

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGES COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-01005
Vacation of proposed Relocated Walker Mill Road, totaling 210,004 square feet, or 4.82 acres, on the east side of Marlboro Pike, north of Brooks Drive, as shown on a subdivision plat entitled OAKCREST COMMUNITY CENTER, PARCEL ■A,• recorded in Plat Book NLP 96, plat 63 in the Land Records of Prince George's County, Maryland, Election District No.18.

OVERVIEW

The subject petition proposes to vacate all of Relocated Walker Mill Road that was dedicated by a plat recorded March 13, 1977, in Plat Book NLP 96 at plat 63. This proposed street relocation has never been improved or otherwise used by the general public and is not part of the current master plan proposed alignment for the Walker Mill Road relocation. The vacated area will be used for future development of the Oakcrest Greater Capitol Heights Elementary School/Park.

SETTING

Parcel A to the north of the subject street area is improved with the Oakcrest Community Center and other recreation facilities. This property, combined with the vacated street and the parcel to the south, will be the new site for a proposed school/park site.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission has consented to this petition as required by Section 24-112(e) subject to the applicant granting 20-foot-wide easements for existing facilities located within the public street being vacated.
4. No referral agency or department recommended disapproval of the petition.

5. This street is not part of the current Master Plan for the relocation of Walker Mill Road.
6. A letter of objection was received from the owners of property located on the south side of Marlboro Pike at Pacific Avenue, which has no frontage or connection to the proposed Walker Mill Road relocation that is the subject of this petition. It is staff's opinion that this vacation would have no adverse impact on the properties across the street that will continue to have frontage on Marlboro Pike.
7. Petitioners are the owners of all land abutting the street proposed to be vacated.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Granting easements to the Washington Suburban Sanitary Commission for existing facilities or relocation of same.
2. Recordation of a subdivision plat in accordance with Section 24-108(a)(3).