



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

Preliminary Plan 4-05150

Application	General Data
Project Name: NEWTON GREEN SQUARE Location: Northwest corner of Newton Street and 55 th Avenue in Bladensburg. Applicant/Address: Ingerman Group 725 Cuthbert Boulevard Cherry Hill, NJ 08002	Date Accepted: 02/8/2006
	Planning Board Action Limit: 06/28/2006
	Plan Acreage: 5.21
	Zone: R-18
	Lot: 1
	Parcels: 0
	Planning Area: 69
	Tier: Developed
	Council District: 05
	Municipality: Various
	200-Scale Base Map: 205NE04

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 12/12/2004
	Sign(s) Posted on Site and Notice of Hearing Mailed: 03/20/2006

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 Preliminary Plan of Subdivision
4-05150 Newton Green Square, Lot 1

OVERVIEW

Newton Green is an irregular shaped parcel (P175) consisting of two rectangular sections that have frontage along Newton Street, 55th Avenue, and Quincy Street. It is 5.21 acres and is zoned R-18. The property is currently undeveloped. The applicant is proposing to construct a 78-unit, self-contained senior housing development with community space. Vehicular access is proposed at a sole location along Newton Street at a point approximately 100 feet west of 54th Avenue. While some dedication is proposed for the full right-of-way for Quincy Street, no access is proposed along that street or along 55th Avenue. Numerous steep slopes and a significant 100-year floodplain characterize the site. This case was continued from the April 20, 2006, Planning Board hearing due to the inadequate police, fire, and rescue services provision.

SETTING

The subject property is located on the northwest corner of Newton Street and 55th Avenue, approximately 1,000 feet south of Landover Road. The neighborhood consists mainly of medium density multifamily residential homes. The Quincy Manor apartments border the site to the north and south. The Blandenwoods Condominium shares borders with the property to the west. The Publick Playhouse, operated by M-NCPPC, is located north of the site. This property is located in the Anacostia River watershed of the Anacostia River Basin and is in the Developed Tier as reflected in the *Prince George's County Approved General Plan*.

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-18	R-18
Use(s)	Open Space	Multifamily Residential
Acreage	5.21	5.21
Lots	1	1
Outlots	0	0
Parcels	0	0
Dwelling Units:	0	78 units (New)
Public Safety Mitigation Fee		No

2. **Fire and Rescue** —The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of fire and rescue services in accordance

with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance. The subject application was accepted on February 8, 2006.

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 Bladensburg, Company 9, using the *Seven-Minute Travel Times and Fire Station Locations Map* provided by the Prince George's County Fire Department.

The Fire Chief report for adequate equipment is contained in a memorandum dated March 28, 2006. That memorandum states that the "...Department has adequate equipment and has developed an equipment replacement program to meet all the service delivery needs for all areas of the County."

The Fire Chief report for current staffing for the Fire Department is contained in a memorandum dated March 28, 2006. That memorandum states that the number of "net operational employees" is 672, which equates to 96.97 percent of the authorized strength of 692 fire and rescue personnel.

As previously noted, the subject application was accepted on February 8, 2006. Section 24-122.01(e)(2) of the Subdivision Regulations states: "If any of the required statements in this Subsection are not provided that meet the criteria specified in this Section on the date the application is accepted by the Planning Board or within the following three (3) monthly cycles of response time reports, then the Planning Board may not approve the preliminary pla[n] until a mitigation plan between the applicant and the County is entered into and filed with the Planning Board."

One key element to the ordinance language cited above is the creation of a window for the application of the fire and rescue adequacy test that runs from "...the date the application is accepted by the Planning Board or within the following three (3) monthly cycles of response time reports...." This means that an application is afforded the opportunity to pass the test in a time frame that spans approximately 90 days. With regard to data on fire and rescue staffing levels prior to the receipt of the March 28, 2006, letter from the Fire Chief, some clarity needs to be provided.

Since January 1, 2006 (the beginning of the time frame when the standard of 100 percent of the authorized strength of 692 fire and rescue personnel must be met), staff has received four memorandums from the Fire Chief (January 1, 2006, February 1, 2006, March 5, 2006 and March 28, 2006). The data presented in these four memorandums varies in the description of the personnel being counted as applicable to the percentage of the authorized strength standard. While the number of personnel presented varies only slightly (694, 694, 696 and 693, respectively), the description of the status of these personnel has changed or been clarified from memorandum to memorandum.

It seems clear to staff that since the beginning of 2006, each reporting of personnel has included certain numbers of trainees and/or recruits that were not intended to be considered applicable to the minimum percentage requirement. This becomes apparent when comparing the January 1 and February 1 memorandums. Both reflect a total authorized strength of 694 personnel, but the February 1 memorandum identifies 46 members of that complement in the training academy. The March 5 memorandum does not provide a breakdown of the 696 personnel total, but the March 28 memorandum identifies 21 recruits as part of the "Actual total strength" of 693.

Given the totality of the information identified above, staff concludes that since the acceptance of the subject application, the minimum staffing level for fire and rescue personnel, as required by Section 24-122.01(e)(1)(B)(ii), has not been met. Therefore, pursuant to Section 24-122.01(e)(2), staff is compelled to recommend disapproval of the subject application at this point in time. It should be noted, however, that with an acceptance date of February 8, 2006, more time remains in the test window for the subject application.

RECOMMENDATION

DISAPPROVAL DUE TO INADEQUATE FIRE AND RESCUE STAFFING LEVELS PURSUANT TO SECTION 24-122.01(e) OF THE SUBDIVISION REGULATIONS.