

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

**SUBJECT: Vacation Petition V-02003 KELLER'S SUBDIVISION**

Vacation of all of proposed Keller Way, Nordan Court, Erdman Court, Oxbow Court, Meade Court and Butterwick Court as well as all lots shown on the subdivision plats known as Keller's Subdivision, Plats One, Two, Three, Four, and Five, recorded in Plat Book VJ 163, plat 46; VJ 163, plat 47; VJ 163, plat 48; VJ 163, plat 49; and VJ 163, plat 50, among the Land Records of Prince George's County, Election District No. 11.

OVERVIEW

The Petitioner, The Washington Savings Bank, F.S.B., requests the vacation of the above referenced plats in their entirety, totaling 2,502,504 square feet or 57.44 acres, located north of Brandywine Road (MD 381), east of Tower Road and west of Old Indian Head Road in Brandywine, Maryland. Said streets were originally dedicated to public use in 1992 to serve 81 residential lots that will also be vacated by this petition. Subject streets have never been improved or otherwise used by the general public. The Petitioner is willing to convey, by deed to Prince George's County, the proposed right-of-way for Floral Park Road Relocation (C-613) and have the remainder of the property revert to acreage.

SETTING

The property is in the R-R zoning classification, with the majority of lots surrounding this site improved with single-family homes in the R-R and O-S Zones. The property adjacent to the southwest corner of the subject site is zoned C-M and is improved with commercial buildings.

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 consented to this petition as required by Section 24-112(1) of the Subdivision Regulations, stating the right-of-way dedication for proposed Floral Park Road Relocation (C-613) will be required at the time of future development of this property.
3. The Petitioner is willing to dedicate the Floral Park Road Relocation as designated on the master plan for Subregion V. This could be accomplished by conveying the property to Prince George's County by deed with a metes and bounds description of said right-of-way in accordance with Section 24-107(c)(5).
4. The conveyance of said right-of-way by deed would result in the creation of two-acreage parcels in accordance with Section 24-107(c)(7). A single-family dwelling or 5,000 square feet of development would be permitted on each parcel. Any additional

- development would require the approval of a new preliminary plan of subdivision.
5. The Washington Suburban Sanitary Commission consented to this petition as required by Section 24-112(1) of the Subdivision Regulations.
  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 lots abutting streets proposed to be vacated.
  9. Petitioners are the owners of all lots that are the subject of this petition.

RECOMMENDATION: APPROVAL