

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition **V-04002 Forest Knolls, Plat One, Section Four**
Vacation of Lots 1-3, Block "O," Lots 1-11, Block "P," Parcel B, and Graham Court and part of Cullen Road, as shown on the subdivision plat known as "Forest Knolls, Plat One, Section Four, in Plat Book VJ 162 at plat 71, recorded among the Land Records of Prince George's County, Election District No. 5.

OVERVIEW

The petitioner, Margaret B. and Frank M. Hall, requests the vacation of part of Plat VJ 162, plat 71, totaling 766,553 square feet or 17.61 acres, located on the northeast side of Livingston Road, east of Indian Head Highway and southeast of Old Fort Road. Said streets and street widening were originally dedicated to public use in 1992 to serve 14 residential lots that will also be vacated by this petition. Subject street has never been improved or otherwise used by the general public. Road widening dedicated by this plat for Livingston Road is not included in this petition.

The property is in the R-E zoning classification. The majority of the surrounding area is characterized by residential single-family homes, with public open space parcels owned by M-NCPPC to the east. This property is the subject of Preliminary Plan 4-03120, which approved four lots, a parcel to be dedicated to M-NCPPC, and a forest conservation parcel. This vacation petition is required per Condition 3 of PGCPB Resolution No. 04-32.

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 Potomac Electric Power Company has consented to this petition with the condition that the existing 110-foot-wide easement recorded in Liber 626, folio 23, remain. Said easement predates the subject plat and will survive the vacation petition and be in full force and effect.
4. The Washington Suburban Sanitary Commission has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
5. Road widening dedicated by Plat Book VJ 162, at plat 71 along Livingston Road will not be affected by this petition and shall remain as a dedicated street.
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 land abutting lots and street areas proposed to be vacated.
9. The Plat of Computation provides the legal description of the properties to revert to the ownership of Frank and Margaret Hall (766,553 square feet or 17.5976 acres) and to The Maryland-National Capital Park and Planning Commission (1,262 square feet or .0289 acre).

RECOMMENDATION: APPROVAL with the following condition:

1. The applicant shall record a new subdivision plat in accordance with Preliminary Plan 4-03120.