



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

Vacation Petition

V-03003

Application	General Data
Project Name & Record Plat Affected: Tartan South, Plat 190-66 Location: Located North of Lottsford Rd on the east side of Campus Way North. Applicant/Address: Rocky Gorge 7611 Little River Turnpike, Suite 101E Annandale, VA 22003	Date Accepted: 05/16/03
	Planning Board Action Limit: N/A
	Plan Acreage: 0.2433
	Zone: R-S
	Tax Map Grid: 60-A3
	Dwelling Units: N/A
	Square Footage: 10,601
	Planning Area: 73
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 203NE09

Purpose of Application	Notice Dates
To vacate part of Dunrobin Dr. between Lot 28, Block C, and Parcel H (8,117 square feet or 0.1863 acre) and part of Nicoll Circle adjacent to Lots 1 and 9, Block B (2,484 square feet or 0.0570 acre).	Adjoining Property Owners: 1 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: 2
	Variance(s): Adjoining Property Owners:

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-03003 Tartan South

Vacation of part of Dunrobin Drive between Lot 28, Block C, and Parcel H (8,117 square feet or 0.1863 acre) and part of Nicoll Circle adjacent to Lots 1 and 9, Block B (2,484 square feet or 0.0570 acre), as shown on a subdivision plat entitled Plat Four, Tartan South, Plat Book VJ 190, plat number 66, all recorded among the Land Records of Prince George's County, Maryland, Election District No. 13.

OVERVIEW

The petitioners, Campus Way, LLC, request the vacation of part of Dunrobin Drive and part of Nicoll Circle. The Tartan South subdivision was originally platted in 2000. At that time, it was intended that Dunrobin Drive, in its current location, would serve the Balk Hill property to the north. Since that time, the Balk Hill property owners have obtained approval of CDP-0201 and Preliminary Plan 4-02016, which relocated this street connection to the east in order to avoid environmentally sensitive areas. A portion of the relocated street connection will be through property conveyed to the The Maryland-National Capital Park and Planning Commission (M-NCPPC) by deed recorded in Liber 14370, folio 206. M-NCPPC consented to this Vacation Petition by letter dated March 28, 2003, from Jacqueline S. Gilbert. A land exchange will be done between M-NCPPC and Tartan South, LLC, to provide open space land to M-NCPPC in exchange for the area that will be used for right-of-way purposes to connect Tartan South and Balk Hill subdivisions. It is proposed that Dunrobin Drive extend into the Balk Hill property and end in a cul-de-sac.

The subject street has never been improved or otherwise used by the general public or M-NCPPC.

A new preliminary plan and specific design plan are required prior to final plats of subdivision being approved for the relocation of Dunrobin Drive.

SETTING

The property is in the R-S Zone. The majority of the surrounding area will be improved with residential single-family homes and open space parcels owned by M-NCPPC and homeowners associations.

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. CDP-0201 (PGCPB No. 02-93) indicates that a portion of the access road will be on land currently owned by M-NCPPC, which indicated consent to vacate subject streets, by letter dated March 28, 2003 (Gilbert to O'Malley, Miles, Nylen and Gilmore, PA), subject to the conditions of CDP-0201.
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.
8. D. R. Horton, Inc., owner of the Balk Hill property, consented to this petition by letter dated May 9, 2003.

RECOMMENDATION: **APPROVAL**