



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

Vacation Petition

V-04006

Application	General Data
Project Name & Record Plat Affected: Buena Vista Gardens, Plat 02-51 Location: Located on the south side of Martin Luther King, Jr. Highway and on the east side of Lottsford Vista Dr. Applicant/Address: Shipley & Horn, P.A. 1101 Mercantile Lane, Suite 240 Largo, Maryland 20774	Date Accepted: 11/1/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.1093
	Zone: C & O, R-T
	Tax Map Grid: 45-A4
	Dwelling Units: N/A
	Square Footage: 4,761
	Planning Area: 82A
	Council District: 05
	Municipality: N/A
200-Scale Base Map: 206NE09	

Purpose of Application	Notice Dates
Vacate 0.1093 acres on the south side of Martin Luther King, Jr. Highway and on the east side of Lottsford Vista Rd	Adjoining Property Owners: 2 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	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-04006 Buena Vista**
Petition to Vacate part of 15-foot-wide alley and part of West Virginia Avenue in the subdivision of Buena Vista recorded in Plat Book RNR 2, plat 51, among the Land Records of Prince George's County, Maryland, being in the 13th Election District and totaling 0.1093 acres or 4,761 square feet.

OVERVIEW

The Petitioners, Lanham LLLP and Mary and John F. Corkill, Jr., petition to vacate the 15-foot-wide alley between their properties. The site is located on the south side of Martin Luther King Jr. Highway and the east side of Lottsford Vista Road. The Petitioners are the owners of all lots abutting the alley and section of West Virginia Avenue to be vacated by this petition V-04006. Lanham LLLP properties has already processed Vacation Petition V-04005 that vacated the majority of streets in the Buena Vista subdivision shown on Plat RNR 2, Plat No. 51. This alley was a small piece that remained to be vacated with both owners joining in the petition.

The adjacent property to the north is zoned C-O and the surrounding properties to the east and south are zoned R-T but are proposed to be developed with a commercial shopping center. The subject street and alley have never been improved or otherwise used by the public. The land will revert to the ownership of Lanham LLLP and the Corkills.

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.
3. Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations.
4. No referral agency or department recommended disapproval of the petition.
5. Northeastern half of the alley, consisting of 2,380.5 square feet, shall revert to the ownership of Mary E. and John F. Corkill.
6. Southeastern half of the alley, consisting of 2,380.5 square feet, shall revert to the ownership of Lanham LLLP.

RECOMMENDATION: APPROVAL