



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

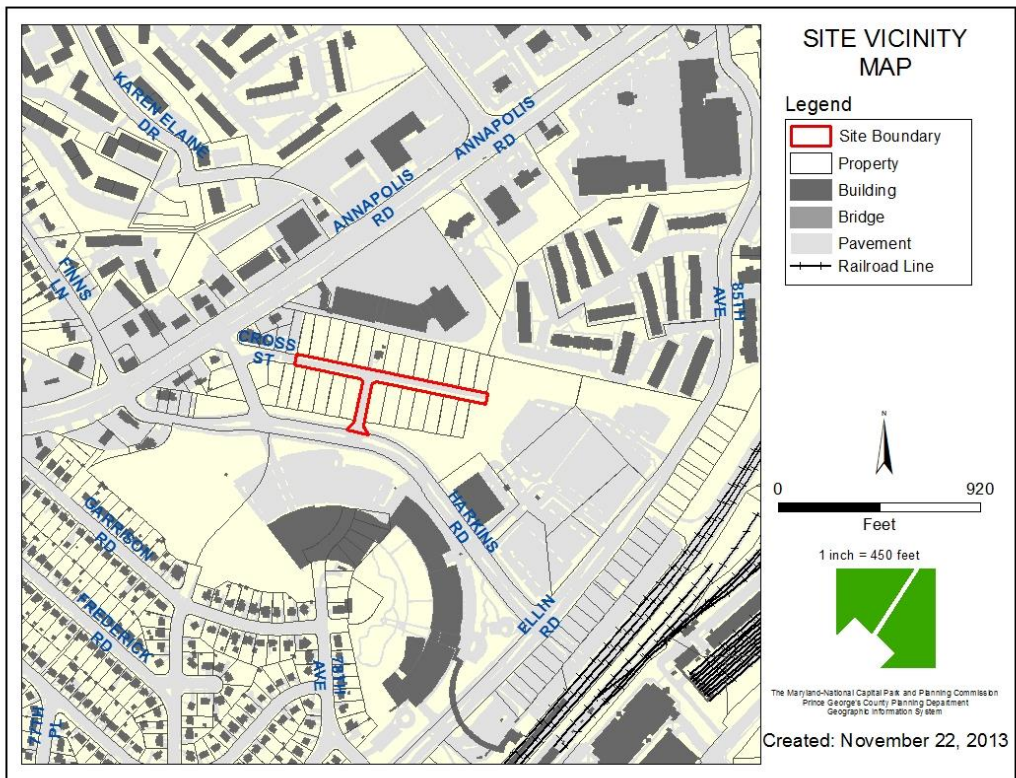
## Vacation Petition

## V-13007

Application	General Data	
<b>Project Name &amp; Record Plat Affected:</b> West Lanham, BB 6-27, NLP 156-32, & WWW 22-90  <b>Location:</b> 500 feet east of the intersection of Annapolis Road and Harkins Road.  <b>Petitioners:</b> BE Cross Street, LLC 7807 Cross Street, LLC 7801 Cross Street, LLC Metroview, LLC Vinegarden Associates Limited Partnership  <b>Applicant/Address:</b> BE Cross Street, LLC 5410 Edson Lane, Suite 220 Rockville, MD 20852	Planning Board Hearing Date:	12/05/13
	Staff Report Date:	11/26/13
	Date Accepted:	10/07/13
	Planning Board Action Limit:	N/A
	Area to be Vacated:	1.31 acres
	Zone:	M-X-T
	Tax Map Grid:	52/A-1
	Dwelling Units:	N/A
	Planning Area:	69
	Tier:	Developed
	Council District:	03
	Election District	20
Municipality:	None	
200-Scale Base Map:	206NE07	

Purpose of Application	Notice Dates	
To vacate Sherwood Street and part of Cross Street.	Adjoining Property Owners: (CB-15-1998)	10/07/13
	Sign(s) Posted on Site:	11/05/13

Staff Recommendation		Staff Reviewer: Sherri Conner Phone Number: 301-952-3168 E-mail: <a href="mailto:Sherri.Conner@ppd.mncppc.org">Sherri.Conner@ppd.mncppc.org</a>	
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-13007  
West Lanham

The purpose of this petition is to vacate Sherwood Street and part of Cross Street which were dedicated to public use by Record Plats BB 6-27, WWW 22-90, and NLP 156-32 recorded among the Land Records of Prince George's County on or about 1938, 1948, and 1990, respectively. The total area to be vacated is 57,084 square feet or 1.31 acres.

OVERVIEW

The rights-of-way (ROWs) to be vacated are located approximately 500 feet east of the intersection of Annapolis Road and Harkins Road. The ROWs are reflected on Tax Map 52 in Grid A-1 and are zoned Mixed Use-Transportation Oriented (M-X-T). The petitioners request to vacate the ROWs in accordance with Section 24-112 of the Subdivision Regulations. This vacation petition is required by Condition 10 of the approval of the Preliminary Plan of Subdivision 4-13008 (PGCPB Resolution No. 13-99). The areas being vacated are improved streets; however, the applicant is the owner of the abutting properties for which the streets are serving and the vacation therefore will not create a denial of access to adjoining property owners. Subtitle 23, Division 5, requires authorization for road closure from the County Executive for streets previously in use by the general public, upon recommendation from the Director of Public Works and Transportation. The procedure for the authorization of the road closure has been carried out and the Executive Order for the road closure is contained the back up of this staff report.

Preliminary Plan of Subdivision 4-13008 and Detailed Site Plan DSP-13026 were approved for a mixed-use development which included the incorporation of Sherwood Street and part of Cross Street into the proposed development. One of the abutting lots is developed with an existing single-family dwelling which is to be razed and the land incorporated into the development as reflected in the approved PPS and DSP.

A final plat will be processed subsequent to the approval of the vacation petition to incorporate the vacated area, in accordance with the approved Preliminary Plan of Subdivision 4-13008 and approved Detailed Site Plan DSP-13026.

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(e)(2) of the Subdivision Regulations, the procedures required by Subtitle 23, Division 5, Road Closings, has been carried out.

#### RECOMMENDATION

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