The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Preliminary Plan 4-04203

Application	**General Data**	
Project Name: **ADNELL PROPERTY, ADDITION TO** Lots 1 & 2 and Parcel A	Date Accepted:	02/18/05
	Planning Board Action Limit:	07/07/05
	Plan Acreage:	0.86
Location: East side of Chestnut Avenue, approximately 200 feet south of Crutchfield Avenue.	Zone:	R-R
	Lots:	2
	Parcels:	1
Applicant/Address: PDC Adnell, LLC. 5840 Banneker Road, Suite #110 Columbia, MD. 21044	Planning Area:	71A
	Tier:	Developing
	Council District:	04
	Municipality:	N/A
	200-Scale Base Map:	2123NE11

Purpose of Application	**Notice Dates**	
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	11/22/04
	Sign(s) Posted on Site and Notice of Hearing Mailed:	05/23/05

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 4-04203
Adnell Property, Addition To, Lots 1 and 2 and Parcel A

OVERVIEW

The site contains approximately 0.86 acre of land in the R-R Zone. It is a parcel of land surrounded by the Adnell Cluster Subdivision recorded at Plat Book VJ 187, Plat No. 75. The subject property was originally not part of the Adnell Cluster Subdivision because it was owned by WSSC and was the site of a large water tower. The water tower has since been removed and the site has been acquired by the applicant, who now proposes to divide the site into two lots and one open space parcel. Access to the new lots is proposed from Chestnut Avenue.

SETTING

The site is located on the east side of Chestnut Avenue, approximately 200 feet north of Crutchfield Avenue. The site is undeveloped and sparsely vegetated. The surrounding properties are zoned R-R and are developing with single-family residences as part of the Adnell Cluster 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-R	R-R (Cluster)
Uses	Vacant	Single-Family Residences Open Space
Acreage	0.86	0.86
Lots	0	2
Parcels	1	1
Outlots	0	0
Dwelling Units	0	2

2. **Fire and Rescue**—The Prince George's County Council adopted CB-89-2004 on November 16, 2004, amending the test for adequate public facilities for preliminary plans and establishing a new test for public safety facilities based on average response times across a defined geographic area. The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision for adequacy of fire and rescue services in accordance with CB-89-2004, Section 24-122.01(c) through (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 19-04. The 12-month average response times are:

Engine: 4.36 minutes, which is within the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support (Ambulance): 5.3 minutes, which is within the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support (Paramedic): 12.3 minutes, which is above the required 10.00-minute response time in areas outside the Rural Tier.

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 December 17, 2004, that the department has adequate equipment to meet the standards stated in CB-89-2004.

In accordance with Section 24-122.01(d) and Section 24-122.01(e)(B)(E) of the Subdivision Regulations, as modified by CB-89-2004, this application cannot be approved due to inadequacy of fire and rescue facilities.

3. **Police Facilities**—The Prince George's County Council adopted CB-89-2004 on November 16, 2004, amending the test for adequate public facilities for preliminary plans and establishing a new test for public safety facilities based on average response times. 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:

26.83 minutes for nonemergency calls, which does not meet the standard of 25.00 minutes.

11.7 minutes for emergency calls, which does not meet the standard of 10.00 minutes.

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 90 percent of authorized strength (1,278 officers).

In accordance with Section 24-122.01(d) and Section 24-122.01(e)(B)(E) of the Subdivision Regulations, as modified by CB-89-2004, this application cannot be approved due to inadequacy of police facilities.

RECOMMENDATION

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