

Central Avenue-Blue/Silver Line Proposed Sectional Map Amendment

Introduction

In Prince George's County, the Sectional Map Amendment (SMA) process comprehensively rezones properties within a specific geographic area to align with approved County plans. This SMA updates the County zoning map for properties within the *2026 Approved Central Avenue Blue/Silver Line Sector Plan* area and was approved concurrently with the sector plan. The zoning changes support the land use recommendations and other policy recommendations of the plan.

The District Council initiated the SMA on May 30, 2023, in conjunction with the sector plan, as authorized by Section 27-3503 of the zoning ordinance.

By updating the zoning classifications of certain properties, the SMA guides development, advances the General Plan's goals, and resolves split-zoned properties without spot zoning. Since each zone has specific uses and limitations (as described in Table 1), selecting a zone dictates the type of development permitted. This zoning process further advances the land use recommendations in both the General Plan and the Sector Plan, contributing to a more holistic implementation of the vision for the County.

The SMA's purpose is to implement zoning that would permit the desired land use for the area, as guided by residents, business owners, other relevant stakeholders, and the results of the market study.

As a result of this, there are several instances where nonconforming use is created. Per Section 27-2500 (Definitions) of the Prince George's County Zoning Ordinance, a nonconforming use is "The use of any building, structure, or land which is not in conformance with a requirement of the zone in which it is located". For example, having industrial uses in a single-family residential zone would be nonconforming, so a zoning change from the Industrial, Employment Zone to the Residential, Single-Family-65 Zone would likely result in a nonconforming use. This is justifiable to align these properties to the plan's vision and create the opportunity for development that matches the desired pattern for the area.

The creation of nonconforming uses via downzoning is explicitly forbidden in the Zoning Ordinance absent a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. (see Section 27-4102(b) and 27-3503(a)(5)(B)).

The SMA has 17 zoning changes that result in nonconformance. Thirteen of those permit higher intensity and uses. Zoning Changes 47, 48, 51, and 61 are those that conflict with the zoning ordinance and create nonconformance by rezoning to a less intense zone. Pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting these rezoning recommendations.

Created nonconformances shall be permitted to continue operating as a nonconforming use so long as they receive a "use and occupancy permit... identifying the use as nonconforming, and the use must be certified in accordance with Section 27-3618, Certification of Nonconforming Use." (Section 27-7102).

The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this sector plan.

Table 1. Zoning Class Descriptions¹

Zoning Class	Zoning Description
Rural and Agricultural Base Zones	
ROS (Reserved Open Space)	Encourages the preservation of large areas of agriculture, trees, and open spaces; protects scenic and environmentally sensitive areas; ensures the retention of certain areas for non-intensive, active, or passive recreation uses; and provides for a limited range of public, recreational, and agricultural uses.
AG (Agricultural)	Provides for low density and development intensity as indicated on the General Plan or applicable Area Master Plan or Sector Plan; provides for areas which are to be developed to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources. Promotes the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses.
Residential Base Zones	
RR (Residential, Rural)	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize their natural terrain; facilitates the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces; and prevents soil erosion and stream valley flooding.
RSF-95 (Residential, Single-Family-95)	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize the natural terrain; facilitates the planning of single-family residential developments with large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces to create an estate-like atmosphere; and prevents soil erosion and stream valley flooding.
RSF-65 (Residential, Single-Family-65)	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize the natural terrain; facilitates the planning of single-family residential developments with large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces to create an estate-like atmosphere; and prevents soil erosion and stream valley flooding.
RSF-A (Residential, Single-Family-Attached)	Provides for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands; provides development that is respectful of the natural features of the land; and provides development that is compatible with surrounding lands.
RMF-12 (Residential, Multifamily-12)	Makes available low-density, multifamily developments of the "garden apartment" type which would offer many of the advantages normally associated with a single-family dwelling; provides for this type of development at locations recommended in an Area Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council; and provides for this type of development at locations which are

¹ Sections 27-4201, 27-4202, 27-4203, and 27-4204 Current Zoning Ordinance, Prince George's County, Maryland

	adequately served by facilities such as those for circulation, sanitation, and retail sales and service.
RMF-20 (Residential, Multifamily-20)	Provides suitable sites for high-density multifamily residential development; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council; supports multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and ensures compatibility with surrounding lands.
RMF-48 (Residential, Single-Family- Attached)	Provides suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, proximate to centers (including transit centers) or at other locations which are found to be suitable by the District Council; and ensures development is compatible with surrounding lands.
Nonresidential Base Zones	
CN (Commercial, Neighborhood)	Provides lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and ensures uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.
CS (Commercial, Service)	Provides for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and accommodates medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.
CGO (Commercial, General and Office)	Provides lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness; incorporates development with multiple uses, shared parking, and coordinated signage and landscaping; and accommodates higher-density residential uses as part of vertically or horizontally mixed-use developments.
IE (Industrial, Employment)	Provides for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities; provides lands to serve light industrial uses while prohibiting more intensive forms of industrial development; accommodates limited residential development; and ensures compatibility between industrial development and nearby residential uses.
Transit-Oriented Base Zones	
RTO (Regional Transit-Oriented)	Provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County's future residential and employment growth and development; incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of

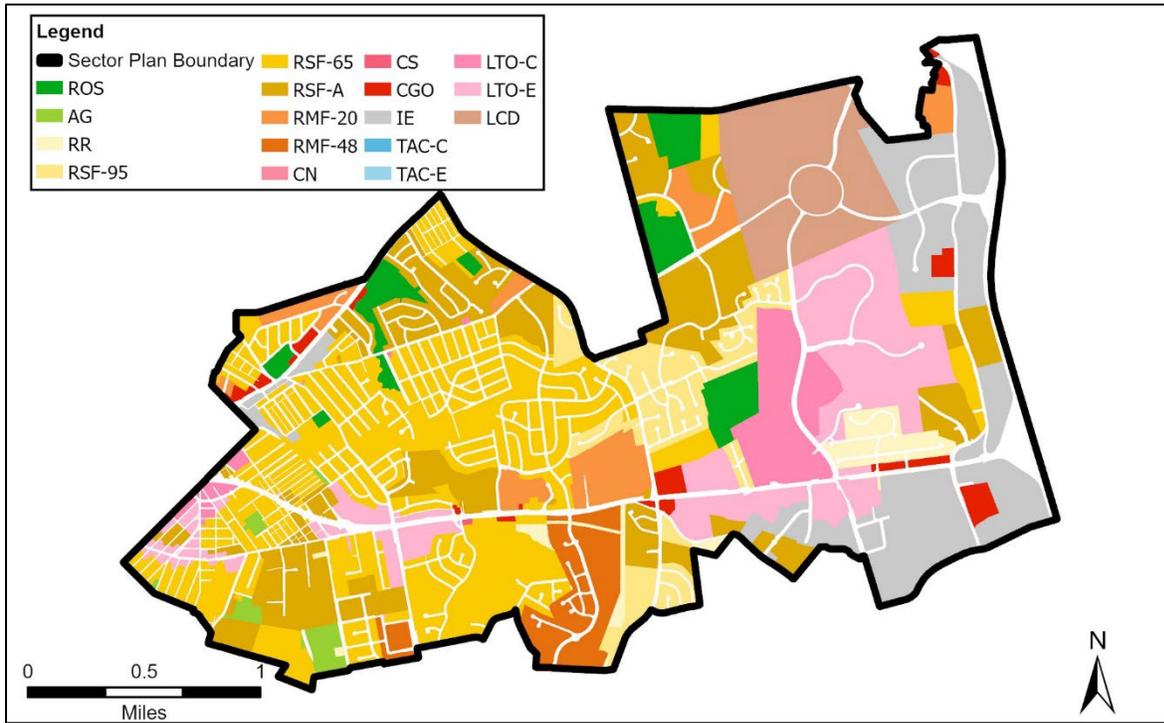
	transit options; provide a mix of uses that serve regional needs; encourage development that is well integrate in terms of complementary uses, access and circulation and compatible design.
LTO (Local Transit-Oriented)	Provide lands for moderate-intensity, vibrant, and transit-rich mixed-use centers; incorporates walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; provides a mix of uses that serve community-wide needs; and encourages development that is well integrated in terms of complementary uses, access and circulation and compatible design.
TAC (Town Activity Center)	Provide for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods; provide a mix of uses that serve community-wide needs; encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design .
Other Base Zone	
LCD (Legacy Comprehensive Design)	Recognize comprehensive design zones established prior to April 1, 2022 for which a Basic Plan, Comprehensive Design Plan (CDP), or Specific Design Plan (SDP) was approved prior to April 1, 2022 or for lands that were subject to a Zoning Map Amendment (ZMA) and Basic Plan for a comprehensive design zone that was pending prior to April 1, 2022, and was approved pursuant to Section 27-1700 , Transition Provisions, after April 1, 2022

Comprehensive Rezoning Changes

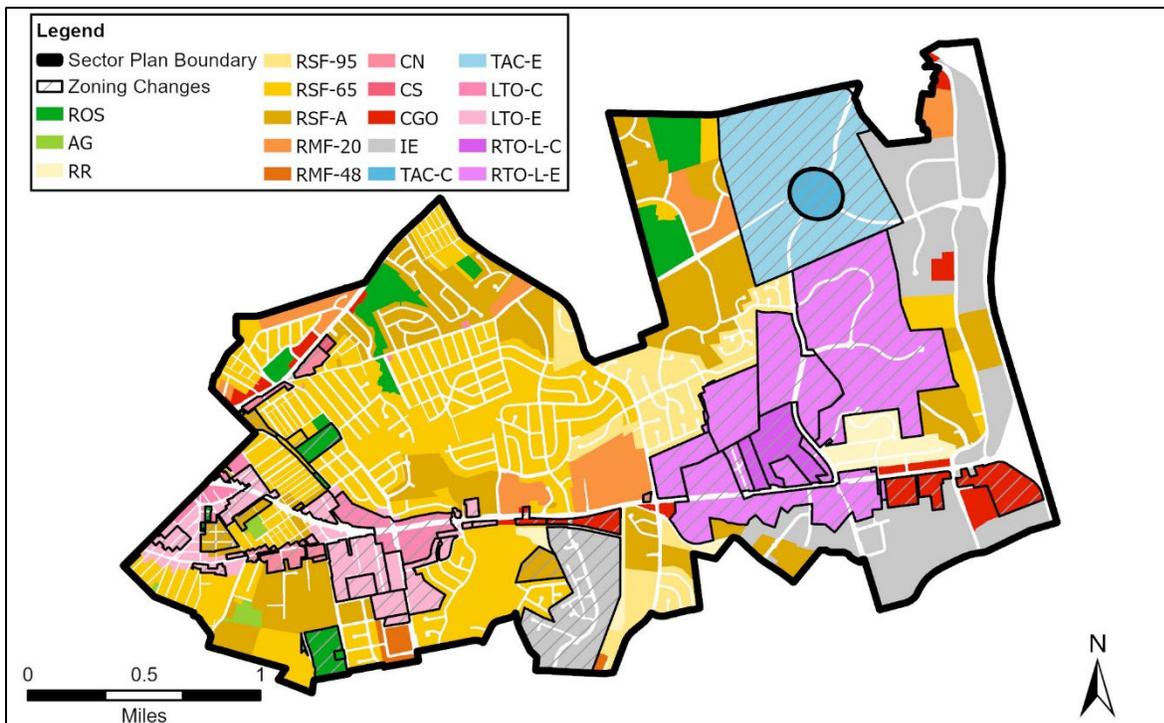
This SMA includes 61 zoning changes that will align with the Future Land Use Map (FLUM) and support the sector plan's overall vision.

Map 4 displays the location of the proposed zoning changes. All maps displayed in this document have been created by M-NCPPC. The following section provides detail on the proposed zoning changes. These changes are broken out by geography and are grouped hierarchically by their location within the different Growth Policy Areas from the Regional Transit District to the Local Transit Centers, to Summerfield Town Center, Martin Luther King Jr Highway Neighborhood Retail Focus area, and lastly in the established communities which are outside of a Plan Center or Focus Area. See Section II for more details.

Map 1. Existing Zoning



Map 2. Proposed Zoning Changes



Map 3. Zoning Changes

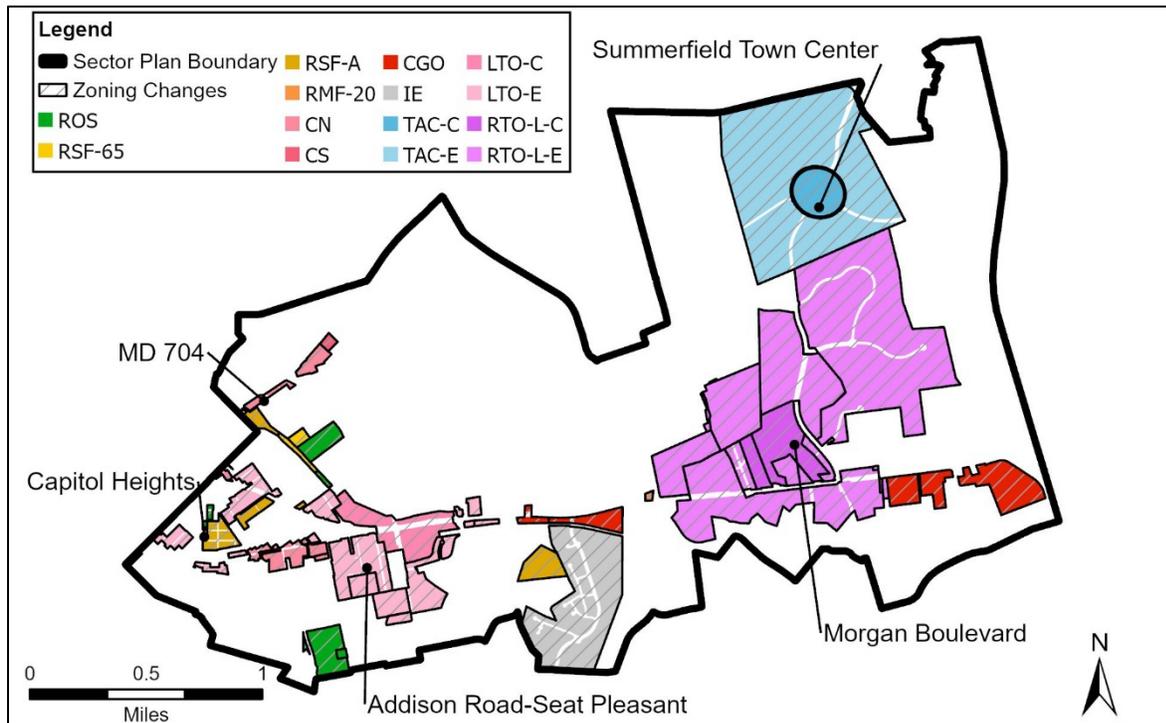


Table 2. Zoning Changes and Area

Change Identifier	Change	Area of Change
ZC 1	CGO, RSF-65 to RTO-L-E	26.50 Acres
ZC 2	LTO-E to RTO-L-E	96.72 Acres
ZC 3	RR to RTO-L-E	6.63 Acres
ZC 4	LTO-C to RTO-L-C	9.10 Acres
ZC 5	LTO-C to RTO-L-E	8.11 Acres
ZC 6	LTO-C to RTO-L-C	35.94 Acres
ZC 7	RR to RTO-L-E	0.47 Acres
ZC 8	IE to RTO-L-E	1.26 Acres
ZC 9	CGO to RTO-L-E	0.25 Acres
ZC 10	RSF-95 to RTO-L-E	1.44 Acres
ZC 11	RSF-95 to RTO-L-E	0.15 Acres
ZC 12	ROS, LTO-E to RTO-L-E	41.09 Acres
ZC 13	LTO-C to RTO-L-E	75.14 Acres
ZC 14	LTO-E to RTO-L-E	217.38 Acres
ZC 15	RSF-A to LTO-C	1.36 Acres
ZC 16	RSF-65 to LTO-C	0.06 Acres
ZC 17	RSF-65 to LTO-C	0.03 Acres
ZC 18	RSF-65 to LTO-E	14.78 Acres
ZC 19	RSF-65 to RSF-A	4.85 Acres
ZC 20	LTO-C to ROS	1.31 Acres
ZC 21	RSF-65 to LTO-E	0.13 Acres

ZC 22	RSF-65 to RSF-A	9.71 Acres
ZC 23	RSF-A to LTO-E	6.02 Acres
ZC 24	RSF-65 to LTO-E	0.99 Acres
ZC 25	RSF-65 to LTO-E	2.69 Acres
ZC 26	RSF-A to LTO-E	0.99 Acres
ZC 27	RSF-65 to CN	2.26 Acres
ZC 28	RSF-A to CN	8.79 Acres
ZC 29	RR to CN	0.80 Acres
ZC 30	RSF-A to CN	2.91 Acres
ZC 31	RSF-A to LTO-E	0.87 Acres
ZC 32	RSF-65 to RSF-A	0.50 Acres
ZC 33	RSF-A to LTO-E	7.72 Acres
ZC 34	AG to ROS	1.02 Acres
ZC 35	RSF-65 to LTO-E	30.51 Acres
ZC 36	RSF-A, RSF-65 to LTO-E	6.98 Acres
ZC 37	RSF-A to LTO-E	9.85 Acres
ZC 38	RSF-65 to LTO-E	23.30 Acres
ZC 39	LTO-E to LTO-C	34.61 Acres
ZC 40	CGO to LTO-E	0.66 Acres
ZC 41	RSF-A to LTO-E	2.71 Acres
ZC 42	CS to LTO-E	0.68 Acres
ZC 43	RSF-65 to LTO-E	1.44 Acres
ZC 44	LCD to TAC-E	246.30 Acres
ZC 45	LCD to TAC-C	23.22 Acres
ZC 46	IE to RSF-A	4.58 Acres
ZC 47	IE to CN	3.61 Acres
ZC 48	IE to CN	5.92 Acres
ZC 49	IE to CS	1.95 Acres
ZC 50	IE to RSF-65	2.74 Acres
ZC 51	IE to RSF-65	1.26 Acres
ZC 52	RSF-65 to ROS	9.95 Acres
ZC 53	RSF-A to CN	0.12 Acres
ZC 54	AG to ROS	18.09 Acres
ZC 55	RR to ROS	1 Acre
ZC 56	RSF-65 to RSF-A	12.89 Acres
ZC 57	RSF-65 to CGO	3.14 Acres
ZC 58	RMF-48 to CGO	10.27 Acres
ZC 59	RMF-48 to IE	111.73 Acres
ZC 60	RSF-A to RMF-20	0.74 Acres
ZC 61	IE to CGO	48.50 Acres

Table 3. Acreage Change Per Zone

Zone	Current Acreage	Proposed Acreage	Net Change
AG	31.19	12.08	-19.11
CGO	55.72	107.97	52.25

CN	1.07	25.48	24.41
CS	0.68	1.95	1.27
IE	439.16	481.07	41.91
LCD	269.52	0.00	-269.52
LTO-C	147.28	53.74	-93.54
LTO-E	386.60	153.49	-233.11
RMF-20	149.86	150.60	0.74
RMF-48	123.67	1.67	-122
ROS	139.12	133.83	-5.29
RR	74.44	65.54	-8.9
RSF-65	875.93	743.55	-132.38
RSF-95	190.70	189.11	-1.59
RSF-A	540.70	515.88	-24.82
RTO-L-C	0	45.04	45.04
RTO-L-E	0	475.12	475.12
TAC-C	0	23.22	23.22
TAC-E	0	246.30	246.3
Total	3425.64	3425.64	0

Figure 1. Zoning Change Legend

Residential



RR



RSF-95



RSF-65



RSF-A



RMF-20



RMF-48

Nonresidential



CN



CS



CGO



IE

Rural and Agricultural



ROS



AG

Transit-Oriented/Activity Center



TAC-E



TAC-C



LTO-E



LTO-C



RTO-L-E



RTO-L-C

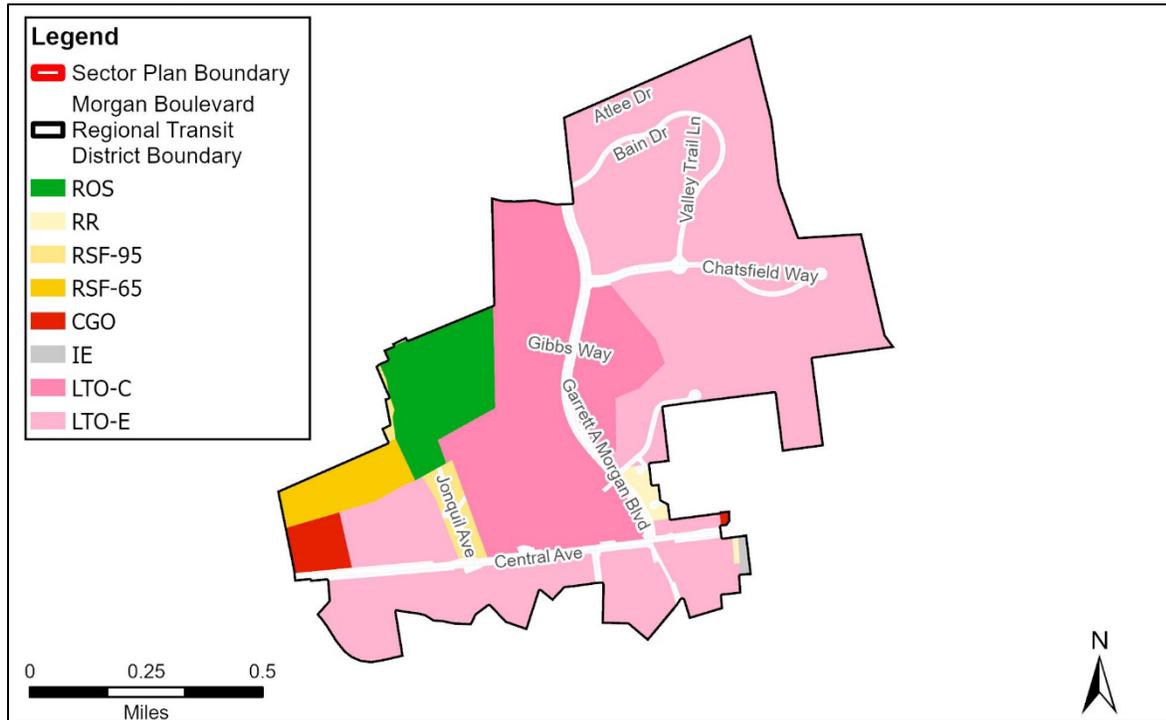
Other



LCD

Morgan Boulevard Regional Transit District

Map 4. Existing Zoning



Map 5. Proposed Zoning

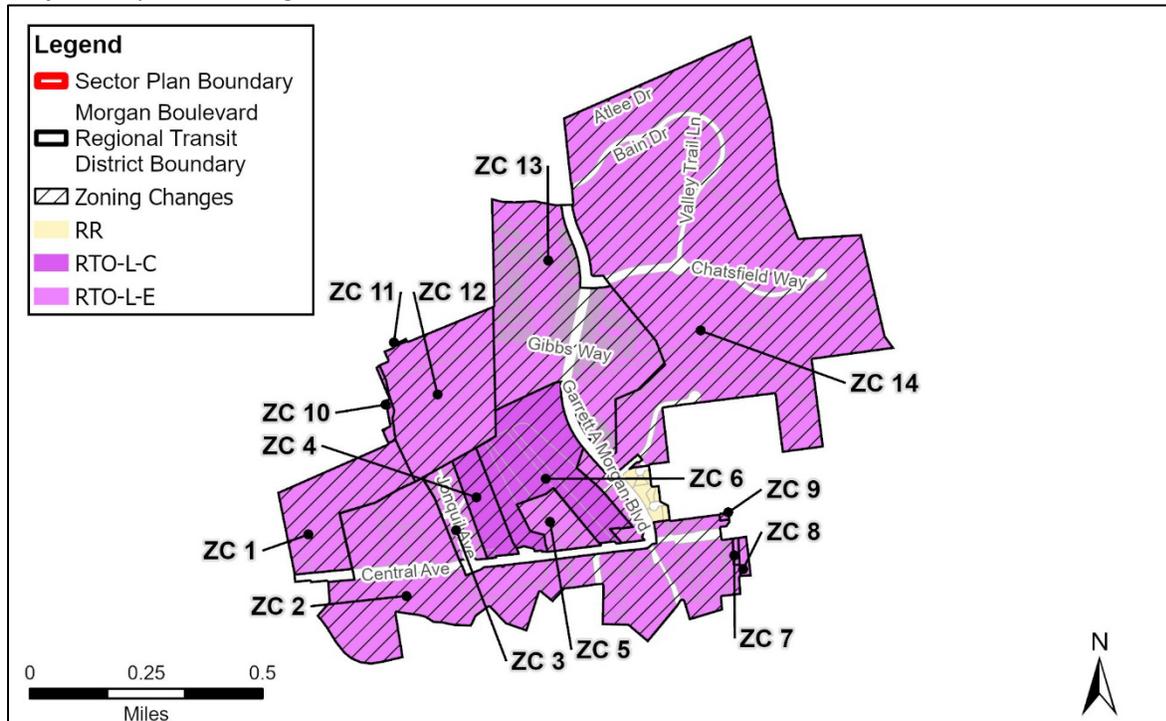
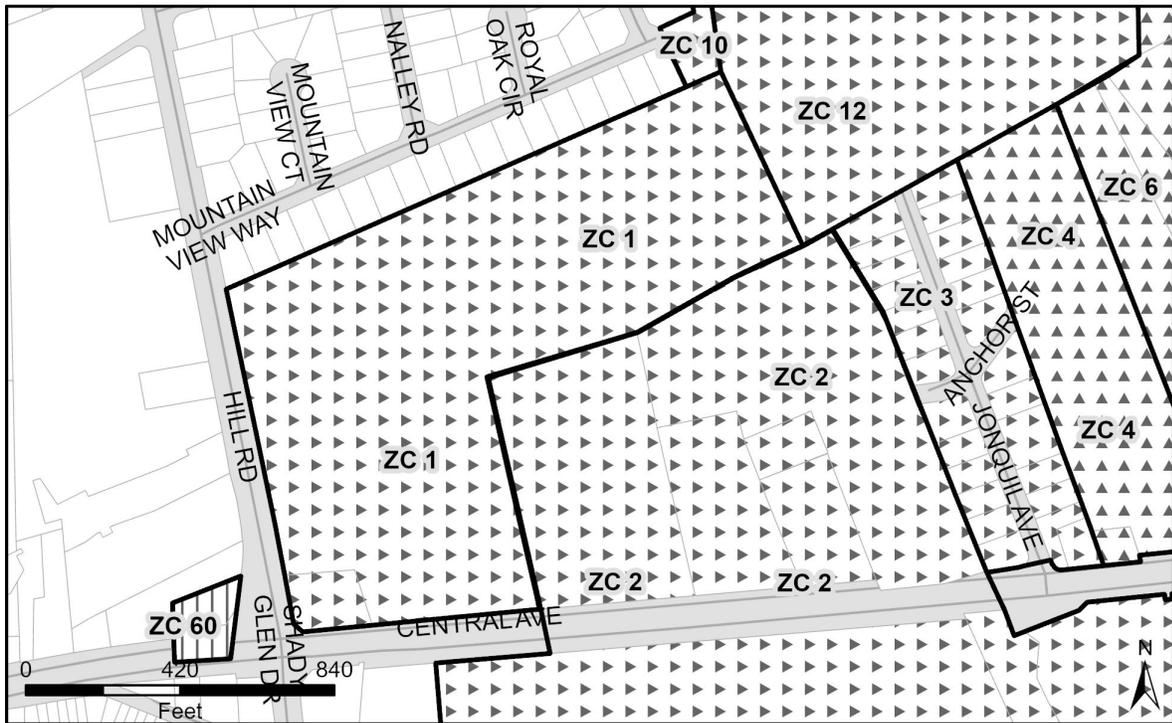


Table 4. Morgan Boulevard Zoning Changes

Change Identifier	Change	Area of Change
ZC 1	CGO, RSF-65 to RTO-L-E	26.50 Acres
ZC 2	LTO-E to RTO-L-E	96.72 Acres
ZC 3	RR to RTO-L-E	6.63 Acres
ZC 4	LTO-C to RTO-L-C	9.10 Acres
ZC 5	LTO-C to RTO-L-E	8.11 Acres
ZC 6	LTO-C to RTO-L-C	35.94 Acres
ZC 7	RR to RTO-L-E	0.47 Acres
ZC 8	IE to RTO-L-E	1.26 Acres
ZC 9	CGO to RTO-L-E	0.25 Acres
ZC 10	RSF-95 to RTO-L-E	1.44 Acres
ZC 11	RSF-95 to RTO-L-E	0.15 Acres
ZC 12	ROS, LTO-E to RTO-L-E	41.09 Acres
ZC 13	LTO-C to RTO-L-E	75.14 Acres
ZC 14	LTO-E to RTO-L-E	217.38 Acres

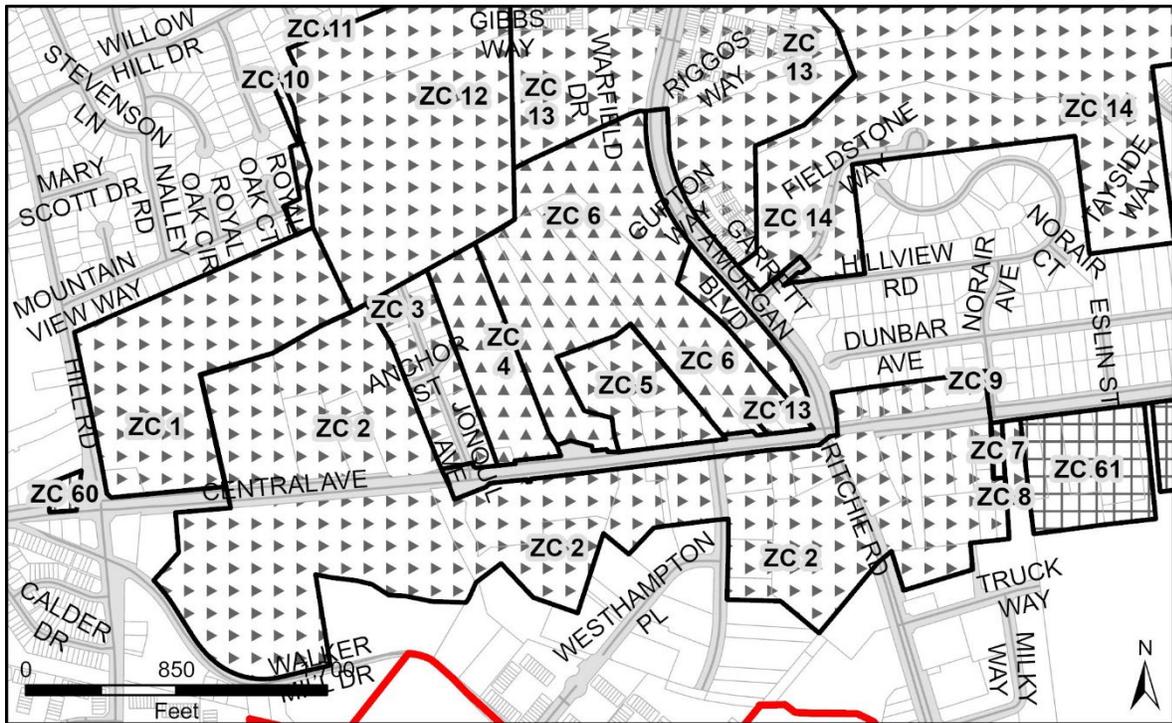
Zoning Change 1 (ZC 1): CGO, RSF-65 to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policies	200' Scale Index Map
ZC 1	CGO, RSF-65	RTO-L-E	26.50 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07, 201SE07
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The transit district boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the CGO and RSF-65 Zones.</p> <p>The plan recommends rezoning to support transit-oriented development and to provide a transition from the RTO-L-C Zone to the single-family zones adjacent to it. Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
2110575, 2119295, 2119303						



Zoning Change 2 (ZC 2): LTO-E to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 2	LTO-E	RTO-L-E	96.72 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201SE07, 201SE08, 201NE07, 201NE08
Future Land Use			Mixed Use and Institutional			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes these properties appropriate for this high intensity, transit-supportive zone.</p> <p>Under the proposed RTO-L-E Zone the existing consolidated storage, and heavy equipment sales are nonconforming uses. This nonconformance advances Sector plan Policies LU 6 and HN 11 which envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
2094084, 2067494, 2071470, 2089274, 2060135, 5509917, 2964278, 5605917, 2964286, 2099075, 3565587, 2040947, 2013654, 5505086, 5505094, 1999457, 1999465, 2083558, 2016467, 2010460, 2016475, 1507425, 1528181, 1507409, 1425230, 1446277, 2750222, 1391168, 1443381, 1440734, 1538578, 1440759, 1507433, 2015162, 2015170, 2069565, 2073351, 2104198, 2018117, 2082154, 2082162, 2073369, 2073377						



Zoning Change 3 (ZC 3): RR to RTO-L-E

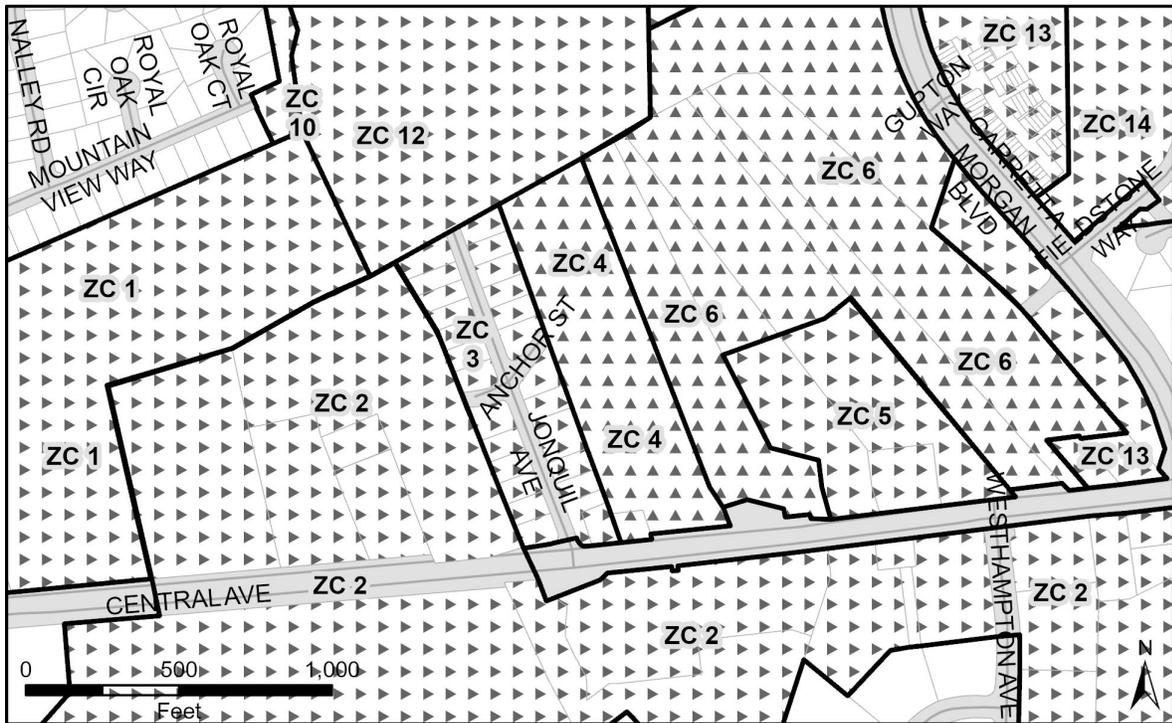
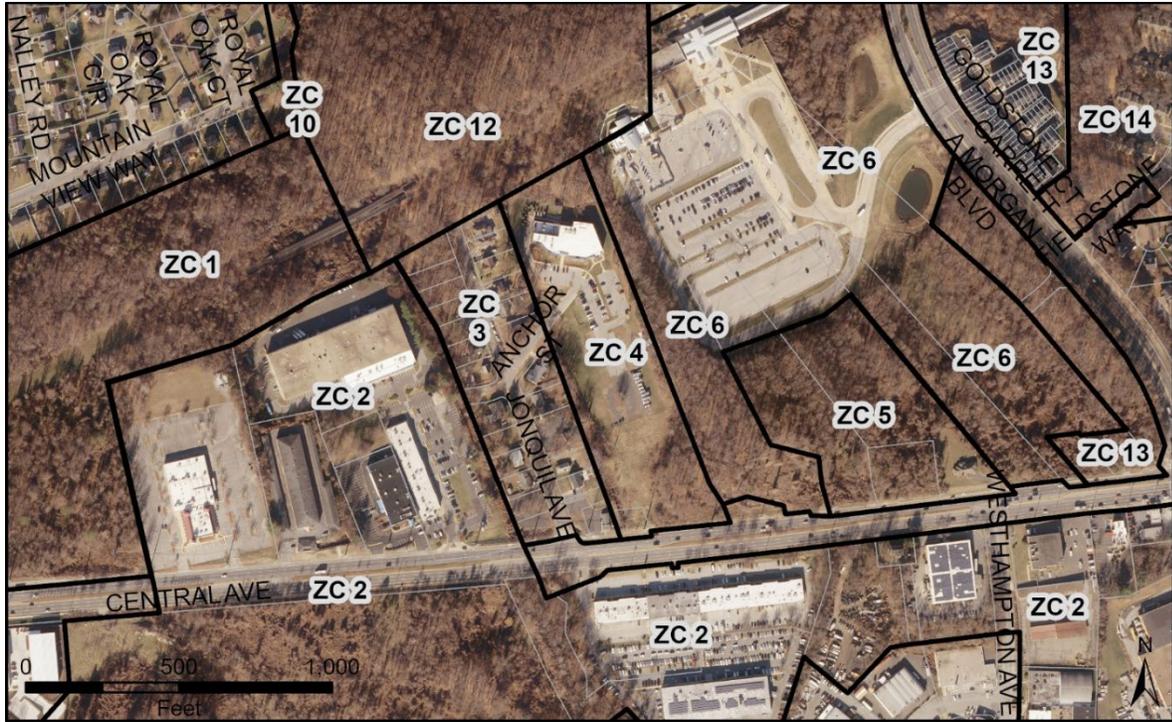
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 3	RR	RTO-L-E	6.63 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	202NE07, 202NE08, 203NE07, 203NE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				Yes		
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes these properties appropriate for this high intensity, transit-supportive zone.</p> <p>Under the proposed RTO-L-E Zone, existing single-family detached residential dwellings will become nonconforming. This nonconformance advances sector plan Policies LU 6 and HN 11 which envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The current zone, RR, which primarily supports rural development cannot implement these policies.</p>						
Tax Accounts						
2007656, 2060051, 2079473, 2107977, 2044089, 2115996, 2047207, 2095040, 2083939, 2119535, 2084150, 2084143, 2116259, 2116267, 2038115, 2097046, 2016681, 2016699, 2065373, 2117083, 2034817, 2010726, 2080935, 2080943, 2080950						

Zoning Change 4 (ZC 4): LTO-C to RTO-L-C

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 4	LTO-C	RTO-L-C	9.10 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201SE07, 201SE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes the property appropriate for this high intensity, transit-supportive zone.</p> <p>Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-C Zone enables a character of development that fits in this context. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
1992460, 5705881, 1992619						

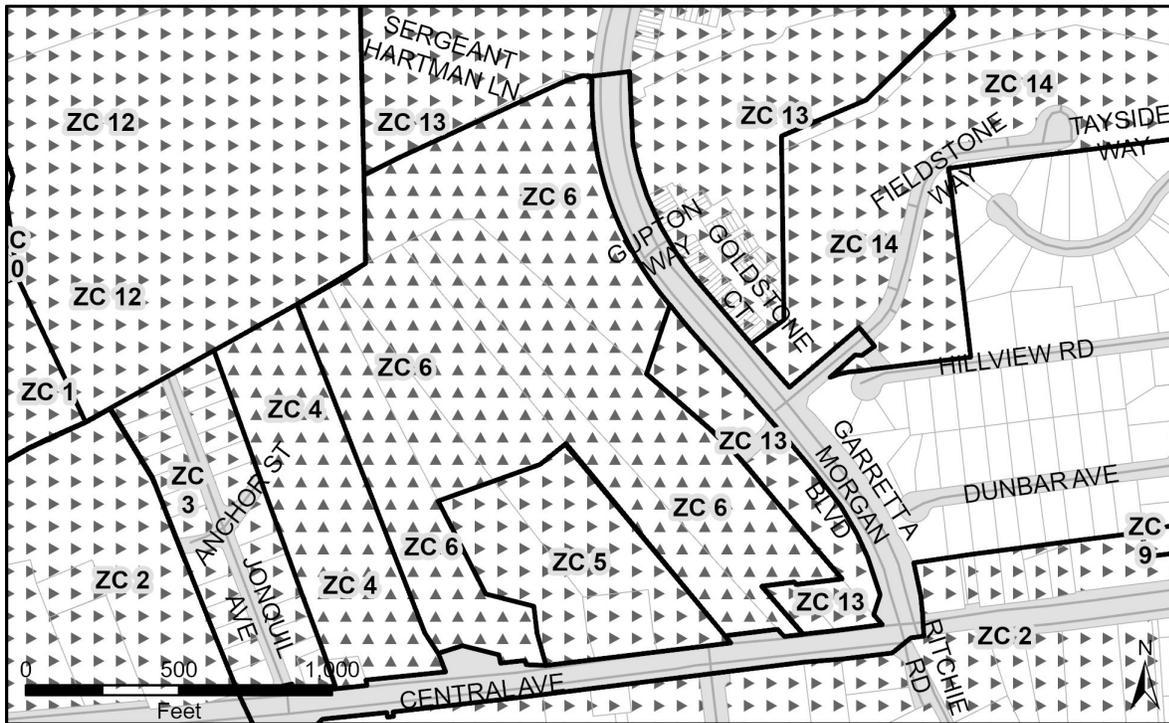
Zoning Change 5 (ZC 5): LTO-C to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 5	LTO-C	RTO-L-E	8.11 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07, 201SE07
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes these properties appropriate for this high intensity, transit-supportive zone.</p> <p>This rezoning advances Policies LU 6 and HN 11 which envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
2034700, 2034692, 2071413						



Zoning Change 6 (ZC 6): LTO-C to RTO-L-C

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 6	LTO-C	RTO-L-C	35.94 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07, 201SE07
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The potential of these WMATA owned properties as a mixed-use, amenity-rich economic generator for the County makes them appropriate for this high intensity, permissive zone.</p> <p>Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-C Zone enables a character of development that fits in this context. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
2084085, 3377041, 3434446, 3428463, 2035038, 3513280						

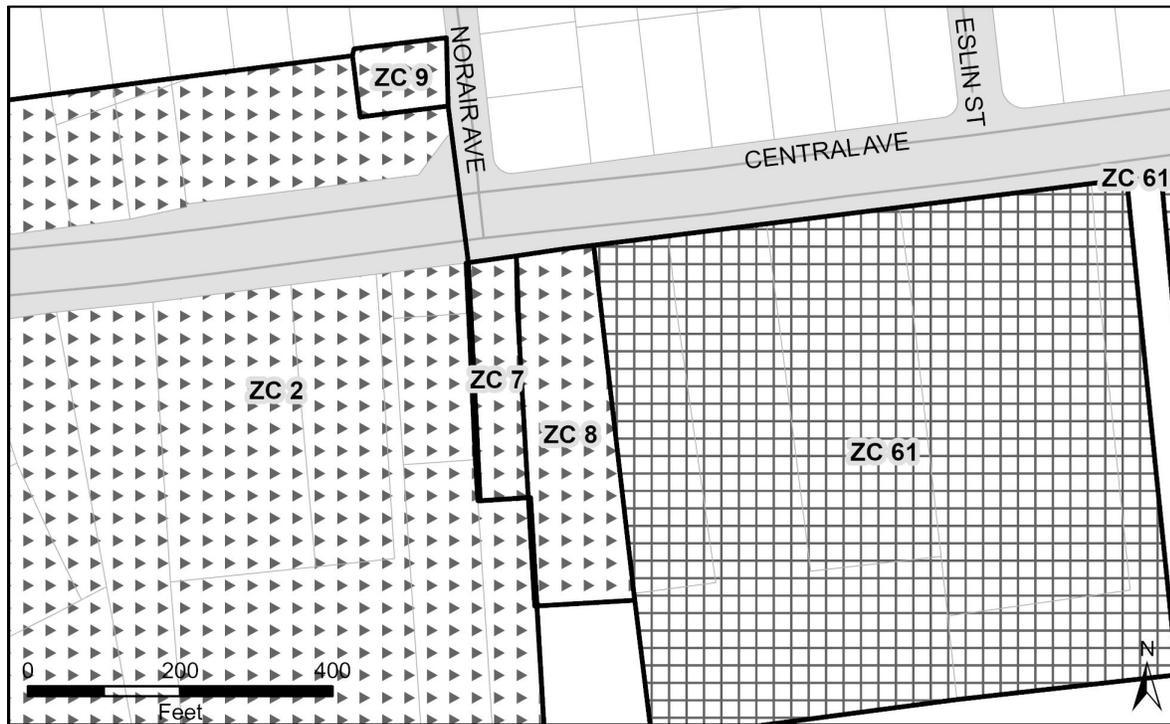


Zoning Change 7 (ZC 7): RR to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 7	RR	RTO-L-E	0.47 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE08, 201SE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The transit district boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the RR Zone.</p> <p>The plan recommends rezoning to support transit-oriented development and to provide a transition from the RTO-L-C Zone to the single-family zones adjacent to it. Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The current zone, RR, which primarily supports rural development cannot implement these policies.</p>						
Tax Accounts						
1445972						

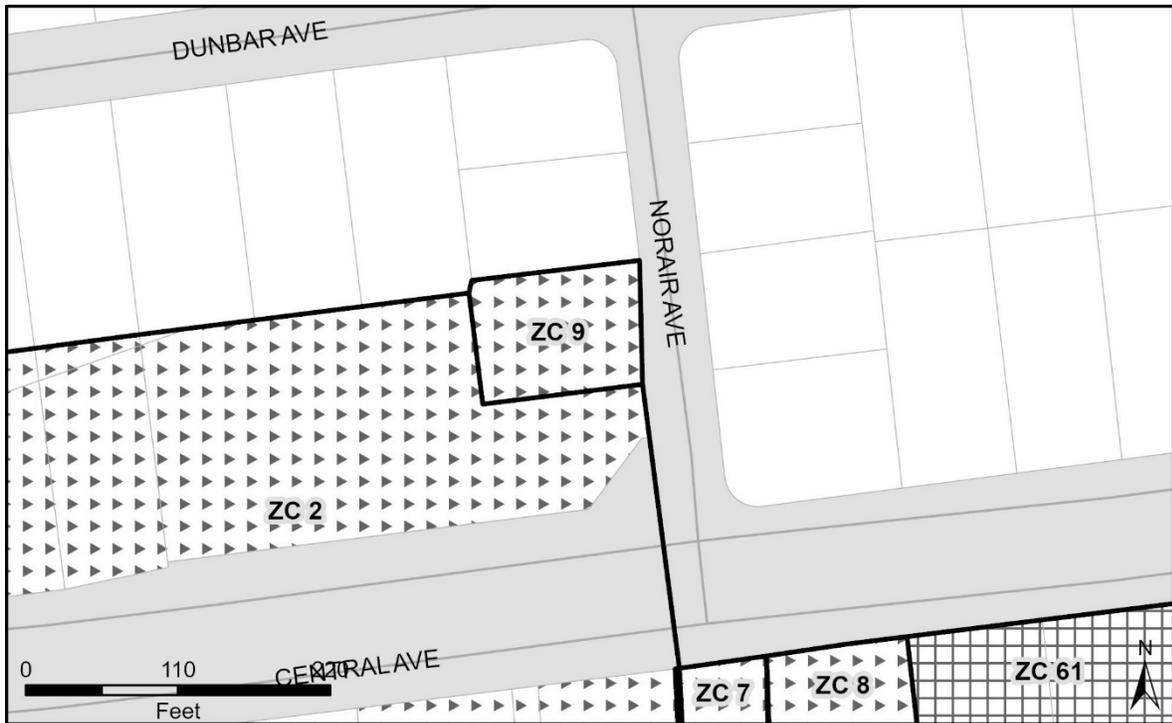
Zoning Change 8 (ZC 8): IE to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 8	IE	RTO-L-E	1.26 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE08, 201SE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The transit boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the RR Zone.</p> <p>The plan recommends rezoning to support transit-oriented development and to provide a transition from the RTO-L-C Zone to the single-family zones adjacent to it. Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The current zone, IE, which primarily supports industrial uses cannot implement these policies.</p>						
Tax Accounts						
1536077						



Zoning Change 9 (ZC 9): CGO to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 9	CGO	RTO-L-E	0.25 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE08
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The transit district boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the CGO Zone.</p> <p>Under the proposed RTO-L-E zone, the existing single-family detached residential dwelling will become nonconforming. This nonconformance advances sector plan Policies LU 6 and HN 11 that envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access.</p>						
Tax Accounts						
2073336						



Zoning Change 10 (ZC 10): RSF-95 to RTO-L-E

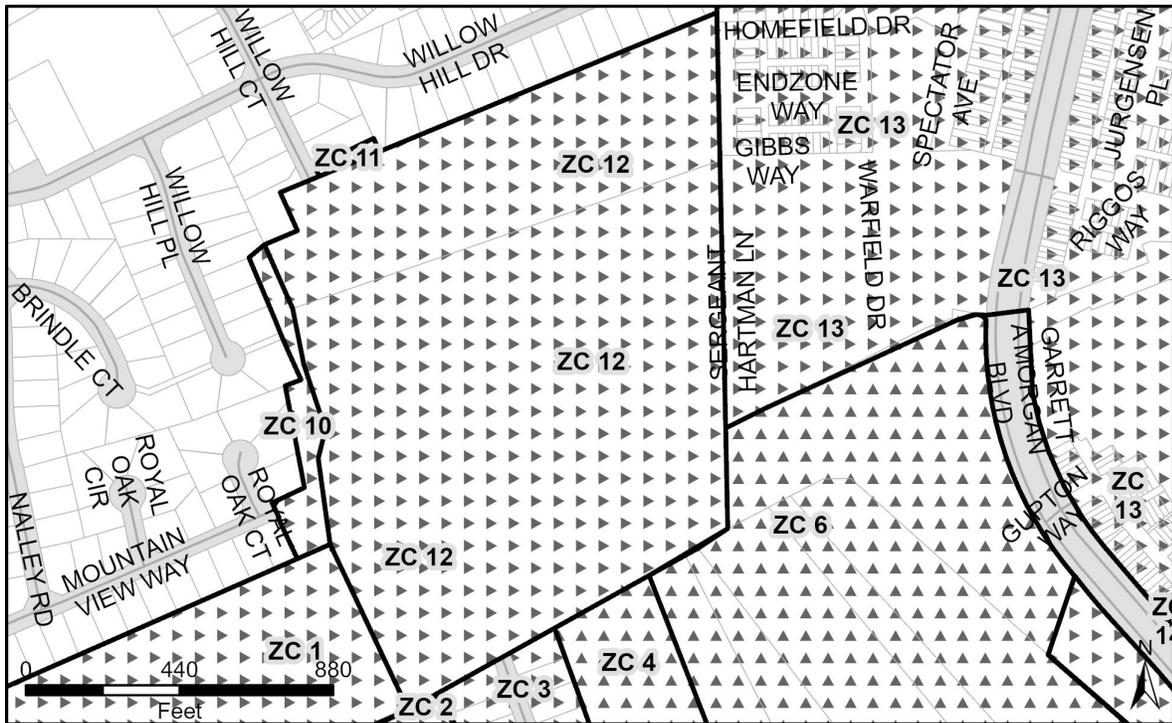
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 10	RSF-95	RTO-L-E	1.44 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes these properties appropriate for this high intensity, transit-supportive zone.</p> <p>Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-E Zone enables a character of development that fits in this context. The current zone, RSF-95, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
2108397, 1996735						

Zoning Change 11 (ZC 11): RSF-95 to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 11	RSF-95	RTO-L-E	0.15 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes the property appropriate for this high intensity, transit-supportive zone.</p> <p>Sector plan Policies LU 12, LU 13 and HN 14 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-E Zone enables a character of development that fits in this context. The current zone, RSF-95, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
1996677						

Zoning Change 12 (ZC 12): ROS, LTO-E to RTO-L-E

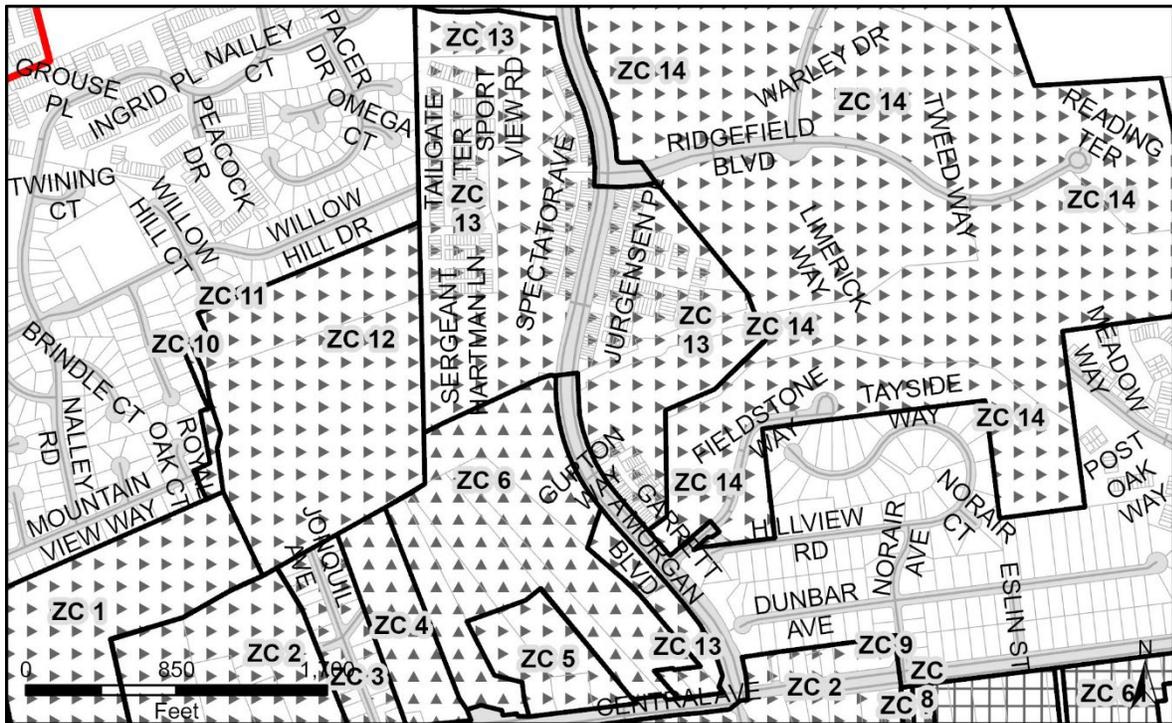
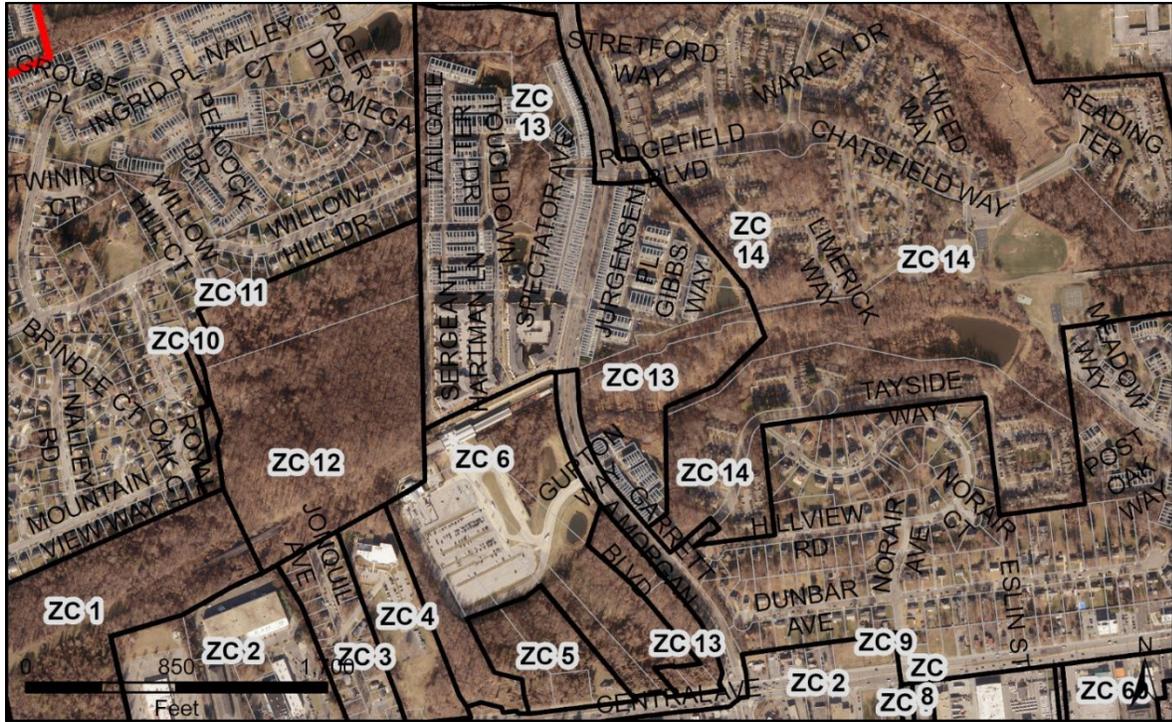
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 12	ROS, LTO-E	RTO-L-E	41.09 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes the property appropriate for this high intensity, transit-supportive zone.</p> <p>Sector plan Policies LU 12, LU 13 and HN 14 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-E Zone enables a character of development that fits in this context.</p>						
Tax Accounts						
2063790, 2063808, 2063816						



Zoning Change 13 (ZC 13): LTO-C to RTO-L-E

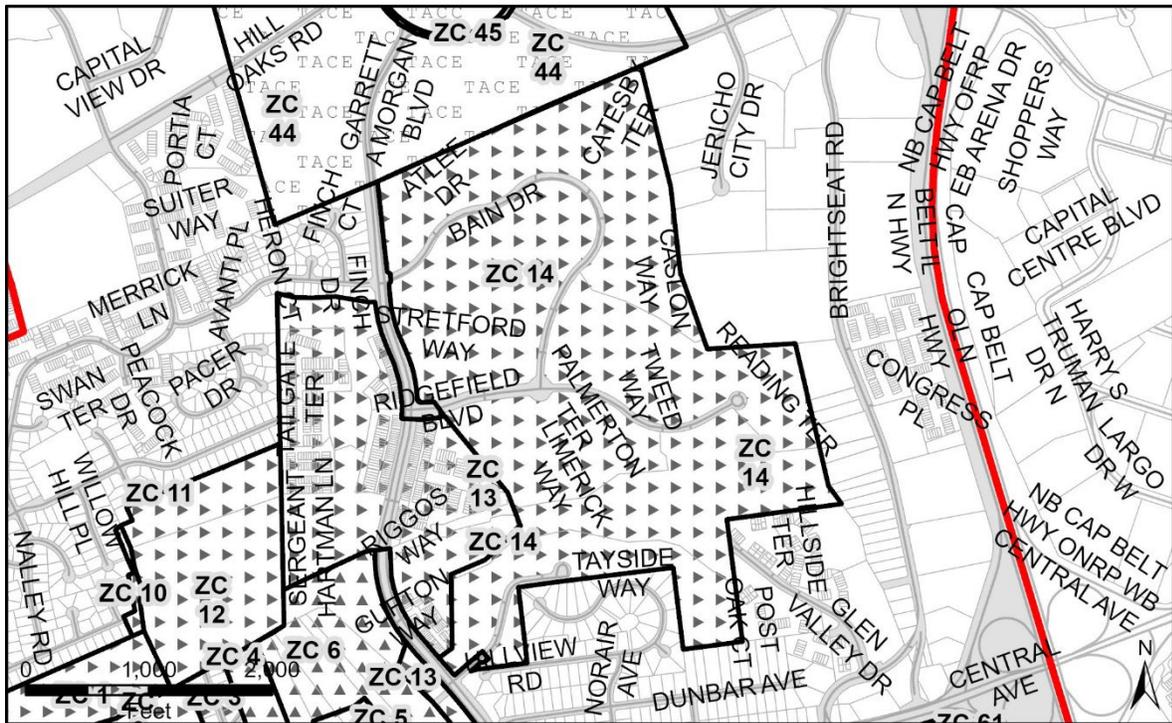
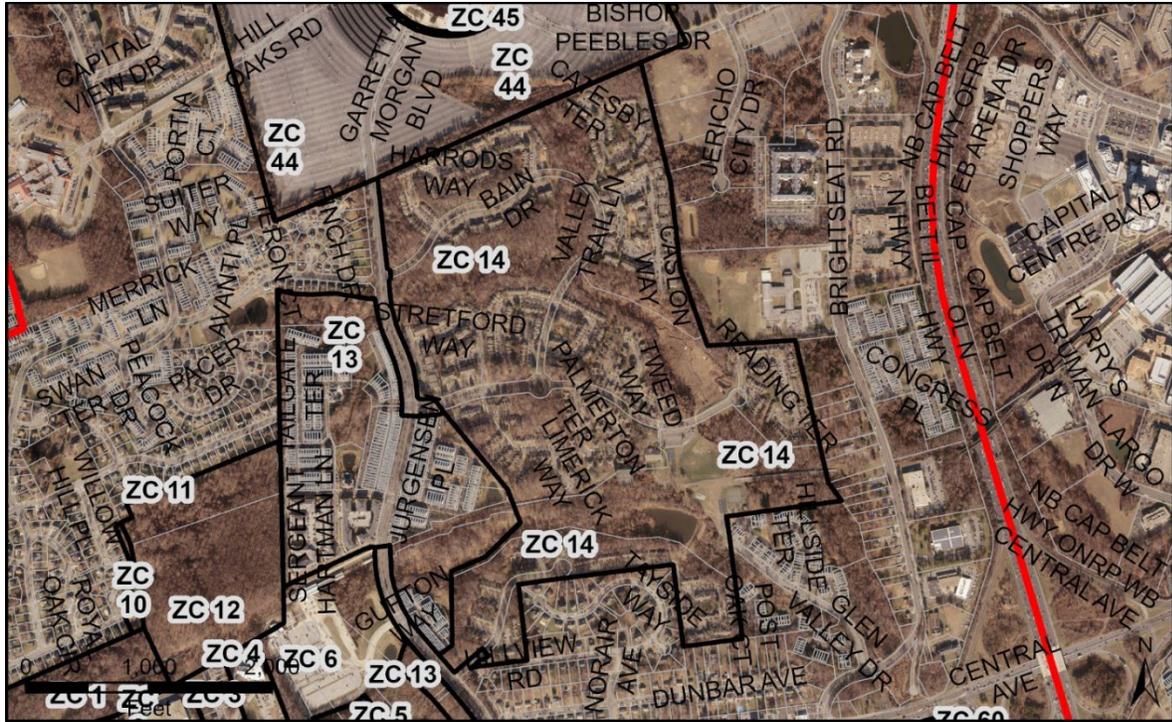
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 13	LTO-C	RTO-L-E	75.14 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes these properties appropriate for this high intensity, transit-supportive zone.</p> <p>Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-E Zone enables a character of development that fits in this context. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
3738978, 3741204, 3739299, 3739745, 3808649, 3738994, 3740644, 3740123, 3739687, 3740594, 3739315, 3740065, 3739471, 3737848, 3738473, 3739679, 3741279, 3739802, 3741071, 3737632, 3739000, 3737624, 3737558, 3737020, 3738325, 3738796, 3737285, 3737988, 3740875, 3741014, 3739059, 3737103, 3737392, 3737871, 3738036, 3737293, 3737129, 3738002, 3739794, 3738887, 3740156, 3738986, 3740586, 3738838, 3738143, 3739224, 3738564, 3740149, 3740834, 3739968, 3740115, 3738440, 3738630, 3738317, 3739570, 3740735, 3738028, 3740537, 3737418, 3740719, 3737665, 3739125, 3740032, 3738861, 3740693, 3737566, 3737178, 3738580, 3737962, 3737947, 3737012, 3737426, 3739729, 3740685, 3739877, 3740263, 3740347, 3739976, 3740636, 3738044, 3738952, 3740214, 3723970, 3740933, 3736998, 3738424, 3740982, 3738804, 3739828, 3737475, 3741063, 3739042, 3737434, 3739844, 3739240, 3739620, 3738606, 3739364, 3738416, 3740305, 3740271, 3740222, 3739927, 3737913, 3740446, 3740206, 3740727, 3740909, 3737608, 3737715, 3740313, 3740529, 3740255, 3739331, 3738622, 3740388, 3738432, 3737145, 3737491, 3737921, 3739166, 3741261, 3737780, 3738531, 3740511, 3738697, 3740289, 3738499, 3739893, 3738614, 3739919, 3740925, 3740420, 3739190, 3738069, 3738366, 3739414, 3737525, 3739885, 3739539, 3739596, 3740057, 3738135, 3737681, 3738937, 3738481, 3737327, 3739430, 3737905, 3740628, 3737970, 3737483, 3739026, 3741212, 3738358, 3739174, 3740164, 3739588, 3739521, 3739505, 3737673, 3737541, 3739109, 3739786, 3739273, 3739703, 3740677, 3738879, 3741006, 3739737, 3737889, 3740990, 3739513, 3739463, 3737657, 3737806, 3739653, 3738051, 3740412, 3741238, 3738788, 3741113, 3740917, 3738713, 3737137, 3740131, 3740883, 3737509, 3739554, 3739760, 3739935, 3737749, 3740040, 3737384, 3737053, 3737301, 3739307, 3739349, 3737251, 3737368, 3740396, 3739497, 3738390, 3737731, 3737046, 3740404, 3740016, 3738168, 3737038, 3738523, 3737194, 3738663, 3739547, 3738812, 3738457, 3738820, 3739646, 3740891, 3740321, 3738721, 3737517, 3737590, 3739034, 3739257, 3737087, 3738119, 3741170, 3737939, 2001089, 3741220, 3740578, 3740859, 3740438, 3738465, 3739943, 3739133, 3739232, 3740503, 3737152, 3737343, 3740495, 3737574, 3741246, 3738184, 3739141, 3738242, 3739281, 3738705, 3739356, 3741162, 3740602, 3738382, 3737723, 3739380, 3737764, 3741030, 3738127, 3738234, 3738762, 3737798, 3738077, 3740958, 3738275, 3737467, 3737640, 3740552, 3739711, 3738689, 3739869, 3738093, 3737236, 3737863, 3737160, 3738770, 3737277, 3736980, 3740180, 3739638, 3739398, 3737707, 3737269, 3737376, 3737756, 3741121, 3737079, 3737996, 3737442, 3739851, 3739901, 3737202,						

3740651, 3740248, 3738598, 3738283, 3737616, 3739984, 3738739, 3738655, 3739836, 3738549, 3740842, 3737186, 3738754, 3741048, 3741105, 3739018, 3737335, 3738671, 3741055, 3740461, 3739208, 3737228, 3739216, 3737400, 3740743, 3737210, 3739182, 3739372, 3741147, 3737855, 3739661, 3738200, 3738895, 3740974, 3740073, 3740099, 3740198, 3740008, 3737830, 3741188, 3738556, 3737244, 3739752, 3740172, 3738903, 3737350, 3740560, 3740966, 3739083, 3739067, 3741089, 3740339, 3741196, 3738176, 3740230, 3740701, 3740081, 3737061, 3738929, 3741154, 3738309, 3738911, 3738218, 3740297, 3738572, 3739612, 3737699, 3740867, 3737095, 3739778, 3737954, 3741253, 3738010, 3739265, 3737533, 3738333, 3739406, 3737814, 3738648, 3740362, 3740370, 3740107, 3740487, 3739158, 3740941, 3739992, 3738267, 3738226, 3737897, 3740669, 3738945, 3738853, 3737004, 3740453, 3740610, 3739323, 3741139, 3738341, 3738374, 3740354, 3736972, 3738101, 3738515, 3739455, 3739075, 3737822, 3740479, 3739604, 3739422, 3738507, 3738408, 3738960, 3739448, 3741022, 3739489, 3740024, 3738259, 3739562, 3738192, 3738085, 3739117, 3738150, 3737111, 3737772, 3738747, 3739810, 3739695, 3737319, 3713401, 3738846, 5515953, 5515964, 5515975, 5515986, 5515997, 5516002, 5521225, 5516013, 3737582, 3741097, 3738291, 3737459, 3513298, 3740545, 3739950, 5642191, 5642203, 5642214, 5642225, 5642236, 5642247, 5642258, 5642260, 5642271, 5642282, 5642293, 5642305, 5642316, 5642327, 5642338, 5642340, 5642351, 5642362, 5642373, 5642750, 5642761, 5642772, 5642384, 5642395, 5642418, 5642420, 5642431, 5642442, 5642453, 5642464, 5642475, 5642486, 5642497, 5642500, 5642511, 5642522, 5642533, 5642544, 5642555, 5642566, 5642577, 5642588, 5642590, 5642602, 5642613, 5642624, 5642635, 5642646, 5642657, 5642668, 5642670, 5642681, 5642692, 5642704, 5642715, 5642726, 5642737, 5642748



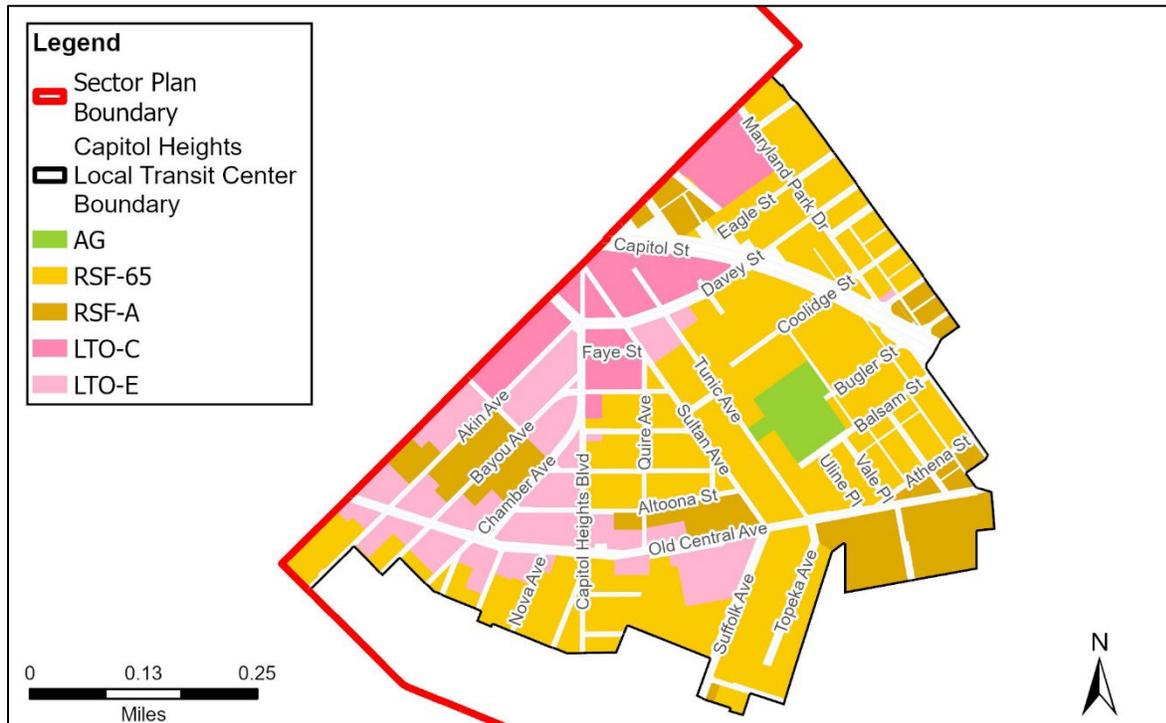
Zoning Change 14 (ZC 14): LTO-E to RTO-L-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 14	LTO-E	RTO-L-E	217.38 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	202NE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The proximity to the Morgan Boulevard Metro Station and its potential as a mixed-use, amenity-rich economic generator for the County makes these properties appropriate for this high intensity, transit-supportive zone.</p> <p>Sector plan Policies LU 6 and HN 11 envision mixed-use development that integrates residential, commercial, and community resources at a density that supports transit use and access. The RTO-L-E Zone enables a character of development that fits in this context. This rezoning is necessary due to the upgraded Growth Policy designation from a local center to a regional district.</p>						
Tax Accounts						
2748457, 2748465, 2819902, 2748440, 3683059, 2748432, 2811289, 2748424, 2748408						



Capitol Heights Local Transit Center

Map 6. Existing Zoning



Map 7. Proposed Zoning

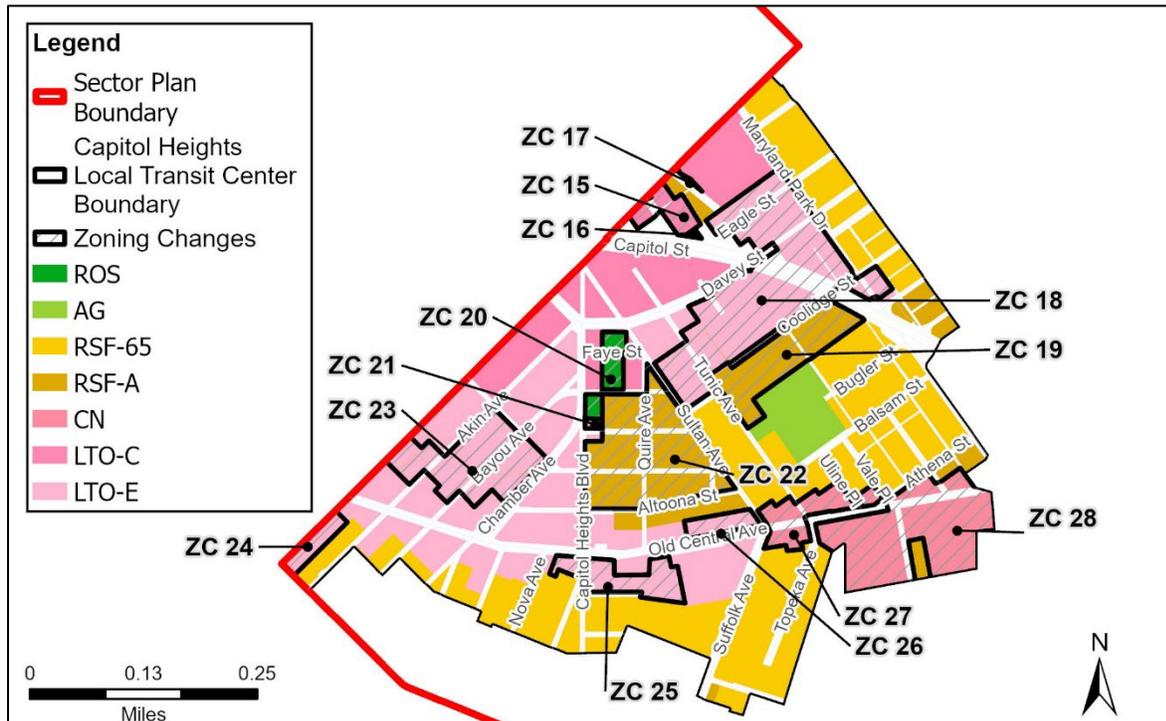


Table 5. Capitol Heights Zoning Changes

Change Identifier	Change	Area of Change
ZC 15	RSF-A to LTO-C	1.36 Acres
ZC 16	RSF-65 to LTO-C	0.06 Acres
ZC 17	RSF-65 to LTO-C	0.03 Acres
ZC 18	RSF-65 to LTO-E	14.78 Acres
ZC 19	RSF-65 to RSF-A	4.85 Acres
ZC 20	LTO-C to ROS	1.31 Acres
ZC 21	RSF-65 to LTO-E	0.13 Acres
ZC 22	RSF-65 to RSF-A	9.71 Acres
ZC 23	RSF-A to LTO-E	6.02 Acres
ZC 24	RSF-65 to LTO-E	0.99 Acres
ZC 25	RSF-65 to LTO-E	2.69 Acres
ZC 26	RSF-A to LTO-E	0.99 Acres
ZC 27	RSF-65 to CN	2.26 Acres
ZC 28	RSF-A to CN	8.79 Acres

Zoning Change 15 (ZC 15): RSF-A to LTO-C

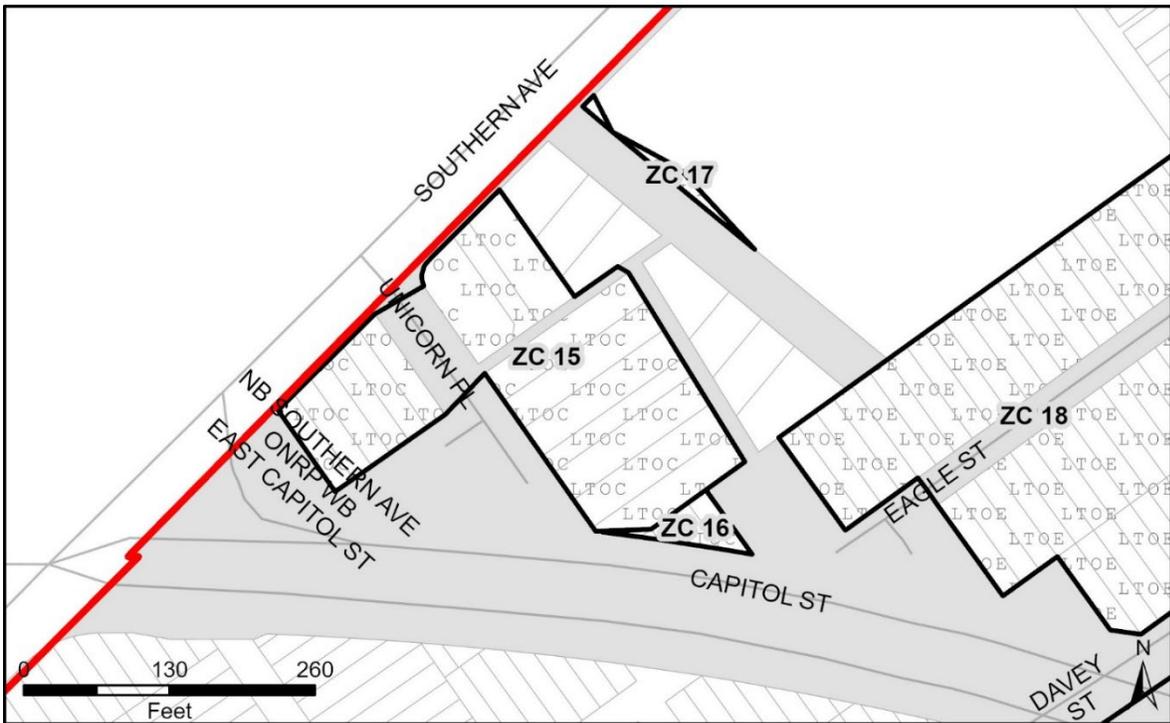
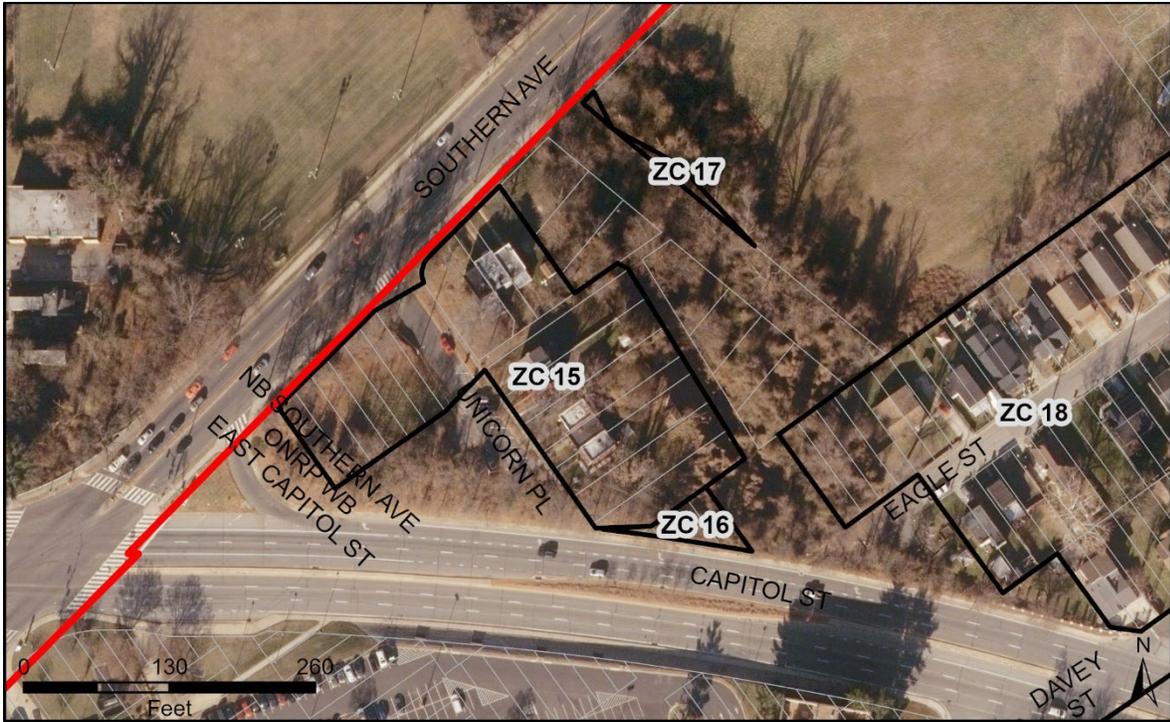
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 15	RSF-A	LTO-C	1.36 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201NE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The plan recommends rezoning to the LTO-C Zone to incentivize business development and allow more people to live and work near transit.</p> <p>Under the proposed LTO-C Zone, the existing two-family residential dwellings will become nonconforming. The creation of these nonconforming uses advances the vision of the plan. This rezoning implements Policies LU 6 and LU 9 by providing an opportunity for transit-oriented development at the greatest scale near the Capitol Heights Metro Station. This rezoning also advances Policy HN 13 by allowing for dense multifamily development here. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
1994649, 1994656, 2014132, 2118347, 2039451, 2050508, 2008951, 2064715, 2066967, 1999481, 2066991, 2066983, 2066975						

Zoning Change 16 (ZC 16): RSF-65 to LTO-C

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 16	RSF-65	LTO-C	0.06 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201NE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the LTO-C Zone to incentivize business development and allow people to live and work near transit.</p> <p>This reclassification implements Policies LU 6 and LU 9 by providing significant opportunity for transit-oriented development at the greatest scale near the Capitol Heights Metro Station. This rezoning also advances Policy HN 13 by allowing for dense multifamily development here. The current zone, RSF-65, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
1994664						

Zoning Change 17 (ZC 17): RSF-65 to LTO-C

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 17	RSF-65	LTO-C	0.03 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201NE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: This property is within the Capitol Heights Center and contains Watts Branch, a tributary of the Anacostia River.</p> <p>Rezoning to the LTO-C Zone to bring this property into alignment with the zoning of the abutting property and to permit the desired Future Land Use. This property is a small sliver adjacent to a large swath of LTO-C Zoning and this rezoning enhances uniformity in this area.</p>						
Tax Accounts						
2035160						

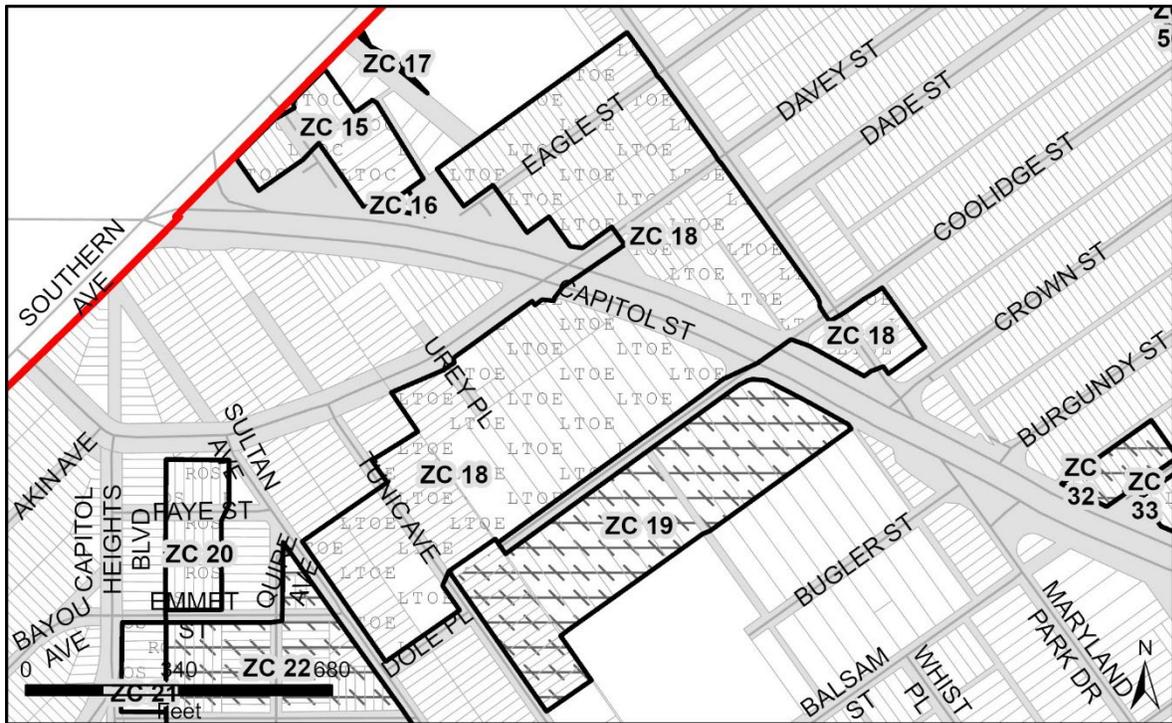


Zoning Change 18 (ZC 18): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 18	RSF-65	LTO-E	14.78 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201NE05, 201SE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>Under the proposed LTO-E Zone, existing single-family detached residential dwellings will become nonconforming. The creation of these nonconforming uses advances the vision of the plan. This rezoning implements Policies LU 6 and LU 9 by providing an opportunity for transit-oriented development at the greatest scale near the Capitol Heights Metro Station. This rezoning also advances Policy HN 13 by allowing for dense multifamily development here. The current zone, RSF-65, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
1997790, 2010387, 2095230, 2017333, 1995307, 2067965, 2838670, 2047926, 2070654, 2083525, 2013472, 1984848, 2065530, 2059863, 3247244, 2075885, 2021368, 1984426, 2099059, 1991801, 2077048, 1989391, 2068633, 3741568, 2100055, 2099398, 2024065, 2107696, 2006419, 1990605, 2114775, 2114783, 2036515, 2117356, 2016749, 2104891, 2083715, 2084945, 2064285, 1999275, 2053809, 2017119, 2017143, 2017135, 2112753, 2088730, 2080885, 1993179, 2119428, 2088722, 1990910, 2022960, 1992882, 2039360, 2032274, 2088995, 2013746, 2093961, 1988732, 2118354, 1987106, 2112761, 1991256, 2088904, 2095099, 2036713, 2023950, 2001444, 2082386, 2047231, 2046415, 2060119, 2084234, 2014660, 2061596, 2047413, 2065662, 2064350, 3144383, 2046829, 2122174, 2096485, 2061109, 2105575, 1984640, 2104842, 2104834						

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

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 19	RSF-65	RSF-A	4.85 Acres	Capitol Heights	LU 9, HN 13, HD 6	201SE05
Future Land Use			Residential Medium-High			
Does the rezoning create nonconformance?			No			
<p>Justification: This area is being rezoned to a more permissive, primarily residential zone, to increase the variety of housing types and to complement the expansion of the LTO-E Zone.</p> <p>This rezoning creates opportunities for a seamless transition from the more intense TOD development associated with the LTO-E Zone to the surrounding low-density residential zones outside the center. This reclassification directly supports Policies LU 9 and HN 13 by providing an area for medium-high density residential development, The current zone, RSF-65, which primarily supports single-family detached homes cannot implement these policies.</p>						
Tax Accounts						
2094266, 1990258, 2092344, 2080877, 2060648, 2005627, 2075869, 2093755, 2065886, 2017093, 2096618, 2088987, 2006534, 2038586, 2113140, 2053353, 2011823, 2122059, 2113975, 1984467, 1984459						

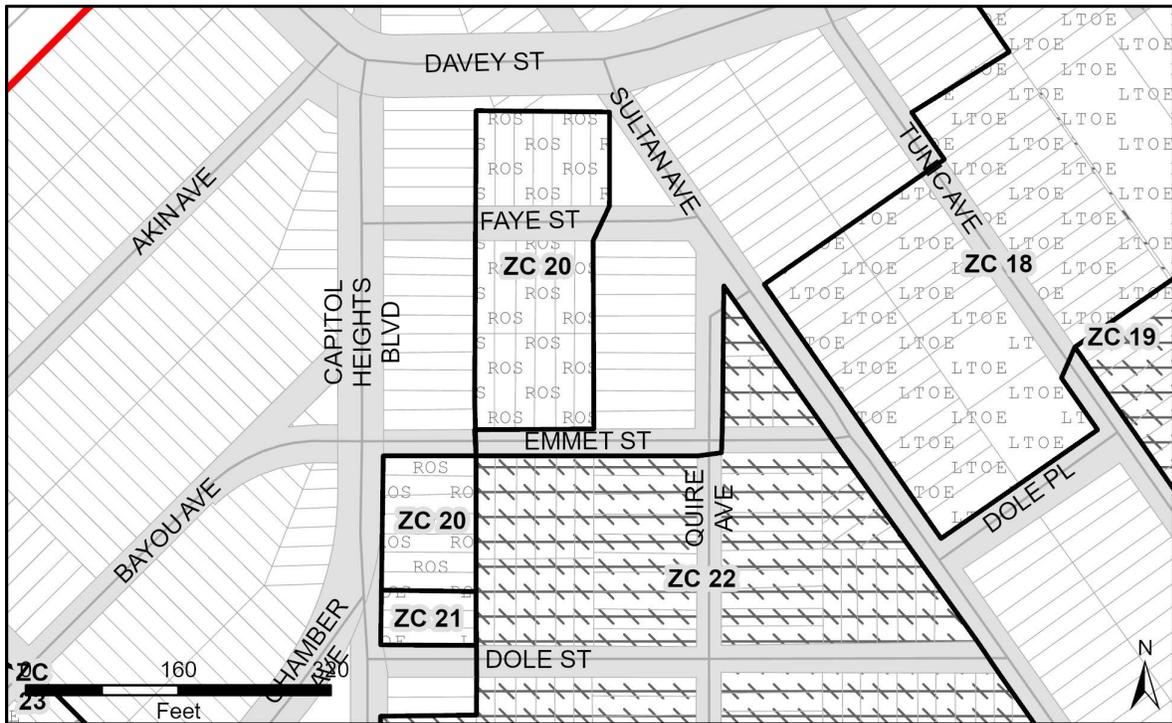


Zoning Change 20 (ZC 20): LTO-C to ROS

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 20	LTO-C	ROS	1.31 Acres	Capitol Heights	LU 10, NE 11, PF 16	201SE05
Future Land Use			Parks and Open Space			
Does the rezoning create nonconformance?			No			
<p>Justification: These properties are undeveloped, owned by the Town of Capitol Heights, and include channelized portions of an unnamed tributary to Watts Branch. Preserving these properties as open space protects a sensitive natural feature in the area and supports the creation of the Capitol Heights Greenway, a linear park that facilitates community gathering and healthy lifestyles.</p> <p>This reclassification implements Policies LU 10 and NE 11 which recommend the renaturalization of the channelized stream. The development of a greenway is better suited for the ROS Zone than the LTO-C Zone which is geared towards more intense development.</p>						
Tax Accounts						
2010130, 2015097, 2010148, 2008407, 2039758, 2119238, 2011328, 1984533, 2037349, 2000834						

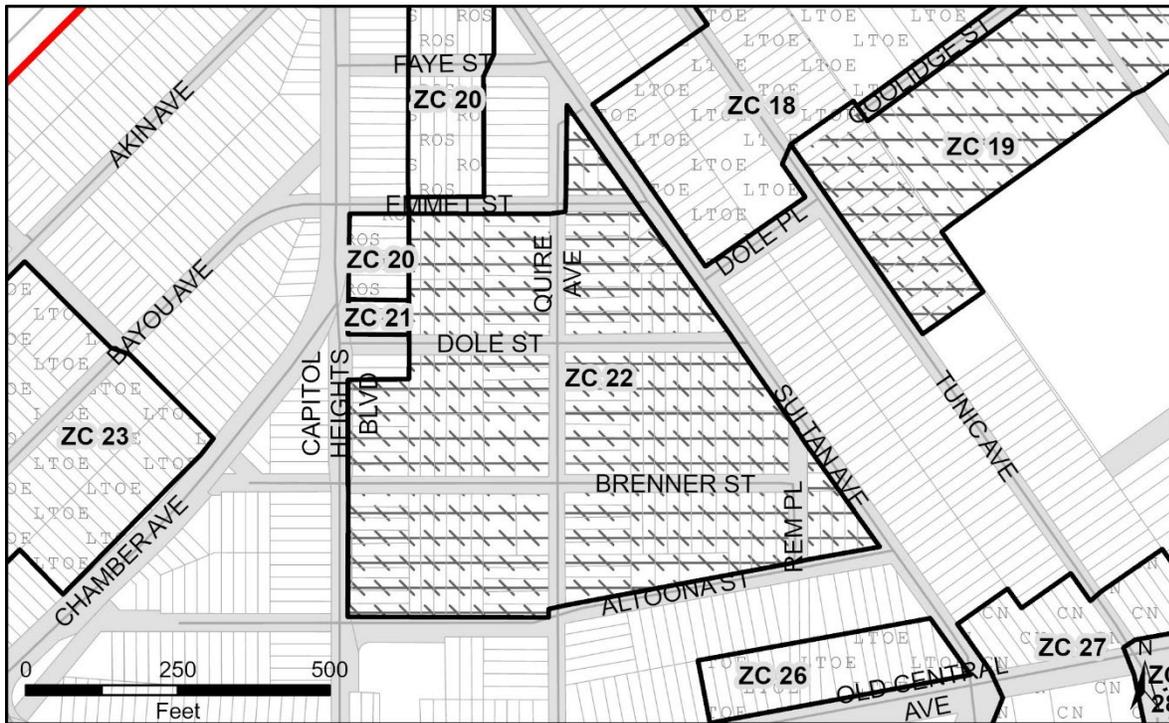
Zoning Change 21 (ZC 21): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 21	RSF-65	LTO-E	0.13 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201SE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>Under the proposed LTO-E Zone, the existing single-family detached residential dwelling will become nonconforming. The creation of the nonconforming use advances the vision of the plan. Specifically, this rezoning implements Policies LU 6 and LU 9 by providing an opportunity for transit-oriented Development at the greatest scale near the Capitol Heights Metro Station. This rezoning also advances Policy HN 13 by allowing for dense multifamily development here. The current zone, RSF-65, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
2095180						



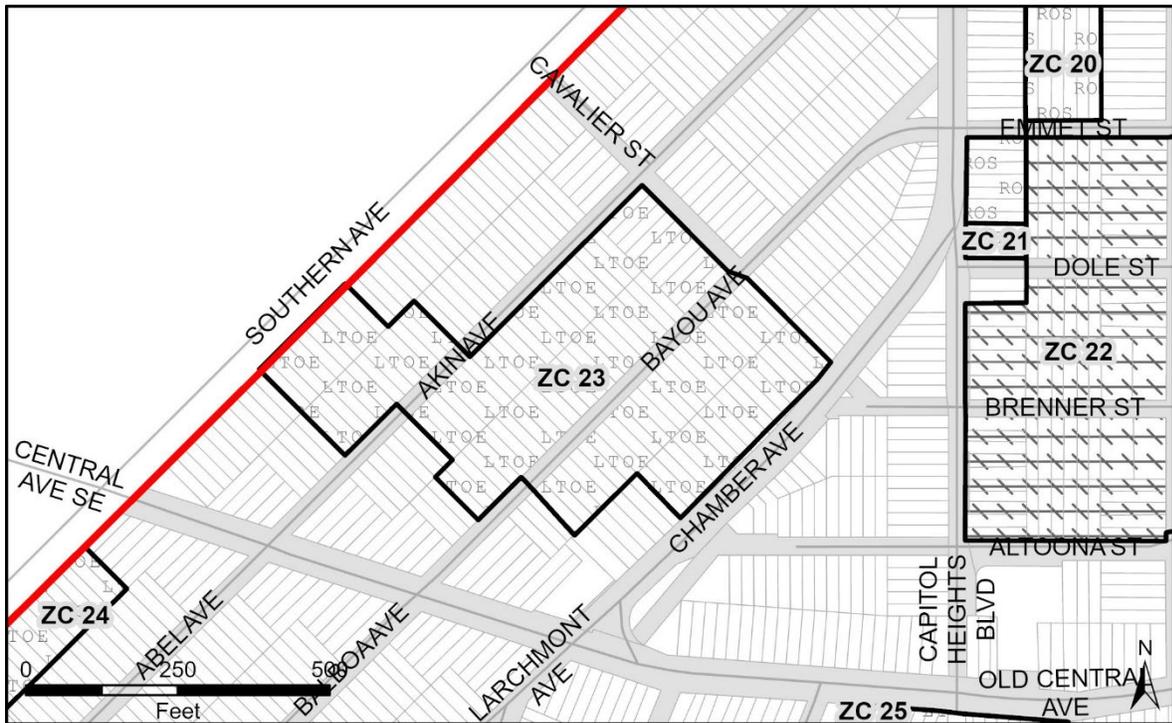
Zoning Change 22 (ZC 22): RSF-65 to RSF-A

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 22	RSF-65	RSF-A	9.71 Acres	Capitol Heights	LU 9, HN 13, HD 6	201SE05
Future Land Use			Residential Medium-High			
Does the rezoning create nonconformance?			No			
<p>Justification: This area is being rezoned to a more permissive, primarily residential zone to increase housing choice and to seamlessly transition from the more intense development near the Capitol Heights Metro Station and the lower intensity single-family residences outside of the center.</p> <p>The rezoning supports the plan's vision by permitting the development of townhouses and two-to-three family dwellings, adding a variety of dwelling unit types to the area. This reclassification directly supports Policies LU 9 and HN 13 by providing an area for context-sensitive medium intensity zoning to transition from TOD areas to single-family zones. The current zone, RSF-65, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
2000909, 1991314, 2015246, 2106300, 2113785, 2057016, 2064418, 2066165, 2066157, 2122018, 2056232, 2008985, 2094324, 2015378, 2000925, 2080562, 2063030, 2098523, 2038974, 2084796, 2000867, 2099364, 2083442, 1997782, 2056877, 2079457, 2096725, 1997634, 2070753, 2045755, 2060929, 2060937, 2005031, 2000339, 2072007, 2083673, 2007854, 2015865, 2104826, 2000933, 2097434, 2104016, 2841120, 2859155, 2000941, 2033322, 2000743, 2812592, 2000750, 2999795, 2034858, 2122117, 2051175, 2044618, 2039766, 1990803, 1993591, 2119337, 2043909, 1984871, 2077451, 2093250, 1991207, 2070902, 2082931, 2022622, 2021855, 2097392, 2019032, 2000891, 2056711						



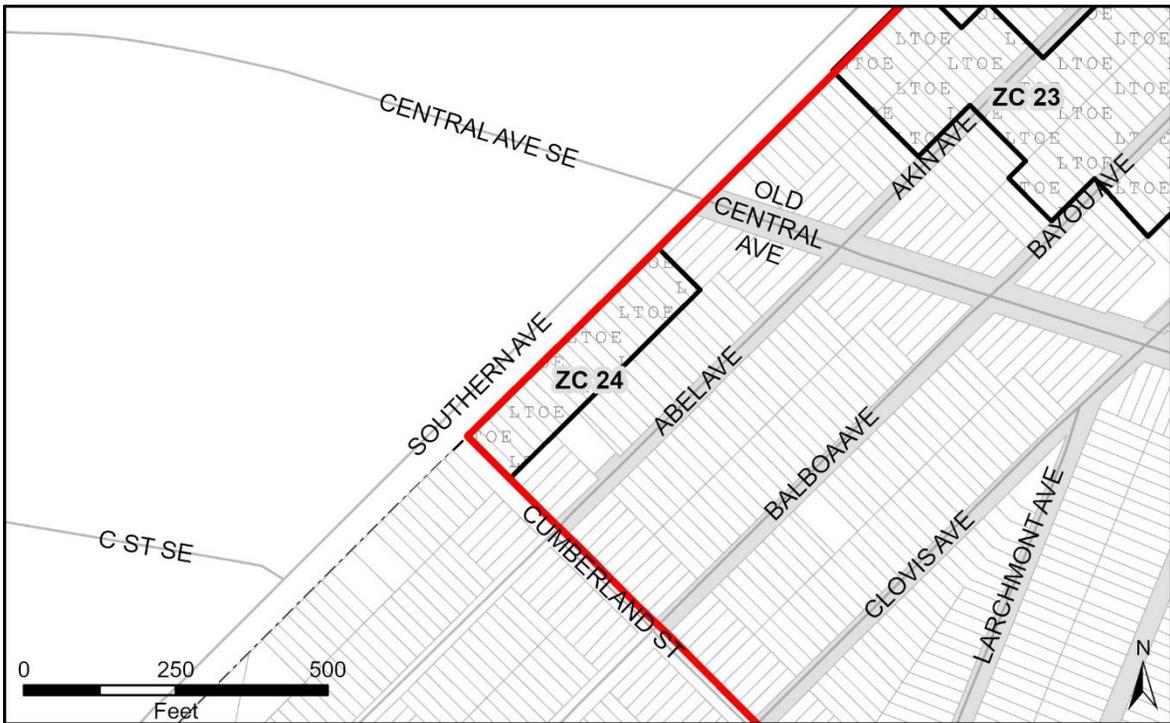
Zoning Change 23 (ZC 23): RSF-A to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 23	RSF-A	LTO-E	6.02 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201SE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The sector plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>Under the proposed LTO-E zone, existing single-family detached residential dwellings will become nonconforming. The creation of these nonconforming use advances the vision of the plan. This rezoning implements Policies LU 6 and LU 9 by providing an opportunity for transit-oriented development at the greatest scale near the Capitol Heights Metro Station. This rezoning also advances Policy HN 11 by allowing for dense multifamily development here. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
2032761, 2032753, 2023570, 2117240, 1990423, 2032308, 2060101, 2054880, 2115558, 2083616, 2100386, 2112506, 2105971, 2056588, 2094381, 1998772, 1987296, 2036457, 2039295, 2093052, 2034460, 2067767, 2056570, 2047140, 2089225, 2097897, 2095156, 1991421, 2080141, 2010643, 2068195, 2035780, 2010403, 2038651, 2111573, 2014769, 2050334, 2022010, 2045300, 2011682, 1994201, 2092559, 2033694, 2092740, 2110005, 2110013, 2018646						



Zoning Change 24 (ZC 24): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 24	RSF-65	LTO-E	0.99 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 11, EP 8, HN 13	201SE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The properties are within the Old Central Avenue Neighborhood Retail Focus Area. A Neighborhood Retail Focus Area is intended to support a smaller scale, neighborhood serving retail environment.</p> <p>This rezoning advances Policy EP 8 by allowing for small-scale mixed-use redevelopment to create a commercial district. It also implements Policy LU 11 which calls for a variety of uses on these properties. The current zone, RSF-65, which primarily supports single-family homes cannot implement these policies.</p>						
Tax Accounts						
2000966, 2063253, 2048858, 2012532, 5697175, 5697186, 5697197, 5697200, 5697211, 5697222, 1998046, 5697142, 5697153, 5697164						

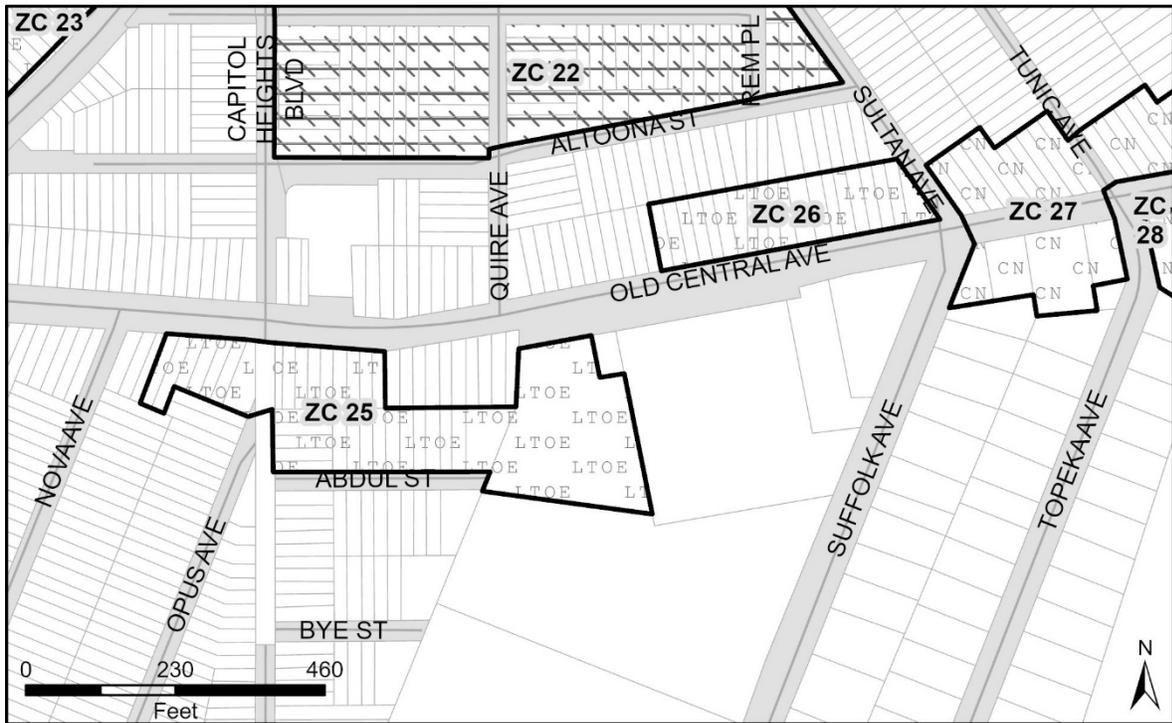


Zoning Change 25 (ZC 25): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 25	RSF-65	LTO-E	2.69 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 11, EP 8, HN 13	201SE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				Yes		
<p>Justification: These properties are within the Old Central Avenue Neighborhood Retail Focus Area. The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition to the single-family zones adjacent to it.</p> <p>Under the proposed LTO-E Zone, existing single-family detached residential dwellings will become nonconforming. This advances the vision of the plan. This reclassification implements Policy LU 11 which calls for the development of a walkable shopping and dining area along this corridor. Additionally, this rezoning advances Policy EP 8 by allowing for small-scale mixed-use redevelopment. The current zone, RSF-65, which primarily supports single-family homes cannot implement these policies or the intended future land use.</p>						
Tax Accounts						
2110542, 2038263, 2037778, 2016855, 2077600, 1992353, 1992346, 2000800, 2082535, 2000792						

Zoning Change 26 (ZC 26): RSF-A to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 26	RSF-A	LTO-E	0.99 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 11, EP 8, HN 13	201SE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The properties are within the Old Central Avenue Neighborhood Retail Focus Area. The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition to the single-family zones adjacent to it.</p> <p>Under the proposed LTO-E Zone, existing single-family detached residential dwellings will become nonconforming. This advances the vision of the plan. This reclassification implements Policy LU 11 which calls for the development of a walkable shopping and dining area along this corridor. Additionally, this rezoning advances Policy EP 8 by allowing for small-scale mixed-use redevelopment. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
2068427, 2003333, 2080166, 2038453, 2045508, 2000859						

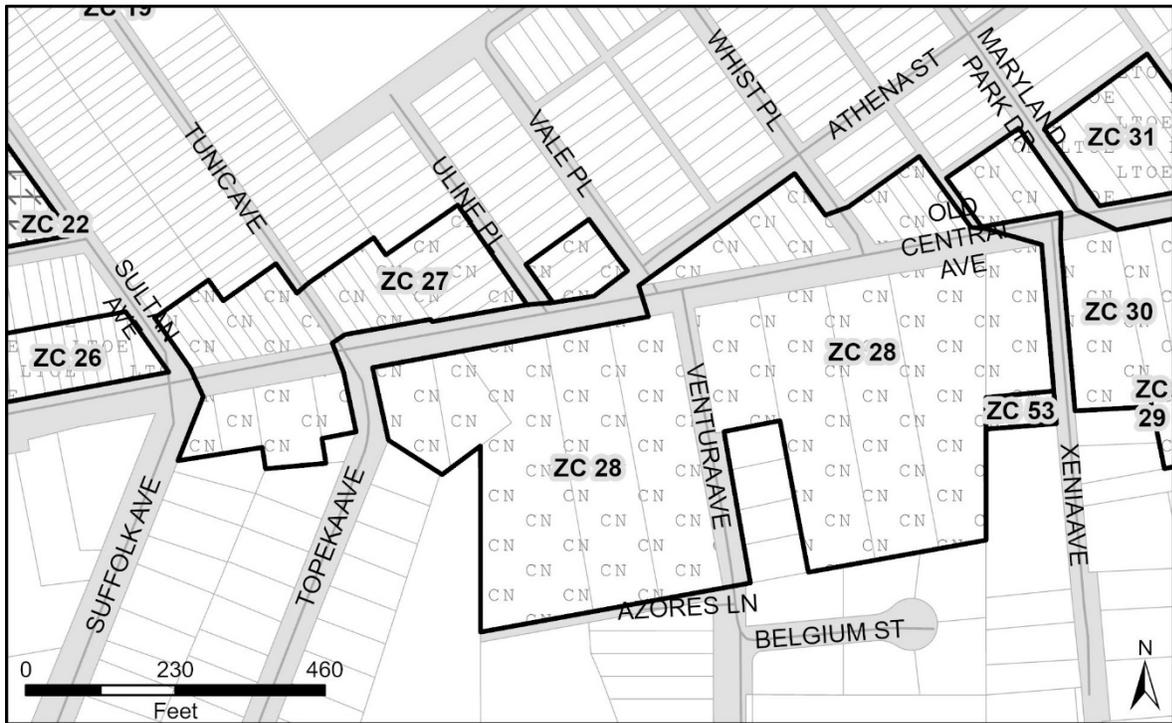


Zoning Change 27 (ZC 27): RSF-65 to CN

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 27	RSF-65	CN	2.26 Acres	Capitol Heights	LU 11, EP 8, HN 14	201SE05
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: The properties are within the Old Central Avenue Neighborhood Retail Focus Area. The plan recommends rezoning to the CN Zone to support the adjacent LTO-E zoning in the Capitol Heights and Addison Road-Seat Pleasant Centers, to allow for commercial development to front the CACT, and to create opportunities for higher densities on vacant properties here.</p> <p>Rezoning this property will ensure that the desired Commercial land use can be achieved. This rezoning advances Policy LU 11 by enabling the development of a walkable shopping and dining area along this corridor. Additionally, this rezoning works to achieve Policy EP 8 by allowing small-scale mixed-use redevelopment, the character of which wouldn't be achieved by the RSF-65 Zone and its associated uses.</p>						
Tax Accounts						
2081347, 2076487, 1993443, 2015568, 2011617, 2063063, 2055952, 2055960, 2034379, 1992015, 2095149, 2005403, 2005395, 2036119, 2114767, 2105906						

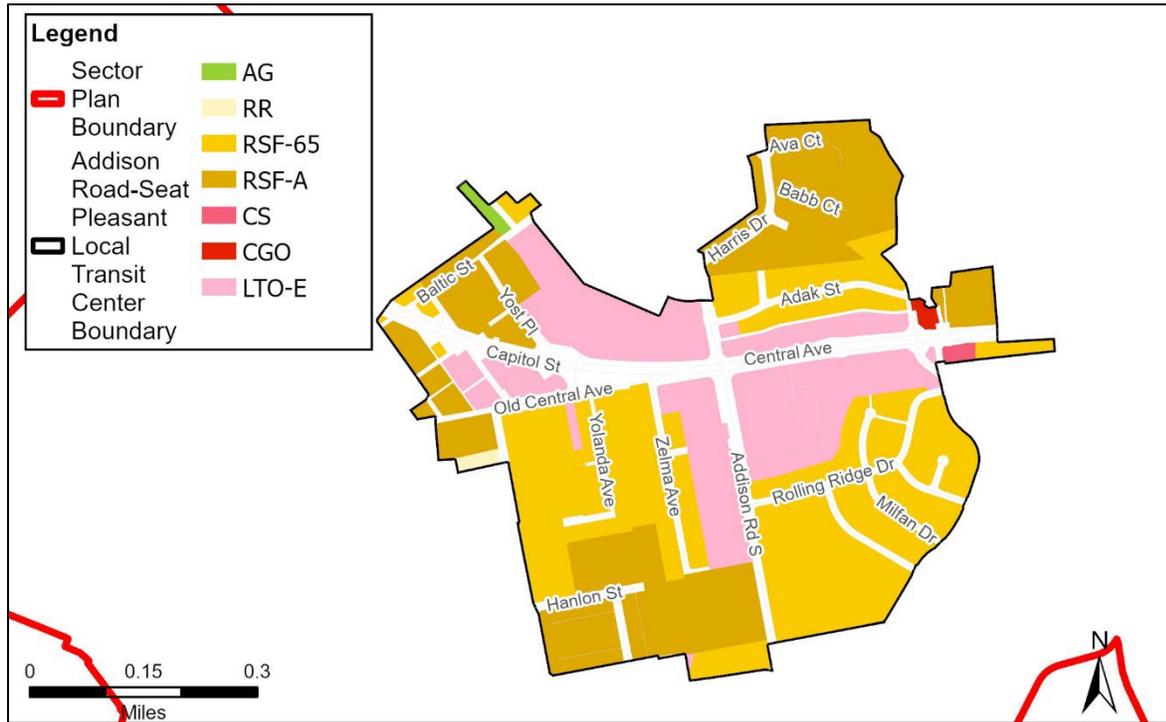
Zoning Change 28 (ZC 28): RSF-A to CN

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 28	RSF-A	CN	8.79 Acres	Capitol Heights	LU 11, EP 8, HN 14	201SE05
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: The properties are within the Old Central Avenue Neighborhood Retail Focus Area. The plan recommends rezoning to the CN Zone to support the adjacent LTO-E zoning in the Capitol Heights and Addison Road-Seat Pleasant Centers, to allow for commercial development to front the CACT, and to create opportunities for higher densities on vacant properties here.</p> <p>Rezoning this property will ensure that the desired Commercial land use can be achieved. This reclassification implements Policy LU 11 which calls for the development of a walkable shopping and dining area along this corridor. Additionally, this rezoning advances Policy EP 8 by allowing for small-scale mixed-use redevelopment, the character of which wouldn't be achieved by the RSF-A Zone and its associated uses.</p>						
Tax Accounts						
2106235, 2049377, 2016954, 2016939, 2016962, 2066082, 2066108, 1994524, 2100824, 2066090, 2119386, 2032340, 2007763, 2061307, 1993765, 1993773, 2114536, 2064939, 2024297, 1997410, 2092914, 2044139						



Addison Road-Seat Pleasant Local Transit Center

Map 8. Existing Zoning



Map 9. Proposed Zoning

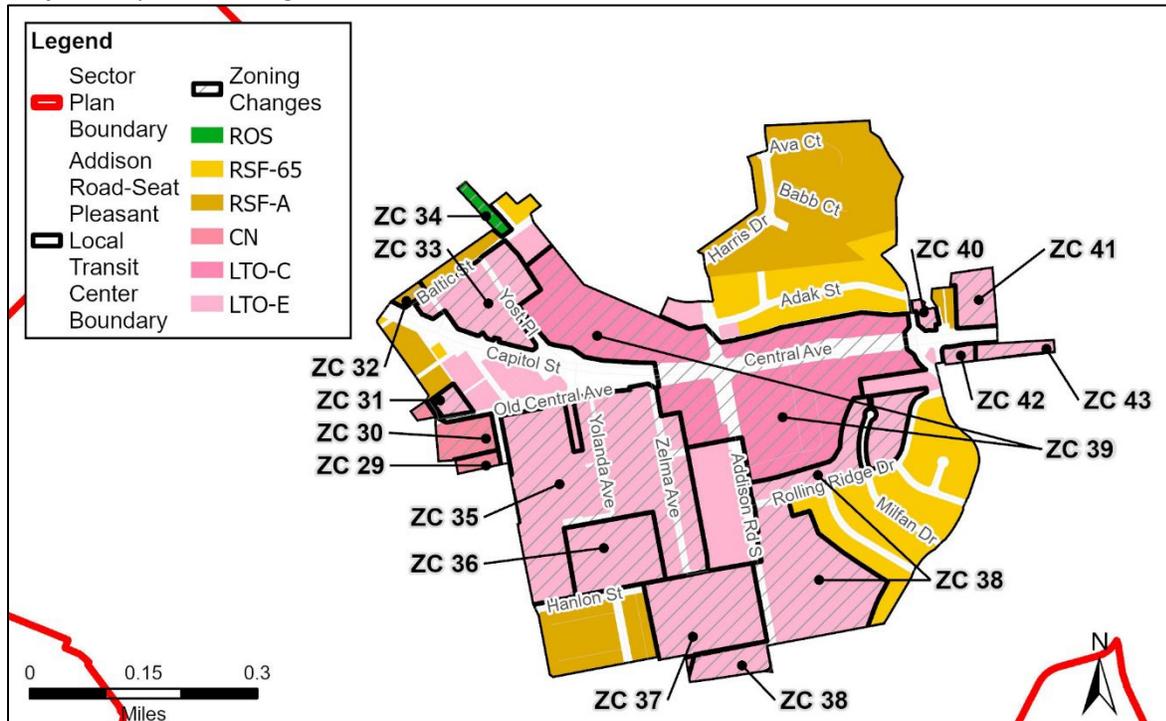


Table 6. Addison Road-Seat Pleasant Zoning Changes

Change Identifier	Change	Area of Change
ZC 29	RR to CN	0.80 Acres
ZC 30	RSF-A to CN	2.91 Acres
ZC 31	RSF-A to LTO-E	0.87 Acres
ZC 32	RSF-65 to RSF-A	0.50 Acres
ZC 33	RSF-A to LTO-E	7.72 Acres
ZC 34	AG to ROS	1.02 Acres
ZC 35	RSF-65 to LTO-E	30.51 Acres
ZC 36	RSF-A, RSF-65 to LTO-E	6.98 Acres
ZC 37	RSF-A to LTO-E	9.85 Acres
ZC 38	RSF-65 to LTO-E	23.30 Acres
ZC 39	LTO-E to LTO-C	34.61 Acres
ZC 40	CGO to LTO-E	0.66 Acres
ZC 41	RSF-A to LTO-E	2.71 Acres
ZC 42	CS to LTO-E	0.68 Acres
ZC 43	RSF-65 to LTO-E	1.44 Acres

Zoning Change 29 (ZC 29): RR to CN

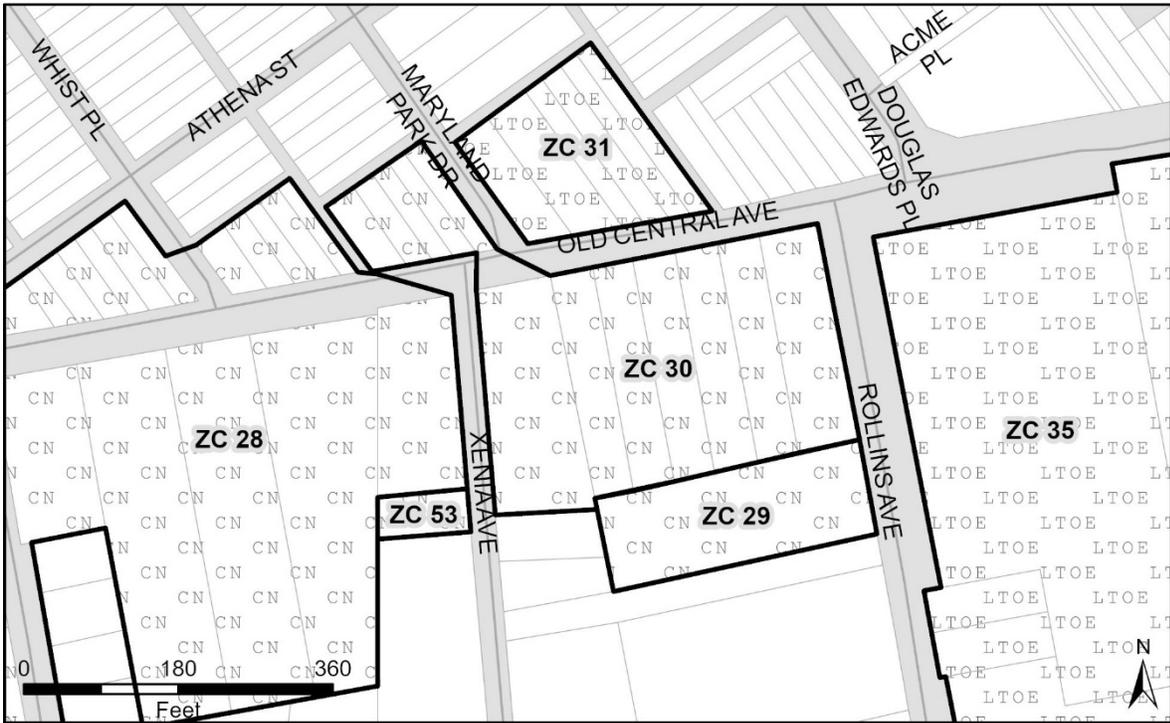
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 29	RR	CN	0.80 Acres	Addison Road-Seat Pleasant	LU 2, LU 6, EP 1, EP 9	201SE05, 201SE06
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the CN Zone to support the adjacent LTO-E zoning in the Capitol Heights and Addison Road-Seat Pleasant Centers, to allow for commercial development to front the CACT, and to create opportunities for higher densities on vacant properties here.</p> <p>Rezoning this property will ensure that the desired Commercial land use can be achieved. This rezoning advances Policy EP 9 by enabling the development of a small-scale retail and service commercial space that is convenient, accessible, pedestrian-friendly, and neighborhood-scale. The character of which wouldn't be achieved by the RR Zone and its associated uses.</p>						
Tax Accounts						
2012177						

Zoning Change 30 (ZC 30): RSF-A to CN

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 30	RSF-A	CN	2.91 Acres	Addison Road-Seat Pleasant	LU 2, LU 6, EP 1, EP 9	201SE05 201SE06
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the CN Zone to support the adjacent LTO-E zoning in the Capitol Heights and Addison Road-Seat Pleasant Centers, to allow for commercial development to front the CACT, and to create opportunities for higher densities on vacant properties here.</p> <p>This rezoning advances Policy EP 9 by enabling the development of a small-scale retail and service commercial space that is convenient, accessible, pedestrian-friendly, and neighborhood-scale. The character of which wouldn't be achieved by the RSF-A Zone and its associated uses.</p>						
Tax Accounts						
2044121, 2044113, 2044105, 2012177, 2012185, 2012136, 2012128, 2012144, 2012169						

Zoning Change 31 (ZC 31): RSF-A to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 31	RSF-A	LTO-E	0.87 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE05
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>This rezoning implements Policy LU 13 and Policy HN 15 by providing space for high-density mixed-use and multi-unit housing development near the Addison Road-Seat Pleasant Metro Station. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
2072692, 2072627, 2072635, 2072213						



Zoning Change 32 (ZC 32): RSF-65 to RSF-A

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 32	RSF-65	RSF-A	0.50 Acres	Addison Road-Seat Pleasant	LU 6, HN 2, HN 11, HD 6	201SE05
Future Land Use			Residential Medium-High			
Does the rezoning create nonconformance?			No			
<p>Justification: This area is being rezoned to a more permissive residential zone to create opportunities for more housing choices. This reclassification directly advances Policy HN 11 by providing land that could be developed into duplexes, mid-rise buildings and other diverse housing types of transitional densities.</p> <p>The surrounding context of these properties also makes them appropriate for rezoning, they are in proximity to MD 214 and are adjoined by properties that are already zoned RSF-A. The current zone, RSF-65, which primarily supports single-family homes, cannot implement the plan's vision here.</p>						
Tax Accounts						
2072270, 2072262, 2072254, 2108934						

Zoning Change 33 (ZC 33): RSF-A to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 33	RSF-A	LTO-E	7.72 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE05, 201SE06
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>This rezoning implements Policy LU 13 and Policy HN 15 by providing space for high-density mixed-use and multi-unit housing development near the Addison Road-Seat Pleasant Metro Station. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
2016004, 2105161, 2105153, 2105146, 2105138, 2095784, 2095743, 2095735, 2094621, 2044394, 2044386, 2082709, 2033280, 2083079, 2041614, 2024230, 2095776, 2095768, 2109361, 2109379, 2109387, 2109395, 2109403, 2109353, 2094613, 2094589, 2094571, 2094597, 2095750, 2094605, 2095800, 2095792, 2007706, 2054914, 2095818, 2007730, 2081024						

Zoning Change 34 (ZC 34): AG to ROS

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 34	AG	ROS	1.02 Acres	Addison Road-Seat Pleasant	TM 5	201NE05, 201SE05, 201SE06, 201NE06
Future Land Use			Parks and Open Space			
Does the rezoning create nonconformance?			No			
<p>Justification: This property is owned by the City of Seat Pleasant and contains the constructed segment of the Central Avenue Connector Trail. Rezoning this property to ROS will retain this devoted recreational and transportation use in perpetuity.</p> <p>The rezoning of this property advances Policy TM 5 by preserving the space as the existing portion of the CACT. The current zone, AG, cannot advance these policies to the same extent.</p>						
Tax Accounts						
2015998						

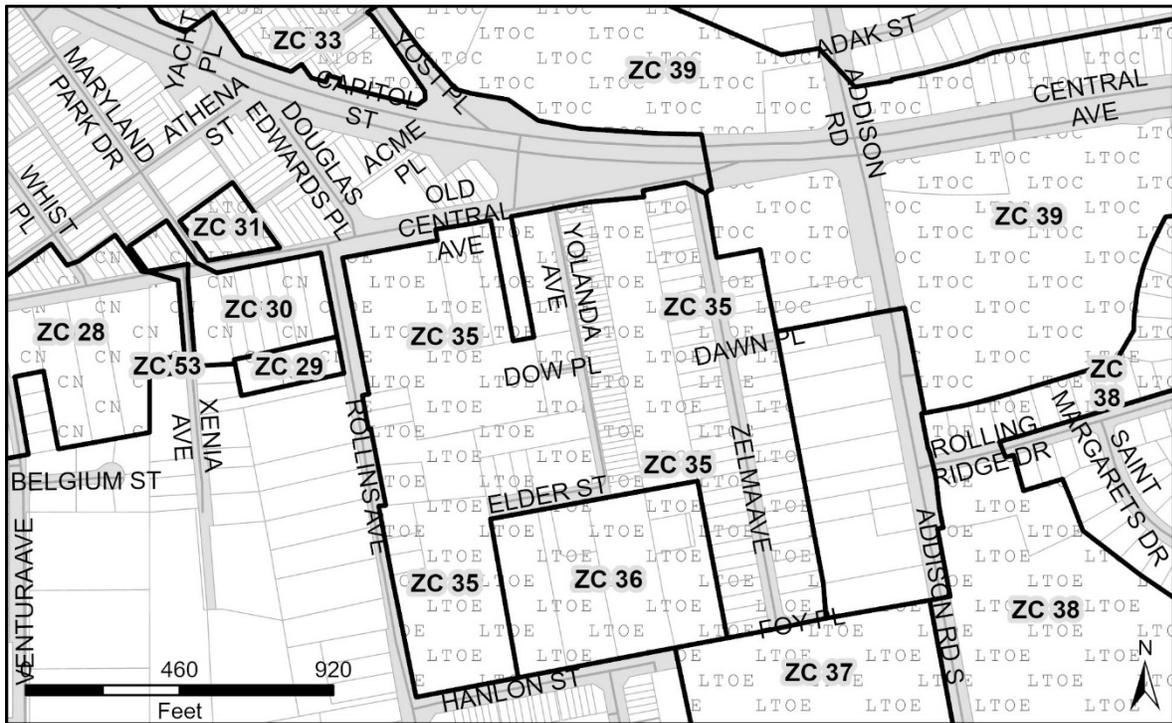


Zoning Change 35 (ZC 35): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 35	RSF-65	LTO-E	30.51 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: These properties are zoned RSF-65, a primarily single-family residential zone that does not permit higher density residential uses. Rezoning the properties to LTO-E will align this to the proposed Redevelopment Authority Addison Park development (approved application PPS-2023-024 and DET-2023-011), which is allowed to proceed up to LTO-C Zone standards pursuant to 27-1408 of the Zoning Ordinance. Generally, LTO-C is applied to properties within ¼ mile of a Metro station entrance, due to these properties' distance from the station and location along MD 332 (Old Central Avenue) and orientation away from the Addison Road-Seat Pleasant Metro Station itself, the LTO-E Zone is more contextually appropriate here and is complementary to the properties abutting this zoning change.</p> <p>The Addison Park project proposes 293 multifamily dwelling units for the elderly and 29,572 square feet of commercial and institutional uses on the properties, advancing the plan's goals for a mix of uses and providing housing options to seniors.</p> <p>To complement this changing form and scale, the RSF-65 Zoned properties lining Zelma Avenue are rezoned to LTO-E. Under the proposed LTO-E Zone, these existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformance advances the recommendation of Policy HN 11 by permitting higher density multifamily dwellings and community supporting amenities and retail.</p>						
Tax Accounts						
2084101, 1992171, 1992403, 2048049, 1997543, 1997550, 2078012, 2033561, 1997535, 2056992, 2067627, 2021210, 1992668, 1992684, 1992627, 2071975, 2072429, 2057040, 2062073, 2062081, 2062040, 2062057, 2062065, 2104032, 2980019, 1997923, 1997931, 2099372, 2068005, 2041887, 2036960, 2100899, 2014462, 2114593, 2084200, 2098358, 2066322, 2078996, 2079002, 2079010, 2004976, 1991058, 2051050, 2051035, 1998863, 2050581, 2039279, 2079036, 2079028, 2077980, 2117927, 2077303, 1986595, 2118289, 2072031, 2056117, 2065456, 2014884, 2084929, 2010361, 2064731, 2035442, 2056067, 2093060, 2009405, 2009256, 2082238, 2006740, 2110559, 2058006, 2058121, 2075679, 2093995, 2038156, 2098101, 2081263, 2083038, 2118115, 2061455						

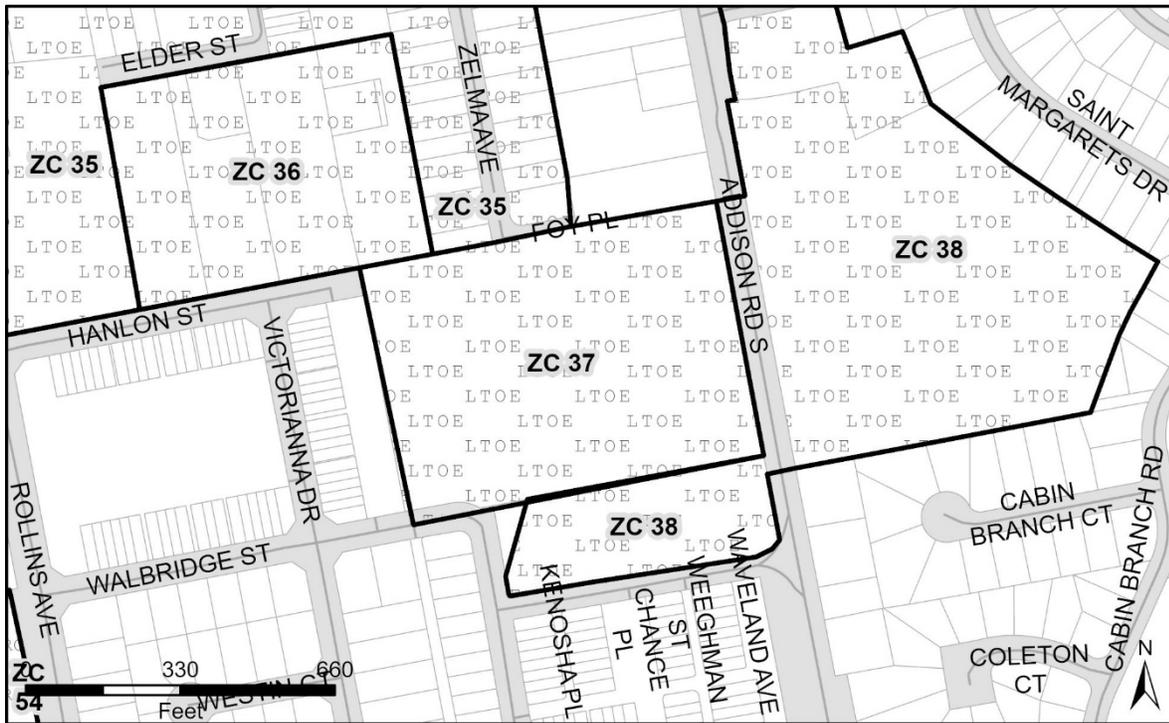
Zoning Change 36 (ZC 36): RSF-A, RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 36	RSF-A, RSF-65	LTO-E	6.98 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the adjacent single-family zones.</p> <p>This rezoning advances the policies of the plan by implementing Policies LU 13 and HN 15 to provide space for high-density mixed-use and multi-unit housing development. These properties are split between the RSF-A and the RSF-65 Zones. These are predominately single-family zones that provide opportunities for detached, attached, and two-to-three family homes and cannot sufficiently implement the policies of the plan.</p>						
Tax Accounts						
2053262, 3015476, 3015468, 2089290, 2032803, 2032811, 2077790						



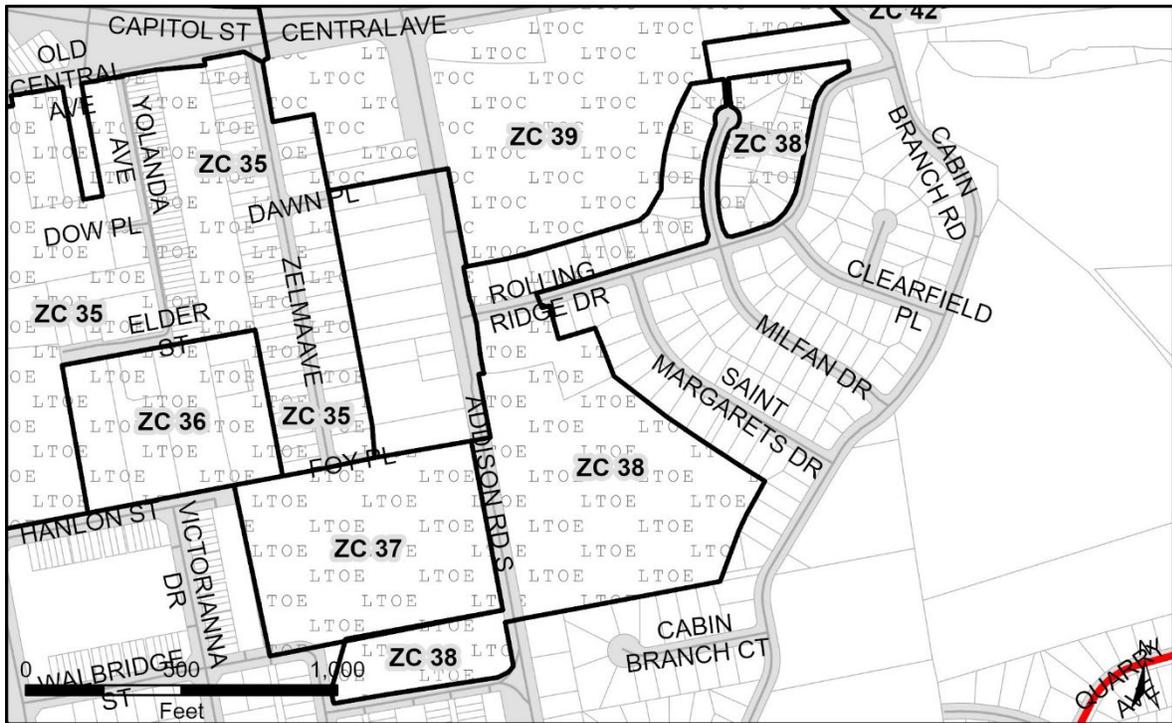
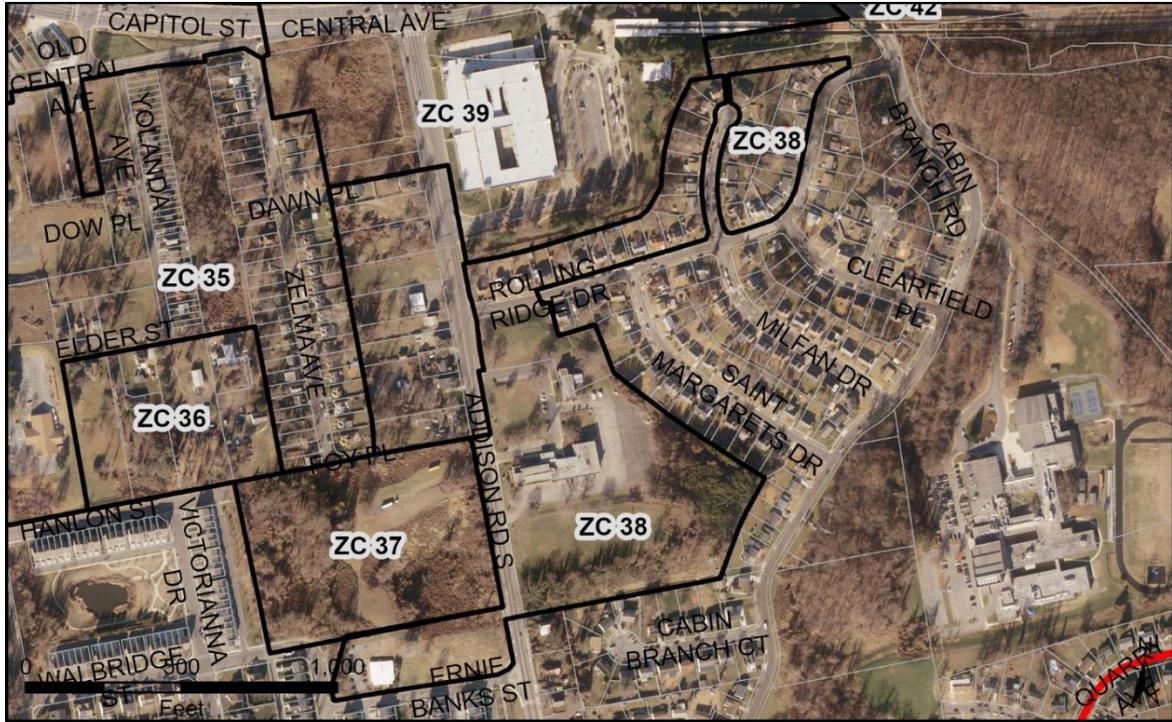
Zoning Change 37 (ZC 37): RSF-A to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 37	RSF-A	LTO-E	9.85 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>The reclassification of this property advances Policy LU 13 and Policy HN 11 by allowing for high-density mixed-use and multi-unit housing development near the Metro station. The current zone, RSF-A, which primarily supports town homes, cannot implement these policies.</p>						
Tax Accounts						
2056224						



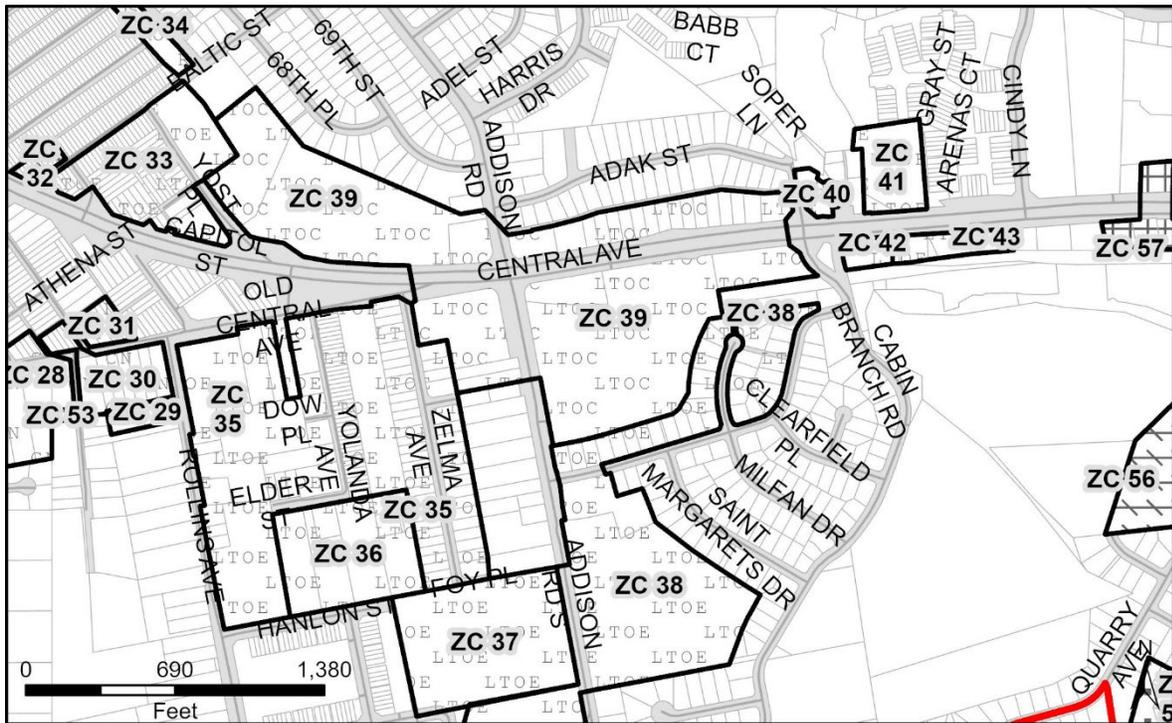
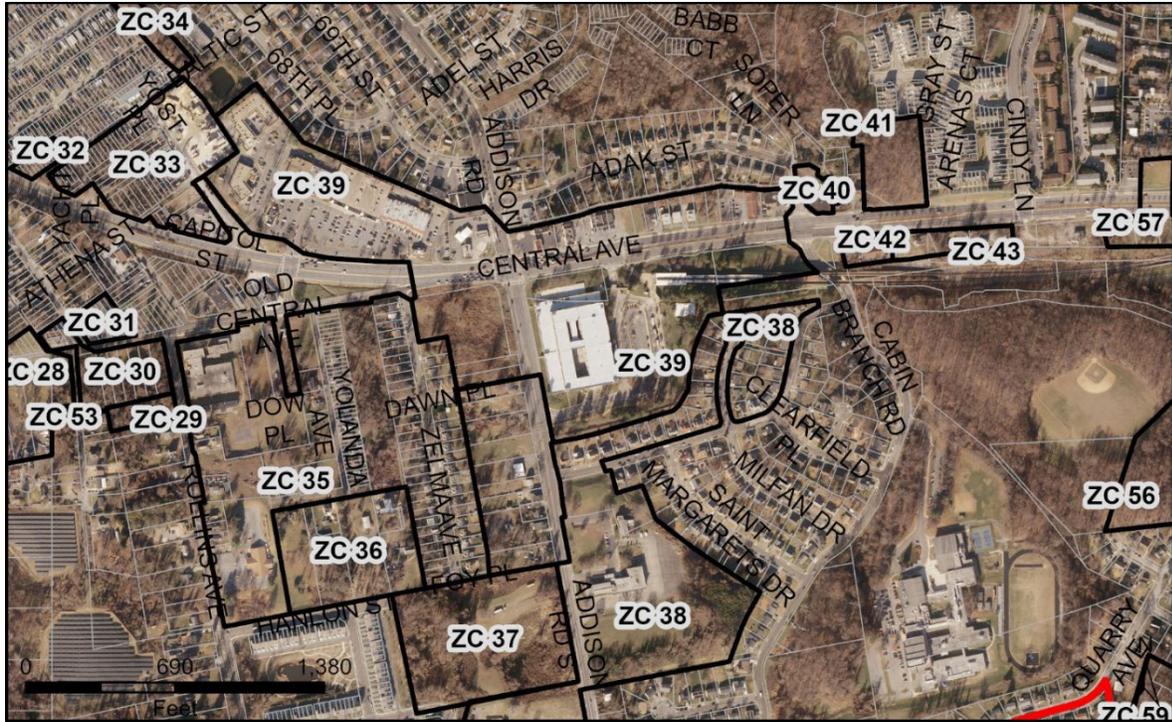
Zoning Change 38 (ZC 38): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 38	RSF-65	LTO-E	23.30 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The plan recommends rezoning to the LTO-E Zone to support transit-oriented development and to provide a gentle transition from the more intense LTO-C Zone to the single-family zones adjacent to it.</p> <p>Under the proposed LTO-E Zone, existing single-family detached residential dwellings will become nonconforming. The creation of a nonconforming use advances the policies of the plan. This rezoning implements Policy LU 13 and Policy HN 11 by providing space for high-density mixed-use and multi-unit housing development near the Addison Road-Seat Pleasant Metro Station. The current zone, RSF-65, which primarily supports single-family homes, cannot implement these policies.</p>						
Tax Accounts						
2109619, 2077147, 2077154, 2107191, 2072544, 2023307, 2061562, 2068625, 2066496, 2048700, 2016665, 2074128, 2068229, 2066918, 1990043, 2032316, 2072585, 2038776, 2104099, 2067734, 2058790, 2098028, 9999999, 2015030, 2107779, 1991215, 2072189, 2005445, 2040756, 2058675, 2071785, 2015386, 2065035, 2045789, 2016673, 2064756, 2062552, 2105112						



Zoning Change 39 (ZC 39): LTO-E to LTO-C

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policies/ Strategies	200' Scale Index Map
ZC 39	LTO-E	LTO-C	34.61 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: Metro stations and the quarter-mile area around them belong in the Local Transit-Oriented, Core designation pursuant 27-4204(e)(2) Division of Zone into Core and Edge Areas. The Addison Road-Seat Pleasant Local Transit Center is the only center within the plan's boundary without the LTO-C Zone, thereby hindering the potential for the highest level of transit supportive density here. This zoning designation is being applied to the existing Metro station, with the understanding that the land use there will not change. Aside from the Metro station, the Core will encompass the Addison Plaza Shopping Center and other properties lining Central Avenue.</p> <p>Rezoning these properties to LTO-C will permit a rich mix of uses and higher density near the Addison Road-Seat Pleasant Metro Station, in turn incentivizing business development and allowing more people to live and work near transit. This reclassification advances Policy LU 13 which recommends the highest density within the Local Transit Centers to protect established communities.</p>						
Tax Accounts						
2023208, 2024420, 2024404, 2104008, 2122034, 4048179, 2094829, 2018265, 2018455, 2018497, 2018273, 2018281, 2018299, 2018307, 2018315, 2018323, 2018331, 2018349, 2018356, 2018364, 2018372, 2018380, 2018398, 2018406, 2018414, 2018422, 2018430, 2018448, 2018463, 2018471, 2018489, 2018505, 2081495, 2081487, 2003135, 2035566, 2035558, 2109973, 2064913, 2042927, 2042919, 2040996, 2040988, 2040970, 2040962, 2040954, 2089027						



Zoning Change 40 (ZC 40): CGO to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 40	CGO	LTO-E	0.66 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the CGO Zone.</p> <p>This property's proximity to the Addison Road-Seat Pleasant Metro Station makes it appropriate for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development.</p> <p>Sector Plan Policy LU 13 and Policy HN 11 envision transit-oriented mixed use housing development here. The LTO-E Zone enables the character of development that fits in this context.</p>						
Tax Accounts						
2005353						

Zoning Change 41 (ZC 41): RSF-A to LTO-E

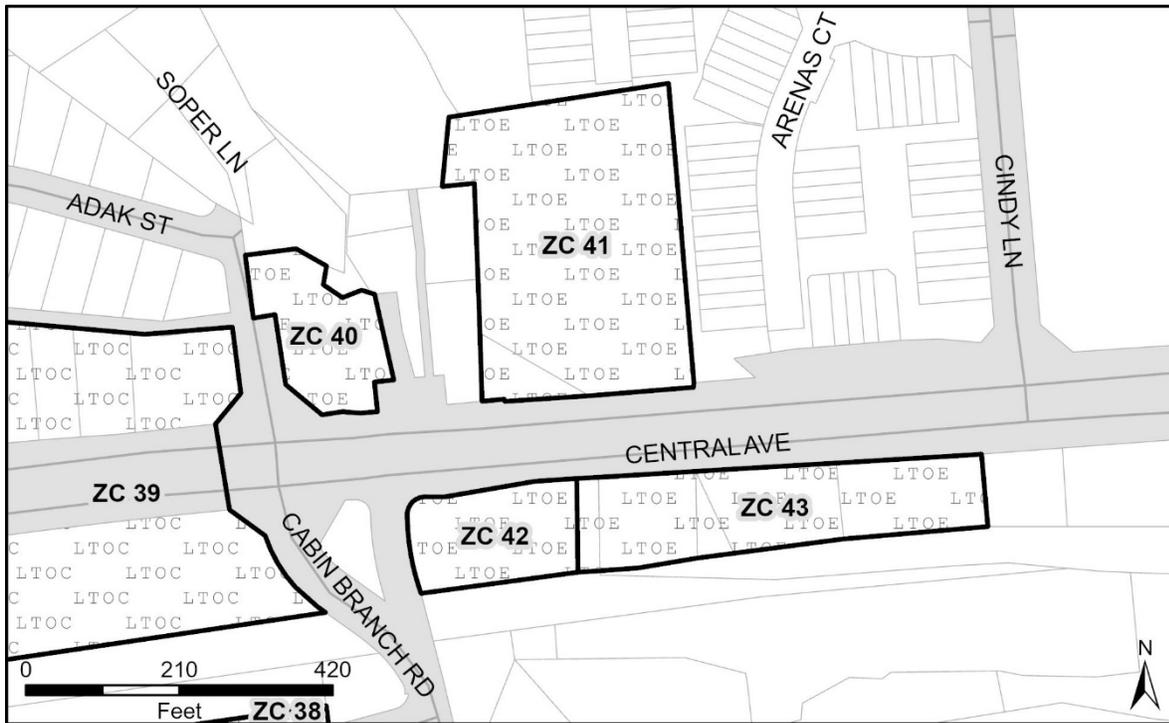
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 41	RSF-A	LTO-E	2.71 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	210SE06
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the RSF-A Zone.</p> <p>Proximity to the Addison Road-Seat Pleasant Metro Station makes the properties appropriate for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development.</p> <p>Sector plan Policy LU 13 and Policy HN 11 envision transit oriented and multi-unit housing development here. The LTO-E Zone enables the character of development that fits in this context. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
2058717, 2058709						

Zoning Change 42 (ZC 42): CS to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 42	CS	LTO-E	0.68 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				Yes		
<p>Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the CS Zone.</p> <p>This property's proximity to the Addison Road-Seat Pleasant Metro Station makes the property appropriate for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development</p> <p>Under the proposed LTO-E Zone, the existing personal vehicle repair shop will become nonconforming. The creation of this nonconforming use advances the vision of the plan. This rezoning implements Policy LU 13 and Policy HN 11 by providing space for high-density mixed-use and multi-unit housing development near the Addison Road-Seat Pleasant Metro Station. The current zone, CS, which primarily supports retail, and services cannot advance these policies.</p>						
Tax Accounts						
2064426						

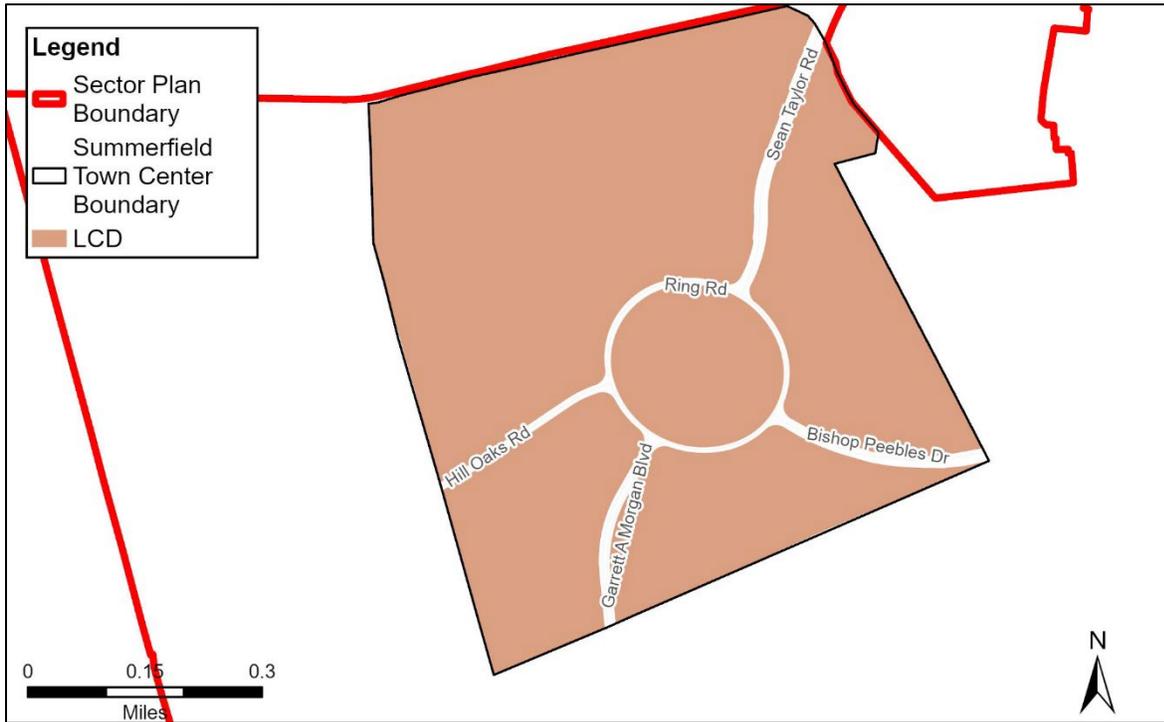
Zoning Change 43 (ZC 43): RSF-65 to LTO-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 43	RSF-65	LTO-E	1.44 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			Yes			
<p>Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the RSF-65 Zone.</p> <p>Proximity to the Addison Road-Seat Pleasant Metro Station makes the properties appropriate for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development.</p> <p>Under the proposed LTO-E Zone, existing single-family detached residential dwellings will become nonconforming. The creation of a nonconforming use advances the policies of the plan. This rezoning implements Policy LU 13 and Policy HN 11 by providing space for high-density mixed-use and multi-unit housing development near the Addison Road-Seat Pleasant Metro Station. The current zone, RSF-65, which primarily supports single-family homes, cannot implement these policies.</p>						
Tax Accounts						
2112449, 2009504, 2088888, 1993641						



Summerfield Town Center

Map 10. Existing Zoning



Map 11. Proposed Zoning

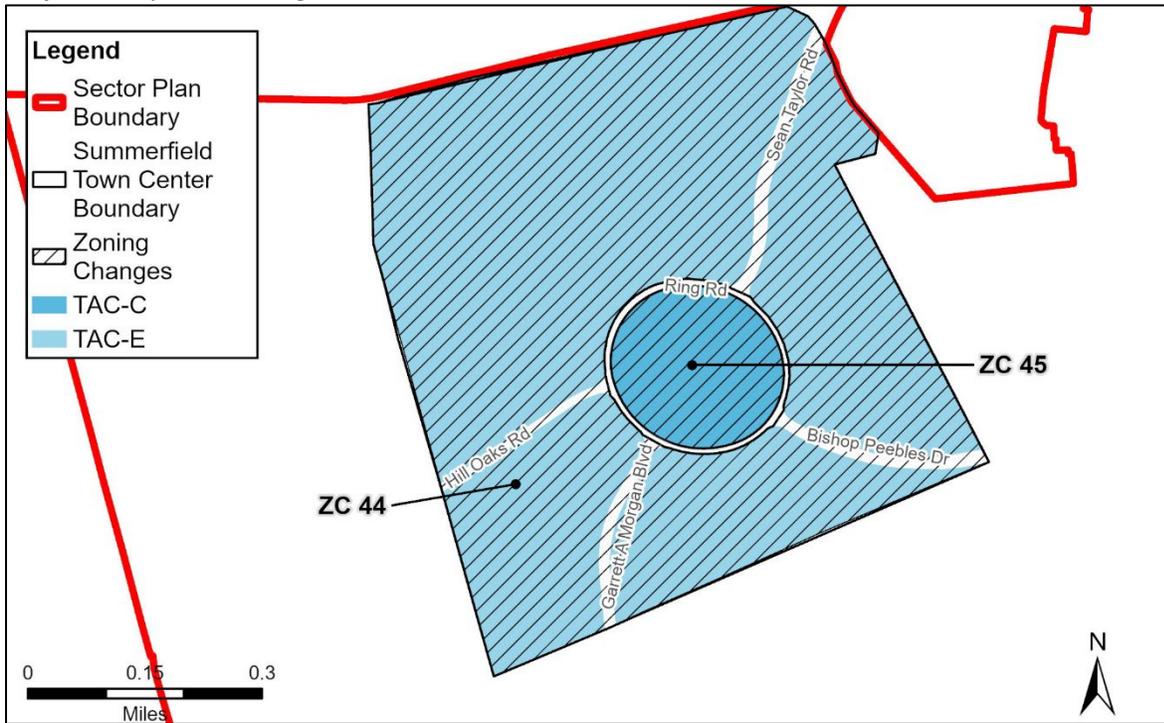


Table 7. Summerfield Town Center

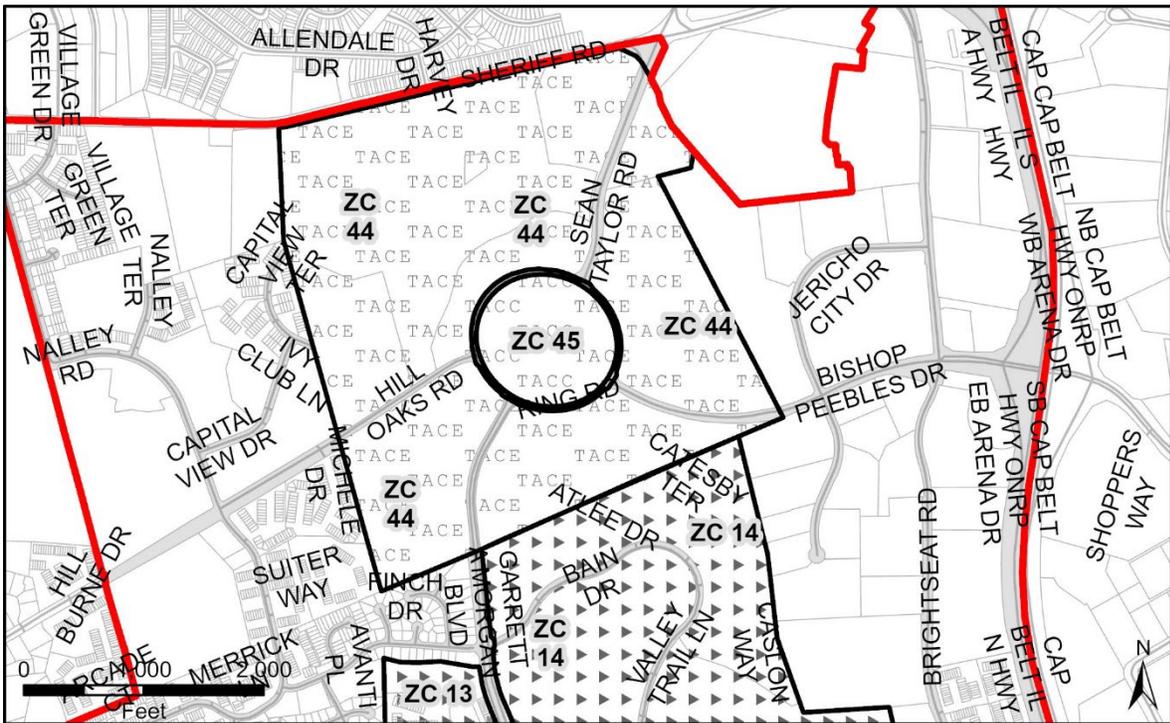
Change Identifier	Change	Area of Change
ZC 44	LCD to TAC-E	246.30
ZC 45	LCD to TAC-C	23.22

Zoning Change 44 (ZC 44) LCD to TAC-E

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 44	LCD	TAC-E	246.30 Acres	Summerfield Town Center	LU 15, EP 11, EP 12, HN 16, HN 17, HD 11, HD 12	202NE07
Future Land Use			Mixed Use			
Does the rezoning create nonconformance?			No			
<p>Justification: This property is in the Legacy Comprehensive Design (LCD) Zone, a zone to recognize basic plans, comprehensive design plans, or specific design plans approved prior to April 1, 2022. The most recent revision of SDP-9515-11 was approved on 8/1/2022 and proceeded under the prior Zoning Classification of Comprehensive Design, Residential Medium Development (R-M). That prior zone was oriented towards the creation of a plan implementation zone which allowed residential densities based on the public benefit.</p> <p>This 'legacy zone' should be rezoned to reflect the wide variety of potential uses on the expansive site, such as residential, retail, and sports and entertainment uses, such as a football stadium. TAC-E Zone supports this mix of uses and aligns with the geographic context of these properties. Additionally, rezoning to TAC-E advances Policy LU 15 by providing zoning permissible of new development with a variety of uses that also complement the stadium environment and strengthen the local and regional economy.</p>						
Tax Accounts						
3337227, 3023942, 3023959, 3023975, 3023967, 3023983, 3024015, 3023991, 1566330, 3024007						

Zoning Change 45 (ZC 45): LCD to TAC-C

Zoning Change No	Current Zone	Current Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 45	LCD	TAC-C	23.22 Acres	Summerfield Town Center	LU 15, EP 11, EP 12, HN 16, HN 17, HD 11, HD 12	202NE07, 202NE08, 203NE07, 203NE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
<p>Justification: These properties are in the Legacy Comprehensive Design (LCD) Zone, a zone to recognize basic plans, comprehensive design plan, or specific design plans approved prior to April 1, 2022. The most recent revision of SDP-9515-11 was approved on 8/1/2022 and proceeded under the prior Zoning Classification of Comprehensive Design, Residential Medium Development (R-M). That prior zone was oriented towards the creation of a plan implementation zone which allowed residential densities based on the public benefit.</p> <p>This 'legacy zone' should be rezoned to reflect the wide variety of potential uses on the expansive site, such as residential, retail, and sports and entertainment uses, such as a football stadium. The TAC-C Zone supports this mix of uses and aligns with the existing land use context of this property as the stadium site. Additionally, rezoning to TAC-E advances Policy LU 15 by providing zoning permissible of new development with a variety of uses that also complement the stadium environment and strengthen the local and regional economy.</p>						
Tax Accounts						
3023934						



MD 704 (Martin Luther King Jr Highway) Neighborhood Retail Focus Area

Map 12. Existing Zoning



Map 13. Proposed Zoning

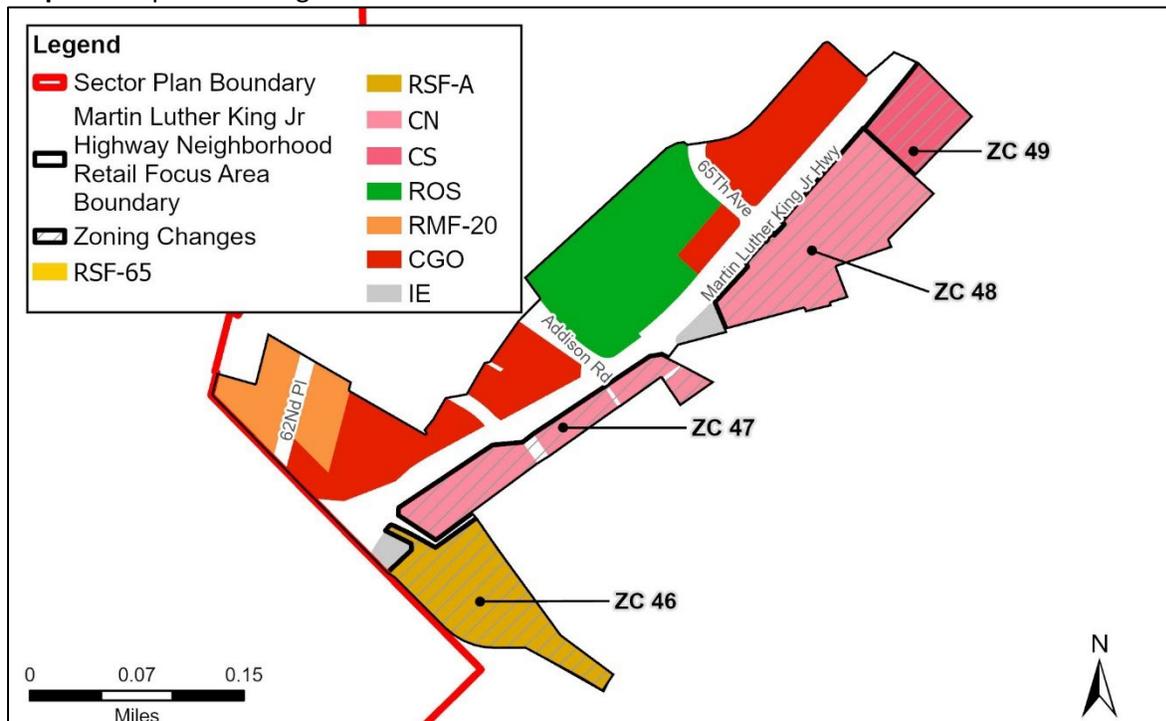
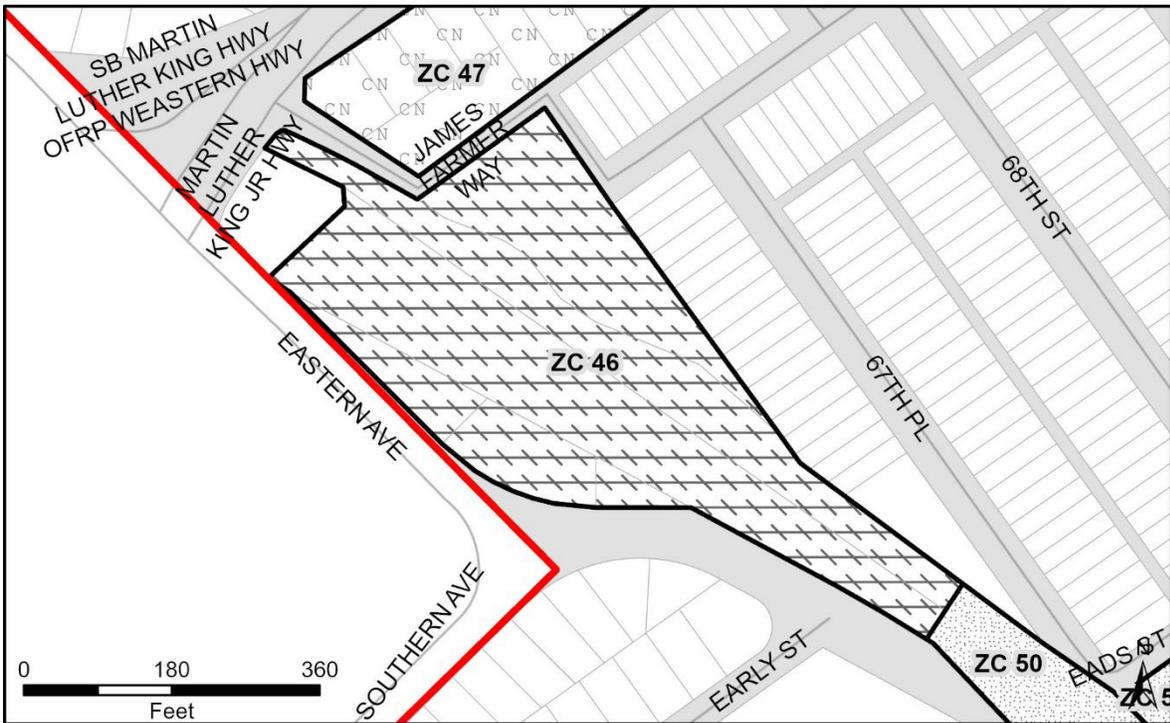


Table 8. MD 704 (Martin Luther King Jr Highway) Zoning Changes

Change Identifier	Change	Area of Change
ZC 46	IE to RSF-A	4.58 Acres
ZC 47	IE to CN	3.61 Acres
ZC 48	IE to CN	5.92 Acres
ZC 49	IE to CS	1.92 Acres

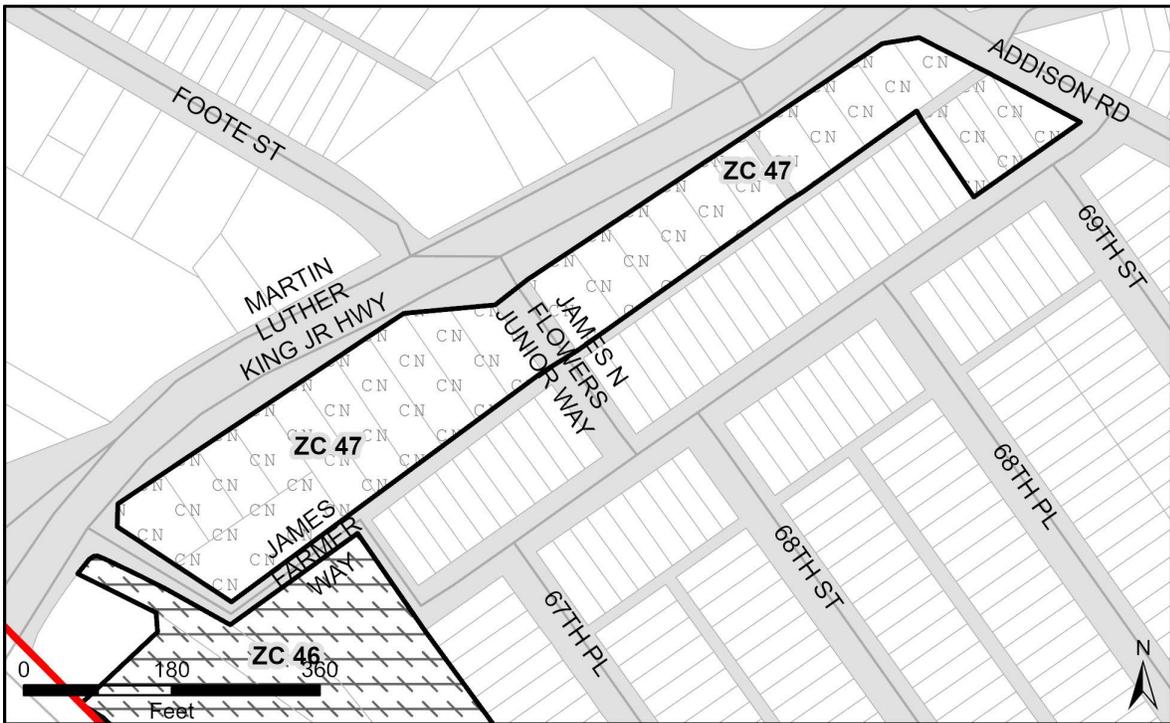
Zoning Change 46 (ZC 46): IE to RSF-A

Zoning Change No	Current Zoning	Proposed Zoning	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 46	IE	RSF-A	4.58 Acres	Martin Luther King Jr Highway	LU 16, HN 2, HN 18	201NE05
Future Land Use			Residential Medium-High			
Does the rezoning create nonconformance?			No			
<p>Justification: These properties are being rezoned to a medium-high density residential Zone, RSF-A to support the development of a mixed-use main street and allow for the development of townhomes, and two-to-three family attached dwellings.</p> <p>These properties do not front MD 704, but rezoning to a residential Zone will allow more people to live near resources and amenities. This rezoning and correlated change in Future Land use will serve to complement the surrounding uses, including townhome development just across the District of Columbia border. Additionally, the rezoning advances Policies LU 16 and HN 18 by supporting context-sensitive residential development.</p>						
Tax Accounts						
2113355, 2110930, 2110898, 2061232						



Zoning Change 47 (ZC 47): IE to CN

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 47	IE	CN	3.61 Acres	Martin Luther King Jr Highway	LU 16, EP 1, EP 2, EP 13	210NE05
Future Land Use			Commercial, Institutional			
Does the rezoning create nonconformance?			No			
<p>Justification: Rezoning this property will ensure that the desired commercial land use is permitted. This rezoning advances Policy LU 16 by enabling the development of a small-scale retail and service commercial space that is convenient, accessible, pedestrian-friendly, and neighborhood-scale. This rezoning enables the desired development character, which cannot be achieved by the existing IE zone and its associated uses.</p>						
Tax Accounts						
2095644, 2080869, 2119097, 2119105, 1986983, 2059178, 2107225, 2009496, 2076479, 2004737, 2012151, 1993617, 1993625, 2059517, 2035723, 2035731, 2059525, 1993120, 2113306, 2113298, 1993138						

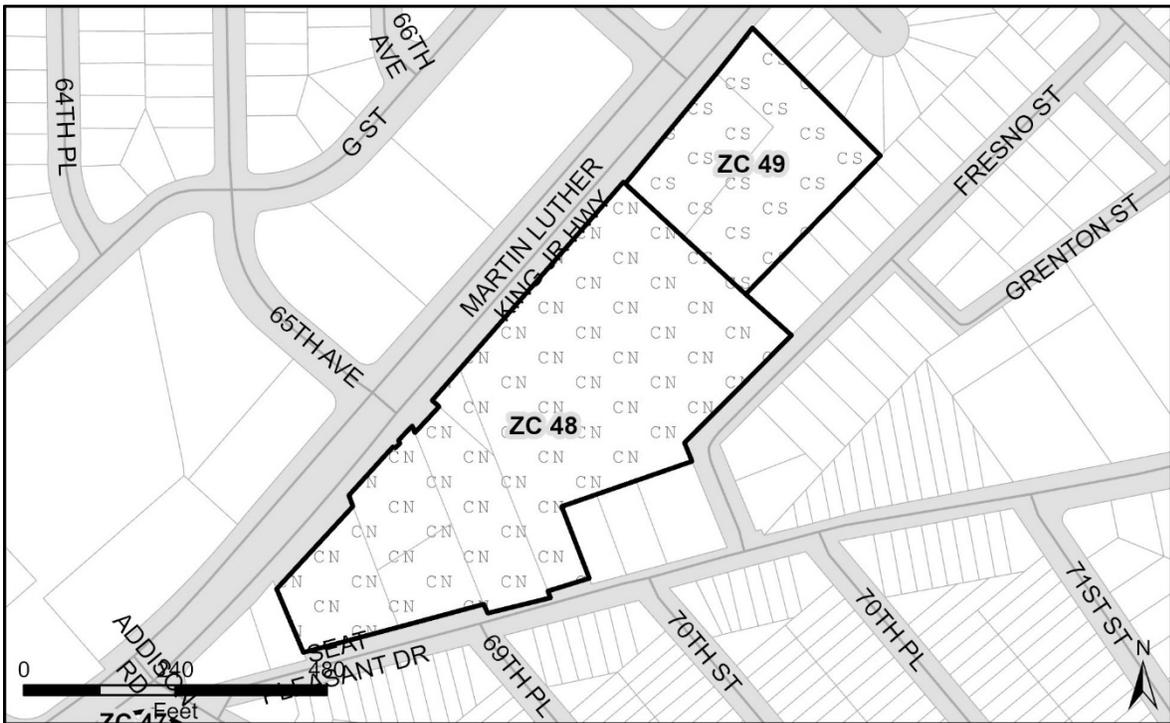


Zoning Change 48 (ZC 48): IE to CN

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 48	IE	CN	5.92 Acres	Martin Luther King Jr Highway	LU 16, EP 1, EP 2, EP 13	201NE05, 201NE06
Future Land Use				Commercial		
Does the rezoning create nonconformance?				Yes		
<p>Justification: This rezoning creates a nonconforming use on one property because a Restaurant, quick-service (with drive-through) is prohibited in the CN Zone. As noted above, a downzoning that creates a nonconforming use may be approved “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.” Zoning Ordinance § 27-3503(a)(5)(B). Rezoning this property will ensure that the desired commercial land use is permitted instead. The creation of this nonconformance advances Policy LU 16 by enabling the development of a small-scale retail and service space that is convenient, accessible, pedestrian-friendly, and neighborhood-scale. This rezoning enables the desired development character, which cannot be achieved by the IE Zone and its associated uses. Accordingly, there is a significant public benefit to this rezoning</p>						
Tax Accounts						
2032142, 2015832, 2015824, 2018109, 2082543, 2067882						

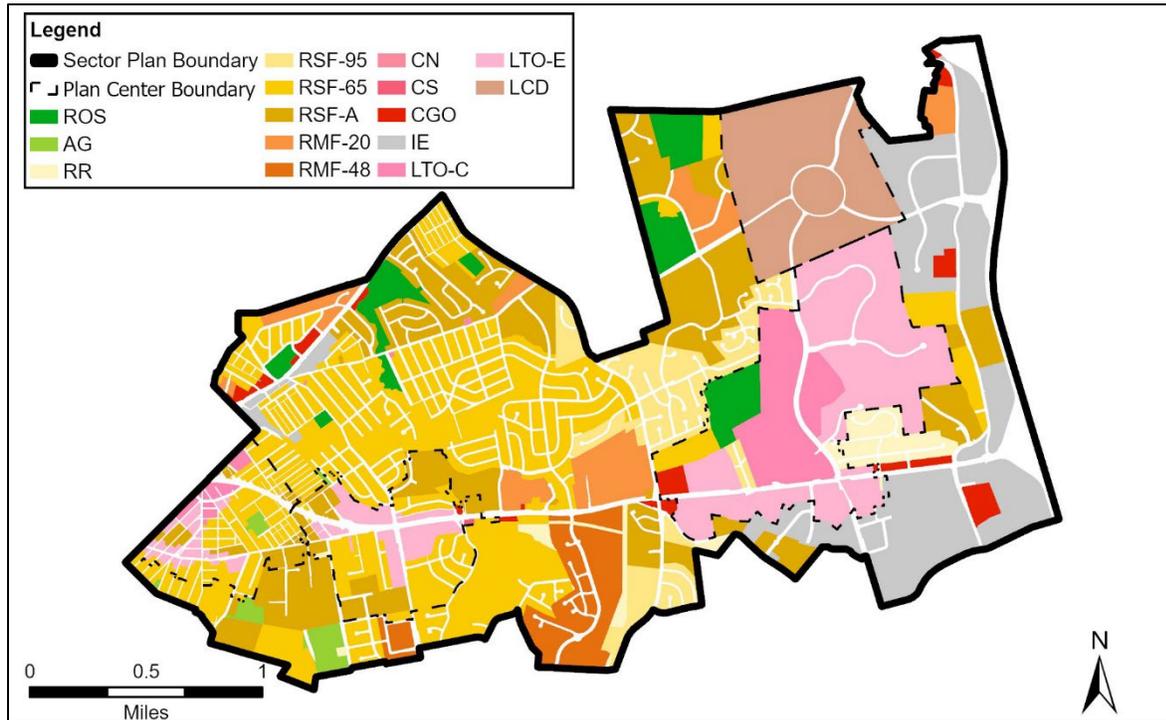
Zoning Change 49 (ZC 49): IE to CS

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 49	IE	CS	1.95 Acres	Martin Luther King Jr Highway	LU 16, EP 1, EP 2, EP 13	201NE005, 201NE06
Future Land Use				Commercial		
Does the rezoning create nonconformance?				No		
<p>Justification: Rezoning these properties to the Commercial, Service Zone advances the small-scale retail vision by providing for a concentration of retail sales and services, office, eating or drinking establishments and accommodating medium- to moderately high-density residential development. Additionally, this rezoning supports Policy LU 16 by providing the zoning necessary to redevelop this area into a walkable, mixed-use main street. The current zone, IE, which primarily supports industrial uses cannot implement these policies.</p>						
Tax Accounts						
3106648, 3106630						

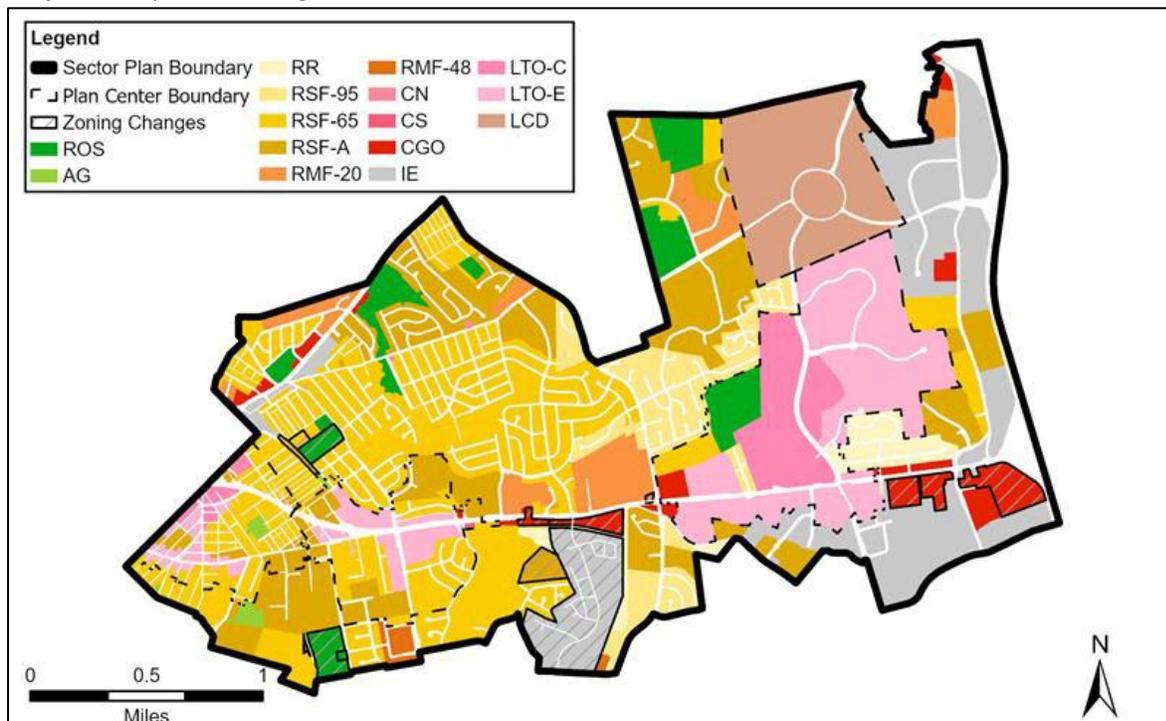


Established Communities

Map 14. Existing Zoning



Map 15. Proposed Zoning



Map 14. Zone Changes

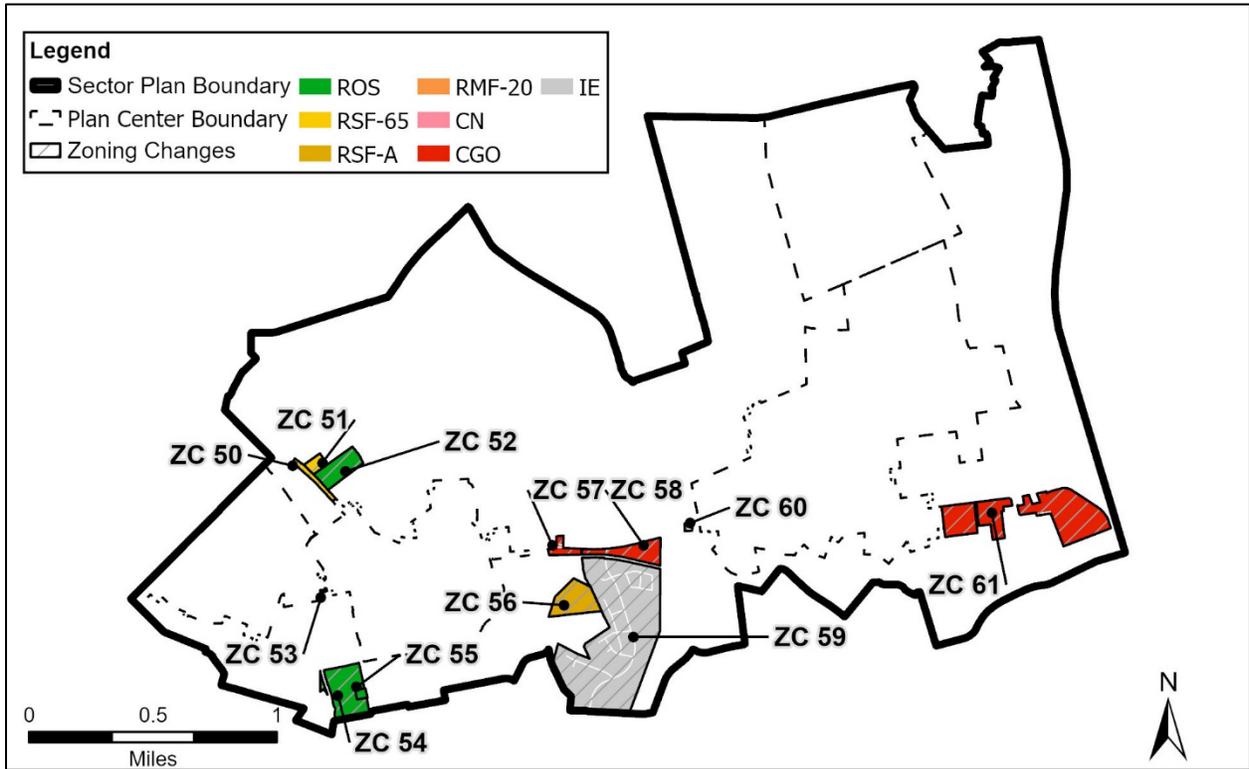


Table 9. Outside Focus Areas Zoning Changes

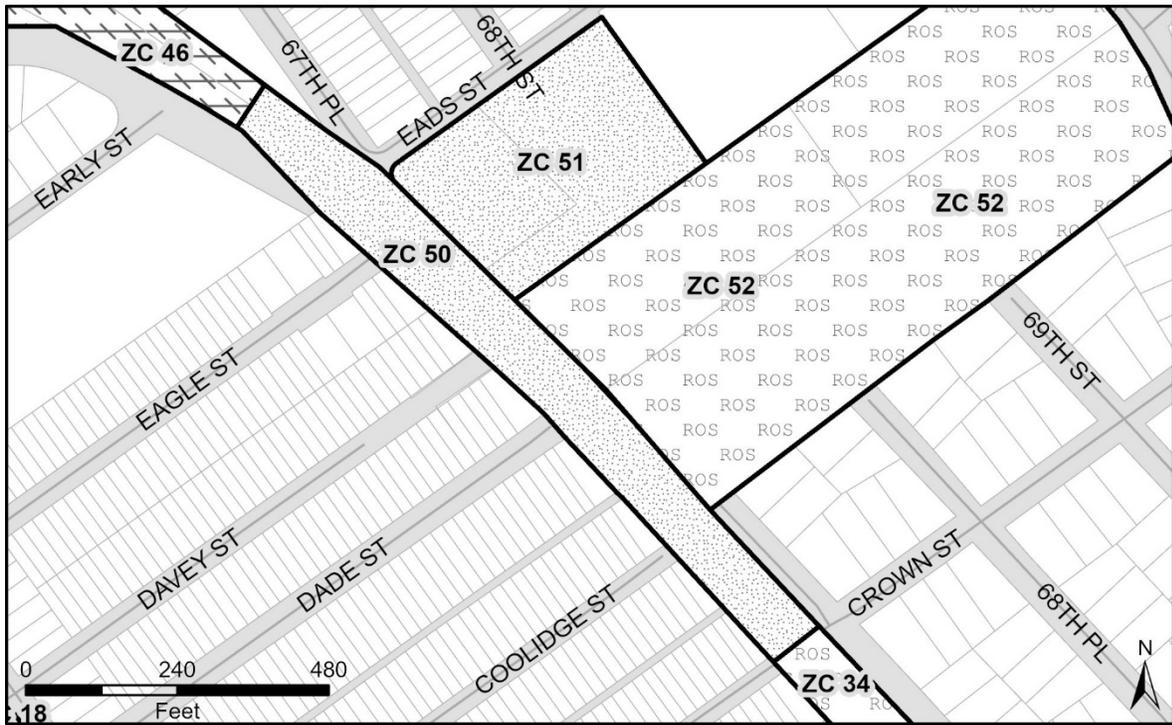
Change Identifier	Change	Area of Change
ZC 50	IE to RSF-65	2.74 Acres
ZC 51	IE to RSF-65	1.26 Acres
ZC 52	RSF-65 to ROS	9.95 Acres
ZC 53	RSF-A to CN	0.12 Acres
ZC 54	AG to ROS	18.09 Acres
ZC 55	RR to ROS	1 Acres
ZC 56	RSF-65 to RSF-A	12.89 Acres
ZC 57	RSF-65 to CGO	3.14 Acres
ZC 58	RMF-48 to CGO	10.27 Acres
ZC 59	RMF-48 to IE	111.73 Acres
ZC 60	RSF-A to RMF-20	0.74 Acres
ZC 61	IE to CGO	48.50 Acres

Zoning Change 50 (ZC 50): IE to RSF-65

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 50	IE, RSF-65	RSF-65	2.74 Acres	Established Communities	LU 1, LU 3, HN 1, HN 2	201NE05, 201NE06, 201SE05, 201SE06
Future Land Use				Residential Medium		
Does the rezoning create nonconformance?				No		
<p>Justification: This property is split between the RSF-65 Zone and the IE Zone. Only a small portion, approximately 0.30 acres, is in the IE zone. Rezoning that portion of the property to match the majority designation of RSF-65 will align this to the surrounding land uses, which are predominantly residential. Industrial uses are more appropriate for areas outside of residential neighborhoods.</p> <p>This rezoning advances Policy LU 1 by aligning zoning with the existing land use character of this established community. Policy LU 3 calls for the rezoning of industrial areas to create conditions where residential-compatible uses can thrive. The current IE Zone, which primarily supports industrial uses, cannot implement these policies.</p>						
Tax Accounts						
2110948						

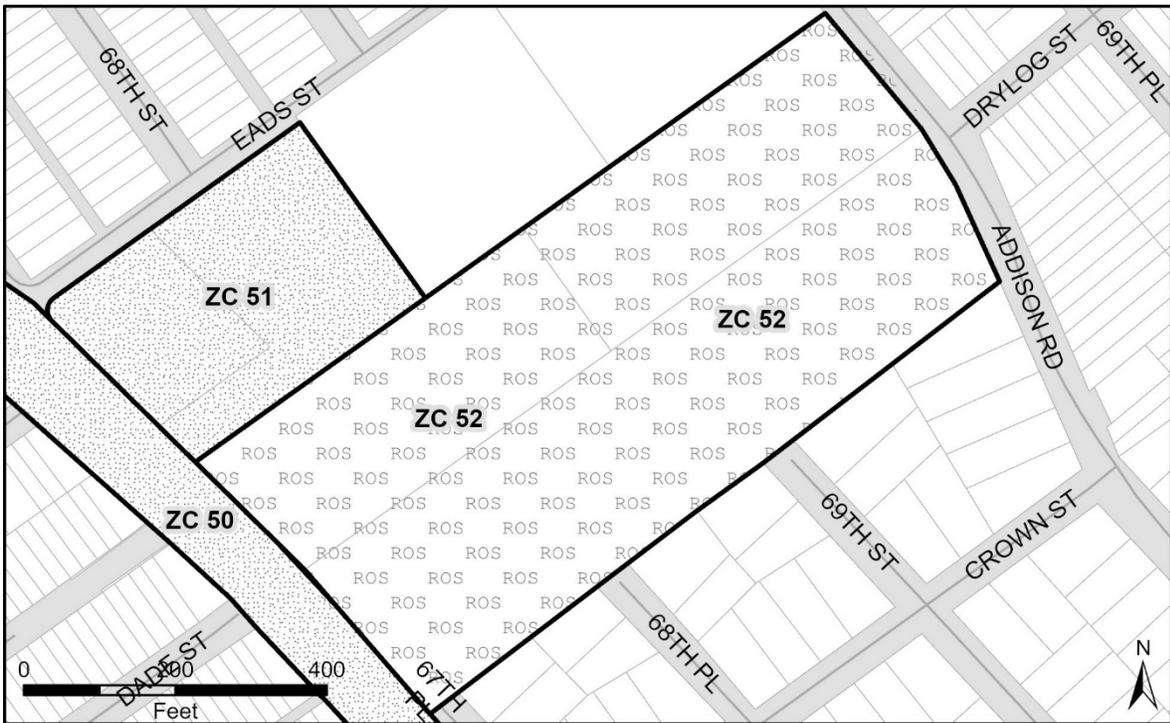
Zoning Change 51 (ZC 51): IE to RSF-65

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 51	IE, RSF-65	RSF-65	1.26 Acres	Established Communities	LU 3, HN 1, HN 2	201NE05
Future Land Use			Residential Medium			
Does the rezoning create nonconformance?			Yes			
<p>Justification: This property is split between the RSF-65 Zone and the IE Zone. Industrial uses are more appropriate for areas outside of residential neighborhoods. The surrounding land uses are predominantly residential or recreational and these properties should be rezoned to correspond to the land use vision of this area as a residential community.</p> <p>This rezoning creates a nonconforming use on one property because a vehicle storage yard is prohibited in the RSF-65 Zone. As noted above, a downzoning that creates a nonconforming use may be approved “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.” Zoning Ordinance § 27-3503(a)(5)(B).</p> <p>Rezoning this property will remedy the existing split zone and will ensure that the desired residential land use is permitted. This rezoning advances Policy LU 1 by aligning zoning with the existing land use character of this established community. Policy LU 3 calls for the rezoning of industrial areas to create conditions where residential-compatible uses can thrive. The current IE Zone, which primarily supports industrial uses, cannot implement these policies. Accordingly, there is a significant public benefit to this rezoning.</p>						
Tax Accounts						
2032852, 2057974, 2057982						



Zoning Change 52 (ZC 52): RSF-65 to ROS

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 52	RSF-65	ROS	9.95 Acres	Established Communities	NE 6, HD 4, PF 2, PF 5	201NE05, 201NE06
Future Land Use			Parks and Open Space			
Does the rezoning create nonconformance?			No			
<p>Justification: These properties are owned by the City of Seat Pleasant as part of Goodwin Park.</p> <p>Rezoning these properties to ROS will align them with the intent to preserve open space and retain space for passive and active recreation activities. This reclassification implements Policy NE 6 by promoting the enhancement and stewardship of parks as community amenities. This rezoning also implements Policy PF 2 by ensuring the preservation and protection of park land through a reduction in its development potential. The current zone, RSF-65, which supports and enables single-family homes cannot implement these policies.</p>						
Tax Accounts						
2093672, 1992502						



Zoning Change 53 (ZC 53): RSF-A to CN

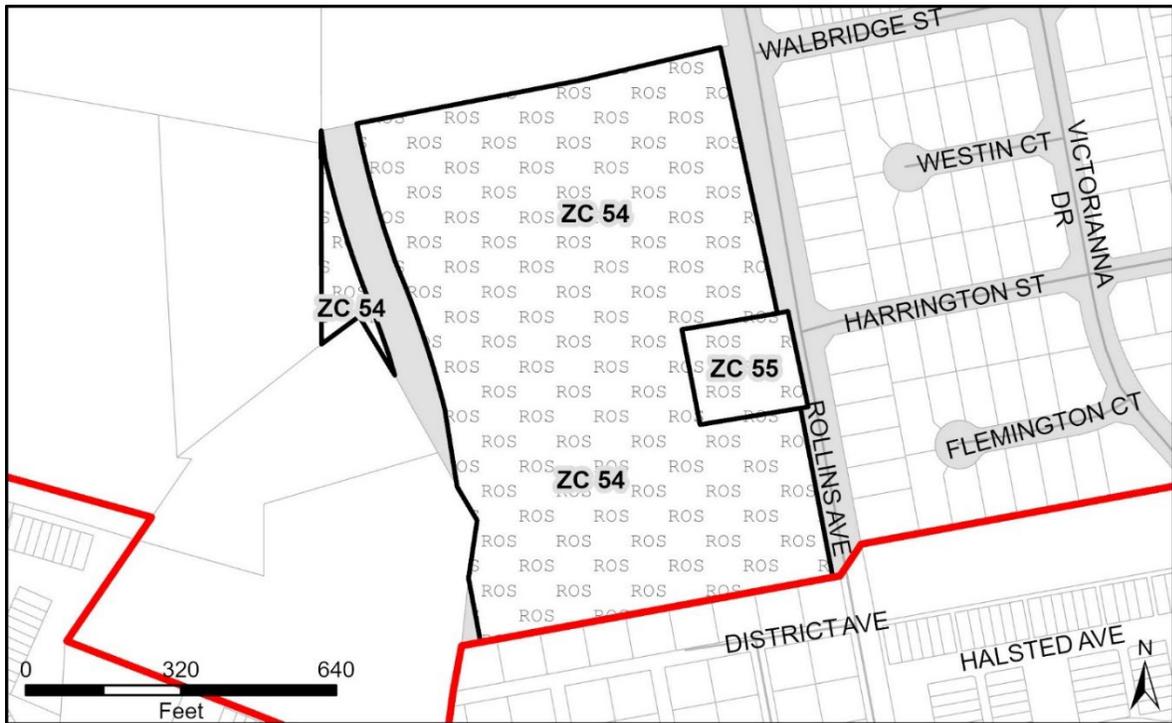
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 53	RSF-A	CN	0.12 Acres	Established Communities	LU 1, LU 3, EP 1	201SE05
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: This property's proximity to Old Central Avenue makes it appropriate for commercial development.</p> <p>The plan recommends rezoning to the CN Zone to support the adjacent LTO-E zoning in the Capitol Heights and Addison Road-Seat Pleasant Centers, to allow for commercial development to front the CACT, and to create opportunities for higher densities on vacant properties here.</p> <p>Rezoning this property advances Policy EP 1 by enabling the development of a small-scale retail and service commercial space that is convenient, accessible, pedestrian-friendly, and neighborhood-scale. The current zone, RSF-A, which primarily supports townhouses and two-three family homes cannot implement these policies.</p>						
Tax Accounts						
1986579						

Zoning Change 54 (ZC 54): AG to ROS

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 54	AG	ROS	18.09 Acres	Established Communities	NE 6, HD 4, PF 2, PF 5	202SE05, 201SE06, 202SE05, 202SE06
Future Land Use				Parks and Open Space		
Does the rezoning create nonconformance?				No		
<p>Justification: These properties are M-NCPPC owned and comprise Rollins Avenue Park, which has a mix of recreational uses including basketball and tennis courts, a playground, and a community garden. Rezoning these properties to ROS will align them with their existing and proposed future recreational land use and will limit the extent these vacant pieces can be developed.</p> <p>This reclassification implements Policy NE 6 by promoting the enhancement and stewardship of parks as community amenities. This rezoning implements Policy PF 2 by ensuring the preservation and protection of park land through a reduction in its development potential. The current zone, AG, which supports low-density residential development cannot implement these policies.</p>						
Tax Accounts						
2064061, 2064079						

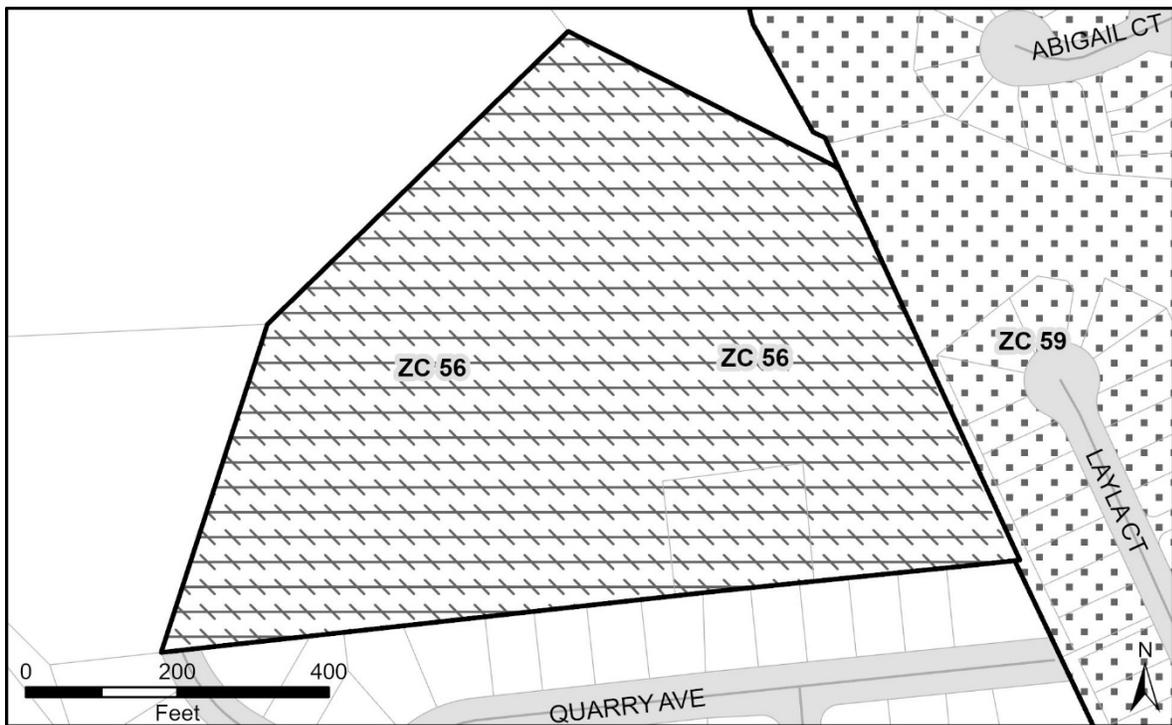
Zoning Change 55 (ZC 55): RR to ROS

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 55	RR	ROS	1 Acre	Established Communities	NE 6, HD 4, PF 2, PF 5	201SE06, 202SE06
Future Land Use			Parks and Open Space			
Does the rezoning create nonconformance?			No			
<p>Justification: These properties are M-NCPPC owned and comprise Rollins Avenue Park, which has a mix of recreational uses including basketball and tennis courts, a playground, and a community garden. Rezoning these properties to ROS will align them with their existing and proposed future recreational land use this to the existing and future active and passive recreation uses within the park and will limit the extent these vacant pieces can be developed.</p> <p>This reclassification implements Policy NE 6 by promoting the enhancement and stewardship of parks as community amenities. This rezoning implements Policy PF 2 by ensuring the preservation and protection of park land through a reduction in its development potential. Placing this property in the ROS Zone ensures its continuation as a park. The current zone, RR, which supports low-density residential development cannot implement these policies.</p>						
Tax Accounts						
2035863						



Zoning Change 56 (ZC 56): RSF-65 to RSF-A

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 56	RSF-65	RSF-A	12.89 Acres	Established Communities	LU 3, HN 1, HN 2	201SE06
Future Land Use			Residential-Medium High			
Does the rezoning create nonconformance?			No			
<p>Justification: This area is being rezoned to a more permissive, medium-high intensity residential zone, to increase the variety of housing types and align zoning with future land use.</p> <p>This rezoning advances Policy LU 3 and Policy HN 2 by permitting more diverse types of housing, such as townhomes. The current RSF-65 Zone, which primarily supports single-family homes, cannot implement these policies.</p>						
Tax Accounts						
1991140, 2089043						

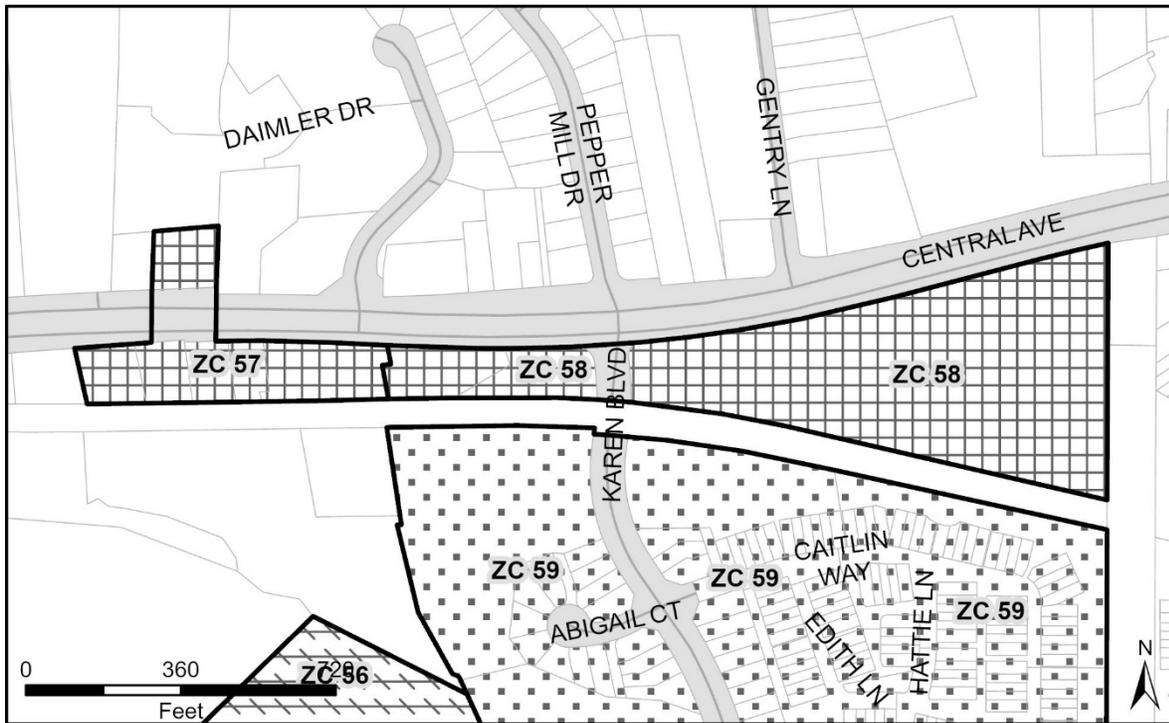


Zoning Change 57 (ZC 57): RSF-65 to CGO

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 57	RSF-65	CGO	3.14 Acres	Established Communities	LU 1, LU 3, EP 1	201SE06
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the CGO Zone to allow for commercial development and to create opportunities for higher densities on vacant properties fronting MD 214.</p> <p>The Sector Plan intends for this area along Central Avenue to have a higher mix of uses including limited commercial development to complement adjacent properties in the CGO Zone. Rezoning these properties advances Policy LU 3 which recommends the redevelopment of vacant properties to provide neighborhood-serving amenities. The current RSF-65 Zone, which supports and enables single-family homes, cannot implement this policy.</p>						
Tax Accounts						
2007714, 2115939, 2061471, 2015428, 2115426, 2094217						

Zoning Change 58 (ZC 58): RMF-48 to CGO

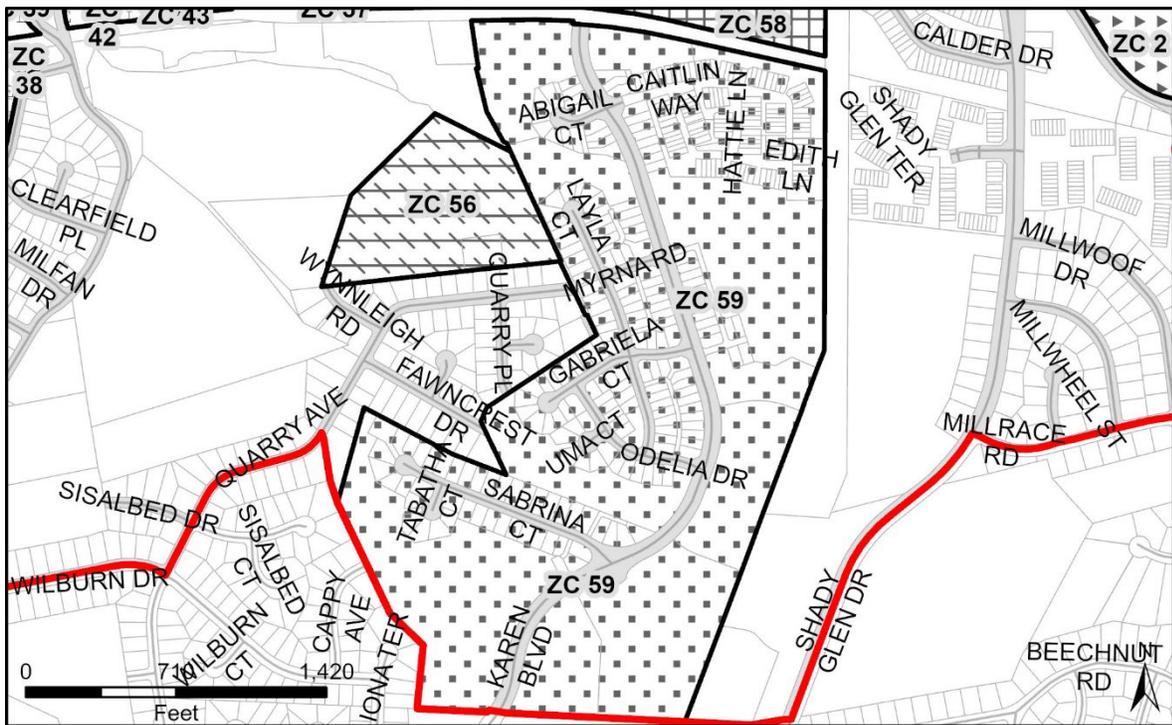
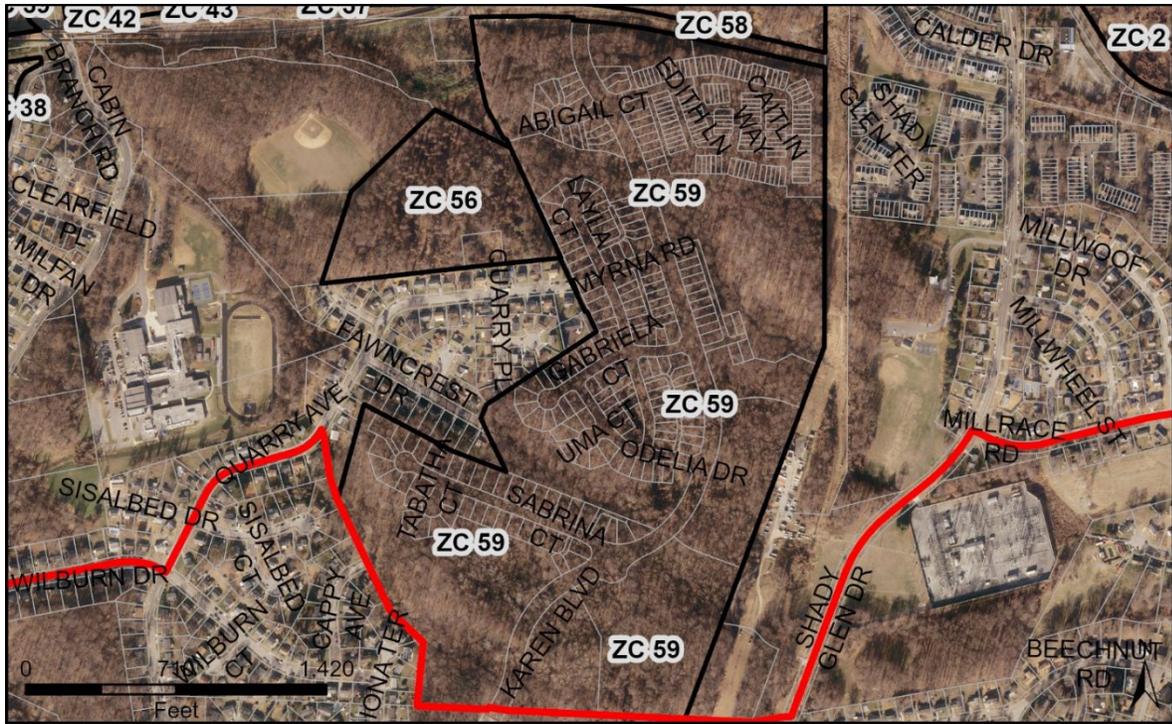
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 58	RMF-48	CGO	10.27 Acres	Established Communities	LU 1, LU 3, EP 1	210SE06
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
<p>Justification: The plan recommends rezoning to the CGO Zone to allow for commercial development and to create opportunities for higher densities on vacant properties fronting MD 214.</p> <p>The Sector Plan intends for this area along Central Avenue to have a higher mix of uses including limited commercial development to complement adjacent properties in the CGO Zone. Rezoning these properties advances Policy LU 3 which recommends the redevelopment of vacant properties to provide neighborhood-serving amenities.</p>						
Tax Accounts						
3385382, 5517655, 5517644						



Zoning Change 59 (ZC 59): RMF-48 to IE

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 59	RMF-48	IE	111.73 Acres	Established Communities	EP 2, EP 5	201SE06, 201SE07, 202SE06, 202SE07
Future Land Use			Industrial/Employment			
Does the rezoning create nonconformance?			No			
<p>Justification: The Future Land Use Map (FLUM) in the sector plan recommends Industrial/Employment land uses on these properties</p> <p>Rezoning these properties to the IE Zone will advance the goal of the Land Use chapter in aligning zoning to preferred future land use. This rezoning also advances Policies EP 2 and EP 5 by allowing for small business and industrial industry clusters to arise. The current RMF-48 Zone, which supports and enables high-density multifamily development, does not implement the vision of the FLUM.</p>						
Tax Accounts						
5517815, 5517770, 5517781, 5517792, 5517804, 5517837, 5517768, 5517757, 5517746, 5517735, 5517724, 5517713, 5517702, 5517826, 5517690, 5517688, 5517677, 5517666, 5518524, 5518513, 5518502, 5518546, 5518490, 5518375, 5518386, 5518397, 5518422, 5518433, 5518444, 5518455, 5518466, 5518477, 5518488, 5518557, 5518568, 5518570, 5518581, 5518592, 5518604, 5518615, 5518626, 5518637, 5518648, 5518650, 5518661, 5518672, 5518683, 5518694, 5518706, 5518717, 5518535, 5519073, 5519062, 5519051, 5519040, 5519038, 5519027, 5519016, 5519005, 5519346, 5519335, 5519324, 5519313, 5519302, 5519290, 5519288, 5519277, 5519266, 5519255, 5519244, 5519233, 5519131, 5519142, 5519153, 5519164, 5519175, 5519186, 5519197, 5519200, 5519211, 5519222, 5518991, 5519404, 5518945, 5518956, 5518967, 5518978, 5518980, 5519084, 5519095, 5519107, 5519118, 5519120, 5519415, 5518887, 5518898, 5518901, 5518912, 5518923, 5518934, 5519563, 5519574, 5519585, 5519596, 5519608, 5518821, 5518832, 5518843, 5518854, 5518865, 5518876, 5519517, 5519528, 5519530, 5519541, 5519552, 5519712, 5519357, 5519368, 5519370, 5519381, 5519392, 5519610, 5519621, 5519632, 5519643, 5519654, 5519665, 5519676, 5519687, 5519698, 5519701, 5519506, 5519494, 5519483, 5519472, 5519461, 5519450, 5519448, 5519437, 5519426, 5518808, 5518796, 5518785, 5518774, 5518763, 5518752, 5518741, 5518730, 5518728, 5518091, 5519723, 5519893, 5519745, 5519756, 5519767, 5519778, 5519780, 5519791, 5519803, 5519814, 5519825, 5519836, 5519847, 5519871, 5519882, 5519858, 5519860, 5519734, 5520573, 5521054, 5521065, 5518080, 5518078, 5518067, 5518056, 5518045, 5518034, 5518023, 5518012, 5518001, 5518103, 5517996, 5517985, 5517974, 5517963, 5517952, 5517941, 5517930, 5517928, 5517917, 5517906, 5517894, 5517883, 5517872, 5517861, 5517850, 5517848, 5518171, 5518160, 5518158, 5518147, 5518136, 5518125, 5518114, 5520356, 5520345, 5520334, 5520323, 5520312, 5520301, 5520298, 5520287, 5520276, 5520265, 5520243, 5520232, 5520221, 5520210, 5520208, 5520196, 5520185, 5520174, 5520163, 5520152, 5520141, 5520130, 5520551, 5520540, 5520538, 5520527, 5520516, 5520505, 5520493, 5520367, 5520378, 5520380, 5520471, 5520460, 5520391, 5520458, 5520414, 5520425, 5520436, 5520447, 5519905, 5519916, 5519927, 5519938, 5519940, 5519951, 5519962, 5519973, 5520128, 5520117, 5520106, 5520094, 5520083, 5520072, 5520061, 5520050, 5520048, 5520037, 5520026, 5520015, 5520004, 5519995, 5518273, 5518262, 5518251, 5518240, 5518364, 5518284, 5518295, 5518307, 5518318, 5518320, 5518331, 5518342, 5518182, 5518193, 5518205, 5518216, 5518227, 5518238, 5520562, 5521076, 5520733, 5520722, 5520711,						

5520700, 5520755, 5520697, 5520686, 5520675, 5520664, 5520653, 5520870, 5520868, 5520857,
5520846, 5520835, 5520824, 5520813, 5521043, 5521032, 5521021, 5521010, 5521008, 5520994,
5520983, 5520972, 5520961, 5520950, 5520948, 5520937, 5520926, 5520915, 5520904, 5520892,
5520881, 5520790, 5520788, 5520777, 5520766, 5520642, 5520631, 5520620, 5520618, 5520607,
5520595, 5520584, 5520744



Zoning Change 60 (ZC 60): RSF-A to RMF-20

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 60	RSF-A	RMF-20	0.74 Acres	Established Communities	LU 3, HN 2	201SE07
Future Land Use			Residential Medium-High			
Does the rezoning create nonconformance?			No			
<p>Justification: The Future Land Use Map (FLUM) in the sector plan recommends Residential Medium-High land use on these properties.</p> <p>Rezoning these properties to the RMF-20 Zone will advance the goal of the Land Use chapter in aligning zoning to preferred future land use. This rezoning also advances Policy HN 2 by increasing the variety of unit types that can be built. The current RSF-A Zone, which does not allow small scale multifamily development, does not implement the vision of the FLUM.</p>						
Tax Accounts						
5651286, 5651275						



Zoning Change 61 (ZC 61): IE to CGO

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 61	IE	CGO	48.50 Acres	Established Communities	LU 1, LU 3, EP 1, EP 2	201NE08, 201SE08
Future Land Use			Commercial			
Does the rezoning create nonconformance?			Yes			
<p>Justification: These properties are within the General Plan designated Employment Areas. The General Plan recommends continuing to support business growth in these geographic areas—in the targeted industry clusters—concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies (Page 19).</p> <p>This rezoning creates nonconforming uses on properties because consolidated storage uses, and drive-through restaurants are prohibited in the CGO Zone. As noted above, a downzoning that creates a nonconforming use may be approved “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.” Zoning Ordinance § 27-3503(a)(5)(B). Additionally, gas stations are only allowed in CGO by special exception. Rezoning these properties will ensure that the desired commercial land use is possible.</p> <p>This recommendation is supported by Policy LU 3 which calls for the rezoning of industrial areas to create conditions where business uses can thrive. Additionally, this rezoning helps to achieve Policies EP 1 and EP 2 by providing the appropriate zoning to develop varied businesses and economic generators while supporting entrepreneurs. The current IE Zone, which primarily supports industrial uses, cannot implement these policies. Based on the foregoing, there is a significant public benefit to this rezoning</p>						
Tax Accounts						
1536077, 1442664, 1441120, 1504034, 1440965, 1544121, 1554146, 1441237, 1441229, 1440916, 1441443, 1441484, 1441476, 2925766, 5626841, 5625972, 5626852, 5625983, 5629343, 5625994, 5626863, 5626874, 5626885, 5626008, 5626010						

