



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

Vacation Petition

V-07004

Application	General Data
Project Name & Record Plat Affected: Steeplechase Business Park, Plat 217-81 Location: Located in the northwest quadrant of Ritchie Marlboro Rd and Capital Beltway. Petitioner: Atapco Ritchie Interchange, Inc., et al Applicant/Address: Gingles, LLC 11785 Beltsville Drive, Suite 1350 Calverton, MD 20705	Date Accepted: 12/27/07
	Planning Board Action Limit: N/A
	Plan Acreage: 0.14
	Zone: I-1
	Tax Map Grid: 074-D4
	Dwelling Units: N/A
	Square Footage: 5,959
	Planning Area: 75A
	Council District: 06
	Municipality: N/A
200-Scale Base Map: 202SE08	

Purpose of Application	Notice Dates
To vacate part of Alaking Court	Adjoining Property Owners: 0 (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: Cheryl Bressler	
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-07004

Petition to vacate part of Alaking Court, adjacent to Parcels 4, 20, B and D, dedicated to public use by subdivision plat entitled Steeplechase Business Park, recorded in Plat Book PM 217, Plat No. 81, all among the Land Records of Prince George's County, Maryland; being in the 13th Election District.

OVERVIEW

The petitioners, Atapco Ritchie Interchange, Inc., and Ritchie Interchange, LLC, request the vacation of part of Alaking Court adjacent to Parcels 4, 20, B and D in the Steeplechase Business Park subdivision. The total area of the property to revert to the ownership of Atapco Ritchie Interchange, Inc., is 5,848 square feet and the total area of the property to revert to the ownership of Ritchie Interchange, LLC, is 111 square feet. Petitioners are the owners of all adjacent properties abutting said street that is the subject of this Vacation Petition V-07004.

The subject property is located in the northwest quadrant of Ritchie Marlboro Road and the Capital Beltway. The property is zoned I-1 and will be incorporated into Parcels 4, 20, B and D through a new subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations.

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(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
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 subject to the following condition:

1. The petitioners shall record a new subdivision plat to adjust common lot lines and incorporate the vacated area in accordance with Section 24-108(a)(3).