



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

Vacation Petition

V-04001

Application	General Data
Project Name & Record Plat Affected: The American Legion Post No 126, Plat 74-17 Location: Located at the western end of Karen Blvd west of Berry Lane and north of Ritchie Road. Applicant/Address: Foster Communities of Maryland, Inc.	Date Accepted: 03/11/04
	Planning Board Action Limit: N/A
	Plan Acreage: 1.06
	Zone: R-80
	Tax Map Grid: 73-F4
	Dwelling Units: N/A
	Square Footage: 46,458
	Planning Area: 75A
	Council District: 05
	Municipality: N/A
	200-Scale Base Map: 203SE07

Purpose of Application	Notice Dates
Vacate part of Karen Boulevard	Adjoining Property Owners: 2 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	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-04001
Vacation of part of Karen Boulevard (46,458 square feet) dedicated by a subdivision plat entitled **The American Legion Post No. 126**, recorded in Plat Book 74, plat no. 17 at the western end of Karen Boulevard, west of Berry Lane, north of Ritchie Road in District Heights, 6th Election District.

OVERVIEW

The subject petition proposes to vacate part of Karen Boulevard, an unimproved street lying between Parcels A and B as shown on subdivision recorded in Plat Book 74, plat 17. The area vacated by this petition will be included in the property to be resubdivided in accordance with Preliminary Plan 4-02123, known as Campfire Property.

SETTING

Adjacent properties to the west, south and east are developed single-family dwelling units on lot sizes compatible with those proposed with Preliminary Plan 4-02123 in the R-80 zone. To the north and northeast is property owned by The Maryland-National Capital Park and Planning Commission on the north side of Ritchie Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. No referral agency or department recommended disapproval of the petition.
2. No objections were received from adjacent property owners.
3. Petitioners are the owners of all land abutting streets proposed to be vacated.
4. It is the applicant's intention to vacate Karen Boulevard per Condition 5 of PGCPB Res. 03-53 and record a new subdivision plat in accordance with Preliminary Plan 4-02123 to include the vacated area and realigned Karen Boulevard to meet Prince George's County standards.
5. The applicant shall grant an easement to the Washington Suburban Sanitary Commission for an existing eight-inch sewer line located within the proposed vacation area.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Recordation of a subdivision plat in accordance with Preliminary Plat 4-02123.
2. Granting an easement to the Washington Suburban Sanitary Commission for existing facilities located on site.