



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

VACATION PETITION

V-02008

Application	General Data	
PROJECT NAME & RECORD PLAT AFFECTED Part of Old Fort Hills, Plats 131-69 & 131-70 LOCATION Northeast of Old Fort Road and south of Rose Valley Drive. APPLICANT/ADDRESS Myers, Rodbell & Rosenbaum, P.A. 6801 Kenilworth Avenue, Suite 400 Riverdale, MD 20737	Date Accepted	09/18/02
	Planning Board Action Limit	N/A
	ZHE Hearing Date	N/A
	Plan Acreage	25.40
	Zone	R-R
	TMG	123-E3
	Dwelling Units	
	Square Footage	@
	Planning Area	81B
	Council District	09
Municipality	N/A	
200-Scale Base Map	214SE02	

Purpose of Application	Notice Dates	
Vacate all of the streets and lots 1-17, 26-46, Parcels B and D, Block J, Old Fort Hills, Plat Thirteen, recorded in Plat Book NLP 131-69 , and all of the streets and lots 18-25 and Outlot A, Block J, Old Fort Hills, Plat Fourteen, recorded in Plat Book NLP 131-70 , among the Land Records of Prince George's County, Maryland in Election District No. 5.	Adjoining Property Owners (CB-15-1998)	N/A
	Previous Parties of Record (CB-13-1997)	N/A
	Sign(s) Posted on Site	1
	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-02008
Part of Old Fort Hills, Plat Thirteen, Plat Book NLP 131, Plat 69
Part of Old Fort Hills, Plat Fourteen, Plat Book NLP 131, Plat 70

Vacate all of the streets and Lots 1-17, 26-46, Parcel B and Parcel D, Block J, Old Fort Hills, Plat Thirteen, recorded in Plat Book NLP 131, Plat 69 (excluding Parcel A, Block J); and all of the streets and Lots 18-25 and Outlot A, Block J, Old Fort Hills, Plat Fourteen, recorded in Plat Book NLP 131, Plat 70 (excluding Parcel C, Block J), among the Land Records of Prince George's County, Maryland, in Election District No. 5.

OVERVIEW

The Petitioner, Rose Valley, L.P., requests the vacation of the above referenced streets, lots and parcels totaling 25.40 acres. Parcels A and C, Block J, were conveyed to The Maryland-National Capital Park and Planning Commission in 1987 and are not included in this vacation petition. The subject property is located adjacent to the Rose Valley subdivision in Friendly. Said streets were originally dedicated to public use on March 11, 1987, 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-R zoning classification, and will be resubdivided pursuant to preliminary plan 4-94129 (Rose Valley Cluster) and Detailed Site Plan DSP-01018. Adjacent properties are as follows: residential lots and parkland to the north, the Potomac Airfield to the south, residential to the east, and parkland and Pepco easements to the west.

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)(1).
3. The Washington Suburban Sanitary Commission consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations. The WSSC requests that easements be granted to protect existing facilities.
4. The Maryland-National Capital Park and Planning Commission consented to this petition by a letter dated August 15, 2002, as the owner of Parcels A and C, Block J, previously dedicated to the M-NCPPC. Therefore, Parcels A and C, Block J, are not included in this petition.

5. Potomac Electric Power Company easement recorded in Liber 626, folio 18, shall survive this petition.
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 with the following condition:

1. Subsequent to this vacation petition, the applicant shall record final plats of subdivision in accordance with Preliminary Plan 4-94129.