



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

Vacation Petition

V-08006

Application	General Data
Project Name & Record Plat Affected: Long's Subdivision, Plat 8-93 Brandywine 301 Industrial Park, Plat 203-51 Location: Located on the east side of Crain Highway (US 301) at the intersections of Brandywine Road and Timothy Branch Drive. Petitioner: Faison Brandywine, LLC, Faison Brandywine Investors I, LLC and Resun Modspace, Inc. Applicant/Address: Rifkin, Livingston, Levitan & Silver, LLC 6305 Ivy Lane, Suite 500 Greenbelt, MD 20770	Date Accepted: 11/05/08
	Planning Board Action Limit: N/A
	Plan Acreage: 0.43
	Zone: C-S-C
	Tax Map Grid: 155-A3
	Dwelling Units: N/A
	Square Footage: 18,734
	Planning Area: 85A
	Council District: 09
	Municipality: N/A
200-Scale Base Map: 220SE07	

Purpose of Application	Notice Dates
To vacate all of Brandywine Road and P/O Timothy Branch Drive	Adjoining Property Owners: (CB-15-1998) N/A
	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-08006**
Long's Subdivision, Plat 8-93 and Brandywine 301 Industrial Park, Plat 203-51

Petition to vacate Brandywine Road as shown on a subdivision plat known as "Long's Subdivision," Plat Book BB8, plat 93 and part of Timothy Branch Drive as shown on plat known as Brandywine 301 Industrial Park Plat Book PM 203, plat 51, recorded among the Land Records of Prince George's County, Election District No. 11.

OVERVIEW

The Petitioners, Faison Brandywine, LLC, request the vacation of Brandywine Road situated between Lots 10 and 11 of Long's Subdivision and a portion of Timothy Branch Drive (also known as "residual parcel") on the north side of Timothy Branch Drive, in the Brandywine 301 Industrial Park. The total area of Brandywine Road being vacated is 18,697 square feet and the total area of Timothy Branch Drive is 37 square feet. The properties are located within the area known as the Brandywine 301 Industrial Park on the east side of Crain Highway, US 301. Brandywine Road was dedicated by plat in 1941 and Timothy Branch Drive dedicated in 2004. The streets have never been improved or used by the general public. All adjacent properties are owned by the petitioners. Total area being vacated will revert to the ownership of Faison Brandywine LLC to be incorporated into final plats of subdivision pursuant to Preliminary Plan of Subdivision 4-07112.

The property is in the C-S-C zoning classification. The majority of the surrounding area is characterized by industrial uses on the east and residential uses on the west side of US 301.

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 (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 dedication along US 301 as shown on Preliminary Plan of Subdivision 4-07112.
3. The Washington Suburban Sanitary Commission (WSSC) 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. Petitioners are the owners of all land abutting street area to be vacated.
6. Total area being vacated is 18,697 square feet or 0.4292 acres of Brandywine Road and 37 square feet or 0.0008 acres of Timothy Branch Drive.

RECOMMENDATION: APPROVAL of Vacation Petition V-08006 with the following condition:

1. Subsequent to this vacation petition, the applicant shall file a final plat of subdivision to incorporate the vacated area pursuant to Preliminary Plan of Subdivision 4-07112.