



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

Vacation Petition

V-05001

Application	General Data
Project Name & Record Plat Affected: Collington Center, 154-30 and 145-61 Location: Located on the west side of Robert Crain Highway (US 301) and the east side of Prince Georges Boulevard, north of Leeland Road Petitioner: Ben Dyer Associates, Inc. Applicant/Address: 11721 Woodmore Road, Suite 200 Mitchellville, Md 20772	Date Accepted: 2/14/05
	Planning Board Action Limit: N/A
	Plan Acreage: 29.9
	Zone: E-I-A
	Tax Map Grid: 77 C4
	Dwelling Units: N/A
	Square Footage:
	Planning Area: 74A
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 202SE14

Purpose of Application	Notice Dates
Vacate Willowbrook Parkway and P/O Prince Georges Boulevard	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 3
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Becky Nordan	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	CONTINUANCE
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition **V-05001 Collington Center**
Petition to Vacate Willowbrook Parkway as shown on a plat entitled "Road Dedication, Collington Center" (Exhibit A), recorded in Plat Book NLP 154, plat 30; and part of Prince George's Boulevard as shown on a subdivision plat entitled "Second Plat of Street Dedication, Collington Center" recorded in Plat Book NLP 145, plat 61 (Exhibit B), all among the Land Records of Prince George's County, being in the 7th Election District

OVERVIEW

The petitioners, Prince George's County, Maryland, and Safeway, Inc., request the vacation of Willowbrook Parkway and part of Prince George's Boulevard in the Collington Center Subdivision, located on the west side of Crain Highway (US 301) and the east side of Prince George's Boulevard, north of Leeland Road. The petitioners are the owners of all parcels abutting all streets that are the subject of this petition.

The subject property is zoned E-I-A and the subject streets have never been improved or otherwise used by the public. The land will revert to the ownership of Prince George's County (22.925 acres) and to Safeway, Inc. (6.948 acres).

Willowbrook Parkway is shown on the county master plan as road A-4 4 and is the subject of a revision to CDP-9006/02 to eliminate Willowbrook Parkway and include it in the adjacent site to the north through a new subdivision plat.

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)(1) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition subject to the petitioners granting necessary easements to WSSC to protect the existing 24-inch water main within the portion of Willowbrook Parkway to be vacated. This easement will be established through the new subdivision plat prepared for the property owned by Prince George's County.
4. The petitioner, Prince George's County, is required to do a new subdivision plat to consolidate the vacated area into a parcel subject to conditions of CDP-9006/02.
5. State Highway Administration (SHA), Michael J. Haley, Chief, Engineering Access permits Division, consented to this vacation petition. As part of their official comment, they strongly encourage the county to identify, through the Bowie master plan or countywide transportation master plan updates, a new interchange location in this vicinity

that would provide suitable access to Collington Center, Beech Tree, Karrington, and other planned development projects on the west side of US 301.

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 street area to be vacated.

RECOMMENDATION

APPROVAL with conditions:

1. The petitioner, Prince George's County, shall grant easements to WSSC as specified in the WSSC consent letter dated October 15, 2003.
2. The petitioner, Prince George's County, shall record a new final plat of subdivision, subsequent to the approval of this vacation petition.
3. The final plat of subdivision shall be in conformance with approved CDP-9006/02, which will incorporate the vacated area of 22.925 acres, as shown on Exhibit C.
4. Maryland State Assessment Office shall revert 22.925 acres of land to the ownership of Prince George's County, as shown on Exhibit C.
5. Maryland State Assessment Office shall revert 6.94 acres of land to the ownership of Safeway, Inc., as shown on Exhibit C.