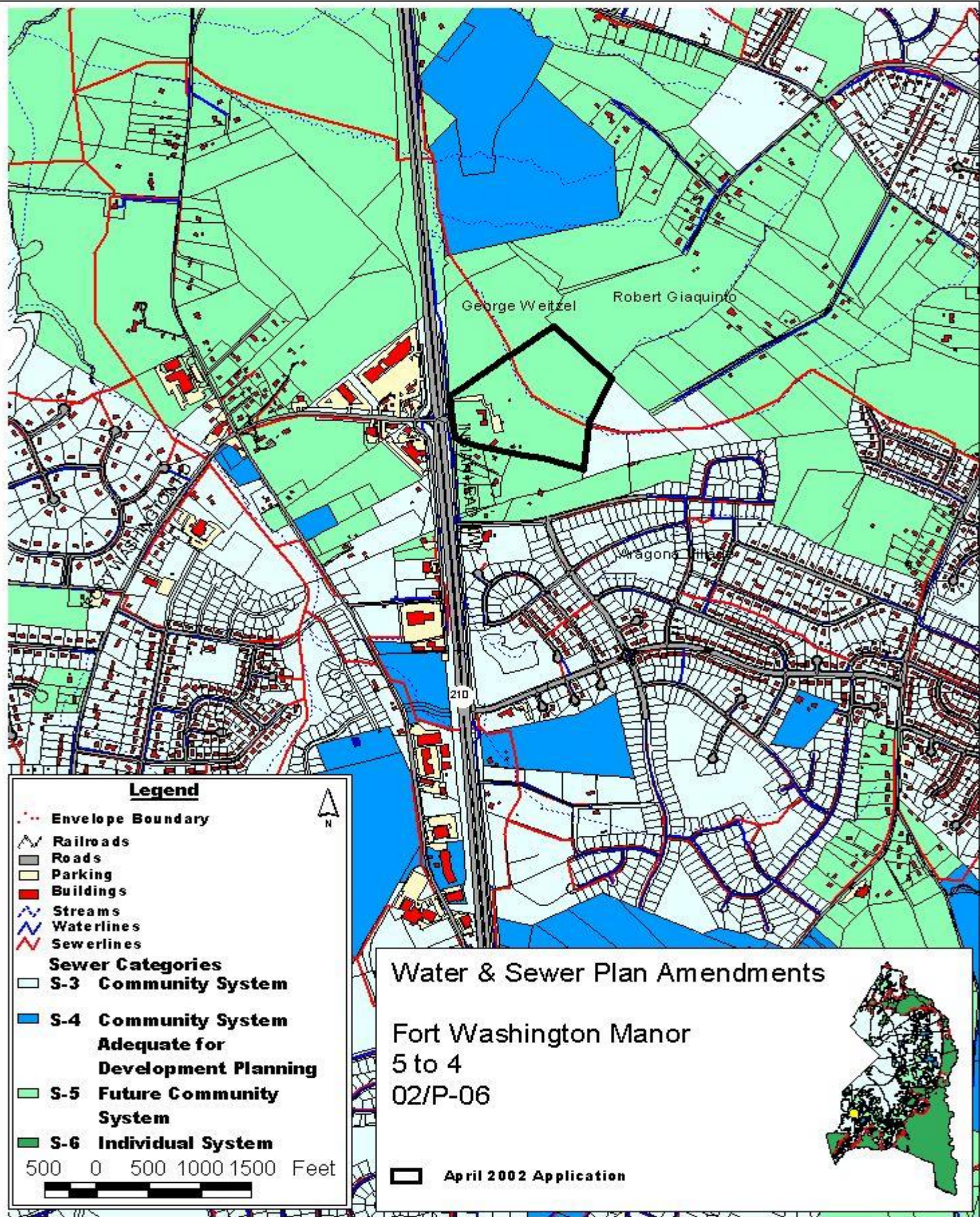
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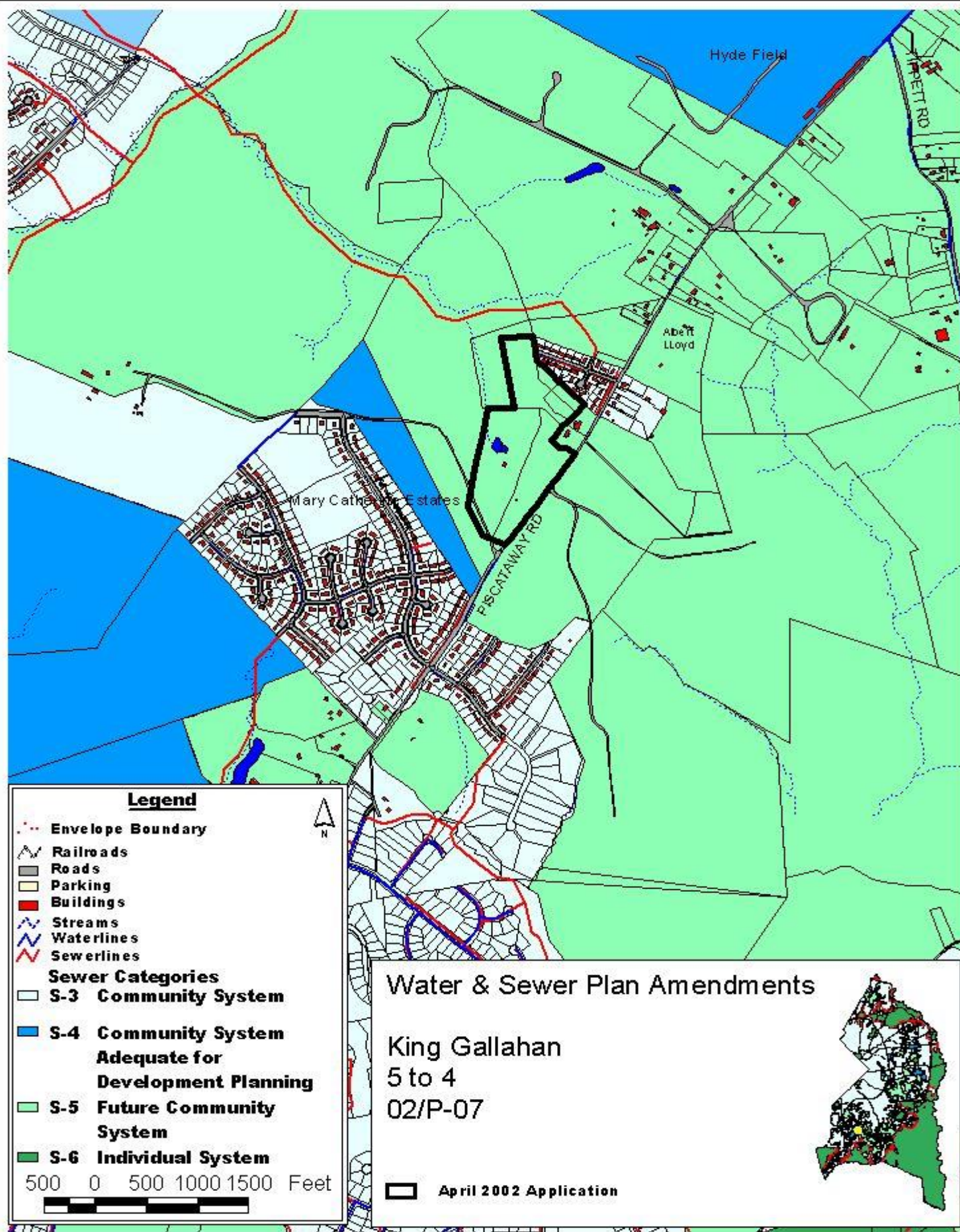
Horse Trail Reserve
5 to 4
02/P-04

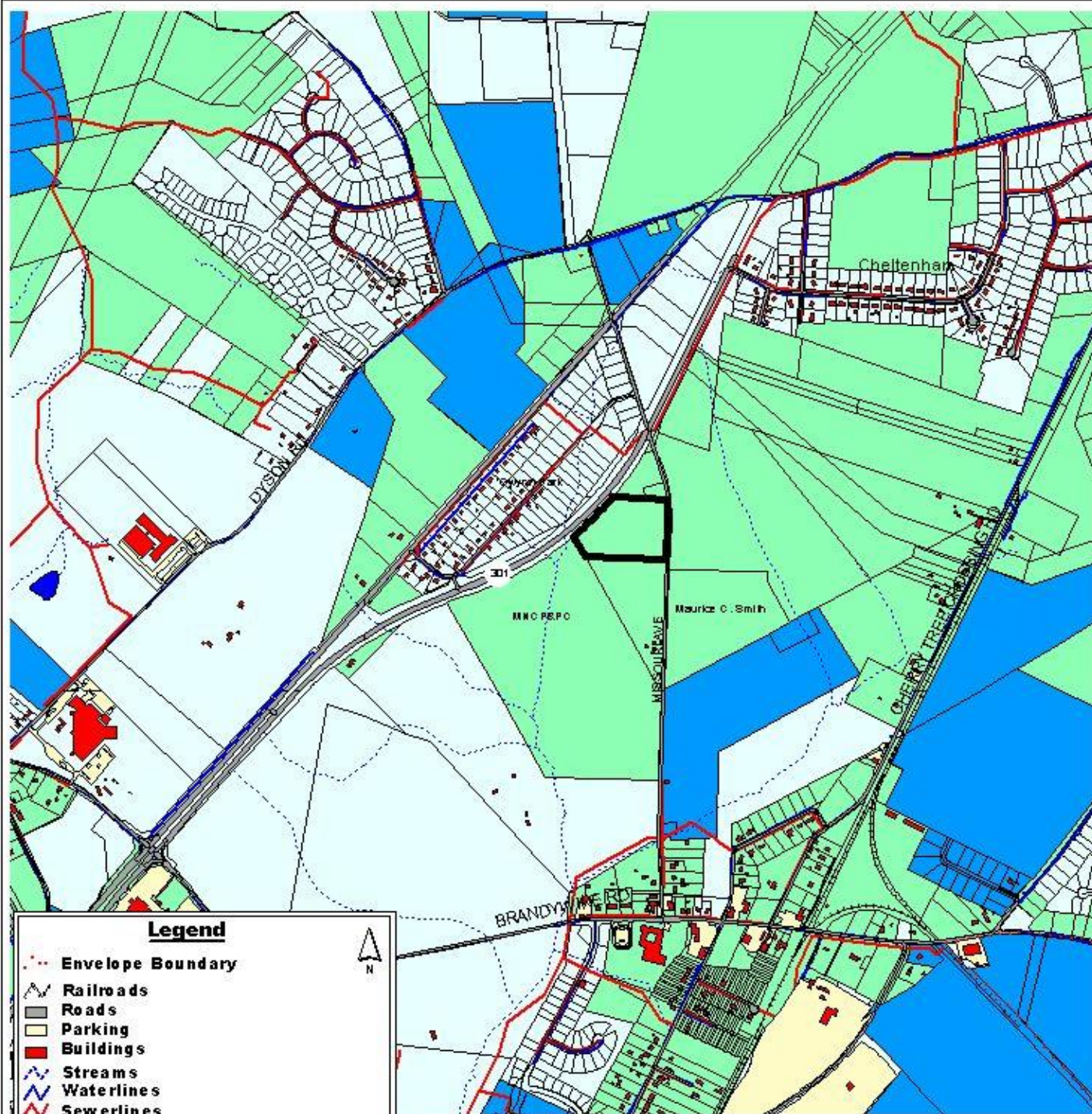
April 2002 Application











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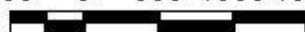
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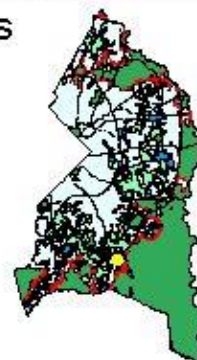
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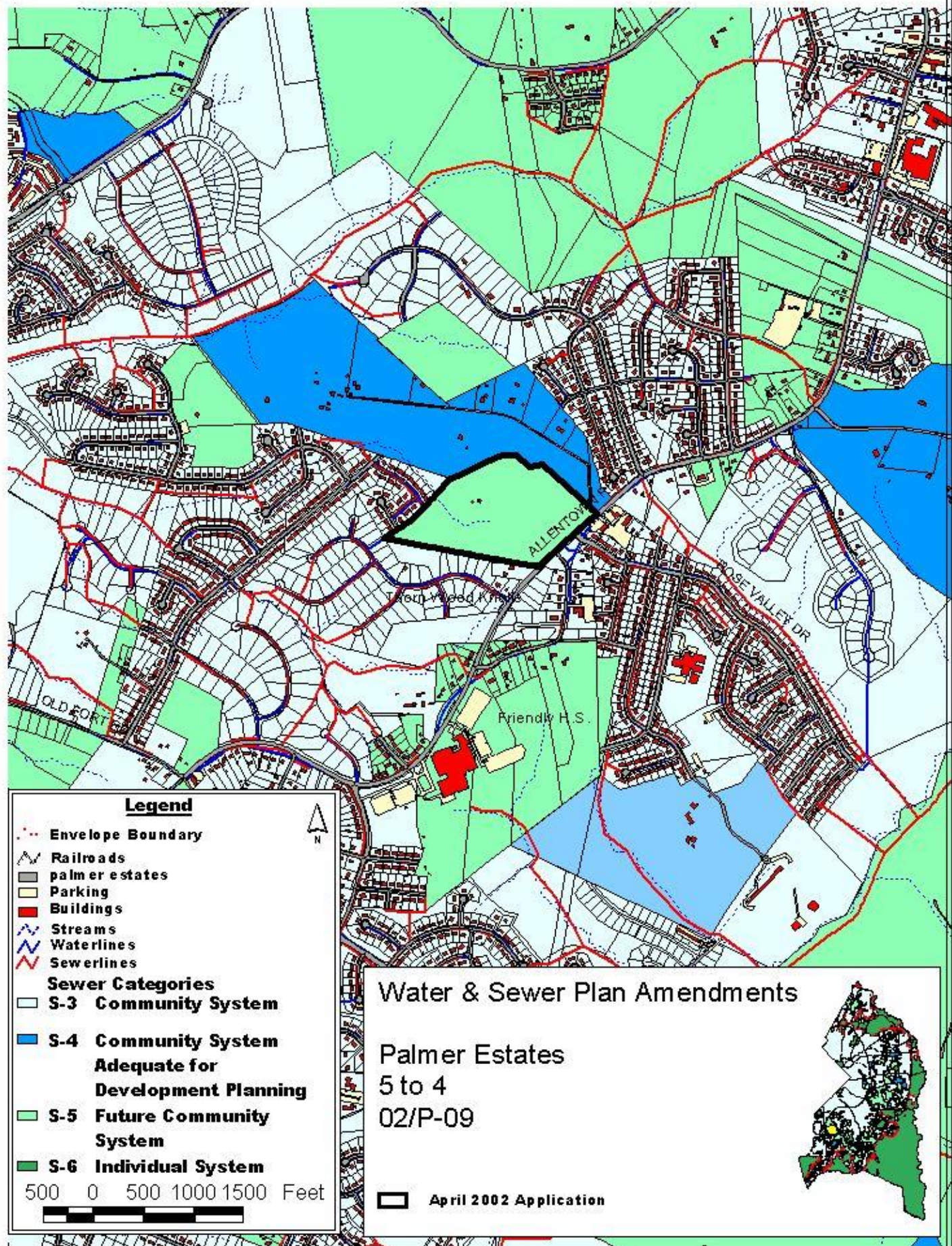


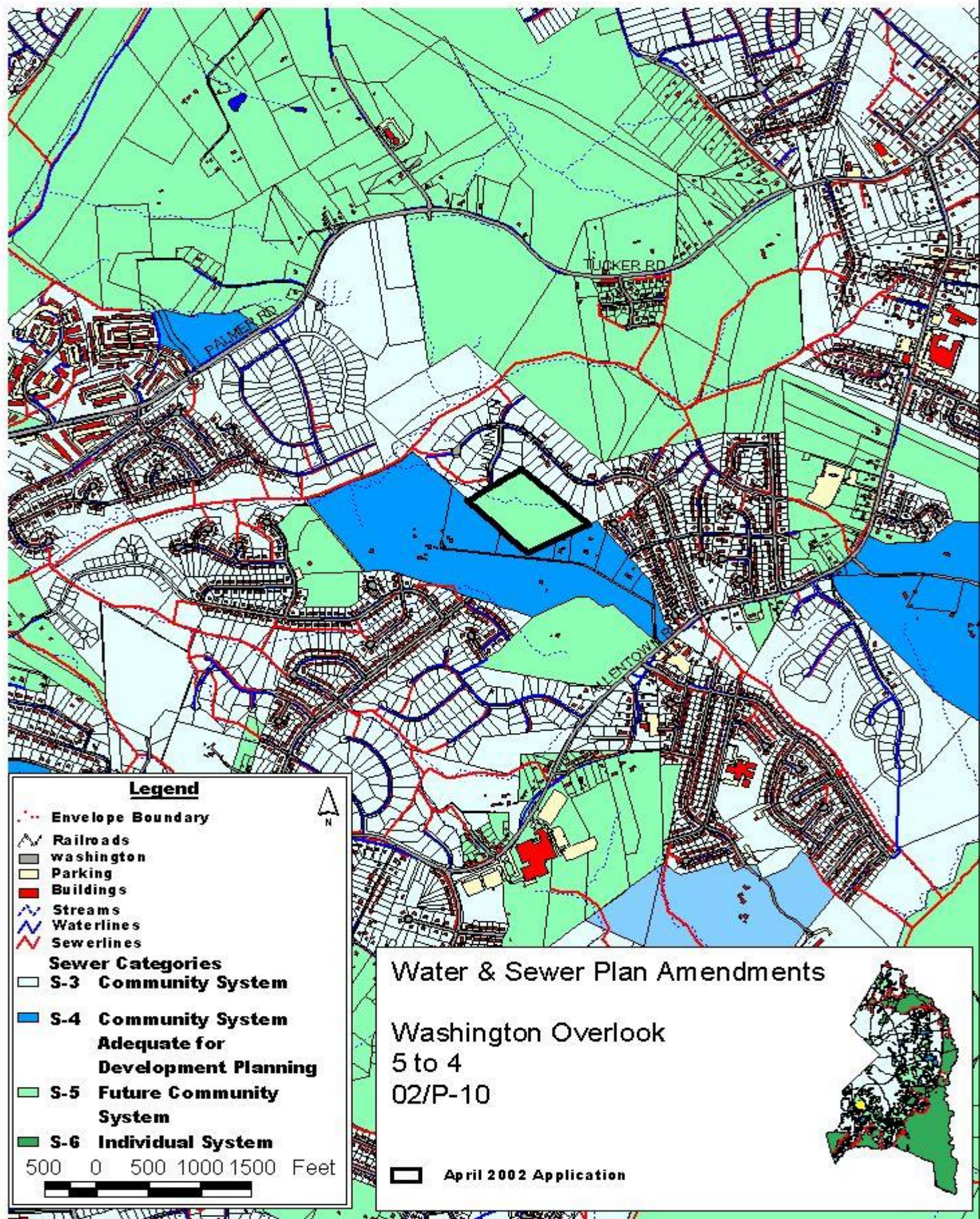
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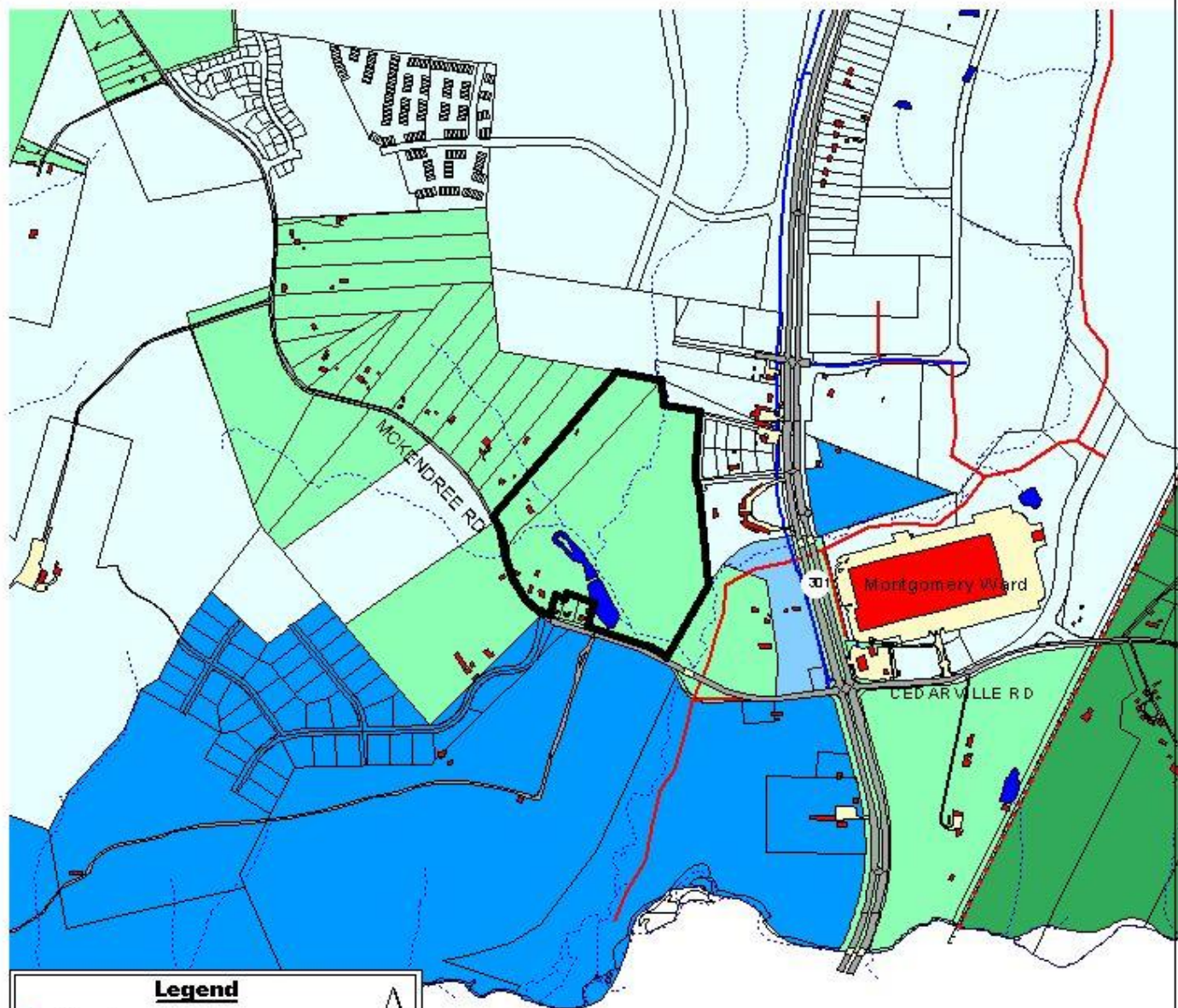
World View Christian Center
5 to 4
02/P-08

April 2002 Application









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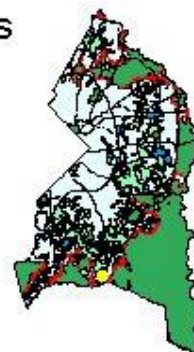
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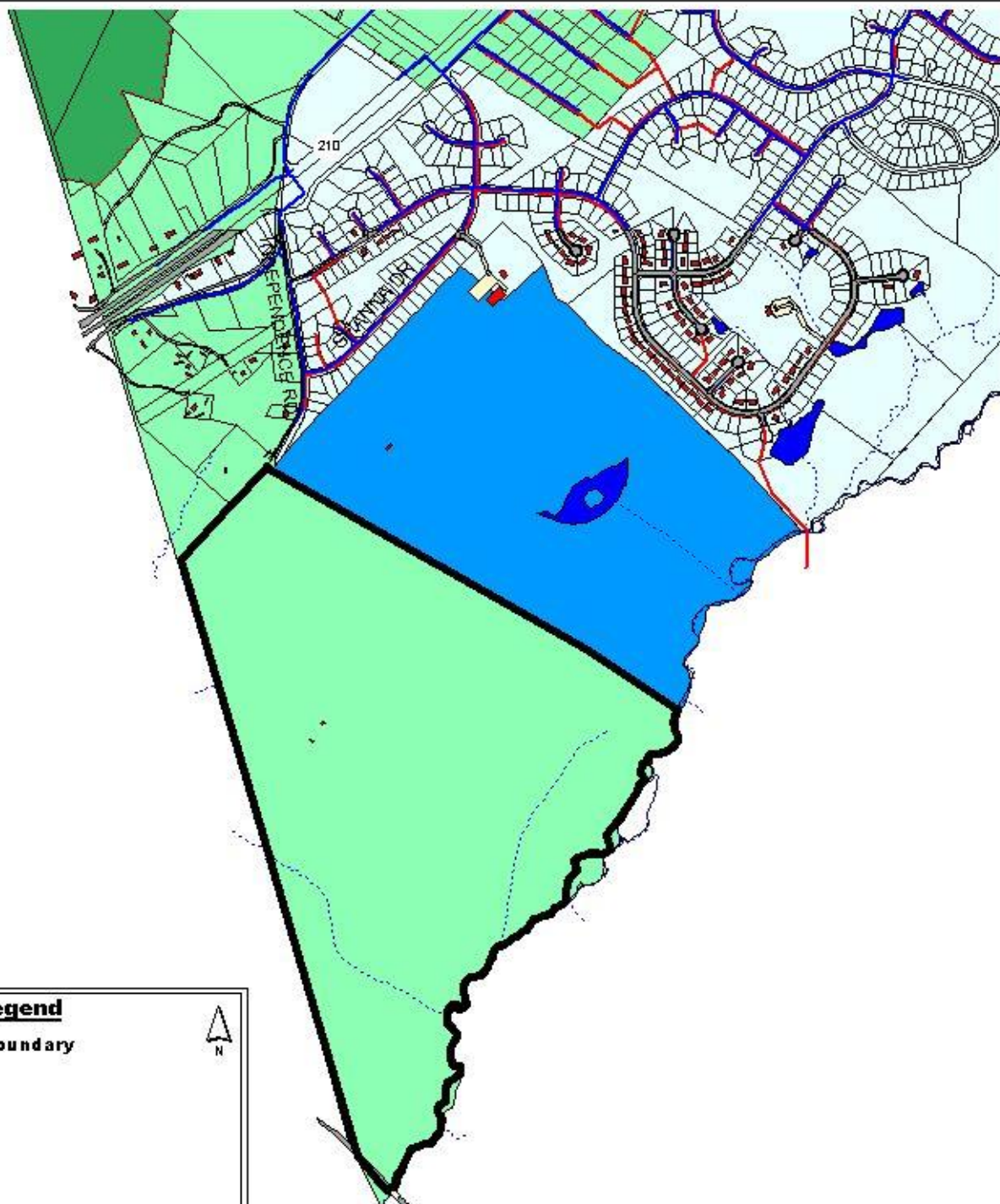


Water & Sewer Plan Amendments

Kissinger Property
5 to 4
02/M-01

▭ April 2002 Application





Legend

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Water & Sewer Plan Amendments

Bell Property/Kingsview
5 to 4
02/M-02

April 2002 Application

