



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

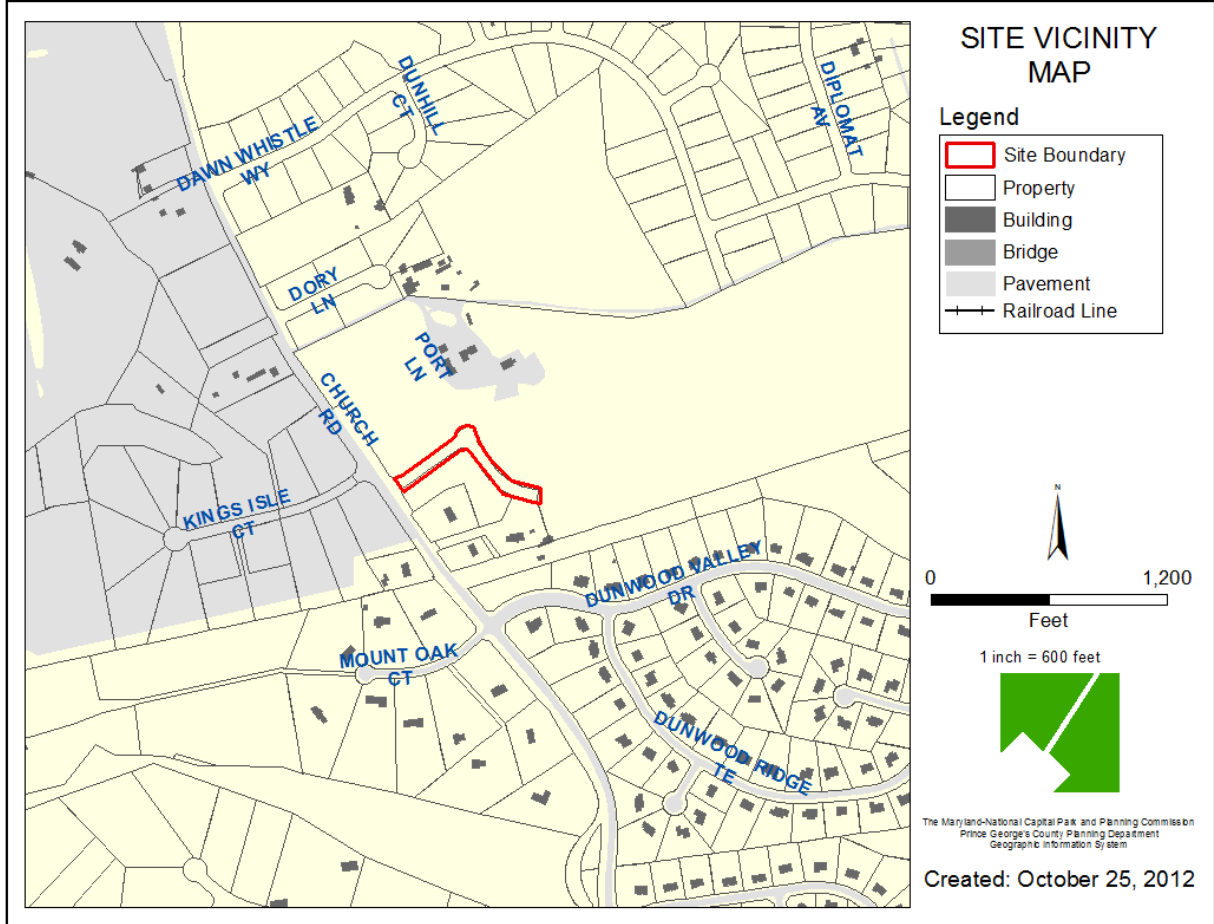
Vacation Petition

V-12006

Application	General Data	
Project Name & Record Plat Affected: Rodenhauser Property Plat Book WWW 72-17 Location: East side of Church Road, 3,000 feet south of John Hanson Highway (US 50). Petitioners/Address: Church Road Development, Inc. 5840 Banneker Road, Suite 110 Columbia, MD 21044 Alfred G. and Mary Catherine Chroninger 3401 Church Road Bowie, MD 20721 Engineer: Petra Engineering, LLC 5840 Banneker Road, Suite 190 Columbia, MD 21044	Planning Board Hearing:	12/06/12
	Staff Report Date:	11/13/12
	Date Accepted:	10/10/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.34
	Zone:	R-E
	Tax Map Grid:	109 B-3
	Dwelling Units:	N/A
	Square Footage:	N/A
	Planning Area:	74A
	Tier:	Developing
	Council District:	04
	Election District	07
Municipality:	N/A	
200-Scale Base Map:	205NE12	

Purpose of Application	Notice Dates	
Petition to vacate Rodenhauser Lane and Port Lane, which were dedicated to public use by Record Plat WWW 72-17 in 1969.	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	11/06/12

Staff Recommendation		Staff Reviewer: Whitney Chellis Phone Number: 301-952-4325 E-mail: Whitney.Chellis@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-12006
Rodenhauer Property, WWW 72-17

The purpose of this petition is to vacate Rodenhauer Lane and Port Lane which were dedicated to public use by Record Plat WWW 72-17, recorded among the Land Records of Prince George's County in 1969. The total area to be vacated is 1.34 acres.

OVERVIEW

The right-of-way (ROW) to be vacated is located on the east side of Church Road, 3,000 feet south of John Hanson Highway (US 50). The ROW is reflected on Tax Map 54, in Grid D-3, and is zoned Residential-Estate (R-E). The petitioners, Church Road Development, Inc. and Alfred G. and Mary Catherine Chroninger, request to vacate the ROW in accordance with Section 24-112 of the Subdivision Regulations. The area being vacated is unimproved. The adjacent properties are generally vacant or developed with single-family dwellings in accordance with the R-E Zone.

The area of land which is the subject of this vacation petition is also the subject of approved Preliminary Plan of Subdivision 4-06063 (PGCPB Resolution No. 06-277), which remains valid until December 31, 2013. The Planning Board approved the preliminary plan for 62 lots as a lot size averaging subdivision. The approval required conformance to 28 conditions. Condition 27 requires that the applicant file this petition to vacate Rodenhauer Lane and Port Lane as follows:

- 27. Prior to the approval of the final plat, the applicant, his heirs, successors and/or assignees shall complete the vacation process for the portion of Rodenhauer Lane and Port Lane recorded per Plat WWW 72 @ 17.**

Existing Rodenhauer Lane extends east into the property, and Port Lane extends south from Rodenhauer Lane. The preliminary plan was approved adjusting these rights-of-way so that Rodenhauer Lane would align with King Isle Court located directly west from Rodenhauer Lane on the west side of Church Road. This vacation is necessary so that Rodenhauer Lane and Port Lane can be rededicated in an alignment consistent with the approved preliminary plan of subdivision. Rodenhauer Lane will serve as the primary access to Church Road for the Rodenhauer Property subdivision (4-06063).

The petitioners are the owners of the abutting properties. Alfred G. and Mary Catherine Chroninger are the owners of Lot 4 (WWW 72-17) abutting Port Lane to the southwest. Lot 4 is the only land which abuts the rights-of-way that are the subject of this petition, which was not included in Preliminary Plan of Subdivision 4-06063. The adjustment of Port Lane consistent with the approved preliminary plan of subdivision will again provide frontage on a second public ROW for Lot 4, a through

lot also having frontage on Church Road, once the area of Outlot B is conveyed to the Chroningers as anticipated by the preliminary plan of subdivision approval (Condition 22, PGCPB Resolution No. 06-277).

Prior to approval of any permits, the petitioners, their successors, and/or assignees shall file a final plat in accordance with Section 24-112(c) of the Subdivision Regulations to incorporate the vacated area.

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.

RECOMMENDATION

APPROVAL