



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

Preliminary Plan 4-05018

Application	General Data
Project Name: THE WILLOWS Location: North side of Annapolis Road (MD 450) between Seabrook Road to the west and Emack Road to the east. Applicant/Address: Dee Corporation 2200 Defense Highway Suite 101 Crofton, MD. 21114	Date Accepted: 04/11/05
	Planning Board Action Limit: 09/28/05
	Plan Acreage: 11.05
	Zone: C-O
	Units: 200
	Parcels: N/A
	Planning Area: 70
	Tier: Developing
	Council District: 03
	Municipality: N/A
	200-Scale Base Map: 207NE09

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 04/9/05
	Sign(s) Posted on Site and Notice of Hearing Mailed: 08/15/05

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 4-05018
The Willows, Parcel 1

OVERVIEW

The subject property is located on Tax Map 44, Grid E-2, and is known as Parcels A, 10, 22, 33 and 270. Parcel A is the subject of NLP 151 @ 99, recorded in land records in 1990 and was a resubdivision of Sherman Park, Lots 209-311, WWW A @ 103. Parcel 22 is the result of the 1989 vacation (V-89134) of Lots 264-298 of the same subdivision. Existing Parcels 10, 33 and 270 are acreage parcels never having been the subject of a record plat of subdivision. The site is vacant.

The applicant is proposing to combine these five properties and resubdivide them into a single parcel. The applicant is proposing to construct 200 townhouse condominium units, relying on changes to the Zoning Ordinance (CB-75-2003) that permit multifamily dwellings in the C-O Zone under specific circumstances. The applicant is proposing a type of townhouse condominium unit that does not conform to the definition of a multifamily dwelling. Staff would note, however, that the preliminary plan of subdivision does not establish the permitted use on a property or approve the improvements on the property. For the purposes of this report, staff is analyzing 200 multifamily dwellings, notwithstanding the units shown on the applicant's sketch plans.

Primary access to the site is proposed via Seabrook Road. A second access point is shown from Linwood Avenue. No direct access to Annapolis Road (MD 450) is proposed.

SETTING

The property is located on the north side of Annapolis Road (MD 450) between Seabrook Road to the west and Emack Road to the east. The surrounding neighborhood is a mixture of single-family residences to the east, office-commercial to the south and west, and the Seabrook Elementary School to the north.

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	C-O	C-O
Use(s)	Vacant	200 condominium units
Acreage	11.05	11.05
Lots	0	0
Parcels	5	1

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. If the response times fail to meet the criteria specified on the date the application is accepted by the Planning Board or within the following three monthly cycles of response time reports, then the Planning Board may not approve the preliminary plan until a mitigation plan between the applicant and the county is entered into and filed with the Planning Board.

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, West Lanham Hills, Company 48, 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 685 personnel (98.99 percent), which is within the standards of 657 (95 percent of authorized strength of 692) as 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 II. The Prince George's County Police Department reports that the average yearly response times for that district, as measured at the time of the acceptance of this application (April 11, 2005), are 26.92 minutes for nonemergency calls, which does not meet the standard of 25.00 minutes, and 11.16 minutes for emergency calls, which does not meet the standard of 10.00 minutes. The response time for nonemergency calls was met during the subsequent three monthly cycles of response time reports. However, the response time for emergency calls was not met during that time.

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 (95 percent), which is within the standard of 1,278 (90 percent of the authorized strength of 1,420) officers as stated in CB-56-2005.

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 approved 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.