

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

M-NCPPC 14-30

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission (“Commission”) is authorized by Section 17-201 of the Land Use Article of the Annotated Code of Maryland to terminate the public use of any interest in land which it holds pursuant to a duly-adopted resolution; and

WHEREAS, the Commission is further authorized by Section 17-205 of the Land Use Article of the Annotated Code of Maryland to transfer any interest in land which it holds when it is determined by the Commission that it is no longer needed for park or other authorized purposes; and

WHEREAS, on May 21, 1997 the Commission and Nations Bank, N.A. entered into a Cross Parking Easement (“Easement”), a copy of which is attached hereto as Exhibit A, for the purposes of providing parking for proposed recreational facilities to be built pursuant to a Comprehensive Design Plan (CDP) approved pursuant to Prince George’s Planning Board Resolution Number 88-479 and Condition No. 15 of the Order of the County Council of Prince George’s County sitting as the District Council (CDP-8804); and

WHEREAS, the CDP was never implemented and said recreational facilities were never built; and

WHEREAS there is no foreseeable likelihood of said recreational facilities ever being built; and

WHEREAS, by its own terms, the Easement will automatically expire in 2017 due to said recreational facilities never having been built; and

WHEREAS, with the approval of Preliminary Plan of Subdivision 4-13028 (The Crescents at Largo Town Center) on September 11, 2014 by the Prince George’s Planning Board, and the subsequent adoption of Prince George’s Planning Board Resolution Number 14-98-4-13028 (The Crescents at Largo Town Center), the unused Easement has become superfluous, unnecessary, and potentially conflicts with the development rights of the property owner and applicant; and

WHEREAS, the newly-approved residential development was found by the Prince George’s Planning Board to be in compliance with the applicable *Plan Prince George’s 2035 Approved General Plan*, the *2013 Largo Town Center Sector Plan and Sectional Map Amendment*, and the *2009 Approved Countywide Master Plan of Transportation*, and was further found to be adequately served by newly-constructed recreational facilities as the development is built out; and

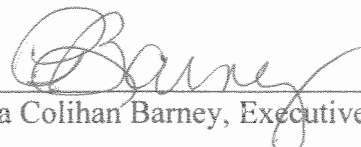
WHEREAS, the Easement is not needed, and will not ever be needed for park purposes, public use, or any other authorized purposes.

NOW THEREFORE BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission hereby approves the termination of the Easement, for good and valuable consideration, the receipt and value of which are hereby acknowledged; and

BE IT FURTHER RESOLVED, that in connection with the transaction(s) contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such certificates, documents, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary, appropriate, and/or proper to make effective or to implement the intended purposes of the foregoing Resolution, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 14-30, adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Anderson, seconded by Commissioner Shoaff, with Commissioners Hewlett, Dreyfuss, Fani-Gonzalez, and Geraldo, voting in favor of the motion, and Commissioner Bailey being absent at the time of the vote. Commissioners Presley, Washington, and Wells-Harley were absent from the meeting held on Wednesday, November 19, 2014, in the Parks and Recreation Auditorium in Riverdale, Maryland.



Patricia Colihan Barney, Executive Director