



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

Preliminary Plan 4-04195

Application	General Data
Project Name: SCHULTZE PROPERTY Location: North and south side of Aquasco Road, approximately 3,000 feet south of its intersection with Christ Church Road. Applicant/Address: Don Cox P.O. Box 1068 101 East Charles Street La Plata, MD. 20646	Date Accepted: 12/29/04
	Planning Board Action Limit: 5/23/05
	Plan Acreage: 103.56
	Zone: O-S
	Lots: 20
	Parcels: 0
	Planning Area: 87B
	Tier: Rural
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 230SE14

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:

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 4-04195
Schultze Property Lots 1-20

OVERVIEW

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 Section 24-122.01(e)(1)(D) and (E) of the Subdivision Regulations.

The property is located on Tax Map 182, Grid B-4, and is known as Parcel 68. The property is approximately 103.56 acres and zoned O-S. The applicant has proposed to subdivide this property into 20 lots for the construction of single-family dwelling units, utilizing the varying lot size standards provided for in Section 27-442 of the Zoning Ordinance.

SETTING

The property is located on both sides of Aquasco Road approximately 3,000 feet south of its intersection with Christ Church Road. All of the abutting properties are zoned O-S and generally undeveloped. A Potomac Electric Power Company power line abuts the southern property line.

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	O-S	O-S
Use(s)	Single-family residential	Single-family residential
Acreage	103.56	103.56
Lots	0	20
Parcels	2	0
Dwelling Units:		
Detached	0	20

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 the subject property is located in Fire Box number 36-07R. The 12-month average response times are:

Engine: 15.03 minutes, which is above the required 8.00-minute response time for areas inside the Rural Tier.

Basic Life Support: 14.04 minutes, which is above the required 8.00-minute response time for areas inside the Rural Tier.

Advanced Life Support: 19.24 minutes, which is above the required 10.00-minute response time for 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 Prince George's County Planning Department has determined that the subject property 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 report that the average yearly response times for that district are 38.72 minutes for nonemergency calls, which meets the standard of 25.00 minutes, and 10.86 minutes for emergency calls, which does not meet the standard of 10.00 minutes.

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 SECTION 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS.