



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

VACATION PETITION

V-02007

Application	General Data	
PROJECT NAME & RECORD PLAT AFFECTED Linwood Knolls – Plats 179-10, 179-11, 179-12 LOCATION Southeast of Fairhaven Avenue and south of Trumbull Drive APPLICANT/ADDRESS Gibbs & Haller 4640 Forbes Boulevard Lanham, MD 20706	Date Accepted	9/23/02
	Planning Board Action Limit	N/A
	ZHE Hearing Date	N/A
	Plan Acreage	3.5
	Zone R-R	TMG 119 A3
	Dwelling Units	N/A
	Square Footage	154,848
	Planning Area	82A
	Council District	09
	Municipality	N/A
200-Scale Base Map	212SE11	

Purpose of Application	Notice Dates
To vacate all of Trumpet Lane and Ellington Court	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1997) N/A
	Sign(s) Posted on Site 2
	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 GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-02007 **Linwood Knolls** (154,848 square feet or 3.554 acres)
Vacation of Ellington Court and part of Trumpet Lane, Plat One, Linwood Knolls, plat book VJ 179-10 (59,306 square feet); part of Trumpet Lane, Plat Two, Linwood Knolls, plat book VJ 179-11 (65,615 square feet); and part of Trumpet Lane, Plat Three, Linwood Knolls, plat book VJ 179-12 (29,927 square feet); all recorded among the Land Records of Prince George's County, Maryland, Election District No. 15.

OVERVIEW

The Petitioners, Washington Homes, Inc., and The Maryland-National Capital Park and Planning Commission (M-NCPPC), request the vacation of Ellington Court and Trumpet Lane that runs north/south from Midstock Lane to Wallace Lane in the Marlton Subdivision. The Linwood Knolls subdivision was originally platted in 1997. At that time, 60-foot-wide rights-of-way known as Trumpet Lane and Ellington Court were dedicated to public use and certain parcels adjacent to Trumpet Lane were conveyed to The Maryland-National Capital Park and Planning Commission by deed recorded in Liber 11516, folio 403. It was subsequently determined that Trumpet Lane should not extend through the subdivision to avoid environmentally sensitive areas. A detailed site plan was approved in April 2002 that depicts a modified street layout and a reconfiguration of 33 lots. Trumpet Lane is no longer proposed to be a through street. Said streets have never been improved or otherwise used by the general public or M-NCPPC. New subdivision plats will be recorded pursuant to Section 24-108(a)(3) and Detailed Site Plan DSP-02004.

SETTING

The property is a cluster development in the R-R zoning classification. The majority of the surrounding area is known as the Marlton community, which consists of residential single-family homes, townhouses and open-space parcels. Adjacent parcels to the west are owned by M-NCPPC.

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.
4. Land previously dedicated to M-NCPPC is affected by this petition. Prince George's County Planning Board Resolution No. 02-74 (DSP-02004) approved the land exchange between the Commission and the applicant and the vacation of a portion of Trumpet Lane.

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 to be vacated.

RECOMMENDATION

APPROVAL with the following condition:

1. Subsequent to this Vacation Petition, the applicant shall record final plats of subdivision in accordance with Section 24-108(a)(3) and pursuant to Detailed Site Plan DSP-02004.