



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

Vacation Petition

V-04007

Application	General Data
Project Name & Record Plat Affected: Fairwood, 197-57 Location: Located on the west side of Fairview Vista Drive, approximately 2,000 feet south of Fairview Parkway. Applicant/Address: Albert Edwards, Vice President Rouse-Fairwood Development Limited Partnership	Date Accepted: 05/14/04
	Planning Board Action Limit: N/A
	Plan Acreage: 2.47
	Zone: M-X-C
	Tax Map Grid: 046-A2
	Dwelling Units: N/A
	Square Footage: 108.90
	Planning Area: 71A
	Council District: 06
	Municipality: N/A
200-Scale Base Map: 206NE11	

Purpose of Application	Notice Dates
Vacate all of Oden's Bequest Drive	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (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-04007 **Fairwood, Plat Nineteen, Phase I.**

Vacation of Oden's Bequest Drive, totaling 107,616 square feet, or 2.470 acres, as shown on a subdivision plat entitled Plat 19, Phase I, Fairwood, recorded in Plat Book VJ 197, Plat number 57, among the Land Records of Prince George's County, Maryland, Election District No. 7.

OVERVIEW

The petitioners, Rouse-Fairwood Development Limited Partnership, request the vacation of all of Oden's Bequest Drive, west side of Fairview Vista Drive. At that time of platting this section of Fairwood, it was intended that Oden's Bequest Drive be a public street to serve 21 single-family dwelling units. It is now the intention of the petitioners to make this a private street to serve said lots. It is the developer's desire to make this a gated, private street in this section of Fairwood, pursuant to Section 24-138(b)(14)(vi) and CB-60-2003. The applicant will record a new subdivision plat, making this a parcel to be conveyed to the homeowners association. Oden's Bequest Drive has never been improved or otherwise used by the general public.

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. The Washington Suburban Sanitary Commission has consented to this petition.
4. No referral agency or department recommended disapproval of the petition.
5. No objections were received from adjacent property owners.
6. Petitioners are the owners of all land abutting street area to be vacated.

RECOMMENDATION

APPROVAL with condition:

1. Recordation of a new subdivision plat entitled "Plat of Correction, Plat Nineteen, Phase I, Fairwood" to create the private street known as Parcel "F," Block "K," to be conveyed to the homeowners association.