



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

Preliminary Plan 4-04181

Application	General Data
Project Name: BEACON HILL Location: South side of William Beanes Road extending through to Old Crain Highway, opposite its intersection with Gold Yarrow Lane. Applicant/Address: Calvert, LLC. 3140 West Ward Road, Suite #103 Dunkirk, MD. 20754	Date Accepted: 12/2/04
	Planning Board Action Limit: 05/05/05
	Plan Acreage: 126.72
	Zone: R-A
	Lots: 48
	Parcel: 1
	Planning Area: 82A
	Tier: Rural
	Council District: 09
	Municipality: N/A
200-Scale Base Map: 208SE12	

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 10/18/04
	Sign(s) Posted on Site and Notice of Hearing Mailed: 03/28/05

Staff Recommendation		Staff Reviewer: Tom Lockard	
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 Subdivision Plat 4-04181
Beacon Hill, Lots 1-48

OVERVIEW

The site contains approximately 126.72 acres of land in the R-A Zone. It is a combination of two deed parcels (Parcels 131 and 132, Tax Map 101, Grid C-3). The applicant is proposing to subdivide the site into 48 lots for single-family residences. Parcel 131 would be split into 47 standard R-A lots, while most of Parcel 132 would become Lot 45. Existing houses and outbuildings on site are proposed to be removed, with the exception of the farmhouse on proposed Lot 45. Access to most of the lots will be from an internal street network connecting to William Beanes Road. Lots 45-48 have frontage on Old Crain Highway and would access that road directly.

SETTING

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. Approximately half of the site is an open lawn and fields, while the remainder of the site is wooded. The site is developed with two single-family residences and numerous outbuildings. The house on proposed Lot 45 is a historic site, Beacon Hill (#82A-000-37). The surrounding properties are zoned R-A and are largely undeveloped, with the exception of the land to the southeast, which is developing as the Croom Station subdivision.

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-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)

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 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.

3. **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.

RECOMMENDATION:

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