



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

Vacation Petition

V-07005

Application	General Data
Project Name & Record Plat Affected: Autoville Subdivision, Plat 1-40 Location: Located west of Baltimore Avenue and south of Peru Road Petitioner: Mazza Family of College Park & Kenneth H. Michael Applicant/Address: Gibbs and Haller Attorneys at Law 4640 Forbes Boulevard Lanham, MD 20706	Date Accepted: 11/15/07
	Planning Board Action Limit: N/A
	Plan Acreage: 8.696
	Zone: M-U-I/M-U
	Tax Map Grid: 025-D2
	Dwelling Units: N/A
	Square Footage: 378,798
	Planning Area: 66
	Council District: 01
	Municipality: College Park
200-Scale Base Map: 212NE04	

Purpose of Application	Notice Dates
To vacate an unnamed public alley and Lots 1-8, Block D, Lots 10-17, Block E	Adjoining Property Owners: (CB-15-1998) 1
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 2
	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-07005 Autoville Subdivision

Petition to Vacate part of Autoville Drive, an unnamed public alley, and Lots 1 through 8, Block D, Lots 10 through 17, Block E, in the subdivision known as Autoville, recorded as Plat Book BDS 1, Plat No. 49, among the Land Records of Prince George's County, Maryland, being in the twenty-first election district. Total area being vacated is 378,798 square feet, or 8.696 acres.

OVERVIEW

The subject property is located on the west side of Baltimore Avenue (US 1), south of Cherry Hill Road in the City of College Park.

The Petitioners, Mazza Family of College Park (owners of Lots 1 through 8, Block D and Lots 10 through 17, Block E) and Kenneth H. Michael (owner of adjacent property known as Parcel 24, Tax Map 25), seek to vacate part of Autoville Drive and the 20-foot-wide public alley that runs along the northwestern property line, along with lots adjacent to the alley and Autoville Drive. The requirement to vacate the right of way was set forth in Condition 9 of Preliminary Plan 4-04104 (PGCPB No. 04-278). This property is also the subject of Detailed Site Plan DSP-04049 entitled the Mazza Grandmarc Apartments. This petition for vacation must be approved prior to the approval of the final plat of subdivision pursuant to Preliminary Plan 4-04104. Portions of the vacated public street areas will revert to the Mazza Family of College Park and Kenneth H. Michael. Vacated lot areas will be retained in the ownership of Mazza Family of College Park.

The property is situated in an area zoned M-U-I (mixed-use infill) and is unimproved. The rear or western portion of the property is surrounded by residential uses, with the eastern portion fronting on US 1 being surrounded by commercial uses.

The applicant has agreed with the conditions of the utility companies where existing facilities are located to grant easements as required.

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 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 an eight-inch sewer line that exists along the northern boundary of the vacated area. Right-of-way granted to WSSC by document recorded in Liber 4308 folio 954 shall remain in full-force and effect.

3. The applicant shall record a subdivision plat pursuant to Preliminary Plan 4-04104 and Detailed Site Plan DSP-04049, previously approved by the Prince George's County Planning Board.
4. The vacated area of 52,088 square feet shall revert to the ownership of Mazza Family of College Park.
5. The vacated area of 4,734 square feet shall revert to the ownership of Kenneth H. Michael.
6. The area of Lots 1–8, Block D and Lots 10–17, Block E shall be retained in the ownership of the Mazza Family of College Park.
7. No referral agency or department recommended disapproval of the petition.
8. The College Park City Council, at its October 23, 2007, regular meeting consented to the vacation petition.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. The applicant shall record a subdivision plat pursuant to Preliminary Plan 4-04104 and Detailed Site Plan DSP-04049, previously approved by the Prince George's County Planning Board.
2. The petitioners shall grant easements satisfactory to WSSC to protect the existing facilities. The right-of-way granted to WSSC by document recorded in Liber 4308, folio 954 shall remain in full force and effect.
3. The vacated area of 52,088 square feet shall revert to the ownership of Mazza Family of College Park.
4. The vacated area of 4,734 square feet shall revert to the ownership of Kenneth H. Michael.
5. The area of Lots 1–8, Block D and Lots 10–17, Block E shall be retained in the ownership of the Mazza Family of College Park.