



*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-07006

Application	General Data
<b>Project Name &amp; Record Plat Affected:</b> Temple Hills, Section One, Plat 20-7  <b>Location:</b> Located west of Temple Hill Road, at the end of Joel Lane  <b>Petitioner:</b> Mid-Atlantic Real Estate Investments, Inc. <b>Applicant/Address:</b> Capitol Development Design, Inc. 5010 Sunnyside Avenue, Suite 200 Beltsville, MD 20705	Date Accepted: 11/30/07
	Planning Board Action Limit: N/A
	Plan Acreage: 14.99
	Zone: R-80
	Tax Map Grid: 097 A-2
	Dwelling Units: N/A
	Square Footage: 653,279
	Planning Area: 76B
	Council District: 08
	Municipality: N/A
200-Scale Base Map: 208SE03	

Purpose of Application	Notice Dates
To vacate P/O Spruce Street (now Judy Lane), all of Pine Street (now Joel Lane) within Section One, Temple Hills, All of David Drive (now Damian Drive) within Section One, Temple Hills, all of Dunbar Road, an unnamed 25 foot wide right of way, Outlot A and all of the lots except Lots 1,2 and 3 in Block 1 in the subdivision of Section One, Temple Hills, recorded in Plat Book 20-7	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		

**JANUARY 17, 2007 PLANNING BOARD**  
**V-07006**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

**SUBJECT: Vacation Petition V-07006 Temple Hills Subdivision,  
Section One Plat Book WWW 20, plat no. 7**

Petition to vacate part of Spruce Street (now Judy Lane), all of Pine Street in Section One (now Joel Lane); all of David Drive (now Damian Drive); all of Dunbar Road; an unnamed 25-foot-wide right-of-way; Outlot A and Lots 4-10, Block 1; Lots 1-6, Block 2; Lots 1-14, Block 3; and Lots 1-8, Block 4, being in the 12th Election District. Total area being vacated is 653,279 square feet or 14.9972 acres.

**OVERVIEW**

The property is located at the southwest end of Joel Lane, west of Temple Hill Road and north of Fisher Road and is zoned R-80. The properties to the northeast and southeast are zoned R-80 and developed with single-family dwelling units. The property to the northwest is zoned R-30C and is developed with senior citizen housing. To the southwest is vacant R-30 and R-55 Zoned land. The Petitioner, Mid-Atlantic Real Estate Investments, Inc., seeks to vacate streets, alleys, and lots as referenced above. The petitioner is the owner of property abutting Judy Lane, Joel Lane, Damian Drive, Norris Drive and Dunbar Road and adjacent Lots 4-10 in Block 1, all of the lots in Blocks 2, 3 and 4, and Outlot A. The Maryland-National Capital Park and Planning Commission is the owner of property abutting Joel Lane, known as Lots 1-3, Block 1 and, hereby consents to said vacation petition with all lands reverting to Mid-Atlantic Real Estate Investments, Inc. Lots 1-3, Block 1 will continue to have direct frontage on Judy Lane (formerly Spruce Street).

The property is the subject of preliminary plan 4-07016 for development of 14 single family lots. The development of 14 lots will be in lieu of the 38 existing lots being vacated by this petition. This petition for vacation must be approved prior to the approval of the final plat of subdivision pursuant to preliminary plan 4-07016.

**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) of the Subdivision Regulations.
2. Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations subject to the petitioner granting easements to protect an existing 8-inch sewer line within Joel Lane.

3. The applicant needs to record a subdivision plat pursuant to preliminary plan 4-07016 previously approved by the Prince George's County Planning Board.
4. The vacated area will revert to the ownership of petitioner.
5. No referral agency or department recommended disapproval of the petition.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. The applicant shall record a subdivision plat pursuant to preliminary plan 4-07016 and a Detailed Site Plan to be approved by the Prince George's County Planning Board prior to final plat, pursuant to PGCPB No. 07-199.
2. The Petitioners shall grant easements satisfactory to WSSC to protect the existing facilities located within area of Joel Lane, or pay to relocate same.
3. Vacated area shown on Plat of Computation, Exhibit A, shall revert to ownership of petitioner, Mid-Atlantic Real Estate Investments, Inc.

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