

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-02004
Vacation of Lots 1 through 22, Block D, and all of Cornerstone Court, as shown on the subdivision plat known as Lots 1-22, Block "D," Addition To Chris-Mar Manor, plat book VJ 159 at plat 5, recorded among the Land Records of Prince George's County, Election District No. 9.

OVERVIEW

The Petitioner, Foster Communities of Maryland, Inc., requests the vacation of part of Plat VJ 159, plat 5, totaling 339,711 square feet or 7.798 acres, located on the north side of Chris-Mar Drive, west of Old Branch Avenue. Said street and street widening were originally dedicated to public use in 1991 to serve 22 residential lots that will also be vacated by this petition. Subject street has never been improved or otherwise used by the general public. Road widening dedicated by this plat for Butterfield Drive and Chris-Mar Avenue are not included in this petition.

SETTING

The property is in the R-80 zoning classification. The majority of the surrounding area is characterized by residential single-family homes. The subject area is heavily treed and is the subject of TCPII/81/01, a Type II Tree Conservation Plan, which is for one parcel of land to be used for forest conservation.

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(1)(e) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission has consented to this petition acknowledging that the existing easements recorded in Liber 6257, folio 153 and Liber 3663, folio 424, are adequate. Said easements predate the subject plat and will survive the vacation petition and be in full force and effect.
4. Road widening dedicated by Plat Book VJ 159, at plat 5 along Butterfield Drive and Chris-Mar Avenue will not be affected by this petition and shall remain as a dedicated street.
5. No referral agency or department recommended disapproval of the petition.
6. No objections were received from adjacent property owners.
7. Petitioners are the owners of all land abutting street areas proposed to be vacated.

RECOMMENDATION: APPROVAL

