



*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-10002

Application	General Data	
<p><b>Project Name &amp; Record Plat Affected:</b> Woodyard Estates, Plat 5, Plat Book VJ 158 @ 92</p> <p><b>Location:</b> North side of Keepsake Lane at the north end of Toreador Place, northeast of Rosaryville Road</p> <p><b>Applicant/Address:</b> Woodyard Estates, LLC 102 Centennial Street Ste. 201 LaPlata, MD 20646</p> <p><b>Attorney:</b> Thomas H. Haller 1300 Caraway Court Ste. 102 Largo, MD 20774</p>	Planning Board Hearing:	04/29/10
	Staff Report Date:	04/09/10
	Date Accepted:	03/15/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.0617
	Zone:	R-R
	Tax Map Grid:	109 B-3
	Dwelling Units:	N/A
	Square Footage:	2,687 sq. ft.
	Planning Area:	82A
	Tier:	Developing
	Council District:	09
	Election District:	15
	Municipality:	N/A
200-Scale Base Map:	210SE09	

Purpose of Application	Notice Dates	
Vacate part of Toreador Place in Woodyard Estates Subdivision, Plat 5	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	03/30/10
	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-10002  
Woodyard Estates

Petition to Vacate part of Toreador Place as shown on Plat 5, Woodyard Estates Subdivision, recorded in Plat Book VJ 158, plat number 92, in the 15<sup>th</sup> Election District, Prince George's County, Maryland. Total area of vacation is 2,687 square feet or 0.0617 acres, all reverting to the petitioners, Woodyard Estates, LLC.

OVERVIEW

The site is in the R-R zoning classification. It is located on the north side of Keepsake Lane at the north end of Toreador Place, northeast of Rosaryville Road. The subject street area was dedicated to public use by subdivision plat VJ 158 @ 92 in June 1991. The street and adjacent lots in Woodyard Estates subdivision are unimproved. Adjacent properties to the north and south of the subject site are improved with single-family homes.

The property owned by the petitioner abuts the portion of the cul-de-sac of Toreador Place 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. This area is being vacated because the right-of-way (ROW) width of Toreador Place is proposed to be widened to allow it to be constructed to a rural standard and the length of the road will be shortened. Additional right-of-way shall be dedicated for the revised cul-de-sac location and the vacated area will be incorporated into the adjoining lots owned by the petitioner through a minor plat of subdivision done in accordance with Section 24-108(a)(3) of the Subdivision Regulations.

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

#### RECOMMENDATION

APPROVAL subject to the following conditions:

1. The vacated area of 2,687 square feet or 0.0617 acres shall revert to ownership of petitioner, Woodyard Estates, LLC.
2. The petitioner shall record a subdivision plat in accordance with Section 24-108(a)(3) of the Subdivision Regulations to incorporate vacated area into adjacent lots, adjust common lot lines and dedicate additional right-of-way.