

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00005  
Vacation of 30-foot- wide pedestrian path, Pointer Ridge at Belair Village, Section 29,  
between Lot 131 and 132 , Block 2, dedicated by Plat Book 75, Plat 30, Election District  
No. 14.

OVERVIEW

The subject petition requests the vacation of a 30-foot-wide by approximately 120 linear foot strip of land (3,885 square feet) intended for a pedestrian path connection between Panther Lane and the Collington Branch Stream Valley Park (property owned by The Maryland-National Capital Park and Planning Commission). This area was originally dedicated to public use, controlled by the City of Bowie, by the subdivision plat entitled ■Pointer Ridge at Belair Village, Section 29• recorded in Plat Book 75, Plat 30. The petitioners, Donald W. and Suzanne McEvoy, and Edward and Celeste Hicks are the owners of the abutting lots.

SETTING

The property, zoned R-55, was originally platted in 1970 as single-family lots with a pedestrian path connecting from a public street to a public park on the west side of the subdivision. The majority of the lots in Section 29 are improved with residential dwelling units, however, there is no evidence that the path has ever been improved or used by the public as access to the park property.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. No referral agency or department recommended disapproval of the petition.
2. No objections were received from adjacent property owners.
3. The City of Bowie consented to the vacation of this path, stating that sufficient access exists from other areas if a park should ever be developed.
4. The Maryland-National Capital Park and Planning Commission has no objection to the vacation of the subject path.
5. Future development of the area being vacated will require the recording of a new subdivision plat in accordance with Section 24-108, Subdivision Regulations, Prince George's County Code.

RECOMMENDATION

APPROVAL