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

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session 1991

Resolution No. CR-92-1991

Proposed by The District Council

Introduced by The District Council

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

Date of Introduction October 1, 1991

**RESOLUTION**

A RESOLUTION concerning

The Bowie-Collington-Mitchellville

Sectional Map Amendment

For the purpose of proposing amendments to the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, which is a comprehensive rezoning proposal for the Bowie-Collington-Mitchellville 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-22-1991 on April 2, 1991, pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince George's County, 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 71A, 71B, 74A, and 74B, the boundaries of which are

described in Sections 27-659, 27-660, 27-664, and 27-665 of the Zoning Ordinance; and

WHEREAS, the Prince George's County Planning Board adopted a resolution (PGCPB No. 91-226) on July 11, 1991, transmitting the SMA to the District Council for consideration and adoption; and

WHEREAS, the SMA was transmitted to the District Council on July 15, 1991, and 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 September 3, 1991, and conducted a worksession on September 25, 1991; and

WHEREAS, the District Council generally supports the zoning recommendations shown in the SMA document as transmitted by the Planning Board, the Council nevertheless is providing an opportunity for public comment on possible amendments described below which have arisen as a result of Council review of testimony presented at the September 3, 1991, public hearing.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, sitting as the District Council, that the Sectional Map Amendment for Bowie-Collington-Mitchellville (Planning Areas 71A, 71B, 74A, and 74B) as transmitted by the Prince George's County Planning Board on July 15, 1991, is hereby proposed for amendment as follows (numbers shown in parenthesis correspond with Zoning Change numbers in the SMA text):

Amendment 1 (I-7):

Place 7.0 acres of the Collington Plaza Shopping Center

property, located on the west side of US 301 south of the MD 197 intersection and north of Excalibur Road (partially graded), in the C-S-C Zone. (Existing zoning is R-R and C-H; the SMA proposed C-M zoning. Note: This is a portion of the entire 13.7 ± acre Collington Plaza Tract.)

Amendment 2:

Place the 20 acre Mill Branch L-A-C (Local Activity Center) property, located on the west side of US 301, north and south of partially graded Excalibur Road, and south of the Collington Plaza Shopping Center property in the C-S-C Zone. (Existing zoning is L-A-C.)

Amendment 3 (I-26):

Place the 1.6 acre undeveloped strip, located on the west side of US 301, north of Mitchellville Road and immediately north of the Mill's Restaurant (under construction), in the C-M or C-S-C Zone. (Existing zoning is C-2; the SMA proposed R-R zoning.)

Amendment 4:

Place the 125 acre Nash Property, located in the northwest quadrant of the intersection of MD 3 (Crain Highway) and US 50, in the M-X-T Zone. (Existing zoning is R-R. Note: The property owner, Gateway Village Center L.P., has requested M-X-T zoning to accommodate a development consisting of 442 garden style apartments and condominiums, 225,000 square feet of retail commercial space, 50,000 square feet of office townhouses, and approximately 120 low-rise elderly housing units.)

Amendment 5 (part of IV-3):

Place the 68+ acre **Merkel family properties**, located on both sides of Merkel Farms Road northeast of Race Track Road, and southeast of Bowie State University in the R-A Zone. (Existing zoning is R-R; the SMA proposed the O-S Zone.)

Amendment 6:

Place the 10.3 acre **Collington Park/Milpond property**, located on the west side of the Pope's Creek railroad tracks, south of Annapolis Rd. (MD 450) and the J-Mart carryout, in the C-M Zone. (Existing zoning is R-R. Note: This amendment includes Parcel 13 and Outlot "A".)

Amendment 7 (part of VI-4):

Place the 85+ acre **Turner property**, located in the northeast quadrant of US 50 and Enterprise Road, in the R-R Zone. (Existing zoning is R-A; the SMA proposed the R-E Zone.)

Amendment 8 (VIII-3, 4, 5, and 6):

Place the 515+ acre **Seton Belt property**, located in the northwest quadrant of Central Avenue (MD 214) and Church Road, north and west of the Belt Woods, in the R-L (Residential Low Development) Zone, with a base density of .5 dwellings per acre. (Existing zoning is R-R and R-A; the SMA proposed the R-E and R-A zones **or** the R-S (1.6 to 2.6) Zone with 28 conditions and 6 considerations recommended by the Planning Board in resolution 91-217, including a density cap of 1.3 dwellings per acre and a total of 649 units.)

The applicant has requested that the R-L Zone be approved with

the conditions and considerations adopted by the Planning Board in recommending the R-S Zone, but modified by the following additional conditions:

1. Forty-six percent (46%) of the net tract area or 220 acres of trees shall be preserved.
2. The 53 $\pm$  acres of trees which make up the "North Woods" shall be included in the tree preservation area.
3. Consideration at the time of Comprehensive Design Plan shall be given to minimizing any disturbance to the North Woods by a road connection to Church Road.
4. Open space connectors with a minimum of 300 feet, with an undisturbed area of 100 feet for the purpose of permitting wildlife to move from the North Woods to the Central Woods to the South Woods shall be reflected on the Basic Plan, with details as to design to be addressed at the Comprehensive Design Phase and/or the Specific Design Phase.
5. The Belt Woods Task Force shall continue to function as an advisory group to the Planning Board and Council and shall recommend additional means of protecting trees preserved and preserving additional trees on lots at the time of submission of the Comprehensive Design Plan and/or the Specific Design Plans.
6. The Basic Plan shall preserve the central canopy of tree stands intact. Applicant shall revise the Basic Plan to eliminate any development area that fragment the woodlands which make up the central canopy and which connect the South

Woods to woodlands to the north of the subject property, which is essential to the protection of wildlife.

Amendment 9 (IX-2, 6, 8, and 9):

Place the 1,301+ acres identified as the **Greens of Dumbarton** and **Cameron Grove** developments, located south of Central Avenue (MD 214), north of Oak Grove Road, east of Kettering, and on both sides of Church Road, in the V-M (Village-Medium), V-L (Village-Low), **or** R-L (Residential Low Development) Zone. (Existing zoning is R-R and R-A; the SMA proposed several options which would allow the Council to consider placement of the properties in either the R-E and R-A zones, **or** in the R-S (1.6-2.6) Zone and the L-A-C (Local Activity Center) Zone as conditionally recommended for approval by the Planning Board with a density limit of 1.3 dwellings per acre for the Greens of Dumbarton and a limit of 1.5 dwellings per acre for Cameron Grove. The Council now wishes to obtain public testimony on possible utilization of the recently enacted village zones (V-M and V-L) and the R-L low density comprehensive design zone.)

Amendment 10 (IX-7):

Place the .5 acre **privately-owned parcel surrounded by the Greens of Dumbarton** development, in the V-M (Village-Medium), V-L (Village-Low) **or** R-L (Residential Low Development) Zone. (Existing zoning is R-A; the SMA proposed either the R-R or R-E Zone depending upon the ultimate zoning approved for the surrounding property. Inasmuch as the Council is considering the V-M, V-L, and R-L Zones for the surrounding property, the

amendment would allow similar zoning to be applied to this small parcel.)

Amendment 11 (part of X-5):

Place the 33<sup>+</sup> acre **Grasso Property** (Maryland Health Fitness and Sports Science Center), located in the southeast quadrant of US 50 and US 301, in the M-X-T **or** E-I-A Zone. (Existing zoning is O-S; the SMA proposed R-R. The proposed Health Fitness and Sports Science Center is described as a campus of several buildings, totalling about 445,000 square feet, and including an Olympic/professional level Sports Training Center, a sports-medicine outpatient medical and surgical center, a medical hotel, a rehabilitation service center, a research and development center, an educational and conference center, and 50,000 square feet of retail space.)

SECTION 2. BE IT FURTHER RESOLVED that the District Council intends to include a statement in the adopting resolution for this Sectional Map Amendment clarifying that the approved Master Plan, when finally printed, shall include a footnote in the discussion of the Turf Farm, Westwood, and Turner properties which deletes wording as follows: "...with the R-E Zone serving as a base density."

SECTION 3. BE IT FURTHER RESOLVED that the District Council shall, after holding a public hearing on the amendments, reconsider each amendment, and may adopt any one or all of such amendments, or any combination or portions thereof.

SECTION 4. BE IT FURTHER RESOLVED that, pursuant to Section 27-226 of the Zoning Ordinance, a public hearing be scheduled on

October 29, 1991, at 7:00 p.m. in the Council Hearing Room, County Administration Building, Upper Marlboro, Maryland, to receive testimony on these amendments, and that a copy of this resolution be transmitted to the Prince George's County Planning Board requesting that its comments be presented at, or before, the public hearing.

Adopted this 1st day of October, 1991.

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: \_\_\_\_\_  
Anne MacKinnon  
Acting Chairman

ATTEST:

\_\_\_\_\_  
Maurene W. Epps  
Acting Clerk of the Council

**NOTE:** Attached maps available in hard copy only.