



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

Preliminary Plan 4-04210

Application	General Data
Project Name: YOCUM PROPERTY Location: At the terminus of Joseph Drive, approximately 1,500 feet east of its intersection with Piscataway Road. Applicant/Address: RIBA Land Corporation 808 Montrose Avenue Laurel, MD. 20707	Date Accepted: 01/26/05
	Planning Board Action Limit: 06/14/05
	Plan Acreage: 20.23
	Zone: R-E
	Lots: 19
	Parcels: N/A
	Planning Area: 81B
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 216SE02

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) <div>12/7/04</div>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <div>05/03/05</div>

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 4-04210
Yocum Property Lots 1-19

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

The property is located on Tax Map 132, Grid E-4, and is known as Parcel 145 (20.01 acres), Outlot B (5,897 square feet), and Outlot E (3,871 square feet). Parcel 145 is an acreage parcel, never having been the subject of a record plat of subdivision. Outlots B and E are the subject of record plat WWW62@87, recorded in land records in 1967. The site is approximately 20.23 acres and is zoned R-E. The applicant is proposing to subdivide the property into 19 lots for the construction of single-family dwelling units utilizing the lot size averaging provisions of Section 24-121 of the Subdivision Regulations.

The property is currently improved with a single-family dwelling unit that is to remain. The existing dwelling is served by an existing 50-foot-wide access easement extending over Parcel 108 to the west from Gallahan Road to Parcel 145. The property has frontage on Joseph Drive to the southeast and an extension of Glynis Road to the east. The applicant is proposing to extend only Joseph Drive onto the property to serve 18 of the 19 lots proposed. The existing dwelling unit is proposed to be located on Lot 1 (two acres) and will continue to utilize the existing access easement (Liber 1931, Folio 644) to Gallahan Road. The extension of Joseph Drive from the southeast into the site will terminate in a stub street at the northern property line abutting Parcel 238, for a possible future extension onto that property.

SETTING

The property is located at the northern terminus of Joseph Drive and west of the terminus of Glyns Road. The subject property is zoned R-E. Abutting to the east and southeast is the Clinton Hills Subdivision zoned R-R and developed with single-family dwellings. To the southwest, west and north are acreage parcels zoned R-E and generally undeveloped.

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-E	R-E
Use(s)	Vacant	Single-family dwellings
Acreage	20.23	20.23
Lots	0	19
Outlots	2	0
Parcels	1	0
Dwelling Units:		
Detached	1	19 (1 existing to remain)

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 25-08. The 12-month average response times are:

Engine: 6.27 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 7.18 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 9.12 minutes, which is within the required 10.00-minute response time in areas outside 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 and concluded the following:

The Prince George's County Police Department reports that the average yearly response times for that District are 37.59 minutes for nonemergency calls, which does not meet the

standard of 25.00 minutes, and 14.36 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 SECTION 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS.