



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

Vacation Petition

V-05004

Application	General Data
Project Name & Record Plat Affected: Westwood, Plat 187-17, 187-19 & 189-51 Location: Located on the south side of Annapolis Road (MD 450) and east side of Hillmeade Road Petitioner: Mid-Atlantic Investors of Woodmore North VI, LLC, Mid-Atlantic Investors of Woodmore North V, Inc., Mid-Atlantic Investors of Woodmore North IV, Inc. Applicant/Address: Myers, Rodbell & Rosenbaum 6801 Kenilworth Avenue, Suite 400 Riverdale Park, MD 20737-1385	Date Accepted: 04/27/05
	Planning Board Action Limit: N/A
	Plan Acreage: 1.99
	Zone: R-E
	Tax Map Grid: 046 A-1
	Dwelling Units: N/A
	Square Footage: 86,961
	Planning Area: 71A
	Council District: 06
	Municipality: Bowie
	200-Scale Base Map: 208NE11

Purpose of Application	Notice Dates
To vacate P/O Haversham Drive, all of New Parish Court and New Parish Lane	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	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-05004 Westwood**

Petition to vacate part of Haversham Drive and all of New Parish Court (now known as Amelias Grove Court) and New Parish Lane (now known as Amelias Grove Lane) in the subdivision of Westwood, as shown on plats entitled Westwood Subdivision, plats 3, 4, and 6, recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 189, plat 51, Plat Book VJ 187, plat 17, and Plat Book VJ 187, plat 19; being in the 7th Election District, and vacating a total of 1.99 acres of land.

OVERVIEW

The subject property is zoned R-E and is located in the City of Bowie on the south side of Annapolis Road at its intersection of Hillmeade Road. The project is now being marketed as Woodmore North. The subject streets have never been improved or otherwise used by the public.

The petitioners, Mid-Atlantic Investors of Woodmore North VI, LLC, Mid-Atlantic Investors of Woodmore North V, Inc., and Mid-Atlantic Investors of Woodmore North IV, Inc., request the vacation of part of Haversham Drive, all of New Parish Lane, and New Parish Court. The vacation of Haversham Drive will eliminate a street connection to Annapolis Road (MD 450) and the lots adjacent to the streets to be vacated will be reconfigured to have the rear of the lots along Annapolis Road with no street connection in this area. This resubdivision will result in a net loss of four lots.

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 State Highway Administration consented to this petition as the property is adjacent to a state road (MD 450).
4. The City of Bowie consented to this vacation petition.
5. Verizon consented to this vacation petition subject to the applicant granting easements to Verizon to protect existing facilities located on site.
6. No referral agency or department recommended disapproval of the petition.
7. Prior to the issuance of any building permits, the applicant shall revise the limited detailed site plan DSP-96032 to show the new lot configuration and to address the noise impacts and mitigation requirements in relation to Annapolis Road, per Condition 3 of PGCPB Resolution 95-260 (4-95057).

8. Pursuant to comments received from Lori Shirley, Senior Planner, Environmental Planning Section, the applicant must revise the TCPII/60/96 Tree Conservation Plan prior to the issuance of any grading or building permits.

RECOMMENDATION

APPROVAL with conditions:

1. The petitioner shall record a plat of resubdivision in conjunction with Vacation Petition V-05004.
2. The petitioner shall grant necessary easements to Verizon to protect existing facilities located on site.
3. The petitioner shall have a revision to the limited Detailed Site Plan DSP-96032 approved prior to the issuance of any building permits.
4. The petitioner shall revise the Type II Tree Conservation Plan (TCPII/60/96), prior to the issuance of any grading or building permits.