



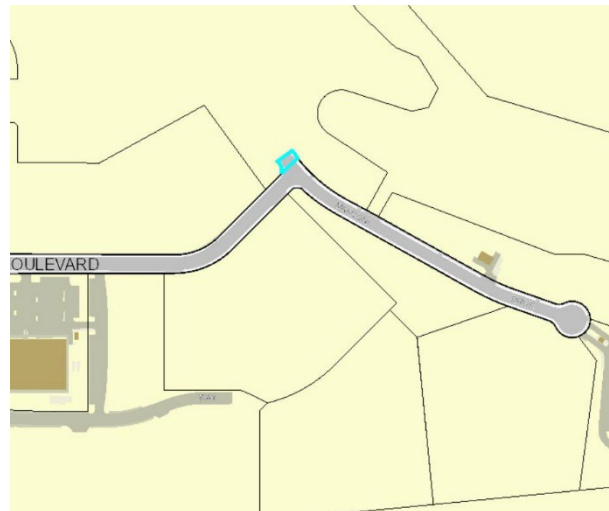
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Vacation Petition V-22001

University of Maryland Science and Technology Center (Marconi Drive)

REQUEST	STAFF RECOMMENDATION
Vacate a 1,885-square-foot portion of Marconi Drive, an improved public right-of-way.	APPROVAL of Vacation Petition V-22001

Location: North of the intersection of Melford Boulevard and Marconi Drive.	
Plan Acreage:	0.043
Zone:	TAC-E
Zone Prior:	M-X-T
Reviewed Per Prior Subdivision Regulations:	Section 27-1703(a)
Tax Map/Grid:	48-A3
Lots:	N/A
Parcels:	N/A
Planning Area:	71B
Council District:	04
Municipality:	City of Bowie
Applicant: St. John Properties, Inc.	
Owner/Petitioner: Maryland Science and Technology Center II, LLC 2560 Lord Baltimore Drive Baltimore, MD 21244	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mnccppc.org	



Planning Board Date:	06/02/2022
Planning Board Action Limit:	N/A
Staff Report Date:	05/18/2022
Date Accepted:	03/29/2022
Adjoining Property Owners:	01/14/2022 03/28/2022
Sign(s) Posted on Site:	05/03/2022

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-22001
University of Maryland Science and Technology Center (Marconi Drive)

The purpose of this petition is to vacate a 1,885-square-foot portion of Marconi Drive, an improved public right-of-way, which was dedicated by plat recorded among the Prince George's County Land Records in Plat Book PM 232 page 80 on June 30, 2010.

OVERVIEW

The right-of-way to be vacated is located north of the intersection of Melford Boulevard and Marconi Drive, on Tax Map 48, Grid A-3. The property is located within the Town Activity Center – Edge Zone and was formerly zoned Mixed Use-Transportation Oriented. This application was accepted prior to April 1, 2022, and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance and the Prince George's County Subdivision Regulations, as required by Section 24-1703(a) of the Subdivision Regulations.

The owner and petitioner, Maryland Science and Technology Center II, LLC, requests to vacate a 1,885-square-foot portion of Marconi Drive, which was dedicated as a public right-of-way by plat recorded among the Prince George's County Land Records in Plat Book PM 232 page 80. The stub end of Marconi Drive is the portion requested for vacation. Continuance of this roadway is not proposed or required as part of any master-planned roadway. Development plans for the subject site have been previously approved for townhouse development at this location. This vacation was anticipated and is now filed in accordance with Section 24-112 of the Subdivision Regulations. Minor final plats 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 Marconi Drive 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 draft minor final plats along with this application demonstrating how the area to be vacated will be incorporated into their property, currently known as Parcel 5, which is recorded among the Land Records in Liber 17411 at folio 710. This area to be vacated will be incorporated into the lotting pattern established with the Preliminary Plan of Subdivision PPS 4-16006 for Melford Village, which was approved by the Prince George's Planning Board on May 18, 2017, and Detailed Site Plan amendment DSP 18034-01 for Melford Town Center, which was approved by the Prince George's County Planning Director on May 1, 2022.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1) of the Prince George's County Subdivision Regulations, the Washington Suburban Sanitary Commission reviewed the vacation petition requested and provided a response indicating that they have no objection to the request.
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, and the Prince George's County Department of Public Works and Transportation (DPW&T) were notified of this petition. A consent email was received from DPW&T indicating no objection to this request, but a formal memorandum has not been received. A road closure process by DPW&T is not required because the project is located within the municipal boundaries of the City of Bowie, pursuant to Section 23-161 of the Prince George's County Road Code.
3. Pursuant to Section 24-112(e)(1) of the Prince George's County Subdivision Regulations, the City of Bowie 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 May 6, 2022 (Patrick to Vandoost), 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. Notification to registered community associations, municipalities within one mile, and parties of record was also provided.
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-22001, University of Maryland Science and Technology Center (Marconi Drive).