



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

Preliminary Plan 4-04212

Application	General Data
Project Name: BELLE OAK ESTATES Location: North side of Berry Road, southeast of Manning Road East and west of Bealle Hill Road. Applicant/Address: Chesapeake Custom Homes 6196 Oxon Hill Road, Suite #340 Oxon Hill, MD. 20745	Date Accepted: 03/31/05
	Planning Board Action Limit: 09/17/05
	Plan Acreage: 112.75
	Zone: R-L
	Lots: 42
	Parcels: 3
	Planning Area: 84
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 221/2SE01

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 01/27/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 08/08/05

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 Subdivision Plat 4-04212
Belle Oak Estates, Block A, Lots 1-28, Block B, Lots 1-14, Parcel A-C

OVERVIEW

The site contains approximately 112.75 acres of land in the R-L Zone. It is a combination of three deed parcels (Parcels 3, 194 and 63, Tax Map 151, Grid F-4). When initially submitted, the subject property contained an additional collection of parcels to the northeast and comprised 121 acres; that section has been removed. The applicant is proposing to subdivide the site into 42 lots and 3 parcels. Access to each of the lots will be from driveways connecting to extensions of existing stub streets (Rolling Tree Road, Farmhouse Road) from the existing subdivision to the northwest and a new cul-de-sac near the intersection of Menk Road and Manning Road East. All roadways within the subdivision are to be dedicated for public use. Parcels A and B are shown to be conveyed to the adjoining historic site (Bellevue National Historic Site, 84-020), while Parcel C is shown as to be conveyed to a homeowners association.

The majority of this application was classified in the R-L Comprehensive Design Zone by the 1993 Subregion V sectional map amendment. There have been several site plan applications for different combinations of small- and large-lot residential development since that time, but none have been completed. Although there is an approved basic plan (A-9874) and comprehensive design plan (CDP-9503) for this site, the current preliminary subdivision application proposes conventional low density, large-lot residential development corresponding to the R-A Zone pursuant to Section 27-477(c) of the Zoning Ordinance.

SETTING

The site is located on the north side of Berry Road, southeast of Manning Road East, and west of Bealle Hill Road. The site is undeveloped and predominately wooded. The surrounding properties are zoned R-R and R-A and are developed with single-family residences. The Bellevue National Historic Site is surrounded on three sides by the subject property. A long driveway to the historic site bisects the northern portion of the property.

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-L	R-L
Uses	Vacant	Single-Family Residences
Acreage	112.75	112.75
Lots	0	42
Parcels	3	3
Outlots	0	0
Dwelling Units	0	42

2. **Fire and Rescue**— On July 26, 2005, the District Council approved CB-56-2005, which modifies the manner in which police, fire and rescue service adequacy is measured. Residential subdivisions now coming before the Planning Board must meet the revised test in order to be approved.

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(d) and Section 24-122.01(e)(B)(E) of the Zoning Ordinance.

The Prince George's County Planning Department has determined that this preliminary plan is within the required seven-minute response time for the first due fire station, Accokeek Company 24, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George's County Fire Department.

The Fire Chief has reported that the current staff complement of the Fire Department is 98.99 percent, which is within the standards stated in CB-56-2005.

The Fire Chief has reported by letter, dated 08/01/05 that the department has adequate equipment to meet the standards stated in CB-56-2005.

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 time for that District are 23.00 minutes for nonemergency calls, which meets the standard of 25.00 minutes, and 10.64 minutes for emergency calls, which does not meet the standard of 10.00 minutes.

The Police Chief has 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.

CB-56-2005 provides for mitigation of fire, rescue and police inadequacies through approval of a mitigation plan. These mitigation plans are to be created in accordance with guidelines that have not yet been adopted by the District Council. The applicant cannot, at this time, enter into a mitigation plan with the County and file such a plan with the Planning Board. The Planning Board may not approve this preliminary plan until a mitigation plan is submitted and accepted by the County. Therefore, this application must be denied due to inadequate police services.

RECOMMENDATION:

DISAPPROVAL due to inadequate police services pursuant to Section 24-122.01(e)(2) of the Subdivision Regulations.