

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2009 Legislative Session

Resolution No. CR-61-2009
Proposed by The Chairperson (by request – Planning Board)
Introduced by Council Member Bland
Co-Sponsors _____
Date of Introduction September 9, 2009

RESOLUTION

1 A RESOLUTION concerning

2 The Subregion 5 Master Plan and Sectional Map Amendment

3 For the purpose of approving, with revisions, as an act of the County Council of Prince George's
4 County, Maryland, sitting as the District Council, the Subregion 5 Master Plan and Sectional
5 Map Amendment, thereby defining long range land use and development policies and setting
6 forth detailed zoning proposals in Planning Areas 81A, 81B, 83, 84 and 85A for the area
7 generally bounded by Andrews Air Force Base (to the north) and Charles County (to the south),
8 and between these boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road,
9 Allentown Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility
10 right-of-way and the Pope's Creek CONRAIL railroad (to the east).

11 WHEREAS, upon approval by the District Council, this Master Plan will amend portions of
12 the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment* (Planning Areas
13 81A, 81B, 83, 84, 85A and 85B); the 2002 *Prince George's County Approved General Plan* for
14 the physical development of the Maryland-Washington Regional District within Prince George's
15 County, Maryland; the 1982 *Master Plan of Transportation*; the 2005 *Countywide Green*
16 *Infrastructure Plan*; the 2008 *Public Safety Master Plan*; the 1992 *Prince George's County*
17 *Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan* with the 1985 *Equestrian*
18 *Addendum*; and

19 WHEREAS, on November 20, 2007, in Council Resolution CR-88-2007, the County
20 Council of Prince George's County, Maryland, sitting as the District Council, directed the
21 Maryland-National Capital Park and Planning Commission to prepare a new Subregion 5 Master

1 Plan and Sectional Map Amendment in order to develop a comprehensive approach to
2 implementing the recommendations of the 2002 General Plan and to ensure that future
3 development is consistent with County policies; and

4 WHEREAS, on November 20, 2007, the District Council endorsed the Goals, Concepts,
5 Guidelines and the Public Participation Program prepared by the Planning Board and established
6 the Plan boundaries (81A, 81B, 83, 84 and 85A) and excluded Planning Area 85B which was
7 included in the Subregion 6 Master Plan pursuant to Section 27-643 of the Zoning Ordinance;
8 and

9 WHEREAS, the Planning Board hosted a series of listening sessions to gather community
10 guidance and inform the public of the planning process and solicit issues and concerns, and the
11 Planning Board staff further conducted nine planning workshops as the major component of the
12 Public Participation Program to involve the community in the preparation of the plan; and

13 WHEREAS, on May 20, 2008, the District Council granted an extension of time to
14 complete additional analysis pursuant to Section 27-644(a)(3) of the Zoning Ordinance; and

15 WHEREAS, the Planning Board granted permission to print the Preliminary Subregion 5
16 Master Plan and Proposed Sectional Map Amendment on January 15, 2009; and

17 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
18 hearing on the Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment
19 on March 31, 2009; and

20 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for
21 public facilities were referred to the County Executive and the District Council for review, and
22 on April 28, 2009, the District Council adopted CR-16-2009 and found no inconsistencies
23 between the proposed public facilities in the Master Plan proposal; and

24 WHEREAS, on June 18, 2009, the Planning Board held a work session to consider the
25 recommendations and public hearing testimony; and

26 WHEREAS, on June 25, 2009, the Planning Board adopted the Master Plan and
27 endorsed the Sectional Map Amendment with revisions in response to the public hearing
28 testimony as described in Prince George's County Planning Board Resolution PGCPB No. 09-
29 109 and transmitted the adopted Master Plan, endorsed Sectional Map Amendment and
30 supporting documents and approved comprehensive design zone proposals (A-10009 and
31 A-10017) to the District Council on June 30, 2009; and

1 WHEREAS, on July 20, 2009, the District Council held a work session to review the
2 adopted Subregion 5 Master Plan and endorsed sectional map amendment, public hearing
3 testimony and directed revisions to the plan as depicted on the maps in Attachment A; and

4 WHEREAS, the District Council held a second work session on September 9, 2009, and
5 identified additional revisions; and

6 WHEREAS, the District Council, having reviewed supporting materials submitted as part
7 of two comprehensive design zone rezoning proposals (A-10009 and A-10017) in the Clinton
8 area and finds the proposals to be in general conformance with the land use recommendations of
9 the Adopted Subregion 5 Master Plan; and

10 WHEREAS, The District Council recognizes that its actions to approve the Comprehensive
11 Design Zones as described in this sectional map amendment and approve a Basic Plan for each
12 development which, combined with policies and strategies in the plan text becomes the basis on
13 which the second phase, Comprehensive Design Plan and third phase, Specific Design Plan(s),
14 will be processed as a continuing development sequence.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
16 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
17 Regional District in Prince George’s County, Maryland that the Subregion 5 Master Plan and
18 Sectional Map Amendment as adopted and endorsed by The Maryland-National Capital Park and
19 Planning Commission on June 25, 2009, by PGCPB No. 09-109 are hereby approved with the
20 following revisions:

REVISIONS OF THE SECTIONAL MAP AMENDMENT

REVISION 1: **Retain C-S-C Zone**
Location: End of Seranade Court, Clinton
Existing Use: Undeveloped
Existing Zone: C-S-C
Endorsed SMA Zone: R-T (SMA Change C2)
Acreage: 6.7 **Property Tax Accounts:** 3079944, 3079951
Tax Map: 125 **Grid:** E-2 **Parcels:** 2, 3 **Lot:**

REVISION 2: **Rezone R-R Zone to C-S-C Zone**
Location: East of MD 223, north of Tippet Rd., Clinton
Existing Use: One-family dwelling
Existing Zone: R-R
Endorsed SMA Zone: R-R
Acreage: 0.5 **Property Tax Account:** 0867465
Tax Map: 124 **Grid:** D-2 **Parcel:** 80 **Lot:**

- REVISION 3:** **Retain R-R Zone**
Location: Between 8201 and 8295 Bellefonte Lane, Clinton
Existing Use: Driveway
Existing Zone: R-R
Endorsed SMA Zone: I-4 (PGCPB Resolution No.09-109, Amendment 34)
Acreage: 0.13 **Property Tax Account:** p/o 0858399
Tax Map: 108 **Grid:** B-4 **Parcel:** 58 **Lot:**
- REVISION 4:** **Retain C-M Zone**
Location: Between MD 210 and Indian Head Highway, Accokeek
Existing Use: Undeveloped
Existing Zone: C-M
Endorsed SMA Zone: R-R (SMA Change A1)
Acreage: 7.93 **Property Tax Account:** 0328807
Tax Map: 170 **Grid:** E-2 **Parcel:** **Lot:** 1
- REVISION 5:** **Retain R-A Zone**
Location: West of Livingston Road, southwest of Bernice Lane, Accokeek
Existing Use: Undeveloped
Existing Zone: R-A
Endorsed SMA Zone: O-S (Part of SMA Change A6)
Acreage: 122 **Property Tax Account:** 0276543
Tax Map: 160 **Grid:** E-3 **Parcel:** 77 **Lot:**
(See also Amendments 14 and 16)
- REVISION 6:** **Rezone from R-A to R-E**
Location: 17010 Old Marshall Hall Rd., Accokeek
Existing Use: One-family dwelling
Existing Zone: R-A
Endorsed SMA Zone: R-A
Acreage: 3.25 **Property Tax Account:** 3126828
Tax Map: 161 **Grid:** A-3 **Parcel:** **Lot:** 2
- REVISION 7:** **Rezone from R-A to R-E**
Location: 17209 Old Marshall Hall Rd., Accokeek
Existing Use: One-family dwelling
Existing Zone: R-A
Endorsed SMA Zone: R-A
Acreage: 4.01 **Property Tax Account:** 0352385
Tax Map: 161 **Grid:** A-3 **Parcel:** 41 **Lot:**

- REVISION 8:** **Rezone from R-R to C-S-C**
Location: South of Livingston Rd., east of MD 210, Accokeek
Existing Use: Undeveloped
Existing Zone: R-R
Endorsed SMA Zone: R-R
Acreage: 37.30 **Property Tax Account:** 0294033, 0317388
Tax Maps: 161, 151 **Grids:** E-1, E-2, E-4 **Parcels:** 184, 211 **Lot:**
- REVISION 9:** **Rezone from R-R to C-S-C**
Location: South of Livingston Rd., east of MD 210, Accokeek
Existing Use: Undeveloped
Existing Zone: R-R
Endorsed SMA Zone: R-R
Acreage: 10.80 **Property Tax Accounts:** 0375014, 0360792, 3805280
Tax Map: 151 **Grids:** E-4 **Parcel:** 230 **Lots:** 23, 24
- REVISION 10:** **Rezone from R-A to R-E (in the Developing Tier)**
Location: North of Neale Dr., south of Floral Park Road, Brandywine
Existing Use: Forest, agriculture
Existing Zone: R-A
Endorsed SMA Zone: R-A
Acreage: approximately 45.6 acres. (subject to a metes and bounds land survey to determine the exact acreage) **Property Tax Account:** p/o 1180876, 1180900
Tax Map: 143,144 **Grids:** F-3,A-2 **Parcel:** p/o 13, 212 **Lot:**
- REVISION 11:** **Rezone from C-M to C-S-C**
Location: West of US 301, south of McKendree Road, north of Mattawoman Creek, Brandywine
Existing Use: Agriculture
Existing Zone: C-M
Endorsed SMA Zone: R-A (SMA Change B8)
Acreage: 18.50 **Property Tax Account:** 1152040, 1151992, 1191709
Tax Map: 164 **Grids:** E-2, F-2, F-1 **Parcels:** p/o 10, 12, 7 **Lot:**
- REVISION 12:** **Rezone from R-R to R-T**
Location: North of Accokeek Rd., south of Brandywine Rd., and west of Branch Avenue (MD 5/US 301), Brandywine
Existing Use: Undeveloped
Existing Zone: R-E
Endorsed SMA Zone: R-E
Acreage: 10.9 **Property Tax Accounts:** 3173267, 1155902
Tax Map: 144 **Grids:** E-2 **Parcel:** **Lots:** 54, 55

- REVISION 13:** **Rezone from R-R to C-S-C**
Location: 14100 Brandywine Road, Brandywine
Existing Use: Grocery delivery service
Existing Zone: R-R
Endorsed SMA Zone: R-R
Acreage: 0.50 **Property Tax Account:** 1148246
Tax Map: 145 **Grids:** D-3 **Parcel:** 205 **Lot:**
- REVISION 14:** **Retain existing zoning for properties in the Rural Tier**
Location: Various properties throughout the Rural Tier*
Existing Use: Agriculture, forest, mining, residential, golf course
Existing Zone: R-A, R-E, R-R
Endorsed SMA Zone: O-S (SMA Changes A5, A6, B1, D1, D2)
Acreage: 7,000 +/- **Property Tax Accounts:** *(See account numbers, tax map, grid, parcel and lot information listed for SMA numbers A6, B1, D1 and D2 in the *Adopted Subregion 5 Master Plan and Endorsed Sectional Map Amendment*, pp. 210 – 239.)
- REVISION 15.** **Rezone from R-E to R-R**
Location: East of the Rural Tier boundary west of MD 5 and south of Floral Park Road
Existing Use: Woodland
Existing Zone: R-E
Endorsed SMA Zone: R-E
Acreage: 20 acres (south of the PEPCO right-of-way, subject to survey)
Property Tax Accounts: 1182534, 1189398, 1189091
Tax Map: 144 **Grids:** C-2, D-2 **Parcel:** P/O 110 **Lot:** P/O 44, 45
- REVISION 16.** **Rezone from R-80 to R-T**
Location: 3,250 west of Brandywine Road, (access from Brooke Jane Drive and Cushwa Drive), north of Piscataway Creek
Existing Use: Woodland
Existing Zone: R-80
Endorsed SMA Zone: R-80
Acreage: approximately 24 acres, subject to survey
Property Tax Accounts: 0987156
Tax Map: 134 **Grid:** B-1 **Parcel:** P/O 58

REVISIONS OF THE ADOPTED MASTER PLAN

- REVISION 17:** Revise the Future Land Use Map for the following properties to reflect the Sectional Map Amendment revisions:
- a. SMA Revision 1: Revise the Future Land Use map to show Commercial Use.
 - b. SMA Revision 2: Revise the Future Land Use map to show Commercial Use
 - c. SMA Revision 4: Revise Future Land Use map to show Commercial Use.
 - d. SMA Revision 8: Revise Future Land Use map to show Mixed-Use.

- e. SMA Revision 9: Revise Future Land Use map to show Mixed-Use.
- f. SMA Revision 11: Revise the Future Land Use map to show Commercial Use.
- g. SMA Revision 13: Revise the Future Land Use map to show Commercial Use.

AMENDMENTS OF THE 2002 GENERAL PLAN

REVISION 18: Redesignate the following properties from Rural Tier to Developing Tier:

- a. **Location:** 015851 McKendree Road
Existing Use: Golf course and club house
Acreage: 175.13 **Property Tax Account:** 3215050
Tax Map: 164 **Grids:** C-1 **Parcel:** A **Lot:**

- b. **Location:** West of Livingston Road, southwest of Bernice Lane, Accokeek
Existing Use: Forest
Acreage: 122 +/- **Property Tax Account:** 0276543
Tax Map: 160 **Grids:** E-3 **Parcel:** 77 **Lot:**
(See also Amendment 5)

BE IT FURTHER RESOLVED that the Basic Plan for A-10009, Hyde Field I, rezoning 90.14 acres from the E-I-A, R-E and R-R zones to the L-A-C Zone, is hereby approved pursuant to Subtitle 27 of the Prince George’s County Code, and the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission findings and considerations adopted on June 18, 2009 in PGCPB Resolution No. 09-90, as follows:

Hyde Field I: A-10009 (L-A-C)

Gross Tract:	90.14 acres
Floodplain:	0.00 acre
Net Tract Area:	90.14 acres
PROPOSED COMMERCIAL AREA:	29.5 acres
Base intensity of zone 29.5 acres at 0.16 FAR:	205,603 sq. ft.
Maximum intensity 29.5 acres at 0.31 FAR:	398,356 sq. ft.
Proposed maximum intensity	220,000 - 270,000 sq. ft.
Proposed Land Use Types and Quantities:	
Retail Commercial, Office Commercial	
PROPOSED RESIDENTIAL AREA:	60.14 acres
Base density 60.14 at 10 du/acre	601 units
Maximum density 60.14 at 15 du/acre	902 units*
Proposed Land Use Types and Quantities:	
Single-family detached, Single-family attached, Metropolitan, Two-family attached (two-over-two), Multifamily, Open-Space, Public uses, Recreational	

*The actual number and type of dwelling units will be determined at the time of comprehensive design plan approval after analysis of the public benefit features set forth in Section 27-509(b) of the Zoning Ordinance.

1. The application and Basic Plan shall be revised to omit the 0.5-acre property on the east side of Piscataway Road.
2. At the time of preliminary plan of subdivision, adequate right-of-way consistent with master plan recommendations shall be shown for dedication along MD 223 and Steed Road. Also, adequate right-of-way consistent with master plan recommendations shall be shown for dedication along the planned C-518 facility, as shown in the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*. the comprehensive design plan shall set an alignment for C-518 in consideration of features within the subject site and adjacent sites, and in consideration of the need to the facility to connect to MC-703.
3. At the time of comprehensive design plan, a traffic impact study shall be submitted examining, at a minimum, the following intersections:
 - a. MD 223 and Temple Hill Road (signalized)
 - b. MD 223 and Steed Road (signalized)
 - c. MD 223 and Tippett Road (unsignalized)
 - d. Steed Road and collector site access (future)
 - e. Steed Road and Allentown Road (signalized)
 - f. MD 223 and Bevard East/North access (future)
 - g. MD 223 and Windbrook Drive (unsignalized)
 - h. MD 223 and Old Branch Avenue/Brandywine Road (signalized)
 - i. Allentown Road and Old Fort Road North (unsignalized)
 - j. MD 210 and Old Fort Road North (signalized)
 - k. Additionally, the study shall examine the links of MD 223 between Floral Park Road and Steed Road, Windbrook Drive between MD 223 and Floral Park Road, and Tippett Road between Thrift Road and MD 223

This traffic study shall be used to recommend staging for the implementation of the following improvements, along with other improvements deemed necessary to meet adequacy at that time:

- a. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 210 and Old Fort Road North.
- b. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 223 and Old Branch Avenue/Brandywine Road.
- c. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 223 and Temple Hill Road.
- d. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 223 and Steed Road.
- e. The widening of the two-lane link of MD 223 between Tippett Road and Old Branch Avenue/Brandywine Road to four lanes.

- f. The widening of the four-lane link of MD 223 between Old Branch Avenue/Brandywine Road and MD 5 to six lanes.
 - g. The completion of the two-lane link of Old Fort Road Extended (MC-703) between existing Old Fort Road and MD 223.
 - h. The completion of the collector link (C-518) from the site to Old Fort Road Extended (MC-703).
 - i. In addition to the improvements listed above, it appears likely that either Surratts Road Extended between MD 223 and Brandywine Road (C-514) or the A-65 facility between MD 223 and MD 5 will need to be constructed in order to augment MD 223 and provide a reasonable travel alternative for trips between the subject site and the Brandywine/Waldorf areas. If needed, the staging analysis should consider at least one of these new facilities in some form.
 - j. The addition of an additional through lane along Old Fort Road North between Old Fort Road South and MD 210.
4. The Basic Plan shall be revised as follows:
- a. The collector near the northwestern end of the site connecting to adjacent property to the west shall be shown as a primary roadway.
 - b. The access points along Steed Road shall be shown as more generic arrows rather than suggesting right-in right-out access. The exact operation of these access points shall be determined at the time of preliminary plan of subdivision.
 - c. The three driveways shown on the basic plan along MD 223 between Tippett Road and Steed Road shall include a note to indicate that each access shall be subject to analysis and consolidation/deletion at later stages of review unless service roadways and public streets are utilized.
5. As part of any application for a comprehensive design plan, a soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.
6. The comprehensive design plan shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.
7. If the information on the natural resources inventory is found later in the process to be incorrect, it shall be revised no later than 35 days prior to any Planning Board hearing on the preliminary plan.
8. The Type I tree conservation plan submitted with the comprehensive design plan shall account for all previous clearing and shall show the provision of all woodland conservation requirements on-site. Fee-in-lieu and off-site woodland conservation shall not be permitted.

- 9. A Phase I Noise Study shall be required as part of any application for a comprehensive design plan. The comprehensive design plan and TCP1 shall show all unmitigated 65 dBA (Ldn) noise contours associated with traffic-generated noise.
- 10. The comprehensive design plan and preliminary plan shall provide for a minimum 40-foot-wide scenic easement adjacent and contiguous to the proposed ten-foot public utility easements along the land to be dedicated for Piscataway Road. This easement shall not be on any residential lots.
- 11. The applicant shall provide:
 - a. An eight-foot-wide Class II trail along the subject site’s entire road frontage of MD 223, unless modified by SHA.
 - b. Standard sidewalks along both sides of the subject site’s frontage of Steed Road, unless modified by DPW&T.
 - c. Standard sidewalks along both sides of all internal roads, unless modified by DPW&T.

BE IT FURTHER RESOLVED that the Basic Plan for A-10017, Hyde Field II, rezoning 333.77 acres from the E-I-A Zones to the L-A-C Zone, is hereby approved pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission findings and considerations that were adopted by the Planning Board on June 18, 2009 in PGCPB Resolution No. 09-91, as follows:

Hyde Field II: A-10017 (R-S)

Gross Tract:	333.77 acres
Floodplain/2:	2.85 acres
Net Tract Area	330.92 acres

Base density of zone 330.92 acres at 2.7 du/acre:	893 units
Maximum density 330.92 acres at 3.5 du/acre:	1,158 units*

Single-family detached, Single-family attached, Metropolitan, Two-family attached (two-over-two), Multifamily, Open Space, Public uses, Recreational

*The actual number and type of dwelling units will be determined at the time of Comprehensive Design Plan approval after analysis of the public benefit features set forth in Section 27-509(b) of the Zoning Ordinance.

- 1. The application and Basic Plan shall be revised to request the R-S Zone.

2. At the time of preliminary plan of subdivision, adequate right-of-way consistent with master plan recommendations shall be shown for dedication along MD 223 and Steed Road. Also, adequate right-of-way consistent with master plan recommendations shall be shown for dedication along the planned C-518 facility, as shown in the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*. The comprehensive design plan shall set an alignment for C-518 in consideration of features within the subject site and adjacent sites, and in consideration of the need to the facility to connect to MC-703.

3. At the time of comprehensive design plan, a traffic impact study shall be submitted examining, at a minimum, the following intersections:
 - a. MD 223 and Temple Hill Road (signalized)
 - b. MD 223 and Steed Road (signalized)
 - c. MD 223 and Tippett Road (unsignalized)
 - d. Steed Road and collector site access (future)
 - e. Steed Road and Allentown Road (signalized)
 - f. MD 223 and Bevard East/North access (future)
 - g. MD 223 and Windbrook Drive (unsignalized)
 - h. MD 223 and Old Branch Avenue/Brandywine Road (signalized)
 - i. Allentown Road and Old Fort Road North (unsignalized)
 - j. MD 210 and Old Fort Road North (signalized)
 - k. Additionally, the study shall examine the links of MD 223 between Floral Park Road and Steed Road, Windbrook Drive between MD 223 and Floral Park Road, and Tippett Road between Thrift Road and MD 223.

This traffic study shall be used to recommend staging for the implementation of the following improvements, along with other improvements deemed necessary to meet adequacy at that time:

- a. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 210 and Old Fort Road North.
- b. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 223 and Old Branch Avenue/Brandywine Road.
- c. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 223 and Temple Hill Road.

- d. Physical improvements needed for adequacy in accordance with Subtitle 24 at the intersection of MD 223 and Steed Road.
 - e. The widening of the two-lane link of MD 223 between Tippett Road and Old Branch Avenue/Brandywine Road to four lanes.
 - f. The widening of the four-lane link of MD 223 between Old Branch Avenue/Brandywine Road and MD 5 to six lanes.
 - g. The completion of the two-lane link of Old Fort Road Extended (MC-703) between existing Old Fort Road and MD 223.
 - h. The completion of the collector link (C-518) from the site to Old Fort Road Extended (MC-703).
 - i. In addition to the improvements listed above, it appears likely that either Surratts Road Extended between MD 223 and Brandywine Road (C-514) or the A-65 facility between MD 223 and MD 5 will need to be constructed in order to augment MD 223 and provide a reasonable travel alternative for trips between the subject site and the Brandywine/Waldorf areas. If needed, the staging analysis should consider at least one of these new facilities in some form.
 - j. The addition of an additional through lane along Old Fort Road North between Old Fort Road South and MD 210.
4. The Basic Plan shall be revised as follows:
- a. The collector near the northwestern end of the site connecting to adjacent property to the west shall be shown as a primary roadway.
 - b. The access points along Steed Road shall be shown as more generic arrows rather than suggesting right-in right-out access. The exact operation of these access points shall be determined at the time of preliminary plan of subdivision.
 - c. The three driveways shown on the basic plan along MD 223 between Tippett Road and Steed Road shall include a note to indicate that each access shall be subject to analysis and consolidation/deletion at later stages of review unless service roadways and public streets are utilized.
5. As part of any application for a comprehensive design plan, a soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.
6. The comprehensive design plan shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.

7. If the information on the natural resources inventory is found later in the process to be incorrect, it shall be revised no later than 35 days prior to any Planning Board hearing on the preliminary plan.
8. The Type I tree conservation plan submitted with the comprehensive design plan shall account for all previous clearing and shall show the provision of all woodland conservation requirements on-site. Fee-in-lieu and off-site woodland conservation shall not be permitted.
9. A Phase I Noise Study shall be required as part of any application for a comprehensive design plan. The comprehensive design plan and TCPI shall show all unmitigated 65 dBA (Ldn) noise contours associated with traffic-generated noise.
10. The comprehensive design plan and preliminary plan shall provide for a minimum 40-foot-wide scenic easement adjacent and contiguous to the proposed ten-foot public utility easements along the land to be dedicated for Piscataway Road. This easement shall not be on any residential lots.
11. The applicant shall provide:
 - a. An eight-foot-wide Class II trail along the subject site's entire road frontage of MD 223, unless modified by SHA.
 - b. Standard sidewalks along both sides of the subject site's frontage of Steed Road, unless modified by DPW&T.
 - c. Standard sidewalks along both sides of all internal roads, unless modified by DPW&T.

1 BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and
 2 map revisions to correct identified errors, reflect updated information, and incorporate the
 3 Zoning Map changes reflected in this Resolution; and

4 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to
 5 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional
 6 District in Prince George's County. The zoning changes approved by this Resolution shall be
 7 depicted on the official Zoning Map of the County; and

8 BE IT FURTHER RESOLVED that the approval of this Sectional Map Amendment shall
 9 repeal and readopt with amendments that portion of the Zoning Map encompassed by the
 10 Amendment, and that the conditions and findings attached to previously approved zoning
 11 applications are considered part of this Sectional Map Amendment where the previous zoning
 12 category has been maintained and noted on the Zoning Map; and

13 BE IT FURTHER RESOLVED that the decision of the District Council in Zoning Map
 14 Amendment A-10006, Curtis Farm, as described in District Council Resolution No.11-2009, is
 15 hereby reinforced and considered a part of the Official Zoning Map that is retained as part of this

1 Sectional Map Amendment; and

2 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
3 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
4 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
5 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
6 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
7 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
8 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
9 clause, section, zone, zoning map, or part had not been included therein.

10 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
11 adoption.

Adopted this 9th day of September, 2009.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Marilynn M. Bland
Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council

Note: Attachments available in hard copy only and as an Inclusion File in LIS

On Oct. 26, 2012, the Circuit Court for Prince George’s County declared void the adoption of CR-61-2009 for failure to meet the affidavit requirement pursuant to Maryland Annotated Code, State Government, Section 15-821 (2009 and Supp. 2001). AMP Creeks Community Council v. District Council for Prince George’s County, CAL09-31402, CAL09-32017.