

East Glenn Dale Area

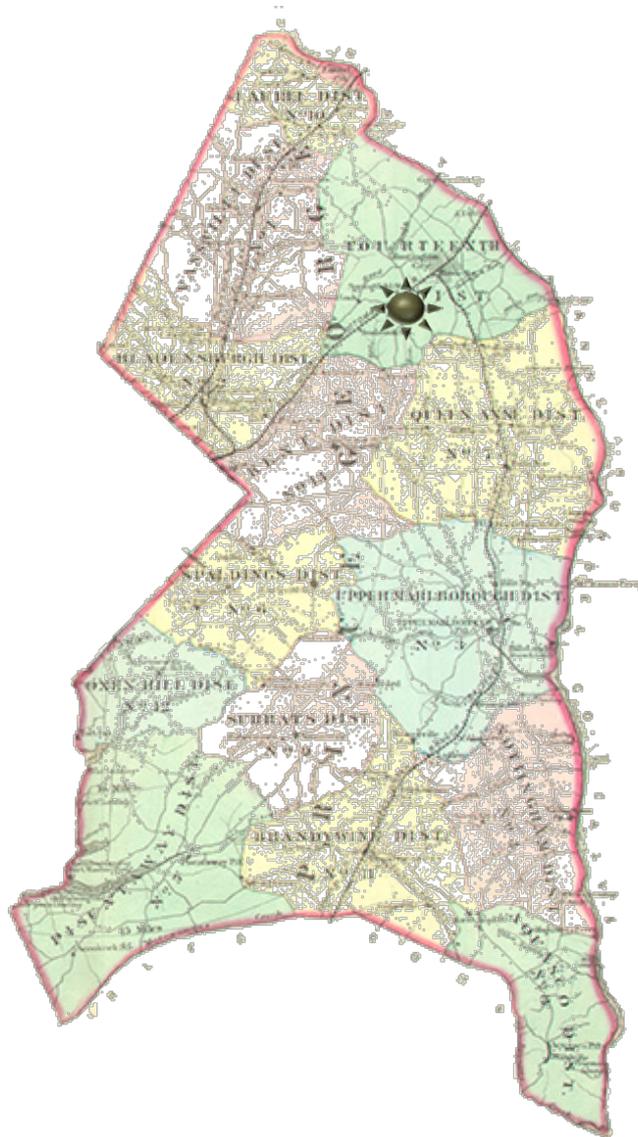
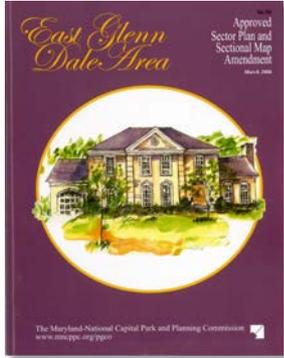
Approved Sector Plan

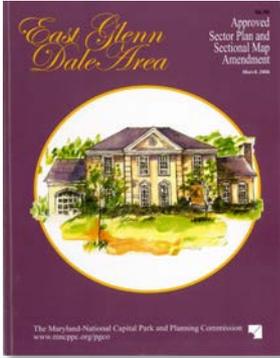
Minor Amendment CR-99-2017

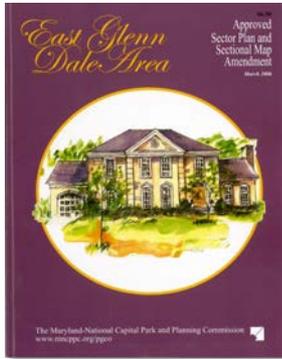




Overview of Planning and Focus Areas







The Area Between Prospect Hill Road and Daisy Lane

- Land use that is compatible with high-quality, rural and estate residential development found in the existing community.
- Land use that preserves open space, wooded parkland, recreational uses, trails, and the park-like character of local roads.
- Land use that is consistent with the property owners' legal rights to a fair return on their investment.
- Land use that maintains the quality of life in the Glenn Dale community.



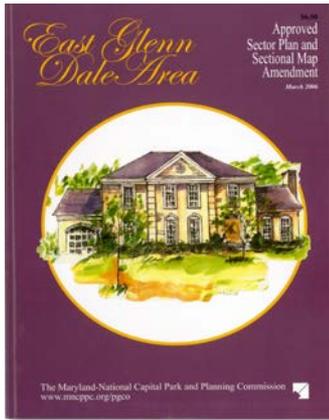
Overview of Planning and Focus Areas

History of the Sector Plan Vision

2004
APPROVED
DSP-04023



2006

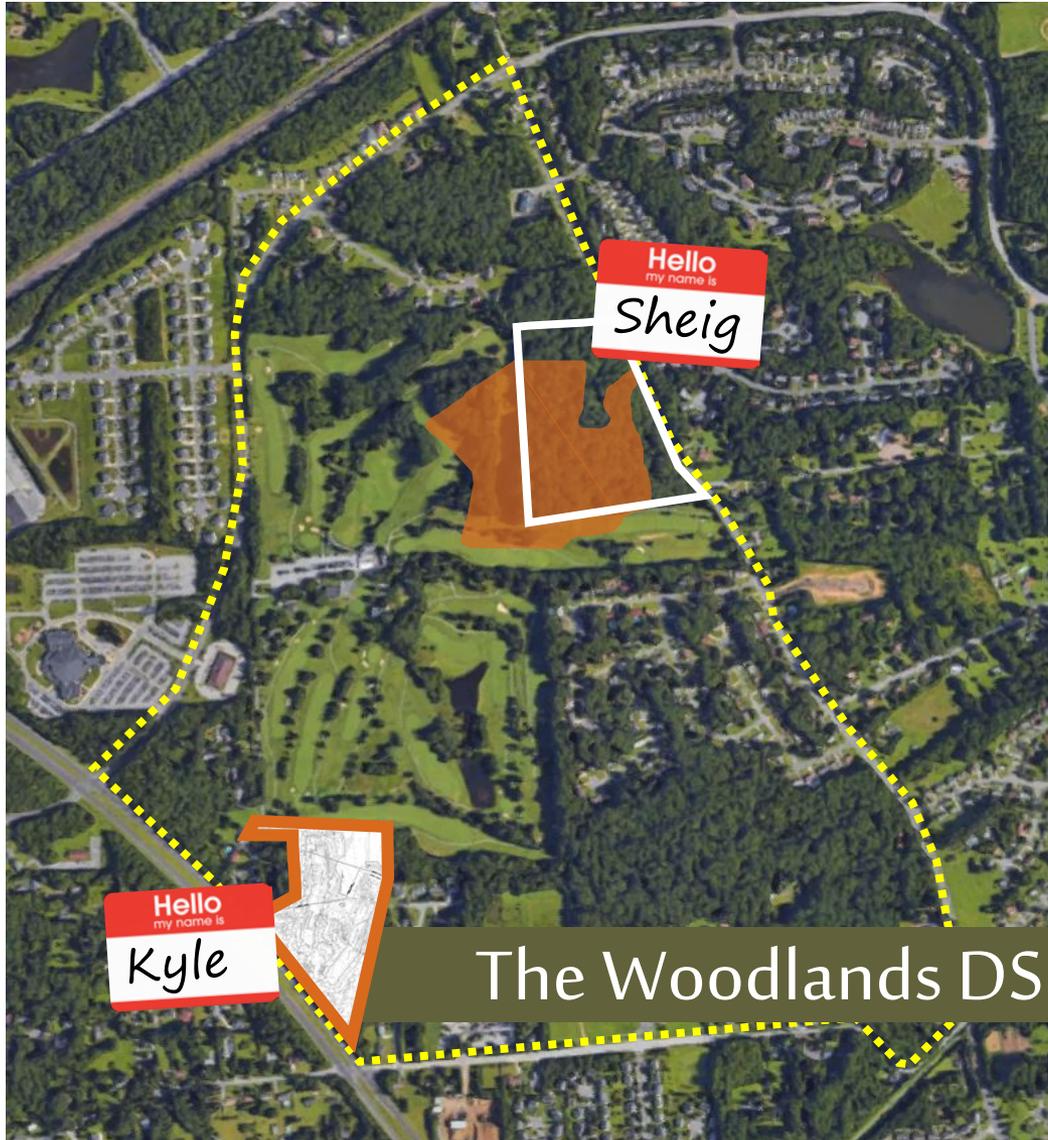


“DEVELOPMENT
PODS”





Overview of Planning and Focus Areas
History of the Sector Plan Vision
Development



The Woodlands DSP-16044



Overview of Planning and Focus Areas

History of the Sector Plan Vision

Development

Other Considerations



CR-99-2017

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
MEETING AS THE DISTRICT COUNCIL
2017 Legislative Session

Resolution No. CR-99-2017
 Proposed by Council Member Turner
 Introduced by Council Members Turner, Davis and Hartman
 Co-Sponsors _____
 Date of Introduction November 14, 2017

RESOLUTION

1 A RESOLUTION concerning
 2 Miscellaneous
 3 Amendment
 4 For the purpose of amending, pursuant to the local zoning laws for that portion of the Maryland-
 5 Washington Regional District situated in Prince George's County, Maryland, a minor
 6 amendment to the 2006 East Glenn Dale Area Sector Plan and Sectional Map Amendment—in
 7 particular, to repeal certain obsolete land use and policies for the physical development of a
 8 portion of the comprehensive plan area known as "The Area Between Prospect Hill Road and
 9 "Daisy Lane".
 10 WHEREAS, pursuant to its authority set forth in the Regional District Act within the
 11 Land Use Article, Annotated Code of Maryland, the County Council of Prince George's County,
 12 Washington Regional District in
 13 Prince George's County, Maryland
 14 on March 28, 2006, and
 15 in the Existing Ordinance of
 16 approved certain recommendations
 17 repeal Hill Road and Daisy Lane,
 18 the railroad tracks, and
 19 as in "The Area Between
 20 approved certain site specific
 21 with heavy residential uses

CB-29-2017

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
MEETING AS THE DISTRICT COUNCIL
2017 Legislative Session

Bill No. CB-29-2017
 Chapter No. _____
 Proposed and Presented by Council Member Turner
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction May 3, 2017

ZONING BILL

1 AN ORDINANCE concerning
 2 R.R. Zone and R-1C Zone
 3 For the purpose of permitting apartment housing for elderly or handicapped families in the R-1
 4 and R-1C Zones without a special exception under certain circumstances.
 5 BY enacting and amending with amendments
 6 Section 27-4810(a),
 7 The Zoning Ordinance of Prince George's County, Maryland,
 8 being also
 9 SUBTITLE 27. ZONING.
 10 The Prince George's County Code
 11 (2017 Edition, 2016 Supplement)

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 14 District in Prince George's County, Maryland, that Section 27-4810(a) of the Zoning Ordinance of
 15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be
 16 and the same is hereby repealed and amended with the following amendments:
 17 SUBTITLE 27. ZONING.
 18 PART 1. RESIDENTIAL ZONES.
 19 DIVISION 3. USES PERMITTED.





Overview of Planning and Focus Areas

History of the Sector Plan Vision

Development

Other Considerations

Public Testimony

Joint Public Hearing Testimony

3 speakers supported CR-99-2017

3 spoke in favor of retaining lower density land uses

1 voiced concern that land use changes not negatively affect certain properties planned to be developed for medium-high density uses

Written Testimony: Themes

116 Supported the Woodlands Senior Housing and Reid Temple's development activities in the area

15 Supported CR-99-2017

3 Supported R-R and lower zoning densities

LATE Written Testimony: Themes

1 Supported CR-99-2017



Overview of Planning and Focus Areas

History of the Sector Plan Vision

Development

Other Considerations

Public Testimony

Planning Board Adopted Amendments

Adopted Amendment 1.

Amend Map 5,
Approved Land Use,
by changing
the designation

Active Adult Community



Adopted Amendment 1.

Amend Map 5,
Approved Land Use,
by changing
the designation
to the

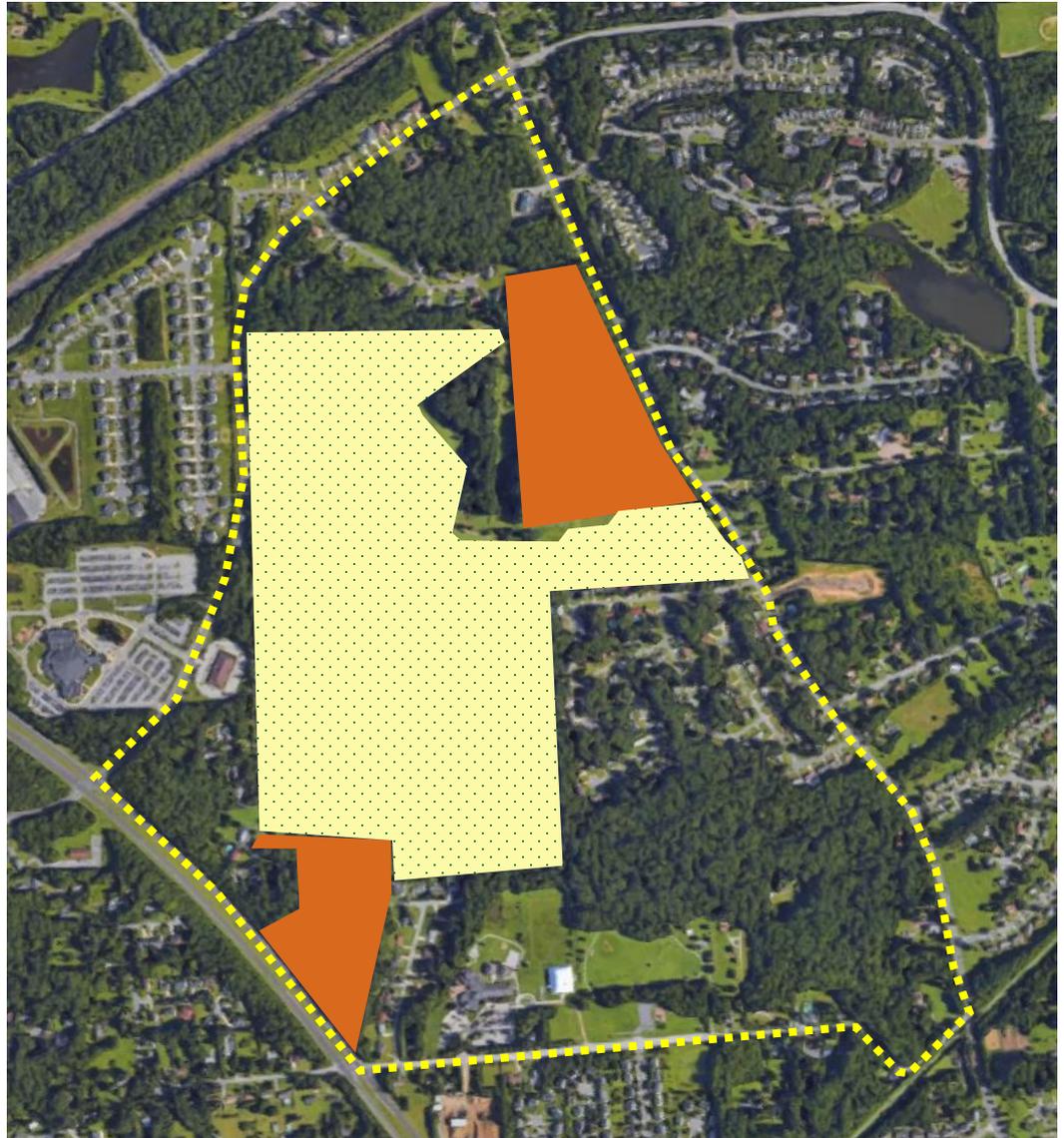
Plan 2035-compatible
Residential Medium-High



Adopted Amendment 2.

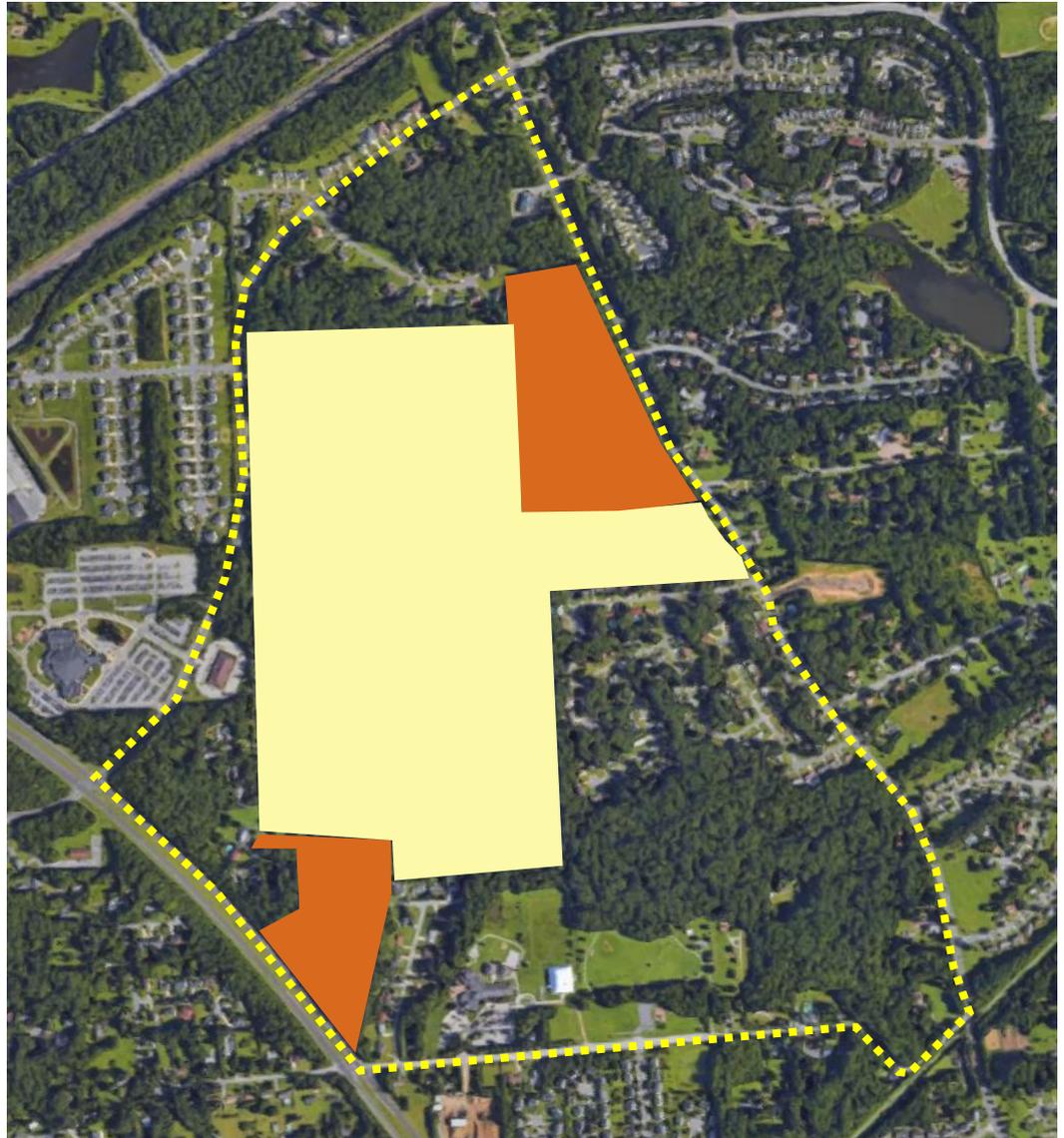
Amend Map 5,
Approved Land Use,
by changing
the designation

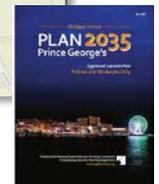
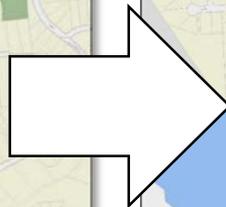
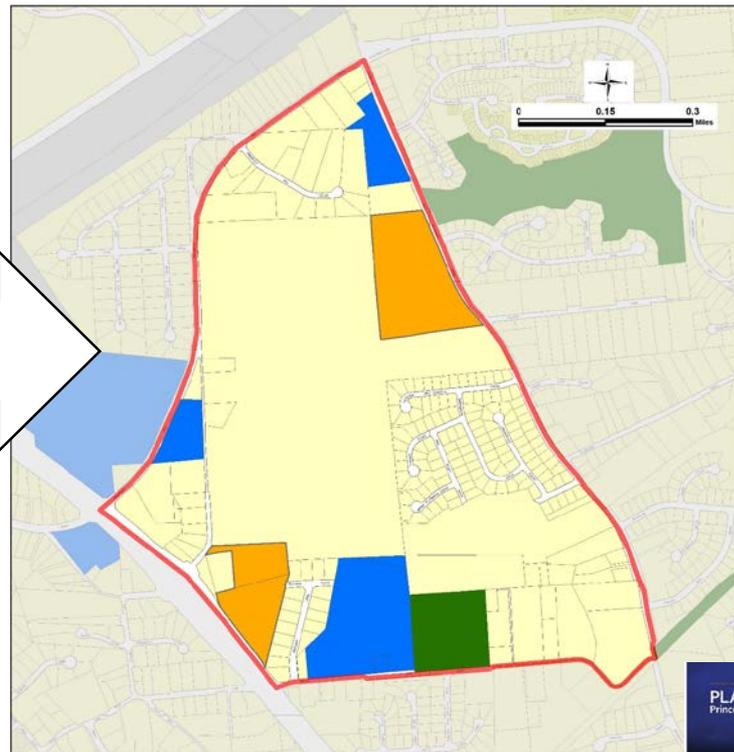
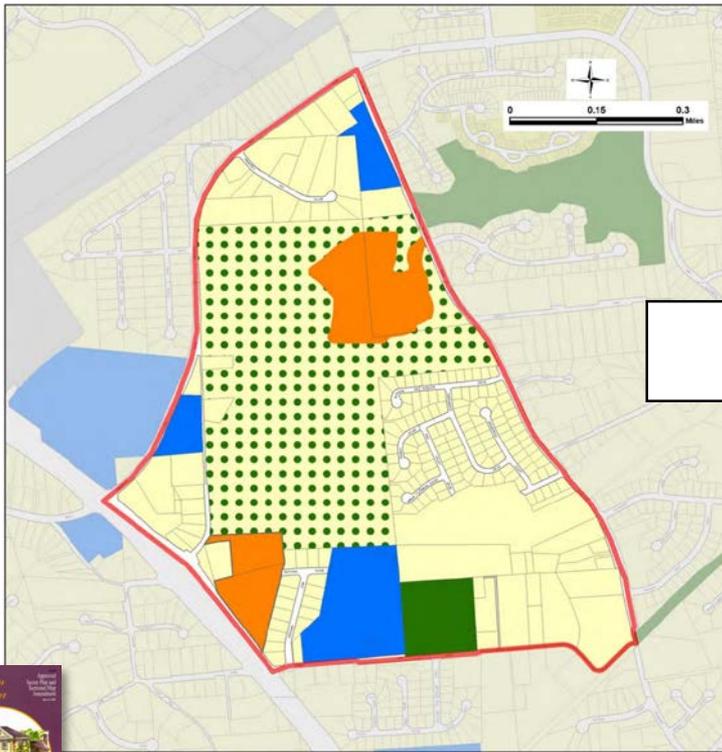
**Residential, Low-
Density/Open Space
Reservation**

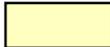


Adopted Amendment 2.

Amend Map 5,
Approved Land Use,
by changing
the designation
to the
Plan 2035-compatible
Residential Low





- | | | |
|-------------------------------------|---|--------------------------------|
| Residential, Low-Density |  | Residential Low |
| Residential, Low-Density/Open Space |  | |
| Active Adult Community |  | Residential Medium-High |
| Public, Institutional |  | Institutional |
| M-NCPPC Parkland |  | Parks and Open Space |

Adopted Amendment 3. As indicated in CR-99-2017, amend the development-specific language on pages 16-18 and replace it with:

The development concept based on R-R Zone densities may include a mix of high-quality, single-family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public.

Adopted Amendment 4. Revise and amend the strategies for “the area between Prospect Hill Road and Daisy Lane” on page 18 as follows:

- Maintain the existing character of the neighborhood by retaining and improve current uses the existing low- and medium-density land uses with attention to preservation of open spaces, woodlands, existing tree canopy, archeological areas, heritage sites, and historic vistas.
- Encourage a variety of housing types in the focus area to allow residents to age in place in the community.
- Encourage active adult communities in the R-18C zoned areas.

- ~~Adjust zoning designation for properties within this focus area via the sectional map amendment to be compatible with lot sizes except the areas proposed for an active adult community.~~
- ~~An open space reservation to protect the existing Glenn Dale Golf Course shall be established except the small portion of the existing site proposed for an active adult community.~~
- Identify potential areas that may warrant additional landscaping during the review of development applications to ensure adequate screening and buffering between land uses.

- Construct continuous on-road sidewalks and bikeways to improve pedestrian and bicycle connectivity, especially on MD 564 and Hillmeade Road. Dead-end streets are discouraged.
- Coordinate with M-NCPPC's Department of Parks and Recreation to provide recreational facilities at existing parks such as running tracks and trails. One area of focus is the Daisy Lane Neighborhood Park.
- Coordinate with the Department of Public Works and Transportation to identify areas where additional pedestrian safety measures are warranted.



Overview of Planning and Focus Areas

History of the Sector Plan Vision

Development

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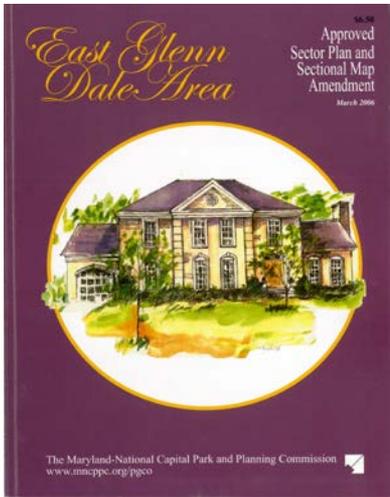
Next Steps

On or before April 24

District Council Resolution of Approval or Amendments

Within 30 days of approval

Post-Approval Public Notice



East Glenn Dale Area

Approved Sector Plan

Minor Amendment CR-99-2017

