



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

Vacation Petition

V-05006

Application	General Data
Project Name & Record Plat Affected: Herndon Peach, Jr. Subdivision, Plat 41-65 Location: Located west of Mitchellville Road and South of Mount Oak Rd Petitioner: K & P Mitchellville Road, LLC Applicant/Address: Jennifer Everly Knight, Manzi, Nussbaum and LaPlaca, P.A. 14440 Old Mill Road Upper Marlboro, MD 20772	Date Accepted: 04/26/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.0461
	Zone: R-80
	Tax Map Grid: 063 B-2
	Dwelling Units: N/A
	Square Footage: 5,433
	Planning Area: 71B
	Council District: 04
	Municipality: Bowie
200-Scale Base Map: 204NE14	

Purpose of Application	Notice Dates
To vacate P/O Mitchellville Rd.	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-05006
Herndon Peach, Jr. Subdivision

Vacation of 0.0461 acres of land dedicated for road widening of Mitchellville Road, adjacent to Parcel A, recorded in Plat Book WWW 41, Plat 65, among the Land Records of Prince George's County, District No. 7.

OVERVIEW

The petitioner, K&P Mitchellville Road, LLC, request the vacation of part of road widening on the west side of Mitchellville Road (2,008 square feet or 0.0461 acre) dedicated to public use in 1961 by a plat entitled Parcel "A" Herndon Peach, Jr. The petitioner seeks to reclaim this part of the right-of-way that was dedicated for improvements to Mitchellville Road. The road improvements/widening of Mitchellville Road were completed without the need for this road-widening strip. The subject dedicated property has never been improved or used by the general public

SETTING

The subject property is zoned R-80 and is located on the west side of Mitchellville Road, south of Mount Oak Road within the City of Bowie. It is surrounded by residentially zoned properties, with townhouses located to the south.

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 by a letter dated March 29, 2005.
3. The Washington Suburban Sanitary Commission has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. No referral agency or department recommended disapproval of the petition.
5. No objections were received from adjacent property owners.
6. Petitioner is the sole owner of Parcel A, which is the subject of Preliminary Plan 4-03065, abutting the street area to be vacated by this petition. It is the petitioner's intention to include the vacated area in the new subdivision done pursuant to 4-03065.
7. The City of Bowie consented to this petition by letter dated April 13, 2005.

RECOMMENDATION: APPROVAL