



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

Vacation Petition

V-12001

Application	General Data	
Project Name & Record Plat Affected: Crescent Road Parkway (WWW 20-18) Location: The intersection of Crescent Road and Eastway in the City of Greenbelt. Applicant/Address: Greenbelt Homes, Inc. 1 Hamilton Place Greenbelt MD 20770	Planning Board Hearing Date:	03/22/12
	Staff Report Date:	03/08/12
	Date Accepted:	02/13/12
	Planning Board Action Limit:	N/A
	Plan Area:	22,631 sq. ft.
	Zone:	R-T/R-P-C
	Tax Map Grid:	26/F3&4
	Dwelling Units:	N/A
	Square Footage:	22,631
	Planning Area:	67
	Council District:	04
	Election District:	21
	Municipality:	Greenbelt
	200-Scale Base Map:	211NE07

Purpose of Application	Notice Dates	
To vacate part of Crescent Road right-of-way (ROW) within the City of Greenbelt.	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	02/21/12
	Variance(s): Adjoining Property Owners:	N/A

Staff Recommendation		Staff Reviewer: Cheryl Bressler Phone Number: 301-952-3504 E-mail: Cheryl.Bressler@ppd.mncppc.org	
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-12001
Crescent Road Parkway, WWW 20-18

Petition to vacate part of Crescent Road as shown on a subdivision plat known as Crescent Road Parkway, Plat Book WWW 20, plat 18, recorded among the Land Records of Prince George's County, Maryland, and being in the 21st Election District, in Councilmanic District 4. The property is located in the R-T Zone, within a Residential Planned Community (R-P-C).

OVERVIEW

The Crescent Road right-of-way, which is proposed to be vacated, is located within the City of Greenbelt on Tax Map 26, Grids F3 and F4. Greenbelt Homes, Inc., the petitioner, requests to vacate 22,631 square feet of Crescent Road along the frontage of Parcel Q. Parcel Q is improved with an existing cooperative, single-family attached development which is to remain. The housing units are original to the Greenbelt community. The development and the road were constructed in the 1930s; the street rights-of-way were deeded by the U.S. Government to the City of Greenbelt in 1953. The right-of-way was platted in 1951, but without a survey to determine the actual location of the street within the right-of-way. Throughout much of the historic Greenbelt community, the actual location of the public street is outside the platted right-of-way. In some cases, the units built in 1937 and the associated yards are actually within the platted right-of-way.

The petitioner in this case is working with the City of Greenbelt to vacate those portions of the platted right-of-way within which historic units and associated yards are located. The vacation of these portions of the right-of-way which historically have been private homes and private yards does not impact the existing roadways. The purpose of this vacation petition is to return to the cooperative those areas of platted right-of-way which are now, and have always been considered private homes and private yards, out of the public right-of-way and into the common ownership of the cooperation. The City of Greenbelt, owner of the Crescent Road right-of-way, has been instrumental in bringing this petition to the Planning Board.

The site is not within the boundaries of the 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area*, but it is within the 1989 & 1990 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65,66 and 67*. There are no issues with the proposed vacation petition. Crescent Road is not part of the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* roadway network and is a primary residential street which is unlikely to ever be widened to the full right-of-way. The area to be vacated includes mature trees that will be located within Parcel Q if this vacation is approved by the Planning Board.

The area of Crescent Road to be vacated is 22,631 square feet as shown on the Plat of Computation, beginning at Eastway and going south approximately 750 feet. The total area of the property being vacated will revert to the ownership of Greenbelt Homes, Inc. Petitioners are the owners of all adjacent properties abutting the area of the Crescent Road right-of-way which is the subject of this vacation petition.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e) of the Subdivision Regulations, the public utilities have been notified in writing of this petition and have consented.
2. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Department of Public Works and Transportation (DPW&T) consented to this petition.
3. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) has consented to this petition.
4. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the governing officials of any incorporated municipality has consented to this petition.
5. Pursuant to Section 24-112(e)(2) of the Subdivision Regulations, no referral agency or department recommended disapproval of this petition.
6. Petitioners are the owners of all land abutting street area to be vacated.
7. Pursuant to Section 24-112(b) of the Subdivision Regulations, the applicant posted the property for public hearing for 30 days.
8. The property adjacent to the vacated area has never been the subject of a record plat, therefore, a final plat to incorporate the vacated area is not required in accordance with Section 24-112(c) of the Subdivision Regulations.

RECOMMENDATION

APPROVAL subject to the findings contained in this technical staff report.