



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

Vacation Petition

V-05007

Application	General Data
Project Name & Record Plat Affected: Northampton Business Park, Plat 137-81 Location: Located on the west side of Harry S Truman Drive, north of Prince Place. Petitioner: Metropolitan Baptist Church Applicant/Address: Andre Gingles 11785 Beltsville Drive, Suite 1350 Calverton, MD 20705	Date Accepted: 05/03/05
	Planning Board Action Limit: N/A
	Plan Acreage: 1.07
	Zone: C-O
	Tax Map Grid: 67-E4
	Dwelling Units: N/A
	Square Footage: 46,798
	Planning Area: 73
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 201NE08

Purpose of Application	Notice Dates
To vacate part of Capitol Court	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-05007 Northampton Business Park

Petition to vacate part of Capital Court dedicated to public use by subdivision plat Northampton Business Park—Capital Court, recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 137, plat 81, on March 28, 1988, being in the 13th Election District. This petition seeks to vacate 46,798 square feet or 1.074 acres.

OVERVIEW

The subject property is zoned C-O and is located on the west side of Harry S Truman Drive on the north side of Prince Place in Largo, Maryland. This application is submitted pursuant to conditions of approval of Detailed Site Plan DSP-04046 for the Metropolitan Baptist Church, approved by the Prince George's County Planning Board on March 10, 2005.

The petitioner, Metropolitan Baptist Church, is the owner of the property abutting this part of Capital Court. The petitioner seeks to vacate part of Capital Court toward the end of the street that includes a proposed cul-de-sac. It is the petitioner's intent to record a new subdivision plat to consolidate Lots 1-15 into one parcel (34.956 acres) that will include the vacated area. The new subdivision plat will also dedicate street right-of-way to provide a new cul-de-sac.

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, conceptually approving the applicant's request to transfer a ten-inch public water system, as required by WSSC.
4. No referral agency or department recommended disapproval of the petition.
5. This vacation petition is submitted pursuant to Condition 2 of Prince George's County Planning Board Resolution No. 05-49 (DSP-04046).

RECOMMENDATION

APPROVAL with Conditions:

1. The petitioner shall record a final plat subsequent to this Vacation Petition V-05007, in accordance with conditions of approval of Detailed Site Plan DSP-04046.
2. The petitioner shall relocate existing WSSC facilities as required by WSSC.