



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

Preliminary Plan 4-04183

Application	General Data
Project Name: SURRATTS CROSSING Location: Northeast quadrant of the intersection of Brandywine Road and Surratts Road. Applicant/Address: Marrick Properties 3150 West Ward Road, Suite #401 Dunkirk, MD. 20754	Date Accepted: 12/2/04
	Planning Board Action Limit: 05/05/05
	Plan Acreage: 25.07
	Zone: R-80
	Lots: 50
	Parcels: 1
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Municipality: N/A
200-Scale Base Map: 213SE06	

Purpose of Application	Notice Dates
SINGLE-FAMILY 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: 03/29/05

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 4-04183
Surratts Crossing Lots 1-50 and Parcel A

OVERVIEW

At the writing of this staff report there are two outstanding issues that compel staff to recommend disapproval of this preliminary plan of subdivision. The first being that 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. The second issue is due to the applicant's inability to obtain approval of the conceptual stormwater management plan, which is necessary to ensure that development of this property as proposed does not result in on-site or down stream flooding, as discussed further in Finding 4 of this staff report.

The property is located on Tax Map 116, D-4 and is known as Parcels 75 and 76, and Lots 1, 2 and 3. Parcels 75 and 76 are acreage parcels never having been the subject of a record plat. Lots 1 and 2 are the subject of record plat WWW 38@62, recorded in the county land records in 1960. Lot 3 is the subject of record plat NLP 108@100, recorded in the county land records in 1981. There are several existing dwellings and outbuildings located on the property. All of the existing structures are to be razed.

The property is approximately 25.07 acres and zoned R-80. The applicant is proposing to subdivide the property into 50 lots and one parcel for the construction of single-family dwelling units in accordance with the conventional standards for the R-80 Zone. Parcel A is approximately 7.62 acres and is to be conveyed to a homeowners association. Parcel A is proposed to contain the required stormwater management facility.

SETTING

The property is located in the northeast quadrant of the intersection of Brandywine Road and Surratts Road. The Oak Orchard West subdivision, developed with single-family dwellings and the Outreach Christian Center abut the north property line and are zoned R-80. To the east is the Oak Orchard East subdivision zoned R-80, development with single-family dwelling units. To the southwest across Surratts Road is property owned by the Grace Brethren Church of Clinton, which is developed.

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-80	R-80
Use(s)	Residential	Single-family residential
Acreage	25.07	25.07
Lots	3	50
Parcels	2	1
Dwelling Units:		
Detached	1 (to be razed)	50

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 11-05. The 12-month average response times are:

Engine: 8.10 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 9.23 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 10.20 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 95 percent, which is within the standard of CB-89-2004.

The Fire Chief has reported by letter, dated 12-17-2004 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 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, 26.96 minutes for non-emergency calls, which does not meet the standard of 25.00 minutes and 12.84 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.

4. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A stormwater management concept plan has been submitted but not yet approved. Staff advised the applicant that the approval of the conceptual stormwater management plan was essential and required in this case pursuant to Section 24-120(a)(7) of the Subdivision Regulations, prior to the staff recommending approval of the preliminary plan.

The proposed development is a suburban small lot development that requires an on-site stormwater management facility to support development. Prior to approval of the preliminary plan, copies of the approved stormwater management concept plan and letter should be submitted and the approval number shown on the preliminary plan.

Staff acknowledges that the preliminary plan has been revised from the original submittal. The revision did require a shifting of the stormwater facility to the east. Originally the applicant proposed to remove all of the existing woodland along the property’s frontage with Brandywine Road and Surratts Road. Staff requested that the applicant preserve the woodland to provide a buffer along those street frontages. Although this request of staff did alter the plan, the revision is minor and did not require a substantive change to the original stormwater management concept plan.

RECOMMENDATION:

DISAPPROVAL DUE TO INADEQUATE FIRE, RESCUE AND POLICE SERVICES AND PURSUANT TO 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS AND FAILURE TO OBTAIN APPROVAL OF THE CONCEPTUAL STORMWATER MANAGEMENT PLAN.