



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

Preliminary Plan 4-05001

Application	General Data
Project Name: THE PRESERVE AT WOODMORE ESTATES Location: North side of Mount Oak Road, 1,090 linear feet east of Church Road. Applicant/Address: The Preserve at Woodmore Estates, LLC. 3723 Old Court Road Baltimore, MD. 21208	Date Accepted: 02/23/05
	Planning Board Action Limit: 07/12/05
	Plan Acreage: 18.42
	Zone: R-E
	Lots: 16
	Parcels: 0
	Planning Area: 74A
	Tier: Developing
	Council District: 04
	Municipality: N/A
200-Scale Base Map: 204NE12	

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 01/11/05
	Sign(s) Posted on Site and Notice of Hearing Mailed: 06/07/05

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 Plan of Subdivision 4-05001
The Preserve at Woodmore Estates, Lots 1-16

OVERVIEW

The subject property is located on Tax Map 62, Grid E-1. It consists of a deed parcel (Parcel 43) comprising approximately 18.42 acres of land in the R-E Zone in the Developing Tier. The applicant is proposing to subdivide the parcel into 16 lots for single-family residences.

SETTING

The site is located on the north side of Mount Oak Road, approximately 1,000 feet east of its intersection with Church Road. The site is developed with a single-family residence, several barns, sheds and other buildings supporting a horse farm operating on the site. All of the existing buildings are proposed to be removed.

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 Residence Horse Farm	Single Family Residential
Acreage	18.42	18.42
Lots	0	16
Parcels	1	0
Dwelling Units:	1 (to be removed)	16

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(d) and Section 24-122.01(e)(B)(E) of the Subdivision Regulations.

The Prince George's County Department of Fire and Rescue Services has determined that the subject property is located in Fire Box 43-09. The 12-month average response times are:

Engine: 12.12 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 11.09 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 13.00 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 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.

4. **Police Facilities:** 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 reports 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, and 11.70 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 1,278 officers.

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.

RECOMMENDATION:

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