



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Vacation Petition

V-04004

Application	General Data
Project Name & Record Plat Affected: Stewart's Landing, 165-33 Location: Located on the east side of Church Rd & the south side of Annapolis Rd. Applicant/Address: City of Bowie 2614 Kenhill Drive Bowie, Maryland 20715	Date Accepted: 04/20/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.02
	Zone: R-R
	Tax Map Grid: 43-C2
	Dwelling Units: N/A
	Square Footage: 924
	Planning Area: 71B
	Council District: 06
	Municipality: City of Bowie
200-Scale Base Map: 208NE12	

Purpose of Application	Notice Dates
Vacate part of United Lane	Adjoining Property Owners: (CB-15-1998) 2
	<i>Previous Parties of Record:</i> (CB-13-1997) N/A
	Sign(s) Posted on Site: 1
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Becky Nordan	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-04004 **Stewart's Landing**

Vacation of part of United Lane between Blocks A and B of Stewarts Landing, totaling 924 square feet or 0.021 acres, as shown on a subdivision plat entitled Plat of Correction, Plat Two, Stewart's Landing, recorded in Plat Book VJ 165, plat number 33, among the Land Records of Prince George's County, Maryland, Election District No. 7.

OVERVIEW

The petitioners, The Stewart's Landing Homeowners Association, request the vacation of part of United Lane at its intersection with proposed Church Road relocated. At the time of platting Stewart's Landing, it was intended that United Lane connect to Church Road, creating an intersection and providing a through street for this neighborhood. Since that time, the Homeowners Association requested that the City of Bowie and The Department of Public Works and Transportation allow the neighborhood to continue to use the hammerhead turnaround that has been provided, and not to connect United Lane to Church Road.

The United Lane connection to the relocated Church Road has never been improved or otherwise used by the general public. The land will revert to the Stewart's Landing Homeowners Association to add to the homeowner's open space parcel along the relocated Church Road frontage. The access to this subdivision will continue to be from existing Church Road, which has been adequately serving the residents of Stewart's Landing.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(1)(e) of the Subdivision Regulations and further stated that the current single access point via existing Church Road has been serving the development adequately and they have no objection to United Lane not being connected to the new alignment of Church Road.
3. The Washington Suburban Sanitary Commission has consented to this petition.
4. The City of Bowie determined that this undeveloped portion of United Lane may be vacated on the condition that the homeowners association grant a trail easement from United Lane to Church Road to provide access to the trail to be built within the Church Road right-of-way.
5. No referral agency or department recommended disapproval of the petition.
6. No objections were received from adjacent property owners.
7. Petitioners are the owners of all land abutting the street area to be vacated.

RECOMMENDATION

APPROVAL with Condition:

1. The homeowners association shall grant a trail easement from United Lane to Church Road (relocated) to provide access to the trail to be built within the Church Road right-of-way.