



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

Vacation Petition

V-07003

Application	General Data
Project Name & Record Plat Affected: Charles Luria Property Subdivision, Plat 49-93 & Blenheim Subdivision, Plat 7-29 Location: Located on the Southwest side of the intersection of Annapolis Road (MD 450) and Baltimore-Washington Parkway and the East side of 57 th Avenue in Cheverly, MD Petitioner: Town of Cheverly 6401 Forest Road, Cheverly, MD 20785 Redevelopment Authority of Prince George's County 9201 Basil Court, Suite 155 Largo, MD 20774 Applicant/Address: O'Malley, Miles, Nylen & Gilmore, P.A. P.O. Box 689 Greenbelt, Maryland 20768	Date Accepted: 5/17/07
	Planning Board Action Limit: N/A
	Plan Acreage: 0.23
	Zone: C-O & CSC
	Tax Map Grid: 050-F3
	Dwelling Units: N/A
	Square Footage: 10,055
	Planning Area: 69
	Council District: 05
	Municipality: Cheverly
	200-Scale Base Map: 205NE05

Purpose of Application	Notice Dates
To vacate part of Old Road, along Parcels A, B & D	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-07003
Vacation of part of Old Road adjacent to Parcels A, B, and D in the Charles Luria Property Subdivision, Plat Book WWW 49, plat 93 and adjacent to Lot 5 in the Blenheim Subdivision, Plat Book BB7, plat 29.

OVERVIEW

The subject petition proposes to vacate part of Old Road which was dedicated to public use in 1963 and subsequently closed by Executive Order No. 21-1971 in March 1971. Shortly after this road closure, Prince George's County sold a portion of the Old Road area to the adjoining property owner to the north. The road has not been used by the public since that time. All of the vacated area will revert to the ownership of the petitioners, The Redevelopment Authority of Prince George's County and the Town of Cheverly. Total area to be vacated is 10,055 square feet or .23 acres.

SETTING

The subdivision is located on the southwest side of the intersection of Annapolis Road (MD 450) and Baltimore-Washington Parkway and the east side of 57th Avenue in the town of Cheverly. The property is zoned C-O and C-S-C and is currently vacant. The property to the north is improved with a Mobile gas station and the property to the south is improved with single-family residential dwellings.

The vacated street area will be included in final plats of subdivision prepared pursuant to preliminary plan 4-05152 and Detailed Site Plan DSP-05113 known as The Pointe at Cheverly.

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. Potomac Electric Power Company (PEPCO) 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 or relocating said facilities.
4. Washington Suburban Sanitary Commission (WSSC) consented to this petition as required by Section 24-112(d) of the Subdivision Regulations.

5. The subject property is located within the Town of Cheverly. The Town of Cheverly is a co-petitioner. 731 square feet or .0168 acres of land will revert to the ownership of the town.
6. Vacated area of 9,324 square feet or 0.2140 acres will revert to the Redevelopment Authority of Prince George's County, as co-petitioner.
7. The applicant will record new subdivision plats in accordance with preliminary plan 4-05152 (PGCPB No. 07-07).
8. No referral agency or department recommended disapproval of the petition.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. The Petitioners shall record a new subdivision plat in accordance with preliminary plan 4-05152 and Detailed Site Plan DSP-05113, The Pointe at Cheverly.
2. The Petitioners shall grant easements satisfactory to PEPCO to protect the existing facilities on site or pay for relocation of said facilities.
3. 731 square feet or .0168 acres shall revert to the ownership of the Town of Cheverly.
4. 9,324 square feet or 0.2140 acres shall revert to the ownership of the Redevelopment Authority of Prince George's County.

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