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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session _____ 1990

Resolution No. _____ CR-84-1990

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Bell, Pemberton and Wineland

Co-Sponsors _____

Date of Introduction October 2, 1990

RESOLUTION

A RESOLUTION concerning

Ten Year Water and Sewerage Plan

FOR the purpose of changing the water and sewer service category designations of properties within the 1988 Comprehensive Ten Year Water and Sewerage Plan.

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

WHEREAS, pursuant to said procedures, the County Executive submitted to the County Council his recommendations on water and sewer service requests within the August Cycle of Amendments; and

WHEREAS, the County Council received testimony through an advertised public hearing on the August Cycle of Amendments; and

WHEREAS, the County notified the Washington Suburban Sanitary

Commission, the Maryland-National Capital Park and Planning Commission, the State and County Health Departments, the Department of State Planning and the Department of the Environment of the public hearings and provided each agency with copies of the August Cycle of Amendments.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Prince George's County 1988 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-17-1988 and amended by CR-12-1988, CR-67-1988, CR-103-1988, CR-27-1989, and CR-60-1989, CR-84-1989, CR-102-1989, CR-14-1990, CR-45-1990, CR-53-1990, CR-61-1990, and CR-67-1990 is amended by adding pages II-202 through II-204 the water and sewer service area designations as shown in Attachment A.

BE IT FURTHER RESOLVED that the maps identified as the "Prince George's County, Maryland, 1988 Water Plan" and "Prince George's County, Maryland, 1988 Sewerage Plan", as amended, are hereby further amended to incorporate the approved service category designation changes and the project locations delineated on the maps in Attachment B.

BE IT FURTHER RESOLVED that Table IV-1a, NPDES Discharge Permits is updated by replacing pages IV-11 through IV-15 as shown in Attachment C.

BE IT FURTHER RESOLVED that the Appendix 4, Financial Management Statistics, is updated by replacing pages A-4-1 through A-4-10 as shown in Attachment D.

BE IT FURTHER RESOLVED that the provisions of this Resolution

are severable and if any paragraph, provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances by a court of competent jurisdiction, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining paragraphs, provisions, sentences, clauses, sections, or parts of the Resolution. It is hereby declared to be the legislative intent that this Resolution would be adopted if such illegal invalid, unconstitutional, or inapplicable provision, paragraph, sentence, clause, section or part had not been included herein.

BE IT FURTHER RESOLVED that within five (5) working days of the adoption of this Resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

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

BE IT FURTHER RESOLVED that upon the effective date of this Resolution, it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland Department of the Environment.

Adopted this 13th day of November, 1990.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council

EFFECTIVE: 12/5/90

NOTE: The attached maps and Attachments "C" and "D" are available in hard copy only. Attachments "A" and "B" appear on the following pages.

CR-84-1990 Attachment A

Page 1 of 4

						County Executive	Council
<u>Blue Plains</u>	<u>Development Proposal</u>	<u>Zoning/Acres</u>		<u>Existing</u>	<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>
90/BP-004	Office/warehouse/distribution park with	I-3	113	4	4C	4	4
HIG Laurel	approximately 950,000 square feet and with minimum rent of \$5.50 square foot.						
<u>Western Branch</u>							
90/W-004	78 single-family houses with minimum floor	R-R	45.57	4	3	3 (1)	3 (2)
Stewart Property	area of 1,700 square feet and minimum price of \$160,000.						
90/W-024	152 single-family houses with minimum floor	R-S	96.94	4	3	3 (3)	3 (3)
Winshire	area of 1,850 square feet and minimum price of \$150,000.						
90/W-025	One single-family house.	R-R	.5	S6	S3	S3	S3

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Hillmeade-Flynn

90/W-026	One existing single-family house.	R-E	1+	6	3	6	withdrawn at the
Brock Hall Manor							applicant's request
25/26							

90/W-027	Five single-family houses with minimum	R-E	5.01	6	3	4C	4C
Oak Ridge	floor area of 2,000 square feet and minimum						
	price of \$150,000.						

90/W-028	73 single-family houses with minimum floor	R-E	83.4	6	4	4	4 (4)
Gebhardt	area of 1,421 square feet and minimum price						
Property	of \$260,000.						

90/W-029	Office/warehouse flex space in two	I-1	7.5	4	3	3	3
Greentec II	buildings with a total floor area of						
	150,000 square feet and minimum price						
	of \$7.50 per square foot.						

90/W-030	Office/warehouse flex space in two	I-1	10	S6	S3	S3	S3
Greentec III	buildings with a total floor area of						
	200,000 square feet and minimum price						

of \$7.50 per square foot.

						County Executive	Council
Western Branch	Development Proposal	Zoning/Acres	Existing	Requested	Recommendation	Approval	
90/W-031 Greentec IV	A 27,600 square foot industrial building with minimum rent of \$7.50 per square foot.	I-1 2	S6	S3	S3	S3	
90/W-032 Adnell Property (Shaw Group)	111 single-family houses with minimum floor area of 2,200 square feet and minimum price of \$225,000.	R-R 72.5	4	3	4	withdrawn at the applicant's request	
90/W-033 Trump's Hill	23 single-family houses with minimum floor area of 2,200 square feet and minimum price of \$220,000.	R-80 8.41 R-P-C	4	3	4	withdrawn at the applicant's request	
90/W-038 Marlton Town	A shopping center with 50,000 square feet in total floor area and minimum rent of \$10 per square foot.	C-2 11.6 R-P-C	4	4C	4	4	

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90/W-039	Recreation facilities.	R-R	14	6	4C	4	4
Marlton Addition to Section 33							
90/W-041	One existing single-family house.	R-A	3.63	6	4	4	4
Heathermore IV	Right-of-way for Heathermore Boulevard.						
90/W-042	Two single-family houses with minimum floor	R-A	4.72	6	4	4	4
Heathermore III	area of 2,300 square feet and minimum price of \$240,000. Right-of-way for Heathermore Boulevard.						
90/W-043	14 single-family houses with minimum floor	R-80	10.12	4	4C	4	4
Heathermore II	area of 1,800 square feet and minimum price of \$150,000. Right-of-way for Heathermore Boulevard.						
90/W-044	Two single-family houses with minimum floor	R-A	6.14	6	4	4	4
Heathermore I	area of 2,300 square feet and minimum price of \$240,000. Right-of-way for Heathermore Boulevard.						

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89/P-031	Seven single-family houses with minimum	R-A	16.69	6	4C	6	6
Brown Property	floor area of 2,400 square feet and minimum price of \$250,000.						

90/P-011	One existing single-family house.	R-A	1.0	W6	W3	W6	W6
Lloyd Property							

90/P-013	21 single-family houses with minimum floor	R-R	15	5	4	4	4
Camden Estates	area of 1,000 square feet and minimum price of \$145,000.						

Mattawoman

89/M-017	36 single-family housees with minimum floor	R-A	79.46	6	3	6	6
Mitchell/DeRoze	area of 2,000 square feet and minimum price of \$225,000.						

90/M-007	1,125,000 square feet of warehouse and	I-1	196.7	4	3	3	3
Capitol Proper-	375,000 square feet of office space.						
ties--Brandywine							

						County Executive	Council
<u>Mattawoman</u>	<u>Development Proposal</u>	<u>Zoning/Acres</u>	<u>Existing</u>	<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>	
90/M-008 Doggett House	One single-family house with minimum floor area of 2,200 square feet.	O-S 1.5	W6	W3	W3	W3	
90/M-009 Firehouse Property	50 single-family houses with minimum floor area of 2,500 square feet and minimum price of \$200,000. 75,000 square foot warehouse	R-A 209.83 O-S I-1	6	4C	4	4C	
90/M-010 ADB Auction Systems	Existing use: auto parts warehousing sales, vehicle auctions and administrative offices.	I-2 56.7	6	3	3 (5)	3 (5)	
<u>Water Withdrawal/Point of Discharge</u>							
90/WWP-01	Shopping center with a total floor area	C-S-C 10	Water Withdrawal and		Approve	Deferred to	

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Litten Plaza	of 94,000 square feet and minimum rent of	Point of Discharge	the next cycle
	\$4.50 per square foot.		

Notes:

1. 90/W-004 Stewart Property - County Executive recommended approval of category 3 for R-R development only.
2. 90/W-004 Stewart Property - County Council recommended approval of category 3 for R-R development only.
3. 90/W-024 Winshire - County Executive & County Council recommended approval of category 3 with the following condition, which shall be on the final plat. Building permits may be issued only after the applicant has submitted final architectural renderings and identified the actual builder to DER, the County Executive and the County Council.
4. 90/W-028 Gebhart Property - County Council recommended approval of category 4 with the condition sewer service be provided via a pumping station and not by gravity sewer along the Black Branch.
5. 90/M-010 ADB Auction Systems - County Executive & County Council recommend approval of category 3 subject to final architectural renderings and landscaping plan being approved by the County Executive and the County Council.

AUGUST 1990 CYCLE

Blue Plains

90/BP-004	HIG Laurel	4 to 4C	1
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Western Branch

90/W-004	Stewart's Landing	4 to 3	2
90/W-024	Winshire	4 to 3	3
90/W-025	Hillmeade/Flynn	S6 to S3	4
90/W-026	Brock Hall Manor 24/25	6 to 3	5
90/W-027	Oak Ridge	6 to 3	6
90/W-028	Gebhart Property	6 to 4	7
90/W-029	Greentec Phase II	4 to 3	8
90/W-030	Greentec Phase III	S6 to S3	9
90/W-031	Greentec Phase IV	S6 to S3	10
90/W-032	Adnell Property	4 to 3	11
90/W-033	Trump's Hill	4 to 3	12
90/W-038	Marlton Town Center	4 to 4C	13
90/W-039	Marlton Add. to Section 33	6 to 4C	14
90/W-041	Heathermore IV	6 to 4C	15
90/W-042	Heathermore III	6 to 4C	16
90/W-043	Heathermore II	4 to 4C	17
90/W-044	Heathermore I	6 to 4C	18
90/W-045	Kaine Property	6 to 4C	19
90/W-046	Croom Military Housing	S6 to S3	20
90/W-047	SHA Upper Marlboro Facility	S6 to S3	21

Piscataway

89/P-031	Brown Property	6 to 4C	22
90/P-011	Lloyd Property	W6 to W3	23
90/P-013	Camden Estates	5 to 4	24

Mattawoman

89/M-017	Mitchell/DeRoze Property	6 to 3	25
90/M-007	Capitol Properties-Brandywine	4 to 3	26
90/M-008	Doggett House	W6 to W3	27
90/M-009	Firehouse Property	6 to 4C	28
90/M-010	ADB Auction Systems	6 to 3	29

Water Withdrawal and Point of Discharge

90/WWP-01	Litten Plaza		30
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