



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

Preliminary Plan 4-04173

Application	General Data
Project Name: QUINCY COMMONS Location: East side of Addison Road, approximately 2,300 feet northeast of Walker Mill Road. Applicant/Address: PDC Lincolnshire, Inc. 5840 Banneker Road, Suite 110 Columbia MD 21044	Date Accepted: 02/09/05
	Planning Board Action Limit: 06/27/05
	Plan Acreage: 10.56
	Zone: R-T, R-18
	Lots: 33
	Parcels: 2
	Planning Area: 75
	Tier: Developed
	Council District: 6
	Municipality: None
	200-Scale Base Map: 202SE06

Purpose of Application	Notice Dates
Residential	Adjoining Property Owners Previous Parties of Record Registered Associations: 01/06/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 05/17/05

Staff Recommendation		Staff Reviewer: Whitney Chellis	
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 4-04173
Quincy Commons, Lots 1-33 and Parcels 1 and 2

OVERVIEW

The subject property is located on Tax Map 73, Grid C-3 and is zoned R-T and R-18. The property is known as Walker Mill Towne Subdivision (NLP 147@81 and 147@82), which was previously subdivided into 81 lots and two parcels for the construction of townhouses. The referenced record plats were recorded in 1988, subsequent to the approval of a Detailed Site Plan DSP-88050. In 1996 CB-55-1996 was adopted which lowered the allowable density for the development of townhouses from eight dwelling units per acre to six. Design requirements for the development of townhouses was also revised. Section 3 of CB-55-1996 provided for the grandfathering of previously approved townhouse developments in certain circumstances. Particularly, requiring that building permits for 10 percent of the dwelling units included in the DSP had been issued within one year of the effective date of the legislation or December 30, 1997. Building permits were never issued for the development of this property in conformance with DSP-88050 and the development of this site is therefore subject to current standards for the development of townhouses, requiring a new preliminary plan of subdivision.

The applicant is proposing to resubdivide the property into 33 lots for the construction of townhouses on Parcel 1 (R-T Zone) and the construction of 48 two-family condominium dwelling units on Parcel 2 (R-18 Zone). The property is to be developed as one site, under one preliminary plan, and one umbrella homeowners association. The site has frontage on and proposes direct vehicular access to Addison Road, to the west.

At the writing of this report, staff is compelled to recommend disapproval of this preliminary plan of subdivision. The development of this property is subject to CB-89-2004 as discussed further in Findings 2 and 3 of this staff report. CB-89-2004 establishes the adequacy of fire/rescue and police response times. The fire and rescue response times are not adequate pursuant to Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

SETTING

The property is located on the east side of Addison Road, approximately 669 feet north of its intersection with Ronald Road. To the northwest is developed land owned by the Seat Pleasant Methodist Church, to the northeast and east is land owned by M-NCPPC and zoned R-O-S. To the south is the Addison Arms Apartments, developed and zoned R-18.

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	O-S	O-S
Use(s)	Vacant	33-Townhouses 48-Two-family condominium dwelling units
Acreage	10.56	10.56
Lots	81	33
Parcels	2	2

2. **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 08-07. The 12-month average response times are:

Engine: 6.25 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 8.12 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 10.51 minutes, which is above the required 10.00-minute response time in areas outside 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 97.97 percent, which is within the standard of CB-89-2004.

The Fire Chief has reported by letter, dated April 14, 2005, that the department has adequate equipment to meet the standards stated in CB-89-2004.

3. **Police Facilities**—The Prince George’s County Planning Department has determined that the subject property is located in District III. The preliminary plan has been reviewed in accordance with Section 24-122.01 (e)(1)(D) of the Subdivision Regulations and concluded the following:

The Prince George’s County Police Department report that the average yearly response times for that District are 22.80 minutes for non-emergency calls, which meet the standard of 25.00-minutes and 8.90 minutes for emergency calls, which meet the standard of 10.00-minutes for emergency calls.

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.

RECOMMENDATION:

DISSAPPROVAL DUE TO INADEQUATE FIRE AND RESCUE SERVICES PURSUANT TO SECTION 24-122.01(e)(2) OF THE SUBDIVISION REGULATION