



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

Preliminary Plan 4-04175

Application	General Data
Project Name: RODENHAUSER PROPERTY Location: East of Church Road approximately 562 feet north of its intersection with Dunwood Valley Drive Applicant/Address: PDC Inc. 5840 Banneker Road, Suite #110 Columbia, MD. 21044	Date Accepted: 02/11/05
	Planning Board Action Limit: 06/30/05
	Plan Acreage: 68.19
	Zone: R-E
	Lots: 62
	Parcels: 1
	Planning Area: 74A
	Tier: Developing
	Council District: 04
	Municipality: N/A
200-Scale Base Map: 205NE12	

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 01/13/05
	Sign(s) Posted on Site and Notice of Hearing Mailed: 05/23/05

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 4-04175
Rodenhauser Property Lots 1-61 and Parcel A

OVERVIEW

The property is located on Tax Map 54, Grid D-3 and is known as Parcel 13. Parcel 13 is an acreage parcel, never having been the subject of a record plat of subdivision. The property is approximately 68.19 acres and zoned R-E. The property is currently improved with a single-family dwelling unit and several accessory sheds. The existing dwelling is to remain on one of the proposed lots within the subdivision, and the accessory structures are to be razed.

The applicant is proposing to subdivide this property into 61 lots and one parcel utilizing the lot size averaging provisions of Section 24-121(a)(12) of the Subdivision Regulations. Parcel A is to contain a sewer pumping station, necessary to provide sewer service to the future residence of the development. Parcel A is to be conveyed to the Washington Sanitary Sewer Commission.

The preliminary plan proposes two points of access to the site. Street A extends east into the site from Church Road. The second point of access extends south into the site from a dedicated public street that is currently not constructed. This street connection extends into the property from the Collingbrook subdivision to the north

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 response times are not adequate pursuant to Sections 24-122.01(e)(1)(D) and (E) of the Subdivision Regulations.

SETTING

The property is located on the east side of Church Road, approximately 562 feet north of its intersection with Dunwood Valley Drive. All of the surrounding properties are zoned R-E. Abutting to the north is a pending preliminary plan of subdivision (4-04200) that is dependent on this preliminary plan approval to gain access. The Collingbrook subdivision is also located to the north and is currently under construction. Both of these developments are proposed for single-family dwelling units. To the east and south is the Woodmore Highland Subdivision, generally developed with single-family dwelling units.

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-E	R-E
Use(s)	Single-family residential	Single-family residential
Acres	68.19	68.19
Lots	0	61
Parcels	1	1
Dwelling Units:		
Detached	1 (existing to remain)	60 new + 1 existing (61 total)

2. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision for adequacy of fire and rescue 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 43-10. The twelve-month average response times are:

Engine: 9.29 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 10.18 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 7.46 minutes, which is within 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 plat.” (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 99.97 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 II. The preliminary plan has been reviewed in accordance with Section 24-122.01 (e)(1)(D) of the Subdivision Regulations.

The Prince George’s County Planning Department has determined that this preliminary plan is located in District II. The Prince George’s County Police Department report that the average yearly response times for that District are, 26.90 minutes for non-emergency calls which does not meet the standard of 25.00-minutes and 11.20 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 1278 officers.

RECOMMENDATION:

DISAPPROVAL DUE TO INADEQUATE FIRE, RESCUE AND POLICE SERVICES PURSUANT TO SECTION 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS.