



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

Vacation Petition

V-09006

Application	General Data	
Project Name & Record Plat Affected: Potomac Chase Plat Book PM 224 @ 16 thru 18 Location: South of Indian Head Highway, on the east side of Independence Road Petitioner: Potomac Chase LLC Applicant/Address: Gibbs and Haller 1300 Caraway Court, Suite 102 Largo, MD 20774	Planning Board Hearing Date:	12/10/09
	Staff Report Date:	11/09/09
	Date Accepted:	11/03/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	2.2350
	Zone:	R-S
	Tax Map Grid:	170/F-4
	Dwelling Units:	N/A
	Square Footage:	97,358
	Planning Area:	83
	Council District:	09
	Municipality:	N/A
200-Scale Base Map:	224SW02	

Purpose of Application	Notice Dates	
To vacate part of Paddington Court and part of Pine Wiff Road.	Adjoining Property Owners: (CB-15-1998)	0
	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-09006
Potomac Chase

Petition to vacate part of Paddington Court and Pine Wiff Road as shown on subdivision plats entitled Potomac Chase, Plats 8, 9, and 10 recorded in Plat Book PM 224 @ 16 thru 18 in the 5th Election District, Prince George's County, Maryland. The total area of vacation is 97,358 square feet or 2.2350 acres, all reverting to the ownership of Potomac Chase, LLC.

OVERVIEW

The site is located south of Indian Head Highway, on the east side of Independence Road. The subject street area was dedicated to public use by Subdivision Plats PB 224 @ 16 thru 18 in October 2007. The subject street is surrounded by lots in the Potomac Chase subdivision.

The petitioners are the owners of all lots abutting the area to be vacated. It is the applicant's intention to do a subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations to adjust lot lines and incorporate vacated areas into a new lotting pattern. This petition is in conformance with revised Specific Design Plan SDP-0518/01. The subject streets and surrounding lots are in the R-S (Residential Suburban Development) Zone and are subject to Specific Design Plan SDP-0518 entitled Homeland.

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 (DPW&T) 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 adjust common lot lines and incorporate the vacated area into adjacent lots in conformance with SDP-0518/01.
2. The vacated area of 97,358 square feet or 2.2350 acres, as shown on Plat of Computation, Exhibit C, shall revert to the ownership of Potomac Chase, LLC.