



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

## Preliminary Plan 4-04205

Application	General Data
<b>Project Name:</b> <b>MAXWELL'S GRANT</b>  <b>Location:</b> Along the south side of Allentown Road, 100 feet west of its intersection with Waldran Avenue.  <b>Applicant/Address:</b> Doug Hodges 2905 Mitchellville Road, Suite #111 Bowie, MD. 20716	Date Accepted: 01/12/05
	Planning Board Action Limit: 05/31/05
	Plan Acreage: 10.44
	Zone: R-80
	Lots: 25
	Parcels: 1
	Planning Area: 76B
	Tier: Developing
	Council District: 08
	Municipality: N/A
	200-Scale Base Map: 209SE05

Purpose of Application	Notice Dates
<b>RESIDENTIAL SUBDIVISION</b>	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/1/04 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: Ivy R. 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: Maxwell's Grant, Preliminary Plan of Subdivision 4-04205

OVERVIEW

The subject property is located on Tax Map 106, Grid E2. It consists of approximately 10.44 acres of land in the R-80 Zone in the Developing Tier. The applicant is proposing to subdivide the parcel into 25 lots and one parcel for recreational open space.

SETTING

The site is located on the south side of Allentown Road, 100 feet west of its intersection with Waldran Avenue. The vision for the Developing Tier is to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

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
Use(s)	Vacant	Single Family Residential
Acreage	10.44	10.44
Lots	0	25
Parcels	1	1
Dwelling Units:	0	25

2. **Public Notice:** The Administrative Practice, Section 2.b., 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 Hearing for the purpose of adequate public notice. The subject application was accepted January 12, 2005, and the Subdivision Review Committee meeting was held on January 28, 2005. At the Subdivision Review Committee meeting, staff informed the applicant of his 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 (d) and Section 24-122.01(e)(B)(E) of the Subdivision Regulations.

The Prince George's County Department of Fire and Rescue Services has determined that this subject property is located in Fire Box 32-04. The 12-month average response times are:

Engine: 7.26 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 9.22 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 11.08 minutes, which is above the required 10.00-minute response time in areas outside the Rural Tier.

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 Prince George's County Planning Department has determined that this preliminary plan is located in District IV. The Prince George's County Police Department reports that the average yearly response times for that district are 29.66 minutes for nonemergency calls, which does not meet the standard of 25.00 minutes, and 10.84 minutes for emergency calls, which does not meet 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.

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