

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

1998 Legislative Session

Resolution No. CR-42-1998

Proposed by Chairman (by request - Planning Board)

Introduced by Council Members Del Giudice, Estep and Maloney

Co-Sponsors

Date of Introduction May 19, 1998

RESOLUTION

A RESOLUTION concerning

The Countywide Map Amendment for the Reserved Open Space (R-O-S) Zone
FOR the purpose of approving the Countywide Map Amendment for the Reserved Open
Space (R-O-S) Zone.

WHEREAS, the Prince George's County Council, sitting as the District Council,
directed the Prince George's County Planning Board by Council Resolution CR-7-1996 to
prepare a Countywide Map Amendment for the Reserved Open Space (R-O-S) Zone in Prince
George's County; and

WHEREAS, the purposes of the R-O-S Zone are to encourage the preservation of large
areas of agriculture, trees, and open spaces, to protect scenic and environmentally sensitive
areas, to ensure the retention of certain areas for non-intensive active or passive recreational
uses, and to provide for a limited range of public, recreational, and agricultural uses; and

WHEREAS, the use of the R-O-S Zone is intended to facilitate the permanent
maintenance of certain areas of the County, both publicly and privately owned, in an
undeveloped state; and

WHEREAS, the Planning Board authorized on December 30, 1997, public release of a
Countywide Map Amendment for the R-O-S Zone which included, in all, 181 proposed
zoning changes to the R-O-S Zone, encompassing approximately 50,000 acres of publicly
owned land in Prince George's County, enumerated and described on tables and on maps; and

WHEREAS, the Planning Board, in conjunction with the District Council, held a duly

advertised joint public hearing on February 3, 1998, pursuant to Section 27-225(d)(1) and 27-226(b)(1)(B) of the Zoning Ordinance in order to give property owners and citizens of Prince George's County the opportunity to examine and give testimony on the Countywide Map Amendment for the R-O-S Zone; and

WHEREAS, the Planning Board held a work session on March 5, 1998, to review public hearing testimony and, on the same day, adopted PGCPB Resolution No. 98-64 transmitting the proposed Countywide Map Amendment for the R-O-S Zone to the District Council with recommendations for six amendments; and

WHEREAS, the District Council held a work session on March 16, 1998, to consider the transmitted Countywide Map Amendment for the R-O-S Zone, public hearing testimony and recommendations of the Planning Board; and

WHEREAS, subsequent to the public hearing and work session the District Council proposed seven amendments to the Countywide Map Amendment as described in Council Resolution CR-32-1998; referred these amendments to the Planning Board for comment; held a duly advertised public hearing on the amendments on April 28, 1998; and conducted a work session on May 4, 1998, and

WHEREAS, the District Council generally supports the zoning changes in the Countywide Map Amendment for the R-O-S Zone proposal as transmitted by the Planning Board, it nevertheless wishes to incorporate certain amendments described herein.

SECTION ONE 1. NOW, THEREFORE, BE IT RESOLVED by the District Council that the Countywide Map Amendment for the R-O-S Zone, as transmitted by the Planning Board, is hereby approved with amendments as described below and generally shown on location maps at the end of this resolution:

AMENDMENT 1 - Seton Belt Property (State of Maryland Property; Tax Map 62, Parcel 56).

Rezone the northwestern 515 acres of the Seton Belt property, located on the west side of Church Road north of MD 214 Central Avenue, from the R-L Zone to the R-O-S Zone.

AMENDMENT 2 - The Baltimore-Washington Parkway, dedicated to Congresswoman Gladys Noon Spellman, and the Suitland Parkway (U.S. Government Property).

Classify the rights-of-way for both the Baltimore-Washington Parkway and the Suitland

Parkway owned by the U.S. Department of Interior, National Park Service, in the R-O-S Zone.

AMENDMENT 3 - Temple Hill Depot (WSSC Property; Tax Map 115, Parcels 37, 59, 67, 71-73, 103, 104, 110, 111, 244, and 275).

Rezone approximately 81 acres of WSSC property located on the east side of Temple Hill Road south of Kirby Road in Clinton from the R-80 Zone to the R-O-S Zone.

AMENDMENT 4 - White Marsh Branch Neighborhood Park #026 (M-NCPPC Property; Tax Map 47, Parcel 57) and White Marsh Park (City of Bowie Property; Tax Map 38, Parcels 2, 16, 27, 65 and Parcel A, SDAT Plat 8150).

Rezone the 10.9 acre M-NCPPC White Marsh Neighborhood Park and the 200± acre City of Bowie White Marsh Park from the O-S Zone to the R-O-S Zone.

AMENDMENT 5 - Tantallon Neighborhood Park # Q29 (M-NCPPC Property; Tax Map 131, Parcel A, Tantallon on the Potomac, SDAT Plat 8458).

Rezone the 7.98 acre M-NCPPC Tantallon Neighborhood Park located on the south side of Swan Creek west of Monterey Circle in Tantallon from the R-R Zone to the R-O-S Zone.

AMENDMENT 6 - Former Airpark Clear Zone (Prince George's County Government Property; Tax Map 85, Parcel 11).

Retain the O-S Zone for the 101.8 acre Prince George's County Government Property; located on the east side of U.S. Route 301 between Swanson Road and the Marlboro Meadows Subdivision. (CMA Proposal for MAP/OCC.ID.10200455 proposed rezoning from the existing O-S Zone to the R-O-S Zone.)

SECTION 2. BE IT FURTHER RESOLVED that appropriate notification, in accordance with the Zoning Ordinance, be given concerning the adoption of this Countywide Map Amendment.

SECTION 3. BE IT FURTHER RESOLVED that this Countywide Map Amendment revises the official Zoning Map for all of the Maryland-Washington Regional District in Prince George's County. The zoning adopted by this Ordinance shall be depicted on zoning maps at a scale of 1 inch equals 200 feet and shall constitute the official Zoning Map for the

County.

SECTION 4. BE IT FURTHER RESOLVED that the provisions of this Ordinance are severable and if any zone, provisions, 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 the Act would have been adopted as if such illegal, invalid, or unconstitutional zone, provision, sentence, clause, section or part had not been included therein.

SECTION 5. BE IT FURTHER RESOLVED that this Ordinance shall take effect on the date of its enactment.

Adopted this 19th day of May, 1998.

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:

Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

*maps are available in hard copy only