



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

Preliminary Plan 4-05151

Application	General Data
Project Name: RODDY WOODS SUBDIVISION Location: On the north side of Allentown Road, approximately 1,200 feet west of Temple Hill Road. Applicant/Address: IPDS, LLC. 7245 Hanover Parkway Suite D Greenbelt, MD 20774	Date Accepted: 01/30/06
	Planning Board Action Limit: 06/08/06
	Plan Acreage: 6.19
	Zone: R-80
	Lots: 20
	Parcels: 0
	Planning Area: 76B
	Tier: Developing
	Council District: 08
	Municipality: N/A
200-Scale Base Map: 209SE04	

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 12/29/2005
	Sign(s) Posted on Site and Notice of Hearing Mailed: 03/21/06

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 4-05151
Roddy Wood Subdivision, Lots 1-20

OVERVIEW

The subject property is located on Tax Map 106 in Grid D-2 and is known as Parcel 59 and Lot 1 (WWW 61@87). The property is zoned R-80 and is approximately 6.19 acres. The property has frontage on Allentown Road to the south and Lanham Lane to the west. The applicant is proposing to develop this property with 20 single-family dwelling units in accordance with the conventional standards of the R-80 Zone. All of the lots proposed meet and exceed the minimum standards for development of single-family dwellings in the R-80 Zone.

Access is proposed via the extension of Lanham Lane from the Sellner Estates subdivision (CH 194@79) to the west into the site to serve all of the proposed lots. No direct access to Allentown Road is proposed. Allentown Road is identified on the master plan as a major collector with an ultimate right-of-way of 100 feet. Additional right-of-way dedication is proposed and is required, consistent with the recommendation of the master plan and accurately reflected on the preliminary plan of subdivision.

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 located on the north side of Allentown Road, approximately 1,200 feet west of its intersection with Temple Hill Road and 120 feet south of its intersection with Pleasant Hill Drive in the Camp Springs Community. The Camp Springs Area High School is adjoining to the north, in the R-R Zone. Aerial photographs depict that a school bus parking lot is located along the north property line, along the rear of Lots 1-5. The Pleasant Hill Manor subdivision (WWW 43@79) is adjoining to the east and the Sellner Estates subdivision (CH 194@79) is adjoining to the west. Both subdivisions are zoned R-80 and developed with single-family dwelling units.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

Zone Use(s)	EXISTING	PROPOSED
	R-80 One single-family dwelling to be removed	R-80 Single-family dwelling units
Acreage	6.19	6.19
Lots	1	20
Parcels	1	0
Dwelling Units:		
Detached	1 (to be razed)	20
Public Safety Mitigation Fee		No

2. **Fire and Rescue**—The Historic Preservation & 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 30, 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 30, 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 pla[n] 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 (dated January 1, 2006, February 1, 2006, March 5, 2006, and

March 28, 2006). The data presented in these four memorandums varies in their description of the personnel being counted as applicable to the percentage of the authorized strength standard. While 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 has 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. It should be noted, however, that with an acceptance date of January 30, 2006, at the writing of this staff report more time remains in the test window for the subject application.

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