

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-04010—Plat Book WWW 89, Plat number 86

Vacation of part of Aerospace Road (181 square feet) on the east side of Aerospace Road and north of Greenbelt Road, as dedicated by subdivision plat entitled "Parcel "A" and Plat of Street Dedication Aerospace Road, GLENDALE JOINT VENTURE WAREHOUSE I, recorded among the Land Records of Prince George's County, Maryland, Election District No. 14.

OVERVIEW

The subject petition proposes to vacate a small triangular shaped piece of dedicated street on the east side of Aerospace Road adjacent to property owned by the Petitioner. This portion of Aerospace Road intrudes into Tax Map Parcel 144 and is not needed for road improvements and has never been improved or otherwise used by the general public. The vacated area will revert to the adjacent property owner, Alfred H. Smith, Jr. The adjacent property is the subject of a Detailed Site Plan (DSP-04027) for the Aerospace Car Wash, approved by the Prince George's County Planning Board on July 22, 2004.

SETTING

The property is on the east side of Aerospace Road and is surrounded by properties in the I-1 zoning classification. Aerospace Road has been fully constructed to provide access to all adjacent properties without the need for utilizing this small area of dedication. After vacating the subject 181 square feet, Aerospace Road will remain adequate to serve this industrial development.

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 and the Washington Suburban Sanitary Commission have consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. No referral agency or department recommended disapproval of the petition.
4. A detailed site plan (DSP-04027) for the Aerospace Car Wash was approved by the Planning Board on July 22, 2004, on the adjacent site, which requires this additional lot area.
5. The vacated area (131 square feet) will revert to the owner of Parcel 144 that abuts the street to be vacated.

6. Based on the DSP plan, the applicant is proposing to construct 3,941 square feet of gross floor area. Per Section 24-107, the proposed development is exempt from the requirement of a preliminary plan because development is less than 5,000 square feet.
7. No objections were received from adjacent property owners.

RECOMMENDATION: APPROVAL