



*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

## VACATION PETITION

**V-07001**

| Application  | General Data                            |
|--|---|
| <b>Project Name &amp; Record Plat Affected:</b><br><br><b>Galentine Subdivision, Plat 024-022</b><br><br><b>Location:</b><br><b>Located on the North side of Lanham Severn Road West of Springfield Road</b><br><br><b>Petitioner: CB Lanham Severn, LLC</b><br><b>7820 B-1 Penn Western Court</b><br><b>Upper Marlboro, MD 20772</b><br><br><b>Applicant/Address: Miles &amp; Stockbridge, P.C.</b><br><b>11 North Washington Street, Suite 700</b><br><b>Rockville, MD 20850</b> | Date Accepted: <b>5/8/07</b>            |
|  | Planning Board Action Limit: <b>N/A</b> |
|  | Plan Acreage: <b>0.92</b>               |
|  | Zone: <b>R-E</b>                        |
|  | Tax Map Grid: <b>036-D1</b>             |
|  | Dwelling Units: <b>N/A</b>              |
|  | Square Footage: <b>40,151</b>           |
|  | Planning Area: <b>70</b>                |
|  | Council District: <b>04</b>             |
|  | Municipality: <b>N/A</b>                |
|  | 200-Scale Base Map: <b>210NE10</b>      |

| Purpose of Application  | Notice Dates   |
|---|--|
| <b>To vacate part of Rose Avenue that would connect to Wingate Subdivision to the west and all of Mapleton Avenue as shown on subdivision Plat WWW 24-22.</b> | Adjoining Property Owners: <b>1</b><br>(CB-15-1998)    |
|   | Previous Parties of Record: <b>N/A</b><br>(CB-13-1997) |
|   | Sign(s) Posted on Site: <b>5/14/07</b>                 |
|   | Variance(s): Adjoining Property Owners: <b>N/A</b>     |

| Staff Recommendation |                          | Staff Reviewer: <b>Becky Nordan</b> |            |
|----------------------|--------------------------|-------------------------------------|------------|
| APPROVAL             | APPROVAL WITH CONDITIONS | DISAPPROVAL                         | DISCUSSION |
|                      | <b>X</b>                 |                                     |            |

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE ' S COUNTY PLANNING BOARD

STAFF REPORT

**SUBJECT:** Vacation Petition V-07001  
Vacation of part of Rose Avenue and Mapleton Avenue located in the **Galentine's Subdivision, recorded in Plat Book WWW 24, plat 22**  
Election District No. 14.

OVERVIEW

The subject petition proposes to vacate part of Rose Avenue that would connect to Wingate Subdivision to the west and all of Mapleton Avenue as shown on subdivision plat WWW 24, plat 22 recorded in 1954. The total area being vacated (40,151 square feet or .9217 acres) will revert to the petitioners as it was wholly dedicated by the subject plat.

SETTING

The subdivision is located on the north side of Lanham-Severn Road west of Springfield Road in Lanham. The area is zoned R-E and bounded by Wingate residential neighborhood on the northwest and southwest. The existing Galentine's Subdivision is unimproved and is the subject of a new preliminary plan 4-04019 to resubdivide the area into fifteen residential lots and 2 parcels with access from Lanham-Severn Road via Rose Avenue, as redesigned. The approved preliminary plan eliminated the use of Mapleton Road as access, thereby requiring the vacation of Mapleton Avenue and part of Rose Avenue. The roads have never been improved or otherwise used by the public.

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 consented to this vacation as required by Section 24-112(e).
3. Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations subject to the petitioner granting easements for existing facilities on site.
4. Baltimore Gas and Electric Company (BGE) consented to this petition subject to the applicant permitting BGE to retain the rights granted them for overhead, underground gas and electric service to allow BGE to continue to operate, maintain and have access to the existing facilities until such time as the applicant pays costs associated with the relocation of existing BGE utilities.
5. The applicant will record new subdivision plats and dedicate streets in accordance with preliminary plan 4-04019 (PGCPB No. 04-148).
6. Vacated area of 40,151 square feet or .9217 acres shall revert to the ownership of the petitioner.

7. No referral agency or department recommended disapproval of the petition.

#### RECOMMENDATION

APPROVAL subject to the following conditions:

1. Vacated area shall revert to the ownership of the petitioners.
2. The Petitioners shall grant easements satisfactory to WSSC to protect the existing facilities or pay for relocation of said facilities.
3. The Petitioners shall grant easements satisfactory to BGE or pay for the relocation of existing facilities.
4. The Petitioners shall record new subdivision plats in accordance with preliminary plan 4-04019.