

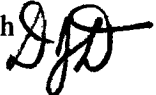


City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: David J. Deutsch 
City Manager

SUBJECT: Preliminary Plan #4-08012
Walker Pontiac Subdivision, Lot 7

DATE: April 16, 2009

I. General Information

Owner and Applicant: Lia Bowie, LLC

Subject: Preliminary Subdivision Plan

Project Name: Walker Pontiac Subdivision, Lot 7

Location: U.S. Route 301 (Southbound) (between Mount Oak Road and Mitchellville Road, behind Bowie Honda) (Attachment 1)

Acreage: 5.57 acres

Existing Zoning: C-M (Commercial Miscellaneous)

Existing Land Use: Vacant

Surrounding Land Uses and Zoning:

North: Commercial (former Walker Pontiac car dealership); zoned C-M

South: Vacant (approved Detailed Site Plan for Bowie Nissan); zoned C-M

East: Commercial (Bowie Honda); zoned C-M

West: Detached single-family residential (Amber Meadows); zoned R-R (Rural Residential)

Master Plan Land Use Category: Commercial

Sectional Map Amendment: C-M (retained in 2006 Sectional Map Amendment)

Water and Sewer Categories: W-4 and S-4 (Public water and sewer are adequate and available to site; an adequate description of the development has been provided)

MAYOR G. Frederick Robinson MAYOR PRO TEM Todd M. Turner

COUNCIL: Dennis Brady ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Trough ♦ Geraldine Valentino-Smith CITY MANAGER David J. Deutsch
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

Police: Bowie Substation (District II)

Ambulance Service: Pointer Ridge Fire Station (Company #43); response time is 2.4 minutes, which is within the 4.25-minute response time guideline

Medic Service: Pointer Ridge Fire Station (Company #43); response time is 2.4 minutes, which is within the 7.25-minute response time guideline

Fire Engine Service: Pointer Ridge Fire Station (Company #43); response time is 2.4 minutes, which is within the 3.25-minute time response guideline

Fire Ladder Truck Service: Pointer Ridge Fire Station (Company #43); response time is 2.4 minutes, which is within the 4.25-minute response time guideline

II. Background Information

The subject parcel (Outparcel A) was created via approval of Preliminary Plan #4-91054, subject to conditions. In 2004, this site was the subject of a Preliminary Subdivision Plan application (#4-04046) and review. The City Council recommended disapproval of Preliminary Plan #4-04046 due to concerns about traffic and potential impacts on residential areas. The County Planning Board approved this Preliminary Plan on September 9, 2004 with conditions, including buffering along the western property line and a total development cap of 7,700 sq. ft. for an auto dealership or equivalent development which generates no more than 13 AM and 16 PM peak hour trips. The Planning Board conditioned approval of the Preliminary Plan on the approval of a Detailed Site Plan that addresses "buffering (including light and noise intrusion), landscaping, access, and the visual relationships between the proposed development and adjoining residentially developed properties.

At its July 7, 2008 meeting, the City Council reviewed and unanimously approved a Water/Sewer Category change for the subject parcel from Category 4 to Category 3. The action by the City signaled a development position change for the future development of Outparcel A. At that time, it was pointed out that concerns of the previous City Council in 2004 could be addressed via traffic mitigation techniques and a Detailed Site Plan review for development.

The Prince George's County Planning Board is scheduled to review this Preliminary Plan at their meeting on May 7, 2009.

The subject property is outside of, but adjacent to, the City limits.

III. Proposal & Analysis of Preliminary Plan #4-08012 (Attachment 2)

The Walker Pontiac Preliminary Subdivision Plan proposes to convert an existing outparcel (Outparcel A) to a buildable lot (Lot 7), on which will eventually be developed a 7,700 sq. ft. car dealership.

Pursuant to Subtitle 24 (Subdivisions) of the Prince George's County Code, a Preliminary Subdivision Plan 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-3 and Sewer Category S-3, meaning that adequate water and sewer capacity exists in the public system.

COMMENT: Prior to recordation of the final plat, water and sewer line extensions, and all related water/sewer structures, appurtenances and systems for this project shall be approved by the Washington Suburban Sanitary Commission (WSSC).

This criterion is satisfied.

2. Police Facilities

The subject site is located within the service area for Police District II. According to Park and Planning's Countywide Planning Division, the Police facilities test is done on a countywide basis, in accordance with the policies of the County Planning Board, based on County population and square footage of Police facilities within the County. There is 267,660 sq. ft. of space in all of the facilities used by the County Police Department; the latest population estimate is 825,520. Applying the ratio of 141 sq. ft./1,000 population for facilities, a minimum of 116,398 sq. ft. of facilities are necessary for the Police; 267,660 sq. ft. of space currently exist, which exceeds the guideline.

COMMENT: This criterion is met.

3. Fire and Rescue Facilities

According to Park and Planning's Countywide Planning Division referral, the site of this subdivision is within the required response times for the respective first due emergency service providers (Pointer Ridge Company #43).

COMMENT: The required response times are met for all three (3) emergency services (ambulance, paramedic and fire engine/ladder truck service), and 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.

This criterion is satisfied.

4. **School Facilities**

COMMENT: Since this component of the Adequate Public Facilities test is not applicable to commercial projects, the referral received from the County Board of Education indicated "no comment".

5. **Traffic Impacts**

The applicant has submitted a traffic study in conjunction with the Preliminary Subdivision Plan application.

COMMENT: According to the traffic study submitted for 7,700 sq. ft. of commercial (auto dealership), the U.S. Route 301 Southbound/Mitchellville Road intersection and the U.S. Route 301 Northbound/Queen Anne Bridge Road intersection would operate at unacceptable levels of service during one (1) or both peak periods. As a result, and since U.S. Route 301 is eligible for mitigation under County guidelines, the study is recommending the following improvements:

U.S. Route 301 Southbound/Mitchellville Road Intersection

1. Provide a separate free right turn eastbound along Mitchellville Road.
2. Modify the existing traffic signal as needed.

U.S. Route 301 Northbound/Queen Anne Bridge Road Intersection

1. Provide an additional separate left turn lane eastbound in the median area resulting in a separate left turn lane, and shared left turn/thru lane.
2. Modify the existing traffic signal to provide side street split phasing.

With the above improvements performed in conjunction with the development of the subject site, the impacts of traffic from the proposed project will be mitigated in accordance with County guidelines and the County Subdivision regulations.

With the aforementioned improvements being required as a condition of approval, and completed prior to the issuance of a use and occupancy permit, this criterion will be satisfied.

B. Stormwater Management Concept Plan (Attachment 3)

A Stormwater Management (SWM) Concept Plan (#8247-2004-00) was approved by Prince George's County on May 30, 2007, and is valid until May 30, 2010. This plan proposes to handle stormwater management via an underground sand filter and detention system.

COMMENT: Since the Stormwater Management Concept Plan has been approved, this criterion has been 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, which indicates that approximately 0.16 acres of woodlands exist on the site. There are no acres of floodplain or wetlands on the property.

COMMENT: Under the County's Woodland Conservation Ordinance, 1.00 acre of woodland conservation/preservation is required. The applicant proposes to meet the requirements of the Ordinance via off-site mitigation. In keeping with City policy, it is recommended that a site within the same watershed as the subject property be used to meet woodland conservation/preservation requirements.

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

D. Master Plan Conformance

The subject property was zoned C-M under the 1991 Sectional Map Amendment (SMA), and was retained in the C-M zone under the 2006 Master Plan/SMA.

COMMENT: The proposed use (auto dealership) is a permitted use in the C-M zone, and is compatible with existing and approved uses (auto dealership, auto-related uses) in the immediate area fronting on U.S. Route 301.

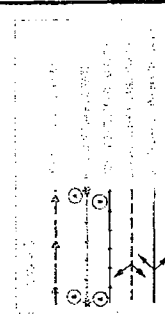
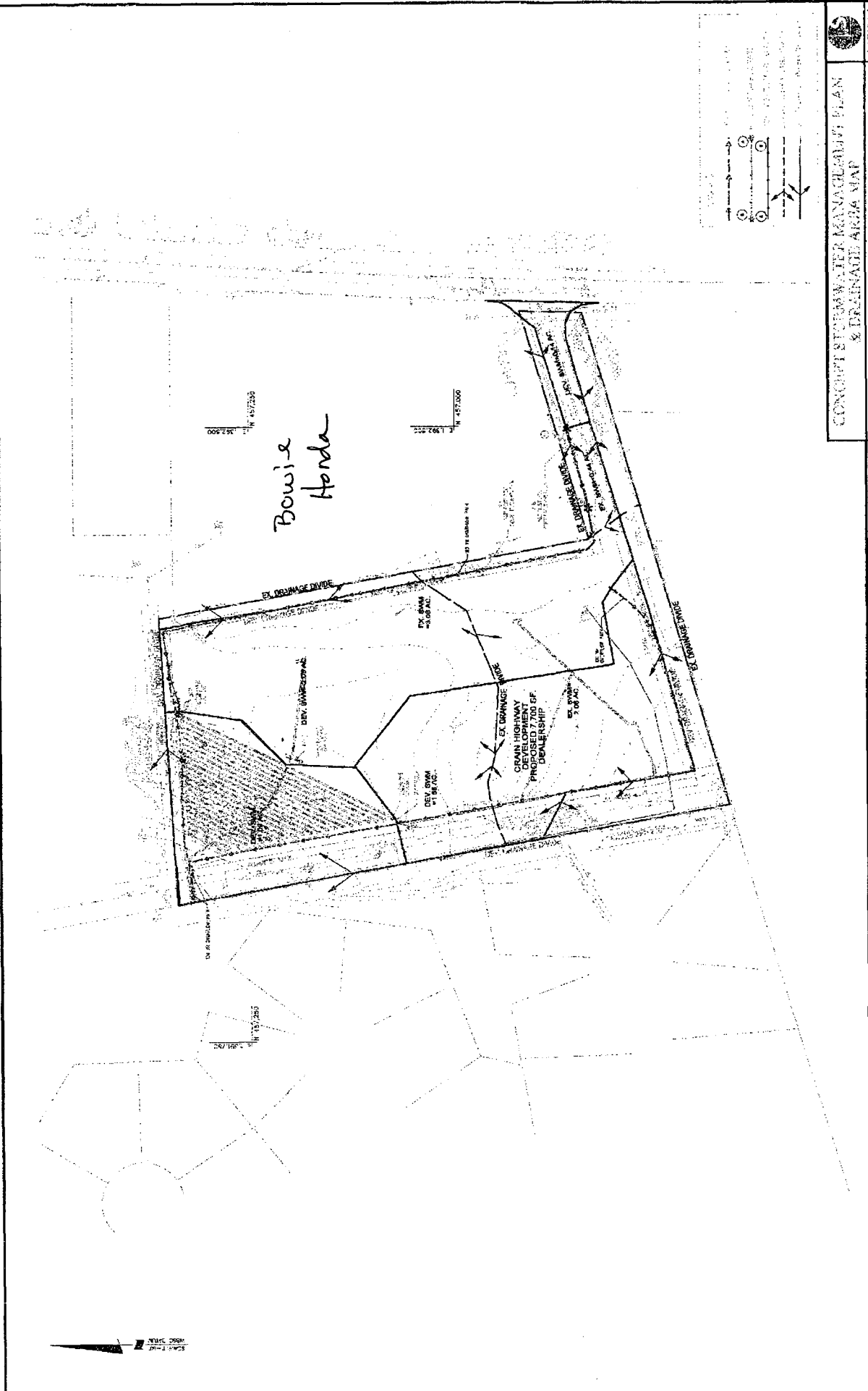
The proposal is in conformance with the adopted Master Plan and Sectional Map Amendment.

IV. 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 #4-08012** be **APPROVED** with the following conditions:

1. The following roadway/intersection improvements shall be made and completed prior to the issuance of a use and occupancy permit for the future building:

- A. U.S. Route 301 Southbound/Mitchellville Road Intersection
 - i. Provide a separate free right turn eastbound along Mitchellville Road.
 - ii. Modify the existing traffic signal as needed.
 - B. U.S. Route 301 Northbound/Queen Anne Bridge Road Intersection
 - i. Provide an additional separate left turn lane eastbound in the median area resulting in a separate left turn lane, and shared left turn/thru lane.
 - ii. Modify the existing traffic signal to provide side street split phasing.
2. A site within the same watershed as the subject property shall be used to meet Woodland Conservation requirements.
 3. A Detailed Site Plan shall be submitted, reviewed and approved by the Prince George's County Planning Board prior to the issuance of a building permit.



CONCEPTUAL WATER MANAGEMENT PLAN
 & DRAINAGE AREA MAP

SUBTRACTED MAP
 WALKER PORTAL SUBDIVISION
 CRAN HIGHWAY DEVELOPMENT

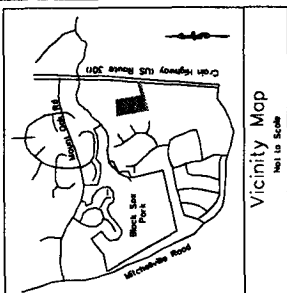
PROJECT LOCATION:
 1000 W. CRAN HIGHWAY, PORTAL, MISSOURI 64658

MISS UTILITY NOTE
 APPROXIMATE LOCATIONS OF EXISTING UTILITY LINES ARE SHOWN ON THIS MAP. ALL UTILITIES ARE TO BE DELETED AND RELOCATED TO THE RIGHT OF WAY. THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/12/11	ISSUED FOR PERMIT	J. J. JONES	J. J. JONES
2	05/12/11	REVISED FOR PERMIT	J. J. JONES	J. J. JONES
3	05/12/11	REVISED FOR PERMIT	J. J. JONES	J. J. JONES

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ROCKVILLE OFFICE
 1000 W. CRAN HIGHWAY, PORTAL, MISSOURI 64658
 TEL: 816.282.7414 FAX: 816.282.7415
 WWW.USAUTOMOTIVE.COM



SOIL TABLE

Soil Series	Symbol	Depth	Drainage	Kw
MA1	MA1	0-10" Shallow	Well Drained	0.65
MA2	MA2	0-10" Shallow	Well Drained	0.65
MA3	MA3	0-10" Shallow	Well Drained	0.65
MA4	MA4	0-10" Shallow	Well Drained	0.65
MA5	MA5	0-10" Shallow	Well Drained	0.65
MA6	MA6	0-10" Shallow	Well Drained	0.65
MA7	MA7	0-10" Shallow	Well Drained	0.65
MA8	MA8	0-10" Shallow	Well Drained	0.65
MA9	MA9	0-10" Shallow	Well Drained	0.65
MA10	MA10	0-10" Shallow	Well Drained	0.65

AREAS WITHIN THE FACTORY LOTS ARE CONSIDERED UNFIT FOR AGRICULTURE

LEGEND

- PROPOSED CONTIGUA
- KEEP AS IS (NOE ON SITE)
- WETLAND BUFFER (NOE ON SITE)
- WETLAND BOUNDARY (NOE ON SITE)
- PROPERTY BOUNDARY
- PATENCY MANAGEMENT AREA (NOE ON SITE)
- BOULDER VEGETATION LINE
- FIELD WOODLAND BOUNDARY
- FLOODPLAIN BOUNDARY (NOE ON SITE)
- WETLAND BOUNDARY (NOE ON SITE)
- WETLAND BUFFER (NOE ON SITE)
- LIMIT OF DISTURBANCE

NOTES

Total area of site: 6.00 acres
 Total impervious area: 0 acres
 Total wooded area on site: 0 acres
 Total forest area on site: 0.18 acres
 No significant forest cover on site
 Wetland: Present
 Stream: None 1'-0"

TYPE 1 TREE CONSERVATION PLAN NOTES

- The plan is submitted to indicate to the public that the site is not to be developed in a way that would result in the loss of any trees or other natural resources. The plan is not a guarantee of any specific results.
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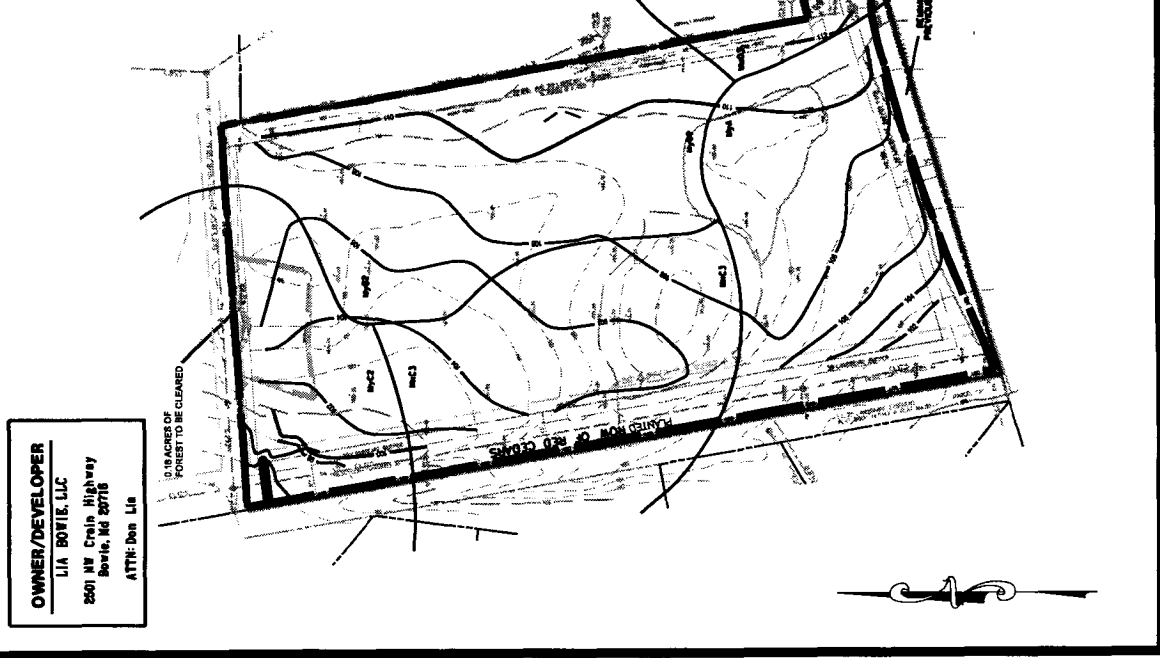
PROPOSED CONSERVATION PLAN

Project Name: WALKER PONTIAC SUBDIVISION
 Project Address: 250 NW Crain Highway, Bowie, MD 20716
 Project Owner: LIA BOWIE, LLC
 Project Engineer: Don Liu
 Project Date: 11/11/11

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Bowie
Honda



PROPERTY APPRAISALS

Parcel ID	Area (Acres)	Value
01	0.18	10,000
02	0.18	10,000
03	0.18	10,000
04	0.18	10,000
05	0.18	10,000
06	0.18	10,000
07	0.18	10,000
08	0.18	10,000
09	0.18	10,000
10	0.18	10,000

TREE CONSERVATION PLAN TYPE 1

WALKER PONTIAC SUBDIVISION
CRAIN HIGHWAY DEVELOPMENT

THE PLACEDON DISTRICT
 PRINCE GEORGES COUNTY, MARYLAND

Project Name: WALKER PONTIAC SUBDIVISION
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 Project Engineer: Don Liu
 Project Date: 11/11/11

OWNER/DEVELOPER
LIA BOWIE, LLC
 250 NW Crain Highway
 Bowie, MD 20716
 ATTN: Don Liu

ROCKVILLE OFFICE
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 Rockville, MD 20850
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 www.schwab-inc.com