

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2009 Legislative Session

Resolution No. CR-49-2010
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dean, Harrison and Exum
Co-Sponsors _____
Date of Introduction June 1, 2010

RESOLUTION

1 A RESOLUTION concerning
2 Subregion 4 Master Plan and Sectional Map Amendment

3 For the purpose of approving with amendments, as an Act of the County Council of Prince
4 George’s County, Maryland, sitting as the District Council, the Master Plan and Sectional Map
5 Amendment (SMA) for Subregion 4, thereby defining long-range land use and development
6 policies, and setting forth and adopting detailed zoning proposals in Planning Areas 72, 75A,
7 and 75B for the area generally bounded by the US 50 to the north, the Capital Beltway to the
8 east, Suitland Parkway to the south, and the District of Columbia to the west.

9 WHEREAS, upon approval by the District Council the Master Plan and Sectional Map
10 Amendment for Subregion 4 will replace the 1985 *Approved Master Plan for Suitland-District*
11 *Heights and Vicinity, Planning Areas 75A and 75B*, the 1993 *Approved Master Plan and*
12 *Sectional Map Amendment for Landover and Vicinity (Planning Area 72)*; update the 2000
13 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center*
14 *and Vicinity*, the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan*
15 *Boulevard and Largo Town Center Metro Areas*; and builds upon the 2006 *Central Avenue*
16 *Corridor Development Strategy Planning Study*, the 2007 *Greater Central Avenue Public*
17 *Facilities Implementation Plan*, the 2009 *New Carrollton Preliminary Transit District*
18 *Development Plan and Proposed Transit District Overlay Zoning Map Amendment*, the 2005
19 *Approved Sector Plan and Sectional Map Amendment for the Tuxedo Road/Arbor*
20 *Street/Cheverly Metro Area*, the 2006 *Approved Suitland Mixed-Use Town Center Development*
21 *Plan*, and the 2009 *Approved Marlboro Pike Plan and Sectional Map Amendment*), the 2002

1 *Prince George's County Approved General Plan, the 1983 Functional Master Plan for Public*
2 *School Sites, the 1992 Prince George's County Historic Sites and Districts Plan, the 2005*
3 *Countywide Green Infrastructure Functional Master Plan, the 2008 Approved Public Safety*
4 *Facilities Master Plan, and the 2009 Master Plan of Transportation; and*

5 WHEREAS, on September 16, 2008, in Council Resolution CR-80-2008, the County
6 Council of Prince George's County, Maryland, sitting as the District Council, directed The
7 Maryland-National Capital Park and Planning Commission to prepare a new Subregion 4 master
8 plan and sectional map amendment, in order to develop a comprehensive approach to
9 implementing the recommendations of the 2002 General Plan and to ensure that future
10 development is consistent with County growth policies; and

11 WHEREAS, on September 16, 2008, the District Council endorsed the Goals, Concepts and
12 Guidelines and the Public Participation Program prepared by the Planning Board pursuant to
13 Section 27-643 of the Zoning Ordinance; and

14 WHEREAS, staff held over 20 key community meetings in the Subregion 4 Master Plan
15 Area between August 2008 and February 2009. Some of the meetings were focused on the
16 living and industrial areas and some on the specific challenges and opportunities regarding the
17 eight centers that were identified in the 2002 General Plan for Prince George's County. In
18 addition, staff attended more than 20 other meetings and events in the community to share
19 information with the municipalities, civic associations, and community organizations during the
20 planning process to involve the community in the preparation of the plan; and

21 WHEREAS, on March 31, 2009, the District Council granted an extension of time to
22 complete additional analysis pursuant to Section 27-644(a) (3) of the Zoning Ordinance; and

23 WHEREAS, the Planning Board granted permission to print the Preliminary Subregion 4
24 Master Plan and Proposed Sectional Map Amendment on July 16, 2009; and

25 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for
26 public facilities were referred to the County Executive and the District Council for review, and
27 on October 20, 2009 the District Council subsequently did not find any inconsistencies between
28 the proposed public facilities in the master plan proposal by CR-79-2009; and

29 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
30 hearing on the Preliminary Subregion 4 Master Plan and Proposed Sectional Map Amendment
31 on September 9, 2009; and

1 WHEREAS, on November 12, 2009 the Planning Board held a work session to consider the
2 public hearing testimony; and

3 WHEREAS, on December 3, 2009, the Planning Board adopted the master plan and
4 endorsed the sectional map amendment with revisions, in response to the public hearing
5 testimony, as described in Prince George's County Planning Board Resolution PGCPB No. 09-
6 163, and transmitted the adopted master plan and sectional map amendment and supporting
7 documents to the District Council on January 4, 2010; and

8 WHEREAS, on February 2, 2010, the District Council held a work session to review
9 Planning Board recommendations on public hearing testimony, proposed amendments to the
10 adopted plan and endorsed sectional map amendment, and hold a second joint public hearing to
11 allow public comments on the proposed amendments; and

12 WHEREAS, on March 2, 2010, the District Council approved resolution CR-15-2010,
13 proposing amendments to the adopted plan and endorsed sectional map amendment and
14 authorizing a second public hearing on March 30, 2010; and

15 WHEREAS, on March 30, 2010, the District Council and the Planning Board held a duly
16 advertised joint public hearing on the proposed amendments contained in CR-15-2010, and
17 received comments on the proposed amendments; and

18 WHEREAS, on April 29, 2010, the Planning Board reviewed the digest of testimony from
19 the March 30, 2010 hearing and transmitted comments on the proposed amendments to the
20 District Council in accordance with Section 27-646(a)(3) of the Zoning Ordinance; and

21 WHEREAS, the District Council has reviewed several comprehensive design zone proposals
22 and finds the proposals to be in general conformance with the land use recommendations of the
23 Adopted Subregion 4 Master Plan; and

24 WHEREAS, it is the imminent intent of the District Council and Planning Board to
25 comprehensively examine the land uses within the Central Avenue Corridor through a Sector
26 Plan and Sectional Map Amendment process that has been funded as a part of the Maryland-
27 National Capital Park and Planning Commission Planning Department's Fiscal Year 2010-2011
28 Work Program budget; and

29 WHEREAS, the District Council recognizes that its actions to approve the comprehensive
30 design zones as described in this sectional map amendment and approve a Basic Plan for each
31 development which, combined with policies and strategies in the plan text becomes the basis on

1 which the second phase, Comprehensive Design Plan, and third phase, Specific Design Plan(s),
2 will be processed as a continuing development sequence.

3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County,
4 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
5 District in Prince George's County, Maryland, that the Subregion 4 Master Plan and Sectional
6 Map Amendment as adopted and endorsed on December 3, 2009, by PGCPB No. 09-163, are
7 hereby approved, with the following amendments and revisions:

AMENDMENT 1**Rezone I-1, C-M Zone to I-3 Zone****SMA Change #:** LB21 (item 38)**Existing Use:** Trailer parking lot**Location:** 6111-6181 Sheriff Road**Existing Zone:** I-1, C-M **Endorsed SMA:** I-4**Property size:** 17.68 acres**Account:** 2093045, 2001741, 2032217, 3717139, 2005825,
3717147, 2001733**Tax map (TM):** 066C1**AMENDMENT 2****Rezone R-R Zone to I-1 Zone****SMA Change #:** none**Existing Use:** Undeveloped land , Residential, Industrial**Location:** South of Pennsylvania Avenue (MD-4), west of
Forestville Road across from Penn Belt Industrial Center**Existing and Endorsed SMA Zone:** R-R,**Property size:** 8.96 acres**Account:** 0643387, 0625012, 0461699, 0632059, 0625012,
0488155, 0625012, 0447433, 0447433, 0444620, 0444620,
0444620, 0460501, 0460519, 0424994,**Tax map (TM):** 089F2**AMENDMENT 3****Rezone R-80 Zone to I-2 Zone lots 8-30****SMA Change #:** none**Existing Use:** Undeveloped land, Residential, Industrial**Location:** South of Pennsylvania Avenue (MD-4), west of
Forestville Road across from Penn Belt Industrial Center**Existing and Endorsed SMA Zone:** R-80**Property size:** 1.49 10.45acres**Account:** 0478818, 0478859, 0555292**Tax map (TM):** 089F2

AMENDMENT 4

Rezone C-M Zone to C-S-C Zone
SMA Change #: LA8 (item 45)
Existing Use: Undeveloped land
Location: 8247 Landover Road
Existing Zone: C-M Endorsed Proposed SMA: R-T
Property size: 3.7146 acres
Account: 1557313, 1391226
Tax map (TM): 060A2

AMENDMENT 5

Rezone R-55 Zone to R-T Zone
SMA Change #: none
Existing Use: Undeveloped land
Location: 524 and 600 Brightseat Road
Existing Zone: R-55 Endorsed Proposed SMA: R-55
Property size: 4.58 acres
Account: 2000131, 2000149, 1997527
Tax map (TM): 067C2

AMENDMENT 6

Rezone R-80 Zone to R-T Zone
SMA Change #: none
Existing Use: Undeveloped land
**Location: South of Pennsylvania Avenue (MD-4), west of
Forestville Road across from Penn Belt Industrial Center**
Existing Zone: R-80 Endorsed Proposed SMA: R-80
Property size: 31.592 acres
Account: 478826, 478792, 478800, 478784
Tax map (TM): 089F2

AMENDMENT 7

Rezone I-1 Zone to C-S-C Zone
SMA Change #: none
Existing Use: Retail Shopping Center
Location: 7905 Central Ave
Existing Zone: I-1 Endorsed Proposed SMA: I-1
Property size: 5.8323 acres
Account: 2964286
Tax map (TM): 067A4

AMENDMENT 8

Rezone I-1 Zone to C-S-C Zone
SMA Change #: LE6
Existing Use: Retail Shopping
Location: 8811 Hampton Mall Drive
Existing Zone: I-1 Endorsed Proposed SMA: M-X-T
Property size: 12.34 acres
Account: 1441039, 1441740, 1441427
Tax map (TM): 067C4

AMENDMENT 9

Retain the C-S-C Zone
SMA Change #: LE6
Existing Use: Retail Shopping
Location: 150 Hampton Park Blvd
Existing Zone: C-S-C Endorsed Proposed SMA: M-X-T
Property size: 10.5382 acres
Account: 2925758
Tax map (TM): 067C4

AMENDMENT 10

Rezone C-S-C Zone to C-M Zone
SMA Change #: none
Existing Use: Retail Shopping
Location: southwest quadrant of the interchange formed by
Richie-Marlboro Road and the Capital Beltway (I-495/I-95)
Existing and Endorsed SMA Zone: C-S-C
Property size: 14.5 acres
Account: 3806759
Tax map (TM): 074D4

AMENDMENT 11

Rezone C-M Zone to R-80 Zone
SMA Change #: none
Existing Use: Undeveloped Land
Location: 6607 Sheriff Road
Existing Zone: C-M Endorsed Proposed SMA: C-M
Property size: 1.2 acres
Account: 3274446
Tax map (TM): 066D1

AMENDMENT 12

Retain R-80 Zone and remove from DDOZ boundary
SMA Change #: LB22
Existing Use: Church Parking
Location: 6607 Sheriff Road
Existing Zone: R-80 Endorsed Proposed SMA: M-U-I
(with DDOZ)
Property size: acres
Account: 1454362, 1454362
Tax map (TM): 066D1

AMENDMENT 13 CENTRAL AVENUE EAST DEVELOPMENT DISTRICT OVERLAY ZONE (DDOZ)

Classify industrially-zoned land generally located along the frontage of Central Avenue between Hampton Park Boulevard and Richie Marlboro Road in a Development District Overlay Zone (DDOZ) as a Business Park Character Area. The purpose of this DDOZ is to establish regulations that supplement the regulations of the underlying industrial zones. The proposed DDOZ regulations for the Business Park Character Area will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting,

building intensity and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an attractive, low-intensity functional business park that provides a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area. ATTACHMENTS A, B, and C contain detailed descriptions of the affected properties and proposed regulations.

Modify the Table of Uses Permitted for the Central Avenue DDOZ, to permit “Vehicle, boat or camping trailer repair and service station, and the sales of parts and tires which may include: (i) Installation of parts within a wholly enclosed building.” Modify the Table of Uses Permitted for the Central Avenue DDOZ, to permit “Vehicle, boat, or camping trailer sales, or boat or camping trailer including the outdoor display of vehicles.” The indoor sale of vehicles and the storage of working vehicles behind buildings, so that they are not visible from the public right-of-way, would be allowed. Modify the DDOZ language and design standards to prohibit the display of vehicles outdoors, in the front of buildings. All outdoor storage must be at the rear of the lot and not visible for the street. Indoor display of vehicles in an enclosed showroom is allowed.

AMENDMENT 14

Modify the text on page 156 to read as follows:

“A new, urban mixed use community occupies the former Summerfield housing development, north of the riparian zone, and lies within close proximity to the Metro. The development’s internal street grid is enhanced with additional north/south connections which break up the block pattern and allow for more efficient pedestrian movement. Small pockets of open space are interspersed throughout this urban neighborhood, which comprises townhouses and small apartments, no more than three stories high. In the event that that entire Summerfield housing development is proposed for redevelopment under a single application, the Regulating Plan shall include the entire property.”

AMENDMENT 15

Modify the text on page 367, revise the first implementation strategy to read as follows:

“Encourage redevelopment of the northern portion of the Summerfield site to be consistent with the long range development plans presented in the FedEx Field redevelopment scenario in Chapter 12: Urban Design Concept Plans or with the Regulating Plan designed in accordance with the vision presented in Chapter 6: Centers and Corridors.”

AMENDMENT 16

Insert the following text on page 106, before the section break for Living Areas E and F (Zone 3)

Living Area B: Special Focus on COMMUNITY HEALTH AND WELLNESS

GOAL

Living Area B within Subregion 4 is developed in a way that benefits the overall health and wellness of its residents. Residents and visitors to Living Area B have access to healthy foods, reliable transportation, safe places to walk and exercise, entertainment and recreational venues, employment opportunities, and housing options that promote healthy choices.

BACKGROUND

Much of Subregion 4 currently lacks the type of compact development, pedestrian connectivity, variety of land uses, housing options, recreational opportunities, and environmental

enhancements that support the health and well-being of residents and visitors. County residents have expressed that, beyond access to high-quality and affordable health care services, a community environment that fosters health and disease prevention should be a priority consideration for land use policies. This includes access to healthy foods, reliable transportation, safe places to walk and exercise, and employment and housing options that help individuals to make healthy choices. Notably, the Consumer Health Foundation, the principal private foundation concerned about health access for poor and vulnerable populations in the Washington metropolitan area, recently conducted a series of community health speakouts, out of which came the concept of wellness opportunity districts. These districts would be designated neighborhoods where incentives and policies would be provided, consistent with the smart growth philosophy, to support health and wellness within the community. It is recommended that a pilot wellness zone be established in Living Area B within Subregion 4, for focused development and redevelopment initiatives along with programs to improve the quality of life of residents in this area. The goal is to ultimately expand this effort to the entire subregion and county.

OBJECTIVES

- Consider community health and wellness as land use policies are developed and implemented.
- Establish the public infrastructure system so that parks, restaurants, shops, schools, libraries, and other community resources are conveniently located and physically accessible.
- Ensure the transportation network is multimodal and sustainable.
- Make quality, affordable housing available in Living Area B within Subregion 4.
- Encourage local living wage jobs and business ownership.

Policy 1:

Land uses permitted in Living Area B will be developed in a way that benefits the overall health and wellness of the community.

Strategy:

- Fast food establishments with drive-through windows are not allowed and fast food establishments without drive-through windows must provide healthy choice offerings such as fresh fruit, vegetables, salads, etc., as their lowest priced menu items.

Policy 2:

Since Living Area B within Subregion 4 is a targeted wellness district, public schools should provide an array of activities and choices that promote the overall health and wellness of the community.

Strategies:

- Physical education, art and music curriculums should be provided as mechanisms to relieve stress, elevate grades, and develop self esteem.
- Leadership mentoring programs, such as Youth Councils, should be funded, created, and expanded to cultivate a next generation of community leaders.

- Healthy food options should be offered in school vending machines.

Policy 3:

Initiate a health and wellness program for Living Area B within Subregion 4.

Strategies

- Designate Living Area B within Subregion 4 a wellness opportunity district in which incentives and policies would be provided, in a manner similar to Maryland Smart Growth policies, to support and encourage health and wellness in the area.
- Undertake a health impact assessment to provide unbiased information about anticipated health benefits and costs of proposed development activities for Living Area B within Subregion 4 and apply the results to urban design and transportation policies.
- Establish health and wellness objectives and a set of measures and targets to gauge the progress in achieving the objectives.
- Make available grants or loans to support the implementation of initiatives to benefit the health and wellness of the residents.
- Provide incentives for developers to do health impact assessments and provide health and wellness amenities as a part of development process.
- Develop a public education and community participation process to ensure involvement in making decisions that impact the health and wellness of its members.
- Promote walking and biking by emphasizing resources for pedestrians and cyclists instead of automobiles, including bicycle parking, bicycle storage units, benches, tables, and drinking fountains.
- Provide incentives for developers to include shower and changing facilities for those who commute to work on bicycles.
- Encourage car share programs to establish outlets in Living Area B within Subregion 4.
- Integrate walking and biking into the assessment of motor vehicle and mass transit transportation policies.
- Develop economic incentives to support a diverse mix of uses, affordable housing, and employment at livable wages at and around Living Area B within Subregion 4.
- Require appropriate buffers and environmental controls and enforce regulations to minimize adverse impacts of industrial and light industrial uses.
- Require that development proposals demonstrate their ability to provide a ready access to a variety of community resources, such as grocery stores, parks, housing, and employment opportunities.
- Encourage development that supports a healthy economy that provides a variety of living wage jobs.

AMENDMENT 17:

On page 402, add language that states, “To realize the full intent of future development potential at the General Plan Centers there will need to be additional study for the conceptual regulating plan to be finalized in accordance with Subtitle 27A of the Prince George’s County Code.”

AMENDMENT 18:

On page 241. Modify I-413, facility Name from [Hampton Park Boulevard/ Kaverton Road] to Hampton Boulevard. Insert a new row after I -413 to read:

I-414; Kaverton Road; C-430 to Marlboro Pike; 70; 2 to 4

AMENDMENT 19:

On page 240, insert a new row after C-429 to read:

C-430; D’Arcy Road; Capital Beltway to Ritchie- Forestville Road; 80; 4

AMENDMENT 20:

On table 8-10: “Recommended Highway Improvements at Buildout” on page 239, change [A-29] to MC-401 with 100 feet Right of way and 4 lanes in lieu of [120 feet Right of way and 6 lanes],

AMENDMENT 21:

On table 8-10: “Recommended Highway Improvements at Buildout” on pages 239-241, delete the Road ID’s and descriptions for the following [A-34, A-39, C-226, P-207, P-209, P-300, I-203, I-204, I-206, I-207, I-305] as they are not in Subregion 4.

AMENDMENT 22:

On page 240, change [C-428] to P-403 with 60 feet Right of way and 2 lanes in lieu of [80 feet Right of way and 2 to 4 lanes].

AMENDMENT 23:

Amend the Urban Design Standards which begin on page 537 to include the Central Avenue East Development District Overlay Zone (DDOZ)

AMENDMENT 24:

Add a symbol to designate gateway at I-295 and Eastern Avenue on page 60 of the plan.

AMENDMENT 25:

Pages 513-517. Include I-1 when describing the uses included in the Development District Overlay Zone.

AMENDMENT 26:

Page 514, replace the text under the heading “Exceptions” with the following:

1. Legally existing development. Until a site plan is submitted, all buildings, structures, and uses which were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the development district standards and from site plan review and

are not nonconforming. However, if a permit application is submitted and it is determined that the legally existing building, structure or use has been discontinued for more than 180 day in accordance with Section 27-241(c), it shall comply with all applicable Development District Standards and site plan review.

Until a site plan is submitted, active shopping centers with freestanding commercial uses on perimeter pod sites are also exempt from the DDOZ standards and from site plan review and are not nonconforming. However, the issuance of a Building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering, and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by the streetscape standards of this DDOZ, or as determined under an Alternative Compliance procedure per Section 1.3 of the Landscape Manual. The plan recommends that shopping center owners consider developing plans for the phased redevelopment of their properties to new mixed-use urban places.

2. Legally existing parking and loading. Until a site plan is submitted, all legally existing parking and loading spaces in the development district that were lawful and not nonconforming on the date of the SMA approval are exempt from the development district standards and site plan review, need not be reduced, and are not nonconforming.
3. Single-family residential dwellings. Additions to single-family residential dwellings are exempt from the development district standards and site plan review, if the residential use continues.
4. Multifamily development. An addition to a multifamily residential structure that was lawful and not nonconforming on the date of the SMA approval is exempt from the development district standards and site plan review if the addition (and accumulated sum of all additions since approval of the SMA) does not increase the gross floor area (GFA) by more than 15 percent or 5,000 square feet, whichever is less.
5. Nonresidential development. An addition to a nonresidential structure that was lawful and not nonconforming on the date of the SMA is exempt from the development district standards and site plan review, if the addition (and the accumulated sum of all additions since the approval of the SMA) does not increase the GFA by more than 15 percent or 1,500 square feet, whichever is less.
6. Parking facilities. Resurfacing, restriping, or adding landscaping to parking facilities not required by the standards are exempt from the development district standards and site plan review, if the facilities were lawful and nonconforming on the date of SMA approval and remain in conformance with all previous applicable regulations.
7. Nonconforming buildings, structures, and uses. Restoration or reconstruction of a nonconforming building or structure, or a certified non-conforming use, is exempt from the development district standards and from site plan review if it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.

Except for improvements listed in “8. General”, below, a property may not expand a certified nonconforming use or a use or a structure that was lawful on the date of the SMA approval but does not conform to the development district standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the

sector plan.

8. General. The following are exempt from the development district standards and site plan review if the existing or proposed use is permitted:

- a. Permits for alternation or rehabilitation, with no increase of the existing gross floor area
- b. Canopies
- c. Fences of six feet in height or less for rear and side yards and made of wood or masonry (not concrete block) are exempt
- d. Decks
- e. Ordinary maintenance
- f. Changes in occupancy
- g. Changes in ownership

9. Signs. Signs in a development requiring a detailed site plan will be reviewed in the site plan process. Signs for development not otherwise requiring a detailed site plan will be reviewed in the permit review process for compliance with the development district standards.

AMENDMENT 27:

Add the following description to page 339, for the Walker Mill Business Park

- 3. Develop a civic/institutional use as the focal point for a new mixed used development. As the development occurs on the site, ensure that the parking is accessed from Rochell Avenue and/or Hazelwood Drive.

AMENDMENT 28:

On page 540, the M-U-I Development District Standards, add:

- * A solely commercial or institutional building may be one story in height.
- *** Build-to-Line- variations to the build-to-line may be considered for phased or institutional developments, where the variation allows for future buildings to be constructed or landscape features to be installed.

AMENDMENT 29:

Revise plan text and maps as appropriate to show consistency between any District Council rezoning, the proposed land use map, and any related text maps and illustrations.

AMENDMENT 30:

Rezone C-M Zone to C-S-C Zone
SMA Change #: LF8
Existing Use: Undeveloped Land
Location: 5700 Suitland Road
Existing Zone: C-M **Endorsed Proposed SMA:** R-T
Property size: 1.116 acres
Account: 0611103, 436451
Tax map (TM): 089B1 Parcels 1 and 207

AMENDMENT 31:

Remove the Development District Overlay Zone for the Walker Mill Business Park (“WMBP”). Specifically, remove the Opportunity Site 8(Zone 2) Description for WMBP and remove associated zoning changes on Pp. 335-39 of the Plan to retain existing zoning for the following properties:

LD5 and LD6 on Page 480-81
LD7 on Page 481
LE17, LE18, and LE19 on Pp. 500-01
LE20 on Page 502
LE21 on Page 503
LE 22 on pages 504-05

AMENDMENT 32:

Remove all recommendations in Chapter 13, Plan Implementation, related to the Walker Mill Business Park, including the Action Items on Pp. 359-62.

AMENDMENT 33:

Add a new recommendation in Chapter 13, Plan Implementation, regarding the Walker Mill Business Park, to include a recommendation for a future plan, including a Sectional Map Amendment for the Walker Mill Business Park site.

AMENDMENT 34:

SMA Change #: LE3, Portions of LE2
Existing Use: Industrial
Location: 7000, 7902, 8000, 8004 Walker Mill Drive
Existing Zone: I-1 **Endorsed Proposed SMA:** R-T
Property size: 4.54 acres
Account: 2093771, 2000446, 2098754, 2024305
Tax map (TM): 074A1
Proposed Zone: retain I-1

AMENDMENT 35:

Make technical amendments to the Development District Overlay Zone Table of Uses Permitted to ensure consistency with revisions to the Zoning Ordinance for Eating and Drinking Establishments pursuant to CB-19-2010.

- 1 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
- 2 text and map revisions to correct identified errors, reflect updated information and revisions, and
- 3 incorporate the zoning map changes reflected in this Resolution.
- 4 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to
- 5 the Zoning Ordinance and to the official zoning map for the Maryland-Washington Regional
- 6 District in Prince George’s County, Maryland. The zoning changes approved by this Resolution
- 7 shall be depicted on the official zoning map of the County.
- 8 BE IT FURTHER RESOLVED that the approval of this Sectional Map Amendment shall
- 9 repeal and readopt with amendments that portion of the Zoning Map encompassed by the
- 10 Amendment, and that the conditions and findings attached to previously approved zoning
- 11 applications are considered part of this Sectional Map Amendment where the previous zoning

1 category has been maintained and noted on the Zoning Map.

2 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
3 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
4 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
5 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
6 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
7 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
8 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
9 clause, section, zone, zoning map, or part had not been included therein.

10 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
11 adoption.

Adopted this 1st day of June, 2010.

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: _____
Thomas E. Dernoga
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

NOTE: ATTACHMENTS A, B AND C AVAILABLE AS AN INCLUSION FILE IN LIS

Underscoring indicates language added to the Adopted Subregion 4 Master Plan and Endorsed Sectional Map Amendment. [Brackets] indicate language deleted from the Adopted Subregion 4 Master Plan and Endorsed Sectional Map Amendment.