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



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

Vacation Petition

V-05007

| Application | General Data | |
|---|------------------------------|----------|
| Project Name & Record Plat Affected: | Date Accepted: | 05/03/05 |
| Northampton Business Park, Plat 137-81 | Planning Board Action Limit: | N/A |
| | Plan Acreage: | 1.07 |
| Location: | Zone: | C-0 |
| Located on the west side of Harry S Truman Drive, north of Prince Place. | Tax Map Grid: | 67-E4 |
| | Dwelling Units: | N/A |
| | Square Footage: | 46,798 |
| Petitioner: Metropolitan Baptist Church | Planning Area: | 73 |
| | Council District: | 06 |
| Applicant/Address: | Municipality: | N/A |
| Andre Gingles 11785 Beltsville Drive, Suite 1350 Calverton, MD 20705 | 200-Scale Base Map: | 201NE08 |

| Purpose of Application | Notice Dates | |
|---------------------------------|---|-----|
| To vacate part of Capitol Court | 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: Beck | 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-05007 Northampton Business Park

Petition to vacate part of Capital Court dedicated to public use by subdivision plat Northampton Business Park—Capital Court, recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 137, plat 81, on March 28, 1988, being in the 13th Election District. This petition seeks to vacate 46,798 square feet or 1.074 acres.

OVERVIEW

The subject property is zoned C-O and is located on the west side of Harry S Truman Drive on the north side of Prince Place in Largo, Maryland. This application is submitted pursuant to conditions of approval of Detailed Site Plan DSP-04046 for the Metropolitan Baptist Church, approved by the Prince George's County Planning Board on March 10, 2005.

The petitioner, Metropolitan Baptist Church, is the owner of the property abutting this part of Capital Court. The petitioner seeks to vacate part of Capital Court toward the end of the street that includes a proposed cul-de-sac. It is the petitioner's intent to record a new subdivision plat to consolidate Lots 1-15 into one parcel (34.956 acres) that will include the vacated area. The new subdivision plat will also dedicate street right-of-way to provide a new cul-de-sac.

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)(1) of the Subdivision Regulations.
- 2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
- 3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition, conceptually approving the applicant's request to transfer a ten-inch public water system, as required by WSSC.
- 4. No referral agency or department recommended disapproval of the petition.
- 5. This vacation petition is submitted pursuant to Condition 2 of Prince George's County Planning Board Resolution No. 05-49 (DSP-04046).

RECOMMENDATION

APPROVAL with Conditions:

- 1. The petitioner shall record a final plat subsequent to this Vacation Petition V-05007, in accordance with conditions of approval of Detailed Site Plan DSP-04046.
- 2. The petitioner shall relocate existing WSSC facilities as required by WSSC.