

RESOLUTION

WHEREAS, a 126.72-acre parcel of land known as Parcels 131 and 132, Tax Map 101 said property being in the 15th Election District of Prince George's County, Maryland, and being zoned R-A; and

WHEREAS, on December 2, 2004, Calvert LLC filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 15 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-04181 for Beacon Hills was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on April 28, 2005, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended DISAPPROVAL of the application, and

WHEREAS, on April 28, 2005, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board DISAPPROVED the Type I Tree Conservation Plan (TCPI/97/04), and further DISAPPROVED Preliminary Plan of Subdivision 4-04181, Beacon Hill for Lots 1-48 due to inadequate fire, rescue and police services and pursuant to 24-122.01(e)(2) of the Subdivision Regulations

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision does not meet the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The site is located on the south side of William Beanes Road extending through to Old Crain Highway, opposite its intersection with Gold Yarrow Lane.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-A	R-A
Uses	Single-Family Residences	Single-Family Residences

Acreage	126.72	126.72
Lots	0	48
Parcels	2	0
Outparcels	0	0
Dwelling Units	2 (1 to remain)	48 (47 new)

4. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision for adequacy of fire and rescues services in accordance with Section 24 122.01(e)(1)(E) of the Subdivision Regulations.

The Prince George’s County Department of Fire and Rescue Services has determined that this preliminary plan is located in Fire Box number 20-10. The 12-month average response times are:

Engine: 5.39 minutes, which is within the required 8.00-minute response time in areas within the Rural Tier.

Basic Life Support: 10.05 minutes, which is above the required 8.00-minute response time in areas within the Rural Tier.

Advanced Life Support: 16.36 minutes, which is above the required 10.00-minute response time in areas within the Rural Tier.

Pursuant to Section 24-122.01(e)(2) of the Subdivision Regulations: “If any of the required statements in this subsection are not provided that meet the criteria specified in this Section, then the Planning Board may not approve the preliminary plan.” (CB-89-2004)

Therefore, staff is compelled to recommend disapproval of the preliminary plan of subdivision due to the inadequacies set forth above.

The Fire Chief reported that the current staff complement of the Fire Department is 95 percent, which is within the standard of CB-89-2004.

The Fire Chief has reported by letter, dated 12/17/04 that the department has adequate equipment to meet the standards stated in CB-89-2004.

5. **Police Facilities**—The Prince George’s County Planning Department has determined that this preliminary plan is located in District V. The Prince George’s County Police Department reports that the average yearly response times for that District are 38.72 minutes for nonemergency calls, which does not meet the standard of 25.00minutes, and 14.74 minutes for emergency calls, which does not meet the standard of 10.00 minutes for emergency calls.

Pursuant to Section 24-122.01(e)(2) of the Subdivision Regulations: “If any of the required

statements in this subsection are not provided that meet the criteria specified in this Section, then the Planning Board may not approve the preliminary plan.” (CB-89-2004)

Therefore, staff is compelled to recommend disapproval of the preliminary plan of subdivision due to the inadequacies set forth above.

The Police Chief reported that the current staff complement of the Police Department is 1,302 sworn officers and 43 student officers in the Academy, for a total of 1,345 personnel, which is within the standard of 1,278 officers.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the adoption of this Resolution.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Harley, with Commissioners Squire, Harley, Vaughns, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, April 28, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of June 2005.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator