

June 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



Victoria Falls
Community Association

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

Signature Club



CYCLE: June 2020 Cycle

CASE #: 20/M-01

WATER AND SEWER CATEGORY AMENDMENT REQUEST

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

CASE NAME: Signature Club

PREVIOUSLY REVIEWED: No

LOCATION: 341 East Manning Road, Accokeek, MD, northwest quadrant of East Manning Road and Berry Road intersection

TAX ACCOUNT #: 0322982

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Yes **SGA:** Tier 2

WATERSHED: Lower Potomac **SEWER BASIN:** Mattawoman **CBCA:** No

PRIORITY FUNDING AREA: Yes

PA: 62 **WSSC GRID:** 221SW01

ACRES: 7.29 **PARCEL/LOT:** Outparcels A & B **TAX MAP and GRID:** 161-E2

EXISTING ZONING CATEGORY: Mixed-Use Transportation (M-X-T)

PROPOSAL: Development of 80 single-family attached [townhouse] dwelling units

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

APPLICANT: Caruso Homes, Inc., by Jeff Caruso

OWNER: Signature Land Holdings LLC, by David Mendick, Manager

BUILDER: Caruso Homes, Inc.

CORRESPONDENT: Ed Gibbs, Esq., Gibbs and Haller, 301-306-0033

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1. **Relationship of the Proposed Project to Land Use and Functional Master Plans:**
 - A. **2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):** The subject property is designated within the Established Communities policy area.

- B. Master Plan:** The 2013 *Approved Subregion 5 Master Plan (CR-80-2013)* Future Land Use Map designates the subject property for future mixed-use development.
- C. Historic Sites and Districts Plan:** The proposed project will have no impact on any known Prince George's County historic sites, historic resources, or archeological resources. Most of Outparcel B was surveyed for archeological resources in 1986 and no sites were identified. Outparcel A has been graded, making it unlikely that any intact sites will be found on that parcel.
- D. 2017 Green Infrastructure Plan:** The entire project area is within the Green-Infrastructure Network. Most of the site is within an Evaluation Area. The wetland area located on Outparcel B is within a Regulated area.

2. **Zoning Status:**

- A. SMA/Existing Zoning:** The 2013 *Approved Subregion 5* sectional map amendment (CR-81-2013) retained the subject property in the M-X-T Zone. Rezoning to M-X-T was approved via A-9960C with Conditions 5 and 6 in Zoning Ordinance 2 – 2006 citing two conditions regarding a community building and a larger bufferyard that are not visible on the site plan submitted with this application:

- 5. The Conceptual Site Plan shall show the proposed community center in a more prominent location.
- 6. The bufferyard required between land uses in the M-X-T Zone and uses on adjoining R-R land shall be doubled.

- B. Pending Zoning and Special Exception Applications:** The property is Zoned M-X-T and is the subject of an approved Conceptual Site Plan (CSP-99050). There are no pending special exceptions or zoning applications on the property.

- C. Permit:** There are no pending permits for the subject property.

3. **Subdivision Status:**

The property is known as Outparcels A and B recorded in land records in plat book VJ 189-9, being subject to preliminary plan of subdivision (PPS) 4-01063 (PGCPB Resolution No. 02-07(A)(C)). The development as proposed will require a new PPS. The property is located within Sustainable Growth Tier II. Section 24-122.01(b)(1) of the Subdivision Regulations requires that all lots in a major residential subdivision be served by public sewer.

4. **Significant Impact on Transportation System:**

The subject property is located along East Manning Road approximately 0.35 miles east of the intersection of MD 210 (Indian Head Highway) and MD 228 (Berry Road). The subject property is provided vehicular access from East Manning Road which is a primary roadway per the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2013 *Approved Subregion 5 Master Plan*.

Future development of this site will require right-of-way dedication and will require coordination with the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works & Transportation (DPW&T). The MPOT designates East Manning Road and MD 228 as planned shared roadways for bicycle facilities and improvements in the immediate vicinity of the subject property. A development of 80 attached dwelling units would generate 56 AM peak-hour trips and 64 PM peak-hour trips. The transportation network impacts of future residential development of this site would be reviewed at subsequent development applications, such as conceptual site plan, preliminary plan of subdivision, and detailed site plan.

5. **Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier II.

6. **Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Accokeek Fire/EMS Company #824, located at 16111 Livingston Road in Accokeek. Police service is provided by Police District VII, headquartered at 11108 Fort Washington Rd in Fort Washington, MD. Police District VII is currently failing police response times for priority calls and mitigation may be required. The subject property is in School Cluster Area 1. A school surcharge will be applied for each dwelling unit at the issuance of the building permit. This project will have minimal impact on public facilities which will be evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

7. **Significant Impact on Natural Resources:**

Outparcel B has a large wetland area with buffers along Manning Road and if impacted, a permit from the Maryland Department of Environment (MDE) will be required. There are no approved Natural Resources Inventory plans (NRI) or letters of exemption for the site. There is an existing Type 2 Tree Conservation Plan (TCP2-116-01) which covers both parcels. Revisions will be required for any change in the development pattern. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program as including sensitive species review areas for rare, threatened, or endangered species and potential Forest Interior Dwelling Species (FIDS) habitat.

8. **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 II, and within the Growth Boundary area.

2018 Water and Sewer Plan: This project is generally consistent with criteria established in the Plan (2018 *Water and Sewer 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.

9. **WSSC:**

Water: A 12" water line in Caribbean Way and in Manning Road East abut this property. Local mains and some main looping are necessary to provide service. Grading is required to achieve ideal pressures during fire flow. Easements in privately owned areas would be required.

Construction of this extension may involve the removal of trees. Local service is inadequate.

Sewer: Average wastewater flow: 16,128 gpd. An 8" sewer line in Caribbean Way and Manning Road abut the property. All sewers must be gravity service. Easements in privately owned areas would be required. Construction of this extension may involve the removal of trees, and temporary disruption of wetlands and stream valleys.

10. Health Department:

This office has no objection to the category change.

11. DPIE (South District):

The subject site is unimproved with access from Caribbean Way which bisects the site. The proposed development has frontage with Manning Road and Berry Road which are linked to Indian Head Highway. The applicant is to apply for a site development concept, site development permits, and all the appropriate entitlement approvals.

Planning Department Recommendation:

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

County Executive Recommendation:

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



Angela D. Alsobrooks
County Executive

Signature Club WSSC Grid 221SW01

Category 5 to 4

June 2020 LA Cycle
Application: 20/M-01

