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**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session \_\_\_\_\_ 1990

Resolution No. \_\_\_\_\_ CR-72-1990

Proposed by \_\_\_\_\_ The District Council

Introduced by \_\_\_\_\_ Council Members Casula and MacKinnon

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ July 24, 1990

**RESOLUTION**

A RESOLUTION concerning

Subregion I

Sectional Map Amendment

FOR the purpose of adopting the Sectional Map Amendment for Planning Areas 60, 61, and 62, which is a comprehensive rezoning proposal for the Beltsville, Calverton, Montpelier and West Laurel areas of Prince George's County.

WHEREAS, the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, adopted CR-19-1990 on March 6, 1990, pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince George's County as codified in the Prince George's County Code, 1987 Edition, thereby directing the Maryland-National Capital Park and Planning Commission to prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA) for Planning Areas

60, 61, and 62, the boundaries of which are described in Sections 27-649, 27-650, and 27-651 of the Zoning Ordinance; and

WHEREAS, the Prince George's County Planning Board adopted a resolution (PGCPB No. 90-145) on April 12, 1990, transmitting the SMA to the District Council for consideration and adoption; and

WHEREAS, the District Council, adhering to procedures set forth in Section 27-226 of the Zoning Ordinance, held a duly advertised public hearing on the SMA on May 14, 1990, and conducted a worksession on June 6, 1990; and

WHEREAS, subsequent to the public hearing and worksession the District Council proposed nine amendments to the SMA as described in Council Resolution 60-1990; referred these amendments to the Planning Board for comment; held a duly advertised public hearing on the amendments on July 10, 1990; and conducted a worksession on July 11, 1990; and

WHEREAS, a principal objective of the SMA is protection of the health, safety and general welfare of the citizens of Prince George's County; and

WHEREAS, the District Council's action on the SMA is taken with the knowledge that the process, as described in the Zoning Ordinance, provides for periodic comprehensive review of the zoning in the area; and

WHEREAS, the Master Plan for Subregion I was approved in March 1990 to provide a framework for future development and to enhance the character, quality, and livability of the area; and

WHEREAS, the comprehensive rezoning process enables zoning

recommendations to be made for Planning Areas 60, 61, and 62 on a comprehensive basis taking into account applicable County plans and policies, existing land use and zoning in these communities and surrounding planning areas, pending zoning petitions, and requested zoning changes filed in accordance with SMA procedures; and

WHEREAS, the District Council generally supports the zoning changes in the SMA Technical Summary Report as transmitted by the Planning Board, it nevertheless wishes to incorporate certain amendments described herein and shown on the attached locator maps.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council, that the Sectional Map Amendment for Planning Areas 60, 61, and 62 as transmitted by the Prince George's County Planning Board on April 12, 1990, containing a map at a scale of one inch equals 1,000 feet and accompanying explanatory Technical Summary Report identifying the zoning changes, is hereby adopted with amendments described and mapped as follows (numbers shown in parenthesis in the amendment titles correspond with zoning change numbers in the SMA text):

Amendment 1:

Rezone from the R-R and I-2 Zones to the C-R-C Zone the area bounded by proposed A-6 (Contee Road extended as shown on the approved Subregion I Master Plan) on the north, I-95 on the east, the proposed Intercounty Connector (as shown on the approved Subregion I Master Plan) on the south, and the PEPCO transmission right-of-way on the west.

Amendment 2 (SL10-01):

Rezone from the C-G and C-C Zones to the C-O Zone Subdivision 126091, Parcels 9, 10, and Subdivision 8681, Pumpkin Hill Parcel 'G', located in the southeast quadrant of the interchange of the Baltimore-Washington Parkway and Maryland Route 197.

Amendment 3 (NB4-02):

Rezone from the I-1 Zone to the C-S-C Zone the Marlo Plaza properties (Subdivision 2144, Contee Heights 'B', 'C', 'D', and Parcels 3, 16, and 17) located at the southwest quadrant of the intersection of Contee Road and Baltimore Avenue.

Amendment 4 (EA-04):

Rezone from the I-3 Zone to the I-1 Zone the properties at the end of Braygreen Road, known as Lots 7, 13, 14 and Parcel 48 of the Braygreen Industrial Center.

Amendment 5 (B9-11):

Rezone the Lape property, Parcel 100 located at the northeast corner of the Queen Anne-Prince George's Avenue intersection, from the C-O Zone to the R-55 Zone.

Amendment 6 (SL3-07):

Retain the following sections of the Oakcrest Subdivision in the I-1 Zone: Block 2, Lots 7-13 and 17-20; Block 3, Lots 14-20; and Block 17, Lots 1, 3 and part of 6 and 8.

Amendment 7 (WL4-01, WL4-05, WL4-06):

Retain the following properties near the Haines Road/Old Sandy Spring Road intersection in the R-R Zone: Tax Map 6, Grid A-1, Parcels 2-6 and Subdivision 7395, Parcels 9, 15, 16, 76, 78, 153.

Amendment 8 (NB1-02):

Retain in the I-3 Zone Parcels 62 and 231, known as the Gudelsky property, located in the southeast quadrant of Old Gunpowder Road and Maryland Route 198.

SECTION 2. BE IT FURTHER RESOLVED that the Peters property, constituting 8,914 square feet of Lot 17 and the northerly 60 feet of Lot 16, Beltsville Subdivision, Section 2, Block 24, may be considered for office development at some point in the future.

SECTION 3. BE IT FURTHER RESOLVED that the Sectional Map Amendment shall reflect the final action of the District Council on Zoning Map Amendment No. 9598 (Brockmont Limited Partnership), in which 6.9 acres lying behind the Montpelier Plaza Shopping Center and west of the Baltimore-Washington Parkway were rezoned from the O-S Zone to the C-S-C Zone.

SECTION 4. BE IT FURTHER RESOLVED that conditions which have been attached to previously approved zoning applications are considered to be a part of this Sectional Map Amendment when the previous zoning category has been maintained and noted on the Zoning Map.

SECTION 5. BE IT FURTHER RESOLVED that appropriate notification, in accordance with the Zoning Ordinance, be given concerning the adoption of this Sectional Map Amendment.

SECTION 6. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance, and the official Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County described as Planning Areas 60,

61, and 62. The zoning changes adopted by this ordinance shall be depicted on maps at a scale of one inch equals 200 feet and, when certified by signature of the Chairperson of the District Council, shall constitute the official Zoning Map for these Planning Areas.

SECTION 7. BE IT FURTHER RESOLVED that the provisions of this Ordinance are severable and if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Act or their application to other zones, persons or circumstances. It is hereby declared to be the legislative intent that this Act would have been adopted as if such illegal, invalid, unconstitutional or inapplicable zone, provision, sentence, clause, section or part had not been included therein.

SECTION 8. BE IT FURTHER RESOLVED that this Ordinance shall take effect on the date of its enactment.

Adopted this 2nd day of October, 1990.

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: \_\_\_\_\_  
Jo Ann T. Bell  
Chairman

ATTEST:

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Jean M. Schmuhl, CMC  
Clerk of the Council

NOTE: Attached maps available in hard copy only.