



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# Vacation Petition

# V-10001

Application	General Data	
<b>Project Name &amp; Record Plat Affected:</b> Littleworth  <b>Location:</b> North of Accokeek Road and south Floral Park Road  <b>Applicant/Address:</b> Leo Brusio, Managing Member Saddle Creek, LLC 14416 Old Mill Road, Suite 201 Upper Marlboro, MD 20772  M-NCPPC Executive Director 6600 Kenilworth Avenue Riverdale, MD 20737	Planning Board Hearing:	03/18/10
	Staff Report Date:	02/17/10
	Date Accepted:	01/05/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.253
	Zone:	R-R
	Tax Map Grid:	144 C-3
	Dwelling Units:	N/A
	Square Footage:	11,038
	Planning Area:	85A
	Tier:	Developing
	Council District:	09
	Election District	11
	Municipality:	N/A
200-Scale Base Map:	218SE06	

Purpose of Application	Notice Dates	
To vacate part of an unnamed road in Littleworth Subdivision, recorded in Plat Book SDH 3 @ 86.	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	02/17/10
	Variance(s): Adjoining Property Owners:	N/A

Staff Recommendation		Staff Reviewer: Rebecca 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-10001  
Littleworth

Petition to vacate part of an unnamed street in the Littleworth Subdivision as shown on subdivision plat entitled Littleworth, recorded in Plat Book SDH 3 @ 86, in the 11th Election District, Prince George's County, Maryland. The total area of vacation is 11,035 square feet or 0.253 acre, all reverting to the petitioners.

OVERVIEW

The site is in the Rural Residential (R-R) zoning classification. It is located north of Accokeek Road and south of Floral Park Road. The subject street area was dedicated to public use by subdivision plat SDH 3 @ 86 in May 1930. The subject street is unimproved and the abutting property to the south is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), and property on the north is owned by Saddle Creek LLC, both co-petitioners of this application. The property on the southeast is known as Pleasant Springs Community Park. The property to the northwest is the subject of Preliminary Plan of Subdivision 4-07076, undeveloped at this time.

The co-petitioners are the owners of all land abutting the area to be vacated.

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

## RECOMMENDATION

APPROVAL subject to the following conditions:

1. The vacated area of 5,552 square feet or 0.1275 acre, as shown on Plat of Computation, Exhibit C, shall revert to the ownership of Saddle Creek, LLC and final platted in accordance with Preliminary Plan 4-07076 or any subsequently approved preliminary plan controlling this land area.
2. The vacated area of 5,483 square feet or 0.1259 acre, as show on Plat of Computation, Exhibit E, shall revert to the ownership of The Maryland-National Capital Park and Planning Commission.