



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

Preliminary Plan 4-04090

Application	General Data
Project Name: CROOM STATION, SECTION 5 Location: Northwest of Robert Crain Highway, and at the southern terminus of Gold Yarrow Lane. Applicant/Address: MTR Saddle Ridge Limited Partnership 13920 Baltimore Avenue Laurel, Maryland 20707	Date Accepted: 12/13/04
	Planning Board Action Limit: 05/16/05
	Plan Acreage: 78.45
	Zone: R-A
	Lots: 7
	Parcels: 1
	Planning Area: 82A
	Tier: Rural
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 209SE12

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 9/30/04 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: NONE

Staff Recommendation		Staff Reviewer: 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 4-04090
Lots 1-7 and Parcel G

OVERVIEW

The subject property is located on the northwest side of Crain Highway and at the southern terminus of Gold Yarrow Lane within the Croom Station Subdivision. The property is located on Tax Map 101, Grid D-4, and is known as part of Parcel 263. The property is zoned R-A and is identified as Parcel C on approved Preliminary Plan 4-04079 (PGCPB Resolution No. 01-263). Parcel C was never recorded in land records and, therefore, remains a residue parcel. The previously approved preliminary plan envisioned this portion of the Croom Station development to remain as open space and contain required woodland conservation. The applicant is proposing to subdivide this property into seven lots and one parcel for the construction of single-family dwelling units.

The development of this property is subject to CB-89-2004 as discussed further in Findings 3 and 4 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. In addition, the property was never posted for public notice as required and discussed further in Finding 2 of this report. Therefore, staff is compelled to recommend disapproval of this preliminary plan of subdivision.

SETTING

The subject property is located on the northwest side of Crain Highway and at the southern terminus of Gold Yarrow Lane within the Croom Station Subdivision. The surrounding properties are zoned R-A. The Croom Station Subdivision is currently under development with single-family dwelling units. Crain Highway, a significant noise generator, abuts the southeast property line. The surrounding community is generally rural in character.

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-A	R-A
Use(s)	Vacant	Vacant
Acreage	78.45	78.45
Lots	0	7
Parcels	1	1
Dwelling Units:		
Detached	0	7

2. **Public Notice**—The Administrative Practice, Section 2.d. for the Prince George’s County Planning Board, requires that it shall be the responsibility of the applicant to post signs on the property for a minimum of 30 days prior to the Planning Board for the purpose of adequate public notice. The subject application was accepted December 13, 2004, and the Subdivision Review Committee meeting was held on January 3, 2005. At the Subdivision Review Committee meeting, staff informed the applicant of its posting responsibility. The subject property was never posted for public notice.
3. **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 Fire/EMS Department has determined that this preliminary plan is located in Fire Box 45-01R. The 12-month average response times are:

Engine: 8.54 minutes, which is above the required 8.00-minute response time in areas inside the Rural Tier.

Basic Life Support: 8.44 minutes, which is above the required 8.00-minute response time in areas inside the Rural Tier.

Advanced Life Support: 11.12 minutes, which is above the required 10.00-minute response time in areas inside 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 plat.” (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 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 Historic Preservation and Public Facilities Planning Section 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 reports that the average yearly response times for that district are 38.72 minutes for nonemergency calls, which does not meet the standard of 25.00 minutes, and 14.74 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 plat.” (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.

RECOMMENDATION

DISAPPROVAL DUE TO INADEQUATE FIRE, RESCUE AND POLICE SERVICES PURSUANT TO 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS, AND INADEQUATE PUBLIC NOTICE PURSUANT TO THE PLANNING BOARD'S ADMINISTRATIVE PRACTICE, SECTION 2.b.