

**PROPOSED MINOR PLAN AMENDMENT TO THE 2006 APPROVED MASTER PLAN
AND SECTIONAL MAP AMENDMENT FOR THE HENSON CREEK-SOUTH
POTOMAC PLANNING AREA – (CR-020-2023)**

STAFF REPORT

The District Council, by Council Resolution CR-020-2023, adopted on March 28, 2023, initiated a Minor Amendment (and concurrent Sectional Map Amendment) of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* pursuant to the procedures described in section 27-3502(i) of the County Zoning Ordinance, which provide for the Minor Amendment of Approved Master, Sector, and Functional Master Plans. CR-020-2023 proposes to remove and replace certain obsolete development pattern guidelines, policies, and strategies for the physical development of portions of Planning Areas 76B and 80. Specifically, the plan seeks to allow for the development of a modern healthcare facility near the intersection of MD 210 and Old Fort Road, as well as eliminate the Rosecroft Mixed Use Area designation for the lands immediately north of the Rosecroft Raceway.

BACKGROUND

Location: CR-020-2023 identifies the following properties as the subject of the proposed minor amendment:

“an area north of and not including the Broad Creek Conservancy, east of Livingston Road, south of Old Fort Road, and west of MD 210; as well as the area designated as the Rosecroft Mixed Use Area (Tax Accounts 1265594, 1226422, 1226430, 1288968, 1292119, 1292481, 1292499, 1292507, 1292515, 1306018, 1329408, 1329416, 1335181, 1335199, 1339787, 1346022, 1349497, 3511813, and 9999999)”

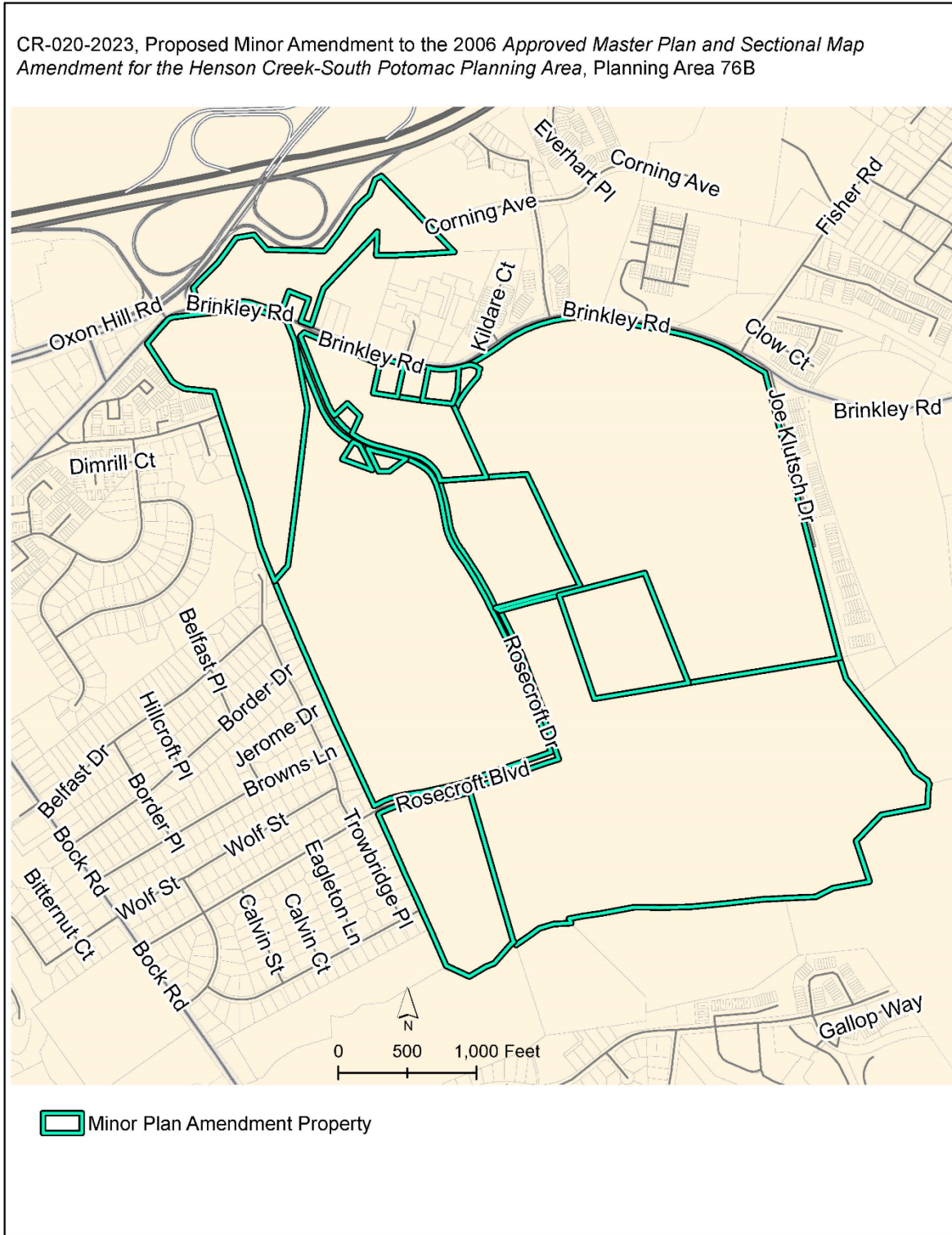
This corresponds to the following parcels:

Address	Tax Map and Grid	Tax Account	Description	Ownership
7707 Kaydot Road	123A1	0381566	Near Broadcreek L 5272 F 529	Private
0 Old Fort Road	114A4	0374363	N/A	County
0 Livingston Road	114A4	0370635	Broad Creek Public Utility Operating Property	Potomac Electric Power Company
0 Livingston Road	114A4	0283960	Nr Broad Creek	Private
0 Livingston Road	114A4	0353649	Nr Broad Creek	Private
9612 Livingston Road	114A4	0353656	Nr Broad Creek	Private
2101 Brinkley Road	96E4	1265594	N/A	Private
6225 Rosecroft Drive	96E4	1226422	N/A	Private
6330 Rosecroft Drive	96E4	1226430	N/A	Private
6206 Rosecroft Drive	96E4	1288968	N/A	Private
0 Brinkley Road	105F1	1292119	N/A	Private
6209 Rosecroft Drive	96E4	1292481	N/A	Private
6209 Rosecroft Drive	96E4	1292499	N/A	Private
2505 Brinkley Road	96F4	1292507	Pt Par 311 (.61ac to 3511813 Str 2003)	Private
2423 Brinkley Road	96F4	1292515	Part Par 311	Private

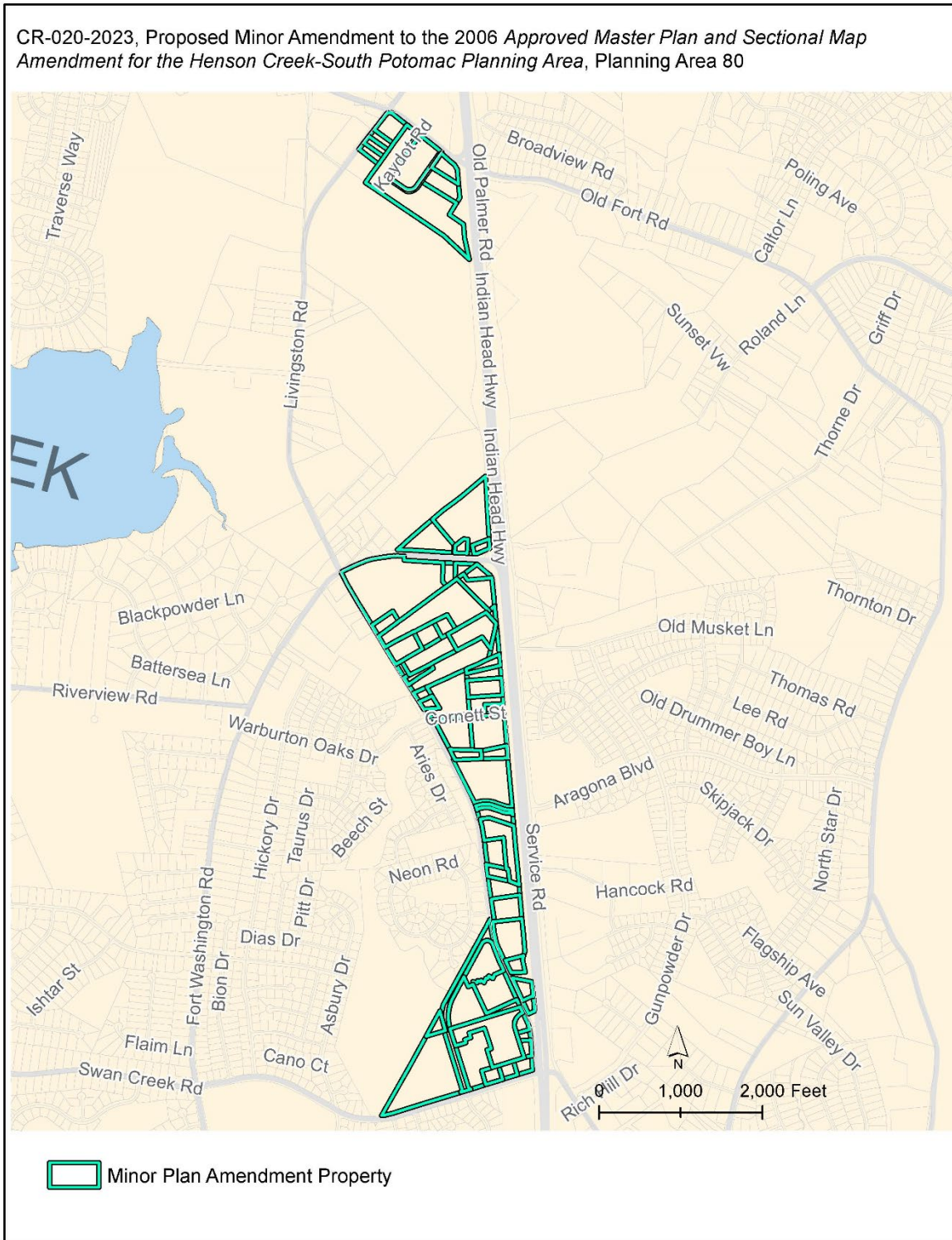
2317 Brinkley Road	96E4	1306018	Parcel B St Ignatius School & Convent	Institutional
6336 Rosecroft Drive	105F1	1329408	Brinkley Road	Private
0 Calhoun St	105E1	1329416	N/A	Private
0 Brinkley Road	96E4	1335181	Cemetery	Institutional
2401 Brinkley Road	96E4	1335199	N/A	Institutional
6207 Rosecroft Drive	96E4	1339787	N/A	Private
6211 Rosecroft Drive	96E4	1349497	N/A	Private
2601 Brinkley Road	96E4	3511813	N/A	Private
2112 Brinkley Road	96E3	1346022	(Cor Use)	Private

There is no property information in the Planning Department's GIS system for the parcel immediately to the east of the institutionally owned parcels associated with this minor amendment, but staff believes it is owned by the same institution.

Map 1: Subject Properties – Planning Area 76B



Map 2: Subject Properties – Planning Area 80



EVALUATION – MINOR PLAN AMENDMENT PROCESS

Staff reviewed and evaluated the proposed Minor Plan Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, for conformance to the requirements of Section 27-3502(i) of the Zoning Ordinance for a Minor Plan Amendment.

Zoning Ordinance Compliance (Section 27-3502(i))

Compliance with Sec. 27-3502(i)(1)

Minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan may be initiated by the District Council upon adoption of a written resolution, or by the Planning Board with District Council approval by written resolution. At the time of initiation of a minor amendment process, a joint public hearing date shall be scheduled to occur within sixty (60) days. The same requirements in Section 27-3407, Scheduling of Hearings and Public Notice, that applied to the review and adoption of the plan shall apply to a minor amendment of the plan.

Comments: The minor plan amendment was initiated by District Council upon adoption of a written resolution on March 28, 2023. The joint public hearing date was scheduled at the time of initiation and was held seventy-seven (77) days after adoption of CR-020-2023, which is outside of the sixty (60) day requirement; however, this was due to availability on the Council calendar and ensuring the municipality of Forest Heights received appropriate notice (sixty (60) days) of the Joint Public Hearing per the requirements for public notice for a minor plan amendment and a sectional map amendment in Sec. 27-3407(b), since both were being processed concurrently.

Compliance with Sec. 27-3502(i)(2)(A)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(A) A geographic area which is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(2)(A). The geographic area of the proposed minor amendment is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner.

Compliance with Sec. 27-3502(i)(2)(B)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(B) Specific issues regarding public planning objectives;

Comments: CR-020-2023 does not explicitly identify any specific public planning objectives to be addressed by the proposed minor amendment. However, staff identify two public planning objectives that the proposed minor amendment may address pursuant to Sec. 27-3502(i)(2)(B):

1. *Plan Prince George's 2035 Land Use Policy 7: Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.*

Minor Amendments 1, 3, 7, 8, 9, 11, 12, 13, and 14 seek to eliminate the Rosecroft Mixed-Use Area, which was designated in the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. However, no development has occurred within this mixed-use area, and *Plan Prince George's 2035* has since recommended that mixed uses are most appropriate for Regional Transit Districts and Local Centers; the Rosecroft Mixed-Use Area falls under neither category. In fact, Plan 2035 was an opportunity for the County to designate additional Centers, and they did not carry forward the recommendation from the 2006 Henson Creek Plan for the Rosecroft Area to be a major mixed-use activity center. Further, LU7.1 recommends reevaluating mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated, which this Minor Master Plan Amendment seeks to do.

2. *Plan Prince George's 2035* Healthy Communities Policy 4: Improve access to health services and programs.

Minor Amendments 1, 2, 3, 4, 5, 10, and 14 would enable a creation of a new community-serving hospital at the intersection of MD 210 and Old Fort Road. By replacing the existing Fort Washington Hospital with a larger and more modern facility, this would improve residents' access to vital healthcare services and programs run by the hospital, reduce residents' wait times for services, as well as provide additional healthcare specialties that are not offered at the current hospital due to size restraints.

Compliance with Sec. 27-3502(i)(2)(C)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(C) An action to correct errors in the text or maps in the applicable plan.

Comments: The proposed minor amendments do not correct text or map errors per Sec. 27-3502(i)(2)(C).

Compliance with Sec. 27-3502(i)(3)(A)

In no instance, however, shall a minor amendment process be used to:

(A) Rezone any land;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(A); they do not rezone any land. A concurrent Sectional Map Amendment is being processed with the intention of rezoning applicable properties to enable the recommendations of the minor amendments.

Compliance with Sec. 27-3502(i)(3)(B)

In no instance, however, shall a minor amendment process be used to:

(B) Change a General Plan center designation;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(B); they do not change a General Plan center designation.

Compliance with Sec. 27-3502(i)(3)(C)

In no instance, however, shall a minor amendment process be used to:

(C) Make any amendment that would require major transportation or public facilities analysis or revised water and sewer classification;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(C); they do not make any amendment that would require major transportation or public facilities analysis or revised water or sewer classification.

Compliance with Sec. 27-3502(i)(3)(D)

In no instance, however, shall a minor amendment process be used to:

(D) Amend the County’s growth boundary.

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(D); they do not change the County’s growth boundary.

Compliance with Sec. 27-3502(i)(4)

The Resolution initiating a minor amendment shall set forth the objectives required in paragraph 27-3502(i)(3) above, and specify the purpose and scope of the proposed amendment, and identify the date of the joint public hearing on the amendment.

Comments: The proposed minor amendments, as drafted in CR-020-2023, meet the requirements of Sec. 27-3502(i)(4). They set forth the objectives required in paragraph 27-3502(i)(3); specify the purpose and scope of the proposed amendment as removing and replacing certain obsolete development pattern guidelines, policies, and strategies for the physical development of portions of the Master Plan areas known as “The Henson Creek Transit Village,” “The Broad Creek Transit Village & Medical Park,” “The Rosecroft Mixed-Use Area,” “Developing Tier,” and “Rural Tier” to reflect the County’s current development priorities; and identify the date of the joint public hearing on the amendment as June 13, 2023.

FINDINGS

The proposed minor amendments, as drafted in CR-020-2023, meet the requirements of Section 27-3502(i) of the Zoning Ordinance.

RECOMMENDATION

Per Sec. 27-3502(i)(5), following the joint public hearing, the Board shall take action on the proposed minor plan amendment to adopt, adopt with amendments, remand, or disapprove the minor plan amendment. Staff recommend ADOPTION with AMENDMENTS.¹

¹ For more information on staff proposed amendments to the minor plan amendment, see staff analysis of and responses to public hearing testimony contained in Attachment 1 of a memo from staff to the Planning Board dated August 30, 2023.