



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

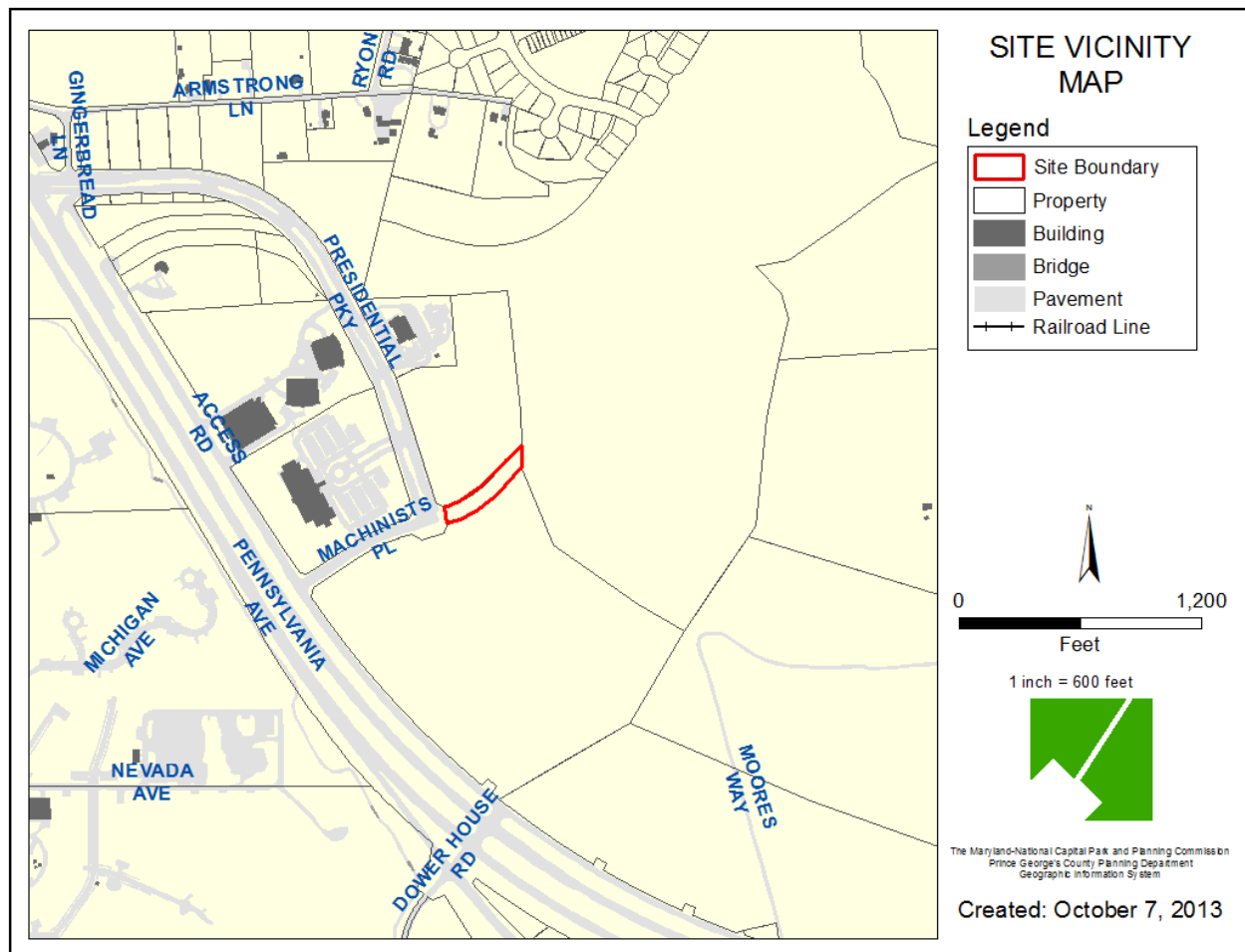
## Vacation Petition

## V-13010

Application	General Data	
<b>Project Name &amp; Record Plat Affected:</b> Presidential Corporate Center, VJ 158-79  <b>Location:</b> East of the intersection of Presidential Parkway and Machinists Place, approximately 1,500 feet northeast of the intersection of Pennsylvania Avenue (MD 4) and Machinists Place.  <b>Petitioners:</b> Walton Westphalia Development (USA), LLC Walton Westphalia Europe, LP 11800 Sunrise Valley Drive, Suite 300 Reston, VA 20191  <b>Applicant/Address:</b> Walton Westphalia Development (USA), LLC Walton Westphalia Europe, LP 11800 Sunrise Valley Drive, Suite 300 Reston, VA 20191	Planning Board Hearing Date:	12/12/13
	Staff Report Date:	12/04/13
	Date Accepted:	10/11/13
	Planning Board Action Limit:	N/A
	Area to be Vacated:	0.7693 acre
	Zone:	M-X-T
	Tax Map Grid:	90/D-4
	Dwelling Units:	N/A
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	None
200-Scale Base Map:	206SE08	

Purpose of Application	Notice Dates	
To vacate part of Machinists Place.	Adjoining Property Owners: (CB-15-1998)	08/10/13
	Sign(s) Posted on Site:	11/12/13

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-13010  
Presidential Corporate Center

The purpose of this petition is to vacate part of Machinists Place, which was dedicated to public use by Record Plat VJ 158-79 recorded among the Land Records of Prince George's County on or about June 17, 1991. The total area to be vacated is 33,510 square feet or 0.7693 acre.

OVERVIEW

The right-of-way to be vacated is located approximately 1,500 feet northeast of the intersection of Pennsylvania Avenue (MD 4) and Machinists Place, on the east side of the intersection of Machinists Place and Presidential Parkway. The right-of-way is reflected on Tax Map 90 in Grid D-4 and is zoned Mixed Use-Transportation Oriented (M-X-T). 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 and the abutting northern and southern properties, which are part of Westphalia Center (Preliminary Plan of Subdivision 4-08002), are currently undeveloped. The property abutting the east terminus of Machinists Place is a portion of the Smith Home Farm project (Preliminary Plan of Subdivision 4-05080), which has been approved for residential development.

The petitioners are the owners of the abutting northern and southern properties. Both properties have frontage along Presidential Parkway and Machinists Place, which is to be vacated. The abutting southern property contains environmental features that will limit access to Machinists Place. Discussions with the applicant's consultant indicate that the area to be vacated is needed to provide a Washington Suburban Sanitary Commission (WSSC) water connection. Given the consent to the vacation provided by the Department of Public Works and Transportation (DPW&T), staff finds that the vacation will have a limited impact regarding access on the abutting properties and that the vacation is consistent with Preliminary Plan 4-08002.

A final plat will be processed subsequent to approval of the vacation petition to incorporate half of the vacated area into the abutting northern property and half of the vacated area into the abutting southern property in accordance with an approved detailed site plan required by the underlying M-X-T Zone.

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 requested that conditions be attached to the Planning Board's approval.
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 subject to the findings noted in this technical staff report.