

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2000 Legislative Session

Resolution No. CR-24-2000
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Member Bailey
Co-Sponsors _____
Date of Introduction May 23, 2000

RESOLUTION

1 A RESOLUTION concerning

2 The Heights and Vicinity

3 Master Plan and Sectional Map Amendment

4 For the purpose of proposing amendments to the Master Plan and Sectional Map Amendment for
5 the Heights and Vicinity, to recommend long-range land use and development policies and show
6 zoning proposals for the area bounded on the north by Suitland Parkway, on the east and south
7 by the Capital Beltway, and on the west by Southern Avenue. The area comprises Planning Area
8 76A, as described in the Zoning Ordinance.

9 WHEREAS, the County Council, sitting as the District Council for that portion of the
10 Maryland-Washington Regional District in Prince George's County, adopted Resolution CR-17-
11 1996 pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince
12 George's County, directing The Maryland-National Capital Park and Planning Commission to
13 prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA)
14 concurrently with the proposed Master Plan for the Heights and Vicinity, in order to provide a
15 strong relationship between the Master Plan and the zoning of land in the subject area; and

16 WHEREAS, the District Council adopted CR-33-1992 establishing procedures for the
17 concurrent processing and approval of a Sectional Map Amendment and an Area Master Plan;
18 and

19 WHEREAS, the District Council and the Prince George's County Planning Board of The
20 Maryland-National Capital Park and Planning Commission held a duly advertised joint public
21 hearing on the Preliminary Master Plan and the Proposed Sectional Map Amendment (SMA) for

1 the Heights and Vicinity on July 13, 1999; and

2 WHEREAS, the Planning Board, in response to the public hearing testimony, adopted the
3 Master Plan and endorsed the Sectional Map Amendment with revisions as described in Prince
4 George's County Planning Board Resolution PGCPB No. 99-248 on January 27, 2000; and

5 WHEREAS, the adopted Master Plan and endorsed SMA for the Heights and Vicinity were
6 transmitted to the District Council on March 27, 2000, and the Council conducted a work session
7 on April 24, 2000; and

8 WHEREAS, the District Council has scheduled a joint public hearing with the Planning
9 Board to provide an opportunity for public comment on proposed amendments to the Plan and
10 Sectional Map Amendment as described in this resolution.

11 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the District Council that at the
12 forthcoming joint public hearing, testimony shall be accepted concerning:

13 (a) Amendments proposed by the District Council, described below and shown on
14 location maps attached to this resolution. (Most amendments are derived from Planning Board
15 recommendations in Resolution PGCPB No. 99-248, as reprinted in the Adopted Master Plan
16 Addendum, dated January 2000. See proposed zoning changes contained in Sectional Map
17 Amendment section of Adopted Master Plan Addendum, some of which are modified by the
18 Council amendments.)

19 (b) Plan text revisions recommended by the Planning Board in Resolution PGCPB No.
20 99-248, as reprinted in the Adopted Master Plan Addendum, dated January 2000.

21 AMENDMENT 1:

22 Location: Northeast corner Indian Head Highway and Livingston Road (office building at
23 5410 Indian Head Highway).

24 Master Plan Amendment: Service-Commercial land use category. (The adopted plan
25 recommends the revision from the Office-Commercial land use
26 category to the Service-Commercial land use category.)

27 SMA Amendment: C-M Zone. (The endorsed SMA recommends the revision from
28 the existing C-O Zone to the C-M Zone (Change E2-2).)

AMENDMENT 2:

Location: A 0.9± acre undeveloped parcel on the south side of Owens Road at Southern Avenue.

SMA Amendment: R-20 Zone. (The endorsed SMA recommends the revision from the existing R-30 Zone to the R-20 Zone (Change E2-6).)

AMENDMENT 3:

Location: Colonial Village and Sunrise Gardens Apartments sites on Marcy Avenue.

Master Plan Amendment: Medium-Suburban residential land use category. (The adopted plan recommends the revision from the Urban residential land use category to the Medium-Suburban residential land use category.)

SMA Amendment: R-55 Zone. (The endorsed SMA recommends the revision from the existing R-18 Zone to the R-55 Zone (Change E2-4).)

AMENDMENT 4:

Location: Mews at Kennebec Garden Apartments site on Kennebec Street.

Master Plan Amendment: Low-Urban residential land use category. (The adopted plan recommends the revision from the Urban residential land use category to the Low-Urban residential land use category.)

SMA Amendment: R-T Zone. (The endorsed SMA recommends the revision from the existing R-18 Zone to the R-T Zone (Change E2-3).)

AMENDMENT 5:

Location: Georgian Gardens Condominiums on Maury Avenue.

Master Plan Amendment: Low-Urban residential land use category. (The adopted plan recommends the revision from the Urban residential land use category to the Low-Urban residential land use category.)

SMA Amendment: R-T Zone. (The endorsed SMA recommends the revision from the existing R-18 Zone to the R-T Zone (Change E2-5).)

AMENDMENT 6:

Location: Undeveloped and developed lots and parcels (single-family dwellings and church) comprising 9.6± acres on the north side of Owens Road at Addison Street and Addison Road.

1 Master Plan Amendment: Medium-Suburban residential land use category. (The adopted
 2 plan recommends the revision from the Low-Urban residential land
 3 use category to the Medium-Suburban residential land use
 4 category.)

5 SMA Amendment: R-55 Zone. (The endorsed SMA recommends the revision from
 6 the existing R-30C Zone to the R-55 Zone (Change E3-2).)

7 AMENDMENT 7:

8 Location: Chevet Manor Apartments site on Wheeler Road.

9 Master Plan Amendment: Medium-Suburban residential land use category. (The adopted
 10 plan recommends the revision from the High-Urban residential
 11 land use to the Medium-Suburban residential land use category.)

12 SMA Amendment: R-55 Zone. (The endorsed SMA recommends the revision from
 13 the existing R-18 Zone to the R-55 Zone (Change E3-3).)

14 AMENDMENT 8:

15 Location: 82± acres on the south side of Southern Avenue, adjacent to and including the
 16 Southern Avenue Metro Station and the Knights of Columbus property.

17 Master Plan Amendment: Office-Commercial land use category. (The adopted plan
 18 recommends the revision from the Low Urban and Medium
 19 Suburban residential and Commercial land use categories (partly
 20 underlying the public/quasi-public designation for the Metro site)
 21 to the Office-Commercial land use category.)

22 SMA Amendment: C-O Zone. (The endorsed SMA recommends the revision from the
 23 existing R-30C, R-55 and C-2 Zones to the C-O Zone (revised
 24 Change H1-3).)

25 AMENDMENT 9:

26 Location: 3225 Naylor Road (Legends property).

27 Master Plan Amendment: Service-Commercial land use category. (The adopted plan
 28 recommends the deletion of the property from the Office-
 29 Commercial land use category (original change H2-1 and
 30 recommends the Service-Commercial land use category.)

SMA Amendment: C-M Zone. (The endorsed SMA recommends the deletion of the property from C-O Zone (original Change H2-1) and recommends retention of the existing C-M Zone.)

AMENDMENT 10:

Location: Developed (former Mr. Wicks Motel) and undeveloped parcels comprising 4.2± acres on the south side of Oxon Run Drive, north side of Good Hope Avenue, east of Oxon Park Street and west of the Legends site and including the Naylor Road frontage properties between Good Hope Avenue and the Top of the Hill Apartments property, excluding the existing gasoline station.

Master Plan Amendment: Retail-Commercial land use category. (The adopted plan recommends the revision from the Office-Commercial land use category to the Retail-Commercial land use category.)

SMA Amendment: C-S-C Zone. (The endorsed SMA recommends the revision from the C-O Zone to the C-S-C Zone (revised Change H2-2). The existing zoning is C-M and R-18.)

AMENDMENT 11:

Location: Two developed parcels (restaurant, motel: 3111 and 3131 Branch Avenue) consisting of 2.5± acres on the west side of Branch Avenue, adjacent to the Naylor Road Metro station.

Master Plan Amendment: Office-Commercial land use category. (The adopted plan recommends the revision from the Retail-Commercial land use category to the Office-Commercial land use category.)

SMA Amendment: C-O Zone. (The endorsed SMA recommends the revision from the existing C-S-C Zone to the C-O Zone (part of revised Change H2-1).)

AMENDMENT 12:

Location: Chestnut Hills Apartments site on 23rd Parkway, north of Iverson Street.

Master Plan Amendment: Medium-Suburban residential land use category. (The adopted plan recommends the revision from the Low-Urban residential land use category to the Medium-Suburban residential land use category.)

SMA Amendment: R-55 Zone. (The endorsed SMA recommends the revision from the existing R-18 Zone to the R-55 Zone (Change H1-4).)

AMENDMENT 13:

Location: Parkway, Raleigh Court, Fountain Square and Maplewood Park Apartment sites on the west side of 23rd Parkway, south of Iverson Street.

Master Plan Amendment: Medium-Suburban residential land use category. (The adopted plan recommends the revision from the Urban and High-Urban residential land use category.)

SMA Amendment: R-55 Zone. (The endorsed SMA recommends the revision from the existing R-18 and R-10 Zones to the R-55 Zone (Change H3-1).)

AMENDMENT 14:

Location: Cedar Ridge Apartments site on Dallas Place.

Master Plan Amendment: Medium-Suburban residential land use category. (The adopted plan recommends the revision from the Urban residential land use category to the Medium-Suburban residential land use category.)

SMA Amendment: R-55 Zone. (The endorsed SMA recommends the revision from the existing R-18 Zone to R-55 Zone (Change H4-1).)

AMENDMENT 15:

Location: Undeveloped Parcel 173 (4.8± acres) on the south side of St. Barnabas Road at the Capital Beltway ramp.

Master Plan Amendment: Revise to show Service-Commercial land use category for the entire parcel. (The adopted plan recommends the Office-Commercial land use category.)

SMA Amendment: Revise to show the existing C-M Zone for the entire parcel. (The endorsed SMA recommends the C-O Zone (deleted original Change H5-1).)

AMENDMENT 16:

Location: Developed parcels consisting of 6± acres on the east side of Branch Avenue between Curtis Drive and the Branch Avenue Plaza (3200 -3314 Branch Avenue).

1 Master Plan Amendment: Revise to show Retail-Commercial land use category. (The
2 adopted plan recommends the Office-Commercial land use
3 category.)

4 SMA Amendment: Revise to show the C-S-C Zone. (The endorsed SMA recommends
5 the C-O Zone (Change S1-1). The existing zoning is C-S-C and
6 C-M.)

7 AMENDMENT 17:

8 Location: Silver Hill Apartments site on Silver Hill Road and Terrace Road.

9 Master Plan Amendment: Low-Urban residential land use category. (The adopted plan
10 recommends the revision from the Urban residential land use
11 category to the Low-Urban residential land use category.)

12 SMA Amendment: R-T Zone. (The endorsed SMA recommends the revision from the
13 existing R-18 Zone to the R-T Zone (Change S2-1).)

14 AMENDMENT 18:

15 Location: 101± acres east of the Town of Morningside, south of Suitland Parkway and west
16 of Rena Road. This includes undeveloped land, the Forest Village Apartments
17 and a developed I-2 zoned site.

18 Master Plan Amendment: Revise to show Employment land use category for the apartment
19 site consistent with the adopted master plan's land use
20 recommendation for the balance of land included in this
21 amendment. (The adopted plan recommends the Urban residential
22 land use category for the apartment site and the employment land
23 use category for the balance of the site.)

24 SMA Amendment: Revise to show the I-4 Zone for all sites included in the
25 amendment. (The endorsed SMA recommends the existing R-R,
26 R-18 and I-2 Zones.)

27 AMENDMENT 19:

28 Location: 4721 Auth Place (Toys R Us).

29 Master Plan Amendment: Revise to show Service-Commercial land use category.
30 (The adopted plan recommends the Retail-Commercial land use
31 category.)

1 SMA Amendment: Revise to show the C-M Zone. (The endorsed SMA recommends
2 the existing C-S-C Zone.)

3 AMENDMENT 20:

4 Location: Undeveloped Outlot A comprising 9.5± acres on the north side of Auth Place,
5 adjacent to Britannia Way.

6 SMA Amendment: Revise to show the C-M Zone for Outlot A (The endorsed SMA
7 recommends the retention of the existing I-3 Zone for Outlot A
8 (though the C-M Zone is recommended as a future zone to
9 accommodate a particular use (car storage) of the land).

10 AMENDMENT 21:

11 Location: Capital Gateway (73.6± acres) property outside of the Capital Gateway Boulevard
12 loop road.

13 Master Plan Amendment: Revise to show Mixed-Use Transportation land use category.
14 (The adopted plan recommends the employment land use
15 category.)

16 SMA Amendment: Revise to show the M-X-T Zone. (The endorsed SMA
17 recommends the existing I-1 and I-3 Zones.)

18 AMENDMENT 22:

19 Location: Approximately 12± acres of developed lots and parcels (single-family dwellings
20 and a church) on the north side of Auth Road, 600 feet east of Auth Place and
21 extending eastward to Old Soper Road.

22 Master Plan Amendment: Revise to show the Low Suburban residential land use category
23 and/or the Retail-Commercial land use category. (The adopted
24 plan recommends the Urban residential land use category.)

25 SMA Amendment: Revise to show the existing R-R Zone and/or the C-S-C Zone.
26 (The endorsed SMA recommends the R-18C Zone.)

27 AMENDMENT 23:

28 Location: Undeveloped Lot 33 (1.3± acres) on Capital Gateway Boulevard.

29 SMA Amendment: I-3 Zone. (The endorsed SMA recommends the revision from the
30 existing R-R Zone to the I-3 Zone (Change SE 7).)
31

AMENDMENT 24:

Location: Parcels 236, 463 and 465, consisting of one dwelling on 3.4 acres on the south side of Auth Road, east of Mercedes Boulevard.

Master Plan Amendment: Revise to show the Suburban residential land use category.
(The adopted plan recommends the Low-Urban residential land use category.)

SMA Amendment: Revise to show the existing R-80 Zone. (The endorsed SMA recommends the R-T Zone.)

AMENDMENT 25:

Location: Parcels 14 and 27 (part of former Price Club property), consisting of 4.1 ±, acres on the north side of Auth Place, west of Britannia Way.

SMA Amendment: Revise to show the C-M Zone. (The endorsed SMA recommends the existing I-3 Zone)

AMENDMENT 26:

Location: Parcel 79, consisting of 2.8 ± acres, on the south side of Suitland Road across from Poplar Road.

Master Plan Amendment: Revise to show Service-Commercial land use category. (The adopted plan recommends the Retail-Commercial land use category.)

SMA Amendment: Revise to show the C-M Zone. (The endorsed SMA recommends the existing C-S-C Zone.)

SECTION 2. BE IT FURTHER RESOLVED that the District Council, after holding a public hearing on the Planning Board's amendments to the Master Plan and SMA, as contained in this resolution, and the amendments proposed by the Council in this resolution, shall reconsider each amendment and may approve the Master Plan and adopt the SMA with none, one, or any combination of the proposed revisions or amendments, or any portions thereof. The Council may also decide to retain the existing zoning of any property within the subject amendments.

SECTION 3. BE IT FURTHER RESOLVED that, pursuant to Section 27-226 of the Zoning Ordinance, a public hearing shall be scheduled on Monday, July 10, 2000, at 7:00 p.m. in the Council Hearing Room, First Floor, County Administration Building, Upper Marlboro, to

1 receive testimony on these proposed amendments to the Adopted Heights and Vicinity Master
2 Plan and Endorsed Sectional Map Amendment. A copy of this resolution shall be transmitted to
3 the Prince George’s County Planning Board requesting its comments prior to close of the public
4 hearing record.

Adopted this 23rd day of May, 2000.

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: _____
Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

Attachment available in hard copy only