



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

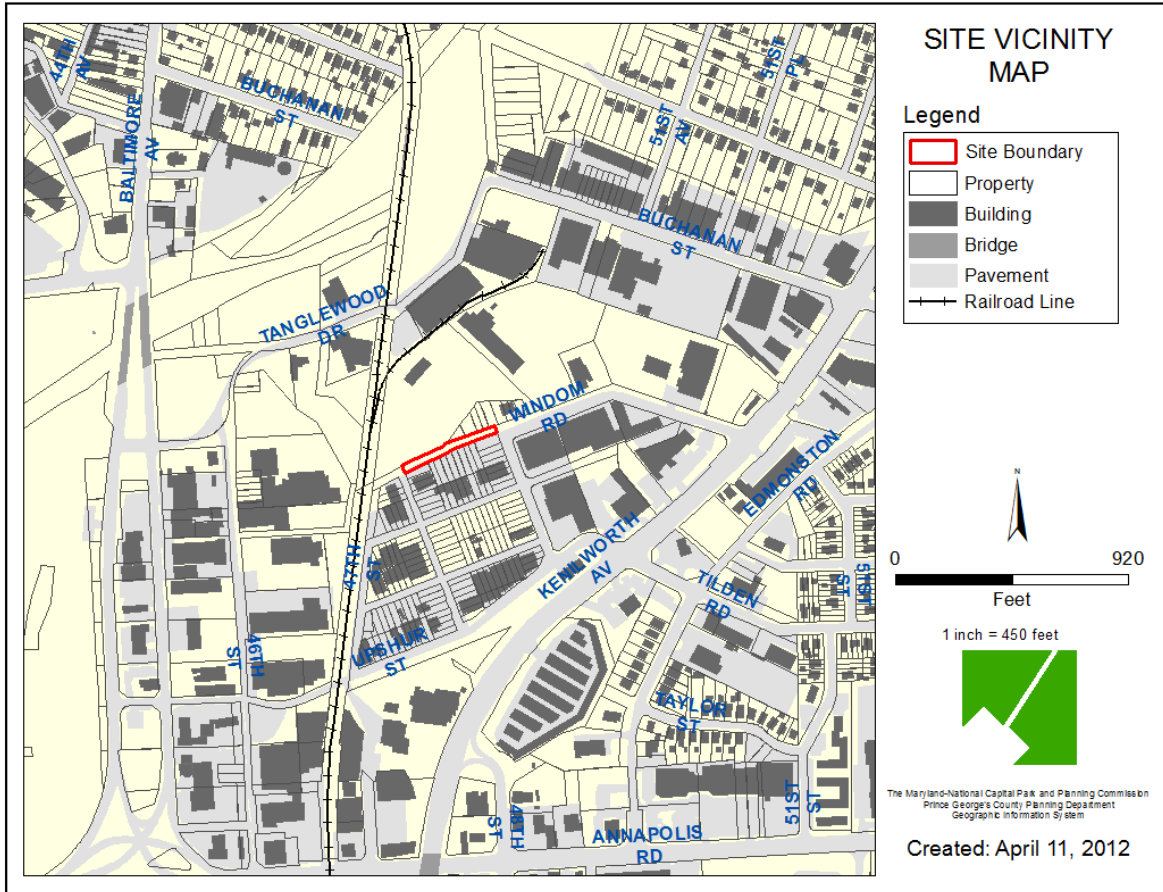
Vacation Petition

V-12005

Application	General Data	
Project Name & Record Plat Affected: Linwood Location: Between 48th Street and 49th Street, north of Webster Street Applicant/Address: Bates Enterprises, LLC, et al 4305 48th Street Bladensburg, MD 20710	Planning Board Hearing Date:	07/11/13
	Staff Report Date:	06/26/13
	Date Accepted:	08/31/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	.27
	Zone:	I-1
	Tax Map Grid:	50/C-2
	Dwelling Units:	N/A
	Square Footage:	12,019
	Planning Area:	69
	Tier:	Developed
	Council District:	05
	Election District	02
Municipality:	None	
200-Scale Base Map:	205NE04	

Purpose of Application	Notice Dates	
To vacate part of Windom Road (originally platted as Poplar Street)	Adjoining Property Owners:	N/A
	Sign(s) Posted on Site:	06/11/13

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-12005
Linwood

The purpose of this petition is to vacate part of Windom Road which was dedicated to public use by Record Plat RNR 2-1, recorded among the Land Records of Prince George's County on or about 1911. The total area to be vacated is 12,019 square feet.

OVERVIEW

The right-of-way (ROW) to be vacated is located between 48th Street and 49th Street, north of Webster Street. The ROW is reflected on Tax Map 50 in Grid C-2 and is zoned I-1. The petitioners, Bates Enterprises, LLC, Bates Enterprises II, LLC and Washington Gas Light Company, request to vacate the ROW in accordance with Section 24-112 of the Subdivision Regulations. The area being vacated is unimproved and the adjacent property is developed with a trucking and trash removal business. The adjacent property is also the subject of pending Detailed Site Plan DSP-96026-01 which is scheduled before the Planning Board subsequent to this item.

The petitioners are the owners of the abutting property. A minor final plat will be processed subsequent to the approval of the vacation petition to incorporate the vacated area in accordance with Section 24-112(c) of the Subdivision Regulations and in conformance with Detailed Site Plan DSP-96026-01, if approved.

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, or recommended additional conditions with their consent.
5. Pursuant to Section 24-112(b) of the Subdivision Regulations, the property was posted for 30 days prior to the public hearing.

RECOMMENDATION

APPROVAL