



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

## Preliminary Plan 4-04035

Application	General Data
<b>Project Name:</b> <b>KARINGTON</b>  <b>Location:</b> Southwest corner of the intersection of Central Avenue and Crain Highway.  <b>Applicant/Address:</b> Karington, LLC. 8181 Professional Place Hyattsville, MD 20785	Date Accepted: 5/6/04
	Planning Board Action Limit: 10/24/04
	Plan Acreage: 381.52
	Zone: E-I-A
	Lots: 463
	Parcels: 86
	Planning Area: 74A
	Tier: Developing
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 201NE14

Purpose of Application	Notice Dates
<b>Continuance Request</b>	Adjoining Property Owners Previous Parties of Record 02/06/04 Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site: 6/29/04
<b>Staff Recommendation</b>	<b>Staff Reviewer: Del Balzo</b>
<b>APPROVAL Of Continuance</b>	<b>APPROVAL WITH CONDITIONS</b>
X	
	<b>DISAPPROVAL</b>
	<b>DISCUSSION</b>

September 15, 2004

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Joe Del Balzo, Subdivision Section

SUBJECT: Preliminary Plan 4-04035  
Karington

This case was originally scheduled for Planning Board hearing on July 29, 2004. It was continued to September 23, 2004, to allow time for the applicant to prepare correct information regarding the existence of Marlboro Clay on the property. As of this date, the accurate test results have not been submitted and the exact location of the 1.5 safety factor line has not been determined. The ultimate determination may result in the need to reconfigure the lot lines and possibly lose a significant number of proposed lots.

The deadline for Planning Board action is October 24, 2004. The applicant has requested a continuance. The case could be continued to October 21, 2004. Staff supports the continuance request to allow the applicant time to accurately identify the Marlboro Clay and 1.5 safety factor line.