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## Vacation Petition Manchester Estates

## VPT-2024-001

REQUEST	STAFF RECOMMENDATION
Vacate Gunston Terrace, Gunston Court, and a portion of Gunston Lane, totaling 127,962 square feet of unimproved public rights-of-way.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• Approval of Vacation Petition VPT-2024-001</li></ul>

**Location:** On the south side of I-95/495 (Capital Beltway), approximately 1,400 feet west of its intersection with MD 5 (Branch Avenue).

Gross Acreage: 2.94

Zone: RR/MIO

Lots: N/A

Parcels: N/A

Planning Area: 76B

Council District: 8

Municipality: N/A

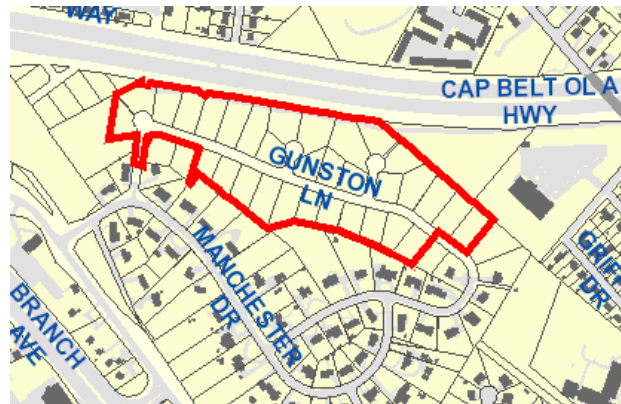
**Applicant/Address:**

Karen R. Thomas  
2309 Twin Valley Lane  
Silver Spring, MD 20906

**Staff Reviewer:** Mahsa Vatandoost

**Phone Number:** 301-952-4487

**Email:** Mahsa.Vatandoost@ppd.mncppc.org



Planning Board Date: 06/27/2024

Planning Board Action Limit: N/A

Mandatory Action Timeframe: N/A

Staff Report Date: 06/13/2024

Date Accepted: 03/01/2024

Informational Mailing: 02/12/2024

Sign Posting Deadline: 05/28/2024

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition VPT-2023-001  
Manchester Estates

**OVERVIEW**

The purpose of this petition is to vacate Gunston Terrace, Gunston Court, and a portion of Gunston Lane, totaling 127,962 square feet of unimproved public rights-of-way (ROWs) within the Manchester Estates Subdivision. These unimproved ROWs were dedicated by plats, recorded among the Prince George's County Land Records in Plat Book WWW 87 page 81 and Plat Book WWW 87 page 82, which were approved by the Prince George's County Planning Board on May 9, 1974. The vacation is requested for the purpose of consolidating the platted ROWs and abutting lots into one parcel.

The ROWs to be vacated are located on the south side of I-95/495 (Capital Beltway), approximately 1,400 feet west of its intersection with MD Route 5 (Branch Avenue). The property is located on Tax Map 98, Grids A-1, A-2, B-1 and B-2.

The owner and petitioner, Karen Thomas, requests to vacate Gunston Terrace, Gunston Court, and a portion of Gunston Lane, in accordance with Section 24-3406 of the Prince George's County Subdivision Regulations. This application was accepted on March 1, 2024, as a minor vacation petition to vacate the unimproved ROWs. However, following receipt of an informational mailing dated February 12, 2024, provided by the applicant to the adjoining landowners, two citizens' oppositions to this vacation were received. Therefore, pursuant to Section 24-3406(b)(2) of the Subdivision Regulations, this application is now being processed as a major vacation petition. A final plat will be processed after the vacation petition, if approved, in accordance with Section 24-3406(d)(5)(B).

The streets being vacated are currently unimproved and abut unimproved Lots 5 through 23, Block G, and Lots 5 through 15, Block H, of Manchester Estates, which are the petitioner's property, and no other property will be denied access as a result of this vacation. The vacation is requested for the purpose of consolidating the platted ROWs and adjacent lots into one parcel. The applicant has submitted a draft final plat along with this application, demonstrating how the area to be vacated will be incorporated into the property consolidation.

**FINDINGS AND REASONS FOR STAFF RECOMMENDATION**

1. Pursuant to Section 24-3406(e)(1) and (3) of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) reviewed the vacation petition requested and

provided a response indicating that WSSC maintains an existing 8-inch sanitary sewer main and an existing 42-inch prestressed concrete cylinder pipe water main within the proposed ROWs to be vacated. WSSC provides that it has no objection to the proposed vacation if the interests of WSSC are adequately protected. If the vacation is approved, the applicant will be required to reserve an easement to WSSC over the area of the existing water and sewer main or obtain approval from WSSC that they no longer require an easement, prior to approval of the final plat of subdivision, which incorporates the vacated area.

2. Pursuant to Section 24-3406(e)(1) and (4) of the 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 (DPW&T) were notified of this petition. DPW&T provided a response that they have no objection to the request, and that the road closure process was not required given the streets have not been in use by the general public. DPIE provided a response that storm drain and utilities within the subject area shall be placed in an easement, and that adequate turning geometry will be required on Gunston Lane, if the vacation is approved. Staff recommend a condition requiring any necessary easements and road dedication for the terminus of Gunston Lane be provided at the time of final plat. The subdivision is not located in any incorporated municipality.
3. 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 April 15, 2024 (Patrick to Vatoost), incorporated by reference herein. The portion of the roadway proposed to be vacated is not being used by the public nor does it provide access to I-95/495. Gunston Terrace, Gunston Court, and Gunston Lane are not identified in the 2009 *Approved Countywide Master Plan of Transportation*, and it does not appear that there is a public interest in retaining this ROW.
4. Pursuant to Section 24-3406(e)(2) of the Subdivision Regulations, the public utilities were notified of this petition on March 1, 2024, and no responses were received objecting to the request.
5. Pursuant to Section 24-3406(e)(5) of the Subdivision Regulations, no referral agency or utility has objected to the approval of this petition.
6. Pursuant to Section 24-3406(d)(5)(B) of the 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 VPT-2024-001, Manchester Estates, subject to the following conditions:

1. A minor final plat shall be approved by the Prince George's County Planning Director to incorporate the vacated rights-of-way into the consolidation of Lots 5 through 23, Block G and Lots 5 through 15, Block H of Manchester Estates, thereby forming a single parcel, in order to complete the vacation approved herein.

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:
  - a. Demonstrate that acceptable easements have been granted to the Washington Suburban Sanitary Commission (WSSC) for any water and sewer lines that exist within the area to be vacated or provide evidence from WSSC that 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.
  - b. Demonstrate that acceptable easements have been granted to Prince George's County for any stormdrains and utilities that exist within the area to be vacated or provide evidence from the Prince George's County Department of Permitting, Inspections and Enforcement that 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.
  - c. Demonstrate that adequate turning geometry has been provided, and any necessary right-of-way dedication is shown on the final plat for the terminus of Gunston Lane, as determined to be acceptable by the Prince George's County Department of Permitting, Inspections and Enforcement.

STAFF RECOMMENDS:

- Approval of Vacation Petition VPT-2024-001