

Proposed Minor Amendment
2006 Approved Sector Plan for the
East Glenn Dale Area
Joint Public Hearing

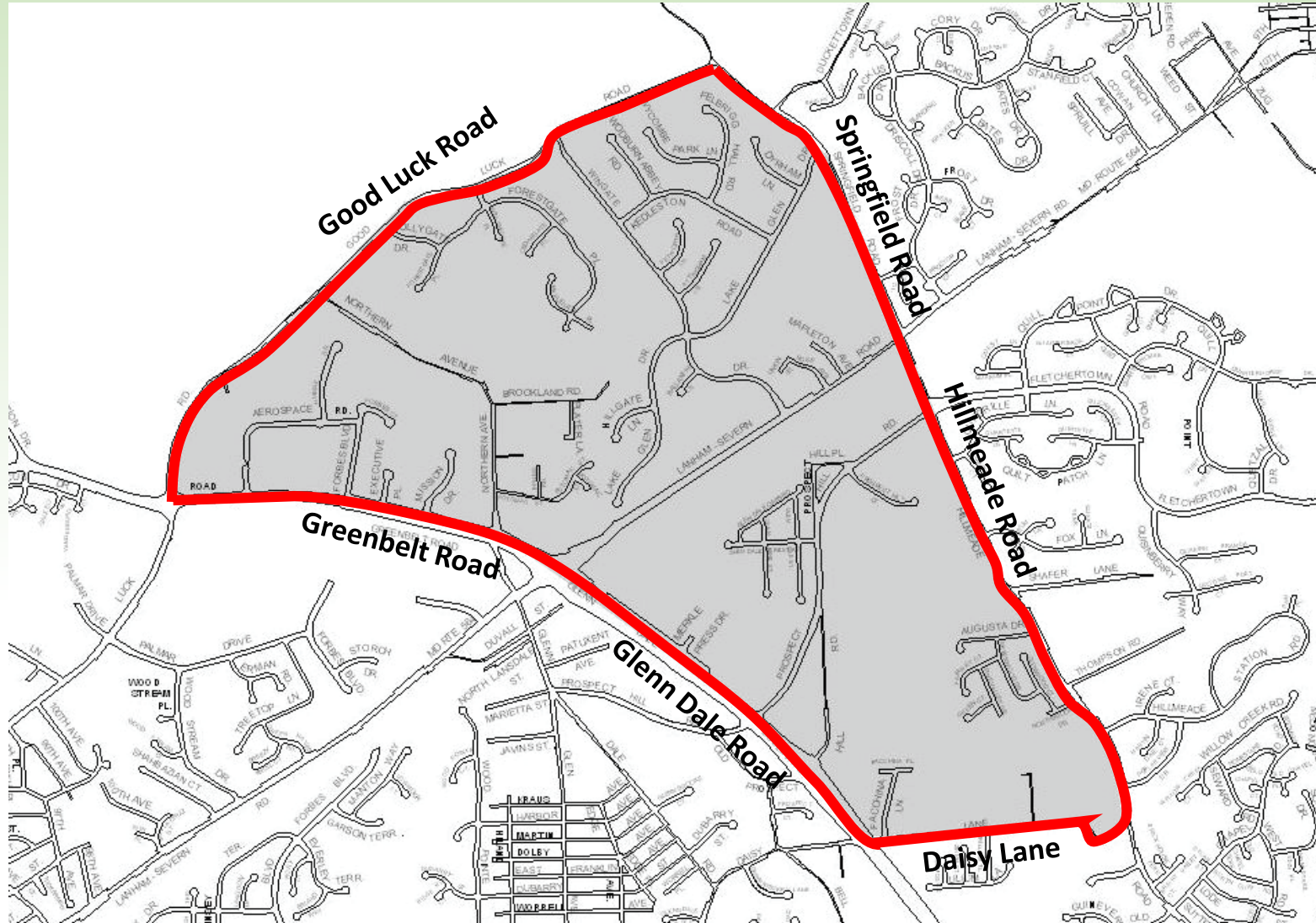
February 6, 2018

Council Hearing Room

Upper Marlboro

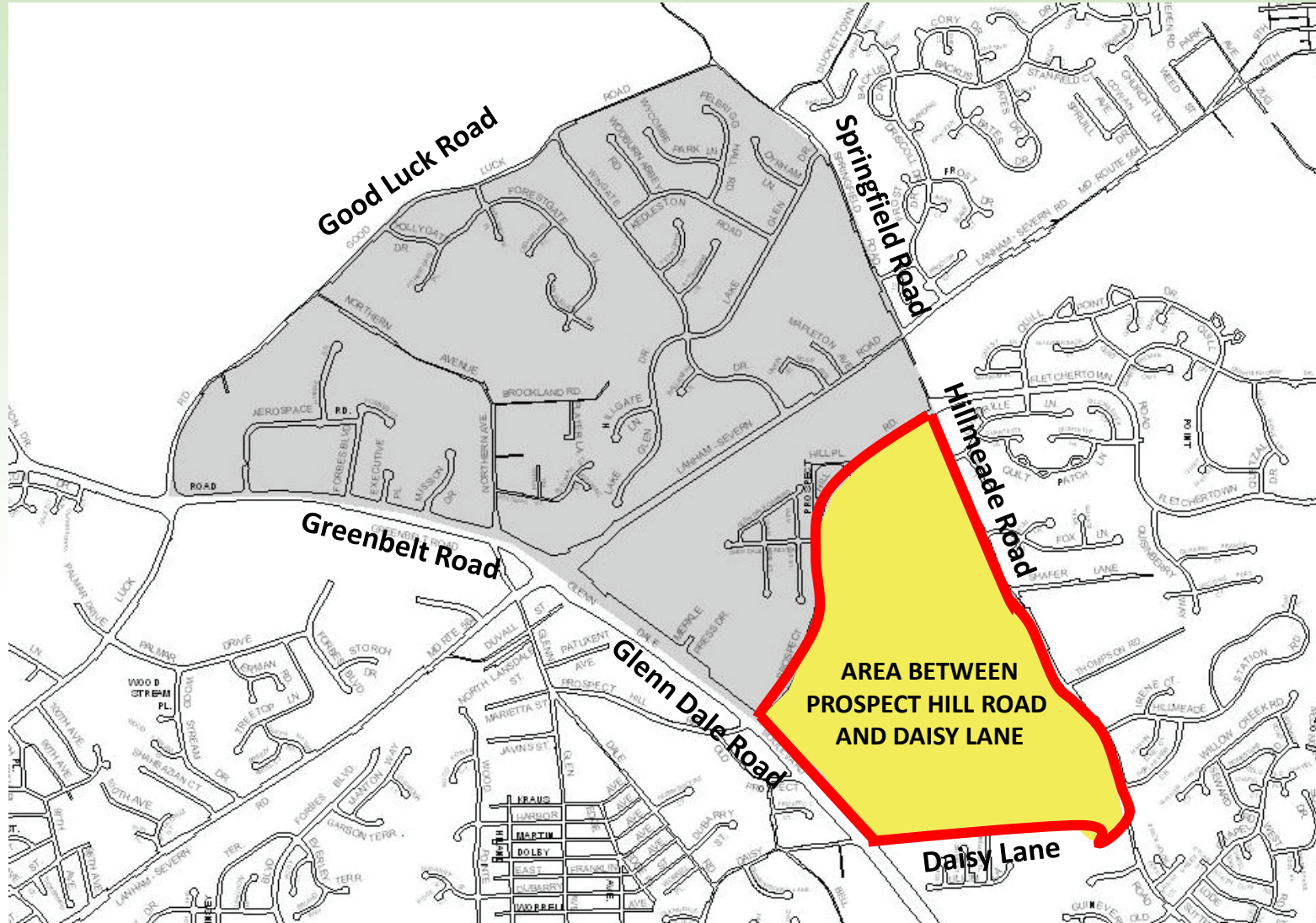


SECTOR PLAN BOUNDARY



MINOR AMENDMENT AREA BOUNDARY

“AREA BETWEEN PROSPECT HILL ROAD AND DAISY LANE”



MINOR AMENDMENT PROCESS

- Initiation – November 14, 2017
- Legal Ad and Website – December 28, 2017
- Notification – January 4, 2018
- Community Meeting
 - Glenn Dale Civic Association Meeting – December 12, 2017
 - Developers Meeting – January 9, 2018
 - Worksession with the community – January 16, 2018
-  Joint Public Hearing – February 6, 2018

SCOPE OF MINOR AMENDMENTS

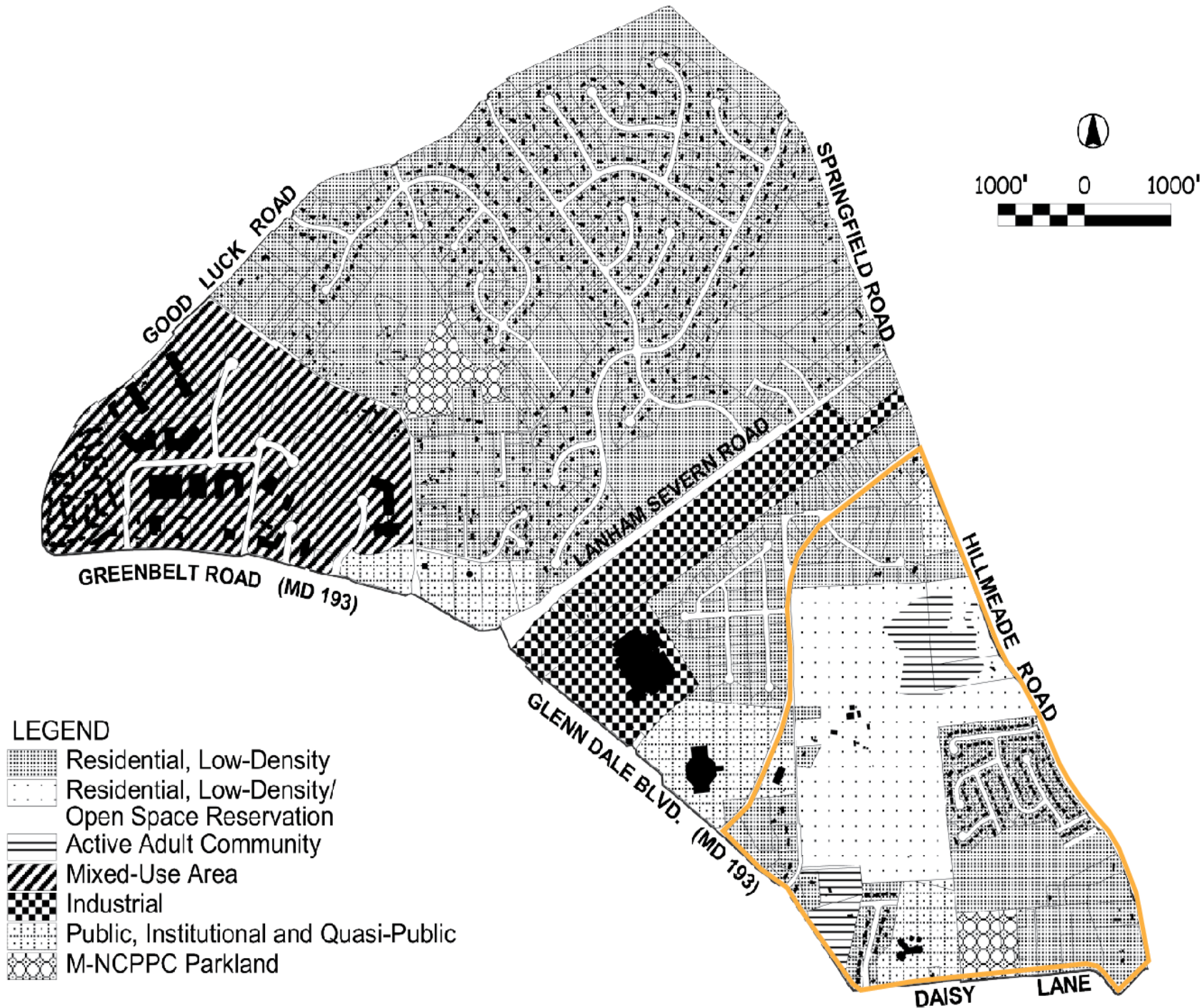
- Advance the goals of an approved development district plan
- Involve no more than 50% of the underlying plan area
- Not limited to a single property or property owner
- Do not constitute amendments which would require major transportation analysis and/or modeling, revise water and sewer classifications, or any Adequate Public Facilities analysis

MINOR AMENDMENT

CR-99-2017 (November 14, 2017)

- Proposal: Amend land use development policy for a focus area identified as “The Area Between Prospect Hill Road and Daisy Lane”
- Rational: Certain land uses are no longer feasible—Active adult residential community
- Note: No zoning amendments proposed

EXISTING LAND USE MAP



- LEGEND**
- Residential, Low-Density
 - Residential, Low-Density/
Open Space Reservation
 - Active Adult Community
 - Mixed-Use Area
 - Industrial
 - Public, Institutional and Quasi-Public
 - M-NCPPC Parkland

MINOR AMENDMENT ONE

CR-99-2017 (November 14, 2017)

- Repeal the land use development policy on p. 16

Policy 2: Provide for compatible land uses abutting or adjacent to existing residential development or residential streets.

Strategies

- ✗ Mixed-use development should include residential units abutting or adjacent to existing residential development on Northern Avenue. The architectural style, materials, and design should be similar to the existing high-value housing communities.
- ✗ Prohibit direct access onto residential streets from future nonresidential development.
- ✗ Establish design guidelines for the undeveloped parcels at the Glenn Dale Business Campus to ensure adequate buffers between residential and nonresidential development.

Focus Areas

Introduction

The following sections address three focus areas: (1) the area between Prospect Hill Road and Daisy Lane, (2) the area between MD 564 and the railroad tracks, and (3) 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.

The Area Between Prospect Hill Road and Daisy Lane

Vision

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 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 existing 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 Prospect Hill and Outbuildings (Historic Site 70-25), is located on the property.

Development plans for single-family detached residential homes on the golf course property were filed in 2003 and 2004. On July 25, 2005, the District Council remanded DSP-04023 for the golf course property to the Planning Board for the following reasons:-

MINOR AMENDMENT ONE

CR-99-2017 (November 14, 2017)

- Repeal the land use development policy on p. 17



~~“A. The detailed site plan must be substantially revised. The staff report and Planning Board resolution both indicate, in the numerous conditions imposed on the applicant, that it must address many environmental and design issues. The revised site plan must comply with conditions proposed by staff and imposed by Planning Board.~~

~~“B. The residential subdivision proposed in this case must be reviewed as part of the East Glenn Dale Sector Plan and Sectional Map Amendment. The sector plan/SMA proceeding is currently under way, the public hearing has been held, the sector plan proposes special treatment for properties affecting and affected by the subject property, and this case should not be approved separately, without regard to the research for and recommendations from the East Glenn Dale comprehensive master plan and rezoning process.”~~

~~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.”~~

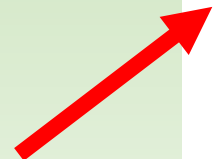
~~4. The residential development may include a mix of housing types: (1) single-family attached, (2) townhouse, (3) duplex, (4) quadplex, or (5) multifamily condominiums, pursuant to the regulations of the R-18C-Zone. In addition to the golf course, the active adult development should include amenities for the residents, including a multipurpose 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 four stories in height.~~

~~5. Pursuant to federal regulations, at least 80 percent of the dwelling units in the planned active adult community must be occupied by at least one person at least 55 years of age. Covenants setting forth the minimum age of the residents and the minimum occupancy percentage of such residents~~

MINOR AMENDMENT ONE

CR-99-2017 (November 14, 2017)

- Repeal the land use development policy on p. 18



~~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 30 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 development concept based on R-R Zone densities may include a mix of high quality, single family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public (CR-99-2017).

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.

Goals

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

Policy: Support land uses that enhances and preserves the existing community character and provides active and passive recreational opportunities for the homeowners or the public.

Strategies

- X Maintain and improve current uses, with attention to preservation of open spaces, archeological areas, heritage sites, and historic vistas.
- X 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.
- X 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.

MINOR AMENDMENT ONE

CR-99-2017 (November 14, 2017)

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



~~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 30 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 development concept based on R-R Zone densities may include a mix of high quality, single family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public (CR-99-2017).

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.

Goals

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

Policy: Support land uses that enhances and preserves the existing community character and provides active and passive recreational opportunities for the homeowners or the public.

Strategies

- X Maintain and improve current uses, with attention to preservation of open spaces, archeological areas, heritage sites, and historic vistas.
- X 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.
- X 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.

MINOR AMENDMENT TWO

CR-99-2017 (November 14, 2017)

- Revise the strategies for development on p. 18 to implement new land use and development visions.

~~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 30 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 development concept based on R-R Zone densities may include a mix of high quality, single family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public (CR-99-2017).

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.

Goals

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

Policy: Support land uses that enhances and preserves the existing community character and provides active and passive recreational opportunities for the homeowners or the public.

Strategies

- X Maintain and improve current uses, with attention to preservation of open spaces, archeological areas, heritage sites, and historic vistas.
- X 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.
- X 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.

COMMUNITY FEEDBACK

(Community Meeting held on January 16, 2018)

- ❖ Retain the existing character of the area
- ❖ Maintain less-intense development that comprises a mix of single family houses and townhouses
- ❖ Retain existing tree canopy which may be threatened due to development
- ❖ Improve connectivity (especially on MD 564 and Hillmeade Road).
- ❖ Improve pedestrian and bike connectivity (except Fachina Lane)
- ❖ Properties zoned R-18C on MD 193 cause congestion; divert traffic away from MD 193

COMMUNITY FEEDBACK

(Community Meeting held on January 16, 2018)

- ❖ Avoid abrupt changes in land uses (create transitional area)
 - The density should be pushed towards MD 193 by discouraging density towards Hillmeade Road
- ❖ Extend the Daisy Lane Neighborhood Park to include a running track
- ❖ Change the existing O-S zone to R-R
- ❖ Change R-18C zone to R-R
- ❖ Discourage multifamily housing
- ❖ Discourage dead-end streets

STRATEGIES

- Maintain the existing character of the neighborhood by retaining and improve current uses the existing low- and medium-density land uses with attention to preservation of open spaces, woodlands, existing tree canopy, archeological areas, heritage sites, and historic vistas.
- ~~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.~~

STRATEGIES

- Identify potential areas that may warrant additional landscaping during the review of development applications to ensure adequate screening and buffering between land uses.
- Improve connectivity by discouraging dead end streets and provide continuous ~~on-road~~ sidewalks and bikeways to improve pedestrian and bicycle connectivity, especially on MD 564 and Hillmeade Road.
- Coordinate with the M-NCPPC Department of Parks and Recreation to provide recreational facilities at existing parks such as running tracks and trails. One area of focus is the Daisy Lane Neighborhood Park.
- Coordinate with the Department of Public Works and Transportation to identify areas where pedestrian safety measures are warranted.

NEXT STEPS

February 21, 2018	Close of Joint Public Hearing record
March 1, 2018	Planning Board Worksession: analysis of public testimony; and transmittal to County Council (within 30 days of the Joint Public Hearing)
March 8, 2018	Planning Board Action
April 10, 2018	District Council Worksession
April 24, 2018	District Council Action
TBD	Full Commission Certification

TESTIMONY

- ❖ Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony
- ❖ To be accepted into the record, written testimony or comments must be original, signed documents. E-mails or faxes will not be considered unless followed by an original
- ❖ Mail all written testimony and other comments to: **Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772**
- ❖ Submit all comments prior to the close of business on **Wednesday, February 21, 2018**, when the Public hearing record will close

CONTACT

Maha Tariq, Project Manager

Maha.tariq@ppd.mncppc.org

301-952-5389

Judith D'Ambrosi, Senior Planner

Judith.Dambrosi@ppd.mncppc.org

301-952-3551