



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

Vacation Petition

V-08005

Application	General Data
Project Name & Record Plat Affected: Rosedale, Plat 18-53. Location: Located on the north side of Contee Road, west of Vanderbilt Way. Petitioner: Ann G. Grauel and Laurel Ridge, LLC 7518 Contee Road Laurel, MD 20707 Applicant/Address: Surveys, Inc. 350 Main Street Laurel, MD 20707	Date Accepted: 9/17/08
	Planning Board Action Limit: N/A
	Plan Acreage: 0.24
	Zone: R-R
	Tax Map Grid: 009-F2
	Dwelling Units: N/A
	Square Footage: 10,818
	Planning Area: 60
	Council District: 01
	Municipality: N/A
200-Scale Base Map: 218NE07	

Purpose of Application	Notice Dates
To vacate unnamed street adjacent to Lot 1, Block B.	Adjoining Property Owners: 2 (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-08005-Rosedale (Plat Book WWW 18, plat 53)

Petition to vacate unnamed street as shown on a subdivision plat known as "Rosedale," Plat Book WWW 18, plat 53, recorded among the Land Records of Prince George's County, Election District No. 10.

OVERVIEW

The Petitioners, Ann G. Grauel and Laurel Ridge LLC, request the vacation of the unnamed street adjacent to Lot 1, Block B, Rosedale Subdivision, totaling 10,818 square feet or 0.2484 acres, located on the north side of Contee Road west of Vanderbilt Way. This street, dedicated by the Rosedale plat in 1950 has never been improved. Adjacent surrounding properties owned by the petitioners, including Rosedale and Laurel Ridge, have been annexed into the City of Laurel with the exception of this unnamed street which remains within the jurisdiction of the Prince George's County Department of Public Works and Transportation (DPW&T). Subsequent to the Rosedale plat, a subdivision plat entitled Laurel Ridge was recorded in the City of Laurel in 2007. This plat is adjacent to the north and east side of the unnamed street. It is the applicant's intention to petition the City of Laurel to annex the vacated area and subsequently file a preliminary plan to include the vacated area and numerous adjacent record lots within the city. Total area of 10,818 square feet shall revert to petitioners.

The property is in the R-R zoning classification, however, adjacent properties are within the City of Laurel's zoning jurisdiction and the sketch map does not show zoning in this area. The majority of the surrounding area is characterized by residential single-family homes and unimproved building lots.

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. Department of Public Works and Transportation (DPW&T) consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations with the requirement that the applicant provide a revertible grading easement for the construction of the County CIP Project on Contee Road.
3. Washington Suburban Sanitary Commission (WSSC) consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.

4. Baltimore Gas and Electric (BG&E) has six-inch-wide electric and gas mains located within the street area to be vacated and indicated that no structures shall be permitted in the right-of-way. Easements recorded in Liber 2274, folio 105 and Liber 2278, folio 107 shall survive this petition and be in full force and effect.
5. No referral agency or department recommended disapproval of the petition.
6. Petitioners are the owners of all land abutting street area to be vacated.
7. Total area being vacated is 10, 818 square feet or 0.2484 acres.

RECOMMENDATION: APPROVAL with the following Conditions:

1. In the event the property is not annexed into the City of Laurel, the petitioners shall file a subdivision plat in Prince George's County to record the vacated area as an outlet.
2. Easements to the benefit of Baltimore Gas and Electric (BG&E) recorded in Liber 2274, folio 105 and Liber 2278, folio 107 shall survive this vacation petition and be in full force and effect.
3. The petitioners shall grant a 10-foot-wide revertible grading easement to Prince George's County Department of Public Works & Transportation (DPW&T) for the construction of the County CIP Project on Contee Road.