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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990 _____

Resolution No. _____ CR-60-1990 _____

Proposed by _____ The District Council _____

Introduced by _____ Council Member Casula _____

Co-Sponsors _____

Date of Introduction _____ June 12, 1990 _____

RESOLUTION

A RESOLUTION concerning

Subregion I

Sectional Map Amendment

FOR the purpose of proposing amendments to the sectional Map Amendment for Planning Area 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, 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, the District Council generally supports the zoning recommendations shown in the SMA Report 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 May 14, 1990, public hearing.

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 Subregion I (Planning Areas 60, 61, and 62) as transmitted by the Prince George's County Planning Board on April 12, 1990, is hereby proposed for amendment as follows (numbers shown in parentheses correspond with zoning change numbers in the SMA text):

Amendment 1:

Rezone from the R-R Zone to the C-R-C Zone the area bounded by proposed A-6 (Contee Road Extended) on the north, I-95 on the east, the proposed Intercounty Connector on the south, and the PEPCO transmission right-of-way on the west. (Existing zoning

is R-R and I-2; SMA proposes R-R.)

Note: The C-R-C (Commercial Regional Center) zoning category as described in Council Bill 58-1990 is being reviewed and considered by the District Council concurrently with these proposed SMA revisions. If the C-R-C zoning category is created by adoption of CB-58-1990 prior to SMA adoption, it would be possible to utilize this category within the SMA. Accordingly, interested persons may obtain a copy of CB-58-1990 from the Clerk of the Council in order to become informed of the regulations and standards under consideration. A public hearing on CB-58-1990 will immediately precede the hearing on this resolution. See Section 2 below.

Amendment 2 (SL10-01):

Place 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 in the C-O Zone. (Existing zoning is C-G and C-C; SMA proposes C-S-C.)

Amendment 3 (MB4-02):

Rezone from I-1 to C-M or C-S-C 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. (Existing zoning is I-1; SMA proposes C-M.)

Amendment 4 (EA-04):

Rezone from I-3 to I-1 the properties at the end of Braygreen Road, known as Lots 7, 13, 14 and Parcel 48 of the Braygreen Industrial Center. (Existing zoning is I-3; SMA proposes retention of I-3.)

Amendment 5 (B8-04):

Retain C-S-C or rezone to C-O, Parcel 55, known as the Mazza property, located in the southwest quadrant of the intersection of St. Mary's Street and Baltimore Avenue. Rezone Subdivision 107021, Parcels 18, 19 and 20, and Parcel 121, known as the Schultze property, to C-S-C or C-O. (Existing zoning on Parcel 55 is C-S-C; SMA proposes C-O. Existing zoning on Parcels 18, 19 and 20 is R-R; SMA proposes R-R. Existing zoning on Parcel 121 is C-2; SMA proposes C-O.)

Amendment 6 (B8-04):

Rezone to C-O or retain C-S-C for Lots 12 and 13 of Subdivision 3308. Rezone to C-S-C or C-O Subdivision 9299, Parcel 'C', located between Sellman Road and St. Mary's Street, west of U.S. Route 1. (Existing zoning is C-C, C-2, and C-S-C; SMA proposes C-O.)

Amendment 7 (B9-11):

Place the Lape property, Parcel 100 located at the northeast corner of the Queen Anne-Prince George's Avenue intersection, in the R-55 Zone. (The existing zoning is C-O; the SMA proposes R-R.)

Amendment 8 (WL3-02):

Place the Mitchell property (Parcel 21) and adjoining Parcels

24 and 101, in the R-80 Zone. These parcels are located in the northwest quadrant of I-95 and Maryland Route 198. (Existing zoning is R-R; the SMA proposes retention of the R-R Zone.)

Amendment 9 (SL9-02):

Rezone from the C-G Zone to the C-O or C-S-C Zone that portion of the Snowden Business Campus lying east of MD Route 197, north of Snowden Road, and west of the 70 foot right-of-way shown on the approved preliminary plan for the Snowden Business Campus (a depth from MD 197 of approximately 250 feet).

(Existing zoning is C-G; SMA proposes C-O.)

SECTION 2. BE IT FURTHER RESOLVED that, pursuant to Section 27-226 of the Zoning Ordinance, a public hearing be scheduled on July 10, 1990, at 7:00 p.m. in the Council Hearing Room of the County Administration Building, Upper Marlboro, on CB-58-1990, the bill proposing the creation of a new C-R-C (Commercial Regional Center) zoning category, to be immediately followed by a hearing to receive testimony on the proposed amendments to the Subregion I Sectional Map Amendment as described herein, 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.

SECTION 3. BE IT FURTHER RESOLVED that the District Council shall, after holding a public hearing on these amendments, reconsider each amendment, and may adopt any one, none, or all of such amendments, or any combination of portions thereof.

Adopted this 12th day of June, 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:

Jean M. Schmuhl, CMC
Clerk of the Council

NOTE: Attached zoning maps available in hard copy only.