



*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

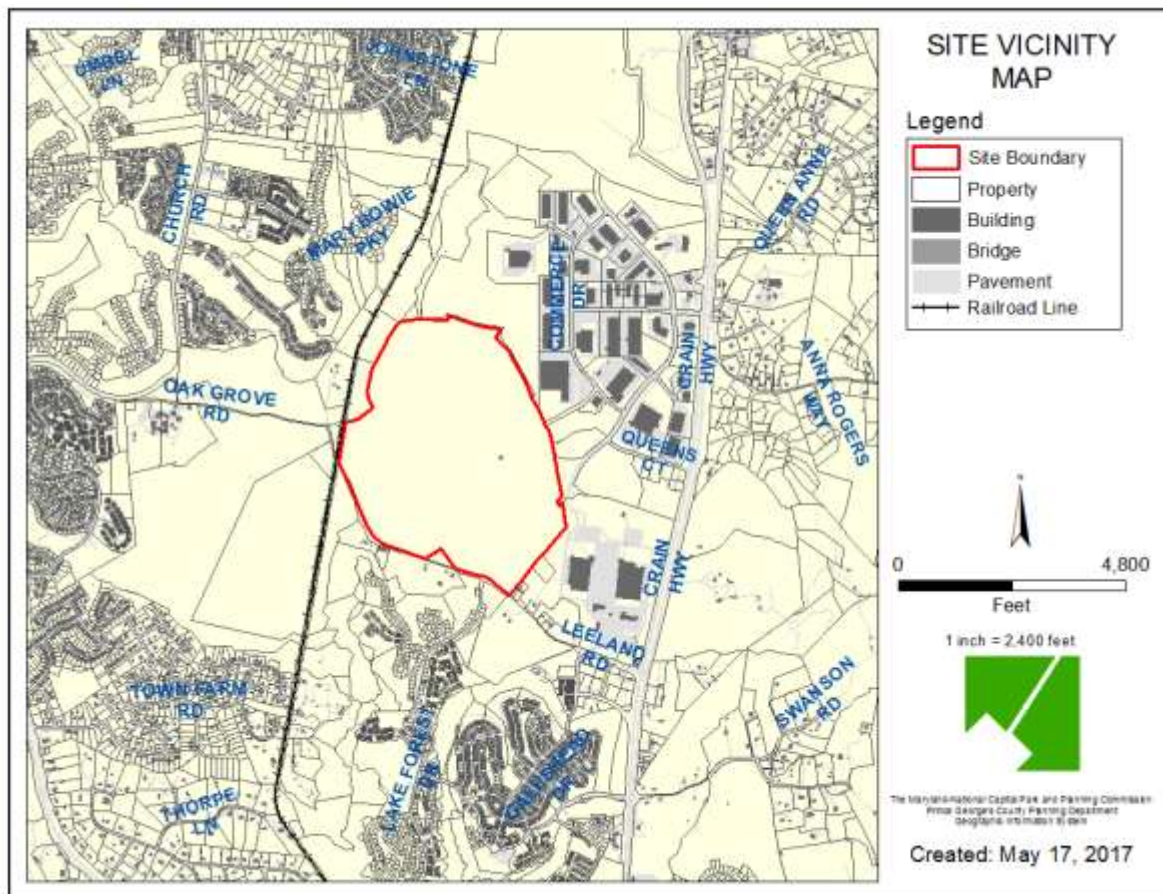
## Preliminary Plan 4-06066

## Reconsideration Hearing

Application	General Data	
<b>Project Name:</b> Willowbrook  <b>Location:</b> North Side of Leeland Road, approximately 3,250 feet west of Leeland Road and Robert Crain Highway (US 301).  <b>Applicant/Address:</b> WBLH, LLC Corporation Trust Center 1209 Orange Street Wilmington, DE 19801  <b>Property Owner:</b> WBLH, LLC Corporation Trust Center 1209 Orange Street Wilmington, DE 19801	Planning Board Hearing Date:	07/20/17
	Memorandum Date:	07/12/17
	Date Received:	05/01/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	440.85
	Zone:	R-S/I-1
	Gross Floor Area:	N/A
	Lots/Outlots:	699/1
	Parcels:	26
	Planning Area:	74A
	Council District:	04
	Election District:	07
	Municipality:	N/A
	200-Scale Base Map	201SE13

Purpose of Application	Notice Dates	
Reconsideration Hearing	Previous Parties of Record (Applicant)	05/01/17
	Parties of Record (M-NCPPC)	05/12/17 07/07/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Sherri Conner <b>Phone Number:</b> 301-952-3168 <b>E-mail:</b> sherri.conner@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
		X	



July 12, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Sherri Conner, Planner Coordinator, Subdivision and Zoning Section  
Development Review Division

VIA: Christina Pompa, Acting Planning Supervisor, Subdivision and Zoning Section  
Development Review Division

SUBJECT: **Reconsideration for Willowbrook  
Preliminary Plan of Subdivision 4-06066**

The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-06066 February 8, 2007. By Letter dated May 1, 2017, and as subsequently amended by letter dated May 16, 2017, Robert Antonetti, representing the owner/applicant, WBLH, LLC, requested a waiver of the Planning Board's Rules of Procedure (Section 10(a)) and a reconsideration (Section 10(e)). On May 25, 2017, the Prince George's County Planning Board granted the applicant's request, as verbally modified on the record, for reconsideration of Finding 11 and Condition 24 of PGCPB Resolution No. 07-43 for the above reference preliminary plan of subdivision (PPS), specifically to retest adequate fire and rescue services.

At the May 25, 2017 hearing, the Planning Board requested additional information regarding the number of subdivisions which were found to have inadequate response times for fire and rescue services and approved subject to a public safety mitigation agreement. Since the adoption of CR-78-2005, Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (Mitigation Guidelines), 47 subdivisions have been approved which were found to have inadequate response times for fire and rescue and/or police services. Of the 47 subdivisions, two have expired and two were subsequently found adequate for police response times. The total public safety mitigation fees required for the remaining 43 subdivisions is \$14,097,920 (\$12,050,600 applies to police, \$2,047,320 applies to fire and rescue) which is adjusted according to the Consumer Price Index at the time of the issuance of a grading permit for the development, when the fee is collected. To date \$409,640 towards applicable police mitigation fees have been collected by the County.

In response to the Planning Board's granting of the reconsideration request, staff requested a referral from the Fire Chief for the subject application for analysis of the maximum seven-minute response time required as discussed in the Countywide Planning Division memorandum dated July 7, 2017 (Berlage to Chellis). In summary, the fire and rescue response time adequacy test applied at the time of approval of the PPS (February 8, 2007), and as retested for informational purposes with this

reconsideration request, “DOES NOT meet the seven (7) minute travel time requirement described in Subtitle 24, Section 122.01” for the approval of a PPS (Barksdale to Checkley).

At the May 25, 2017 hearing, Mr. Antonetti noted that SDP-1603 for Willowbrook, Phase 1 was found to be adequately served by a first due fire/EMS station. That finding was based on an October 24, 2016 memorandum from the Special Projects Section (see Attachment B to the Berlage to Chellis memorandum). The Countywide Planning Division has now concluded that the October 24, 2016 staff analysis resulted from a misinterpretation of the County Government’s first due GIS layer. Based on the most recent analysis of the Willowbrook subdivision by the Fire Chief (see Attachment C to the Berlage to Chellis memorandum), the Countywide Planning Division now concludes that the SDP area “could not have been within seven minutes in 2016.”

Based on the forgoing analysis, staff recommends **DISAPPROVAL** of the applicant’s request to reconsider Finding 11 and Condition 24 of PGCPB Resolution No. 07-43 as it relates to the findings of adequacy of fire and rescue services.