



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

Vacation Petition

V-09005

Application	General Data	
Project Name & Record Plat Affected: Huntsville, Plat Book RNR 2 @ 16 Location: South side of Sheriff Road, east of its intersection with Martin Luther King Jr. Highway Applicant/Address: First Baptist Church of Highland Park 6801 Sheriff Road Landover, MD 20785	Staff Report Date:	09/28/09
	Date Accepted:	09/01/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.152
	Zone:	R-80/C-M
	Tax Map Grid:	59 E-4
	Dwelling Units:	N/A
	Square Footage:	6,647
	Planning Area:	72
	Tier:	Developed
	Council District:	05
	Election District	13
	Municipality:	N/A
200-Scale Base Map:	202NE06	

Purpose of Application	Notice Dates	
Vacate part of Hunt Avenue and part of Park Avenue	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	09/21/09
	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-09005
Huntsville

Petition to vacate part of Hunt Avenue and part of Park Avenue as shown on subdivision plat entitled Huntsville, recorded in Plat Book RNR 2 @ 16, in the 13th Election District, Prince George's County, Maryland. The total area of vacation is 6,647 square feet or 0.152 acre, all reverting to the ownership of First Baptist Church of Highland Park, Inc.

OVERVIEW

The site is located on the south side of Sheriff Road, east of its intersection with Martin Luther King Jr. Highway. The subject street area was dedicated to public use by Subdivision Plat RNR 2 @ 16 in August 1912. The subject street is surrounded on the south by property owned by the applicant that is improved with the First Baptist Church of Highland Park. The property to the north of Sheriff Road is improved with townhouses.

The petitioners are the owners of all land abutting the area to be vacated. It is the applicant's intention to incorporate vacated area into adjacent Parcel C which is improved with the church. The surrounding Parcel C is zoned R-80 (One-Family Detached Residential), with a small portion of the church property on the southwest side of Hunt Avenue zoned C-M (Miscellaneous Commercial).

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) consented to this vacation petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. No referral agency or department recommended disapproval of the petition.

RECOMMENDATION

APPROVAL subject to the following conditions:

1. The applicant shall record a subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations to incorporate the vacated area into the adjacent parcel.
2. The vacated area of 6,647 square feet or 0.152 acre, as shown on Plat of Computation, Exhibit C, shall revert to the ownership of First Baptist Church of Highland Park, Inc.