



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

Preliminary Plan 4-04189

Application	General Data
Project Name: MAGNOLIA COVE Location: Northeast side of Cross Road Trail, 4,000 feet northwest of North Keys Road. Applicant/Address: Shane Warren 6004 Stratmore Way Upper Marlboro, MD. 20772	Date Accepted: 12/14/04
	Planning Board Action Limit: 03/8/05
	Plan Acreage: 85.94
	Zone: O-S
	Lots: 17
	Parcels: 0
	Planning Area: 86A
	Tier: Rural
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 216SE11

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 10/20/04
	Sign(s) Posted on Site and Notice of Hearing Mailed: 4/05/05

Staff Recommendation:		Staff Reviewer: Ivy Thompson	
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 4-04189

OVERVIEW

The subject property is located on Tax Map grid 136 E3. It consists of approximately 85.94 acres of land in the O-S Zone in the Rural Tier. One existing single-family dwelling is to remain on proposed Lot 12. There are also six buildings and a barn that are slated for removal; otherwise the site consists of undeveloped woodlands and agricultural fields. The applicant is proposing to subdivide the parcel into 17 lots.

SETTING

The site is located on the northeast side of Cross Road Trail, approximately 4,500 feet northwest of North Keys Road. This site is located in the Rural Tier. The vision for the Rural Tier is the protection of large amounts of land for woodland wildlife habitat, recreation and agriculture pursuits, and preservation of rural character and vistas.

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
	O-S Single Family Residence, Farmland	O-S Single Family Residential
Acreage	85.94	85.94
Lots	0	17
Outlots	0	0
Parcels	1	1
Dwelling Units:	0	17
Detached	1 (To Remain)	16 (New)

2. **Fire and Rescue:** The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision for adequacy of fire and rescue services in accordance with Section 24-122.01 (e)(1)(E) of the Subdivision Regulations.

The Prince George's County Fire Department has determined that this preliminary plan is located in Fire Box 40-15R. The 12-month average response times are:

Engine: 10.00 minutes, which is above the required 8.00-minute response time in areas inside the Rural Tier.

Basic Life Support: 10.05 minutes, which is above the required 8.00-minute response time in areas inside the Rural Tier.

Advanced Life Support: 11.15 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 04/14/ 05, 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 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.

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.

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.

RECOMMENDATION:

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