



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

Vacation Petition

V-08008

Application	General Data
Project Name & Record Plat Affected: Shepherds 1 st Addition to Hyattsville and Owings Subdivision Location: West end of Madison Street, north of Kennedy Street Petitioner: DeMatha Catholic High School, Inc. 4313 Madison Street Hyattsville, MD 20781 Applicant/Address: Knight, Manzi, Nussbaum and LaPlaca, P.A. 14440 Old Mill Road Upper Marlboro, MD 20772	Date Accepted: 12/12/2008
	Planning Board Action Limit: N/A
	Plan Acreage: 0.18
	Zone: M-U-I
	Tax Map Grid: 042/C4
	Dwelling Units: N/A
	Square Footage: 8,095
	Planning Area: 68
	Council District: 02
	Municipality: Hyattsville
200-Scale Base Map: 207NE04	

Purpose of Application	Notice Dates
To vacate part of Madison Street adjacent to Lots 8–10 of Shepherds 1 st Addition to Hyattsville and adjacent to Lots 10–12 of Owings Subdivision (unrecorded)	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: 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-08008
Shepherds 1st Addition to Hyattsville and Owings Subdivision**

Petition to Vacate part of Madison Street adjacent to Lots 8, 9 and 10 as shown on subdivision plat Shepherds 1st Addition to Hyattsville recorded in Plat Book BDS 1-84 and part of Madison Street adjacent to Lots 10, 11 and 12 as shown on Owings Subdivision, further described on Exhibit "C" Vacation Plat, all being in the 16th Election District, Prince George's County, Maryland. Total area of vacation is 8,095 square feet or 0.1858 acres, all reverting to the ownership of Dematha Catholic High School, Inc.

OVERVIEW

The site is located on the west side of Baltimore Avenue (US 1) at the west end of Madison Street and north of Kennedy Street in the city of Hyattsville. The existing street dead ends into the property of Dematha Catholic High School. A portion of Madison Street abutting the west end of the subject property was previously vacated by Petition A-1210, which severed the through street and created the dead end at the school. The site is improved with the Dematha Catholic High School buildings and parking lots. The surrounding properties to the north and west include single-family residential homes. The area to the southeast is improved with townhouses known as the Arts District EYA Hyattsville, with commercial uses included along Baltimore Avenue.

The petitioners are the owners of all lots abutting Madison Street to be vacated. It is the applicant's intention to incorporate vacated area and consolidate lots into parcels through a minor subdivision plat. The applicant is proposing to build a convocation center in this vicinity that is the subject of Detailed Site Plan DSP-97030/02. The surrounding properties are zoned R-55 and M-U-I/DDO. The land will revert to adjacent owner/petitioner as stated in the conditions and findings of this report.

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)(1) 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.
3. The Washington Suburban Sanitary Commission (WSSC) consented to this vacation petition as required by Section 24-112(e)(1) of the Subdivision Regulations subject to the applicant granting a 20-foot-wide easement for existing facilities (WSSC RMS File No. 09RMS7015A).

4. The Washington Gas Company consented to this vacation petition subject to the applicant granting easements for existing gas lines.
5. Verizon consented to this vacation petition subject to the applicant paying to relocate existing facilities or granting easements for same.
6. City of Hyattsville consented to this petition by vote of Hyattsville City Council on September 15, 2008.
7. No referral agency or department recommended disapproval of the petition.
8. Petitioner Dematha Catholic High School is the owner of all land abutting street area to be vacated.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. The applicant shall record a new subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations to consolidate lots and incorporate vacated area.
2. Vacated area of 8,095 square feet or 0.1858 acres as shown on Plat of Computation, Exhibit C, shall revert to ownership of Dematha Catholic High School, Inc.