



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Vacation Petition

V-18007

Quincy Manor (MMB 236-14 through 22)

REQUEST	STAFF RECOMMENDATION
Vacate 404 townhouse lots and 7 parcels.	APPROVAL

Location: On the north and south sides of Newton Street and Madison Way, and along the east and west sides of 54th and 55th Avenue, approximately 100 feet south of the intersection of Quincy Street and 55th Avenue.

Plan Acreage:	17.03
Zone:	R-35/R-18/D-D-O
Tax Map Grid:	050/E-4
Dwelling Units:	0
Square Footage:	0
Planning Area:	69
Council District:	05
Election District:	02
Municipality:	N/A
200-Scale Base Map:	205NE05

Petitioner:
QM Portfolio Owner, LLC,
2012 Lane Quincy, LLC and
Friedman Quincy, LLC

Applicant/Address:
QM Portfolio Owner, LLC,
2012 Lane Quincy, LLC and
Friedman Quincy, LLC
4400 Old Court Road, Suite B
Baltimore, MD 21208

Staff Reviewer: Tiffany W. Jennings
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Planning Board Date:	09/26/19
Planning Board Action Limit:	N/A
Staff Report Date:	09/10/19
Date Accepted:	07/29/19
Adjoining Property Owners:	06/27/19
Sign(s) Posted on Site:	08/27/19

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-18007
Quincy Manor

The purpose of this petition is to vacate townhouse lots, which were created by plats recorded among the Land Records of Prince George's County in Plat Book MMB 236, pages 14–22. The total area to be vacated is 17.04 acres.

OVERVIEW

The land areas to be vacated are located on the north and south sides of Newton Street and Madison Way, and along the east and west sides of 54th and 55th Avenue, approximately 100 feet south of the intersection of Quincy Street and 55th Avenue, on Tax Map 50, Grid E-4. The site is zoned One-Family Semidetached, and Two-Family Detached, Residential, and Multifamily Medium Density Residential in the Development District Overlay Zone.

The owner and petitioner, QM Portfolio Owner, LLC, requests to vacate 404 townhouse lots and 7 parcels; areas being all of Plats 1 through 9 of Quincy Manor subdivision recorded among the Prince George's County Land Records in Plat Book MMB 236 at Plats 14 through 22. The vacation petition is requested, in accordance with Section 24-112 of the Subdivision Regulations. A minor final plat will be processed subsequent to the vacation petition, if approved, in accordance with Section 24-112(c).

The area being vacated is improved with multifamily residential development and an existing community building. The townhouse lotting pattern was established pursuant to the approvals of Preliminary Plan of Subdivision 4-08022 and Detailed Site Plan DSP-09013, which were approved for 404 single-family attached residential units and a community building. However, the townhouse development was never constructed. The DSP-09013-01 for Quincy Manor, which is being processed concurrently with the vacation request, requests the removal of the prior DSP approval for townhouse development and the validation of existing multifamily development. Both V-18007 and DSP-09013-01 are to be heard on the September 26, 2019 Prince George's County Planning Board agenda.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1), of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) reviewed the vacation petition request. WSSC maintains an existing 8-inch sanitary sewer main within one of the proposed vacation areas. WSSC provides that it has no objection to the proposed abandonment if the interests of WSSC are adequately protected. The plans provided by the applicant show an existing easement over the area of the sewer main, which is not proposed to be abandoned with this application and will continue to be reflected on the minor final plat, which incorporates the vacated area.
2. Pursuant to Section 24-112(e)(1), the Prince George's County Department of Public Works and Transportation and the City of Hyattsville were notified in writing of this petition and have not provided any objection to the request. It is noted that no public rights-of-way are proposed to be vacated with this application.
3. Pursuant to Section 24-112(e)(2), 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), the applicant provided the required notification to the owners of all land adjacent to the area to be vacated.
6. Pursuant to Section 24-112(b), the applicant posted the property for public hearing 30 days prior to the public hearing.
7. Pursuant to Section 24-112(c), a minor final plat has been submitted to incorporate the vacated area and will be recorded in the Prince George's County Land Records subsequent to approval of the vacation petition.

RECOMMENDATION

APPROVAL of Vacation Petition V-18007, Quincy Manor.