



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

Vacation Petition

V-12004

Application	General Data	
Project Name & Record Plat Affected: Killiecrankie, Section 1, CEC 92-65 Location: Approximately 1,800 feet south of the intersection of Woodyard Road and Sweeney Drive. Petitioner: AK Cedar Chase, LLC 4800 Montgomery Lane Bethesda MD 20814 Applicant/Address: Same as above	Planning Board Hearing Date:	07/19/12
	Staff Report Date:	07/06/12
	Date Accepted:	06/01/12
	Planning Board Action Limit:	N/A
	Plan Area:	20,720 sq. ft.
	Zone:	R-R
	Tax Map Grid:	117/B2
	Dwelling Units:	N/A
	Square Footage:	N/A
	Planning Area:	81A
	Council District:	09
	Election District:	09
	Municipality:	None
200-Scale Base Map:	211SE08	

Purpose of Application	Notice Dates	
To vacate a part of Sweeney Drive as shown on the subdivision plat known as Killiecrankie.	Abutting Property Owners:	N/A
	Sign(s) Posted on Site:	06/18/12

Staff Recommendation		Staff Reviewer: Patrick Reidy Phone Number: 301-952-3554 E-mail: Patrick.Reidy@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-12004
Killiecrankie, Section 1

This petition is to vacate a part of Sweeney Drive as shown on the subdivision plat known as Killiecrankie, recorded among the Land Records of Prince George's County in Plat Book CEC 92, Plat 65, in the 9th Election District. The total area to be vacated is 20,720 square feet.

OVERVIEW

The site is located approximately 1,800 feet south of the intersection of Woodyard Road and Sweeney Drive on Tax Map 117, Grid B-2, and is zoned Rural Residential (R-R). AK Cedar Chase LLC, the petitioner, requests to vacate 20,720 square feet of Sweeney Drive, a dedicated public street, along the frontage of Parcels B and D and Lots 12, 15, 16, and 51, in accordance with Section 24-112 of the Subdivision Regulations. The portion of the street being vacated is unimproved. Adjacent properties to the northwest and northeast of the subject site are improved with single-family dwellings.

During the review of building permits it was determined that by vacating this portion of Sweeney Drive, a major stream crossing could be avoided. The resulting layout has been approved by the Department of Public Works and Transportation (DPW&T) and is supported by the Transportation Planning Section of The Maryland-National Capital Park and Planning Commission (M-NCPPC).

The total area of the property being vacated will revert to the ownership of AK Cedar Chase LLC and will be incorporated into the homeowners association land (Parcels B and D), and conveyed to the Cedar Chase Homeowners Association. The area north and south of the portion of Sweeney Drive being vacated will become culs-de-sac and be dedicated for public use.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Department of Public Works and Transportation (DPW&T) has consented to this petition.
2. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) has consented to this petition.
3. Pursuant to Section 24-112(e)(2) of the Subdivision Regulations, the public utilities have been notified in writing of this petition.
4. No referral agency or department recommended disapproval of the petition.

5. Pursuant to Section 24-112(b) of the Subdivision Regulations, the property was posted for 30 days prior to the public hearing.
6. Pursuant to Section 24-112(c) of the Subdivision Regulations, a minor final plat has been submitted to incorporate the vacated area and will be recorded in Land Records subsequent to approval of the vacation petition.

RECOMMENDATION

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