

Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530

*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

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## PRELIMINARY PLAN

4-01102

Application	General Data
Project Name:	Date Accepted 12/28/01
ARAGONA VILLAGE	Planning Board Action Limit 03/14/02
Location:	Tax Map & Grid 132/C-02
West side of Old Fort Road South, approximately .5 mile north of its intersection with Livingston Road.	Plan Acreage 30.37
Applicant/Address:	Zone R-E
Fortner, William	Lots 31
109 Joyceton Terrace	Parcels 0
Upper Marlboro, MD 20774	Planning Area 80
	Council District 08
	Municipality N/A
	200-Scale Base Map 215SE02

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1994) N/A
	Sign(s) Posted on Site Not Posted
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	Staff Reviewer: Del Balzo
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 4-01102  
Aragona Village

OVERVIEW

The subject property consists of approximately 30.37 acres of land in the R-E Zone. The applicant proposes to subdivide the property into 31 lots using the Lot Size Averaging technique allowed by the Zoning Ordinance.

SETTING

The property is located on the east side of South Old Fort Road, nearly three-quarter mile north of Livingston Road. It is surrounded by wooded land in the R-E Zone, with single-family homes on large lots to the southwest. Commercial land fronting MD 210 and Livingston Road abuts the property to the west.

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 accepted for processing on December 28, 2001, and the Subdivision Review Committee (SRC) meeting was held on January 18, 2002. At that time, the case was scheduled for public hearing on March 14, 2002. The applicant was informed of this date at the SRC meeting. The subject property was never posted for public notice.
2. Issues - Several issues remain unresolved at this time. To make findings of adequate public facilities and to ensure that the proposal satisfies requirements of the Subdivision Regulations, staff required the following submittals:
  - a. Revised preliminary plan.
  - b. Traffic Counts.
  - c. Revised Tree Conservation Plan.
  - d. Soils Study.
  - e. Noise Study.
  - f. Geotechnical Report.

To date, none of these items has been submitted. Staff had expected a 70-day waiver so the applicant would have adequate time to prepare, and staff would have adequate time to review, required information. However, no waiver has been submitted. Therefore, staff is compelled to recommend disapproval of this application. Staff believes these issues are resolvable, but additional information is needed.

RECOMMENDATION

- 2 -

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