



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# Vacation Petition

**V-02009**

Application	General Data
<b>Project Name &amp; Record Plat Affected:</b>  Bowie New Town Center, Part of Evergreen Parkway—Plat -73  <b>Location:</b> The subject property is part of old Evergreen Parkway, located at the northeast end of Everst Drive, between Parcel V (south side of old Evergreen Parkway) and Lots 9 and 10 (north side of old Evergreen Parkway).  <b>Applicant/Address:</b>  Gibbs and Haller 4640 Forbes Boulevard Lanham, MD 20706	Date Accepted: 10/9/02
	Planning Board Action Limit: N/A
	Plan Acreage: 0.790
	Zone: M-A-C
	Tax Map Grid: 055-B1
	Dwelling Units: N/A
	Square Footage: 34,424
	Planning Area: 71B
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 203NE13

Purpose of Application	Notice Dates
Vacate part of Evergreen Parkway	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 1
	Variance(s): 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-02009 **Bowie New Town Center**  
Vacation of part of Evergreen Parkway as shown on "Plat of Street Dedication,  
Evergreen Parkway, BOWIE NEW TOWN CENTER," recorded in Plat Book NLP 131,  
Plat 73, among the Land Records of Prince George's County, Election District No. 9.

OVERVIEW

The Petitioners, The Shoppes at Bowie Town Center L.L.C. and RBM-Bowie New Town Limited Partnership, request the vacation of part of Evergreen Parkway totaling 34,424 square feet, or 0.790 acres. The subject property is part of old Evergreen Parkway located at the northeast end of Everst Drive, between Parcel V (south side of old Evergreen Parkway) and Lots 9 and 10 (north side of old Evergreen Parkway). This portion of street, originally dedicated to public use in 1987, has never been improved or otherwise used by the general public. Due to the relocation of Evergreen Parkway, this portion of the old Evergreen Parkway will not be constructed as a through road. The Prince George's County Planning Board conditioned approval of SDP-0110 (PGCPB No. 02-47) requiring the vacation of this part of old Evergreen Parkway prior to the issuance of a building permit on Lots 9, 10 and 11. The Bowie City Council also requested that a condition of approval of Specific Design Plan SDP-0110 require the vacation of this portion of Evergreen Parkway.

SETTING

The property is in the M-A-C (Major Activity Center) zoning classification. The area to the north of the proposed vacation site is the subject of SDP-0110, "The Shoppes at Bowie Town Center," which is located south of the Bowie Town Center Mall and on the south side of relocated Evergreen Parkway. A hotel is proposed on the site (SDP-9603/01) immediately to the south of the portion of old Evergreen Parkway to be vacated. The surrounding properties to the southwest of the subject site are residential areas improved with townhouses and 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)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. The City of Bowie consented to this petition by a letter dated January 29, 2002, stating that the Bowie City Council voted to approve SDP-0110 at a public hearing conducted on January 22, 2002, subject to the applicant vacating this portion of old Evergreen Parkway.

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 that are the subject of this vacation petition.

#### 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) to consolidate the vacated areas into adjacent Lot 9 and Parcel V.