



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-04133

Application	General Data
<b>Project Name:</b> <b>GATEWAY PARK</b>  <b>Location:</b> Southeast side of Walker Mill Road opposite Longleaf Road.  <b>Applicant/Address:</b> Foster Communities 1121 Maiden Choice Lane Baltimore, MD. 21229	Date Accepted: 12/29/04
	Planning Board Action Limit: 03/14/05
	Plan Acreage: 18.83
	Zone: R-80
	Lots: 36
	Parcels: 2
	Planning Area: 75A
	Tier: Developed
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 202SE07

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/12/04 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/13/05

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 4-04133  
Gateway Park, Lots 1-36, and Parcels A & B

OVERVIEW

The site contains approximately 18.83 acres of land in the R-80 Zone. It is a combination of two deed parcels (Parcels 312 and 313, Tax Map 73, Grid F-3). The applicant is proposing to subdivide the site into 36 lots for single-family residences and two parcels for stormwater management purposes. An abandoned swimming pool and pool building are to be removed. Access to the lots would be from an internal street network connecting to Walker Mill Road and Mildred's Lane.

SETTING

The site is located on the southeast side of Walker Mill Road opposite Longleaf Road. Most of the site is wooded. The site is developed with an abandoned swimming pool and pool house. The surrounding properties are zoned R-80 and are developed with single-family residences, with the exception of the land to the south, which is undeveloped parkland in the R-O-S Zone.

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-80	R-80
Uses	Abandoned Swim Club	Single-Family Residences
Acreage	18.83	18.83
Lots	0	36
Parcels	2	2
Dwelling Units	0	36

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(e)(1)(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 number 20-10. The 12-month average response times are:

Engine: 6.36 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 9.04 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 12.52 minutes, which is above the required 10.00-minute response time in areas outside 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 plan.” (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 95 percent, which is within the standard of CB-89-2004.

The Fire Chief has reported by letter, dated 12/17/04, that the department has adequate equipment to meet the standards stated in CB-89-2004.

3. **Police Facilities**—The Prince George’s County Planning Department has determined that this preliminary plan is located in District III. The Prince George’s County Police Department reports that the average yearly response times for that District are 22.91 minutes for nonemergency calls, which meets the standard of 25.00 minutes, and 8.77 minutes for emergency calls, which meets 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.

#### RECOMMENDATION:

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