

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00010

Vacation of part of Aztec Drive (6,366 square feet) on the north side of Elmhurst Street lying between Blocks 45 and 48 in Section 2, dedicated by plat entitled District Heights in Plat Book SDH 3, plat no. 84, in the Land Records of Prince George's County, Election District No. 6.

OVERVIEW

The subject petition proposes to vacate part of Aztec Drive lying between Block 45, residue parcel, and Lot 16, Block 48. This section of unimproved street does not provide any essential highway link nor access to any property. The proposed vacation of this area would facilitate its assimilation with adjoining residue parcel.

SETTING

The part of Aztec Drive proposed to be vacated is 6,366 square feet, zoned R-55. The majority of surrounding area is characterized by residential uses. When combined with the residue parcel to the west, this site will have street frontage on Elmhurst Street and County Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. No referral agency, department, or the City of District Heights recommended disapproval of the petition.
2. No objections were received from adjacent property owners.
3. Petitioners are the owners of all land abutting streets proposed to be vacated.
4. It is the applicant's intention to prepare a new subdivision plat in accordance with Section 24-108(a)(3) to incorporate the vacated area, Lots 16 and 17 Block 48, and the residue of Block 45 into one lot.
5. The applicant is the owner of adjacent property known as the residue of Block 45. This property was conveyed to the applicant from the City of District Heights by

deed dated June 27, 2000, recorded in Liber 13961, folio 616. A portion of that land is encumbered with physical road pavement for Elmhurst Street. At the time of final plat of subdivision, the applicant should establish the ten-foot-wide public utility easement and dedicate the paved area to public use.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Recordation of a subdivision plat in accordance with Section 24-108 to consolidate the vacated area, Lots 16 and 17 Block 48, and the residue of Block 45 into one lot.
2. Granting an easement for existing Pepco facilities located on the site, or paying for relocation of said facilities.
3. Granting a ten-foot-wide public utility easement adjacent to public streets.
4. Dedicating the paved street area located on the residue of Block 45 to public use.