



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

Vacation Petition

V-08003

Application	General Data
Project Name & Record Plat Affected: Branchville Heights, Drawer 11-103 Location: Located north of Greenbelt Road, between Metro/CXS Tracks and Cherrywood Lane, and from Branchville Road to I-495 Petitioner: SCAD, LLC and Greenbelt Metro Park, LLC 4110 Melwood Road Upper Marlboro, MD 20772 Applicant/Address: Rifkin, Livingston, Levitan and Silver, LLC 6305 Ivy Lane, Suite 500 Greenbelt, MD 20770	Date Accepted: 05/05/08
	Planning Board Action Limit: N/A
	Plan Acreage: 0.916
	Zone: M-X-T
	Tax Map Grid: 24-74
	Dwelling Units: N/A
	Square Footage: 36,931
	Planning Area: 67
	Council District: 01
	Municipality: Greenbelt, et al
200-Scale Base Map: 211NE05	

Purpose of Application	Notice Dates
To vacate all of Railroad Avenue	Adjoining Property Owners: 3 (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: 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-08003 Branchville Heights**
Unnamed Alley

Petition to vacate 20-foot-wide alley in the subdivision of Branchville Heights, dedicated to public use by subdivision Plat Drawer 11, Plat Number 103, recorded in 1889 among the Land Records of Prince George's County, Maryland, being in the 21st Election District. The area of this vacation is comprised of three pieces, totaling 36,931 square feet or .916 acre.

OVERVIEW

The Petitioners seek to vacate the unimproved 20-foot-wide alley that runs parallel to Railroad Avenue, as dedicated by Branchville Heights plat, located within the jurisdiction of the City of Greenbelt. The Greenbelt City Council voted to consent to this vacation petition of unimproved right of way in Branchville Heights at their November 26, 2007 meeting.

The property is situated in an area zoned M-X-T and the subject of previously approved Preliminary Plan 4-01026, Detailed Site Plans DSP-04081 and DSP-05021, and record plats for the subdivision of Greenbelt Station.

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 Greenbelt.
3. The City of Greenbelt consented to this vacation as required by Section 24-112(e) of the Subdivision Regulations.
4. Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations.
5. Vacated area of 29,431 square feet shall revert to the ownership of Greenbelt Metropark, LLC as shown on Exhibit "B."
6. Vacated area of 7,500 square feet shall revert to the ownership of SCAD, LLC.

7. No referral agency or department recommended disapproval of the petition.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. Vacated area 29,431 square feet shall revert to the ownership of Greenbelt Metropark, LLC as shown on Plat of Computation Exhibit "B," to quiet title by vacating the alley within parcels S-1, S-2 and S-3 recorded in Plat Book 216, Plat Numbers 48 and 49.
2. Vacated area of 7,500 square feet shall revert to the ownership of SCAD, LLC as shown on Plat of Computation Exhibit "B," to be incorporated into Lots 38 through 41 tax accounts by the Maryland State Assessment Office.