



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-06111

Application	General Data
Project Name: PORTER PROPERTY Lots 1 & 2 Location: Located along the west side of Rollins Avenue, approximately 150-feet south of its intersection with Modupeola Way. Applicant/Address: Kevin Porter 625 Elfin Avenue Capitol Heights, Maryland 20743 Property Owner: Kevin Porter 625 Elfin Avenue Capitol Heights, Maryland 20743	Date Accepted: 5/4/07
	Planning Board Action Limit: 10/22/07
	Plan Acreage: 0.50
	Zone: R-55
	Lots: 2
	Parcels: 0
	Planning Area: 75A
	Tier: Developed
	Council District: 07
	Election District: 18
	Municipality: N/A
	200-Scale Base Map: 202SE06

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 2/6/07
	Sign(s) Posted on Site and Notice of Hearing Mailed: 9/11/07

Staff Recommendation	Staff Reviewer: John Ferrante
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APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-06111
Porter Property, Lots 1 & 2

OVERVIEW

The subject property is located on Tax Map 73, Grid B-3 and is known as Parcel 326. The property consists of approximately 0.50 acre within the R-55 Zone and is currently unimproved. The property has never been the subject of a prior preliminary plan of subdivision application. The applicant is now proposing to subdivide the property into two lots for the development of detached single-family dwellings in accordance with the conventional standards of the R-55 Zone. Both of the proposed lots meet or exceed the 6,500 square foot minimum net lot area as required in the R-55 Zone.

This application was previously scheduled to be heard by the Planning Board on July 12, 2007. However, on June 28, 2007, the Department of Public Works and Transportation issued revised comments for this application which requested that an 80-foot wide right-of-way width be provided along Rollins Avenue, which fronts the subject property. At the time, the applicant's recent plan submittal reflected a 60-foot wide right-of-width for Rollins Avenue, which was consistent with the prior DPW&T referral memo generated on May 24, 2007, and provided to the applicant at the Subdivision Review Committee Meeting for this application on June 1, 2007. DPW&T had stated that the change within the Rollins Avenue right-of-way width was based on the community-proposed road network recommendations within the 2000 Addison Road Metro Town Center and Vicinity Sector Plan that upgraded Rollins Avenue to collector status.

Another issue that was still pending at the time of the previously scheduled Planning Board Hearing of July 12, 2007, pertained to the water and sewer extensions that were proposed to serve the two-lot development. The preliminary plan submitted proposed the extension of the existing water and sewer lines within the Modupeola Way right-of-way, located just west of the proposed development within the Pleasant Park Subdivision (VJ 185 @ 76). However, any extension of the water and sewer lines within the Modupeola Way right-of-way must first cross private property to reach the proposed subdivision. A 20-foot-wide WSSC easement is proposed across abutting Lot 13, Block 6, within the Pleasant Park Subdivision. The proposed easement will provide a connection to the existing water and sewer lines located within the limits of the Modupeola Way right-of-way, and the extension of the utilities into the northwestern limits of proposed Lot 1 to serve the subject property.

At the June 1, 2007, Subdivision Review Committee Meeting, staff had requested that the applicant submit a written consent letter from the property owners of abutting Lot 13, Block 6, within the Pleasant Park Subdivision, which demonstrates the property owner's consent for the proposed 20-foot-wide WSSC easement, and further indicates the property owner's awareness that this portion of ground will be disturbed. Prior to the scheduled hearing date of July 12, 2007, the applicant had been unable to obtain written consent from the adjacent property owners. In light of the two outstanding issues mentioned above, the applicant requested a continuance to allow additional time to obtain the abutting property owner's written consent for the proposed water and sewer easement, and to revise the preliminary plan to reflect the additional right-of-way width for Rollins Avenue as requested by DPW&T within their revised memo. On July 12, 2007, the Planning Board granted a continuance to an unspecified date.

Since the July 12, 2007, Planning Board Hearing, the applicant has submitted revised plans that properly reflect Rollins Avenue as having an 80-foot-wide ultimate right-of-way width. The applicant has also been successful in obtaining the abutting property owner’s written consent for the proposed off-site water and sewer easement shown on the submitted preliminary plan of subdivision.

SETTING

The subject property is located along the west side of Rollins Avenue, approximately 150-feet south of its intersection with Modupeola Way. To the north and to the west is the Pleasant Park Subdivision (VJ 185 @ 76) consisting of 15 single-family detached residential dwellings and one outlot within the R-55 Zone. To the south and to the east are single-family detached residential dwellings, primarily on larger acreage parcels within the R-55 and the R-R Zones.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Undeveloped/Vacant	Single-Family
Acreage	0.50	0.50
Lots	0	2
Parcels	1	0
Dwelling Units:		
Detached	0	2
Public Safety Mitigation Fee		No

2. **Environmental**—The Environmental Planning Section has reviewed Preliminary Plan of Subdivision 4-06111, for the Porter Property, stamped as received by the Environmental Planning Section on June 18, 2007. The Environmental Planning Section recommends approval of Preliminary Plan, 4-06111, subject to no environmental conditions.

Background

The Environmental Planning Section has no records of previous applications for this property. The property is currently undeveloped and wooded. The current preliminary plan proposes the subdivision of a parcel totaling 0.50 acres into two single-family residential lots.

Site Description

The site is characterized by terrain sloping toward the west, and drains into unnamed tributaries of the Bearverdam Creek watershed in the Anacostia River basin. A review of the available information indicates that there are no streams, 100-year floodplain, wetlands, highly erodible soils, or areas of severe and steep slopes located on the site. Marlboro clay is not found to occur on the site. Rollins Avenue is a collector roadway and generally not regulated for noise. The primary soil types found to occur on the subject property according to the Prince George’s County Soils Survey are Adelphia, Sassafra and Westphalia. These soil series generally exhibit slight to moderate limitations to development when associated with steep slopes and can have impeded drainage and high erosion potential. Based on the information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur within the vicinity of this property. There are

no designated scenic or historic roads adjacent to this property. This property is located in the Developed Tier as delineated on the approved 2002 General Plan.

Environmental Issues Addressed in the Suitland District Heights and Vicinity

The subject property is located within Analysis Area 2 of the Suitland Heights and Vicinity Master Plan. There are no specific environmental recommendations or design standards that require review for conformance. The environmental requirements for woodland conservation and stormwater management are addressed in the Environmental Review section below.

Countywide Green Infrastructure Plan Conformance

The site is not within the designated network of the approved Countywide Green Infrastructure Plan.

Environmental Review

The preliminary plan application has a signed natural resources inventory (NRI/116/06), dated September 21, 2006, which was included within the application package. The preliminary plan shows all the required information correctly and no additional revisions are needed to demonstrate conformance to the NRI.

This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site is less than 40,000 square feet in area and has no previously approved Tree Conservation Plan. A Type I Tree Conservation Plan was not submitted and is not required. A standard letter of exemption from the Ordinance was issued by the Environmental Planning Section, Countywide Planning Division on June 7, 2007. No further information is required at this time as it relates to woodland requirements. The letter of exemption should accompany all future permit applications submitted for this property.

A Stormwater Management Concept Approval Letter (41230-2006-00), dated May 21, 2007, and the associated plan were submitted with the preliminary plan. The approved stormwater management concept plan shows infiltration drywells proposed for each lot as reflected on the TCPI. Requirements for stormwater management will be met through subsequent reviews by the Department of Public Works and Transportation. No further information regarding stormwater management is required at this time.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources, dated June 2003, and the site will therefore be served by public systems.

3. **Community Planning**—The property is located in Planning Area 75A within the Capitol Heights community and is within the limits of the *1985 Approved Master Plan and 1986 Sectional Map Amendment for Suitland—District Heights and Vicinity (Planning Areas 75A and 75B)*. The master plan recommends a medium suburban residential land use for this property. This application proposes a medium suburban residential land use that is consistent with the land use recommendation within the *1985 Approved Master Plan and 1986 Sectional Map Amendment for Suitland—District Heights and Vicinity*.

The 2002 General Plan locates this property within the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density residential neighborhoods. This application proposes a medium-to high-

density residential neighborhood which is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier.

The 1986 Approved Sectional Map Amendment for Suitland—District Heights and Vicinity, retained this property within the R-55 Zone.

4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations the Park Planning and Development Division recommends that the applicant pay a fee-in-lieu of parkland dedication because the land available for dedication is unsuitable due to its size and location.
5. **Trails**—There are no master plan trails issues identified in the Adopted and Approved Suitland-District Heights and Vicinity Master Plan or the Approved Addison Road Metro Town Center Sector Plan that impact the subject property. The site is just outside the sector plan’s designated boundary limits and is situated approximately one mile to the southwest of the Addison Road Metro. The sector plan does recommend sidewalks along all major roads to accommodate pedestrian movement to Metro and to the Town Center. There is an existing sidewalk along the west side of Rollins Avenue that terminates at the subject property. The Transportation Planning Section recommends the continuation of this sidewalk across the property’s entire street frontage of Rollins Avenue
6. **Transportation**—The following are the Transportation Planning Section’s comments concerning site access, geometric design and traffic impact of the subject application. The application proposes the subdivision of an existing acreage parcel into two new building lots for the development of detached single-family dwellings. The proposed subdivision would have a minimal impact on the adjacent roadways, therefore, a traffic study was not requested from the applicant

Site Access Evaluation: Rollins Avenue is a planned collector roadway having an 80-foot-wide right-of-way. The Transportation Planning Section recommends that the two lots utilize an abutting driveway design at the common boundary line so that only a single access point from Rollins Avenue is needed to serve both of the proposed lots.

Master Plan Rights-of-Way to be dedicated or recommended to be placed in reservation: The proposed lots will be located along Rollins Avenue, a planned collector facility as designated within the Approved Addison Road Metro Town Center Sector Plan. The revised preliminary plan submitted shows dedication of 40 feet along the site’s entire street frontage of Rollins Avenue.

TRANSPORTATION STAFF FINDINGS

The application is a preliminary plan of subdivision for a residential development consisting of two single family lots. The proposed development of one net residence would generate 2 AM and 2 PM peak-hour vehicle trip as determined using *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The site is within the Developed Tier, as defined in the General Plan for Prince George’s County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies

need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly traffic controls) if deemed warranted by the appropriate operating agency.

Due to the limited trip generation of the site, the Prince George’s County Planning Board could deem the site’s impact at this location to be de minimus. The Transportation Planning Section would therefore recommend that the Planning Board find that 2 AM and 2 PM peak-hour trips will have a de minimus impact on the nearby roadways and intersections.

TRANSPORTATION STAFF CONCLUSIONS

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George’s County Code if the application is approved with conditions.

- 7. **Schools**—The Historic Preservation and Public Facilities Planning Section have reviewed this preliminary plan for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following.

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 7	Middle School Cluster 4	High School Cluster 4
Dwelling Units	2 DU	2 DU	2 DU
Pupil Yield Factor	.24	.06	.12
Subdivision Enrollment	.48	.12	.24
Actual Enrollment	33,058	13,185	17,855
Completion Enrollment	215.75	52	104
Cumulative Enrollment	3.36	.84	1.68
Total Enrollment	33,277.6	13,237.96	17,960.92
State Rated Capacity	39,187	11,256	16,332
Percent Capacity	84.92%	117.60%	109.97%

Source: Prince George's County Planning Department, M-NCPPC, January 2007

County Council bill CB-31-2003 establishes a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,671 and \$13,151 to be a paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section finds that this project meets the

adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003 and CR-23-2003.

- 8. **Fire and Rescue**—The Historic Preservation & Public Facilities Planning Section has reviewed this subdivision plan for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.

The Public Facilities Planning Section has determined that this preliminary plan is within the required 7-minute response time for the first due fire station Chapel Oaks, Company 38, using the 7 Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire Department.

Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn fire and rescue personnel staffing levels.

The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

- 9. **Police Facilities**—The subject property is located in Police District III. The response time standard is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on May 4, 2007.

Reporting Cycle	Previous 12 Month Cycle	Emergency Calls	Nonemergency
Acceptance Date 5/04/2007	4/06-4/07	9 minutes	15 minutes
Cycle 1	5/06-5/07		
Cycle 2	6/06-6/07		
Cycle 3	7/06-7/07		

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on May 24, 2007.

The Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police personnel staffing levels.

- 10. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Porter Property and has no comments to offer.
- 11. **Stormwater Management**—The Department of Public Works and Transportation has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #41230-2006-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
- 12. **Historic**—A Phase I archeological survey is not recommended on the .50-acre Porter Property, located at 1501 Rollins Avenue in Capitol Heights, Maryland. A search of current and historic

photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no archeological sites or historic sites within a one-mile radius of the subject property.

However, Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies, or federal permits are required for a project.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Revise general note no. 18 to demonstrate that the standard letter of exemption from the Woodland Conservation Ordinance was issued on June 7, 2007 (not June 6th), and further add to the existing note that the site is exempt because it contains less than 10,000 square feet of existing woodland, and has no previously approved tree conservation plans associated with the property.
 - b. Provide a general note which references companion NRI/116/06.
2. Development of this site shall be in conformance with the Stormwater Management Concept Plan, #41230-2006-00 and any subsequent revisions.
3. Prior to approval of the final plat of subdivision the applicant, his heirs, successors and or assignees shall pay a fee-in-lieu of parkland dedication.
4. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Rollins Avenue unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
5. The applicant, his heirs, successors and or assignees shall utilize an abutting driveway design, constructed per DPW&T standards and requirements, which provides a common apron or a single access point to Rollins Avenue at the common boundary line, if deemed appropriate by DPW&T upon the issuance of street construction permits.
6. The applicant, his heirs, successors and or assignees shall dedicate a minimum of 40 feet from the existing centerline of Rollins Avenue along the property's entire street frontage.

STAFF RECOMMENDS APPROVAL OF PRELIMINARY PLAN APPLICATION 4-06111