

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session

Resolution No. CR-23-2006
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dernoga and Peters
Co-Sponsors _____
Date of Introduction March 28, 2006

RESOLUTION

1 A RESOLUTION concerning

2 The Sector Plan and Sectional Map Amendment for the East Glenn Dale Area
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 Sector Plan and Sectional Map
5 Amendment (SMA) for the East Glenn Dale Area, thereby defining long-range land use and
6 development policies, and setting forth and adopting detailed zoning proposals in portions of
7 Planning Area 70, for the area bounded by Good Luck Road to the north, Springfield Road and
8 Hillmeade Road to the east, Daisy Lane to the south, and Greenbelt Road\Glenn Dale Boulevard
9 (MD 193) to the west.

10 WHEREAS, the Sector Plan and Sectional Map Amendment for the East Glenn Dale Area
11 amends portions of the 1993 *Approved Master Plan and Sectional Map Amendment for Glenn*
12 *Dale-Seabrook-Lanham and Vicinity (Planning Area 70)*, the 2002 *Prince George's County*
13 *Approved General Plan* for the Physical Development of the Maryland-Washington Regional
14 District within Prince George's County, Maryland, the 2005 *Countywide Green Infrastructure*
15 *Plan*, the 1982 *Master Plan of Transportation*, the 1983 *Functional Master Plan for Public*
16 *School Sites*, the 1990 *Public Safety Master Plan*, the 1992 *Prince George's County Historic*
17 *Sites and District Plan*, and the 1975 *Countywide Trails Plan*, including the 1985 *Equestrian*
18 *Addendum*; and

19 WHEREAS, on October 25, 2004, in Council Resolution CR-65-2004, the County
20 Council of Prince George's County, Maryland, sitting as the District Council, directed The
21 Maryland-National Capital Park and Planning Commission to prepare a new sector plan and

1 sectional map amendment for the East Glenn Dale Area, in order to develop a comprehensive
2 approach to implementing the recommendations of the 2002 General Plan and to ensure that
3 future development is consistent with County policies; and

4 WHEREAS, pursuant to the requirements of Section 27-642 of the Zoning Ordinance as
5 they concern preparation of a new sector plan and sectional map amendment, the Prince
6 George's County Planning Board published an informational brochure and held a public forum
7 on January 13, 2005, to inform the public of the intent and procedures for preparing a new sector
8 plan and sectional map amendment, and to identify the issues and concerns of the community;
9 and

10 WHEREAS, on February 22, 2005, the District Council endorsed the goals, concepts,
11 guidelines, and the public participation program prepared by the Planning Board, pursuant to
12 Section 27-643 of the Zoning Ordinance; and

13 WHEREAS, the planning staff held three community planning workshops, on March 9,
14 March 16, and April 6, 2005, for public input on vision, goals, and challenges for the sector
15 planning area, and staff also conducted interviews with major stakeholders; and

16 WHEREAS, the Planning Board granted permission to print the *Preliminary Sector Plan*
17 *and Proposed Sectional Map Amendment for the East Glenn Dale Area* on June 16, 2005; and

18 WHEREAS, pursuant to Section 27-644 of the Zoning Ordinance, the County Executive
19 and the District Council reviewed the public facilities element of the preliminary plan and
20 endorsed the inclusion of the proposed public facilities in the preliminary plan, for the purpose of
21 holding a public hearing; and

22 WHEREAS, the District Council and the Planning Board held a duly advertised joint
23 public hearing on the *Preliminary Sector Plan and Proposed Sectional Map Amendment for the*
24 *East Glenn Dale Area* on July 25, 2005; and

25 WHEREAS, the Planning Board held a worksession to consider the public hearing
26 testimony on October 6, 2005; and

27 WHEREAS, on October 27, 2005, the Planning Board, in response to the public hearing
28 testimony, adopted the Sector Plan and endorsed the SMA, with revisions, as described in Prince
29 George's County Planning Board Resolution PGCPB No. 05-208, and transmitted the Sector
30 Plan and SMA to the District Council on November 9, 2005; and
31

WHEREAS, the District Council held a worksession on November 22, 2005, considered hearing testimony, and proposed amendments to the adopted Sector Plan and endorsed SMA; and

WHEREAS, on November 29, 2005, the District Council adopted CR-89-2005, to hold a second joint public hearing on proposed amendments, as described in CR-89-2005; and

WHEREAS, on February 7, 2006, the District Council proposed additional amendments to CR-89-2005, as described in CR-12-2006, and replaced CR-89-2005 with CR-12-2006; and

WHEREAS, the District Council and the Planning Board of The Maryland-National Capital Park and Planning Commission held a duly advertised second joint public hearing on March 21, 2006, to allow public comment on the proposed amendments, as described in CR-12-2006; and

WHEREAS, the District Council held a worksession on March 28, 2006, and adopted CR-23-2006, approving the Sector Plan and Sectional Map Amendment for the East Glenn Dale Area, with amendments to the Zoning Map.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that the Sector Plan and Sectional Map Amendment for the East Glenn Dale Area, as adopted on October 27, 2005, are hereby approved, with the following amendments:

AMENDMENT 1 Change the zoning of properties located in the area between Lanham-Severn Road (MD 564) and the railroad tracks.

Zone Change: E-I-A to O-S
Account: 1588755
Street Address: 000000 Lanham-Severn Road
Land Area: 24.38± acres
Legal Description: Map 36, Grid C2, Parcel 31
Existing Use: Undeveloped and woodlands

Zone Change: R-R to O-S
Account: 1621812
Street Address: 000000 Lanham-Severn Road
Land Area: 1.68± acres
Legal Description: Map 36, Grid D1, Parcel 185
Existing Use: Undeveloped and woodlands

Zone Change: C-O to C-M
Account: 1655703
Street Address: 11011 Lanham-Severn Road
Land Area: 0.98± acres
Legal Description: Map 36, Grid C2, Parcel 71
Existing Use: Office

Zone Change: C-O to C-M (250' from the southern property line) and C-O to O-S (beyond 250')
Account: 1655711
Street Address: 000000 Lanham-Severn Road
Land Area: 2.56± acres
Legal Description: Map 36, Grid C2, Parcel 72
Existing Use: Office

Zone Change: C-O to O-S
Account: 1683143
Street Address: 11005 Lanham-Severn Road
Land Area: 2.85± acres
Legal Description: Map 36, Grid C2, Parcel 70
Existing Use: Undeveloped and woodlands

Zone Change: C-O to O-S
Account: 1619139/1692458
Street Address: 11003 Lanham-Severn Road
Land Area: 1.10± acres (0.67+0.43)
Legal Description: Map 36, Grid C2, Subdivision 2600, Block 2, Plat No. A-0387
Existing Use: One single-family detached home

AMENDMENT 2 Change the zoning of the Reid Temple AME Church property located at 11400 Glenn Dale Boulevard.

Zone Change: R-R to O-S
Account: 3459559
Street Address: 11400 Glenn Dale Boulevard
Land Area: 10.00± acres
Legal Description: Map 36, Grid D3, Subdivision 5702, Plat No. 14194082
Existing Use: Church and school

AMENDMENT 3 Change the zoning of properties between Prospect Hill Road and Daisy Lane. All properties within this sector area shall be placed in the R-E Zone, or the R-A Zone, or the O-S Zones depending upon lot sizes except those properties specified in AMENDMNET 4. The properties with land area less than 1.00 acres are retained in the R-R Zone. The properties with land area between 1.00 to 1.99 acres are classified in the R-E Zone. The properties with land area between 2.00 to 4.99 acres are classified in the R-A Zone. The properties with land area more than 5.00 acres are classified in the O-S Zone.

Zone Change: R-R to O-S
Account: 1583665
Street Address: 000000 Hillmeade Road
Land Area: 5.01± acres
Legal Description: Map 36, Grid E2, Parcel 337
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-A
Account: 1587955
Street Address: 000000 Hillmeade Road
Land Area: 3.00± acres
Legal Description: Map 36, Grid E2, Parcel 324
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-E
Account: 1588649
Street Address: 11611 Prospect Hill Road
Land Area: 1.92± acres
Legal Description: Map 36, Grid E1, Parcel 48
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 1573633
Street Address: 11607 Prospect Hill Road
Land Area: 1.47± acres
Legal Description: Map 36, Grid E1, Parcel 47
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 1652676
Street Address: 11511 Prospect Hill Road
Land Area: 1.52± acres
Legal Description: Map 36, Grid E1, Parcel 74
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 3044476
Street Address: 7401 Prospect Hill Court
Land Area: 2.95 \pm acres
Legal Description: Map 36, Grid E2, Subdivision 5677, Block B, Lot 4, Plat No. 14176097
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 3044468
Street Address: 7405 Prospect Hill Court
Land Area: 2.34 \pm acres
Legal Description: Map 36, Grid E2, Subdivision 5677, Block B, Lot 3, Plat No. 176097
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 3044450
Street Address: 7409 Prospect Hill Court
Land Area: 2.47 \pm acres
Legal Description: Map 36, Grid E2, Subdivision 5677, Block B, Lot 2, Plat No. 14176097
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 3044567
Street Address: 000000 Prospect Hill Court
Land Area: 1.10 \pm acres
Legal Description: Map 36, Grid D2, Subdivision 5677, Plat No. 14176097
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-A
Account: 3044443
Street Address: 7417 Prospect Hill Court
Land Area: 2.77 \pm acres
Legal Description: Map 36, Grid D2, Subdivision 5677, Block B, Lot 1, Plat No. 14176097
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 3044542
Street Address: 7420 Prospect Hill Court
Land Area: 1.29 \pm acres
Legal Description: Map 36, Grid D2, Subdivision 5677, Block B, Lot 11, Plat No. 14176097
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 1700376
Street Address: 000000 Prospect Hill Road
Land Area: 3.99± acres
Legal Description: Map 36, Grid D2, Parcel 323
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-E
Account: 3044526
Street Address: 7414 Prospect Hill Court
Land Area: 1.95± acres
Legal Description: Map 36, Grid E2, Subdivision 5677, Block B, Lot 9, Plat No. 14176097
Existing Use: One single-family detached home

Zone Change: R-R to O-S
Account: 1676220 (in portion)
& 3170768
Street Address: 11501 Old Prospect Hill Road
Land Area: 125± acres (portion classified in R-18C, see Amendment 4)
Legal Description: Map 36, Grid E-3, Parcel 121 and Subdivision Holy Trinity Episcopal Day School, Outlot A
Existing Use: Golf Course, single-family detached homes, undeveloped land, and woodlands

Zone Change: R-R to R-E
Account: 1675644
Street Address: 11475 Old Prospect Hill Road
Land Area: 1.08± acres
Legal Description: Map 36, Grid D3, Parcel 149
Existing Use: One single-family detached home

Zone Change: R-R to O-S
Account: 1626548
Street Address: 000000 Hillmeade Road
Land Area: 20.67± acres
Legal Description: Map 36, Grid E3, Parcel 123
Existing Use: Undeveloped and woodlands

Zone Change: R-R to O-S
Account: 1697861
Street Address: 000000 Hillmeade Road
Land Area: 5.52± acres
Legal Description: Map 36, Grid E4, Parcel 164
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-E
Account: 1694611
Street Address: 000000 Hillmeade Road
Land Area: 1.02± acres
Legal Description: Map 36, Grid F4, Parcel 354
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-A
Account: 1587989
Street Address: 6614 Hillmeade Road
Land Area: 2.42± acres
Legal Description: Map 36, Grid F3, Parcel 161
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 1648609
Street Address: 6504 Hillmeade Road
Land Area: 3.24± acres
Legal Description: Map 36, Grid F4, Parcel 173
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 1698042
Street Address: 11411 Old Prospect Hill Road
Land Area: 1.69± acres
Legal Description: Map 36, Grid D3, Parcel 338
Existing Use: One single-family detached home

Zone Change: R-R to O-S
Account: 3170750
Street Address: 11902 Daisy Lane
Land Area: 18.50± acres
Legal Description: Map 36, Grid E4, Subdivision 3573, Lot 1, Plat No. 183061
Existing Use: A church school

Zone Change: R-R to O-S
Account: 3180247/1590223
Street Address: 12000/12050 Daisy Lane
Land Area: 11.15± acres (8.99+2.16)
Legal Description: Map 36, Grid E4, Subdivision 1960, Daisey Fields Plat 6, Parcel B, Plat No. 183099 and Parcel 162
Existing Use: M-NCPPC parkland

Zone Change: R-R to R-E
Account: 1610450
Street Address: 12112 Daisy Lane
Land Area: 1.28± acres
Legal Description: Map 36, Grid F4, Parcel 169
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 1677632
Street Address: 12100 Daisy Lane
Land Area: 1.91± acres
Legal Description: Map 36, Grid E4, Parcel 168
Existing Use: One single-family detached home

Zone Change: R-R to R-E
Account: 1610401
Street Address: 12200 Daisy Lane
Land Area: 1.17± acres
Legal Description: Map 36, Grid F4, Parcel 171
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 1621184
Street Address: 12212 Daisy Lane
Land Area: 4.28± acres
Legal Description: Map 36, Grid F4, Parcel 172
Existing Use: One single-family detached home

Zone Change: R-R to O-S
Account: 1573294
Street Address: 12330 Daisy Lane
Land Area: 6.94± acres
Legal Description: Map 36, Grid F4, Parcel 174
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 1606375
Street Address: 11521 Prospect Hill Road
Land Area: 4.07± acres
Legal Description: Map 36, Grid D3, Parcel 11
Existing Use: Church

Zone Change: R-R to R-A
Account: 1632991
Street Address: 11400 Prospect Hill Road
Land Area: 2.21± acres
Legal Description: Map 36, Grid D3, Parcel 331
Existing Use: One single-family detached home

Zone Change: R-R to R-A
Account: 3376050
Street Address: 11431 Prospect Hill Road
Land Area: 2.98± acres
Legal Description: Map 36, Grid D3, Parcel 423
Existing Use: Undeveloped and woodlands

Zone Change: R-R to R-A
Account: 1633007
Street Address: 11400 Prospect Hill Road
Land Area: 4.44± acres
Legal Description: Map 36, Grid D3, Parcel 119
Existing Use: Undeveloped and woodlands

AMENDMENT 4 Change the zoning of the following properties from the existing R-R Zone to the R-18C Zone to be developed for an active adult community.

Zone Change: R-R to R-18C
Account: 1627298 & 1640366
Street Address: 11415 Old Prospect Hill Road and 11609 Facchina Place
Land Area: 10.1437± acres (44,861 square feet)
Legal Description: Part of Lot 2, Kyle's Addition to Glenn Dale, Plat Book NLP 111 as Plat Number 16 recorded in Liber 18602, Folio 252 and Parcel 120 recorded in Liber 13481, Folio 512, all among the Land Records of Prince George's County, Maryland, said tract being more particularly described as follows:

Beginning for the said parcel of land at an iron pipe found at the easterly common corner of said Lot 2, Kyle's Addition to Glenn Dale, and Parcel 120, said iron pipe also lying on the westerly line of Lot 9, Facchina Addition to Glendale as shown on a Plat of Subdivision recorded in Plat Book NLP 102 as Plat Number 26, running thence with the common division line between said Lot 2 and Lot 9;

1. South 13°51'29" West, 74.63 feet to an iron pipe found at the common corner of said Lot 2 and Lot 9, said iron pipe also lying on the northerly Right of Way line of Facchina Place (60' Right of Way); thence running with the said northerly Right of Way line of Facchina Place and the southerly line of Lot 2,

2. South 87°29'10" West, 10.00 feet to an iron pipe set on the westerly Right of Way Line of Facchina Place; thence running with said westerly Right of Way line and the easterly line of Lot 2,
3. South 04°43'50" West, 60.48 feet to an iron pipe found at the common corner of Lot 2 and Lot 8, Facchina Addition to Glendale, said iron pipe also lying on the southerly Right of Way Line of Facchina Place; thence running through Lot 2 the following three (3) courses,
4. 256.60 feet along the arc of a curve to the left to an iron pipe found at a point of tangency, said curve having a radius of 250.00 feet and a chord bearing South 58°07'18" West, 259.49 feet; thence,
5. South 43°47'12" East, 83.07 feet to an iron pipe found; thence
6. South 73°55'07" East, 101.09 feet to an iron pipe found on the common line between Lot 2 and Lot 6; thence running along the common line between Lot 2 and Lots 3 through 6,
7. South 13°53'50" West, 534.40 feet to an iron pipe found; thence,
8. North 38°23'58" West, 2.03 feet to an iron pipe found, thence;
9. North 28°50'52" West, 81.44 feet to an iron pipe found on said northerly Right of Way line of Glenn Dale Road, said iron pipe lying 120.00 feet opposite centerline of Right of Way Station 104+00 as shown on said plat, thence;
10. North 37°22'31" West, 368.33 feet to an iron pipe found, said iron pipe lying 125.00 feet opposite centerline of Right of Way Station 99+81.45 and Station 100+31.85, thence;
11. North 36°09'37" West, 258.99 feet to an iron pipe found, said iron pipe lying 134.82 feet opposite centerline of Right of Way Station 97+22.84, said iron pipe also being the common corner of Lot 2 and the southerly corner of Parcel 146, the property of L.R. Levitsky, Liber 3686 Folio 981, thence running with the common division line between Lot 2 and Parcel 146;
12. North 15°15'27" West, 120.12 feet to an iron pipe found at the common corner of Lot 2, Parcel 146 and Parcel 338, the property of Thomas A. Howe and Lillian C. Becker, Liber 14541 Folio 13, thence running with the original common division line between Lot 2 and Parcel 338;
13. North 74°52'36" East, 178.65 feet to a point at the common corner of said Lot 2, Parcel 338 and Parcel 120, the property of The Herschel C. Kyle Revocable Trust, Liber 13481 Folio 512, thence running with the common division line between Parcel 120 and Parcel 338;
14. North 04°30'10" West, 343.58 feet to an iron pipe found, thence;
15. South 84°03'36" West, 117.15 feet to an iron pipe found, thence;

16. South 78°18'36" West, 126.48 feet to an iron pipe found at the westerly common corner of said Parcel 120 and Parcel 338, said iron pipe also lying on the easterly Right of Way Line of Prospect Hill road, thence running with said Right of Way Line;
17. North 33°31'01" East, 104.72 feet to a stone found at the westerly common corner of said Parcel 120 and 121, the property of Wynnifred C. Shields, Trustee, Liber 5938 Folio 757, thence running with the common division line between said Parcel 120 and Parcel 121;
18. North 87°24'24" East, 674 feet to an iron pipe found, thence;
19. South 05°27'16" East, 172.39 feet to a stone found at the common corner of said Parcel 120, Parcel 121 and the northerly common corner of Lot 9, Facchina Addition to Glendale, thence running with the common division line between said Parcel 120 and Lot 9;
20. South 05°24'21" East, 118.55 feet to the point of beginning.

Existing Use: Mostly undeveloped and woodlands

Zone Change: **R-R to R-18C**

Account: 1673789& 1676220 (in portion)

Street Address: 7100 Hillmeade Road

Land Area: 19.1766± acres (835,33 square feet)

Legal Description: Part of the M/I Homes of D.C., LLC Property, Tax Map 36, Parcel 76 recorded in Liber 21131, Folio 721 and part of the Wynnifred C. Shields Property, Tax Map 36, Parcel 121 recorded in Liber 5938, Folio 757, all among the Land Records of Prince George's County, Maryland, said tract being more particularly described as follows:

Beginning for the same at a point along the easterly outline of Parcel 76, a conveyance to M/I Homes of D.C., LLC by Sue H. Scheig, by deed dated May 24th, 2004, and recorded in Liber 21131, Folio 721, among said Land Records of Prince George's County, Maryland, said point being located 40' distant from the centerline of Hillmeade Road as shown on Prince George's County Right-of-Way Plats 894 and 895 and being South 21°24'52" East, 266.13 feet distant from an iron pipe found at the northeast corner of said Parcel 76 and shown on a Boundary Survey by RAD, Inc., dated July, 2005, with bearings referenced to the Maryland State Plane Grid Meridian, thence, running through the lands of M/I Homes of D.C., LLC the following five (5) courses:

1. South 23°08'17" East, 125.00 feet to a point; thence,
2. North 69°13'40" West, 34.66 feet to a point; thence,
3. 173.49 feet along the arc of a curve to the left to a point of tangency, said curve having a

radius of 120.00 feet and a chord bearing South 18°10'38" West, 158.77 feet; thence,

4. South 23°14'28" East, 77.89 feet to a point; thence,
5. 173.28 feet along the arc of a curve to the right to a point, said curve having a radius of 182.95 feet and a chord being South 03°53'33" West, 166.88 feet; thence,
6. South 29°06'28" East, 279.72 feet to a point, thence running through the lands of M/I Homes of D.C., LLC and lands of Wynnifred C. Shields,
7. South 60°53'32" West, 651.72 feet to a point; thence running through the lands of Wynnifred C. Shields the following three (3) courses,
8. North 83°20'28" West, 431.86 feet to a point; thence,
9. North 06°39'32" East, 407.11 feet to a point; thence,
10. North 39°01'50" West, 387.57 feet to a point; thence running through the lands of Wynnifred C. Shields and M/I Homes of D.C., LLC,
11. North 50°58'10" East, 486.72 feet to a point; thence running through the lands of M/I Homes of D.C., LLC the following seven (7) courses,
12. North 83°13'34" East, 425.00 feet to a point; thence,
13. South 06°46'26" East, 125.54 feet to a point; thence,
14. South 14°42'24" West, 293.58 feet to a point; thence,
15. North 83°13'34" East, 248.08 feet to a point; thence,
16. North 23°14'28" West, 40.40 feet to a point; thence,
17. 291.44 feet along the arc of a curve to the right to a point, said curve having a radius of 195.00 feet and a chord bearing North 19°34'28" East 265.06 feet; thence,
18. North 21°12'39" East, 35.76 feet to the point of beginning.

Existing Use: undeveloped land with a portion of the existing golf course

AMENDMENT 5 Change the zoning of publicly owned properties located at the northeast corner of MD 193 and Lanham-Severn Road (MD 564).

Zone Change: R-R to R-O-S

Account: 1660455

Street Address: 7317 Northern Avenue

Land Area: 5.22± acres

Legal Description: Map 36, Grid B2, Glendale Subdivision, Lot 15, Plat No: A14-0387

Existing Use: County maintenance facilities

Zone Change: R-R to R-O-S
Account: 1612621
Street Address: 000000 Northern Avenue
Land Area: 5.08± acres
Legal Description: Map 36, Grid B2, Glendale Subdivision, Lot 16, Plat No: A14-0387
Existing Use: County maintenance facilities

Zone Change: R-R to R-O-S
Account: 1682954
Street Address: 000000 Lanham-Severn Road
Land Area: 8.86± acres
Legal Description: Map 36, Grid B2, Glendale Subdivision, Lots 17 & 18, Plat No: A14-0387
Existing Use: A stormwater management pond

AMENDMENT 6 Change the zoning of properties in the Glenn Dale Commons mixed-use center located west and south of Northern Avenue and north of Greenbelt Road (MD 193) from the existing I-1 or I-3 Zones to the M-X-T Zone and change the zoning of the stormwater management pond site owned by DPW&T from the I-3 Zone to the O-S Zone.

Zone Change: I-3 to M-X-T
Account: 1704147
Street Address: 7515 Mission Drive
Land Area: 14.51± acres
Legal Description: Map 36, Grid B1, Subdivision 3185, Plat No. 14162019
Existing Use: Office

Zone Change: I-1 to M-X-T
Account: 1697341
Street Address: 000000 Northern Avenue
Land Area: 0.42± acres
Legal Description: Map 36, Grid B1, Parcel 116
Existing Use: Undeveloped and woodlands

Zone Change: I-1 to M-X-T
Account: 1611789
Street Address: 000000 Northern Avenue
Land Area: 5.55± acres
Legal Description: Map 36, Grid B1, Parcel 13
Existing Use: Undeveloped and woodlands

Zone Change: I-1 to M-X-T
Account: 1616747
Street Address: 000000 Northern Avenue
Land Area: 6.06± acres
Legal Description: Map 36, Grid A1, Parcel 10
Existing Use: Undeveloped and woodlands

Zone Change: I-1 to M-X-T
Account: 1580315
Street Address: 7804 Northern Avenue
Land Area: 1.97± acres
Legal Description: Map 36, Grid A1, Parcel 195
Existing Use: Undeveloped and woodlands

Zone Change: I-1 to M-X-T
Account: 1610526
Street Address: 000000 Northern Avenue
Land Area: 2.00± acres
Legal Description: Map 36, Grid A1, Parcel 9
Existing Use: Undeveloped and woodlands

Zone Change: I-1 to M-X-T
Account: 2748044
Street Address: 7771 Hubble Drive
Land Area: 5.30± acres
Legal Description: Map 36, Grid A1, Subdivision 2550, Block A, Lot 10, Plat No. 14164099
Existing Use: Undeveloped and woodlands

Zone Change: I-1 to M-X-T
Account: 2748051/2748093
Street Address: 7701 Hubble Drive
Land Area: 6.33± acres (5.00+1.33)
Legal Description: Map 36, Grid A1, Subdivision 2550, Block A, Lot 11, Plat No. 14164099
Existing Use: Undeveloped

Zone Change: I-1 to M-X-T
Account: 2748069
Street Address: 7601 Hubble Drive
Land Area: 3.46± acres
Legal Description: Map 36, Grid A1, Subdivision 2550, Parcel A
Existing Use: A stormwater management pond

Zone Change: I-1 to M-X-T
Account: 1675610
Street Address: 10261 Aerospace Road
Land Area: 5.21± acres
Legal Description: Map 36, Grid A1, Subdivision 2550, Block A, Lot 6, Plat No. 14136048
Existing Use: Office

Zone Change: I-1 to M-X-T
Account: 1675586
Street Address: 10100 Aerospace Road
Land Area: 5.70± acres
Legal Description: Map 36, Grid A1, Subdivision 2550, Block A, Lot 4, Plat No. 14134048
Existing Use: Office

Zone Change: I-1 to M-X-T
Account: 1675560
Street Address: 10000 Aerospace Road
Land Area: 6.18± acres
Legal Description: Map 36, Grid A1, Subdivision 3030, Block A, Lot 1, Plat No. 14119072
Existing Use: Office

Zone Change: I-3 to O-S
Account: 1704154
Street Address: 7511 Mission Drive
Land Area: 7.09± acres
Legal Description: Map 36, Grid B2, Subdivision 3185, Plat No. 14162019
Existing Use: A stormwater management pond and right-of-way

Zone Change: I-3 to M-X-T
Account: 2928877
Street Address: 7550 Mission Drive
Land Area: 1.05± acres
Legal Description: Map 36, Grid A2, Subdivision: Goddard Corp. Park, Lot 2 Plat No. 14171087
Existing Use: Undeveloped

Zone Change: I-3 to M-X-T
Account: 2928885
Street Address: 7510 Mission Drive
Land Area: 5.67± acres
Legal Description: Map 36, Grid A2, Goddard Corp. Park, Lot 3, Plat No. 14171087
Existing Use: Undeveloped

Zone Change: I-3 to M-X-T
Account: 2928893
Street Address: 7500 Mission Drive
Land Area: 3.82± acres
Legal Description: Map 36, Grid A1, Goddard Corp. Park, Lot 4, Plat No. 14171087
Existing Use: Undeveloped

AMENDMENT 7 Change the plan text as follows:

Page 14, Map 5 – Modify the map to show residential low density, open space reservation, and an active adult community for the area between Prospect Hill Road and Daisy Lane.

Pages 16 & 17, Chapter II-Development Pattern Element, Focus Areas

Focus Areas

Introduction

The following sections address three focus areas: (1) [the Glenn Dale Golf Course,] the area between Prospect Hill Road and Daisy Lane, (2) the area between MD 564 and the railroad tracks, and (3)[the Glenn Dale Business Campus] the Glenn Dale Commons and vicinity. Each area features a unique vision and goals, policies, and strategies established in the sector plan to achieve these visions.

[Glenn Dale Golf Course] The Area Between Prospect Hill Road and Daisy Lane

Vision

[The Prospect Hill and Outbuildings Historic Site is preserved and the Glenn Dale Golf Course property is an open space use or residential use that is compatible with the surrounding community.] Land uses in this area that contribute to continuance of the quality of life in the East Glenn Dale Sector Planning Area.

Background

The area between Prospect Hill Road and Daisy Lane consists of the Glenn Dale Golf Course and its surrounding residential development. It contains approximately 360 acres of land bordered by the Glenn Dale Boulevard (MD 193) to the southwest, Prospect Hill Road to the west and north, Hillmeade Road to the east, and Daisy Lane to the south. Four exiting residential subdivisions located within this sector area are Hillmeade Manor, Prospect Woods, Prospect Hill Estates, and Glendale Facchina Addition. These subdivisions are developed with single-family detached homes generally in lot sizes from one-quarter acre to over one acre. Other single-family detached homes are scattered throughout this area. The houses range from small rural homes to large custom-built homes.

The Glenn Dale Golf Course, also known as the Glenn Dale Country Club, is a privately owned 18-hole golf course that opened in 1955. Located along Prospect Hill Road, it contains approximately 125 acres of land. A county-designated historic site, known as the Prospect Hill and Outbuildings (Historic Site #70-25), is located on the property.

Development of a planned active adult community with luxury residential units may be located on portions of the golf course, and on portions of the adjacent Kyle and Scheig properties in order to retain the existing 18 hole golf course.

1) The residential portion of the project shall be located solely within the “development pods” of the project; areas zoned R-18C primarily located on the Kyle property and the interior of the Scheig property and adjacent golf course.

2) The majority of residential units within the “development pods” shall be located within the Scheig/golf course pod, with a lesser concentration of units located on the Kyle property.

3) Residential development shall be limited to a maximum of 390 dwelling units, all of which shall be “for sale,” and none of which shall be rental units, for the project consisting of the Glenn Dale Golf Course, Kyle and Scheig properties. If additional, adjacent properties are included in the overall project, a maximum of 2.5 additional units per acre of additional development would be permitted (based on the amount of acreage added by the adjacent property), but solely within the “development pods.”

4) The residential development may include a mix of housing types: (1) single-family attached, (2) townhouse, (3) duplex, (4) quadplex, or (5) multifamily condominiums, pursuant to the regulations of the R18C zone. In addition to the golf course, the active adult development should include amenities for the residents, including a multi-purpose clubhouse, and other recreational opportunities for the community where residents may recreate, relax, and meet with or entertain others. The active adult community may also include an additional facility for residents in an assisted living complex. The units of any such additional facility shall be included in, and shall not be in addition to, the 390 unit maximum permitted. No residential or other structure shall be more than 4 stories in height.

5) Pursuant to federal regulations, at least eighty percent (80%) of the dwelling units in the planned active adult community must be occupied by at least one person at least fifty five (55) years of age. Covenants setting forth the minimum age of the residents and the minimum occupancy percentage of such residents shall be submitted with the application and shall be filed in the land records at the time the subdivision plat is recorded. No change in the minimum age shall be permitted, unless both the covenants and the Site Plan have been amended.

6) At the time of subdivision plan and plat approvals, protective covenants or no less binding conservation easements shall be recorded on the golf course portion of the development project to retain the open space character of the property in perpetuity (and in any event, for no less than thirty years from the date of recordation), while allowing the golf course owner/operator to improve and/or expand the golf course and banquet facilities on the property.

The Holy Trinity Episcopal Day School property, 18 acres on Daisy Lane, has an approved site plan for the school, a plan showing setbacks and tree conservation in accordance with R-R Zone requirements. Notwithstanding changes to the zoning map for this property, to change the R-R classification to a zoning district of lower density, the private school use and site plan are hereby approved, and the site plan for the school may be amended for future school uses, applying R-R Zone setback and tree conservation requirements.

[Development plans for single-family detached residential homes on the golf course property were filed in 2003. On February 19, 2004, the Planning Board approved a preliminary plan of subdivision (4-03088) for a total of 207 lots including the Historic Site for the property. On December 16, 2004, the Planning Board approved a Detailed Site Plan (DSP-04023) for 207 dwelling units and restoration of the Prospect Hill historic building for the property.]

[During the public meetings for this sector plan, some residents proposed preservation of the Glenn Dale Golf Course and requested a re-evaluation of planned land use densities and intensities to ensure the preservation of the character of their community. The property owners of the golf course were equally concerned about protection of their equity and investments in their land.]

Goals

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

Policy: Support [high-quality single-family detached residential development] land uses that enhance and preserve existing community character and provide active and passive recreational opportunities for the homeowners or the public.

Page 17 – Replace strategies to read:

Strategies

- Maintain and improve current uses, with attention to preservation of open spaces, archeological areas, heritage sites, and historic vistas.
- Adjust zoning designation for all properties within this sector area via the Sectional Map Amendment to be compatible with lot sizes except the areas proposed for an active adult community.
- An open space reservation to protect the existing Glenn Dale Golf Course shall be established except the small portion of the existing site proposed for an active adult community

Page 18 – Delete Figure 3.

Page 19 – Modify the text after the third bullet.

The Area between MD 564 and Railroad Tracks

Vision

A comprehensively planned attractive, wooded, low-density employment and commercial area, [consisting of small high-quality professional, medical and high-tech offices] and limited low-density single-family residential development.

Page 20 – Modify Strategies under first bullet, sub-bullets nine and ten, delete second bullet, and add a sub-bullet.

- ☐ Connect any possible future MARC station in the vicinity with a continuous pedestrian linkage to [the] any employment or residential development.
- ☐ Require the development in this site to be primarily low to mid-rise (two- to four-story) buildings.
- ☐ Prohibit any new service commercial uses to be located in this area.
- ☒ Development may include medical, office; religious, educational, recreational, and governmental uses, but should exclude warehouses, auto-related service commercial uses, maintenance or service yard, self-service storage warehouses or other industrial uses that could have an adverse impact on the surrounding community.]

Pages 21 to 24 – Glenn Dale Business Campus and Vicinity

[Glenn Dale Business Campus] Glenn Dale Commons and Vicinity

Vision

[The] Glenn Dale [Business Campus] Commons and vicinity is envisioned to be a mixed-use, pedestrian-friendly community with vertical and horizontal mixed-use development including retail, office, residential, employment, live/work spaces, restaurant, and entertainment uses. It will draw[s] customers and local residents to high-end stores, outdoor cafes, and quality restaurants. The community will include low-to mid-rise condominiums.

Background

[The] Glenn Dale [Business Campus] Commons and vicinity is defined by its boundary: MD 193 to the south, [is located at] Aerospace Drive to the west and Northern Avenue to the north and east, [Forbes Boulevard just north of MD 193] and including Eastgate Shopping Center, to the south all within the University Boulevard Corridor. It consists of approximately 170 acres of land, of which 108 acres have been developed with office, research and development, and retail uses. In the first quarter of 2005, the vacancy rate for [the] Glenn Dale [Business Campus] Commons and vicinity was very high; it had jumped to 69 percent from 15 percent for the third quarter of 2003 (see Figure 5). The total vacant building square footage was 325,866 in the first quarter of 2002. An owner of 65 acres has expressed interest in developing [the site into] a residential component including a diversity of housing styles thereby creating an overall balanced mixed-use community, which is anticipated to include 796,481 square feet of office, 103,684 square

feet of retail and a residential component to complement these retail and employment uses. D[d]evelopment should [with a “lifestyle center,” a pedestrian-oriented specialty center,] target the “active adult” and/or “assisted living” community as a large portion of its residential component, rather than retaining all existing office/employment uses. The residential component should not exceed 662 units of senior/active adult housing (70% age restricted and, if permitted in the future, 30% assisted living), which may take the form of any and/or all single-family detached, single-family attached and/or multifamily dwelling types; 102 condominium buildings containing 204 two-over-two condominium dwelling units, 14 town homes including one dwelling unit to be used as an activity center/meeting room, and 74 single-family detached residences. The proposal, a mixed-use community, could result in the demolition of some existing structures to allow future residential/mixed-use redevelopment on this site.

Goals

- Create a pedestrian-friendly, mixed-use [commercial residential] environment.
- Protect the semi-rural, residential character of Northern Avenue from the redevelopment of the Glenn Dale [Business Campus] Commons and vicinity by placing the single-family detached residences next to Northern Avenue..

Policy: Promote residential-oriented, multiple-use development.

Strategies

- Encourage a mixture of residential, [retail, entertainment,] office, and live/work[, and residential] uses for the site utilizing a suitable mixed-use zone [or and L-A-C (Local Activity Center) Community Comprehensive Design Zone] at the time of development and/or redevelopment.
- Provide a balanced, infill residential community to complement the existing commercial/retail uses.
- [■ Amend the 2002 General Plan to create a corridor node at the intersection of MD 193 and MD 564 to encourage pedestrian-friendly, compact mixed-use development. The 2002 General Plan recommends higher-intensity residential and nonresidential mixed uses at appropriate nodes within one-quarter mile of major intersections or major transit stops along the corridor.]

[Figure 6 exhibits an illustrative concept for the proposed node.]

- Ensure that development proposals are of high quality and conform to the following development guidelines:
 - Integrate residential and commercial development to create and facilitate an [24-hour] environment to ensure the interaction between the uses, which includes

improving the existing intersection of Mission Drive and MD 193 to create a pedestrian accessible community and by lining the community with continuous walking paths.

- ☐ Create a consistent build-to line that frames the streets and provides a comfortable sense of enclosure for pedestrians.
- ☐ Provide streetscape amenities such as street trees and wide sidewalks accented with special paving materials, landscape buffer/planting strips between street and sidewalk, pedestrian-scaled lighting fixtures, and street furnishing such as benches, trash receptacle, and bike racks.
- ☐ Create pedestrian plazas.
- ☐ Use high-quality, durable, and attractive materials with appropriate pedestrian-scaled architectural detailing in the design of all buildings.
- ☐ Ensure that parking lots and structures are sufficiently screened from public view or designed to be visually unobtrusive and allocate parking lots or garages at the site's perimeter.
- ☐ Provide high-quality signage.
- ☐ Use public art such as fountains, statue, sculptures, walkways, medallion insets, and other features to highlight the special nature of the area, including enhancing the existing private storm water management pond located at the corner of Hubbell Drive and Aerospace Avenue with additional contiguous green area, continuous trails/piers and a water feature, such as a gazebo, in order to provide an attractive community amenity.
- ☐ Locate new utility lines underground, wherever possible.
- ☐ Provide minimum 60-foot landscaped buffers between the proposed community and Northern Avenue. The buffer shall be measured from the public utility easement along Northern Avenue and shall be located within the proposed development site.
- ☐ Provide minimum 75-foot building setbacks within the proposed development site measured from the public utility easement along Northern Avenue.
- ☐ Develop a gated/fenced residential community at the northwest intersection of Hubble Drive and Aerospace Drive, with high-quality amenities, such as a health club, within its confines.
- ☐ Provide [at least 250,000 square feet of office space] temporary classroom space in an existing building known as or Greentech III (10261 Aerospace Road) by lease or otherwise to the school system for up to five years with subsidies/incentives as agreed upon between the owner and the Board of Education.

Page 26, Chapter III-Infrastructure Elements, Environmental Infrastructure

Goals

- Preserve and enhance an interconnected network of woodlands and green space by maintaining open spaces and other appropriate land uses.
- Protect the natural environment and wetlands to the fullest extent possible.

- Provide protection from noise impacts, by preserving and enhancing natural buffers.
- Address issues of flooding and storm water management.

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the sector plan area.

Strategies

- Use the designated green infrastructure network to identify opportunities for environmental preservation and restoration during the development review process, such as a detailed site plan review.
- Target public land acquisition programs within the designated green infrastructure network in order to preserve, enhance, or restore essential features and special habitat areas.
- The Green Infrastructure Network Plan should be used to identify network gaps and infrastructure connectivity should be enhanced where possible.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies

- During the development review process, evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.
- Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.
- Minimize the number of parking spaces and provide for alternative parking methods, such as decked facilities, that reduce the area of impervious surfaces during [redevelopment] all land use projects.

Policy 3: Protect and enhance tree cover within the sector plan study area.

Strategies

- Encourage the planting of trees in all developed areas and established communities to increase overall tree cover. [This strategy applies to the golf course site and the Glenn Dale Business Campus.]

Roadway Issues

Adequacy of Roadway Facilities: There is a concern that the local roadway network cannot handle the traffic impact of recent developments in the area, along with the potential impact of other projects that have approved plans. Traffic congestion and safety have become major concerns. There is a strong need to avoid exacerbating congestion and safety even further.

Daisy Lane and Northern Avenue: There is a need to improve vehicular and pedestrian safety along these facilities while deterring their use by nonlocal traffic.

Soil Conservation Road Relocation: The impact of this federal roadway project on adjacent roadway facilities needs review, with specific attention to vehicular and pedestrian safety in neighboring communities.

There is a need to improve transit links between the sector plan and adjacent centers and corridors. Such links should be designed to enhance commuter access and use of buses.

1 BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and
2 map revisions, to correct identified errors, reflect updated information, and incorporate the
3 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 provisions of this Resolution are severable. If
9 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
10 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
11 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
12 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
13 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
14 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
15 clause, section, zone, zoning map, or part had not been included therein.

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

Adopted this 28th day of March, 2006.

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
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:

___ denotes Council additions

[] denotes deletions