

LAND USE PETITION IN THE BOWIE PLANNING AREA

Md.-National Capital Park and Planning Commission ID: Loneragan Property  
Preliminary Subdivision Plan #4-06103  
Bowie Advisory Planning Board # 06-21 Date: January 11, 2007

**INTRODUCTORY NOTE: The proposed application is a request for approval:**

- (a) of a zoning type case involving the specific use of land;
- (b) of a conceptual site plan;
- (c) to subdivide property into building lots and obtain adequate public facilities approval;
- (d) of a site plan for building and parking design, landscaping, architecture, etc.

under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to three (3) minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

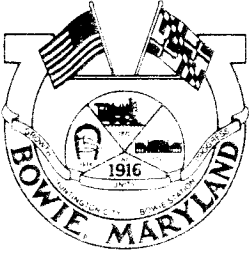
**GENERAL DATA:**

1. Nature of Petition: Preliminary Subdivision Plan
2. Petitioner: Loneragan Development, Inc.
3. Represented by: Russ Warfel, Meyers, Rodbell and Rosenbaum, P.A.
4. Location of Petitioned Property: Church Road (east side, approximately 0.6 mile south of U.S. Route 50)
5. Proposed Use of Petitioned Property: 15 Single-Family Residential Lots
6. Size/Zone of Petitioned Property: 24.18 Acres/Zoned: R-E (Residential Estate)
7. Date of Hearing before BAPB: Tuesday, December 12, 2006
8. Date of Hearing before City Council: Tuesday, January 16, 2007 at 8:00 p.m.
9. Date of Hearing before M-NCPPC: Thursday, January 18, 2007
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

NOTICES/LEGALS	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	11/20/06	13
Notice sent to Parties of Record	N/A	
Date Signs Posted:	11/20/06	1
Date Legal Sent:		
Date Legal Appeared:		

**RECOMMENDATIONS:**

12. Department of Planning & Economic Development Recommendation:  
The Department of Planning & Economic Development staff recommends **APPROVAL**.
13. Bowie Advisory Planning Board Recommendation:  
At its meeting on December 12, 2006, the BAPB voted to recommend **APPROVAL**.



# City of Bowie

2614 Kenhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

TO: City Council

FROM: Ron Skotz, Chairman  
Bowie Advisory Planning Board

SUBJECT: Preliminary Subdivision Plan #4-06103  
Lonergan Subdivision  
Parcel 11; Tax Map 54  
Church Road

DATE: January 11, 2007

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The Bowie Advisory Planning Board (BAPB) met on Tuesday, December 12, 2006 to review an application for a Preliminary Subdivision Plan, which proposes to create 15 single-family residential building lots using a conventional lotting pattern. The areas of the proposed building lots range from 40,130 sq. ft. (Lot 15) to 79,183 sq. ft. (Lot 11). (Although the Lot Size Averaging (LSA) technique is permitted by the County Subdivision Ordinance and was used on the adjacent Rodenhauer subdivision that the City Council and County Planning Board recently approved, LSA is not being applied in this proposal.) The subject property, which is not located within the corporate boundaries of the City, contains 24.18 acres and is zoned R-E (Residential Estate), where the proposed residential subdivision is permitted by right in this zone under the Prince George's County Zoning Ordinance. Vehicular access to the subject property will be via the Rodenhauer Property (Preliminary Plan #4-06063). The Lonergan Property (subject site) does not have access to, or frontage on, Church Road.

### Presentations

Mr. Frank Stevens, of the City Planning staff, addressed the Board, reviewed the staff report, and directed the Board's attention to a Power Point presentation regarding the application. He continued by noting the criteria cited in the staff report that need to be satisfied in order for a Preliminary Subdivision Plan to be approved. Mr. Stevens noted that he and the applicant's attorney (Mr. Russ Warfel) have discussed the staff report, which recommends approval, and the conditions therein, and that Mr. Warfel agreed with the three (3) staff conditions.

Mr. Russ Warfel, an attorney with the firm of Meyers, Rodbell and Rosenbaum, P.A., was in attendance representing the applicant. Mr. Warfel stated that he agreed with the conditions in the staff report.

### **Questions by BAPB Members**

Questions by BAPB members centered on the following:

- **What is the schedule for access to the site?** Mr. Warfel indicated that access depends on the developer (PDC, Inc.) of the adjacent Rodenhauer property, since access to the subject property would be achieved via that adjoining property. Mr. Warfel also noted that the applicant is also working with PDC on other matters as well, including the construction of the WSSC pump station on the Rodenhauer property, which will serve both subdivisions.
- **How are AM and PM trips calculated?** Mr. Stevens responded that a formula is used to calculate morning and evening peak hour trips in and out of the subject property. The formula includes the number of residential lots within the project (15) multiplied by an industry-wide applied multiplier, developed by the ITE Trip Generation Manual and Prince George's County, which is different for AM and PM peak hour trips. The results in this case are: 12 AM peak hour trips (2 trips in/10 trips out); and, 14 PM peak hour trips (9 trips in/5 trips out). (See staff report.)
- **How many lots will have access from Church Road and from the internal street?** Mr. Stevens stated that no lots in this project would have direct vehicular access to or from Church Road. Between the Lonergan subdivision and the PDC project, approximately 21 residential lots will have access from the internal street that serves both developments.

### **Public Hearing**

Since no one signed up to speak during the public hearing portion of the meeting, Chairman Skotz declared that the public hearing had been held and closed that portion of the meeting.

### **BAPB Discussion**

There was no further discussion by the BAPB.

### **BAPB Motion**

Mr. George Nash moved for approval of Preliminary Subdivision Plan #4-06103, including the three conditions noted in the staff report. The motion, seconded by Mr. Ray Loftin, passed unanimously, 4-0.

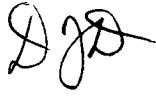


# City of Bowie

2614 Kennhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

**To:** City Council

**From:** David J. Deutsch   
City Manager

**Subject:** Preliminary Subdivision Plan #4-06103  
Lonergan Subdivision  
Parcel 11; Tax Map 54  
Church Road

**Date:** January 11, 2007

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### I. General Information

Owner/Applicant/Developer: Lonergan Development, Inc.

Subject: Preliminary Subdivision Plan #4-06103

Project Name: Lonergan Subdivision

Location: Church Road (east side, approximately 0.6 mile south of U.S. Route 50) (Attachment 1)

Acreage: 24.18 acres

Existing Zoning: R-E (Residential Estate)

Existing Land Uses: Vacant (Previously-existing structures were razed earlier this year)

Surrounding Land Uses and Zoning:

North: Residential (Collingbrook-under construction); zoned R-E

South: Residential (Vacant-PDC Preliminary Subdivision Plan approval pending); zoned R-E

East: Residential (Collingbrook-under construction); zoned R-E

West: Residential (Collingbrook-under construction); zoned R-E

Master Plan Land Use Category: Residential Low Density (Master Plan)

Sectional Map Amendment: R-E in 1991 SMA; retained in 2006 Master Plan/SMA

Water and Sewer Categories: Water Category W-4; Sewer Category S-4

Police: District II (Bowie Substation)

Fire Engine Service: Pointer Ridge Fire Station (Company #43)

Medic Service: Pointer Ridge Fire Station (Company #43)

Ambulance Service: Pointer Ridge Fire Station (Company #43)

Public Schools: Elementary School – Woodmore Elementary School  
Middle School – Benjamin Tasker Middle School  
High School – Bowie High School

## **II. Project Description**

The applicant is proposing to create 15 single-family residential building lots using a conventional lotting pattern for R-E zoned property. The areas of the proposed building lots range from 40,130 sq. ft. (Lot 15) to 79,183 sq. ft. (Lot 11). (Although it was used on the adjacent Rodenhauser subdivision, the Lot Size Averaging technique permitted by the County Subdivision Ordinance is not being applied with this proposal.)

Vehicular access to the subject property will be via the Rodenhauser Property (Preliminary Plan #4-06063), which the Council recently reviewed, recommending approval with conditions. The Lonergan Property does not have access to, or frontage on, Church Road.

The development has an approved Stormwater Management Concept Plan (#4563-2005), which was submitted and approved in March, 2005 by the County's Department of Environmental Resources. No central stormwater management facility is proposed; stormwater will be handled by Low Impact Development techniques, including open section roadways with grass swales and on-site dry wells (also discussed in more detail below in Section IV. B.). (This technique was approved and is being used in the Rodenhauser Property subdivision (#4-06063).

All of the woodland tree conservation requirements are being met on-site (discussed in more detail below in Section IV. C.).

## **III. Stakeholders Meeting**

A Stakeholders Meeting was held on Thursday, December 7, 2006. Only the applicant, his representative and staff attended; no one from the public was present.

## **IV. Analysis of Preliminary Plan #4-06103 (Attachment 2)**

Pursuant to Subtitle 24 (Subdivisions), a preliminary subdivision may be approved if the Planning Board finds:

- that adequate public facilities exist or are programmed for the area within which the subdivision is located; and,
- the subdivision is designed in accordance with the provisions for woodland conservation and tree preservation.

The Subdivision Regulations also state that the submission of a stormwater management concept plan may be required prior to approval of the preliminary plan.

**A. Adequate Public Facilities (APF)**

**1. Water and Sewerage Facilities**

The subject site is in Water Category W-4 and Sewer Category S-4, meaning that the community system is adequate for development planning, the proper zoning exists for the site, adequate service is available to the site, and there is an adequate description of the development proposal. The development is proposed to be serviced by public water and sewer.

**COMMENT: After the final plat is approved, the property will be advanced to Category 3 for both water and sewer. Thus, the site will be served by public water and sewer. WSSC will review and approve design plans for connecting water and sewer service to their system. This criterion is satisfied.**

**2. Police Facilities**

The subject site is located with Police District II. According to Park and Planning's Historic Preservation and Public Facilities Planning Section, the standard response times for that District are 25.00 minutes for non-emergency calls and 13.00 minutes for emergency calls.

**COMMENT: According to the referral from Park and Planning's Historic Preservation and Public Facilities Planning Section, the response times for emergency calls (10.00 minutes) and non-emergency calls (23.00 minutes) are met for this site. Therefore, no police mitigation fee is required to be paid by the applicant. Pursuant to CB-69-2006 (adopted August 10, 2006), staffing level requirements have been suspended and are no longer applicable to emergency services. Therefore, this criterion is satisfied.**

**3. Fire and Rescue Facilities**

According to Park and Planning's Historic Preservation and Public Facilities Planning Section referral, the site of this subdivision is within the required 7-minute response time for

the first due fire/rescue/medic station (Pointer Ridge, Company #43).

**COMMENT:** Since the required response time is met, no mitigation fee is required.

The County Code requires the installation of automatic fire suppression systems for most structures, and a determination in that regard would be made by the County Fire Marshall during the review of building permits for this project.

Based on the above, this criterion is satisfied.

4. **School Facilities**

**COMMENT:** On June 17, 2003, the County Council unanimously voted to approve legislation that eliminated the existing County APF test with respect to schools and the waiting period and replaces them with an increased School Facilities Surcharge. The School Clusters impacted by this project are: Elementary School Cluster #3 (110.33% capacity); Middle School Cluster #2 (111.90% capacity); and, High School Cluster #2 (124.49% capacity). Under CB-31-2003, effective July 1, 2003, the Schools Surcharge will be \$12,000/unit for projects located in this portion of the County. (Under CB-31, this surcharge may be adjusted for inflation.) The Surcharge funds can be used anywhere within the County “for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.” Pursuant to CB-31-2003, and adjusting the surcharge for inflation (\$13,151/lot), the total school revenue raised by the Schools Surcharge for this development is \$197,265. The staff of the Historic Preservation and Public Facilities Planning Section of the Park and Planning Commission finds this project meets the adequate public facilities for school facilities established in the County Subdivision Ordinance and County legislation.

Because all three (3) school clusters are over 100% capacity, it is recommended that the City send a letter to Prince George’s County requesting that this inadequacy be resolved.

5. **Traffic Impacts**

**COMMENT:** Since it has sufficient traffic data for the Church Road corridor from previously approved projects, Park and Planning’s Transportation Division did not

require the submission of a Traffic Impact Study for the proposal. However, based on standard data for residential developments with lot characteristics such as those proposed in this case, the project would generate:

12 AM peak hour trips (2 trips in/10 trips out);  
and,

14 PM peak hour trips (9 trips in/5 trips out)

With respect to the distribution of site-generated traffic, again, based on previously used methods, the following trip assignments from this project may be made:

15% of the trips to Mount Oak Road;

15% of the trips toward Central Ave. (MD Rt. 214);

20% of the trips to MD Rt. 450; and,

50% of the trips west on Woodmore Road

Since the Church Road/Mount Oak Road/Woodmore Road intersection is fully funded for construction in the County CIP, and since the site does not have frontage on or direct access to Church Road, the County will not be recommending any contribution for improvements to the aforementioned intersection or any type of improvements along Church Road. However, in the past, the County has required developers in the Church Road corridor to either construct roadway improvements or pay a fee-in-lieu for improvements that is targeted for Church Road within the vicinity of the subject property. Since the subject property does not have frontage on Church Road, but 100% of the traffic from the subject development will be using Church Road to enter and exit the site, it is recommended that a pro-rata contribution, determined by the Prince George's County Department of Public Works and Transportation, be paid prior to the issuance of the first building permit for this project. Upon payment of the fee-in-lieu, this criterion will be satisfied.

**B. Stormwater Management Concept Plan (Attachment 3)**

A Stormwater Concept Plan (#4563-2005) was submitted and approved in March, 2005 by the County's Department of Environmental Resources (which has jurisdiction) and is still valid. This plan proposes to handle stormwater management via roadway open sections with grass swales and dry wells (where

necessary) in the rear areas of the residential lots. Water from all gutters/downspouts will be directed to the dry wells.

**COMMENT:** Staff finds this criterion met.

**C. Woodland Conservation and Tree Preservation (Attachment 4)**

A Type I Tree Conservation Plan (TCP-I) has been submitted for review as part of the proposed subdivision application.

**COMMENT:** According to the Woodland Conservation worksheet provided by the applicant's consultant, 2.72 acres of the site are wooded. Approximately 2.00 acres of the site will be retained as woodlands, and an additional 2.34 acres will be reforested. Under the County's Woodland Conservation policy and formula, 4.34 acres of woodland conservation are required to be, and will be, provided on site as a result of developing the subject property. Thus, all tree mitigation requirements are being met on site.

The TCP identifies five (5) specimen trees on the property. Four (4) of the five (5) trees will be preserved. Tree #1 (32" Black Cherry tree, fair condition on proposed Lot 1) will be removed, as it is in an area proposed to be re-graded. Trees #2 through #5 will be preserved, as they are in located in a future tree preservation area (Parcel A). Trees #2 through #5 should be shown on the TCP-II as being preserved.

Upon approval of the TCP-I, this criterion will be met.

**D. Conformance with Other Subdivision Regulations and Zoning Ordinance**

**COMMENT:** The subject 24.18-acre site is zoned R-E (Residential Estate), where the proposed single-family lots are permitted by right under the County Zoning Ordinance. The lots proposed in this subdivision meet the minimum lot area, lot frontage and lot width requirements for conventional lots in the R-E zone.

The subject property is located in a Residential Low Density land use area, as identified on the recently adopted Master Plan Land Use Map. The proposed subdivision falls within that category, with a density of less than one (1) dwelling unit/acre. (Under the Subdivision regulations, the developer is entitled to a density of 1.08 units/acre, which would result in 26 building lots. However, the project proposes a density of 0.62 units/acre, with 15 residential lots, each with an area of greater than 40,000 sq. ft.) Based upon a review of the lot areas of the proposed subdivision plan and the land use designation recommended by the proposed Master Plan, staff concludes that the development proposal meets the intent and purpose of the Master Plan and the Residential Low Density character envisioned for this area.

With respect to the developer's parks and recreation obligation, staff of the County Parks Department is recommending that the developer pay a fee-in-lieu. City staff is recommending that the fee be designated for recreational facilities/amenities, as determined by the Parks Department, on the 21-acre M-NCPPC-owned property (Parcel A, Dawn Whistle Way) in the Collingbrook subdivision, and as was done for the recently reviewed Rodenhauser subdivision.

**E. Wildlife Guidelines**

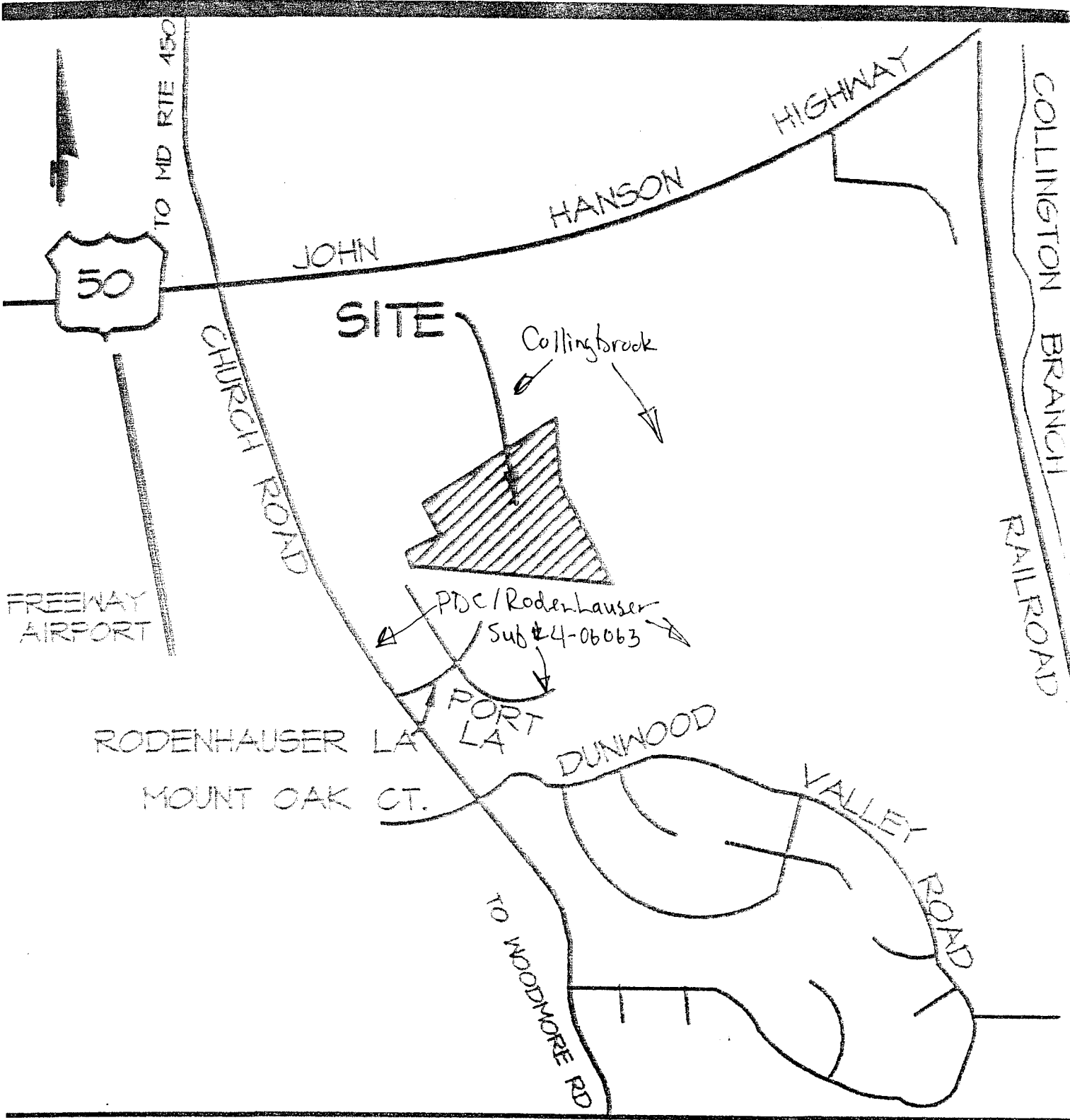
**COMMENT:** The site is not within the corporate limits of the City. An environmental report was submitted and reviewed in 2002, in conjunction with the development of the Collingbrook subdivision to the immediate north, east and west of the subject property. Both sites have similar environmental characteristics: stream corridor; wetlands; PMA; floodplain; wooded areas; etc. According to the report, no rare, threatened or endangered species were found in the area, and there are no historic sites or features on the property. In the Collingbrook subdivision, the developer agreed to grade the property in phases, toward the stream corridor. It is recommended this same grading practice occur for Preliminary Plan #4-06103: clearing the site toward the PMA, wetlands and stream corridor and tree preservation (Parcel A) areas, to provide an opportunity for any wildlife that may exist on the property to relocate to those areas that will remain undisturbed.

**V. Recommendation**

The development proposal meets the Adequate Public Facilities test and complies with the criteria for approval of a Preliminary Subdivision Plan. It is recommended that **Preliminary Plan of Subdivision #4-06103** be **APPROVED** with the following conditions, which are intended to enhance the quality of the subdivision and general area:

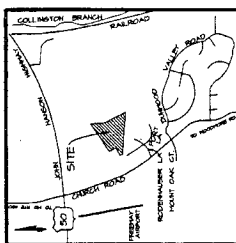
1. Payment to Prince George's County of a fee-in-lieu, as determined by the Department of Public Works and Transportation, prior to the issuance of the first building permit for improvements to Church Road within the vicinity of the subject property.
2. Specimen Trees #2 through #5 shall be preserved in the TCP-II.
3. The developer shall pay a fee-in-lieu for recreational facilities/amenities, as determined by the M-NCPPC Parks Department, for installation in Collingbrook Community Park.
4. The site shall be cleared toward the wetlands and stream corridors to provide an opportunity for any wildlife that may exist on the property to relocate to those areas that will remain undisturbed.

It is further recommended that a letter be sent to Prince George's County that the current inadequate school capacity in Elementary School Cluster #2, Middle School Cluster #3 and High School Cluster #3 be resolved.

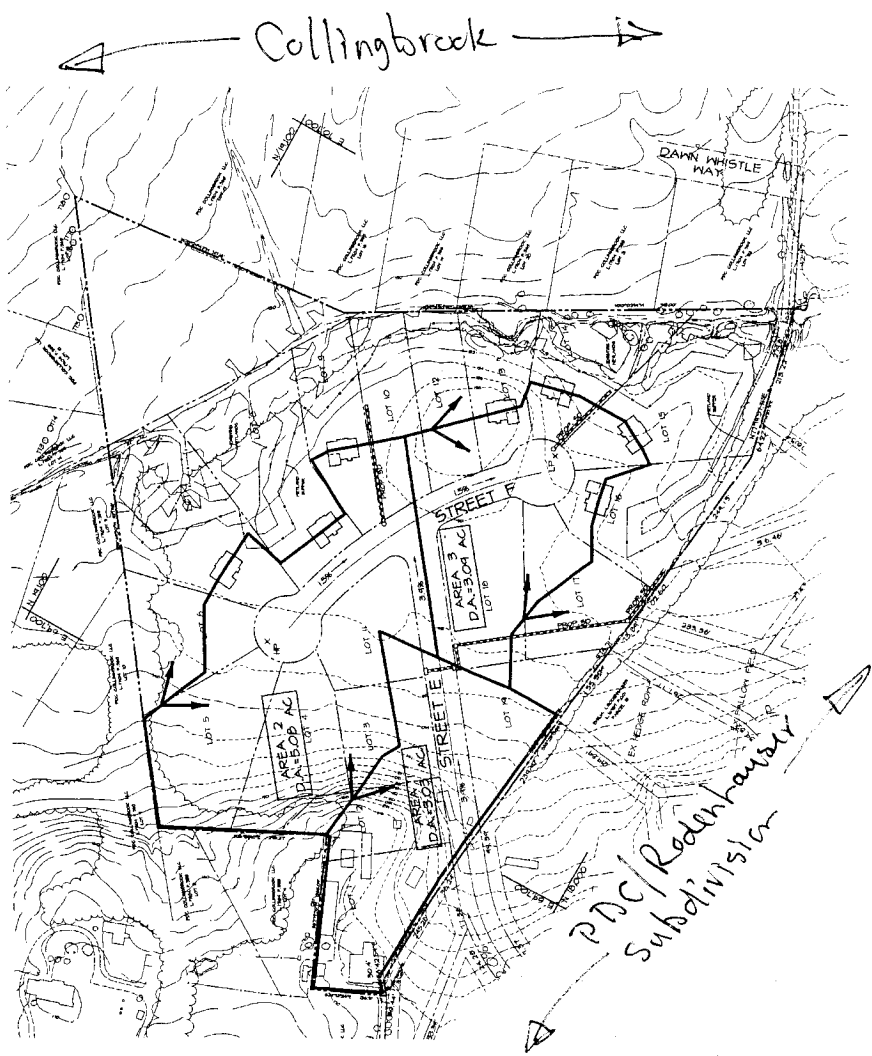


# VICINITY MAP





WATER QUALITY CONTROL IS TO BE PROVIDED UTILIZING OPEN SECTION ROADWAY, GRASS SWALES WITH VELOCITIES LESS THAN 1 FPS, STREET E AND STREET F COMPUTATIONS WILL BE PROVIDED AT FINAL DESIGN STAGE. DRYWELLS WILL BE UTILIZED ON REAR OF LOTS WHERE NECESSARY. ALL GUTTERS/DOWNSPOUTS SHALL BE DIRECTED TO DRYWELLS.



PRINTED ON  
FEB 10 2005  
APEX ENGINEERING

STORMWATER MANAGEMENT CONCEPT PLAN  
NUMBER: 4563-2005  
DATE: 2/29/05  
REVISION: 01

STORMWATER MANAGEMENT CONCEPT  
**LONERGAN**  
1 TH ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MD

STORMWATER MANAGEMENT CONCEPT PLAN



SCALE: 1"=100'  
JOB NO: 150146

DATE: FEB 2005  
DESIGNED: CJB  
TECHNICIAN: CJB  
CHECKED: MRF

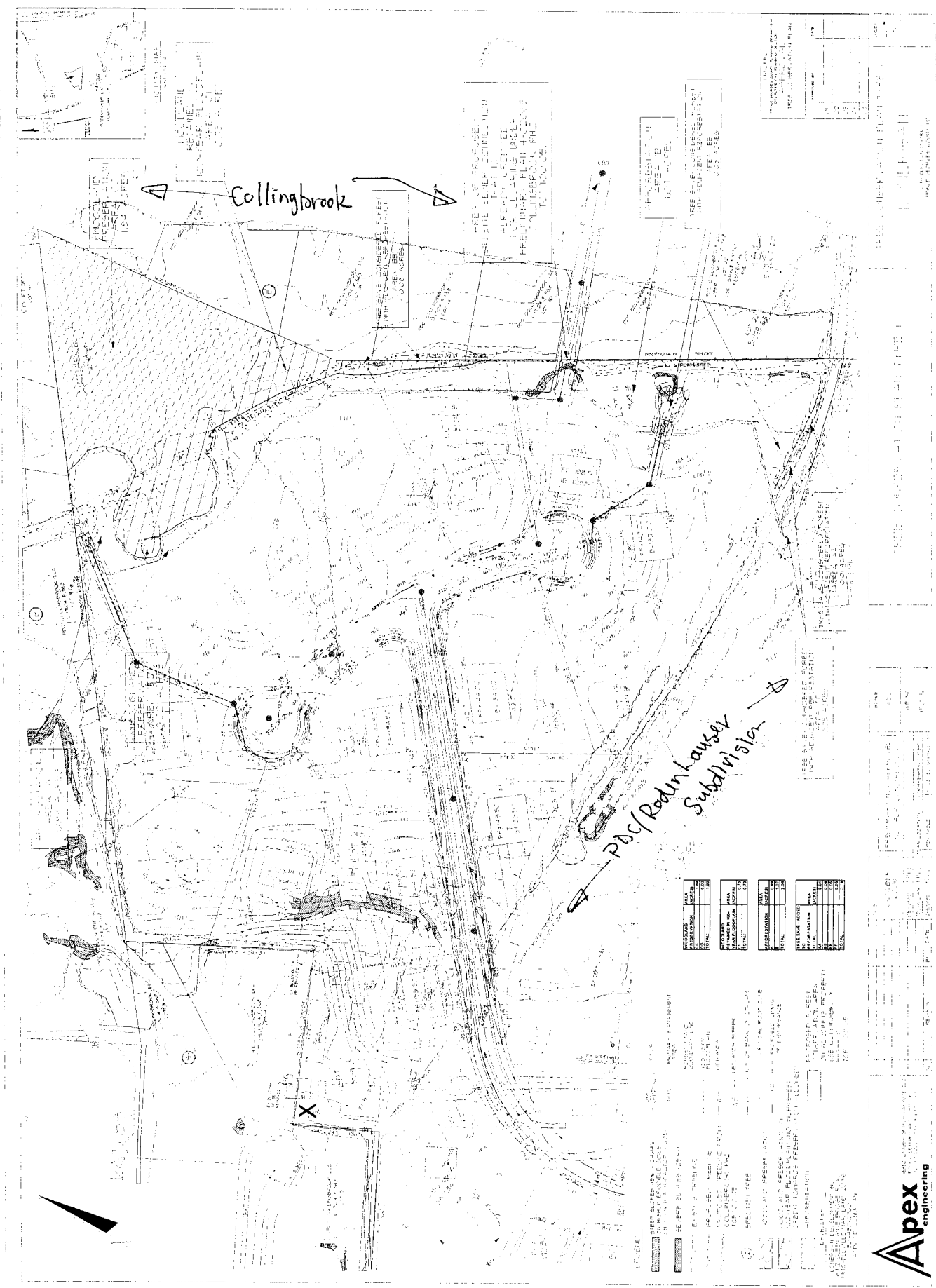
NO.	REVISION	BY	DATE

DEVELOPER:  
LONERGAN HOMES, INC.  
18412 GREEN ANNE BRIDGE ROAD  
MIDDLEBURY, MD 20716  
ATTN: ED LONERGAN

1500 GREEN ANNE BRIDGE ROAD  
SUITE 200  
MIDDLEBURY, MD 20716  
TEL: 410-220-0100 FAX: 301-775-0161

**Apex** engineering

TOTAL SHEETS: 14 SHEET 1



Collingbrook

PAC/Rodunkausay Subdivision

PROPOSED AREA	EXISTING AREA
AREA	AREA
PERCENTAGE	PERCENTAGE
ACRES	ACRES

PROPOSED AREA  
 EXISTING AREA  
 PROPOSED AREA  
 EXISTING AREA  
 PROPOSED AREA  
 EXISTING AREA

