



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

Preliminary Plan 4-05070

Application	General Data
Project Name: GREEN HILLS Location: Southern terminus of Arden Lane, southeast of Allentown Road. Applicant/Address: KDC 10905 Fort Washington Road, Suite #401 Fort Washington, MD. 20744	Date Accepted: 01/04/06
	Planning Board Action Limit: 05/18/06
	Plan Acreage: 9.94
	Zone: R-E
	Lots: 10
	Parcels: 0
	Planning Area: 76B
	Tier: Developing
	Council District: 08
	Municipality: N/A
	200-Scale Base Map: 211SE04

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/16/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/11/06

Staff Recommendation		Staff Reviewer: John Ferrante	
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 4-05070
Green Hills, Lots 1-10

OVERVIEW

The subject property is located on Tax Map 115, in Grid C-1 and is known as part of Parcel 60. The property is approximately 9.94 acres and zoned R-E. The applicant is proposing to subdivide the property into 10 lots for the construction of single-family dwelling units, utilizing lot size averaging as provided in Section 24-121 of the Subdivision Regulations.

Staff had requested that the applicant demonstrate through deeds that this part of Parcel 60 was created through a legal subdivision of land. The applicant has submitted 15 deeds, and although the information is helpful, staff has not fully reviewed that information. Moreover, at the writing of this staff report, in accordance with Section 24-122.01(e)(2) of the Subdivision Regulations, staff is compelled to recommend disapproval of the subject application, as discussed further in Finding 2 of this report, due to inadequate Fire Department staffing levels.

SETTING

The property is situated at the dead end of Arden Lane within the Radford Subdivision. The original record plat for Radford was approved in 1938, and recorded in land records as BB 6@76. The plat did include Parcel 60 in its entirety, which then consisted of 30-acres. The applicant's proposal is for the re-subdivision of the southern portion of Parcel 60 that includes 9.94 acres. To the north is the remaining acreage of Parcel 60 which is zoned R-E and is currently undeveloped. To the east is the Cimarron Woods subdivision, which was recorded in 1990 (VJ156@86) and consists of detached single-family dwellings within the R-R Zone. To the south are larger parcels within the R-E Zone, most of which are improved with detached single-family dwellings. To the west is the Radford Subdivision, which was re-subdivided in 1967 (WWW64@36), and consists of detached single-family dwellings in the R-R Zone. A portion of the 30 acres that originally made up Parcel 60 was included in that re-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-E	R-E
Use(s)	Vacant	Single-family dwelling units
Acreage	9.94	9.94
Lots	0	10
Parcels	1	0
Dwelling Units:		
Detached	0	10
Public Safety Mitigation Fee		Yes

2. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance. The subject application was accepted on January 4, 2006.

The Prince George's County Planning Department has determined that this preliminary plan is within the required seven-minute response time for the first due fire station Allentown Road, Company 32, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George's County Fire Department.

The Fire Chief report for adequate equipment is contained in a memorandum dated March 28, 2006. That memorandum states that the "...Department has adequate equipment and has developed an equipment replacement program to meet all the service delivery needs for all areas of the County."

The Fire Chief report for current staffing for the Fire Department is contained in a memorandum dated March 28, 2006. That memorandum states that the number of "net operational employees" is 672, which equates to 96.97 percent of the authorized strength of 692 fire and rescue personnel.

As previously noted, the subject application was accepted on January 4, 2006. Section 24-122.01(e)(2) of the Subdivision Regulations state: "If any of the required statements in this Subsection are not provided that meet the criteria specified in this Section on the date the application is accepted by the Planning Board or within the following three (3) monthly cycles of response time reports, then the Planning Board may not approve the preliminary plan until a mitigation plan between the applicant and the County is entered into and filed with the Planning Board."

One key element to the ordinance language cited above is the creation of a window for the application of the fire and rescue adequacy test that runs from "...the date the application is accepted by the Planning Board or within the following three (3) monthly cycles of response time reports..." This means that an application is afforded the opportunity to pass the test in a time frame that spans approximately 90 days. With regard to data on fire and rescue staffing levels prior to the receipt of the March 28, 2006, letter from the Fire Chief, some clarity needs to be provided.

Since January 1, 2006 (the beginning of the time frame when the standard of 100 percent of the authorized strength of 692 fire and rescue personnel must be met), staff has received four memorandums from the Fire Chief (January 1, 2006, February 1, 2006, March 5, 2006 and March 28, 2006). The data presented in these four memorandums varies in the description of the personnel being counted as applicable to the percentage of the authorized strength standard. Although the number of personnel presented varies only slightly (694, 694, 696 and 693 respectively), the description of the status of these personnel has changed or been clarified from memorandum to memorandum.

It seems clear to staff that since the beginning of 2006, each reporting of personnel has included certain numbers of trainees and/or recruits that were not intended to be considered applicable to the minimum percentage requirement. This becomes apparent when comparing the January 1 and February 1 memorandums. Both reflect a total authorized strength of 694 personnel, but the February 1 memorandum identifies 46 members of that complement in the training academy. The March 5 memorandum does not provide a breakdown of the 696 personnel total, but the March 28 memorandum identifies 21 recruits as part of the "Actual total strength" of 693.

Given the totality of the information identified above, staff concludes that since the acceptance of the subject application, the minimum staffing level for fire and rescue personnel, as required by Section 24-122.01(e)(1)(B)(ii), has not been met. Therefore, pursuant to Section 24-122.01(e)(2), staff is compelled to recommend disapproval of the subject application at this point in time.

RECOMMENDATION

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