



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

Preliminary Plan 4-04187

Application	General Data
Project Name: MILL BRANCH PROPERTY Location: Southwest side of Mill Branch Road, 1,600 feet south of its intersection with Robert Crain Highway. Applicant/Address: K & P Builders 13627 Annapolis Road Bowie, MD. 20720	Date Accepted: 12/14/04
	Planning Board Action Limit: 05/17/05
	Plan Acreage: 104.18
	Zone: R-A
	Lots: 31
	Parcels: 2
	Planning Area: 74B
	Tier: Rural
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 204NE14

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record 10/25/04 Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/05/05

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 4-04187
Mill Branch Property Lots 1-31 and Parcel A

OVERVIEW

The property is located on Tax Map 63, Grid E-1, and is known as Parcel 5. The site is approximately 104.18 acres, zoned R-A, and is located in the Rural Tier. The property is currently improved with a single-family dwelling unit and a number of accessory structures. All of the existing structures are to be razed. The applicant is proposing to subdivide this property into 31 lots and two parcels for the construction of single-family dwelling units utilizing the varying lot size standards provided for in Section 27-442 of the Zoning Ordinance.

At the writing of this report, staff is compelled to recommend disapproval of this preliminary plan of subdivision. The development of this property is subject to CB-89-2004 as discussed further in Findings 2 and 3 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.

SETTING

The property is located in the southeast quadrant of the intersection of Mill Branch Road and Crain Highway (US 301), fronting on both public rights-of-way. The abutting properties are zoned R-A and are generally undeveloped. To the north across Mill Branch Road is R-A and O-S-zoned properties, generally undeveloped and agriculturally used. The general character of these properties is rural.

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	Single-family residential
Acreage	104.18	104.18
Lots	0	31
Parcels	1	2
Dwelling Units:		
Detached	1 (to be razed)	31

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 Fire/EMS Department has determined that this preliminary plan is located in Fire Box 43-25bR. The 12-month average response times are:

Engine: 0.00 minutes, which is below the required 8.00-minute response time in areas inside the Rural Tier.

Basic Life Support: 11.32 minutes, which is above the required 8.00-minute response time in areas inside the Rural Tier.

Advanced Life Support: 14.01 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.

3. **Police Facilities**—The Historic Preservation and Public Facilities Planning Section has determined that this preliminary plan is located in District II. 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 26.92 minutes for nonemergency calls, which does not meet the standard of 25.00 minutes, and 11.16 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.**