



May 1, 2025

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Lakisha Hull, AICP, LEED AP BD+C, Planning Director

FROM: Marian Honeczy, AICP, Acting Planner IV

SUBJECT: **CB-29-2025**

**Purpose:** This proposed Subdivision Bill is for the purpose of removing the requirement for police facility adequacy from the existing County Code's Subdivision Regulations.

**Policy Analysis:** In **2005**, the District Council amended the Subdivision Regulations for reviewing police response times through Council Resolution CR-78-2025. The resolution required development review projects to not exceed a 10-minute response time for emergency calls, and a 25-minute response time for non-emergency calls, per the level of service standards set at that time. The resolution also established the requirement of a mitigation fee for failure to meet the standards, calculated on a 12-month rolling average.

As stated in the County Executive's memorandum, dated March 20, 2025, no other large jurisdiction in the nation utilizes police response data in the manner required by County's current law. Of the 78 jurisdictions larger than the County, none utilize police response times in this manner. Prince George's County is the only county in the region with adopted Subdivision Regulations that require a public adequacy test for police response times.

As of the date of this memorandum, the Planning Department interprets the proposed Bill as only applying prospectively meaning prior police response times findings cannot be amended and any required mitigation payments cannot be refunded. If the District Council intends to allow such refunds it should expressly provide for them in the Bill.

This legislation amends the Subdivision Regulations. Therefore, a Planning Board Recommendation is required in accordance with the County Code, Subsection 24-3401. In addition to being presented at

the Government Operations and Fiscal Policy Committee (GOFP), typical legislative amendments to the Subdivision Regulations are presented to the Planning, Housing and Economic Development Committee (PHED), in accordance with the Council Standing Committees' Rules of Procedures. The proposed bill should also be revised to include these underlined additions or in brackets deletions to the existing regulations:

## **Additional Amendments:**

### **1. Section 24-1306 Purpose and Intent**

"Facilitating public and private actions in order to provide adequate and efficient transportation, pedestrian and bikeway facilities, water and sewerage, [police,] fire and EMS, parks and recreation, school facilities, and other public facilities;"

### **2. Section 24-2300 Definitions**

"Public facility or public facilities

A capital improvement that expands capacity sufficient to accommodate demands for that facility (such as vehicle trips or water or sewer flows). Public facilities, but are not limited to, include transportation (i.e., streets, transit, and pedestrian and bicycle facilities), sanitary sewer, water, [police space or vehicles,} fire and rescue, parks and recreation land and improvements, and public school land, space, and improvements;"

### **3. Section 24-3402(c)(2)(A)(xix)**

"Vicinity map showing location of property and existing [police and] fire and rescue facilities within the area;"

### **4. Section 24-4509(c)(1)(A)**

"The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision will not exceed the service capacity of existing **police stations**] fire station as determined by the Planning Board in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" as may be amended from time to time;"

### **5. Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure**

An update to the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure, as referenced under CR-78-

2005, will need to occur. There will need to be a new resolution adopted in compliance with the proposed amendments.

**Impacted Property:**

This bill will affect all property in the County.

**Recommendation:**

Support with amendments