



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

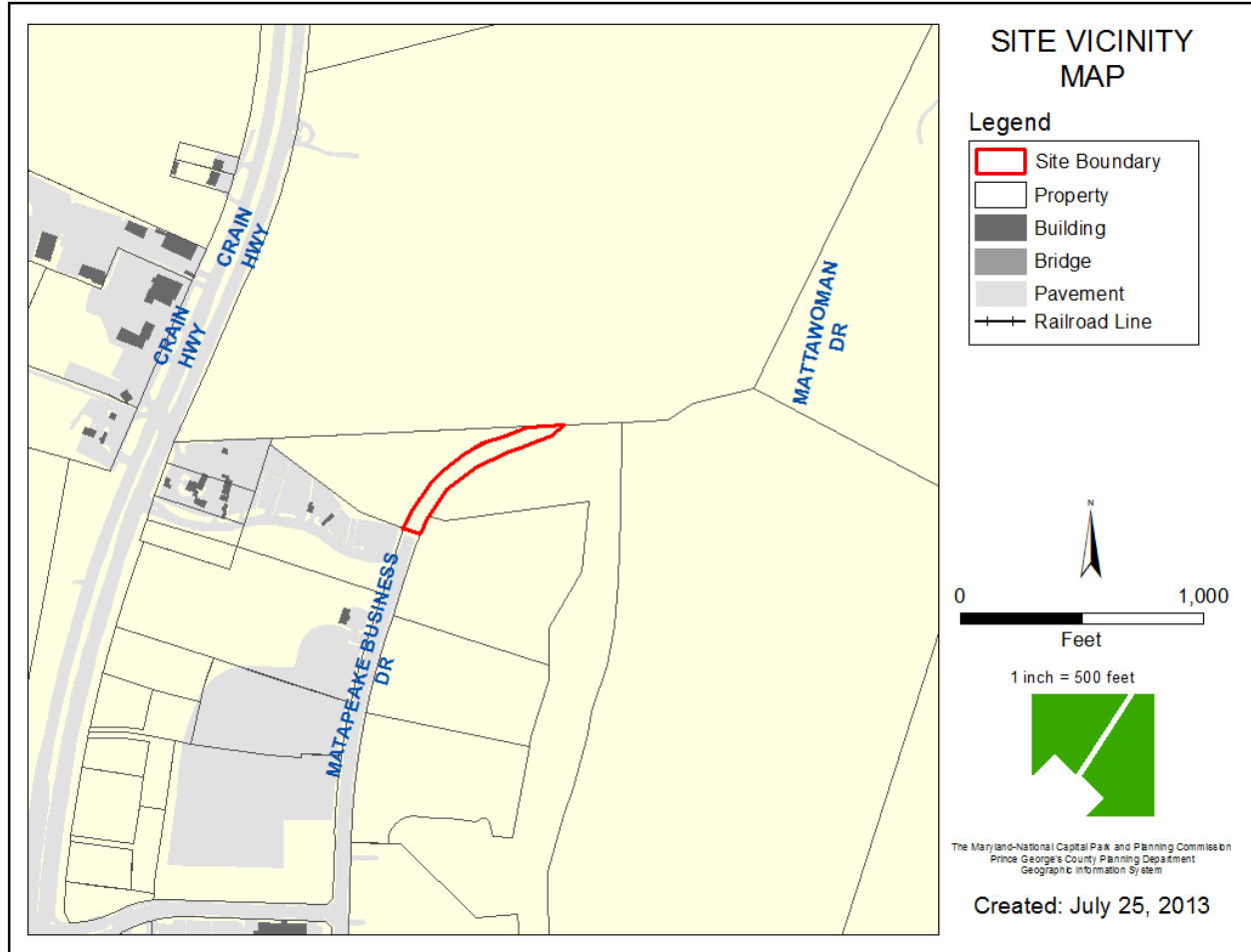
Vacation Petition

V-13003

Application	General Data	
Project Name & Record Plat Affected: Brandywine 301 Industrial Park Location: West of US 301/MD 5 (Robert Crain Highway/ Branch Avenue); bisecting Outlot B at its northern terminus and future connection with Mattawoman Drive (A-63). Petitioner: Brandywine 301 Industrial Park Property Owners Association, Inc., et al 14145 Brandywine Road Brandywine, MD 20613 Applicant/Address: McNamee Hosea c/o Timothy Brandywine Investment One, LLC & Timothy Brandywine Investment Two, LLC 6411 Ivy Lane, Suite 200 Greenbelt, MD 20770	Planning Board Hearing Date:	09/12/13
	Staff Report Date:	09/04/13
	Date Accepted:	07/19/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.19
	Zone:	M-X-T
	Tax Map Grid:	155/A-3
	Dwelling Units:	N/A
	Square Footage:	51,806
	Planning Area:	85A
	Council District:	09
	Election District:	11
	Municipality:	None
200-Scale Base Map:	220SE07	

Purpose of Application	Notice Dates	
To vacate part of Matapeake Business Drive.	Abutting Property Owners:	N/A
	Sign(s) Posted on Site:	08/13/13

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-13003
Brandywine 301 Industrial Park (VJ 185-27)

The purpose of this petition is to vacate part of Matapeake Business Drive which was dedicated to public use by a subdivision plat known as Brandywine 301 Industrial Park, Plat of Street Dedication, recorded among the Land Records of Prince George's County in Plat Book VJ 184-72, on October 16, 1998, and subsequently shown on a subdivision plat known as Brandywine 301 Industrial Park, Plat of Street Dedication, Plat of Correction, recorded among the Land Records in Plat Book VJ 185-27, on December 12, 1998, in the 11th Election District. The total area to be vacated is 1.19 acres.

OVERVIEW

The site is located west of Robert Crain Highway/Branch Avenue (US 301/MD 5) bisecting Outlot B at its northern end on Tax Map 155, Grid A-3, and is zoned Mixed Use-Transportation Oriented (M-X-T). The petitioners are the owners of the property abutting the area to be vacated. The intention of the vacation is for the realignment of Matapeake Business Drive to align with Mattawoman Drive to the north in the Villages of Timothy Branch subdivision (Preliminary Plan of Subdivision 4-09003 approved by the Planning Board on December 2, 2010 and subsequently reconsidered and approved on May 24, 2012 PGCPB Resolution No. 10-117). The realignment is also consistent and specified in the Subregion 5 Master Plan and Sectional Map Amendment for A-63. The petitioners request to vacate the right-of-way in accordance with Section 24-112 of the Subdivision Regulations. The area being vacated is unimproved.

When the preliminary plan for this property was originally approved, it was zoned Light Industrial (I-1) and has subsequently been rezoned to M-X-T. In the M-X-T zone, a detailed site plan is required prior to final plat approval. However, in this case, the realignment of Matapeake Business Drive is an adjustment that is consistent with the Master Plan alignment and the approval of the Timothy Branch Preliminary Plan of Subdivision 4-09003 to the north. The review of a detailed site plan prior to this vacation and final plat approval would have no bearing on the realignment of Matapeake Business Drive. Previous approvals include a Type I tree conservation plan that included Outlot B (new Outlot C). This vacation and new final plat should be reflected on a revision to the tree conservation plan and should occur prior to the issuance of a grading permit for the realignment of Matapeake Business Drive to ensure the adjustment of Outlot C is reflected on the Type II tree conservation plan.

The petitioners are the owners of the abutting property. A minor final plat will be processed subsequent to approval of the vacation petition to incorporate the vacated area and realign Matapeake Business Drive in accordance with Section 24-112(c).

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(a) of the Subdivision Regulations, the petitioners are the owners of all land abutting street area to be vacated; therefore, no informational mailing was required to abutting property owners.
6. Pursuant to Section 24-112(b) of the Subdivision Regulations, the applicant posted the property 30 days prior to the public hearing.
7. 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 following condition:

1. The following note shall be added to the minor final plat prior to approval:

Prior to issuance of a grading permit for the realignment of Matapeake Business Drive, a Type II Tree Conservation Plan shall be approved.