

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGES COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-02005
Petition to vacate all of Winchester Commercial Parkway and part of Auth Place dedicated by the subdivision plat entitled Capital Gateway, Lots 23, 24, 25 & Outlot ■A.● recorded in Plat Book VJ 160, plat 59; being 4.4564 acres, all among the Land Records of Prince George's County, Maryland, Election District No. 6.

OVERVIEW

The subject petition proposes to vacate 4.4564 acres of public street dedicated by Subdivision Plat VJ 160, plat 59, on September 24, 1991. The vacated area will be used for development pursuant to detailed site plan DSP-02024, Town Center at Camp Springs, Phase I-B (June 27, 2002).

SETTING

The Town Center at Camp Springs project is located 1,500 feet east of the intersection of Auth Way and Britannia Way, adjacent to the Camp Springs Metro Station. The subject property is zoned M-X-T and is the subject of approved Detailed Site Plan DSP-02024. The vacated street area will revert to the ownership of the applicant and will be the subject of new final plats of subdivision.

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 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 State Highway Administration consented to this petition.
4. Originally, by letters dated June 7 and June 27, 2002, PEPCO and WMATA objected to the subject petition because of the need for a temporary right-of-way for PEPCO lines to serve the WMATA Branch Avenue yard.

At a meeting on July 11, 2002, an agreement between the parties was reached as to the location of required easements and a ■Temporary Right-of-Entry Agreement● was prepared by the applicant's attorney, Richard K. Reed. This document will provide the necessary temporary rights-of-way and permanent easements necessary to implement electric service to the WMATA yard.

5. Petitioners are the owners of all land abutting the streets proposed to be vacated.
6. This Vacation Petition is required as a condition of approval of DSP-02024, Town Center at Camp

Springs.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Recordation of a subdivision plat to incorporate the vacated area into adjacent, existing lots.