

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session

Resolution No. CR-9-2006
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Peters, Knotts, Dean, Exum, Bland and Dernoga
Co-Sponsors _____
Date of Introduction January 31, 2006

RESOLUTION

1 A RESOLUTION concerning

2 The Henson Creek-South Potomac Master Plan and Sectional Map Amendment

3 For the purpose of proposing amendments to the Adopted Henson Creek-South Potomac Master
4 Plan and Endorsed Sectional Map Amendment which define long-range land use policies for
5 guiding future development and set out the comprehensive rezoning which implements those
6 land use policies within the planning area.

7 WHEREAS, on June 17, 2003, in Council Resolution 33-2003, the County Council of
8 Prince George's County, sitting as the District Council, directed The Maryland-National Capital
9 Park and Planning Commission to prepare a new master plan and sectional map amendment for
10 the Henson Creek-South Potomac area, in order to develop a comprehensive approach to
11 implementing the recommendations of the 2002 General Plan and to ensure that future
12 development is consistent with County policies; and

13 WHEREAS, in accordance with the requirements of Section 27-642 of the Zoning
14 Ordinance for the preparation of a new master plan and sectional map amendment, the Prince
15 George's County Planning Board published an informational brochure and held a public forum
16 on January 13, 2004, to inform the public of the intent and procedures for preparing a new
17 master plan and sectional map amendment and to learn about the issues and concerns of the
18 community; and

19 WHEREAS, on May 11, 2004, the District Council endorsed the goals, concepts, and
20 guidelines prepared by the Planning Board, pursuant to Section 27-643 of the Zoning Ordinance;
21 and

1 WHEREAS, the Planning Board hosted a series of stakeholder meetings to inform the
2 planning process and solicit issues and concerns; and used a seven-day charrette as the major
3 component of the public participation program, to involve the community in the preparation of
4 the plan; and

5 WHEREAS, in accordance with Section 27-644 of the Zoning Ordinance, the County
6 Executive and the District Council reviewed the public facility needs that would be generated
7 with the implementation of the preliminary master plan and proposed sectional map amendment;
8 and

9 WHEREAS, the Planning Board granted permission to print the Preliminary Henson Creek-
10 South Potomac Master Plan and Proposed Sectional Map Amendment on June 2, 2005; and

11 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
12 hearing on the Preliminary Master Plan and Proposed Sectional Map Amendment for Henson
13 Creek-South Potomac on July 12, 2005; and

14 WHEREAS, the Planning Board held two worksessions to consider the public hearing
15 testimony, on October 27, 2005, and November 12, 2005; and

16 WHEREAS, on December 1, 2005, the Planning Board, in response to the public hearing
17 testimony, adopted the master plan and endorsed the sectional map amendment with revisions, as
18 described in Prince George's County Planning Board Resolution PGCPB No. 05-241, and
19 transmitted the plan and sectional map amendment to the District Council on December 27,
20 2005; and

21 WHEREAS, on January 12, 2006, the Planning Board, in response to the completed
22 Camp Springs Arts District Planning Study, approved text and illustration changes to the adopted
23 master plan, to maintain consistency with the detailed study recommendations described in
24 Prince George's County Planning Board Resolution PGCPB No. 06-01, and transmitted the
25 changes to the District Council on January 13, 2006; and

26 WHEREAS, the District Council held a worksession on January 17, 2006, to review
27 Planning Board recommendations on the public hearing testimony, and proposed amendments to
28 the plan and sectional map amendment; and

29 WHEREAS, it is the intent of the District Council to include among the amendments all the
30 endorsed zoning changes that were not subject to citizen comments at the July 12, 2005, joint
31 public hearing.

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 2 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 3 Regional District in Prince George's County, Maryland, that at the forthcoming joint public
 4 hearing, testimony shall be accepted concerning the following amendments proposed by the
 5 District Council.

ENDORSED SMA ZONING CHANGES

AMENDMENT 1

Change the zoning of the E & E Developer's Enterprises, Inc. property, located on the east side of Livingston Road north of Arthur Drive.

Existing Zone: C-S-C **Endorsed and Proposed Zone:** R-55 (SMA Change Number 2 as revised by PGCPB No.05-241, Section V, Item 5.)

Account: 1291806 **Street Address:** 8400 Oxon Hill Road **Acreage:** 0.68
 Tax Map: 113 Grid: F1 Parcel: 23

Existing Zone: C-S-C **Endorsed and Proposed Zone:** R-55 (SMA Change Number 2 as revised by PGCPB No.05-241, Section V, Item 5.)

Account: 1291814 **Street Address:** 0000 Oxon Hill Road **Acreage:** 1.00
 Tax Map: 113 Grid: F1 Parcel: 25

AMENDMENT 2

Change the zoning of the former ABC Drive-in property, located on the east side of Indian Head Highway (MD 210), north of Palmer Road.

Existing Zone: C-S-C **Endorsed and Proposed Zone:** R-18C (SMA Change Number 7 as modified by PGCPB No.05-241, Section V, Item 8)

Account: 1192277 **Street Address:** 8500 Indian Head Highway **Acreage:** 10.98
 Tax Map: 114 Grid: A1 and A2 Parcel: 84

AMENDMENT 3

Change the zoning of the Ejtemai property, located on the northwest quadrant of the intersection of Livingston Road and Oxon Hill/Old Fort Roads in the Broad Creek area. Add language to the master plan and SMA change text that states: "The R-T Zone is intended to allow development of One-Family Metropolitan Dwellings per CB-33-2005."

Existing Zone: C-S-C **Endorsed and Proposed Zone:** R-T (SMA Change Number 12 per PGCPB No.05-241, Section V, Item 8)

Account: 0283952 **Street Address:** 9515 Livingston Road **Acreage:** 0.37
 Tax Map: 114 Grid: A4 Parcel: 230

Existing Zone: C-S-C **Endorsed and Proposed Zone:** R-T (SMA Change Number 12 per PGCPB No.05-241, Section V, Item 8)

Account: 0311423 **Street Address:** 9519 Livingston Road **Acreage:** 0.72
 Tax Map: 114 Grid: A4 Parcel: 229

Existing Zone: C-S-C **Endorsed and Proposed Zone:** R-T (SMA Change Number 12 per PGCPB No.05-241, Section V, Item 8)

Account: 0384990 **Street Address:** 0000 Oxon Hill Road **Acreage:** approx. 10.00
 Tax Map: 114 Grid: A4 Parcel: 144

AMENDMENT 4

Change the zoning of the Melwood property located on the south side of Riverview Road across from Broad Creek Drive.

Existing Zone: O-S **Endorsed and Proposed Zone:** R-E (SMA Change Number 13 per PGCPB No.05-241, Section V, Item 9)

Account: 0352609 **Street Address:** 10710 Riverview Road **Acreage:** 5.04
Tax Map: 122 Grid: D4 Parcel: 144

AMENDMENT 5

Change the zoning of the Wills Lane property, located south of Allentown Road between Wills Lane, Kilbourne Drive and Lanham Lane.

Existing Zone: R-E **Endorsed and Proposed Zone:** R-R (SMA Change Number 14 per PGCPB No.05-241, Section V, Item 10)

Account: 2958940 **Street Address:** 0000 Wills Lane **Acreage:** 4.00
Tax Map: 106 Grid: C4 Parcel: 249

Existing Zone: R-E **Endorsed and Proposed Zone:** R-R (SMA Change Number 14 per PGCPB No.05-241, Section V, Item 10)

Account: 0961714 **Street Address:** 7736 Wills Lane **Acreage:** 1.47
Tax Map: 106 Grid: C4 Parcel: 249

Existing Zone: R-E **Endorsed and Proposed Zone:** R-R (SMA Change Number 14 per PGCPB No.05-241, Section V, Item 10)

Account: 0989343 **Street Address:** 7731 Wills Lane **Acreage:** approx. 15.00
Tax Map: 106 Grid: C4 Parcel: 248

AMENDMENT 6

Change the zoning of the Kairos Development Corporation, Inc. property, located on the north side of Middleton Lane between Edgewood Drive and Kenwood Street.

Existing Zone: R-R **Endorsed and Proposed Zone:** R-80 (SMA Change Number 15 per PGCPB No.05-241, Section V, Item 11)

Account: 0480749 **Street Address:** 0000 Edgewood Drive **Acreage:** 0.015
Tax Map: 97 Grid: F2 Parcel: 287

Existing Zone: R-R **Endorsed and Proposed Zone:** R-80 (SMA Change Number 15 per PGCPB No.05-241, Section V, Item 11)

Account: 0480756 **Street Address:** 5625 Middleton Lane **Acreage:** 1.38
Tax Map: 97 Grid: F2 Lot: 18

AMENDMENT 7

Change the zoning of the Housing and Community Development Agency property known as the Thomas Edison tract, located on the east side of Leon Street, north of Allentown Road.

Existing Zone: R-R **Endorsed and Proposed Zone:** R-80 (SMA Change Number 16 per PGCPB No.05-241, Section V, Item 12)

Account: 0436527 **Street Address:** 5800 Leon Street **Acreage:** 29.03
Tax Map: 98 Grid: B3 Parcel: A

AMENDMENT 8

Change the zoning of the Trammell Crow property, located on the east side of Branch Avenue, south of Deerpond Lane.

Existing Zone: R-R **Endorsed and Proposed Zone:** R-30C (SMA Change Number 17 per PGCPB No.05-241, Section V, Item 13)

Account: 0416404 **Street Address:** 0000 Branch Avenue **Acreage:** 20.00
Tax Map: 98 Grid: A2 Parcel: 36

Existing Zone: R-R **Endorsed and Proposed Zone:** R-30C (SMA Change Number 17 per PGCPB No.05-241, Section V, Item 13)

Account: 0426312 **Street Address:** 0000 Branch Avenue **Acreage:** 2.86
Tax Map: 98 Grid: B3 Parcel: 174

PROPOSED SMA ZONING CHANGES

AMENDMENT 9

Change the zoning of the CRET Development, Inc. property, located on the east side of Livingston Road south of Muir Drive.

Existing Zone: R-R **Endorsed Zone:** R-R **Proposed Zone:** R-18C

Account: 1293448 **Street Address:** 7220 Livingston Road **Acreage:** 18.08
Tax Map: 105 Grid: B2 Parcel: 49

AMENDMENT 10

Change the zoning of the Tilch and Walzel properties, located north of Fort Washington Road, east of Livingston Road.

Existing Zone: R-E **Endorsed Zone:** R-E **Proposed Zone:** R-R

Account: 0296616 **Street Address:** 10510 Livingston Road **Acreage:** 2.00
Tax Map: 123 Grid: A2 Parcel: 108

Existing Zone: R-E **Endorsed Zone:** R-E **Proposed Zone:** R-R

Account: 0399352 **Street Address:** 10706 Livingston Road **Acreage:** 1.26
Tax Map: 123 Grid: A3 Parcel: 98

Existing Zone: R-E **Endorsed Zone:** R-E **Proposed Zone:** R-R

Account: 0403634 **Street Address:** 11005 Fort Washington Road **Acreage:** 31.15
Tax Map: 123 Grid: A2 Parcel: 193

Existing Zone: R-E **Endorsed Zone:** R-E **Proposed Zone:** R-R

Account: 0403642 **Street Address:** 00000 Indian Head Highway **Acreage:** 2.00
Tax Map: 123 Grid: A2 Parcel: 185

Existing Zone: R-E **Endorsed Zone:** R-E **Proposed Zone:** R-R

Account: 2753697 **Street Address:** 10610 Livingston Road **Acreage:** 7.45
Tax Map: 123 Grid: A2 Parcel: 108

AMENDMENT 11

Change the zoning of the Kaydot property, located on the southwest quadrant of the intersection of Indian Head Highway (MD 210) and Old Fort Road North.

Existing Zone: R-R **Endorsed Zone:** R-R **Proposed Zone:** C-S-C or R-80

Account: 0381566 **Street Address:** 7707 Kaydot Road **Acreage:** 21.36
Tax Map: 123 Grid: A1 Parcel: 180

AMENDMENT 12

Change the zoning of PEPCO property, located on the southwest corner of the intersection of Tucker Road and Bock Road.

Existing Zone: R-E **Endorsed Zone:** R-E **Proposed Zone:** I-1

Account: 0370932 **Street Address:** 3001 Tucker Road **Acreage:** 36.71

Tax Map: 114 **Grid:** F1 **Parcel:** A

PROPOSED AMENDMENTS TO THE ADOPTED PLAN

AMENDMENT 13

Delete the recommendation for a Rural Tier Transitional Area, including all designations, guidelines, and references from the master plan text and maps, because the authority of the District Council includes compatibility review.

AMENDMENT 14

Realign the proposed roads A-68 and C727 to avoid or minimize impact on the Cerrito Property (DSP-05015) in the Oxon Hill Regional Center Area

AMENDMENT 15

Revise plan text and maps as appropriate to show consistency between any District Council rezoning, the Proposed Land Use map, and any related text maps and illustrations.

BE IT FURTHER RESOLVED that the District Council, after holding a joint public hearing with the Planning Board, may reconsider each amendment, and may approve the master plan and sectional map amendment with all, any one or more, or none of the proposed amendments.

BE IT FURTHER RESOLVED, that, pursuant to Section 27-646 of the Zoning Ordinance, a public hearing shall be scheduled to receive testimony on these proposed amendments, and a copy of this Resolution shall be transmitted to the Prince George's County Planning Board, to request that its comments be submitted to the Council prior to action on the amendments.

Adopted this 31st day of January, 2006.

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: _____
Thomas E. Dernoga
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council