

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



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VACATION PETITION

V-02002

Application	General Data	
PROJECT NAME & RECORD PLAT AFFECTED PORTAMERICA, 153-60 & 61 LOCATION Located along the Potomac River, south of I-95 and the Woodrow Wilson Bridge APPLICANT/ADDRESS National Harbor Waterfront, LC 12500 Fair Lakes Circle, #400 Fairfax, VA 22033	Date Accepted	7/14/02
	Planning Board Action Limit	N/A
	ZHE Hearing Date	N/A
	Plan Acreage	16.17
	Zone M-X-T	TMG 114/D2
	Dwelling Units	N/A
	Square Footage	
	Planning Area	80
	Council District	08
	Municipality	N/A
	200-Scale Base Map	209SW01

Purpose of Application	Notice Dates	
Vacation of all of PortAmerica, Plats 5 & 6	Adjoining Property Owners (CB-15-1998)	N/A
	Previous Parties of Record (CB-13-1997)	N/A
	Sign(s) Posted on Site	5
	Variance(s): Adjoining Property Owners	N/A

Staff Recommendation		Staff Reviewer Becky Nordan	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGES COUNTY PLANNING BOARD

CORRECTED STAFF REPORT

SUBJECT: Vacation Petition V-02002
Petition to vacate all of Parcels ■A■, Block ■A■, Outlot ■A■, Block ■A■, Ramp ■K■, Ramp ■L■, Beau Rivage Boulevard and P.U.E. area as shown on a subdivision plat entitled Plat Five, Port America, recorded in Plat Book NLP 153, plat 60; being 8.32 acres; and

Parcels ■A■ through ■C■, Block ■C■, Outlot ■A■, Block ■B■, Beau Rivage Boulevard, and P.U.E. area as shown on a subdivision plat entitled Plat Six, Port America, recorded in Plat Book NLP 153, plat 61, being 7.85 acres; all among the Land Records of Prince Georges County, Maryland, Election District No. 12.

OVERVIEW

The subject petition proposes to vacate Subdivision Plats NLP 153, plat 61 and 62 in their entirety. This includes unimproved roads dedicated to public use for ramps and all of Beau Rivage Boulevard, as well as parcels and outlots included on subject plats, as well as the 10-foot-wide public utility easement areas denoted on subject plats adjacent to dedicated streets. The ramps and road have never been improved to county or State Highway Administration standards or otherwise used by the general public. The vacated area will be used for future development in National Harbor as a ■Waterfront Entertainment/Retail Center■ pursuant to Conceptual Site Plan CSP-98012 (June 10, 1998).

SETTING

The National Harbor project is located along the Potomac River, south of I-95 and the Woodrow Wilson Bridge, in the Oxon Hill/Fort Foote community. The subject property is zoned M-X-T and is the subject of Preliminary Plan 4-01048. Single-family homes are to the east and the Potomac River is immediately to the west.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince Georges 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 and the Washington Suburban Sanitary Commission have consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission has existing facilities located within the subject property and has requested that easements be granted.
4. The State Highway Administration consented to this petition based on the design of future roadways within the site.
5. On April 9, 2002, the Department of Parks and Recreation of M-NCPPC indicated no objection to the subject petition.

6. No referral agency or department recommended disapproval of the petition.
7. No objections were received from adjacent property owners.
8. Petitioners are the owners of all land abutting the street and ramps proposed to be vacated.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Granting of easements to the Washington Suburban Sanitary Commission for existing facilities or relocation of same.