



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

Vacation Petition

V-12002

Application	General Data	
Project Name & Record Plat Affected: Prince George's Plaza, WWW 31-63 Location: West side of Toledo Terrace, north and south of Toledo Place Petitioner: Contee Company, LLP 11900 Tech Road Silver Spring, MD 20904 Applicant/Address: Contee Company, LLP c/o Thomas H. Haller Gibbs and Haller 1300 Caraway Court, Suite 102 Largo, MD 20774	Planning Board Hearing Date:	04/12/12
	Staff Report Date:	03/29/12
	Date Accepted:	03/09/12
	Planning Board Action Limit:	N/A
	Plan Area:	7,932 sq. ft.
	Zone:	M-U-I/TDOZ
	Tax Map Grid:	41/F1&2
	Dwelling Units:	N/A
	Square Footage:	7,932
	Planning Area:	68
	Council District:	02
	Election District:	17
	Municipality:	None
200-Scale Base Map:	208NE03	

Purpose of Application	Notice Dates	
To vacate part of Toledo Terrace	Abutting Property Owners:	N/A
	Sign(s) Posted on Site:	03/13/12

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-12002
Prince George's Plaza

Petition to vacate part of Toledo Terrace as shown on a subdivision plat known as Prince George's Plaza, Plat of Street Dedication, recorded among the Land Records of Prince George's County in Plat Book WWW 31, Plat 63 in the 17th Election District. The total area to be vacated is 7,932 square feet.

OVERVIEW

The site is located on the west side of Toledo Terrace, north and south of Toledo Place on Tax Map 41, Grids F-1 and 2, and is zoned Mixed Use–Infill (M-U-I) in the Prince George's Plaza Transit District Overlay (T-D-O) Zone. The petitioner is the owner of three parcels of land, which abut the area of Toledo Terrace to be vacated, as shown on plats of subdivision known as Americana Plaza and recorded among the Land Records of Prince George's County in Plat Books WWW 34, Plat 41 and WWW 35, Plat 59. The petitioner filed a detailed site plan for the Belcrest Plaza Mixed Use development (DSP-09006) which includes these parcels. During the review of DSP-09006, it was determined that the maximum right-of-way width for Toledo Terrace is 60 feet, 10 feet less than the existing 70-foot right-of-way which was dedicated to public use (WWW 31, Plat 63). It was also determined with the DSP that existing overhead utility lines should be placed underground. The petitioner is requesting to vacate five feet of Toledo Terrace in accordance with Condition 2 of the District Council's approval of DSP-09006 for the Belcrest Plaza Mixed Use development.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Department of Public Works and Transportation (DPW&T) has consented to this petition.
2. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Washington Suburban Sanitary Commission (WSSC) has consented to this petition.
3. Pursuant to Section 24-112(e)(2) of the Subdivision Regulations, the public utilities have been notified in writing of this petition.
4. No referral agency or department recommended disapproval of the petition.

5. Pursuant to Section 24-112(a) of the Subdivision Regulations, petitioners are the owners of all land abutting street area to be vacated; therefore, no informational mailing was required to abutting property owners.
6. Pursuant to Section 24-112(b) of the Subdivision Regulations, the applicant posted the property for public hearing 30 days prior to the public hearing.
7. Pursuant to Section 24-112(c) of the Subdivision Regulations, a minor final plat has been submitted to incorporate the vacated area and will be recorded in Land Records subsequent to approval of the vacation petition.

RECOMMENDATION

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