



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Vacation Petition Renard Lakes

V-19002

REQUEST		STAFF RECOMMENDATION		
Vacate the Renard Lakes Subdivision		APPROVAL		
Location: On the northwest side of Dyson Road, west of the intersection of Dyson Road and US 301 (Crain Highway).				
Plan Acreage:	34.51			
Zone:	R-S			
Tax Map/Grid:	135/C-4, D-3, and D-4			
Lots:	45			
Parcels:	6			
Planning Area:	85A			
Council District:	09			
Election District:	11			
Municipality:	N/A			
200-Scale Base Map:	216SE08			
Applicant/Petitioner: Renard Lakes Holdings, LLC 9102 Owens Drive Manassas, VA 20111		Planning Board Date:		06/03/2021
Staff Reviewer: Kayla DiCristina Phone Number: 301-952-3428 E-mail: Kayla.DiCristina@ppd.mncppc.org		Planning Board Action Limit:		N/A
		Staff Report Date:		05/19/2021
		Date Accepted:		04/09/2021
		Adjoining Property Owners:		12/11/2020
		Sign(s) Posted on Site:		05/04/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-19002
Renard Lakes

The purpose of this petition is to vacate the platted portion of the Renard Lakes Subdivision, including 45 single-family dwelling lots, 6 Parcels (A, B, C, D, E, and F), 2 unimproved public rights-of-way (Aquitania Court and Renard Street), and 25 feet of public right-of-way dedication from the centerline of Dyson Road, which were created by plats recorded among the Land Records of Prince George's County in Plat Book PM 219 pages 42-47, on April 19, 2007. The total area to be vacated is 34.51 acres. The Renard Lakes Subdivision was approved for 404 detached and attached single-family dwelling lots, 7 parcels, and 1 outlot on 167.84 acres under Preliminary Plan of Subdivision (PPS) 4-04058 (PGCPB Resolution No. 06-33), on February 2, 2006, by the Prince George's County Planning Board.

OVERVIEW

The land areas to be vacated are located on the northwest side of Dyson Road, west of the intersection of Dyson Road and US 301 (Crain Highway), on Tax Map 135, Grids C-4, D-3, and D-4. The site is zoned Residential Suburban Development.

The petitioner, Renard Lakes Holdings, LLC, requests to vacate the Renard Lakes Subdivision including 45 single-family dwelling lots, 6 parcels (A, B, C, D, E, and F), 2 unimproved public rights-of-way (Aquitania Court and Renard Street), and 25 feet of public right-of-way dedication from the centerline of Dyson Road. The lots, parcels, and public rights-of-way were created by plats recorded among the Land Records of Prince George's County in Plat Book PM 219 pages 42-47 on April 19, 2007. The vacation petition is requested in accordance with Section 24-112 of the Prince George's County Subdivision Regulations. A minor final plat will be processed subsequent to the vacation petition, if approved, in accordance with Section 24-112(c) of the Subdivision Regulations.

The area being vacated is currently vacant. Aquitania Court and Renard Street were originally platted to be public streets serving the platted 45 single-family dwelling lots. Surrounding the lots are six parcels containing conservation and floodplain easements. The lotting pattern was established pursuant to the approvals of PPS 4-04058 and Specific Design Plan SDP-0505, which were approved by the Planning Board on February 23, 2006 and June 8, 2006, respectively, for a total of 393 single-family detached and attached residential units. PPS 4-04058 covers the entirety of the Renard Lakes Subdivision, which was approved for 404 detached and attached single-family dwelling lots, 7 parcels and 1 outlot on 167.84 acres. The area being vacated in this petition is the only portion of the subdivision that was ever platted.

Aquitania Court and Renard Street were never constructed and none of the lots were ever sold or developed. Neither Aquitania Court nor Renard Street were identified in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The area being vacated also includes 25 feet of public right-of-way dedication from the centerline of Dyson Road. Dyson Road is a collector facility, as identified in the MPOT, reincorporated into Tax Parcel 25, which surrounds the area to be vacated to the north and east. Tax Parcel 25 is a deed parcel and is not the subject of a record plat. Tax Parcel 25, including the area to be vacated, was the land area considered in PPS 4-04058. Prior to the platting of the land area considered in this vacation petition, this land area was a part of Tax Parcel 25 and was adjacent to Dyson Road and Crain Highway. Staff recommends the land area included in this petition, less the area dedicated to public use along Dyson Road, be reincorporated into Tax Parcel 25 to prevent Tax Parcel 25 from being divided into two separate parcels and to ensure that Tax Parcel 25 has access to a public road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Washington Suburban Sanitary Commission reviewed the vacation petition requested and provided a response indicating they have no objection to the request.
2. Pursuant to Section 24-112(e)(1), the Prince George's County Department of Public Works and Transportation was notified of this petition and provided a response that they have no objection to the request.
3. Pursuant to Section 24-112(e)(2) of the Subdivision Regulations, the public utilities have been notified of this petition and no responses were received objecting to the request.
4. The Prince George's County Planning Department's Transportation Planning Section commented on the petition. Staff determined that there is a public interest in not vacating the existing dedicated 25-foot right-of-way along Dyson Road. Staff recommends that this area of right-of-way not be vacated, as outlined in the memorandum from the Transportation Planning Section dated May 7, 2021 (Masog to DiCristina), incorporated by reference herein. Ultimately, the Transportation Planning Section did not recommend disapproval of the petition. No other referral agency or department recommended disapproval of the petition.
5. Pursuant to Section 24-112(a) of the Subdivision Regulations, 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) of the Subdivision Regulations, 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-19002, Renard Lakes, subject to the following conditions:

1. The existing dedicated 25-foot right-of-way along Dyson Road, recorded in Plat Book PM 219 pages 42 and 43, shall not be vacated.
2. The land area vacated shall be reincorporated into Tax Parcel 25, and the total land area shall be reflected on the minor final plat to be approved in order to complete the vacation.

STAFF RECOMMENDS:

- Approval of Vacation Petition V-19002