



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

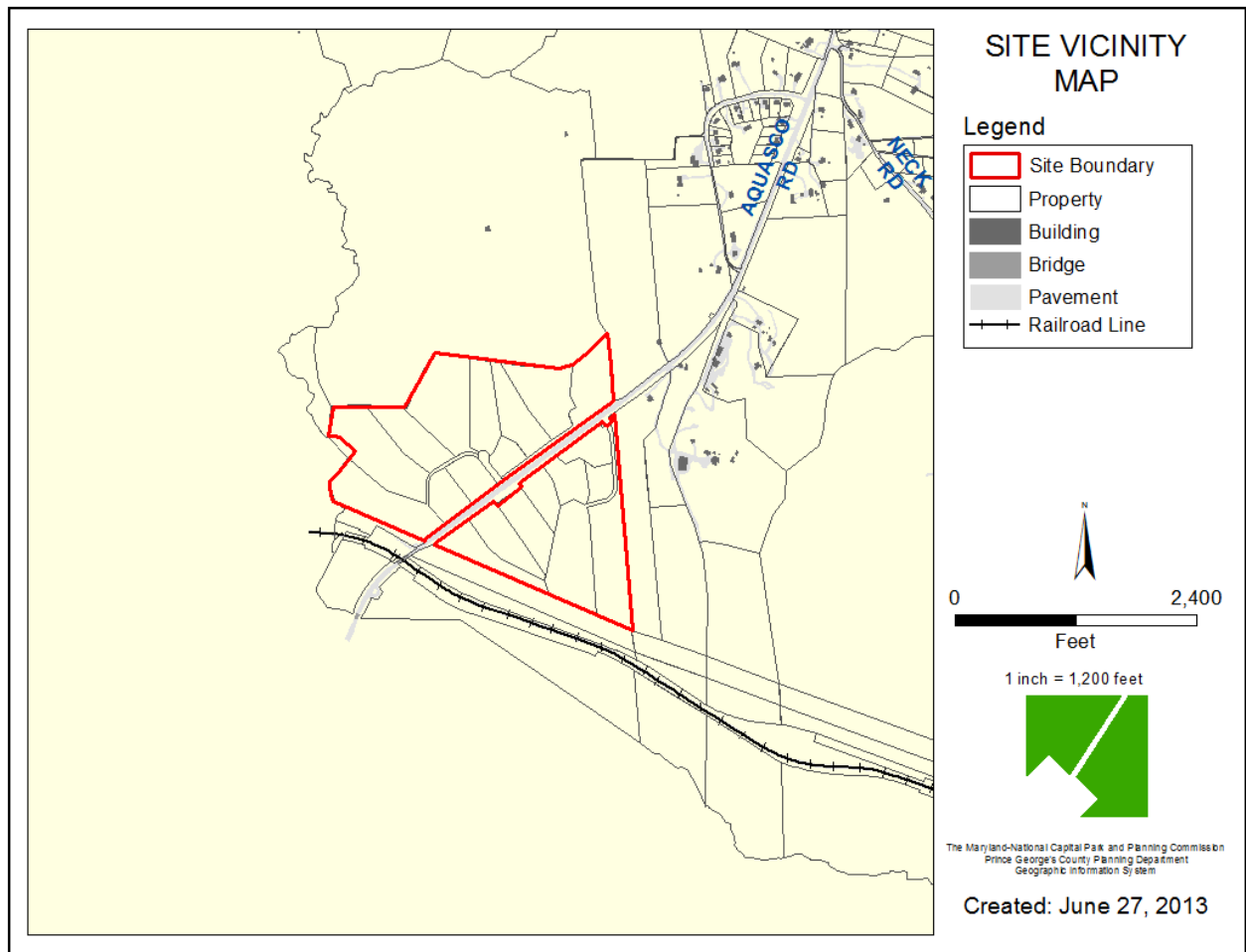
Vacation Petition

V-13002

Application	General Data	
Project Name & Record Plat Affected: Doves Perch Estates, PM 224-40 through 47 Location: North and south sides of Aquasco Road, approximately 3,000 feet west of its intersection with Christ Church Road. Applicant/Address: Carl R. Baldus Jr., et al P O Box 1068 La Plata, MD 20646	Planning Board Hearing Date:	07/18/13
	Staff Report Date:	07/05/13
	Date Accepted:	05/09/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	118.3
	Zone:	O-S
	Tax Map Grid:	182/C-3
	Dwelling Units:	N/A
	Square Footage:	5,153,148
	Planning Area:	87B
	Tier:	Rural
	Council District:	09
	Election District	08
	Municipality:	None
200-Scale Base Map:	230SE14	

Purpose of Application	Notice Dates	
To vacate Lots 1–20 and Doves Perch Way.	Adjoining Property Owners:	01/29/13
	Sign(s) Posted on Site:	06/18/13

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-13002
Doves Perch Estates

The purpose of this petition is to vacate Lots 1–20 and Doves Perch Way, which were created and dedicated to public use by Record Plats PM 240-40 through 47, recorded among the Land Records of Prince George's County on November 6, 2007. The total area to be vacated is 118.3 acres.

OVERVIEW

The area to be vacated is located on the north and south sides of Aquasco Road, approximately 3,000 feet west of its intersection with Christ Church Road. The area is reflected on Tax Map 182 in Grid C-3 and is zoned Open Space (O-S). The petitioners, Carl R. Baldus, Jr., Barbara F. Baldus, and Linda S. Cox, request to vacate the entire subdivision, except the area dedicated to public use for Aquasco Road, in accordance with Section 24-112 of the Subdivision Regulations. The area being vacated is unimproved. The dedication of part of Aquasco Road by these plats is not included in this vacation petition.

The petitioners are the owners of the property. A minor final plat will be processed subsequent to approval of the vacation petition to incorporate the vacated area in accordance with Section 24-112(c) of the Subdivision Regulations. The vacation of this subdivision is necessary to facilitate the purchase of a historic agricultural resource preservation easement (HARPP), for the permanent preservation of this property.

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