



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

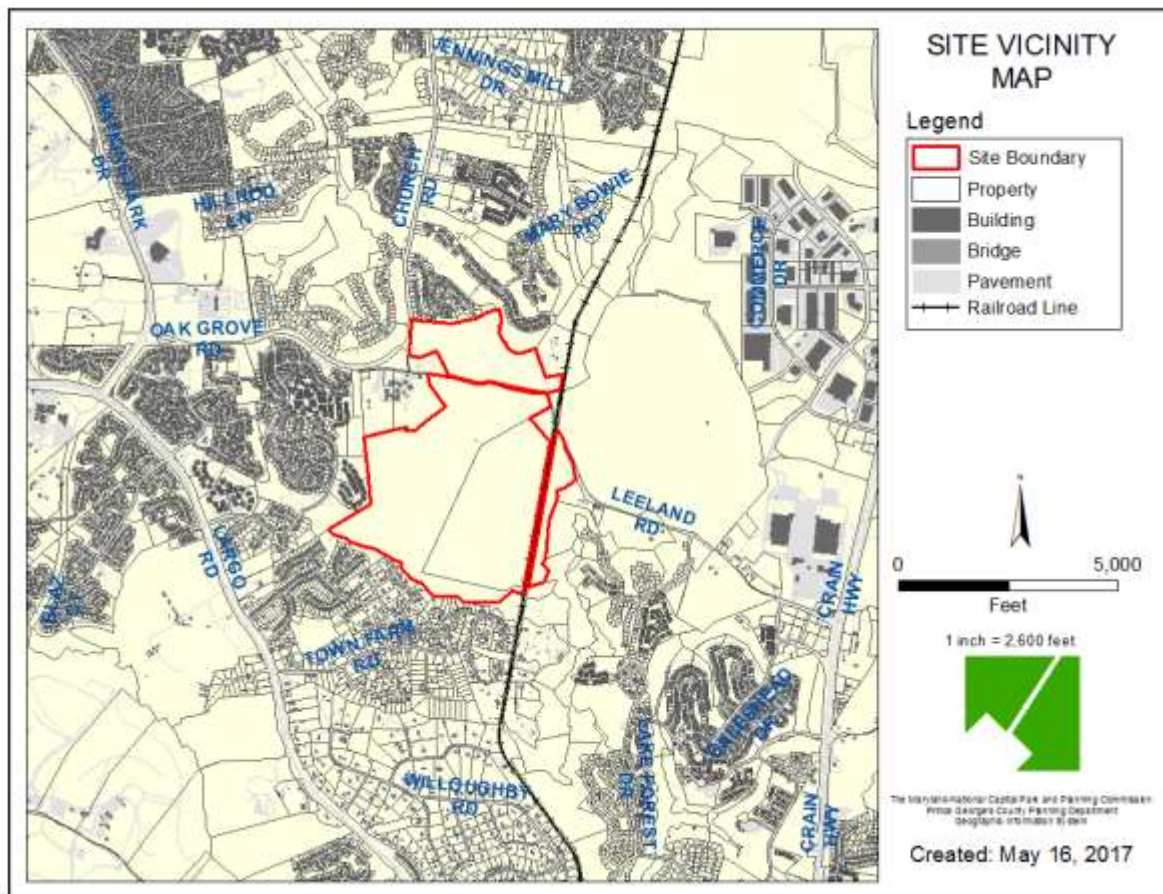
Preliminary Plan 4-06075

Reconsideration Hearing

Application	General Data	
Project Name: Locust Hill Location: North and south sides of Oak Grove Road and east of Church Road, east and west of Pope's Creek Branch Railroad crossing with Oak Grove Road. Applicant/Address: WBLH, LLC Corporation Trust Center 1209 Orange Street Wilmington, DE 19801 Property Owner: 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:	503.53
	Zone:	R-L
	Gross Floor Area:	N/A
	Lots:	554
	Parcels:	24
	Planning Area:	74A & 79
	Council District:	06
	Election District:	03 & 07
	Municipality:	N/A
	200-Scale Base Map	202SE13

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

Staff Recommendation		Staff Reviewer: Sherri Conner Phone Number: 301-952-3168 E-mail: sherri.conner@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		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 Locust Hill
Preliminary Plan of Subdivision 4-06075**

The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-06075 on January 25, 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 28 of PGCPB Resolution No. 07-28 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 (January 25, 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).

Based on the forgoing analysis, staff recommends DISAPPROVAL of the applicant’s request to reconsider Finding 11 and Condition 28 of PGCPB Resolution No. 07-28 as it relates to the findings of adequacy of fire and rescue services. However, staff recommends a technical correction to Condition 28 to indicate “\$1,320” where it is shown that the per unit factor for the public safety mitigation fee is “\$3,780.”