

PGCPB No. 2023- [insert resolution number]

R E S O L U T I O N

WHEREAS, the Prince George’s County Zoning Ordinance provides procedures for the comprehensive rezoning of all planning areas in Prince George’s County by adoption of a Sectional Map Amendment; and

WHEREAS, on January 18, 2022, the County Council of Prince George’s County, Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the Zoning Ordinance in effect on that date, adopted CR-123-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of the *West Hyattsville-Queens Chapel Sector Plan*; and

WHEREAS, the boundaries of this Sectional Map Amendment are congruent to those of the West Hyattsville-Queens Chapel Sector Plan and are depicted on Map 1 of this Resolution; and

WHEREAS, pursuant to Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with the West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, this Sectional Map Amendment covers the portion of the Prince George’s County Zoning Map identified in Map 1 of this Resolution within Planning Area 68, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, the Zoning Map for this plan area became effective on April 1, 2022, pursuant to Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, approved on November 29, 2021; and

WHEREAS, comprehensive rezoning of portions of the plan area previously occurred on May 23, 2006, pursuant to approval of CR-57-1998, the *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*; on November 30, 2004, pursuant to approval of CR-78-2004, the *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District*, and on May 17, 1994, pursuant to CR-45-1994, the *Approved Master Plan and Sectional Map Amendment for Planning Area 68*; and

WHEREAS, additional amendments of the Zoning Map are necessary to implement, and bring the zoning of the West Hyattsville-Queens Chapel Sector into conformance with, the concurrent Sector Plan; and

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of this Sectional Map Amendment for which a change in zoning is proposed of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to Sections 27-3407(b) and 27-3502(d)(3) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within 1 mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, no property was zoned by zoning map amendment within five years prior to the initiation of this Sectional Map Amendment, therefore, the limitation in Section 27-3503(a)(5)(A) of the Zoning Ordinance does not apply; and

WHEREAS, Section 27-3503(a)(5)(B) of the Zoning Ordinance provides that no property may be zoned to a less intense category if, based on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use, but this zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, and in recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal; and

WHEREAS, the property at 2308 Chillum Road, Tax Map and Grid 49E1, Tax Account 1882810, Parcel A-15 is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 13 below; and

WHEREAS, the property at 4501 Eastern Avenue, Tax Map and Grid 49D2, Tax Account 1902337, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 17 below; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the District Council shall be postponed until final action on this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3502(d)(2) of the Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment as authorized by the Planning Board on July 28, 2022, concurrent to the Staff Draft West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, pursuant to Section 27-3502(d)(3) of the Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, Section 27-3502(g)(9) of the Zoning Ordinance permits the District Council to approve any portion of this Sectional Map Amendment that is contrary to the recommendation of a municipality concerning land within its boundaries by a two-thirds majority vote; and

WHEREAS, the purpose of the proposed West Hyattsville-Queens Chapel Sectional Map Amendment is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the West Hyattsville-Queens Chapel Sector; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse this Sectional Map Amendment for the West Hyattsville-Queens Chapel Sector by this resolution and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County;

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George's County Zoning Ordinance, a copy of this endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Sectional Map Amendment has been prepared in accordance with the requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the *West Hyattsville-Queens Chapel Sector Plan*:

**Table 1: Comprehensive Rezoning Changes**

<b>Change</b>	<b>Zoning Change</b>	<b>Acreage</b>
1	RSF-65 to RTO-H-E	13.21
2	RSF-65 to RSF-A	0.98
3	LTO-C to LTO-E	18.41
4	RSF-65/LTO-E to LTO-E	2.00
5	CGO to CN	0.81
6	RSF-65 to ROS	2.03
7	CGO to CN	4.97
8	CGO to CN	1.26
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
10	RMF-20 to RMF-48	24.75
11	LTO-E to CS	1.80
12	LTO-C/LTO-E to CS	5.50
13	LTO-C to CS	2.32
14	LTO-C to ROS	2.05
15	AG, LTO-E, and RSF-65 to ROS	22.31
16	AG to ROS	11.84
17	CGO/RSF-65 to CN	10.17
18	RMF-20 to RMF-48	4.38
19	CGO to LTO-E	0.29
20	LTO-E to LTO-C	12.77
21	RMF-20/RMF-48 to LTO-E	10.68
22	RMF-48 to ROS	6.62
23	AG to ROS	0.47
24	RCO/AG to RCO/ROS	1.06
25	RCO/AG to RCO/ROS	0.49
26	RCO/AG to RCO/ROS	0.16
27	RCO/AG to RCO/ROS	0.13
28	RSF-65 to RSF-A	0.11

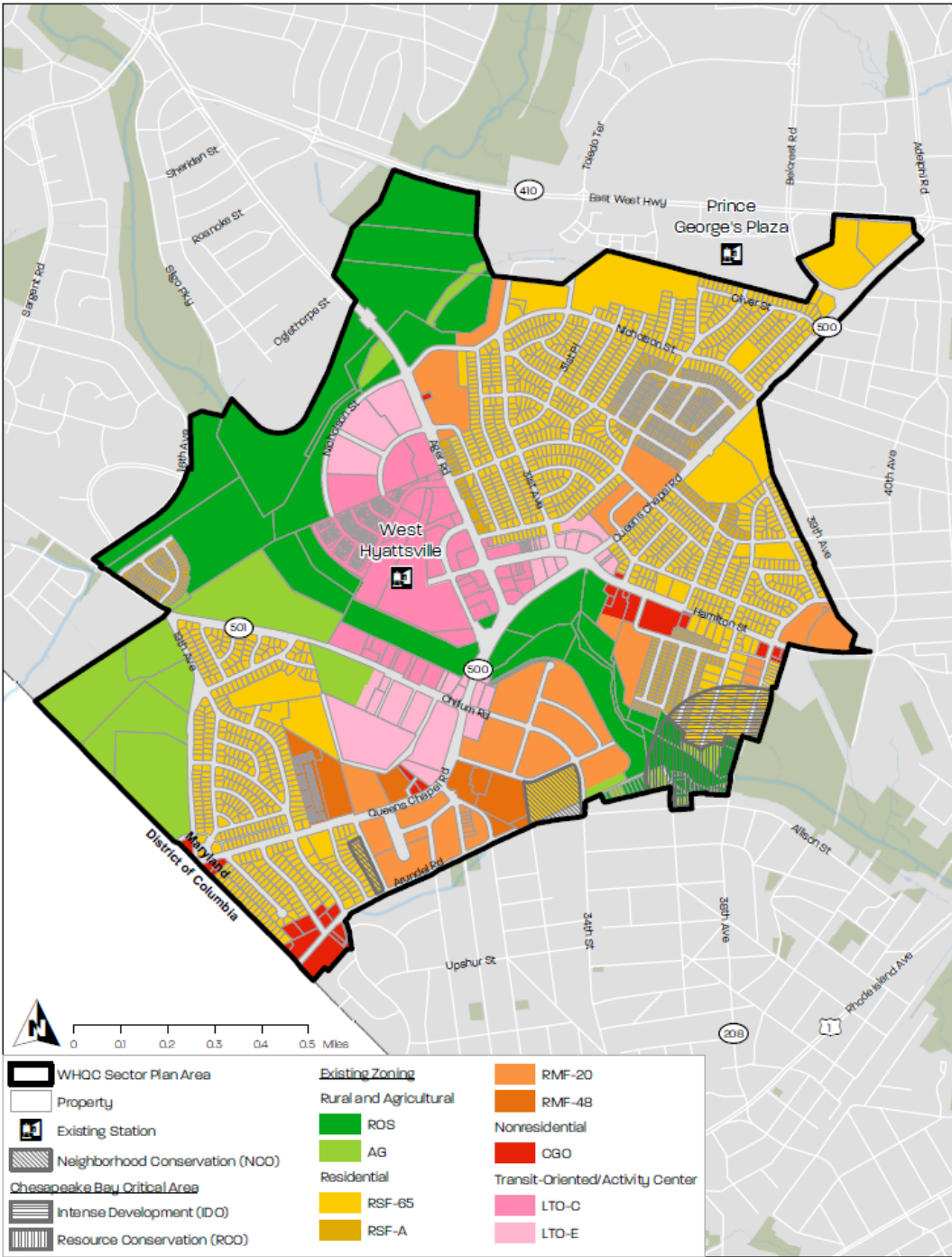
**Table 2: Zoning Inventory (in acres), Base Zones**

<b>Zoning Class</b>	<b>Proposed Acreage</b>	<b>Existing Acreage</b>	<b>Change in Acreage</b>
RTO-H-E	13.21	0	13.21
RSF-A	46.89	45.80	1.09
LTO-C	60.99	74.45	-13.46
LTO-E	65.14	51.77	13.37
CN	17.21	0	17.21
ROS	249.20	202.04	47.16
RMF-48	49.62	22.76	26.86
CS	9.62	0	9.62
RSF-65	272.39	303.45	-31.06
CGO	1.19	18.19	-17.00
RMF-20	48.26	90.45	-42.19
AG	72.70	93.40	-20.70

**Table 3: Zoning Inventory (in acres), Overlay Zones**

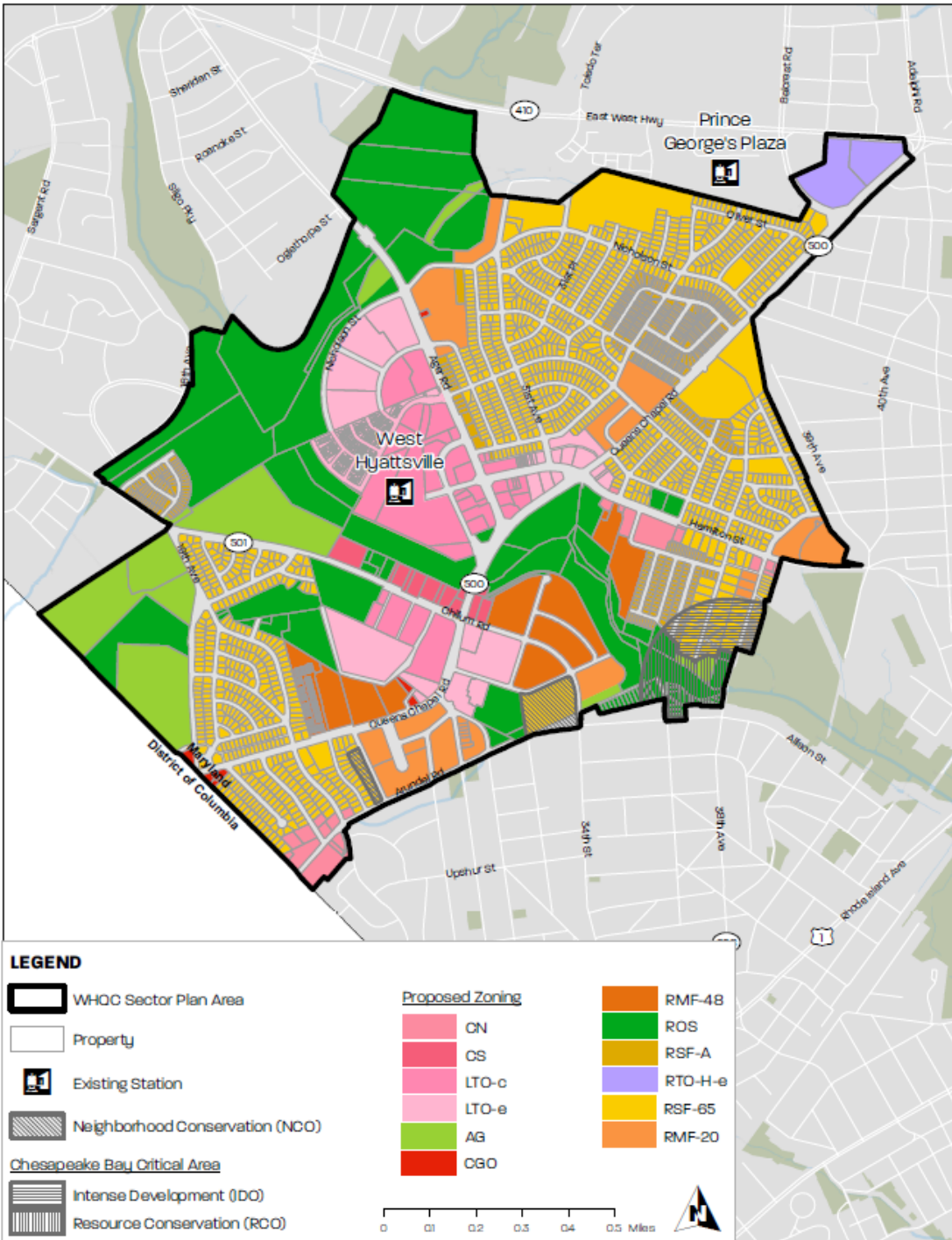
<b>Zoning Class</b>	<b>Proposed Acreage</b>	<b>Existing Acreage</b>	<b>Change in Acreage</b>
Neighborhood Conservation (NCO)	9.08	9.08	0
Chesapeake Bay Critical Area, Intense Development (IDO)	13.61	13.61	0
Chesapeake Bay Critical Area, Resource Conservation (RCO)	14.60	14.60	0

**Map 1: Existing Zoning**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

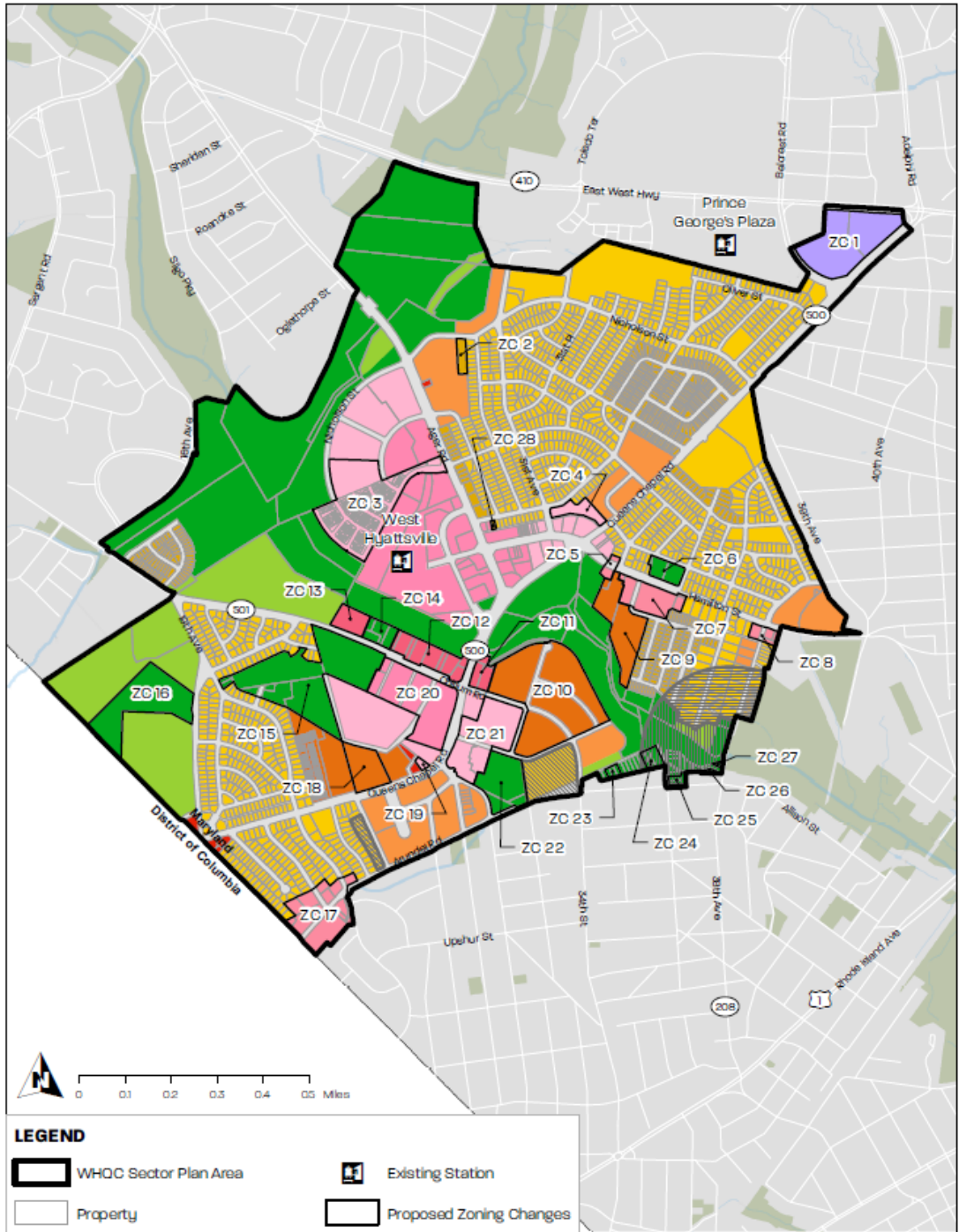
**Map 2: Proposed Zoning**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.



**Map 3: Proposed Zoning Changes**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.



**Zoning Change 1: RSF-65 to RTO-H-E<sup>1</sup>**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
1	RSF-65 to RTO-H-E	13.21	CMA	April 1, 2022	207NE03
			SMA	November 30, 2004	
			SE-2705	January 23, 1974	

These properties (3799 East West Highway and 6201 Belcrest Road) are within the Edge of the Prince George’s Plaza Regional Transit District as depicted in the Staff Draft Sector Plan and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on this property. (See Map 10. Future Land Use Map in the sector plan and Map 4: Zoning Change (ZC) 1: RSF-65 to RTO-H-E below.)

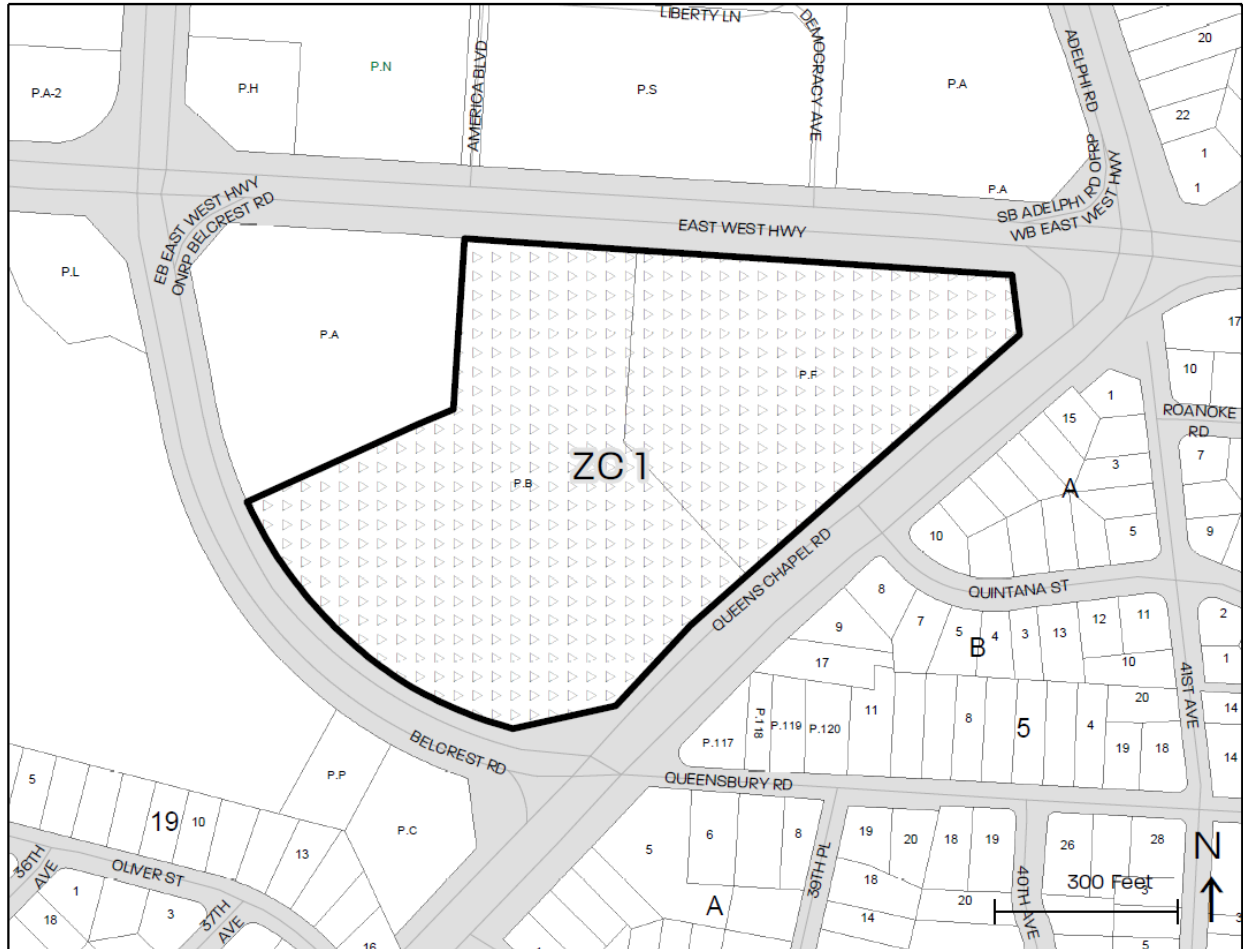
These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which is inappropriate for their proximity to the Prince George’s Plaza (future Hyattsville Crossing) Metro Station and current institutional uses. These properties’ location across Belcrest Road from a Metro station and institutional uses make them extremely well-located for redevelopment to vertical, residential mixed-use development commensurate with their location within one of the County’s three Downtowns.

The Regional Transit-Oriented, High, Edge (RTO-H-E) Zone permits appropriate, transit-supportive densities, while providing the flexibility recommended in Policy LU 7 and Strategy HD 4.6 in the Staff Draft West Hyattsville-Queens Chapel Sector Plan to ensure appropriate transitions to MD 500 (Queens Chapel Road). This zone also permits the current institutional uses to stay indefinitely. The transit-adjacent residential potential of these properties maximizes the ability to locate housing here for car-free households, increasing the availability and diversity of housing offerings consistent with Policy HN 1 of the Staff Draft Sector Plan.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 1	3799 East West Hwy	042A3	1820695	Pt Parcel F	N/A	N/A	N/A	Religious Institution
	6201 Belcrest Rd	042A2	1800036	Pt Parcel B	N/A	N/A	N/A	Religious Institution

<sup>1</sup> The acreages shown in the tables in this Sectional Map Amendment are estimates of acreage to be rezoned; the actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

**Map 4. Zoning Change (ZC) 1: RSF-65 to RTO-H-E**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>

**Zoning Change 2: RSF-65 to RSF-A**

<b>Change Number</b>	<b>Zoning Change</b>	<b>Area of Change (Acres)</b>	<b>Approved CMA/SMA/TDOZMA/ZMA/SE Number</b>	<b>Approved CMA/SMA/TDOZMA/ZMA/SE Date</b>	<b>200' Scale Index Map</b>
2	RSF-65 to RSF-A	0.98	CMA	April 1, 2022	207NE02
			SMA	November 30, 2004	

This property (2901 Nicholson Street) is located within the Established Communities and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on this property. (See Map 10. Future Land Use Map in the sector plan and Map 5: Zoning Change (ZC) 2: RSF-65 to RSF-A below.)

This property represents a unique opportunity to provide “Missing Middle” housing options by maximizing its location abutting North Pointe Apartment Homes and Heurich Park to offer context-sensitive, one-, two-, or three-family housing at a transitional density to the existing adjacent single-family detached neighborhood.

The subject property is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports.

This reclassification implements Strategies LU 9.2 and HN 1.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan.

<b>Zoning Change</b>	<b>Address</b>	<b>Tax Map and Grid</b>	<b>Tax Account</b>	<b>Description</b>	<b>Lot</b>	<b>Block</b>	<b>Parcel</b>	<b>Ownership</b>
ZC 2	2901 Nicholson St	041E3	1789874	Parcel A Ex 260 sqft EQ tri at	N/A	E	N/A	Private



**Zoning Change 3: LTO-C to LTO-E**

<b>Change Number</b>	<b>Zoning Change</b>	<b>Area of Change (Acres)</b>	<b>Approved CMA/SMA/ TDOZMA/ ZMA/ SE Number</b>	<b>Approved CMA/SMA/ TDOZMA/ ZMA/SE Date</b>	<b>200' Scale Index Map</b>
3	LTO-C to LTO-E	18.41	CMA	April 1, 2022	207NE02
			TDOZMA	May 23, 2006	

The properties at 2600 Kirkwood Place and all of the parcels between Little Branch Run and the northern boundary of Preliminary Plan of Subdivision 4-15020 are within the Edge of the West Hyattsville Local Transit Center as depicted in the Staff Draft Sector Plan and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 6: Zoning Change (ZC) 3: LTO-C to LTO-E below.)

The subject property at 2600 Kirkwood Place is currently one of six parcels that currently comprise the Kirkwood Apartments. The Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends redevelopment of Kirkwood Apartments in the long-term at transit-supportive densities commensurate with their location a block from the West Hyattsville Metro Station. The Staff Draft Sector Plan places the parcels at 2607 and 2616 Kirkwood Place in the Core of the Local Transit Center, recognizing their proximity to Ager Road. The subject property, along with its neighboring parcels between Kirkwood Place and Nicholson Street, are placed in the Edge of the Local Transit Center as depicted in the Staff Draft Sector Plan to provide a step-down in intensity, and a potential for a broader range of housing types, between the Core and the Northwest Branch Stream Valley Park.

This reclassification best implements Policy LU 6 and Strategy HN 2.3 of the Staff Draft Sector Plan, which recommends redevelopment of Kirkwood Apartments to include a mix of unit types, sizes, and price points.

The properties between Little Branch Run and Lancer Drive comprise all of the townhouse development known as the Riverfront at West Hyattsville, which is developing pursuant to Preliminary Plan of Subdivision 4-15020 and subsequent Detailed Site Plans. This subdivision consists wholly of single-family attached townhouses, a use and a density that is inappropriate for its proximity to a Metro station and inconsistent with goals of the sector plan for vertical-mixed use development in the Core of the West Hyattsville Local Transit Center.

These reclassifications implement Strategy LU 3.2 and Policies LU 5 and 6 of the Staff Draft Sector Plan, which recommend high-density multifamily development in the LTO-C Zone and concentrating lower-density residential development in the Edge.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2600 Kirkwood Pl	041E4	1836857	Parcel D	N/A	N/A	N/A	Private
	0 Ager Rd	041E4	1972769	KIRKWOOD VILLAGE PT PAR 1 EQ 42195 SQ FT	N/A	N/A	N/A	WMATA
	5684 Little Branch Run	041E4	5649066	PLAT 2	1	N/A	N/A	Private
	5682 Little Branch Run	041E4	5649077	PLAT 2	2	N/A	N/A	Private
	5680 Little Branch Run	041E4	5649088	PLAT 2	3	N/A	N/A	Private
	5678 Little Branch Run	041E4	5649090	PLAT 2	4	N/A	N/A	Private
	5676 Little Branch Run	041E4	5649102	PLAT 2	5	N/A	N/A	Private
	5674 Little Branch Run	041E4	5649113	PLAT 2	6	N/A	N/A	Private
	5672 Little Branch Run	041E4	5649124	PLAT 2	7	N/A	N/A	Private
	5670 Little Branch Run	041E4	5649135	PLAT 2	8	N/A	N/A	Private
	0 Little Branch Run	041E4	5649146	PLAT 2 PARCEL A COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Little Branch Run	041E4	5649157	PLAT 2 PARCEL B COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Little Branch Run	041E4	5649168	PLAT 2 PARCEL C COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	2560 Kirkwood Pl	041E4	5649204	PLAT 3	9	N/A	N/A	Private
	2558 Kirkwood Pl	041E4	5649215	PLAT 3	10	N/A	N/A	Private
	2556 Kirkwood Pl	041E4	5649226	PLAT 3	11	N/A	N/A	Private
	2554 Kirkwood Pl	041E4	5649237	PLAT 3	12	N/A	N/A	Private
2552 Kirkwood Pl	041E4	5649248	PLAT 3	13	N/A	N/A	Private	
2550 Kirkwood Pl	041E4	5649250	PLAT 3	14	N/A	N/A	Private	
5662 Little Branch Run	041E4	5649261	PLAT 3	15	N/A	N/A	Private	
5660 Little Branch Run	041E4	5649272	PLAT 3	16	N/A	N/A	Private	
5658 Little Branch Run	041E4	5649283	PLAT 3	17	N/A	N/A	Private	



Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	5656 Little Branch Run	041E4	5649294	PLAT 3	18	N/A	N/A	Private
	5654 Little Branch Run	041E4	5649306	PLAT 3	19	N/A	N/A	Private
	5652 Little Branch Run	041E4	5649317	PLAT 3	20	N/A	N/A	Private
	5650 Little Branch Run	041E4	5649328	PLAT 3	21	N/A	N/A	Private
	2501 Crimson Fox Dr	041E4	5649330	PLAT 3	22	N/A	N/A	Private
	2503 Crimson Fox Dr	041E4	5649341	PLAT 3	23	N/A	N/A	Private
	2505 Crimson Fox Dr	041E4	5649352	PLAT 3	24	N/A	N/A	Private
	2507 Crimson Fox Dr	041E4	5649363	PLAT 3	25	N/A	N/A	Private
	2509 Crimson Fox Dr	041E4	5649374	PLAT 3	26	N/A	N/A	Private
	2515 Crimson Fox Dr	041E4	5649385	PLAT 3	27	N/A	N/A	Private
	2517 Crimson Fox Dr	041E4	5649396	PLAT 3	28	N/A	N/A	Private
	2519 Crimson Fox Dr	041E4	5649408	PLAT 3	29	N/A	N/A	Private
	2521 Crimson Fox Dr	041E4	5649410	PLAT 3	30	N/A	N/A	Private
	2522 Crimson Fox Dr	041E4	5649421	PLAT 3	31	N/A	N/A	Private
	2520 Crimson Fox Dr	041E4	5649432	PLAT 3	32	N/A	N/A	Private
	2518 Crimson Fox Dr	041E4	5649443	PLAT 3	33	N/A	N/A	Private
	2516 Crimson Fox Dr	041E4	5649454	PLAT 3	34	N/A	N/A	Private
	2512 Crimson Fox Dr	041E4	5649465	PLAT 3	35	N/A	N/A	Private
	2510 Crimson Fox Dr	041E4	5649476	PLAT 3	36	N/A	N/A	Private
	2508 Crimson Fox Dr	041E4	5649487	PLAT 3	37	N/A	N/A	Private
	2506 Crimson Fox Dr	041E4	5649498	PLAT 3	38	N/A	N/A	Private
2504 Crimson Fox Dr	041E4	5649501	PLAT 3	39	N/A	N/A	Private	
2502 Crimson Fox Dr	041E4	5649512	PLAT 3	40	N/A	N/A	Private	
2500 Crimson Fox Dr	041E4	5649523	PLAT 3	41	N/A	N/A	Private	

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	0 Little Branch Run	041E4	5649534	PLAT 3 PARCEL D COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Kirkwood Pl	041E4	5649545	PLAT 3 PARCEL E COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Crimson Fox Dr	041E4	5649556	PLAT 3 PARCEL F COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Crimson Fox Dr	041E4	5649567	PLAT 3 PARCEL G COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Kirkwood Pl	041E4	5649578	PLAT 3 PARCEL H COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Crimson Fox Dr	041E4	5649580	PLAT 3 PARCEL I COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	5642 Little Branch Run	041E4	5649591	PLAT 4	42	N/A	N/A	Private
	5640 Little Branch Run	041E4	5649603	PLAT 4	43	N/A	N/A	Private
	5638 Little Branch Run	041E4	5649614	PLAT 4	44	N/A	N/A	Private
	5636 Little Branch Run	041E4	5649625	PLAT 4	45	N/A	N/A	Private
	5634 Little Branch Run	041E4	5649636	PLAT 4	46	N/A	N/A	Private
	5632 Little Branch Run	041E4	5649647	PLAT 4	47	N/A	N/A	Private
	5630 Little Branch Run	041E4	5649658	PLAT 4	48	N/A	N/A	Private
	2501 Emerald Branch Dr	041E4	5649660	PLAT 4	49	N/A	N/A	Private
	2503 Emerald Branch Dr	041E4	5649671	PLAT 4	50	N/A	N/A	Private
	2505 Emerald Branch Dr	041E4	5649682	PLAT 4	51	N/A	N/A	Private

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2507 Emerald Branch Dr	041E4	5649693	PLAT 4	52	N/A	N/A	Private
	2509 Emerald Branch Dr	041E4	5649705	PLAT 4	53	N/A	N/A	Private
	2511 Emerald Branch Dr	041E4	5649716	PLAT 4	54	N/A	N/A	Private
	2513 Emerald Branch Dr	041E4	5649727	PLAT 4	55	N/A	N/A	Private
	2515 Emerald Branch Dr	041E4	5649738	PLAT 4	56	N/A	N/A	Private
	2527 Emerald Branch Dr	041E4	5649740	PLAT 4	57	N/A	N/A	Private
	2529 Emerald Branch Dr	041E4	5649751	PLAT 4	58	N/A	N/A	Private
	2531 Emerald Branch Dr	041E4	5649762	PLAT 4	59	N/A	N/A	Private
	2533 Emerald Branch Dr	041E4	5649773	PLAT 4	60	N/A	N/A	Private
	2535 Emerald Branch Dr	041E4	5649784	PLAT 4	61	N/A	N/A	Private
	2537 Emerald Branch Dr	041E4	5649795	PLAT 4	62	N/A	N/A	Private
	2540 Emerald Branch Dr	041E4	5649807	PLAT 4	63	N/A	N/A	Private
	2538 Emerald Branch Dr	041E4	5649818	PLAT 4	64	N/A	N/A	Private
	2536 Emerald Branch Dr	041E4	5649820	PLAT 4	65	N/A	N/A	Private
	2534 Emerald Branch Dr	041E4	5649831	PLAT 4	66	N/A	N/A	Private
	2532 Emerald Branch Dr	041E4	5649842	PLAT 4	67	N/A	N/A	Private
	2530 Emerald Branch Dr	041E4	5649853	PLAT 4	68	N/A	N/A	Private
	2528 Emerald Branch Dr	041E4	5649864	PLAT 4	69	N/A	N/A	Private
	2524 Emerald Branch Dr	041E4	5649875	PLAT 4	70	N/A	N/A	Private
	2522 Emerald Branch Dr	041E4	5649886	PLAT 4	71	N/A	N/A	Private
2520 Emerald Branch Dr	041E4	5649897	PLAT 4	72	N/A	N/A	Private	
2518 Emerald Branch Dr	041E4	5649900	PLAT 4	73	N/A	N/A	Private	
2516 Emerald Branch Dr	041E4	5649911	PLAT 4	74	N/A	N/A	Private	
2514 Emerald Branch Dr	041E4	5649922	PLAT 4	75	N/A	N/A	Private	
2512 Emerald Branch Dr	041E4	5649933	PLAT 4	76	N/A	N/A	Private	

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2510 Emerald Branch Dr	041E4	5649944	PLAT 4	77	N/A	N/A	Private
	2508 Emerald Branch Dr	041E4	5649955	PLAT 4	78	N/A	N/A	Private
	2506 Emerald Branch Dr	041E4	5649966	PLAT 4	79	N/A	N/A	Private
	2504 Emerald Branch Dr	041E4	5649977	PLAT 4	80	N/A	N/A	Private
	2502 Emerald Branch Dr	041E4	5649988	PLAT 4	81	N/A	N/A	Private
	2500 Emerald Branch Dr	041E4	5649990	PLAT 4	82	N/A	N/A	Private
	0 Emerald Branch Dr	041E4	5650008	PLAT 4 PARCEL J COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Little Branch Run	041E4	5650010	PLAT 4 PARCEL K COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Emerald Branch Dr	041E4	5650021	PLAT 4 PARCEL L COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Emerald Branch Dr	041E4	5650032	PLAT 4 PARCEL M COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Emerald Branch Dr	041E4	5650043	PLAT 4 PARCEL N COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Emerald Branch Dr	041E4	5650054	PLAT 4 PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Nicholson St	041E4	5650475	PLAT 5 PT. PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	0 Nicholson St	041E4	5650874	PLAT 6 PT. PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Nicholson St	041E4	5651220	PLAT 7 PT. PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	2531 Nicholson St	041E4	5650065	PLAT 5	104	N/A	N/A	Private
	2533 Nicholson St	041E4	5650076	PLAT 5	105	N/A	N/A	Private
	2535 Nicholson St	041E4	5650087	PLAT 5	106	N/A	N/A	Private
	2537 Nicholson St	041E4	5650098	PLAT 5	107	N/A	N/A	Private
	2539 Nicholson St	041E4	5650101	PLAT 5	108	N/A	N/A	Private
	2541 Nicholson St	041E4	5650112	PLAT 5	109	N/A	N/A	Private
	2543 Nicholson St	041E4	5650123	PLAT 5	110	N/A	N/A	Private
	2545 Nicholson St	041E4	5650134	PLAT 5	111	N/A	N/A	Private
	5610 Hyattsville Dr	041E4	5650145	PLAT 5	156	N/A	N/A	Private
	5608 Hyattsville Dr	041E4	5650156	PLAT 5	157	N/A	N/A	Private
	5606 Hyattsville Dr	041E4	5650167	PLAT 5	158	N/A	N/A	Private
	5604 Hyattsville Dr	041E4	5650178	PLAT 5	159	N/A	N/A	Private
	5602 Hyattsville Dr	041E4	5650180	PLAT 5	160	N/A	N/A	Private
	5600 Hyattsville Dr	041E4	5650191	PLAT 5	161	N/A	N/A	Private
	2533 River Terrace Rd	041E4	5650203	PLAT 5	162	N/A	N/A	Private
	2535 River Terrace Rd	041E4	5650214	PLAT 5	163	N/A	N/A	Private
	2537 River Terrace Rd	041E4	5650225	PLAT 5	164	N/A	N/A	Private
	2539 River Terrace Rd	041E4	5650236	PLAT 5	165	N/A	N/A	Private
	2541 River Terrace Rd	041E4	5650247	PLAT 5	166	N/A	N/A	Private
	2543 River Terrace Rd	041E4	5650258	PLAT 5	167	N/A	N/A	Private
	2545 River Terrace Rd	041E4	5650260	PLAT 5	168	N/A	N/A	Private
	2546 Nicholson St	041E4	5650271	PLAT 5	169	N/A	N/A	Private
	2544 Nicholson St	041E4	5650282	PLAT 5	170	N/A	N/A	Private
	2542 Nicholson St	041E4	5650293	PLAT 5	171	N/A	N/A	Private
	2540 Nicholson St	041E4	5650305	PLAT 5	172	N/A	N/A	Private
2538 Nicholson St	041E4	5650316	PLAT 5	173	N/A	N/A	Private	
2536 Nicholson St	041E4	5650327	PLAT 5	174	N/A	N/A	Private	

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2566 Nicholson St	041E4	5650338	PLAT 5	175	N/A	N/A	Private
	2564 Nicholson St	041E4	5650340	PLAT 5	176	N/A	N/A	Private
	2562 Nicholson St	041E4	5650351	PLAT 5	177	N/A	N/A	Private
	2560 Nicholson St	041E4	5650362	PLAT 5	178	N/A	N/A	Private
	2558 Nicholson St	041E4	5650373	PLAT 5	179	N/A	N/A	Private
	2556 Nicholson St	041E4	5650384	PLAT 5	180	N/A	N/A	Private
	2554 Nicholson St	041E4	5650395	PLAT 5	181	N/A	N/A	Private
	2552 Nicholson St	041E4	5650407	PLAT 5	182	N/A	N/A	Private
	2550 Nicholson St	041E4	5650418	PLAT 5	183	N/A	N/A	Private
	0 Nicholson St	041E4	5650420	PLAT 5 PARCEL R COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Nicholson St	041E4	5650431	PLAT 5 PARCEL S COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Nicholson St	041E4	5650442	PLAT 5 PARCEL Y COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Nicholson St	041E4	5650453	PLAT 5 PARCEL Z COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Nicholson St	041E4	5650464	PLAT 5 PARCEL AA COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	2501 Nicholson St	041E4	5650486	PLAT 6	90	N/A	N/A	Private
	2503 Nicholson St	041E4	5650497	PLAT 6	91	N/A	N/A	Private
	2505 Nicholson St	041E4	5650500	PLAT 6	92	N/A	N/A	Private
	2507 Nicholson St	041E4	5650511	PLAT 6	93	N/A	N/A	Private
	2509 Nicholson St	041E4	5650522	PLAT 6	94	N/A	N/A	Private
	2511 Nicholson St	041E4	5650533	PLAT 6	95	N/A	N/A	Private
	2513 Nicholson St	041E4	5650544	PLAT 6	96	N/A	N/A	Private
	2515 Nicholson St	041E4	5650555	PLAT 6	97	N/A	N/A	Private
	2517 Nicholson St	041E4	5650566	PLAT 6	98	N/A	N/A	Private
	2519 Nicholson St	041E4	5650577	PLAT 6	99	N/A	N/A	Private
	2521 Nicholson St	041E4	5650588	PLAT 6	100	N/A	N/A	Private
	2523 Nicholson St	041E4	5650590	PLAT 6	101	N/A	N/A	Private
	2525 Nicholson St	041E4	5650602	PLAT 6	102	N/A	N/A	Private
	2527 Nicholson St	041E4	5650613	PLAT 6	103	N/A	N/A	Private
5612 Alpha Ridge Ave	041E4	5650624	PLAT 6	135	N/A	N/A	Private	

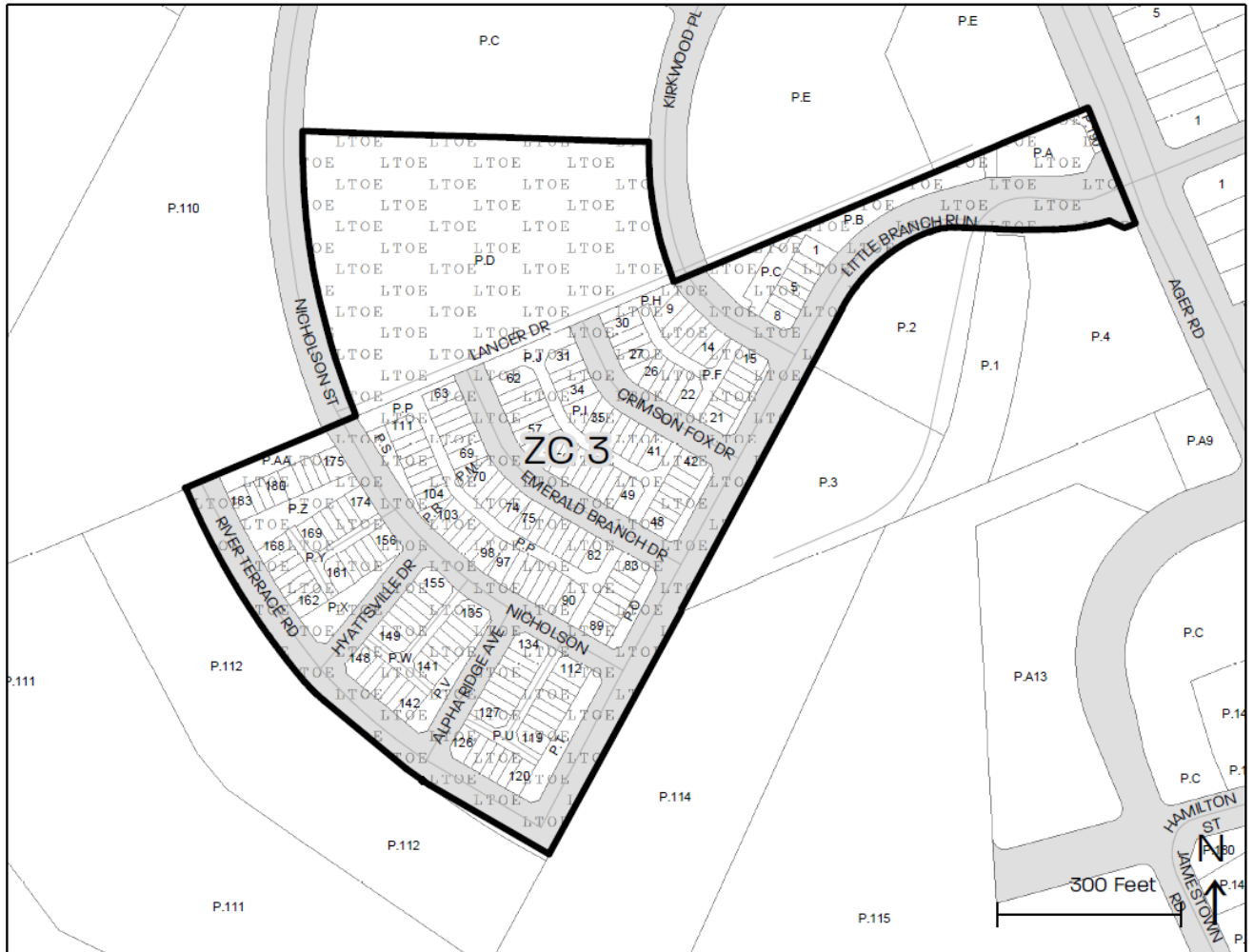


Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	5610 Alpha Ridge Ave	041E4	5650635	PLAT 6	136	N/A	N/A	Private
	5608 Alpha Ridge Ave	041E4	5650646	PLAT 6	137	N/A	N/A	Private
	5606 Alpha Ridge Ave	041E4	5650657	PLAT 6	138	N/A	N/A	Private
	5604 Alpha Ridge Ave	041E4	5650668	PLAT 6	139	N/A	N/A	Private
	5602 Alpha Ridge Ave	041E4	5650670	PLAT 6	140	N/A	N/A	Private
	5600 Alpha Ridge Ave	041E4	5650681	PLAT 6	141	N/A	N/A	Private
	2517 River Terrace Rd	041E4	5650692	PLAT 6	142	N/A	N/A	Private
	2519 River Terrace Rd	041E4	5650704	PLAT 6	143	N/A	N/A	Private
	2521 River Terrace Rd	041E4	5650715	PLAT 6	144	N/A	N/A	Private
	2523 River Terrace Rd	041E4	5650726	PLAT 6	145	N/A	N/A	Private
	2525 River Terrace Rd	041E4	5650737	PLAT 6	146	N/A	N/A	Private
	2527 River Terrace Rd	041E4	5650748	PLAT 6	147	N/A	N/A	Private
	2529 River Terrace Rd	041E4	5650750	PLAT 6	148	N/A	N/A	Private
	5601 Hyattsville Dr	041E4	5650761	PLAT 6	149	N/A	N/A	Private
	5603 Hyattsville Dr	041E4	5650772	PLAT 6	150	N/A	N/A	Private
	5605 Hyattsville Dr	041E4	5650783	PLAT 6	151	N/A	N/A	Private
	5607 Hyattsville Dr	041E4	5650794	PLAT 6	152	N/A	N/A	Private
	5609 Hyattsville Dr	041E4	5650806	PLAT 6	153	N/A	N/A	Private
	5611 Hyattsville Dr	041E4	5650817	PLAT 6	154	N/A	N/A	Private
	5613 Hyattsville Dr	041E4	5650828	PLAT 6	155	N/A	N/A	Private
0 Nicholson St	041E4	5650830	PLAT 6 PARCEL Q COMMON AREA PER PLAT	N/A	N/A	N/A	Private	
0 Nicholson St	041E4	5650841	PLAT 6 PARCEL V COMMON AREA PER PLAT	N/A	N/A	N/A	Private	

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	0 Nicholson St	041E4	5650852	PLAT 6 PARCEL W COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 River Terrace Rd	041E4	5650863	PLAT 6 PARCEL X COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	5628 Little Branch Run	041E4	5650885	PLAT 7	83	N/A	N/A	Private
	5626 Little Branch Run	041E4	5650896	PLAT 7	84	N/A	N/A	Private
	5624 Little Branch Run	041E4	5650908	PLAT 7	85	N/A	N/A	Private
	5622 Little Branch Run	041E4	5650910	PLAT 7	86	N/A	N/A	Private
	5620 Little Branch Run	041E4	5650921	PLAT 7	87	N/A	N/A	Private
	5618 Little Branch Run	041E4	5650932	PLAT 7	88	N/A	N/A	Private
	5616 Little Branch Run	041E4	5650943	PLAT 7	89	N/A	N/A	Private
	5614 Little Branch Run	041E4	5650954	PLAT 7	112	N/A	N/A	Private
	5612 Little Branch Run	041E4	5650965	PLAT 7	113	N/A	N/A	Private
	5610 Little Branch Run	041E4	5650976	PLAT 7	114	N/A	N/A	Private
	5608 Little Branch Run	041E4	5650987	PLAT 7	115	N/A	N/A	Private
	5606 Little Branch Run	041E4	5650998	PLAT 7	116	N/A	N/A	Private
	5604 Little Branch Run	041E4	5651003	PLAT 7	117	N/A	N/A	Private
	5602 Little Branch Run	041E4	5651014	PLAT 7	118	N/A	N/A	Private
	5600 Little Branch Run	041E4	5651025	PLAT 7	119	N/A	N/A	Private
	2501 River Terrace Rd	041E4	5651036	PLAT 7	120	N/A	N/A	Private
	2503 River Terrace Rd	041E4	5651047	PLAT 7	121	N/A	N/A	Private
	2505 River Terrace Rd	041E4	5651058	PLAT 7	122	N/A	N/A	Private
	2507 River Terrace Rd	041E4	5651060	PLAT 7	123	N/A	N/A	Private
	2509 River Terrace Rd	041E4	5651071	PLAT 7	124	N/A	N/A	Private

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2511 River Terrace Rd	041E4	5651082	PLAT 7	125	N/A	N/A	Private
	2513 River Terrace Rd	041E4	5651093	PLAT 7	126	N/A	N/A	Private
	5601 Alpha Ridge Ave	041E4	5651105	PLAT 7	127	N/A	N/A	Private
	5603 Alpha Ridge Ave	041E4	5651116	PLAT 7	128	N/A	N/A	Private
	5605 Alpha Ridge Ave	041E4	5651127	PLAT 7	129	N/A	N/A	Private
	5607 Alpha Ridge Ave	041E4	5651138	PLAT 7	130	N/A	N/A	Private
	5609 Alpha Ridge Ave	041E4	5651140	PLAT 7	131	N/A	N/A	Private
	5611 Alpha Ridge Ave	041E4	5651151	PLAT 7	132	N/A	N/A	Private
	5613 Alpha Ridge Ave	041E4	5651162	PLAT 7	133	N/A	N/A	Private
	5615 Alpha Ridge Ave	041E4	5651173	PLAT 7	134	N/A	N/A	Private
	0 Nicholson St	041E4	5651184	PLAT 7 PARCEL O COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 Alpha Ridge Ave	041E4	5651195	PLAT 7 PARCEL U COMMON AREA PER PLAT	N/A	N/A	N/A	Private
	0 River Terrace Rd	041E4	5651207	Plat 7 Parcel T Common Area Per Plat	N/A	N/A	N/A	Private
	0 Ager Rd	041E4	5666050		N/A	N/A	190	Private

**Map 6: Zoning Change (ZC) 3: LTO-C to LTO-E**



Source: Prince George's County Planning Department, GIS Open Data Portal, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 4: RSF-65/LTO-E to LTO-E**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
4	RSF-65/LTO-E to LTO-E	2.00	CMA	April 1, 2022	207NE03
			SMA (RSF-65 Zone)	November 30, 2004	
			TDOZMA (Remainder of Property)	May 23, 2006	
			SE-15	May 15, 1950	

This property, located at 5601 Jamestown Road and 5418 Queens Chapel Road, is located within the Edge of the West Hyattsville-Queens Chapel Local Transit Center as depicted in the Staff Draft Sector Plan. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on the subject property. (See Map 10. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-E, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

This reclassification implements Policies LU 6 and HD 5 and Strategies LU 4.4 and EP 2.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan. The house at 5601 Jamestown Road and the portion of the existing Queens Chapel Town Center surface parking lot immediately south of this house along 31<sup>st</sup> Avenue are in the RSF-65 Zone. The subject house functions as an island on its block, surrounded by streets and Queens Chapel Town Center. This zone does not permit redevelopment of these properties at the densities recommended by Policy LU 6.

This reclassification will make the single-family detached house at 5601 Jamestown Road nonconforming. However, as this reclassification is not to a less-intense zone, the provisions of Section 27-3503(a)(5)(B) are not applicable.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4	5601 Jamestown Road	041F4	1819648		N/A	N/A	N/A	Private
	Manor Drive	041F4	1797075	2695 SqFt Eq Strip Along W Side Par F Along Alley Bk N	N/A	N/A	N/A	County
	5418 Queens Chapel Road	041F4	1817360	Manor Par F Ex 8640.32 Sq Ft	N/A	N	N/A	Private

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**Zoning Change 5: CGO to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
5	CGO to CN	0.81	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These properties are located at 3415 and 3430 Hamilton Street in the Established Communities. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65 to LTO-E, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

This reclassification implements Strategy LU 8.2 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layout of both properties, with surface parking abutting the street on the side of the buildings, is incompatible with the Sector Plan’s vision for MD 208 (Hamilton Street).

While the current single-family house at 3430 Hamilton Street that serves as an office use is of a compatible scale with the houses in the neighborhood north of MD 208 (Hamilton Street), its current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Staff Draft Sector Plan to primarily residential uses in the next block east. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures.

The structure on the property at 3430 Hamilton Street was originally constructed as a single-family house that was subsequently converted for office use. Single-family detached housing as a use is not permitted in the property’s current CGO Zone.

The building at 3415 Hamilton Street is of an appropriate scale and mix of uses for the CN Zone.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 5	3430 Hamilton St	041F4	1797273	N/A	8	8	N/A	Private
	3415 Hamilton St	041F4	1803014	Parcel 1	N/A	N/A	N/A	Private

**Zoning Change 6: RSF-65 to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
6	RSF-65 to ROS	2.03	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

The subject properties are located between MD 208 (Hamilton Street) and Jefferson Street, west of 36<sup>th</sup> Avenue, in the Established Communities and the City of Hyattsville and comprise Hyatt Park. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends parks and open space land uses on the subject property. (See Map 10. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65 to LTO-E, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying County and municipal parks in the ROS Zone to preserve them to the maximum extent practicable. See also Policy PF 1 of the Staff Draft Sector Plan.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 6	Jefferson St	041F4	1796994	Outlot	N/A	3	N/A	M-NCPPC
	3512 Hamilton St	041F4	1797000	N/A	N/A	N/A	004	M-NCPPC
	Hamilton St	041F4	1832310	N/A	N/A	N/A	005	M-NCPPC

**Zoning Change 7: CGO to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
7	CGO to CN	4.97	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	
			SE-3131	June 10, 1980	
			SE-37	September 20, 1950	

These properties are located along the south side of MD 208 (Hamilton Street) in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on the subject property. (See Map 10. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65 to LTO-E, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

The subject properties currently host a range of businesses.

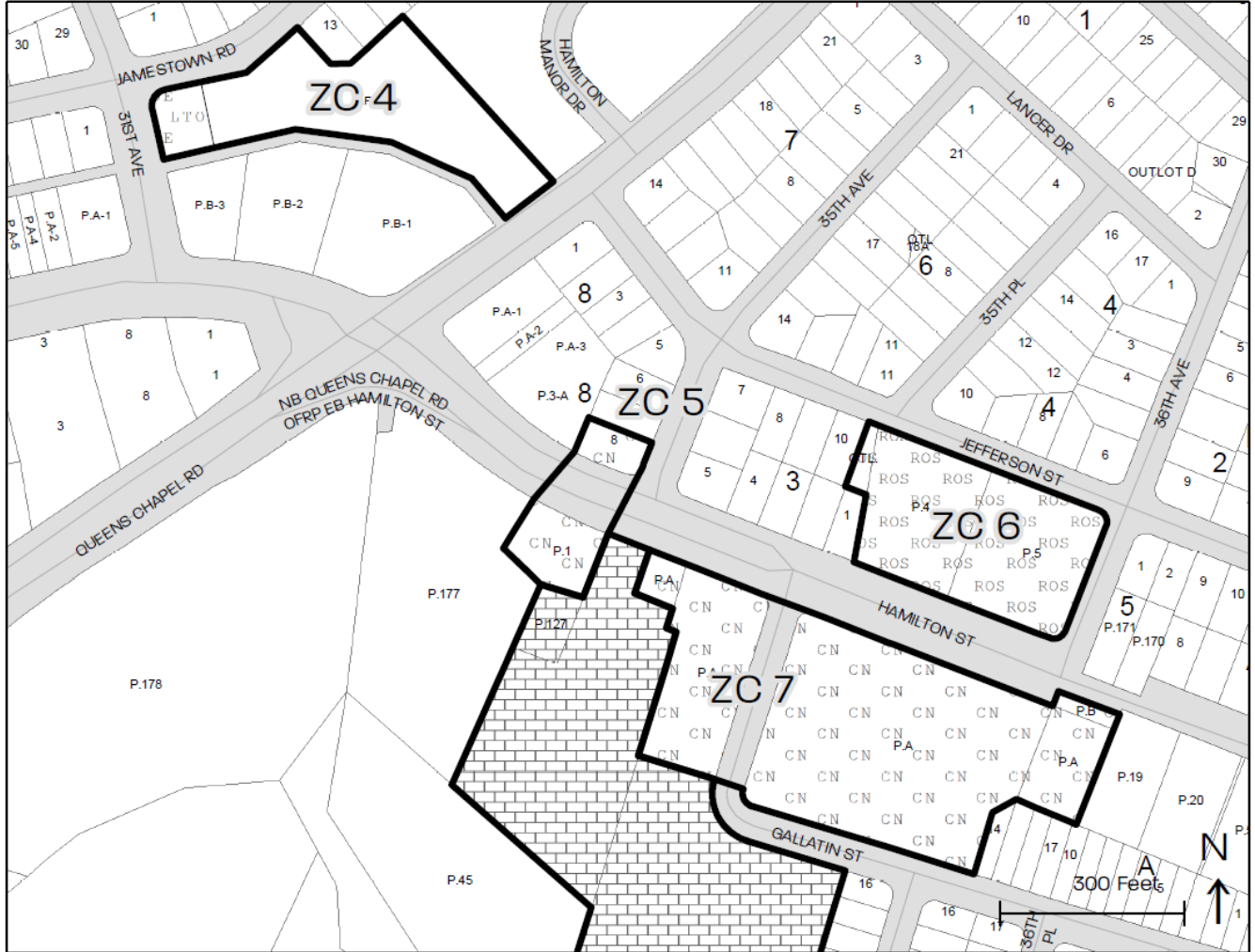
This reclassification implements Strategy LU 8.2 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layouts, with surface parking in front of the buildings, are incompatible with the Sector Plan’s vision for MD 208 (Hamilton Street). The current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Staff Draft Sector Plan to primarily residential uses along this block. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures.

See also Strategy EP 2.3 of the Staff Draft Sector Plan.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 7	3501 Hamilton St	041F4	1813005	Parcel A	N/A	N/A	N/A	Private
	3505 Hamilton St	041F4	1805803	Parcel A Eq 1 Acre (TEP 3/31/10)	N/A	N/A	N/A	Municipality
	3511 Hamilton St	049F1	1794213	Parcel A	N/A	N/A	N/A	Private
	3601 Hamilton St	041F4	1807411	Parcel A	N/A	N/A	N/A	Private
Parcel B				N/A	N/A	N/A		

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**Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-E, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 8: CGO to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
8	CGO to CN	1.26	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	
			SE-71	October 17, 1951	
			SE-2064	August 20, 1969	
			SE-3318	September 22, 1982	

These properties are located along the south side of MD 208 (Hamilton Street) in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on the subject property. (See Map 10. Future Land Use Map in the sector plan and Map 8: Zoning Change (ZC) 8: CGO to CN below.)

The subject properties currently host a variety of retail and service businesses.

This reclassification implements Strategy LU 8.2 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layouts, with surface parking in front of the buildings, are incompatible with the Sector Plan’s vision for MD 208 (Hamilton Street). The current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Staff Draft Sector Plan to primarily residential uses along this block. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures.

See also Strategy EP 2.3 of the Staff Draft Sector Plan.

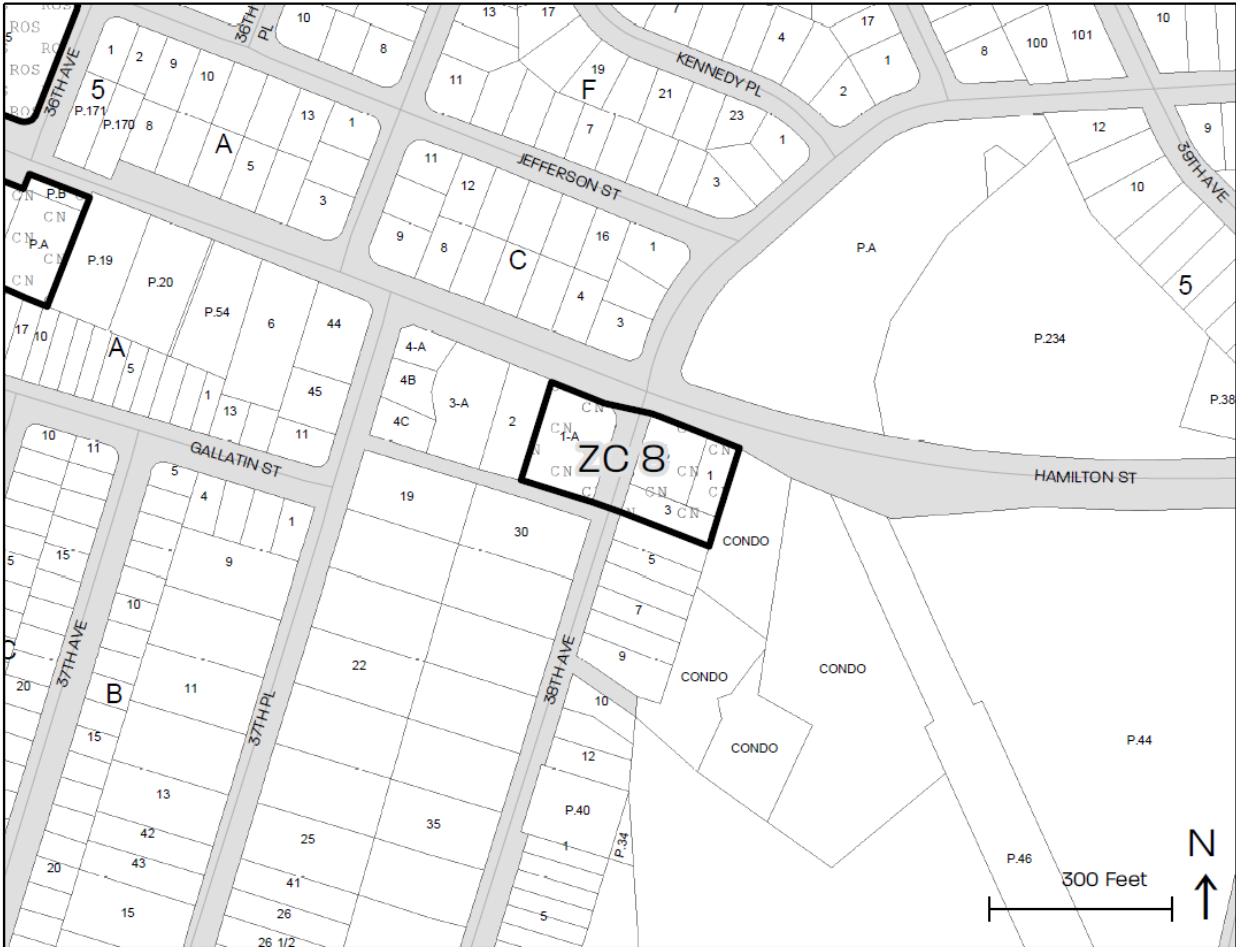
Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 8	3737 Hamilton St	050A1	1802685	N/A	1-A	N/A	N/A	Private
	3801 Hamilton St	050A1	1810050	Lots 1.2.3	2	N/A	N/A	Private
	3801 Hamilton St	050A1	1810050	Lots 1.2.3	1	N/A	N/A	Private



<b>Zoning Change</b>	<b>Address</b>	<b>Tax Map and Grid</b>	<b>Tax Account</b>	<b>Description</b>	<b>Lot</b>	<b>Block</b>	<b>Parcel</b>	<b>Ownership</b>
ZC 8	3801 Hamilton St	050A1	1810050	Lots 1.2.3	3	N/A	N/A	Private

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**Map 8: Zoning Change (ZC) 8: CGO to CN**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 9: CGO/RMF-20 and RMF-20 to RMF-48**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These properties are located at 3421 Hamilton Street and 3601 Gallatin Street in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 9: Zoning Change (ZC) 9: CGO/RMF-20 and RMF-20 to RMF-48 below.)

The subject property at 3601 Gallatin Street comprises Landon Court Apartments. The property at 3421 Hamilton Street contains at least one business that appears to be a landscaping business and a telecommunications antenna. The property at 3421 Hamilton Street is currently split-zoned CGO/RMF-20.

This reclassification to the RMF-48 Zone implements Strategy LU 9.1, which specifically recommends reclassifying Landon Court Apartments and the property at 3421 Hamilton Street into the RMF-48 Zone to implement Policy LU 9, which recommends redevelopment that creates a range of market- and below-market-rate housing opportunities on the periphery of the West Hyattsville Local Transit Center. This reclassification also implements Strategies HN 1.1 and HN 2.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommend redevelopment of Landon Court Apartments, and Strategy HN 2.4, which recommends redevelopment of 3421 Hamilton Street, to include a mix of unit types, sizes, and price points.

This Zoning Change carries forward a nonconforming use on the property at 3421 Hamilton Street.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 9	Hamilton St	041F4	1831460	N/A	N/A	N/A	127	Private
	3421 Hamilton St	041F4	1831478	N/A	N/A	N/A	N/A	Private
	3601 Gallatin St	049F1	1808922	N/A	N/A	N/A	N/A	Private



**Zoning Change 10: RMF-20 to RMF-48**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
10	RMF-20 to RMF-48	24.75	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These parcels are located at 3301 Chillum Road in the Established Communities. A portion of the east side of the property is within the Town of Brentwood; the remainder of the property is in the City of Mount Rainier. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 10: Zoning Change (ZC) 10: RMF-20 to RMF-48 and Zoning Change (ZC) 11: LTO-E to CS below.)

The subject parcels comprise most of Queenstown Apartments.

This reclassification to the RMF-48 Zone implements Strategy LU 9.1, which specifically recommends reclassifying the subject parcels of Queenstown Apartments into the RMF-48 Zone to implement Policy LU 9, which recommends redevelopment that creates a range of market- and below-market-rate housing opportunities on the periphery of the West Hyattsville Local Transit Center. This reclassification also implements Strategies HN 1.1 and HN 2.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommends redevelopment of Queenstown Apartments to include a mix of unit types, sizes, and price points.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 10	3301 Chillum Rd	049F1	1943786	Blk E Eq 4.0451 Ac	N/A	E	N/A	Private
	3301 Chillum Rd	049F1	1943810/ 1943844	E Pt Blk D/W Pt Blk D Eq 3.7751 Acres	N/A	D	N/A	Private
	3301 Chillum Rd	049F1	1943836/ 1943802	S Pt Blk C Eq 2.6400 Acres/N Pt Blk C Eq 3.9080 Acres	N/A	C	N/A	Private

<b>Zoning Change</b>	<b>Address</b>	<b>Tax Map and Grid</b>	<b>Tax Account</b>	<b>Description</b>	<b>Lot</b>	<b>Block</b>	<b>Parcel</b>	<b>Ownership</b>
ZC 10	3301 Chillum Rd	049E1	1943778	Parcel 1	N/A	B	N/A	Private

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**Zoning Change 11: LTO-E to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
11	LTO-E to CS	1.80	CMA	April 1, 2022	206NE03
			TDOZMA	May 23, 2006	

These properties are located at 3201, 3213, and 3299 Queens Chapel Road in the Established Communities and the City of Mount Rainier. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 10. Future Land Use Map in the sector plan and Map 10: Zoning Change (ZC) 10: RMF-20 to RMF-48 and Zoning Change (ZC) 11: LTO-E to CS below.

The subject properties currently host a laundromat with hair salon, a gas station, and a carry-out restaurant.

This reclassification implements Strategy LU 4.2 of the Staff Draft Sector Plan by removing the subject properties from the LTO Zones. This reclassification implements Strategies LU 10.1, LU 10.2, LU 10.3, and LU 10.4 by reclassifying them into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” The properties are almost entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategies NE 1.1 and NE 2.3.

The current LTO-E Zone is inappropriate for these properties; they are not just within the one-percent annual chance floodplain but also physically *within* the Anacostia River flood control system.







**Zoning Change 12: LTO-C and LTO-E to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
12	LTO-C /LTO-E to CS	5.50	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	

These properties are located between MD 201 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

The subject properties are entirely within the one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network, abut the Northwest Branch, and currently host a dialysis center, a barber/beauty shop, a nail salon, a beauty supply store, a gas station, and several auto shops.

This reclassification implements Strategy LU 4.2 of the Staff Draft Sector Plan by removing the subject properties from the LTO Zones. This reclassification implements Strategies LU 10.1, LU 10.2, LU 10.3, and LU 10.4 by reclassifying them into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” The properties are almost entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategies NE 1.1, NE 2.3, and PF 1.1.

The current LTO Zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events, while their history of automotive and other light industrial uses makes ground disturbance for redevelopment environmentally risky. The CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the properties may be acquired for environmental mitigation pursuant to Strategy PF 1.12.

The current use at 2430 Chillum Road (Tax Account 1839166) will continue to be nonconforming to the requirements of the CS Zone and may continue operation pursuant to Certification of Nonconforming Use CNU-61169-2016.

All other existing uses in this Zoning Change are permitted in the CS Zone and will no longer be nonconforming.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 12	2428 Chillum Rd	049E1	1840669	W 35 Ft of Parcel A3 & E 5 Ft of Parcel A4	N/A	N/A	N/A	Private
	2430 Chillum Rd	049E1	1839166	Centre E Half Parcel A3	N/A	N/A	N/A	Private
	2426 Chillum Rd	049E1	1840636	E 40 Ft of W Half Parcel A3	N/A	N/A	N/A	Private
	2434 Chillum Rd	049E1	1853605	N/A	N/A	N/A	005	Private
	2440 Chillum Rd	049E1	1848159	N/A	N/A	N/A	006	Private
	2460 Chillum Rd	049E1	1965086	Parcel A-14	N/A	N/A	N/A	Private
	2480 Chillum Rd	049E1	1905678	E 50 Ft Parcel A1	N/A	N/A	N/A	Private
	2486 Chillum Rd	049E1	1922574	Parcel A12	N/A	N/A	N/A	Private
	3200 Queens Chapel Rd	049E1	1871482	Pt Par 007	N/A	N/A	<b>007</b>	Private
	3290 Queens Chapel Rd	049E1	1874221	N/A	N/A	N/A	<b>032</b>	Private
	0 Laurel Bowie Rd	049E1	5644428	N/A	N/A	N/A	<b>052</b>	State

**Zoning Change 13: LTO-C to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
13	LTO-C to CS	2.32	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	

This property is located at 2308 Chillum Road, between MD 201 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 10. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

The subject property is entirely within the one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network, abuts the Northwest Branch, and currently hosts a self-storage facility.

This reclassification implements Strategy LU 4.2 of the Staff Draft Sector Plan by removing the subject property from the LTO Zone. This reclassification implements Strategies LU 10.1, LU 10.2, LU 10.3, and LU 10.4 by reclassifying it into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” The property is almost entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategies NE 1.1, NE 2.3, and PF 1.1.

The current LTO Zone is inappropriate for this property; its proximity to the Northwest Branch makes it vulnerable to flood events. The CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the property may be acquired for environmental mitigation pursuant to Strategy PF 1.12.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 13	2308 Chillum Rd	049E1	1882810	Parcel A-15	N/A	N/A	N/A	Private

### **Zoning Change 13: Justification of Nonconforming Use**

Section 27-3503(a)(5)(B) of the Zoning Ordinance states:

No property may be zoned to a less intense category (see Section 27-4102(b)) if...[b]ased on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any District Council action in the approval of the sectional map amendment.

Zoning Change 13, if approved, will create a nonconforming use.

The subject property hosts a consolidated storage facility. The facility dates back to the late 1980s and was considered “not nonconforming” to the Transit District Overlay Zone on the property between 1992 and 2022 because no development applications were submitted for the property.

The Countywide Map Amendment placed the subject property in the LTO-C Zone. Consolidated storage is prohibited in the LTO-C Zone; however, the existing consolidated storage use is permitted and not nonconforming pursuant to Section 27-1704(d) of the Zoning Ordinance.

The proposed reclassification of the subject property to the C-S Zone, a lower-intensity zone, makes the subject consolidated storage facility nonconforming because the subject facility as constructed cannot meet the requirements for approval of a consolidated storage facility in the CS Zone pursuant to Section 27-5102(f)(4)(A).

This reclassification is necessary because there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, namely that the subject property’s proximity to the Northwest Branch makes it vulnerable to flood events. Whereas the proposed CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the property may be acquired for environmental mitigation pursuant to Strategy PF 1.12, the current LTO Zone allows a variety of uses and structures that could attract larger numbers of people, including residents and workers, who would be in a high-flood-risk area. The properties north of MD 501 (Chillum Road) are anticipated to be too environmentally compromised to mitigate the floodplain through elevation, as recommended elsewhere in the sector plan area, so redevelopment in general presents risk to the public health, safety, and welfare; specifically redeveloping with uses allowed in the LTO zone has the potential to bring more people into the floodplain for longer durations.

For the reasons stated above, including that the impact of creating a nonconforming use on this property is minimal compared to the potential for a more inappropriate use such as those permitted by right in an alternate zone such as Commercial, General, Office (CGO), Industrial, Employment (IE), or Industrial, Heavy (IH), the reclassification is necessary. Reclassifying the subject property to one of these zones would permit the existing use to continue by-right but would also permit a host of uses whose very nature, size, or intensity is inappropriate for the area between MD 201 (Chillum Road) and the Northwest Branch. There is significant public benefit to be gained by redeveloping the subject property pursuant to the provisions of the CS Zone.

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**Zoning Change 14: LTO-C to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
14	LTO-C to ROS	2.05	CMA	April 1, 2022	206NE02
			SMA	May 23, 2006	

These properties are located between MD 201 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Parks and Open Space on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

The subject properties are entirely within the one-percent annual chance floodplain and are currently owned by the Washington Metropolitan Area Transit Authority. The Green and Yellow Line elevated structure and associated support piers are located on this property, along with an area for maintenance vehicle and equipment storage, and the existing bicycle/pedestrian trail/bridge that connects MD 201 (Chillum Road) with the West Hyattsville Metro Station. The proximity of the elevated tracks, which bisect the properties, make their development infeasible.

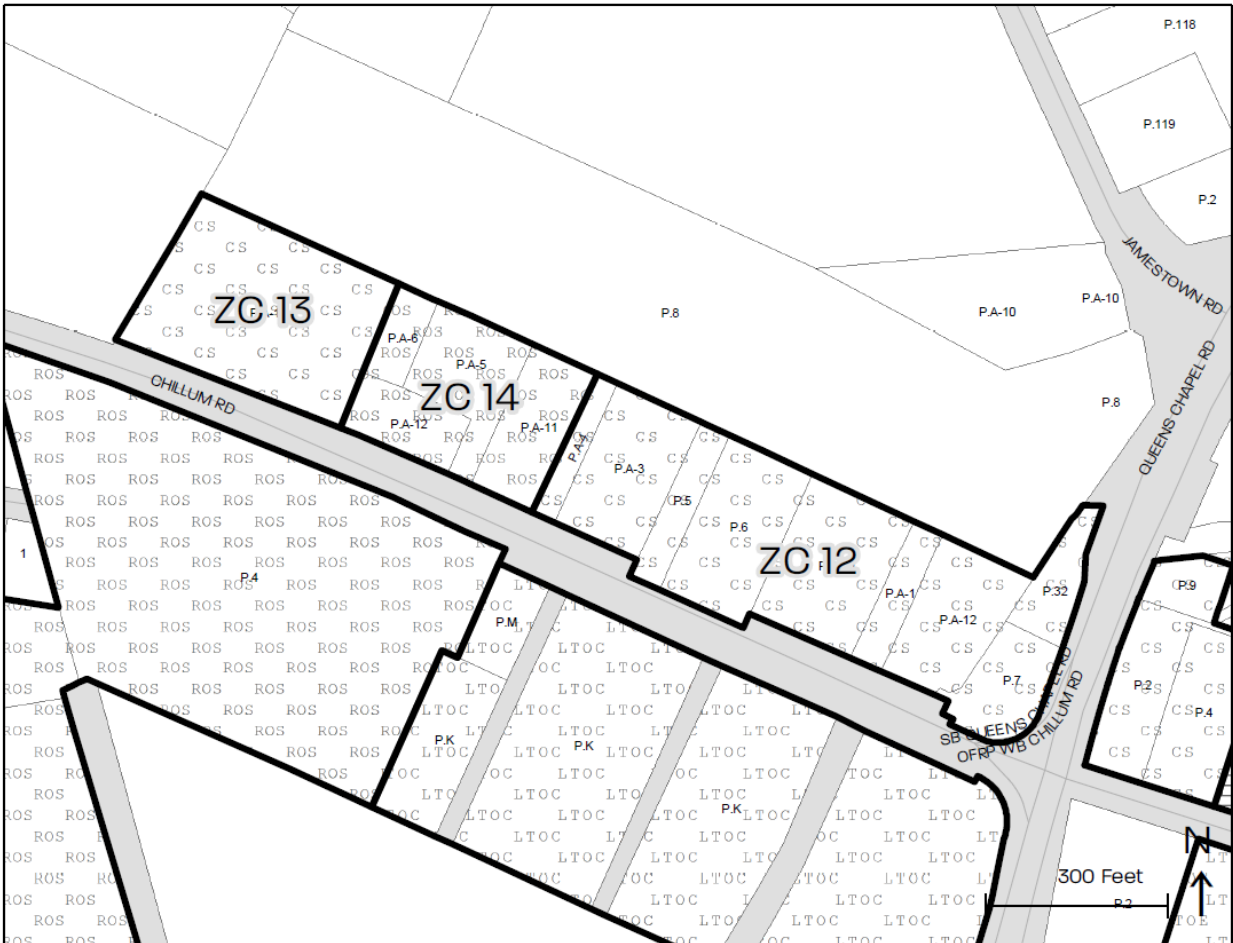
This reclassification implements Strategy LU 4.2 of the Staff Draft Sector Plan by removing the subject properties from the LTO Zones. This reclassification also specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying environmentally sensitive public property in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategies NE 1.1, NE 2.3, and PF 1.1.

The current LTO Zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events, while their history of vehicle storage makes ground disturbance for redevelopment environmentally risky.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 14	2222 Chillum Rd	049E1	1943752	NE 65X150 Ft Par A6	N/A	N/A	N/A	WMATA
	2222 Chillum Rd	049E1	1943760	W 110 Ft Par A5 Ex 11000 SqFt at S Pt	N/A	N/A	N/A	WMATA
	2222 Chillum Rd	049E1	1969815	Centre-Resub Parcel A12	N/A	N/A	N/A	WMATA
	2310 Chillum Rd	049E1	1943745	30X250 Ft Eq Pt Par A-4 Par A-11 E 40 Ft Par A-5	N/A	N/A	N/A	WMATA



**Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS**



Source: Prince George's County Planning Department, GIS Open Data Portal, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 15: AG, LTO-E, and RSF-65 to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
15	AG, LTO-e, and RSF-65 to ROS	22.31	CMA	April 1, 2022	206NE02
			TDOZMA (LTO-e- and AG-zoned portion)	May 23, 2006	
			SMA (remainder of property)	May 19, 1994	

These properties are located generally between MD 201 (Chillum Road) and single-family neighborhoods in the Avondale Grove and Avondale Terrace Subdivisions in the Established Communities. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Parks and Open Space uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 12: Zoning Change (ZC) 15: AG, LTO-e, and RSF-65 to ROS below.)

The subject properties are predominantly within the one-percent annual chance floodplain and include wetlands and a stream. They are currently owned by the Washington Metropolitan Area Transit Authority and the M-NCPPC, except for 1,200 square foot portion of Parcel C in private ownership. The Green and Yellow Line elevated structure and associated support piers, as well as the portal for the tunnel to the Fort Totten Metro Station, along with an area for maintenance vehicle and equipment storage, are located on these properties. The proximity of the elevated tracks, which bisect the WMATA properties, and the sensitive environmental elements make their development infeasible. In addition, the sector plan identifies this area as a location where compensatory stormwater storage may be located.

The M-NCPPC properties comprise the Chillum Road Park and contain significant tree cover and a wetland area.

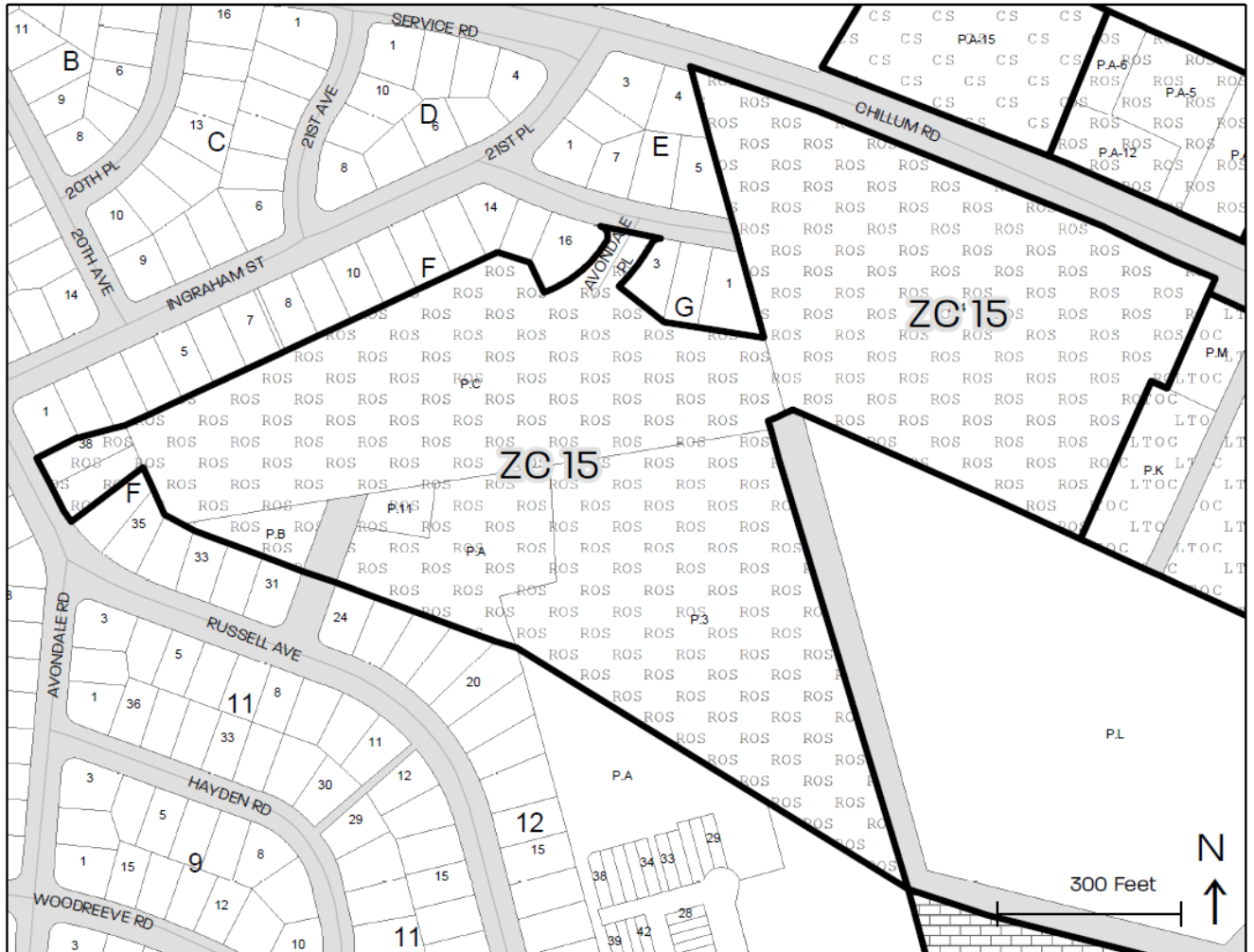
This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategies NE 1.1, NE 2.2, and PF 1.1.

The current zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events.

Note: CB-98-2021 may have inadvertently removed a prior prohibition against reclassifying a privately-owned property to the ROS Zone without the landowner’s written consent. Should the Council return this provision to the Zoning Ordinance before the Planning Board endorses the SMA, or should the property owner testify in opposition to the proposed reclassification to the ROS Zone, the property at 0 Ingraham Street with Tax Account 1978865 should be alternately recommended for reclassification to the AG Zone.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 15	0 Ingraham St	049D1	1978865	Pt Parcel C Eq 1200 Sf/	N/A	N/A	N/A	Private
			1978923	Pt of Par C Eq 2.2681 A	N/A	N/A	N/A	WMATA
			1891126	Pt Par C Eq 4.062 Ac	N/A	N/A	N/A	WMATA
	Russell Ave	049D1	1896752	Parcel B	N/A	F	N/A	WMATA
	Queens Chapel Rd	049D1	1978527	N/A	N/A	N/A	011	WMATA
	Avondale Pl	049D1	1879683	Parcel A	N/A	12	N/A	M-NCPPC
	Queens Chapel Rd	049D1	1879691	N/A	N/A	N/A	003	M-NCPPC
	2201 Chillum Rd	049D1	1912229	JH86 2191	N/A	N/A	004	WMATA
	4919 Russell Ave	049D1	1837293	N/A	38	F	N/A	WMATA
	4917 Russell Ave	049D1	1983667	N/A	37	F	N/A	WMATA

**Map 12: Zoning Change (ZC) 15: AG, LTO-e, and RSF-65 to ROS**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 16: AG to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
16	AG to ROS	11.84	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	
			SE-2449	May 4, 1971	

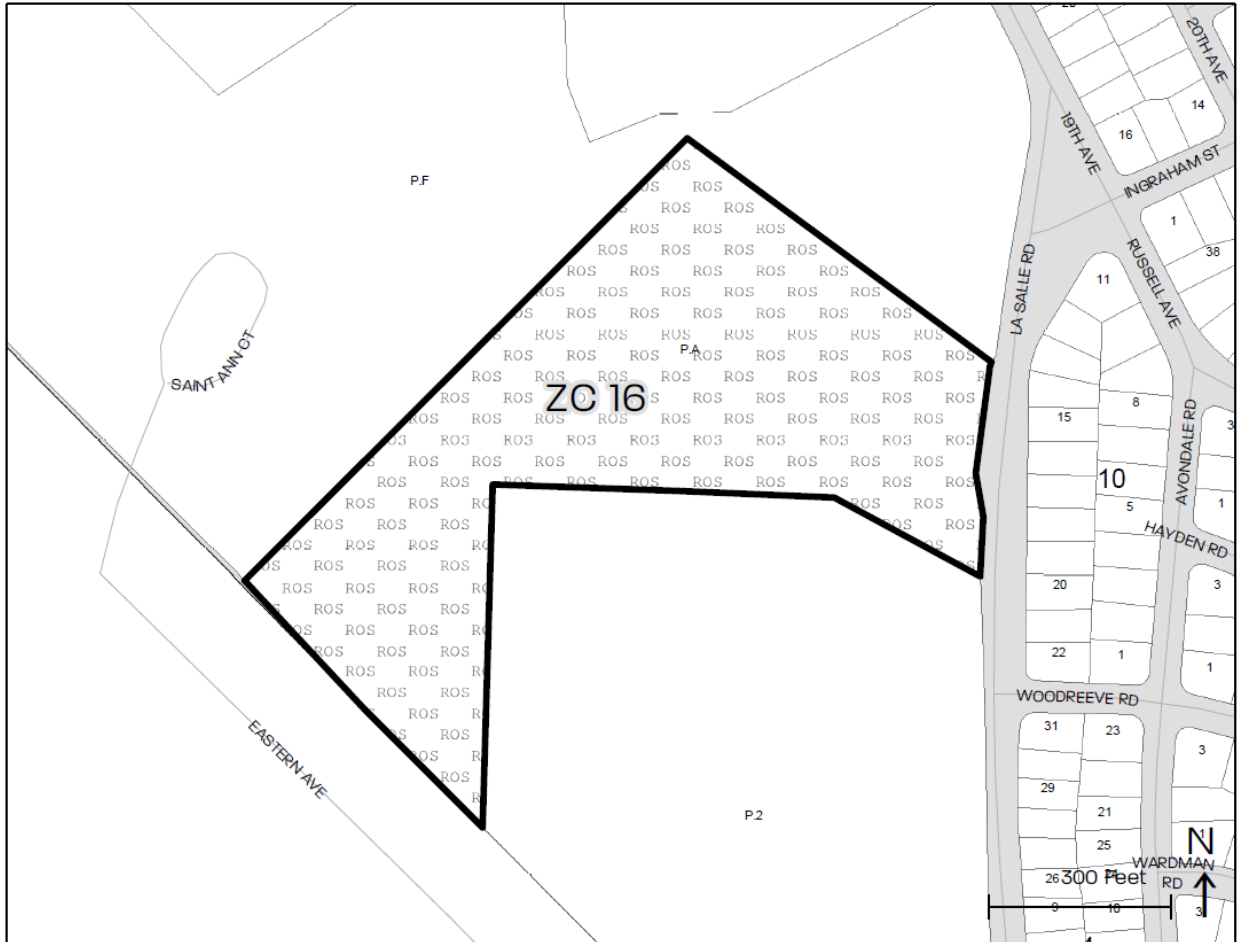
The subject property is located on La Salle Road between Woodreeve Road and Ingraham Street in the Established Communities and comprises Avondale Park. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends parks and open space land uses on the subject property. (See Map 10. Future Land Use Map in the sector plan and Map 13: Zoning Change (ZC) 16: AG to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying County and municipal parks in the ROS Zone to preserve them to the maximum extent practicable.

A portion of SE-2449, which is the Special Exception for Redemptoris Mater Seminary at 4900 La Salle Road, appears to fall on part of the subject property.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 16	La Salle Rd	049C1	1915487	Parcel A	N/A	N/A	N/A	M-NCPPC

**Map 13: Zoning Change (ZC) 16: AG to ROS**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 17: CGO/RSF-65 to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
17	CGO/RSF-65 to CN	10.17	CMA	April 1, 2022	206NE02 205NE02
			SMA (parcels outside the City of Mount Rainier)	May 19, 1994	
			SMA (parcels in the City of Mount Rainier)	November 30, 2004	
			SE-30	August 22, 1950	
			SE-447	November 19, 1958	
			SE-882	June 4, 1963	
			SE-2290	April 24, 1970	
			SE-3767	November 30, 1987	
			SE-3908	February 22, 1990	
			SE-4469	July 29, 2003	

These properties are located generally along Varnum Street and Arundel Street in the Established Communities. Several parcels are within the City of Mount Rainier. The Future Land Use Map and Strategy LU 8.1 in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommend a mix of uses at the neighborhood scale on the subject properties in furtherance of Policy LU 8, “Create walkable, neighborhood shopping and dining destinations along existing commercial streets.” (See Map 10. Future Land Use Map in the sector plan and Map 14: Zoning Change (ZC) 17: CGO and RSF-65 to CN below.)

The subject properties currently host several institutional, medical, and other commercial uses.

The current auto-oriented site layouts, with surface parking lots and set-back buildings with parking in front of the buildings on the north side of Varnum Street are incompatible with the Sector Plan’s vision for this neighborhood commercial corridor. The current CGO zoning permits densities that would be out of place along this block. The recommended CN Zone will permit commercial redevelopment at a neighborhood-scale density more compatible with surrounding structures, and is the zone intended to best replicate or complement the historic shopfronts and walkable environment on the south side of Varnum Street anchored by the Kaywood Theatre.

This reclassification specifically implements Strategy LU 8.1, which recommends reclassifying the subject properties in the CN Zone to create the walkable, neighborhood shopping and dining destination recommended by Policy LU 8. This recommendation also implements Strategy EP 2.5.

### **Zoning Change 17: Justification of Nonconforming Use**

Section 27-3503(a)(5)(B) of the Zoning Ordinance states:

No property may be zoned to a less intense category (see Section 27-4102(b)) if...[b]ased on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any District Council action in the approval of the sectional map amendment.

Zoning Change 17, if approved, will create a nonconforming use.

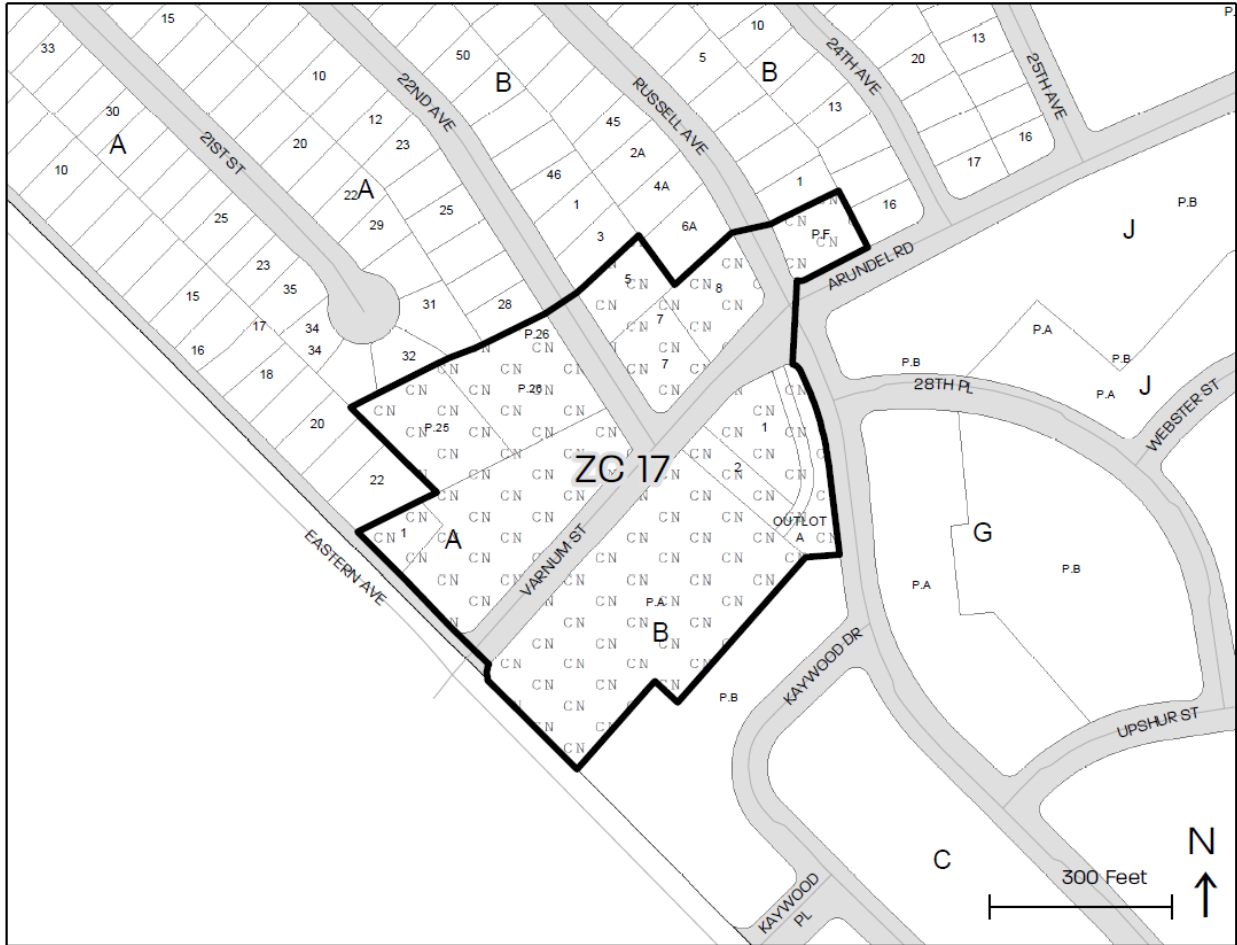
The property at 4501 Eastern Avenue is a gas station currently permitted by Special Exception (SE-3767) in the CGO Zone but prohibited in the proposed CN Zone. There is a significant public benefit to be served by the CN zoning based on fact that a gas station, by its very nature, is incompatible with the walkable, mixed-use neighborhood recommended by the sector plan for Varnum Street. A gas station not only invites vehicular traffic and supports automobile use, it contains several driveways that create vehicular-pedestrian interfaces that inhibit the safe travel and comfort of pedestrians. Areas where pedestrians do not feel comfortable often struggle to thrive economically and as gathering places. There is significant public benefit to be gained by redeveloping the subject property pursuant to the provisions of the CN Zone.

The current gas station can continue to operate as a nonconforming use pursuant to its approved Special Exception under the provisions of Section 27-3604(d)(11)(C)(ii) of the Zoning Ordinance.



Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 17	Eastern Ave	049D2	1925528	Lot 1 Eq 7998 SqFt Church Parking	N/A	A	N/A	Religious Institution
	Arundel Rd	049D2	1902394	N/A	N/A	N/A	025	Private
	22 <sup>nd</sup> Ave	049D2	1902402	N/A	N/A	N/A	026	Private
	4507 22 <sup>nd</sup> Ave	049D2	1908102	N/A	5	N/A	N/A	Private
	Russell Ave	049D2	1958602	N/A	8	N/A	N/A	Private
	2300 Arundel Rd	049D2	1926286	Parcel F Eq 12711.00 Sq Ft	N/A	N/A	N/A	Private
	2310 Varnum St	049D2	1906338	N/A	7	N/A	N/A	Private
	2319 Varnum St	049D2	1902378	N/A	1	B	N/A	Private
	Varnum St	049D2	1902386	N/A	2	B	N/A	Private
	Varnum St	049D2	1902352	20 Ft Concrete Driveway Blk B	N/A	B	N/A	Private
	Russell Ave	049D2	1902360	Outlot A	N/A	B	N/A	Private
	2201 Varnum St	049D2	1902345	Pt Par A Eq 2.75 Acres	N/A	B	N/A	Private
	4501 Eastern Ave	049D2	1902337	Pt Blk A Eq 60408 SqFt	N/A	A	N/A	Private

**Map 14: Zoning Change (ZC) 17: CGO/RSF-65 to CN**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 18: RMF-20 to RMF-48**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
18	RMF-20 to RMF-48	4.38	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	

These properties are located at 2500 Queens Chapel Road in the Established Communities. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48 and Zoning Change (ZC) 19: CGO to LTO-e below.

The subject property comprises Queens Park Plaza Apartments.

This reclassification to the RMF-48 Zone implements Strategy LU 9.1, which specifically recommends reclassifying the subject parcels of Queens Park Plaza into the RMF-48 Zone to implement Policy LU 9, which recommends redevelopment that creates a range of market- and below-market-rate housing opportunities on the periphery of the West Hyattsville Local Transit Center. This reclassification also implements Strategies HN 1.1 and HN 2.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommend redevelopment of Queens Park Plaza to include a mix of unit types, sizes, and price points.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 18	2500 Queens Chapel Rd	049E1	5644235	Pt Parcel 1 Eq 334 Sf	N/A	N/A	N/A	State
	2500 Queens Chapel Rd	049E1	1978576	Pt Parcel 1	N/A	N/A	N/A	Private

**Zoning Change 19: CGO to LTO-e**

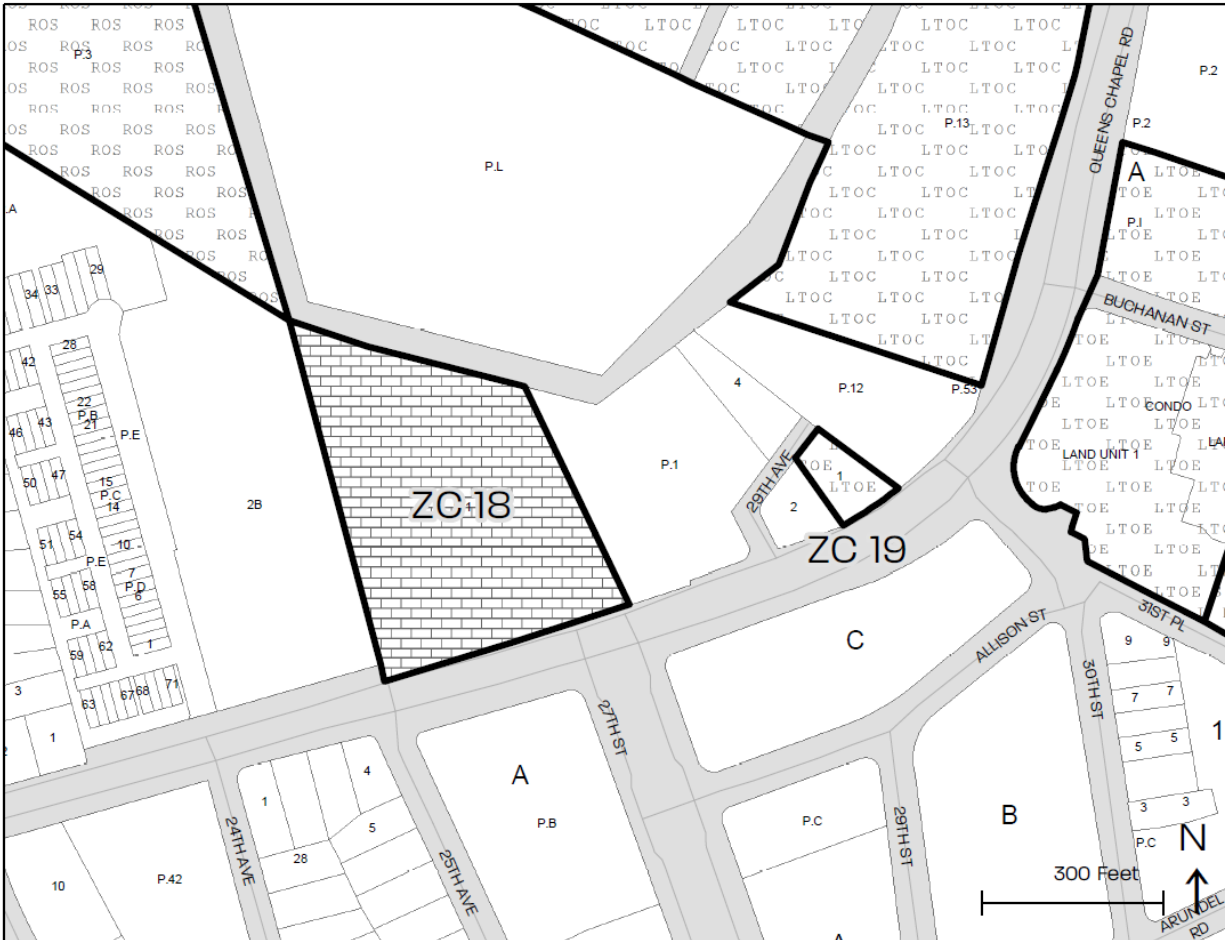
Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
19	CGO to LTO-e	0.29	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	

This property, located between MD 500 (Queens Chapel Road) and 29<sup>th</sup> Avenue, is located within the Edge of the West Hyattsville-Queens Chapel Local Transit Center as depicted in the Staff Draft Sector Plan. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on the subject property. (See Map 10. Future Land Use Map in the sector plan and Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48 and Zoning Change (ZC) 19: CGO to LTO-e below.)

This reclassification allows for the consistent high-quality urban design standards of the LTO Zones to be applied to the entire redevelopment of The Shops at Queens Chillum pursuant to Strategy LU 5.3. This lot is currently unimproved. This reclassification also implements Policy LU 6 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 19	Queens Chapel Rd	049E1	1861103	Pt Lot 1	N/A	N/A	N/A	Private
			5648860	Pt Lot 1	N/A	N/A	N/A	State

**Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48 and Zoning Change (ZC) 19: CGO to LTO-e**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 20: LTO-e to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ TDOZMA/ ZMA/SE Number	Approved CMA/SMA/ TDOZMA/ ZMA/SE Date	200' Scale Index Map
20	LTO-e to LTO-C	12.77	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	

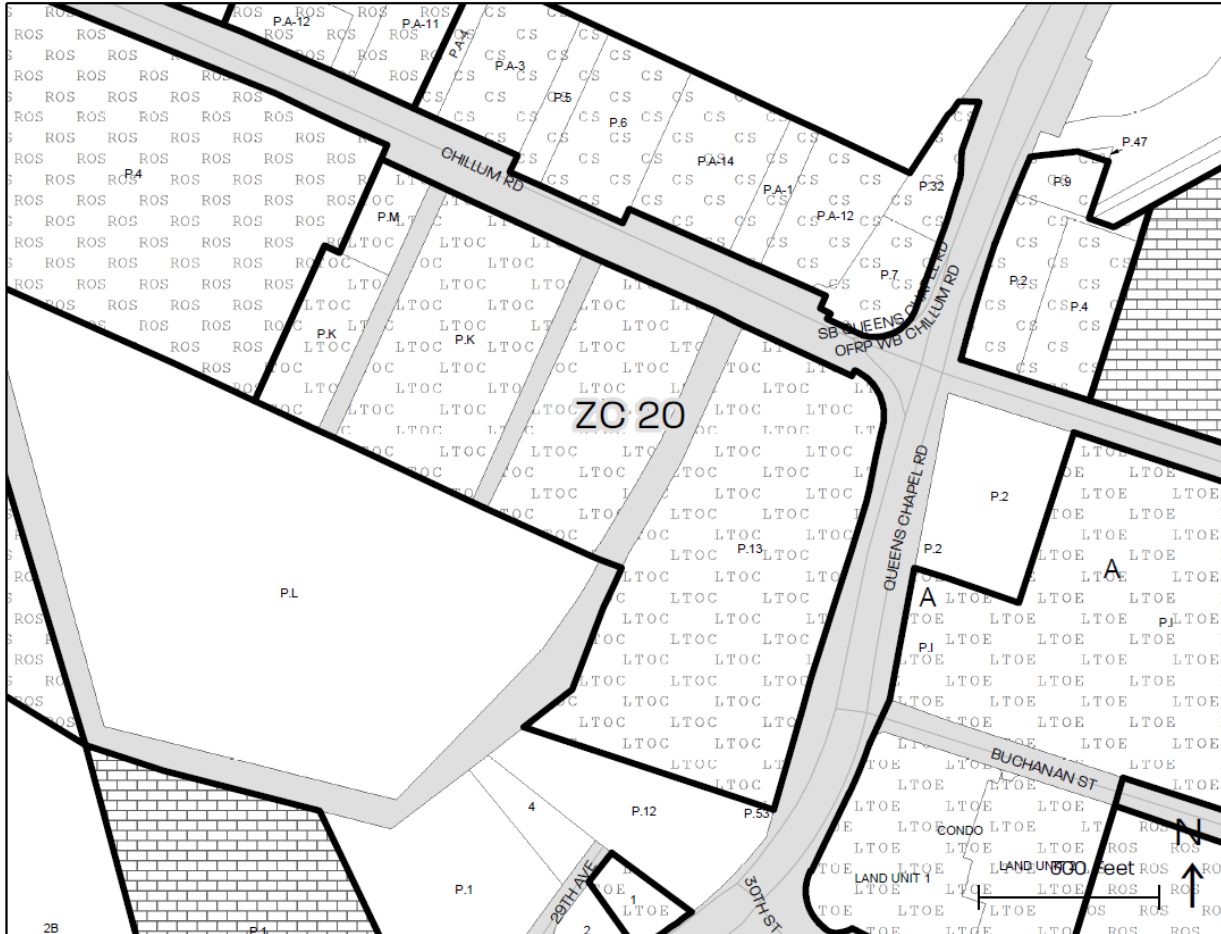
These properties comprise the Shops at Queens Chillum (3100 Queens Chapel Road) and the Chillum Road Shopping Center (2425 Chillum Road) and are within the Core of the West Hyattsville Local Transit Center as depicted in the Staff Draft Sector Plan. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on this property. (See Map 10. Future Land Use Map in the sector plan and Map 16: Zoning Change (ZC) 20: LTO-e to LTO-C below.)

These parcels are currently classified in the LTO-e Zone. While this zone would generally permit implementation of the sector plan’s recommendations for a walkable, transit-supportive environment, the size of this area (11.61 acres) under two current owners creates the potential for organized and phased redevelopment that, through the proposed LTO-C Zone, best advances the sector plan’s housing goals at densities that support the goal of retaining and attracting new community-serving retail to this neighborhood.

This reclassification specifically implements Strategy LU 5.3, to redevelop the two subject properties with mixed-use development, and also implements Policies HN 1 and EP 1 and Strategies LU 4.4, LU 5.1, LU 6.3, EP 2.7, and PF 1.1.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 20	2309 Chillum Rd	049E1	1912245	Parcel M	N/A	N/A	N/A	Private
	2425 Chillum Rd	049E1	1912237	Pt Parcel K	N/A	N/A	N/A	Private
	2425 Chillum Rd	049E1	1912237	Pt Parcel K	N/A	N/A	N/A	Private
	2425 Chillum Rd	049E1	1912237	Pt Parcel K	N/A	N/A	N/A	Private
	3100 Queens Chapel Rd	049E1	1861095	N/A	N/A	N/A	013	Private

**Map 16: Zoning Change (ZC) 20: LTO-e to LTO-C**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 21: RMF-20/RMF-48 to LTO-e**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
21	RMF-20/RMF-48 to LTO-e	10.68	CMA	April 1, 2022	206NE02
			SMA	November 30, 2004	206NE03
			SE-3643	July 7, 1986	

These properties are located along MD 500 (Queens Chapel Road) between 30<sup>th</sup> Street and Chillum Road in the Edge of the West Hyattsville Local Transit Center as depicted in the Staff Draft Sector Plan and the City of Mount Rainier. A portion of the east side of the property is within the Town of Brentwood; the remainder of the property is in the City of Mount Rainier. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 17: Zoning Change (ZC) 21: RMF-20 and RMF-48 to LTO-e and Zoning Change (ZC) 22: RMF-48 to ROS below.)

The subject properties comprise one block of Queenstown Apartments and Rainier Manor Apartments.

This reclassification to the LTO-e Zone allows for the consistent high-quality urban design standards of the LTO Zones to be applied to the entire redevelopment along MD 500 (Queens Chapel Road) across the street from the Core of the West Hyattsville Local Transit Center as depicted in the Staff Draft Sector Plan. This reclassification also implements Strategies HN 1.1 and HN 2.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan, which recommend redevelopment of Queenstown Apartments to include a mix of unit types, sizes, and price points. This recommendation also implements Strategy EP 2.7.

Though Policy HC 5 and Strategy HN 2.1 recommend the retention of Rainier Manor Apartments, a senior apartment community, should it be redeveloped, such redevelopment should be pursuant to the requirements and design standards in the LTO-e Zone.



Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 21	3001 Queens Chapel Rd	049E1	1846450	Rainier Manor Land Condo Unit 1	N/A	N/A	048	Private
	0 Queens Chapel Rd	049E1	5644430	Pt Unit 1 Eq 5,864 Sf/	N/A	N/A	N/A	State
	3201 Buchanan St	049E1	5579156	Rainier Manor Land Condo Unit 2	N/A	N/A	N/A	Private
	N/A	N/A	9999999	N/A	N/A	N/A	N/A	Unknown
	3301 Chillum Rd	049E1	1943794	Parcel 1	N/A	A	N/A	Private

**Zoning Change 17: RMF-48 to ROS**

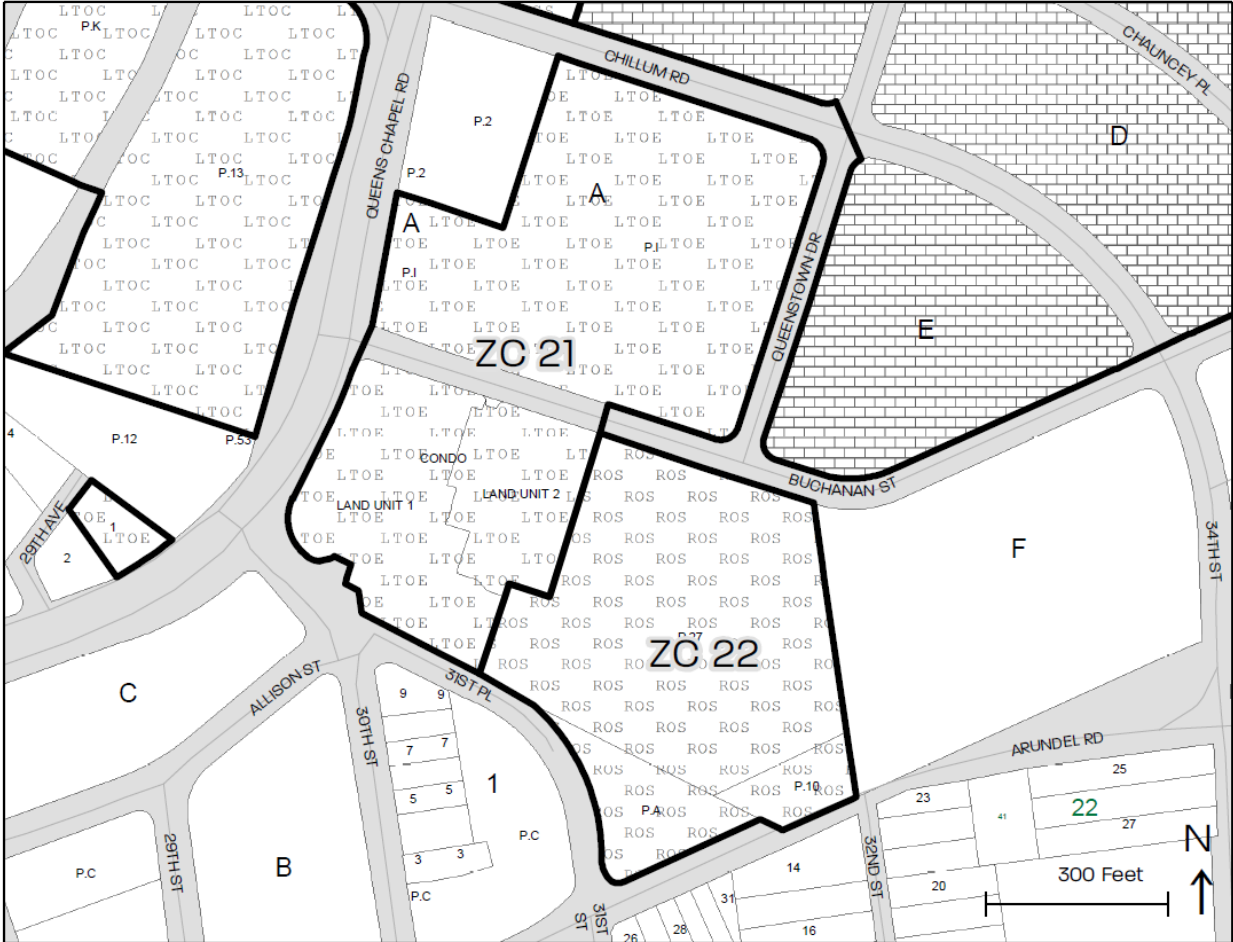
Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
22	RMF-48 to ROS	6.62	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These properties are located generally between 31<sup>st</sup> Place, Buchanan Street, and Arundel Road in the Established Communities and the City of Mount Rainier and comprise the Mount Rainier Nature/Recreation Center and a portion of the County’s Arundel Road flood control/stormwater management facility. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 17: Zoning Change (ZC) 21: RMF-20 and RMF-48 to LTO-e and Zoning Change (ZC) 22: RMF-48 to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve it to the maximum extent practicable.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 22	4701 31 <sup>st</sup> Pl	049E2	1897362	Parcel A Ex 12648.53 Sq Ft at Fr	N/A	N/A	N/A	M-NCPPC
	Arundel Rd	049E2	1975119	N/A	N/A	N/A	110	County
	3100 Arundel Rd	049E1	1845882	N/A	N/A	N/A	027	M-NCPPC

**Map 17: Zoning Change (ZC) 21: RMF-20/RMF-48 to LTO-e and Zoning Change (ZC) 22: RMF-48 to ROS**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 23: AG to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
23	AG to ROS	0.47	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These parcels are located on the south side of Arundel Road east of Chillum Road/34<sup>th</sup> Street in the Established Communities and the Town of Brentwood and comprise a portion of Brentwood-Allison Park. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 18: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS below.)

The parcels are entirely within the County one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network.

This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 23	0 Arundel Rd	049F1	1878446	Lots 20 & 21	20	15	N/A	M-NCPPC
	0 Arundel Rd	049F1	1878446	Lots 20 & 21	21	15	N/A	M-NCPPC
	0 Arundel Rd	049F1	1878420	N/A	N/A	15	N/A	M-NCPPC

**Zoning Change 24: RCO/AG to RCO/ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
24	RCO/AG to RCO/ROS	1.06	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These parcels are located at 4604 37<sup>th</sup> Street in the Established Communities and the Town of Brentwood and comprise the Town of Brentwood Maintenance Yard. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 18: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS below.)

The parcels are entirely within the County one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network.

This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 24	4604 37 <sup>th</sup> St	049F1	1848324	Lots 29 & 30	29	15	N/A	Municipality
	4604 37 <sup>th</sup> St	049F1	1848324	Lots 29 & 30	30	15	N/A	Municipality
	0 Arundel Rd	049F1	1976877	Triangles Lot E of 31 & Lt 31	N/A	15	N/A	Municipality

**Zoning Changes 25, 26, and 27: RCO/AG to RCO/ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
25	RCO/AG to RCO/ROS	0.49	CMA	April 1, 2022	206NE03
26		0.16	SMA	November 30, 2004	
27		0.13			

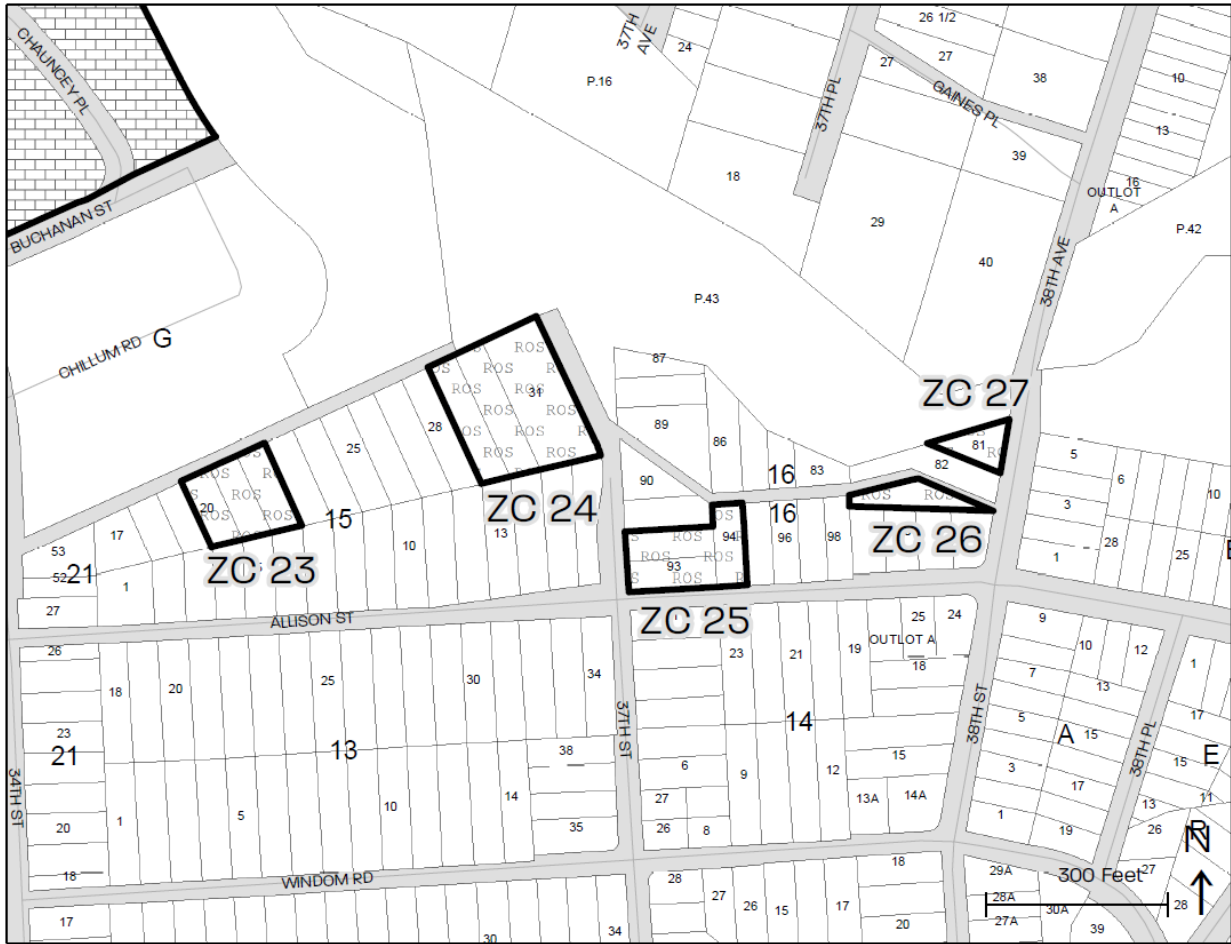
These parcels are located between MD 208 (38<sup>th</sup> Street) and the intersection of Allison Street and 37<sup>th</sup> Street in the Established Communities and the Town of Brentwood and comprise a portion of the Anacostia Flood Control System and the Brentwood Levee. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 10. Future Land Use Map in the sector plan and Map 18: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS below.)

The parcels are entirely within the County one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network. They contain levees and supporting infrastructure and are entirely undevelopable.

This reclassification specifically implements Strategy LU 2.1 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 25	0 37 <sup>th</sup> St	049F1	1976901	Czarras Addn	92	16	N/A	WSSC
	0 37 <sup>th</sup> St	049F2	1976919	Czarras Addn	93	16	N/A	WSSC
	0 Allison St	049F2	1976927	Czarras Addn	94	16	N/A	WSSC
ZC 26	0 Hamilton St	050A1	1976760	Czarras Addn .188 AC EQ Pt Of Blk 16	N/A	16	N/A	WSSC
ZC 27	0 38 <sup>th</sup> St	050A1	1976885	Czarras Addn Pt Lot 81	N/A	16	N/A	WSSC

**Map 18: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS**



Source: Prince George's County Planning Department, GIS Open Data Portal, 2021, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 28: RSF-65 to RSF-A**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
28	RSF-65 to RSF-A	0.11	CMA	April 1, 2022	207NE03
			SMA	November 30, 2004	

This property (2805 Jamestown Road) is within the Edge of the West Hyattsville Local Transit Center as depicted in the Staff Draft Sector Plan and the City of Hyattsville. The Future Land Use Map in the Staff Draft West Hyattsville-Queens Chapel Sector Plan recommends high-density residential future land uses on this property; the size of the lot is so small that single-, two-, or three-family attached housing would create a density equivalent to the recommended 8-20 dwelling units per acre. (See Map 10. Future Land Use Map in the sector plan and Map 19: Zoning Change 28: RSF-65 to RSF-A below.)

This property represents a unique opportunity to provide “Missing Middle” housing options by maximizing its location near the West Hyattsville Metro Station to offer context-sensitive, one-, two-, or three-family housing at a transitional density to the existing adjacent single-family detached neighborhood.

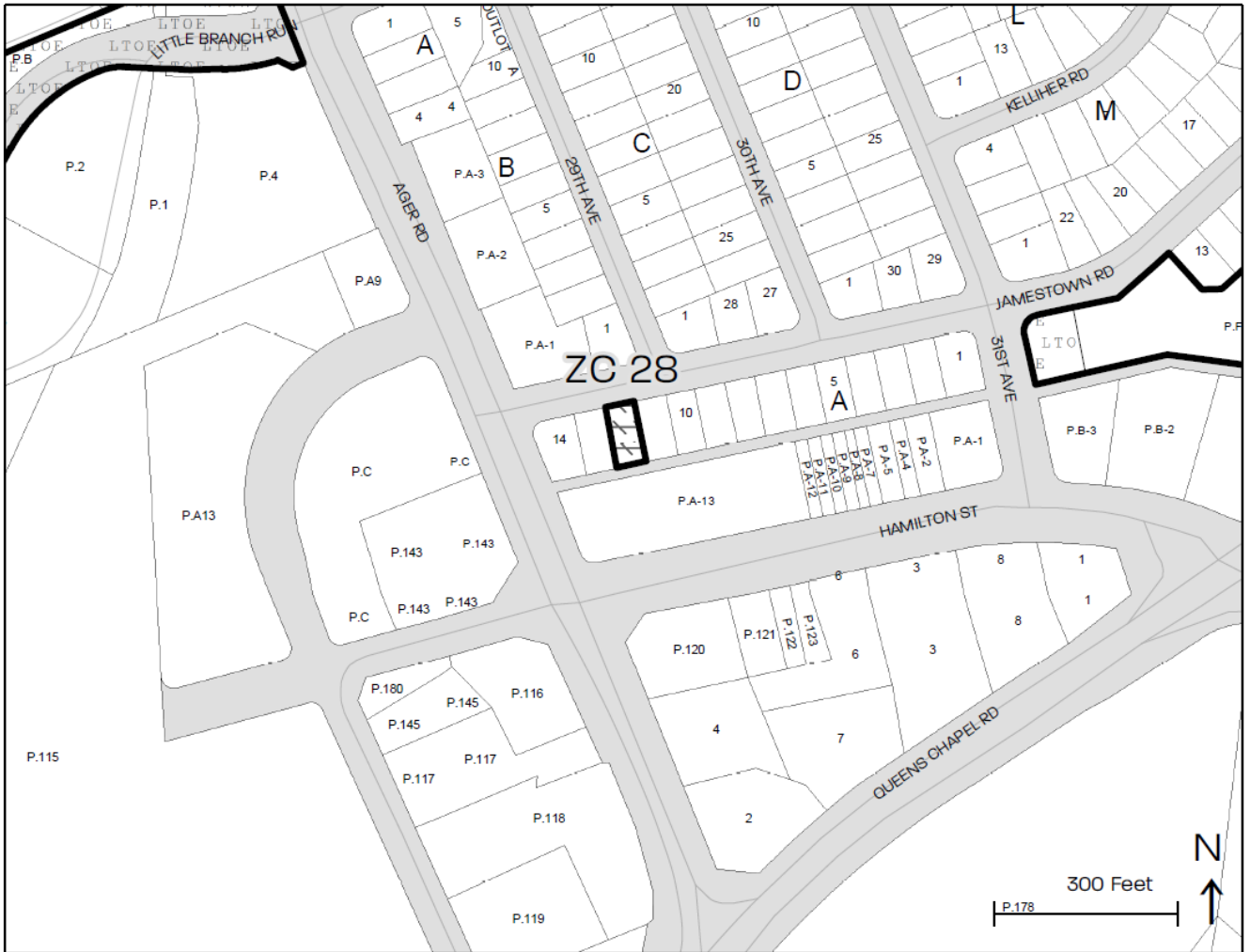
The subject property is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports.

This reclassification implements Strategies LU 9.2 and HN 1.3 of the Staff Draft West Hyattsville-Queens Chapel Sector Plan.

Zoning Change	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 28	2805 Jamestown Rd	041E4	1800101	N/A	12	A	N/A	Private



**Map 19: Zoning Change (ZC) 28: RSF-65 to RSF-A**



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>

BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sector plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the *West Hyattsville-Queens Chapel Sector Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner [insert name], seconded by Commissioner [insert name], with Commissioners [list names of voting commissioners] voting in favor of the motion at its regular meeting held on [insert date and underline], in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this [insert date] day of [insert month and year].

Peter A. Shapiro  
Chair

By Jessica Jones  
Planning Board Administrator