



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

Preliminary Plan 4-04209

Application	General Data
Project Name: TIMBER HIGHLANDS, SECTION II Location: Western terminus of Bernice Lane, 600 feet west of its intersection with Livingston Road. Applicant/Address: Greg McAninch 95 Kettering Drive Upper Marlboro, MD. 20774	Date Accepted: 01/6/05
	Planning Board Action Limit: 05/30/05
	Plan Acreage: 136.66
	Zone: R-A
	Lots: 62
	Parcels: 0
	Planning Area: 83
	Tier: Rural
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 222SW02

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 12/07/04
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/26/05

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 Plan of Subdivision 4-04209
Timber Highlands, Section II, Lots 1-62

OVERVIEW

The subject property is located on Tax Map 160, Grid E-4. It consists of three deed parcels comprising approximately 136.66 acres of land in the R-A Zone in the Rural Tier. The applicant is proposing to subdivide the parcel into 62 lots for single-family residences.

SETTING

The site is located at the western terminus of Bernice Lane, 600 feet west of its intersection with Livingston Road. The subject property is undeveloped and predominantly wooded.

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	136.66	136.66
Lots	0	62
Parcels	3	0
Dwelling Units:	0	62

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 this preliminary plan is located in Fire Box 24-05R. The 12-month average response times are:

Engine: 6.11 minutes, which is within the required 8.00-minute response time in areas within the Rural Tier.

Basic Life Support: 7.34 minutes, which is within the required 8.00-minute response time in areas within the Rural Tier.

Advanced Life Support: 14.27 minutes, which is above the required 10.00-minute response time in areas within 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 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 IV. The Prince George’s County Police Department reports that the average yearly response times for that District are 29.15 minutes for non emergency calls, which does not meet the standard of 25.00 minutes, and 11.01 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 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 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.

4. **Woodland Conservation**—This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area of the property is greater than 40,000 square feet and there are more than 10,000 square feet of existing woodland.

A Type I Tree Conservation Plan, TCPI/4/05, has been reviewed and was found to require revisions. All areas with severe slopes or steep slopes containing highly erodible soils, areas of wetlands, and the limits of the 100-year floodplain are shown on the plan and in the legend. The minimum 50-foot stream buffers required by Section 24-130 are not shown on the plan or in the legend. The expanded stream buffers shown on the plan are correct. The plan fails to show conceptual grading or proposed limits of disturbance. All woodlands within septic recovery areas must be calculated as cleared. In addition, the plan shows part of the woodland conservation for this site to be located off site, which is not recommended for a property in the rural tier.

RECOMMENDATION:

DISAPPROVAL DUE TO INADEQUATE FIRE, RESCUE AND POLICE SERVICES
PURSUANT TO 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS AND LACK OF AN
APPROVABLE TREE CONSERVATION PLAN.