

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-02006 BERRY WOODS

Vacation of all of Alhambra Drive, Cliff Springs Place, Hillsmere Drive, Cliff Springs Way, Cliffside Place, Ridgeside Drive, Hillrise Court, Hallman Drive, Mountview Drive and Foothills Place, and all of Lots 1-19, Block A, Lots 1-105, Block B, Lots 1-18, Block C, Lots 1-27, Block D, Lots 1-33, Block E, and Lots 1-10, Block F; and Parcels A-C, Block A, Parcels A, C-E and Outlot A, Block B, Parcel A, Block E and Parcel A, Block F, in the subdivision of Berry Woods, Plats One through Eight, recorded in Plat Book VJ 184, Plat Numbers 34 through 41, among the Land Records of Prince George's County, Maryland, in Election District No. 5.

OVERVIEW

The Petitioner, Accokeek Associates Limited Partnership Trust, requests the vacation of the above referenced streets (14.2761 acres), and Lots and Parcels (106.6480 acres), located on the west side of the intersection of Berry Road and Accokeek Road, northwest of Sharperville Road, in Accokeek, Maryland. Said streets were originally dedicated to public use on December 1, 1997, to serve the residential lots that will also be vacated by this petition. Subject streets have never been improved or otherwise used by the general public.

SETTING

The property is in the R-S zoning classification, with the majority of lots surrounding this site improved with single-family homes.

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 (e).
3. The Washington Suburban Sanitary Commission consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. Proposed vacation area excludes the previous road dedication for Accokeek Road and Berry Road (4.1065 acres) and Parcel B, Plat One, conveyed to M-NCPPC by deed recorded in Liber 12545, folio 462 (14.2160 acres).
5. The Maryland-National Capital Park and Planning Commission consented to this petition by a letter dated June 26, 2002, as the owner of Parcel B, Plat One, which was dedicated to the Commission

pursuant to preliminary plan 4-94138.

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 abutting streets proposed to be vacated.
9. Petitioners are the owners of all lots that are the subject of this petition.

RECOMMENDATION: APPROVAL with the following condition:

1. Subsequent to this vacation petition, the applicant shall record final plats of subdivision in accordance with Preliminary Plan 4-02005.