



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

Preliminary Plan 4-04178

Application	General Data
Project Name: IRWIN PROPERTY / BROOKWOOD Location: South side of Duley Station Road, at its intersection with Thistle Drive. Applicant/Address: K-B Development, L.C. 2139 Blue Knob Terrace Silver Spring, MD. 20906	Date Accepted: 1/05/05
	Planning Board Action Limit: 5/24/05
	Plan Acreage: 254.06
	Zone: O-S
	Lots: 41
	Parcels: 1
	Planning Area: 86A
	Tier: Rural
	Council District: 09
	Municipality: N/A
200-Scale Base Map: 214SE11	

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/8/04 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 4/12/05

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 4-04178
Brookwood Subdivision Lots 1-41, and Parcel A

OVERVIEW

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 Section 24-122.01(e)(1)(D) and (E) of the Subdivision Regulations.

The property is located on Tax Map 128, Grid A-3 and is known as Parcels 22 and 101. The property is approximately 254.06 acres and zoned O-S. The applicant proposes to subdivide the property into 41 lots and 1 parcel for the construction of single-family dwelling units, utilizing the varying lot size standards provided for in Section 27-442 of the Zoning Ordinance. The historic Brookwood dwelling (Historic Site 86A-4) is located on the property and is to remain.

SETTING

The property is located on the south side of Duley Station Road at its intersection with Thistle Drive. A 250-foot-wide Potomac Electric Power Company parcel extends through the property in a north/south direction. The properties abutting the site on the south side of Duley Station Road are zoned O-S and are generally undeveloped large acreage parcels, with a rural character. To the north across Duley Station Road is land zoned R-R and R-80, developed with single-family dwelling units within the Marlton community.

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)	Single-family residential	Single-family residential
Acreage	254.06	254.06
Lots	0	41
Parcels	2	1
Dwelling Units:		
Detached	1 (to remain)	41 (1 existing)

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 Fire/EMS Department has determined that the subject property is located in Fire Box number 45-05R. The 12-month average response times are:

Engine: 8.34 minutes, which is above the required 8.00-minute response time for areas inside the Rural Tier.

Basic Life Support: 9.54 minutes, which is above the required 8.00-minute response time for areas inside the Rural Tier.

Advanced Life Support: 12.23 minutes, which is above the required 10.00-minute response time for areas inside 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 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 V. 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 Police Department report that the average yearly response times for that District are, 38.72 minutes for nonemergency calls, which does not meet the standard of 25.00 minutes, and 14.74 minutes for emergency calls, which does not meet the standard of 10.00 minutes.

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 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

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