



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

Vacation Petition

V-05005

Application	General Data
Project Name & Record Plat Affected: Stonegate Estates, Plat One Location: Located west of Temple Hill Rd, in the northwest quadrant of the Stoneridge Court and Cpt. Wendell Pruitt Parkway. Petitioner: PDC Henson Valley I, LLC & Henson Valley II, Inc. Applicant/Address: PDC, Inc. 5840 Banneker Road, Suite 110 Columbia, MD 21044	Date Accepted: 04/06/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.12
	Zone: R-R
	Tax Map Grid: 106-B1
	Dwelling Units: N/A
	Square Footage: 5,433
	Planning Area: 76B
	Council District: 08
	Municipality: N/A
	200-Scale Base Map: 209SE03

Purpose of Application	Notice Dates
To vacate P/O Henson Valley Way, now known as Cpt. Wendell Pruitt Way.	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-05005 Stonegate Estates, Plat One**

Petition to Vacate part of Henson Valley Way, now known as Captain Wendell Pruitt Way, as shown on a plat of subdivision, Stonegate Estates, Plat One, recorded among the Land Records of Prince George's County, Maryland, in Plat Book VJ 197, plat 20; being in the 12th Election District, and totaling 5,433 square feet or 0.1247 acre of land.

OVERVIEW

The subject property is zoned R-R and is located west of Temple Hill Road, in the northwest quadrant of the intersection of Stoneridge Court and Captain Wendell Pruitt Way (formerly known as Henson Valley Way) in Temple Hills. This portion of street has never been improved or otherwise used by the public. The Planning Board approved Preliminary Plan 4-03019 and DSP-04011 for Henson Valley Cluster for the property to the west of the subject site, which required the relocation of this section of Henson Valley Way. The realigned road avoids intrusions into environmentally sensitive areas that would have resulted with the previous road alignment.

The vacated area will be included in a new subdivision plat on the south side of Captain Wendell Pruitt Way, pursuant to preliminary plan 4-02053.

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. No referral agency or department recommended disapproval of the petition.
4. The petitioner intends to incorporate the vacated area into lots being platted pursuant to Preliminary Plan 4-02053, approved by the Prince George's County Planning Board on November 21, 2002.

RECOMMENDATION: APPROVAL