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# VACATION PETITION

**V-02010**

Application	General Data	
<b>PROJECT NAME &amp; RECORD PLAT AFFECTED</b>  Beltway Host Hotel – Yuma Street, Plat 74-21  <b>LOCATION</b>  Located on the west side of Route 1 in Beltsville, on the north side of the Capital Beltway.  <b>APPLICANT/ADDRESS</b>  Fossett & Brugger 6404 Ivy Lane, Suite 720 Greenbelt, MD 20770	Date Accepted	10/11/02
	Planning Board Action Limit	N/A
	ZHE Hearing Date	N/A
	Plan Acreage	
	Zone C-S-C	TMG 018-E4
	Dwelling Units	N/A
	Square Footage	8,557
	Planning Area	66
	Council District	03
	Municipality	N/A
200-Scale Base Map	212NE04	

Purpose of Application	Notice Dates
To vacate part of Yuma Street	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-02010 **Beltway Host Hotel, part of Yuma Street**  
Vacation of part of Yuma Street as shown on "Parcel A Beltway Host Hotel," recorded in Plat Book WWW 74, plat 21, among the Land Records of Prince George's County, Election District No. 1

OVERVIEW

The Petitioners, IKEA Property, Inc., and Collmar, L.L.C., request the vacation of part of Yuma Street totaling 8,557 square feet. The subject property is a right-of-way used by the Holiday Inn Hotel and the "IKEA site" on the west side of US 1 in Beltsville, on the north side of the Capital Beltway. Yuma Street, originally dedicated to public use in 1970, has been improved and used solely for access to the adjacent properties, which are owned by the Petitioners.

SETTING

The properties adjacent to Yuma Street are in the C-S-C zoning classification, and the property at the northwest end of Yuma Street is zoned M-X-T (IKEA Centre). Due to development of the IKEA Centre pursuant to Detailed Site Plan DSP-01047, Yuma Street is no longer needed for access. Direct access to Baltimore Avenue for both sites has been authorized by the State Highway Administration.

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(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. No referral agency or department recommended disapproval of the petition.
5. No objections were received from adjacent property owners.
6. Petitioners are the owners of all land abutting street areas that are the subject of this vacation petition.
7. Distribution of vacated areas shall be in accordance with Exhibit "B."  
Part one (1,468 square feet) shall revert to Collmar, L.L.C.  
Part Two (2,064 square feet) shall revert to Collmar L.L.C.  
Part Three (5,025 square feet) shall revert to IKEA Property, Inc.

## RECOMMENDATION

APPROVAL with the following condition:

1. Subsequent to this Vacation Petition, the applicants shall record final plats of subdivision in accordance with Section 24-108(a)(3) to consolidate the vacated area into adjacent parcels.