



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

Vacation Petition

V-11001

Application	General Data	
Project Name & Record Plat Affected: Beech Tree, North Village, Plat 22 Location: Southwest quadrant of Leeland Road and Robert Crain Highway (US 301). Petitioner: V.O.B. Limited Partnership 8133 Leesburg Pike, Suite 300 Vienna, VA 22182 Applicant/Address: Greenman-Pedersen, Inc. 10977 Guilford Road Annapolis Junction, MD 20701	Planning Board Hearing Date:	07/07/11
	Staff Report Date:	06/24/11
	Date Accepted:	06/07/11
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.18
	Zone:	R-S
	Tax Map Grid:	85-A1
	Dwelling Units:	N/A
	Square Footage:	8,087
	Planning Area:	79
	Council District:	06
	Municipality:	NONE
200-Scale Base Map:	203SE13	

Purpose of Application	Notice Dates	
To vacate part of Orchard Farm Place.	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	06/07/11
	Variance(s): Adjoining Property Owners:	N/A

Staff Recommendation		Staff Reviewer: Cheryl Bressler Phone Number: 301-952-3504 E-mail: Cheryl.Bressler@ppd.mncppc.org	
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-11001
Beech Tree, North Village, Plat 22

Petition to vacate part of Orchard Farm Place, dedicated to public use by a subdivision plat entitled Beech Tree, North Village, Plat 22, Plat Book PM 232, Plat 83, recorded among the Land Records of Prince George's County, Maryland, and being in the 3rd Election District.

OVERVIEW

The petitioner requests the vacation of 8,087 square feet. The total area of the property will revert to the ownership of V.O.B. Limited Partnership. The petitioner is the owner of all adjacent properties abutting said street that is the subject of this vacation petition. The subject property is located south of Leeland Road and west of Robert Crain Highway (US 301) in the Beech Tree Subdivision. The property is zoned Residential Suburban Development (R-S) and is the subject of Preliminary Plan of Subdivision 4-00010 and Specific Design Plan SDP-0415. The proposed vacation is in substantial conformance with the approved preliminary plan and SDP.

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 (DPW&T) has 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 as required by Section 24-112(e)(1) of the Subdivision Regulations.
4. Baltimore Gas and Electric Company (BGE) consented to this petition subject to the original terms and conditions of their Overhead-Underground Development Agreement from V.O.B. Limited Partnership, dated January 4, 2011 and recorded in Land Records in Liber 32356, Folio 581 continuing in full force and effect.
5. No referral agency or department recommended disapproval of the petition.
6. No objections were received from adjacent property owners.
7. The petitioners are the owners of all land abutting the street area to be vacated.

8. The petitioner has submitted a minor final plat to incorporate the vacated area and to adjust the affected common lot lines in accordance with Section 24-108(a)(3) of the Subdivision Regulations for which no preliminary plan is required. Approval of this vacation petition will result in the acceptance and recordation of the final plat in Land Records.

RECOMMENDATION

APPROVAL subject to the findings noted in this technical staff report.