



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# VACATION PETITION

# V-06001

Application	General Data
<b>Project Name &amp; Record Plat Affected:</b> University of Maryland Science & Technology Center, Plat 152-16.  <b>Location:</b> Abuts portions of Melford Blvd. & Curie Drive.  <b>Petitioner:</b> Maryland Science and Technology Center 1, LLC, Et Al  Applicant/Address: Shipley & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, MD 20774	Date Accepted: 01/26/06
	Planning Board Action Limit: N/A
	Plan Acreage: 1.67
	Zone: E-I-A
	Tax Map Grid: 47-F4
	Dwelling Units: N/A
	Square Footage: 72,938
	Planning Area: 71B
	Council District: 04
	Municipality: Bowie
200-Scale Base Map: 207NE15	

Purpose of Application	Notice Dates
To vacate Part of Melford Boulevard and Curie Drive	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 4
	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-06001 University of Maryland Science and Technology Center**

Petition to vacate part of the right-of-way of Melford Boulevard and Curie Drive as dedicated to public use by subdivision Plat Book 152, plat number 16, recorded in 1990 among the Land Records of Prince George's County, Maryland, being in the 7th Election District. Area of this vacation is comprised of three pieces, totaling 72,938 square feet, or 1.674 acres.

OVERVIEW

The petitioners seek to vacate part of the right-of-way widths of Melford Boulevard and Curie Drive for the purposes of relocating the right-of-way with the addition of a traffic circle, in accordance with Specific Design Plan SDP-0402. Both Melford Boulevard and Curie Drive are under the jurisdiction of the City of Bowie Public Works Department. The City of Bowie issued Resolution R-68-05 approving the vacation of the subject rights-of-way and has also provided a letter of consent from the city manager dated October 6, 2005.

The property is situated in an area zoned E-I-A and improved with numerous industrial buildings that make up the University of Maryland Science and Technology Center in Bowie. The applicant proposed a redesign of the roadway to include a traffic circle which was approved with the specific design plan for Lot 5, Block 4, on the south side of Melford Boulevard (SDP-0402).

The applicant has agreed with the conditions of the utility companies to grant easements or pay for the relocation of said utilities because of the redesign of this roadway.

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 did not consent to this petition because the roads are under the jurisdiction of the City of Bowie.
3. The City of Bowie consented to this vacation as required by Section 24-112(e) of the Subdivision Regulations.
4. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations subject to the petitioner granting easements for existing facilities on site.
5. Baltimore Gas & Electric Company (BGE) consented to this petition subject to the applicant paying the costs associated with the relocation of existing BGE utilities.

6. Washington Gas consented to this petition subject to the applicant granting easements to Washington Gas for existing facilities.
7. The applicant shall record a street dedication subdivision plat for dedication of additional right-of-way width at the intersection of Melford Boulevard and Curie Drive.
8. Vacated AREA-1 (31,950 square feet) shall revert to the ownership of the Maryland Science and Technology Center I, LLC.
9. Vacated AREA-2 (5,871 square feet) shall revert to the ownership of the Maryland Science and Technology Center I, LLC.
10. Vacated AREA-3 (35,117 square feet) shall revert to the ownership of MSTC IX, LLC.
11. No referral agency or department recommended disapproval of the petition.

#### RECOMMENDATION

APPROVAL subject to the following conditions:

1. The petitioners shall record a new subdivision plat to dedicate an additional right-of-way at the intersection of Melford Boulevard and Curie Drive.
2. The petitioners shall grant easements satisfactory to WSSC to protect the existing facilities or pay for relocation of said facilities.
3. The petitioners shall grant easements satisfactory to BGE or pay for the relocation of existing facilities.
4. The petitioners shall grant easements satisfactory to Washington Gas to protect existing facilities or pay for the relocation of said facilities.
5. Vacated AREA-1, AREA-2 and AREA-3 shall revert to the ownership of the adjacent property owners as indicated on the Plat of Computation.