

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00016
Addition to Aragona Village

OVERVIEW

The subject property consists of 30.37 ∇ acres of land in the R-E Zone. Identified as Parcel 11, Tax Map 132, Grid C-2, the property is currently undeveloped and mostly wooded. The applicant proposes to subdivide the property into 31 residential lots ranging in size from 30,000+ to 61,000+ square feet using the Lot Size Averaging provisions of the Zoning Ordinance.

SETTING

The property is located on the northwest side of Old Fort Road, 500 ∇ feet north of Jomar Drive. To the north is undeveloped land in the R-E Zone; to the east, across Old Fort Road, are single-family homes in the R-R Zone; to the south are single-family homes on large lots in the R-E Zone; to the west is wooded land in the R-E Zone. Further west is Indian Head Highway.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Adequate Public Notice - Section 2-d of the Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post signs on the property for a minimum of 15 days for the purpose of public notice. The subject application was submitted on March 23, 2000, and the Subdivision Review Committee (SRC) meeting was held on April 14, 2000. At that time, the case was scheduled for public hearing on May 25, 2000. Subsequently, the applicant submitted a waiver of the first 70-day review time limit. The case was scheduled for Planning Board hearing on July 27, 2000. The engineer was notified of this new Planning Board hearing date on April 19, 2000. The subject property was never posted for public notice.
2. Issues - There are a few unresolved issues. At the April 14, 2000, meeting of the Subdivision Review Committee Meeting, the applicant was informed of several items of concern. Staff requested several items for review. These included:
 - a. Traffic counts for the Old Fort Road South/Gallahan Road intersection.
 - b. A geotechnical report outlining the presence marlboro clays.
 - c. Revise Forest Stand Delineation and Tree Conservation Plans.
 - d. A preliminary noise study delineating the 65 dBA line.

- e. A revised preliminary plat showing the sewer outfalls, the 10-foot Public Utility Easement, spot elevations, stream buffers and the removal of Note 18.

These items were requested to be submitted at least 30 days prior to the Planning Board hearing. As of July 13, 2000, none have been submitted.

RECOMMENDATION

DISAPPROVAL, based on lack of public notice and unresolved issues.