



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

Vacation Petition Craftsman Circle

V-21004

REQUEST	STAFF RECOMMENDATION
Vacate a 10,484-square-foot portion of the cul-de-sac of Craftsman Circle, an improved public right-of-way.	APPROVAL with conditions

Location: On the southeast side of MD 295 (Baltimore-Washington Parkway), approximately 1,700 feet south of the intersection of Lydell Road and Schuster Drive.

Plan Acreage: 0.24

Zone: I-1

Tax Map/Grid: 58-E2

Lots: N/A

Parcels: N/A

Planning Area: 69

Council District: 05

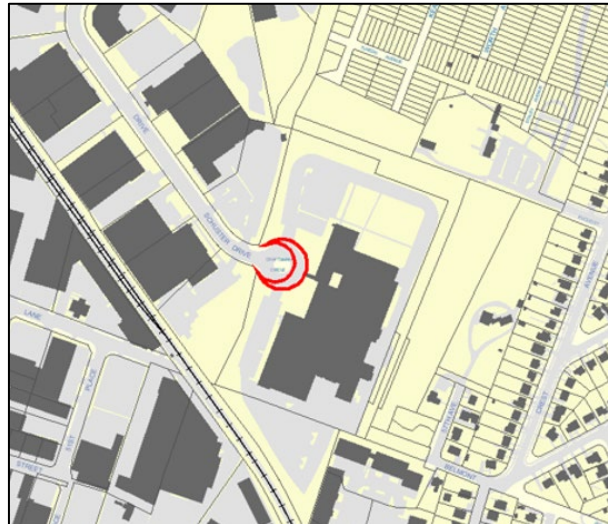
Election District: 02

Municipality: Town of Cheverly

200-Scale Base Map: 203NE05

Applicant/Petitioner:
Craftsman Circle, LLC
1 South Street, Suite 2800
Baltimore, MD 21202

Staff Reviewer: Mahsa Vatandoost
Phone Number: 301-952-4487
Email: Mahsa.Vatandoost@ppd.mnccppc.org



Planning Board Date: 03/31/2022

Planning Board Action Limit: N/A

Staff Report Date: 03/22/2022

Date Accepted: 02/22/2022

Adjoining Property Owners: 07/22/2021

Sign(s) Posted on Site: 03/01/2022

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.mnccppcapps.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-21004
Craftsman Circle

The purpose of this petition is to vacate a 10,484-square-foot portion of the cul-de-sac of Craftsman Circle, an improved public right-of-way, which was dedicated by plat recorded among the Prince George's County Land Records in Plat Book WWW 50 page 77. Said plat was approved by the Prince George's County Planning Board on February 5, 1964.

OVERVIEW

The right-of-way to be vacated is located on the southeast side of MD 295 (Baltimore-Washington Parkway), approximately 1,700 feet south of the intersection of Lydell Road and Schuster Drive, on Tax Map 58, Grid E-2.

The owner and petitioner, Craftsman Circle, LLC, requests to vacate a 10,484-square-foot portion of the cul-de-sac of Craftsman Circle. Craftsman Circle was dedicated as a public right-of-way by plat recorded among the Prince George's County Land Records in Plat Book WWW 50 page 77. 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).

The area being vacated is currently improved and accessible to the public. However, the portion of the cul-de-sac to be vacated only abuts the petitioner's property and no other property will be denied access as a result of this vacation. The applicant has submitted a draft minor final plat along with this application demonstrating how the area to be vacated will be incorporated into their property, currently known as Parcel 1, which is recorded in Plat Book ME 257 page 74 and is proposed to be redeveloped. Parcel 1 was evaluated for adequacy with the Final Plat of Resubdivision 5-20089, approved by the Planning Board on May 20, 2021 (PGCPB Resolution No. 2021-69), at which time a 12-foot-wide access easement was established on Parcel 1 for future construction of a master-planned trail from Craftsman Circle to the Town of Cheverly property, which abuts Parcel 1 to the north and east. In order to maintain the connectivity of the future trail to the public right-of-way of Craftsman Circle, the existing 12-foot-wide access easement for the trail, recorded in Liber 45407 folio 540, should be amended to extend through the area to be vacated, in order to maintain connection to the area of public right-of-way of Craftsman Circle that is to remain.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1), the Washington Suburban Sanitary Commission (WSSC) reviewed the vacation petition requested and provided a response indicating that WSSC maintains an existing 8-inch concrete sewer main within the proposed portion of the

cul-de-sac to be vacated. WSSC provides that it has no objection to the proposed abandonment if the interests of WSSC are adequately protected. A condition of approval is recommended to provide an easement to WSSC over the area of the existing sewer main prior to approval of the minor final plat of subdivision, which incorporates the vacated area.

2. Pursuant to Section 24-112(e)(1) and (4) of the Prince George's County Subdivision Regulations, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), and the Prince George's County Department of Public Works and Transportation were notified of this petition. DPIE provided a response that they have no objection to the request. In addition, the response indicated that DPIE did not require a public hearing for the road closure, as no property would be denied access from this petition.
3. Pursuant to Section 24-112(e)(1) of the Prince George's County Subdivision Regulations, the Town of Cheverly was notified in writing of this petition and provided a referral indicating no objection to the request.
4. The Prince George's County Planning Department's Transportation Planning Section reviewed this petition and has no objection to this request as outlined in the memorandum from the Transportation Planning Section dated March 18, 2022 (Patrick to Vatandoost), incorporated by reference herein.
5. Pursuant to Section 24-112(e)(2) of the Prince George's County Subdivision Regulations, the public utilities have been notified of this petition and no responses were received objecting to the request.
6. Pursuant to Section 24-112(a) of the Prince George's County Subdivision Regulations, the applicant provided the required notification to the owners of all land adjacent to the area to be vacated.
7. No referral agency or department recommended disapproval of the petition.
8. Pursuant to Section 24-112(b) of the Prince George's County Subdivision Regulations, the applicant posted the property for public hearing 30 days prior to the public hearing.
9. Pursuant to Section 24-112(c) of the Prince George's County Subdivision Regulations, 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-21004, Craftsman Circle, subject to the following conditions:

1. Prior to approval of the minor final plat of subdivision incorporating the area vacated by this petition, the applicant, and the applicant's heirs, successors, and/or assignees shall grant an easement to the Washington Suburban Sanitary Commission (WSSC) for the sewer line, which exists within the area to be vacated, or provide evidence from WSSC that the sewer line has been abandoned and no easement is needed. If an easement is provided, the

easement location shall be identified on the minor final plat of subdivision with the Liber and folio reference.

2. Prior to approval of the minor final plat of subdivision incorporating the area vacated by this petition, the applicant, and the applicant's heirs, successors, and/or assignees shall amend or supplement the 12-foot-wide trail access easement recorded in Liber 45407 folio 540, to extend to the public right-of-way of Craftsman Circle, which is to remain. The easement location shall be identified on the minor final plat of subdivision with the Liber and folio references.

STAFF RECOMMENDS:

- Approval of Vacation Petition V-21004