



PGCPB No. 2026-033

RESOLUTION

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

WHEREAS, on May 30, 2023, the County Council of Prince George's County, Maryland sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the Zoning Ordinance in effect on that date ("prior Zoning Ordinance"), adopted CR-053-2023, thereby authorizing initiation of the *Central Avenue-Blue/Silver Line Sectional Map Amendment* concurrent with the initiation of the *Central Avenue-Blue/Silver Line Sector Plan*; and

WHEREAS, the boundaries of this Sectional Map Amendment are congruent to those of the *Central Avenue-Blue/Silver Line Sector Plan* and are depicted on Map 1 of this Resolution within Planning Areas 72, 75A, and 75B, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, pursuant to Section 27-3503(b)(1)(A) of the Zoning Ordinance, the District Council authorized and directed the Planning Director to prepare a proposed Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with the *Central Avenue-Blue/Silver Line Sector Plan*; and

WHEREAS, the plan area is located in the western part of Prince George's County, generally bounded by the District of Columbia on the west, the western boundary of Planning Areas 72, 75A, and 75B on the west, MD 704 (Martin Luther King Jr Highway) and Sheriff Road on the north, and I-495 (Capital Beltway) on the east, and follows various property lines along the southern boundary line north of Walker Mill Road, and includes the City of Seat Pleasant and a portion of the Town of Capitol Heights, and Planning Area 75B in its entirety, and portions of Planning Areas 72 and 75A; and

WHEREAS, on April 1, 2022, the current Zoning Ordinance became effective; and

WHEREAS, on April 1, 2022, the entirety of the plan area was transitioned from zoning districts in the prior Zoning Ordinance to the most similar zoning districts established by the current Zoning Ordinance pursuant to approval of Council Resolution CR-136-2021, the Countywide Map Amendment, on November 29, 2021; and

WHEREAS, comprehensive rezoning of portions of the plan area last occurred on July 1, 2008, pursuant to approval of CR-66-2008, the 2008 *Capitol Heights Approved Transit District Development Plan and Transit District Overlay Zoning Maps Amendment* and on June 1, 2010, pursuant to approval of CR-49-2010, the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*; and

WHEREAS, amendments of the Zoning Map are necessary to implement and bring the zoning of the *Central Avenue-Blue/Silver Line Sector Plan* area into conformance with the plan; and

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

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

WHEREAS, pursuant to Section 27-3503(a)(5)(A) of the Zoning Ordinance, no properties zoned to a less intense category were zoned by zoning map amendment within five years prior to the initiation of this SMA; and

WHEREAS, the Proposed Central Avenue-Blue/Silver Line Sector Plan and Sectional Map Amendment does not include any zoning change prohibited by Section 27-3503(a)(4); and

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

WHEREAS, the property at 5701 Martin Luther King Jr Highway, Tax Map and Grid 66A3, Tax Account 2113298, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 47 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 5703 Martin Luther King Jr Highway, Tax Map and Grid 66A3, Tax Account 2113306, W Half Lot 20 and E Half Lot 21, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 47 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 5909 Martin Luther King Jr Highway, Tax Map and Grid 66B3, Tax Account 2067882, Parcel F, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 48 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 6707 Eads Street, Tax Map and Grid 66B4, Tax Account 2057974, Pt of Parcel B N Conf Use House & Cell Tower, is being recommended for a less-intense zone resulting

in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 51 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 6801 Eads Street, Tax Map and Grid 66B4, Tax Account 2057982, Pt of Parcel B, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 51 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 6701 Eads Street, Tax Map and Grid 66B4, Tax Account 2032852, Parcel A, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 51 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 8671 Central Avenue, Tax Map and Grid 67C4, Tax Account 1554146, Pt Parcel A (.01 AC DFR TO ST OF MD 97/98 RW38), is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 61 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 8701 Central Avenue, Tax Map and Grid 67C4, Tax Account 1441237, Pt Parcel QUE (832 SF DFR TO ST OF MD FOR 97/98 RW38), is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 61 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 8703 Central Avenue, Tax Map and Grid 67C4, Tax Account 1441229, Pt Parcel P (1131 SF DFR TO ST OF MD 97/98 RW38), is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 61 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 8715 Central Avenue, Tax Map and Grid 67C4, Tax Account 1440916, Pt Parcel L, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 61 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, the property at 8909 Central Avenue, Tax Map and Grid 67D4, Tax Account 5626830, PLAT 1 PAR 1, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendation under Zoning Change 61 has been provided in the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, pursuant to Sections 27-3503(b)(2) and 27-3502(d)(2) of the Zoning Ordinance, the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* was released for public review and comment on September 18, 2025; and

WHEREAS, pursuant to Sections 27-3503(b)(2) and 27-3502(d)(3) of the Prince George's County Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, Section 27-3503(b)(6)(C) of the Zoning Ordinance permits the District Council to approve any portion of this Sectional Map Amendment that is contrary to the recommendation of a municipality concerning land within its boundaries by a two-thirds majority vote; and

WHEREAS, pursuant to Section 27-3503(b)(3), on March 10, 2026, the Planning Board, along with the District Council, held a duly advertised joint public hearing on the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*; and

WHEREAS, on May 14, 2026, the Planning Board held a public work session on the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* to examine the transcript analysis of the joint public hearing and all the exhibits received that constitute the hearing record; and

WHEREAS, pursuant to Section 27-3502(f)(4) of the Zoning Ordinance, the Planning Board adopted the concurrent Central Avenue-Blue/Silver Line Sector Plan on May 28, 2026; and

WHEREAS, the Prince George's County Planning Board agrees to amend the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* based on its review of the record of the joint public hearing, and incorporate the recommended staff changes as outlined in the transcript analysis;

WHEREAS, the purpose of the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the *Central Avenue-Blue/Silver Line Sectional Map Amendment* area; and

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

WHEREAS, pursuant to Section 27-3503(b)(4)(D) of the Zoning Ordinance, the Planning Board has considered the factors listed in Section 27-3503(b)(5)(A)(i)–(ix) of the Zoning Ordinance and finds that this Sectional Map Amendment conforms the principles of orderly, comprehensive land use planning

and staged development, and is based on the General Plan, applicable Functional Master Plans, and the *Preliminary Central Avenue-Blue/Silver Line Sector Plan*;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse the *Central Avenue-Blue/Silver Line Sectional Map Amendment* by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County;

Underline indicates language added to the sectional map amendment.
[Brackets] indicate language deleted from the sectional map amendment.

Amend the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* by completing the following amendments, deletions, and additions:

1. Delete [Zoning Change ZC 9] and the associated tables, justification statements, and maps from the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment*
 - a. Revise Maps 1, 2, and 3 to show this property as retaining its original zone.
 - b. Revise Table 2 showing the deletion of [ZC 9] and renumeration.
 - c. Revise Table 3 to show this Acreage retained in the CGO Zone.
 - d. Revise Maps 4 and 5 showing this property as outside the Morgan Boulevard Regional Transit District Boundary.
 - e. Revise Table 4 showing the deletion of [ZC 9] and renumeration.
 - f. Revise Map 14 and Map 15 showing the revised Morgan Boulevard Regional Transit District boundary and the property with Tax Account #2073336 outside of this boundary.
2. Remove [5509917, 2015162, 5505094, 2083558, 1999465, and 1999457] from Zoning Change 2. Exclude these properties from the Morgan Boulevard Regional Transit District Boundary.
 - a. Revise Map 2 and Map 3 to depict these properties as no longer part of Zoning Change 2.
 - b. Revise Table 2 to show correct acreage.
 - c. Revise Table 3 to show correct acreage accordingly.
 - d. Revise Maps 4 and 5 to depict this property as outside the Morgan Boulevard Regional Transit District Boundary.
 - e. Revise Zoning Change 2 Table.
 - i. Correct Acreage to 57.28 acres.
 - ii. Delete [5509917, 2015162, 5505094, 2083558, 1999465, and 1999457].
 - f. Revise Map 14 and Map 15 to depict these properties in the Established Communities.
3. Create a new Zoning Change in the Addison Road-Seat Pleasant Local Transit Center to rezone certain properties on Addison Road and Adak Street from RSF-65 to LTO-E.
 - a. Revise Map 2 and Map 3 to include these properties as Proposed Zoning Changes.
 - b. Revise Table 2 to show new Zoning Change and correct acreage.
 - c. Revise Table 3 to correct acreage accordingly.
 - d. Revise Map 9 to depict the rezoning of properties from the RSF-65 to LTO-E.

- e. Amend Table 6 to create a new Zoning Change from RSF-65 to LTO-E.
- f. Amend the Addison Road-Seat Pleasant Local Transit Center section to create a new Zoning Change 39 to rezone properties with the following Tax Account #s to LTO-E:
 - i. 2006047, 1997907, 2067635, 2089209, 2035210, 1990811, 1998285, 2092567, 2092575, 2092575, 1999929, 2035541, 2089001, 2089019, 2063238, 2099182, 2069243, 2035574, 2121812, 2098564, 2098580, 2121804, 1998251, 2007938, 2048239, 2061638, 2089191, 1995091, 2046381, 2012110, 2113777, 2111078, 2072684, 2105799, 2082139, 1998095, 2080042, 2067940, 2000669, 2058634, 2016020, 2077527, 2039634
- 4. Create a new Zoning Change in the Addison Road-Seat Pleasant Local Transit Center to rezone certain properties in the Addison Station subdivision from RSF-A to LTO-E.
 - a. Revise Map 2 and Map 3 to include these properties as Proposed Zoning Changes.
 - b. Revise Table 2 to show the new Zoning Change and correct acreage.
 - c. Revise Table 3 to correct acreage accordingly.
 - d. Revise Map 8, 9, 14, 15, and 16 to show the expansion of the Addison Road-Seat Pleasant Local Transit Center to include Tax Account #2957876
 - e. Revise Map 9 to depict the rezoning of properties from the RSF-A to LTO-E.
 - f. Amend Table 6 to create a new Zoning Change from RSF-A to LTO-E.
 - g. Amend the Addison Road-Seat Pleasant Local Transit Center section to create a new Zoning Change 40 to rezone properties with the following Tax Account #s to LTO-E:
 - i. 2060390, 2956712, 2086478, 2956548, 2956530, 2956522, 2956514, 2956506, 2956498, 2956472, 2956480, 2956472, 2956464, 2956456, 2956449, 2956431, 2956423, 2956415, 2956407, 2956399, 2956704, 2956555, 2956563, 2956589, 2956571, 2956597, 2956613, 2956621, 2956639, 2956654, 2956647, 2956654, 2956662, 2956670, 2956688, 2956696, 2957892, 2956720, 2956381, 2956373, 2956365, 2956357, 2957876, 2957546, 2957157, 2960334, 2957215, 2957165, 2956944, 2956936, 2956944, 2956951, 2956977, 2956969, 2956985, 2956993, 2957009, 2957017, 2957025, 2957033, 2957041, 2957066, 2957058, 2957066, 2957074, 2957082, 2957090, 2957108, 2957173, 2957116, 2957124, 2957181, 2957199, 2957132, 2957140, 2957207, 2956738, 2956746, 2956753, 2956746, 2956761, 2956779, 2956787, 2956795, 2956803, 2956811, 2956837, 2956845, 2956852, 2956860, 2956878, 2956886, 2956894, 2956902, 2956910, 2956928, 2956928, 2960342, 2957223, 2957231, 2957249, 2957256, 2957264, 2957272, 2957280, 2957298, 2957306, 2957314, 2957322, 2957330, 2957348, 2957355, 2957363, 2957371, 2957389, 2957397, 2957413, 2957405, 2957421, 2957439, 2957447, 2957454, 2957462, 2957470, 2957488, 2957496, 2957504, 2957512, 2957884, 2957538, 2957520, 2957728, 2957736, 2957744, 2957751, 2957769, 2957777, 2957785, 2957793, 2957868, 2957850, 2957835, 2957843, 2957827, 2957801, 2957819, 2957553, 2957561, 2957579, 2957587, 2957595, 2957603, 2957611, 2957629, 2957637, 2957645, 2957652, 2957660, 2957678, 2957678, 2957694, 2957702, 2957710
- 5. Create a new Zoning Change in the Established Communities to rezone the property with Tax Account #5509917 along Central Avenue from LTO-E to CGO.

- a. Revise Map 2 and Map 3 to include this property as a Proposed Zoning Change.
 - b. Revise Table 2 to show a new Zoning Change and correct acreage.
 - c. Revise Table 3 to correct acreage accordingly.
 - d. Revise Map 14, 15, and 16 to depict this property in the Established Communities.
 - e. Amend Map 15 and 16 to show the rezoning of this property from LTO-E to CGO.
 - f. Amend Table 9 to create a new Zoning Change from LTO-E to CGO.
 - g. Amend the Established Communities Section to create a new Zoning Change to rezone the properties with Tax Account #5509917.
6. Create a new Zoning Change in the Established Communities to rezone the properties with Tax Account #s 5505094, 2083558, 1999465, 1999457 along Ritchie Road and Westhampton Avenue from LTO-E to IE.
 - a. Revise Map 2 and Map 3 to include these properties as Proposed Zoning Changes.
 - b. Revise Table 2 to show a new Zoning Change and correct acreage.
 - c. Revise Table 3 to correct acreage accordingly.
 - d. Revise Map 14, 15, and 16 to depict this property in the Established Communities.
 - e. Amend Map 15 and 16 to show the rezoning of this property from LTO-E to IE.
 - f. Amend Table 9 to create a new Zoning Change from LTO-E to IE.
 - g. Amend the Established Communities Section to create a new Zoning Change to rezone the properties with Tax Account #5505094, 2083558, 1999465, 1999457.
7. Create a new Zoning Change in the Established Communities to rezone the property with Tax Account #2015162 along Central Avenue from LTO-E to CGO.
 - a. Revise Map 2 and Map 3 to include this property as a Proposed Zoning Change.
 - b. Revise Table 2 to show a new Zoning Change and correct acreage.
 - c. Revise Table 3 to correct acreage accordingly.
 - d. Revise Map 14, 15, and 16 to depict this property in the Established Communities.
 - e. Amend Map 15 and 16 to show the rezoning of this property from LTO-E to CGO.
 - f. Amend Table 9 to create a new Zoning Change from LTO-E to CGO.
 - g. Amend the Established Communities Section to create a new Zoning Change to rezone the properties with Tax Account #2015162.
8. Renumerate Zoning Changes and Maps accordingly to reflect the deletion of Zoning Change 9 and the addition of two Zoning Changes in the Addison Road-Seat Pleasant Center and three Zoning Changes in the Established Communities.

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* document as amended by this resolution; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3503(b)(4)(E) of the Prince George's County Zoning Ordinance, a copy of the endorsed Sectional Map Amendment, consisting of this resolution to be used in conjunction with the *Proposed Central Avenue-Blue/Silver Line Sectional Map Amendment* and Errata Sheet (**See Attachment A: Errata Sheet**), will be transmitted to the District Council and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED, that pursuant to Section 27-3503(b)(4)(F)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area have been postponed until final action on this Sectional Map Amendment by the District Council; and

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

BE IT FURTHER RESOLVED, that, pursuant to Section 27-3503(b)(4)(F)(iii) of the Zoning Ordinance, the Zoning Hearing Examiner shall postpone processing pending zoning map amendment applications within the area of the proposed sectional map amendment until after final sectional map amendment action by the District Council, and applications pending before the District Council in the area covered by the proposed sectional map shall be remanded to and held by the Zoning Hearing Examiner; and

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

BE IT FURTHER RESOLVED that, while this Sectional Map Amendment rezones property in the Central Avenue-Blue/Silver Line Sector, this Sectional Map Amendment does not amend the CBCAO/IDO Zone, the CBCAO/RCO Zone, or the NCO Zone, and therefore carries forward these Overlay Zones as they currently exist; and

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the Adopted Central Avenue-Blue/Silver Line Sector Plan:

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	

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

	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 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

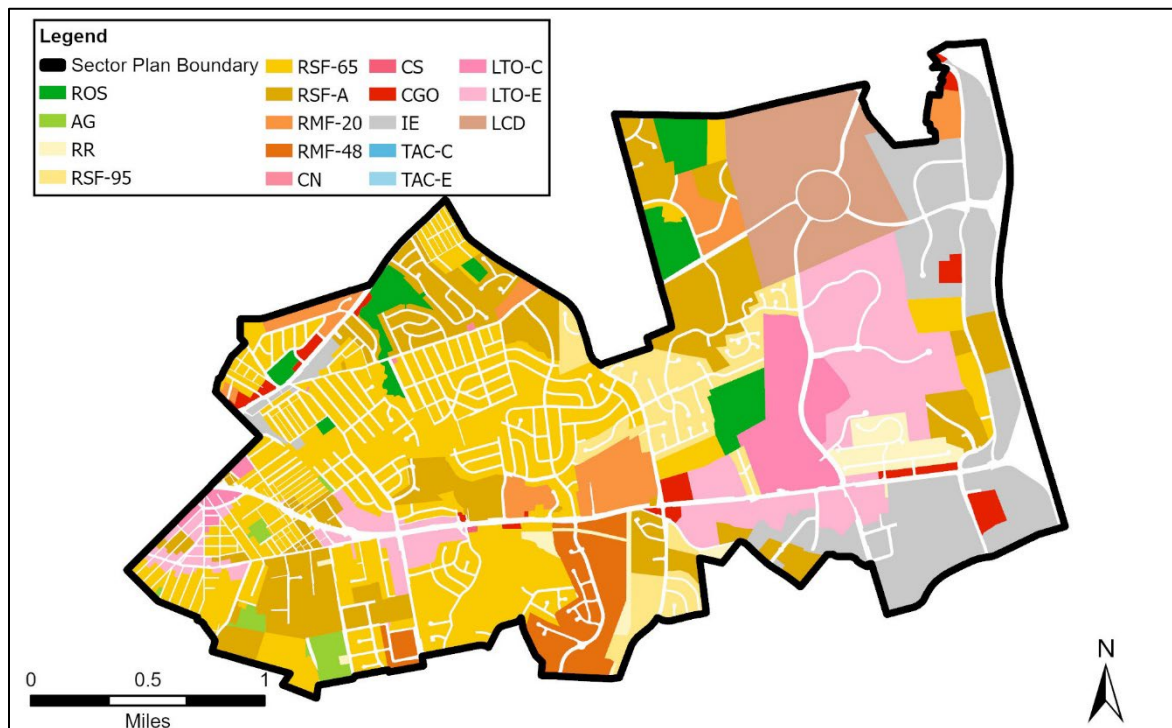
	a regional transportation network through a range of transit options; provides a mix of uses that serve community-wide needs; and encourages development that is well integrated in terms of complementary uses, access and circulation and compatible design.
TAC (Town Activity Center)	Provide for moderate-intensity, 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

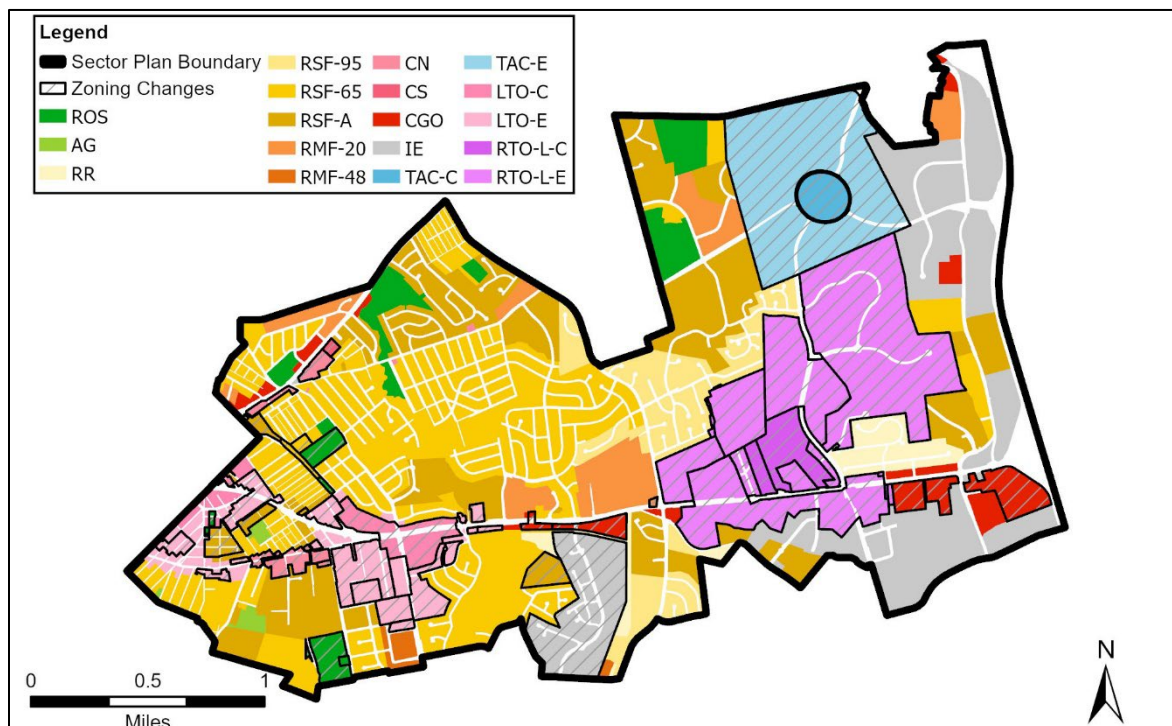
This SMA includes 61 zoning changes that will align with the Future Land Use Map (FLUM) and support the sector plan's overall vision.

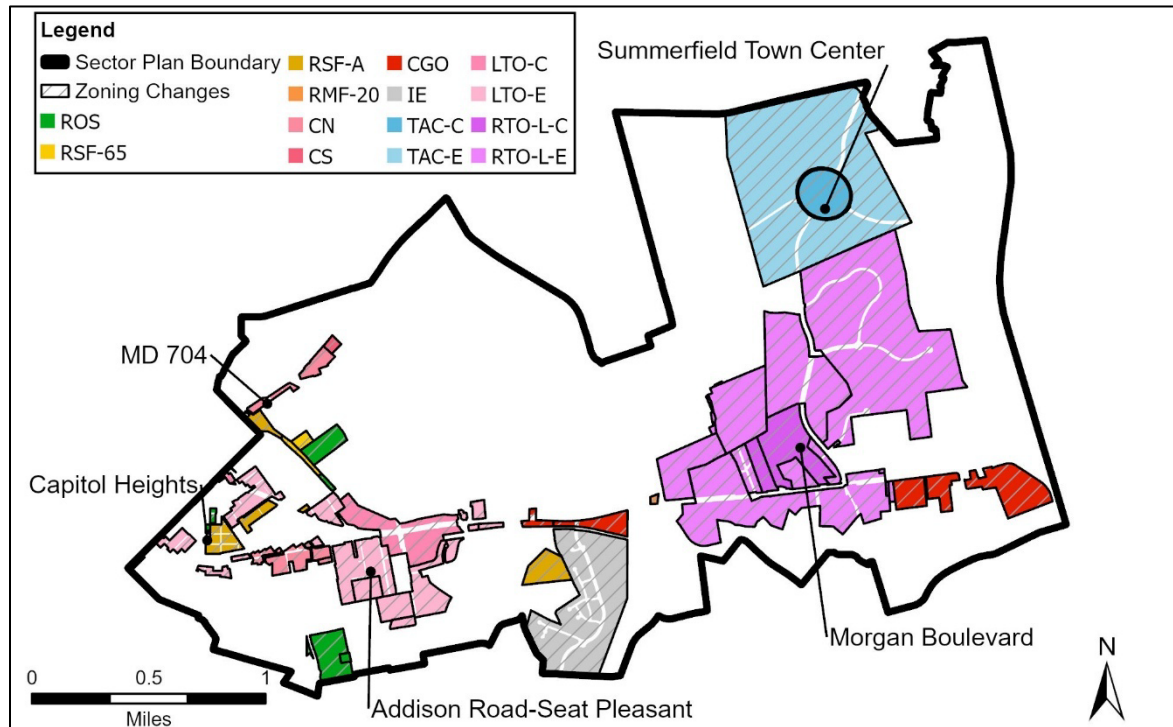
Map 4 displays the location of the proposed zoning changes. All maps displayed in this document have been created by M-NCPPC. The following section provides detail on the proposed zoning changes. These changes are broken out by geography and are grouped hierarchically by their location within the different 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

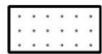
ZC 18	RSF-65 to LTO-E	14.78 Acres
ZC 19	RSF-65 to RSF-A	4.85 Acres
ZC 20	LTO-C to ROS	1.31 Acres
ZC 21	RSF-65 to LTO-E	0.13 Acres
ZC 22	RSF-65 to RSF-A	9.71 Acres
ZC 23	RSF-A to LTO-E	6.02 Acres
ZC 24	RSF-65 to LTO-E	0.99 Acres
ZC 25	RSF-65 to LTO-E	2.69 Acres
ZC 26	RSF-A to LTO-E	0.99 Acres
ZC 27	RSF-65 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



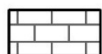
RSF-65



RSF-A



RMF-20



RMF-48

Nonresidential

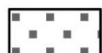
CN



CS



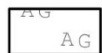
CGO



IE

Rural and Agricultural

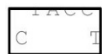
ROS



AG

Transit-Oriented/Activity Center

TAC-E



TAC-C



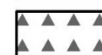
LTO-E



LTO-C



RTO-L-E



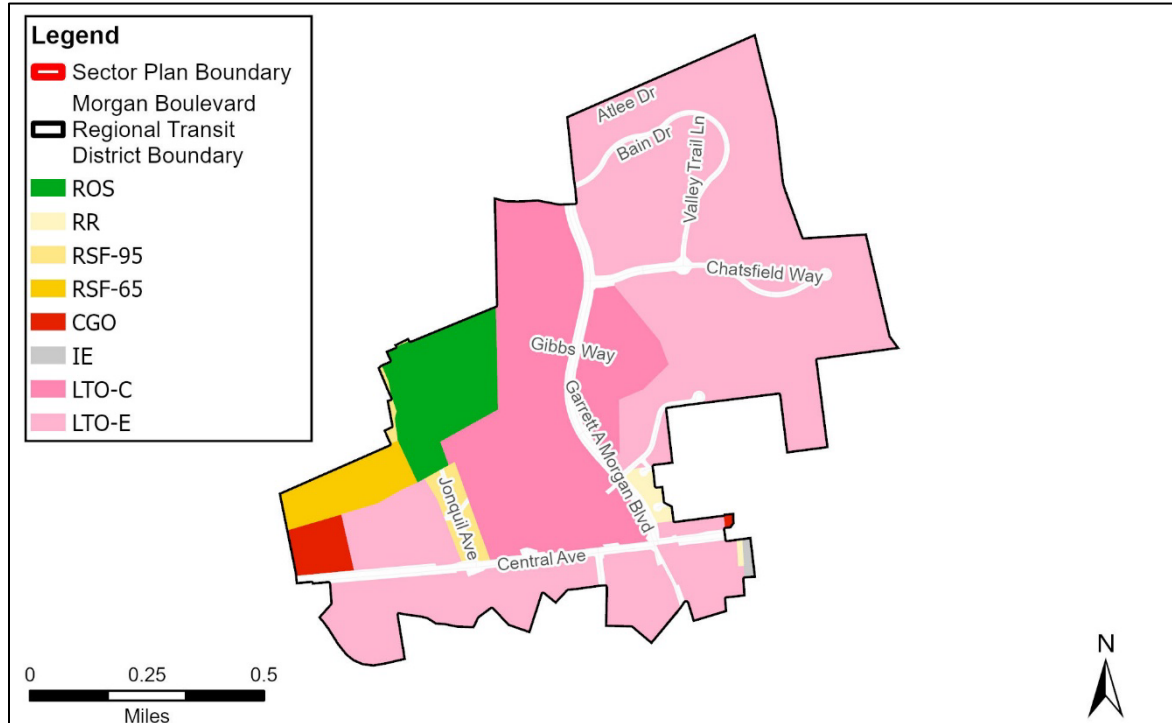
RTO-L-C

Other

LCD

Morgan Boulevard Regional Transit District

Map 4. Existing Zoning



Map 5. Proposed Zoning

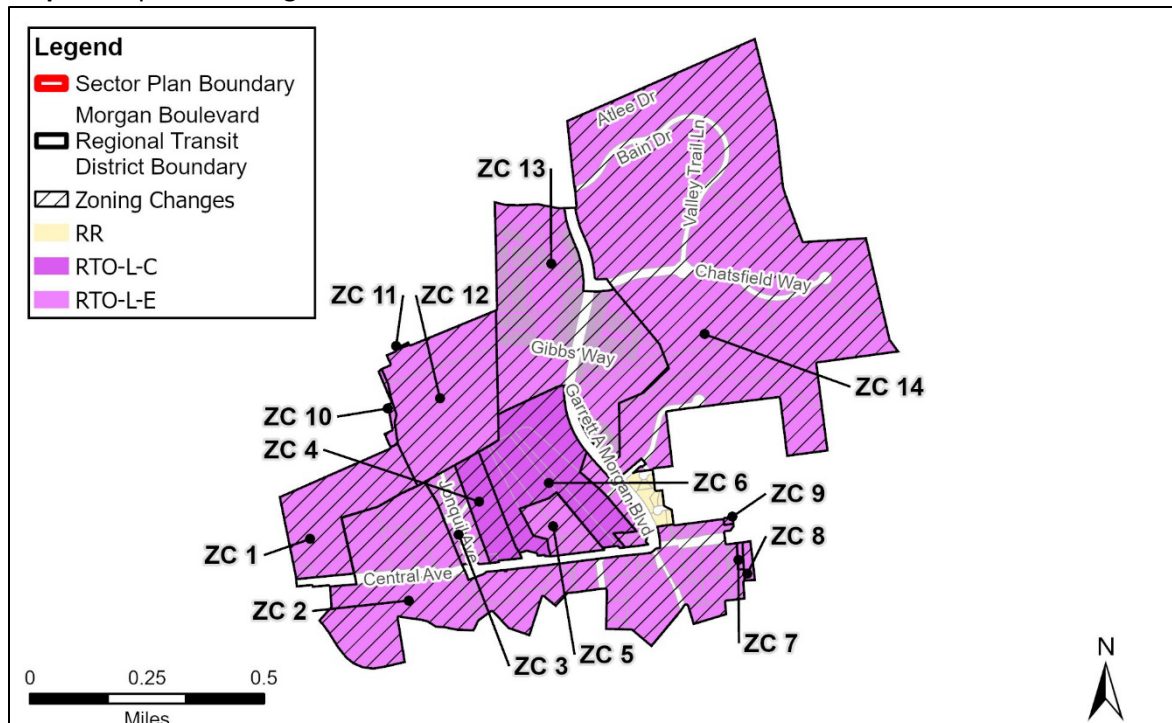
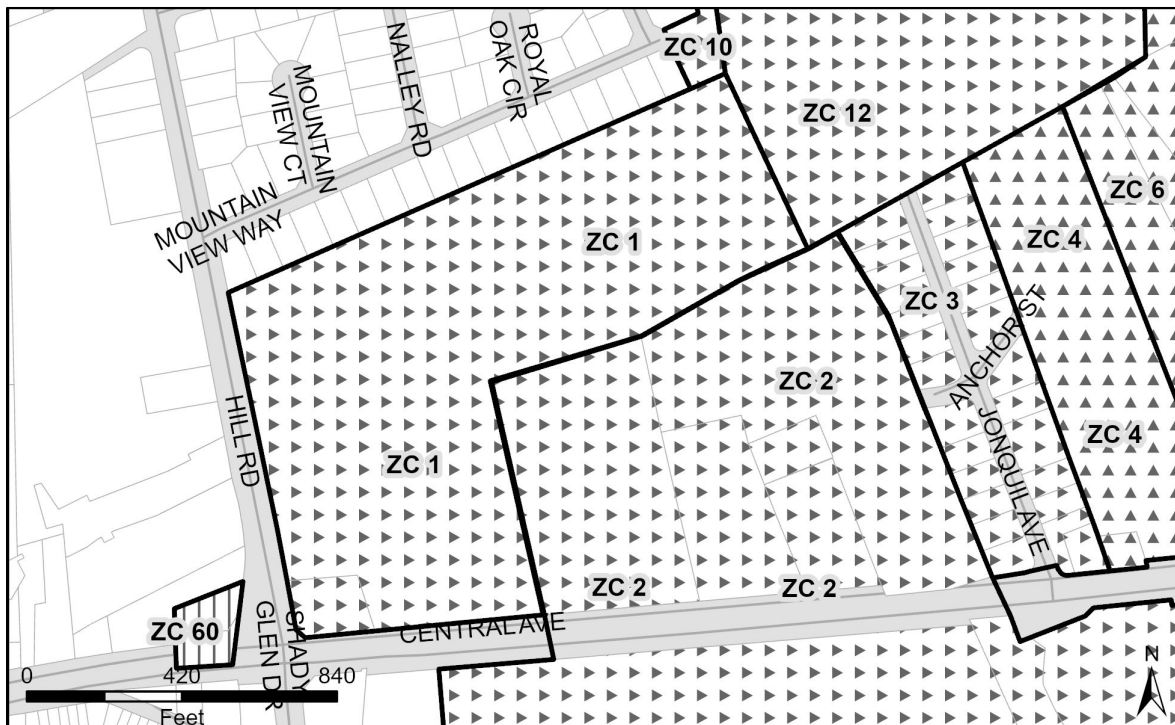


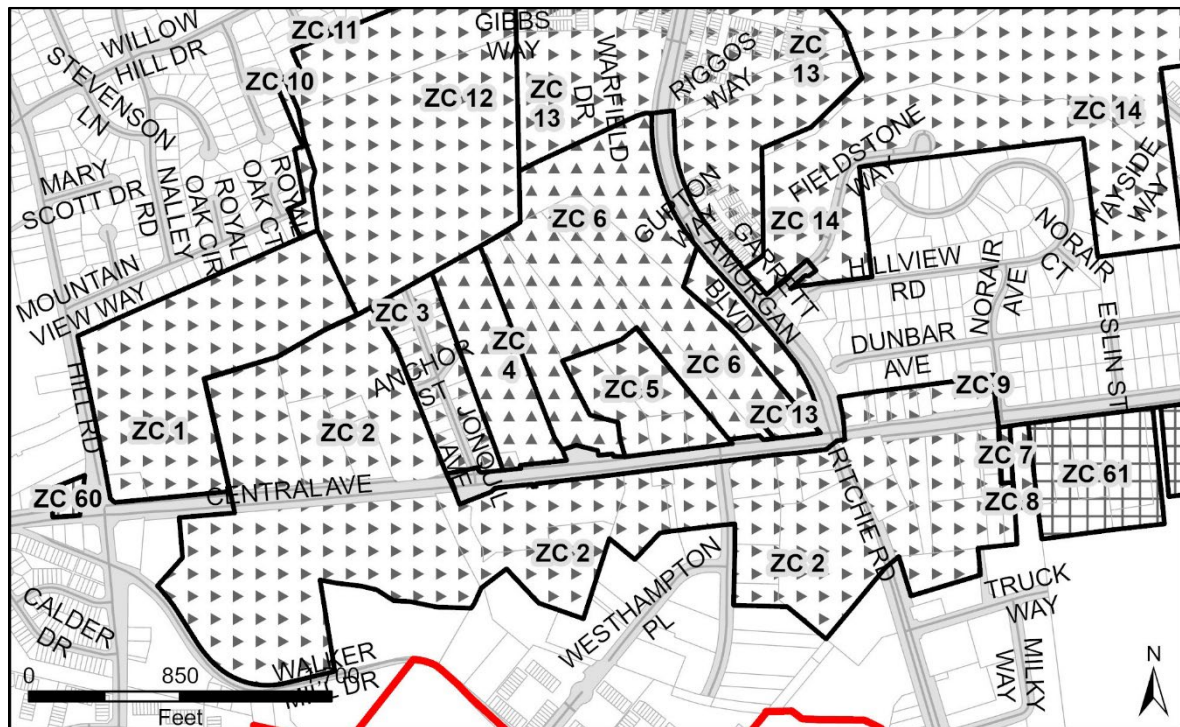
Table 4. Morgan Boulevard Zoning Changes

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 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		
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. 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.						
Tax Accounts						
2110575, 2119295, 2119303						



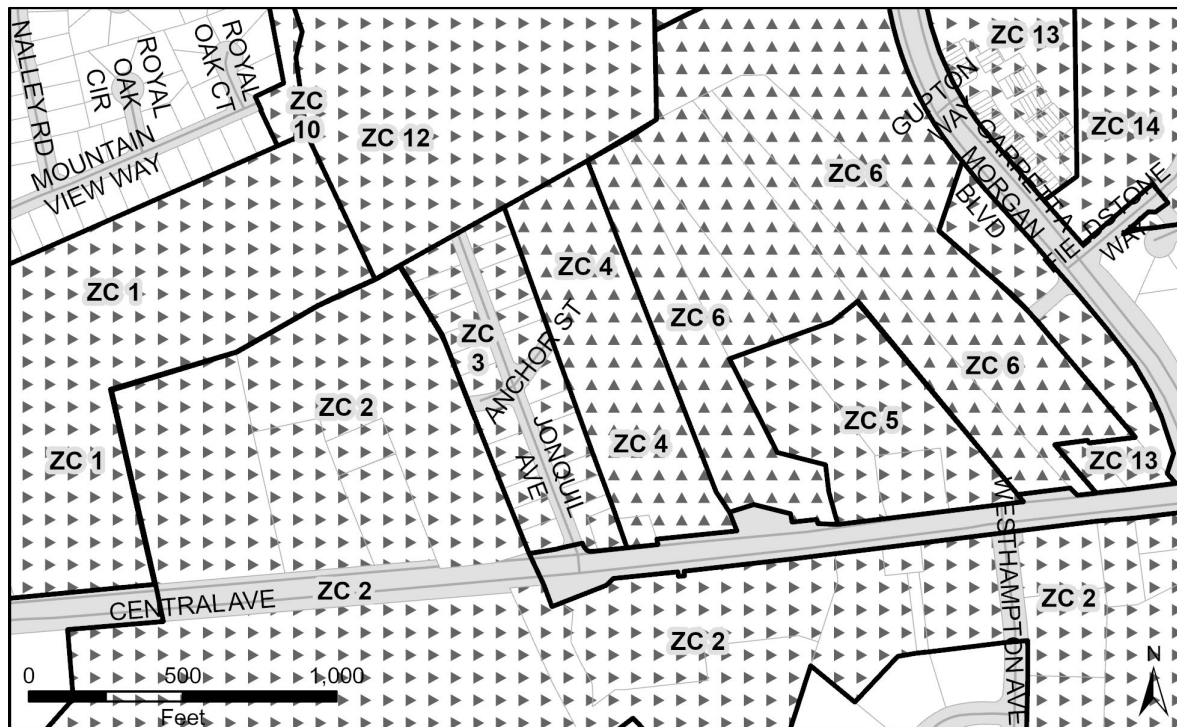
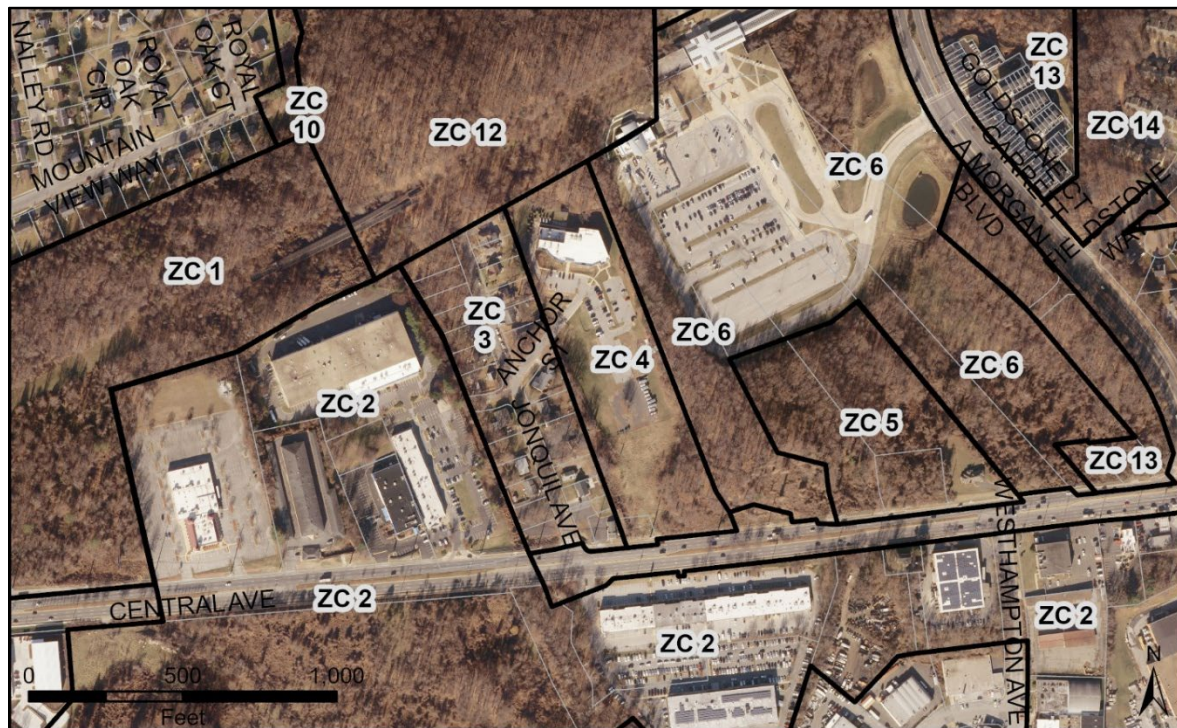
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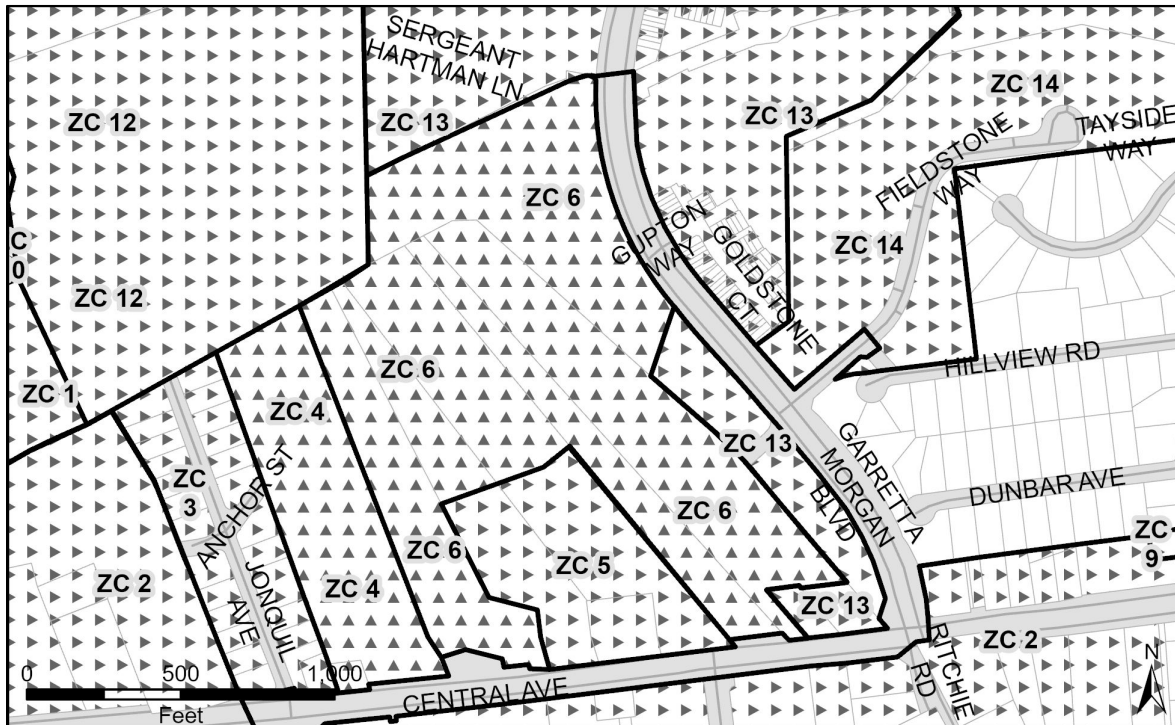
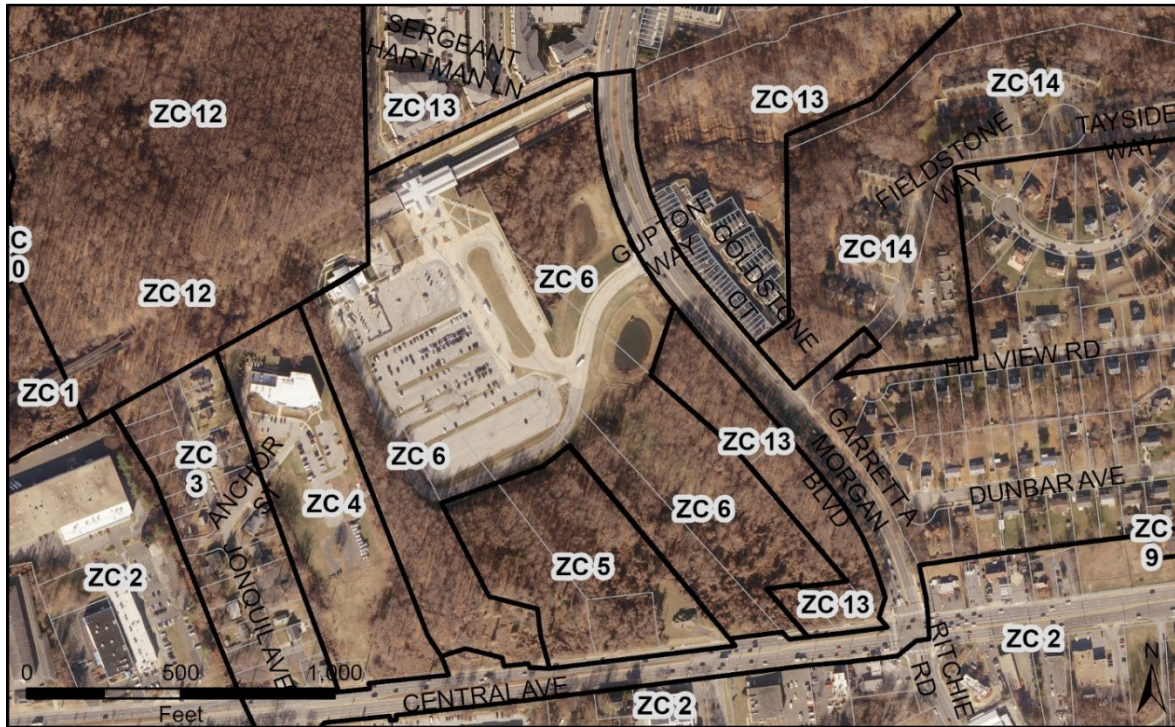
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Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 4	LTO-C	RTO-L-C	9.10 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201SE07, 201SE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
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. 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.						
Tax Accounts						
1992460, 5705881, 1992619						

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		
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. 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.						
Tax Accounts						
2034700, 2034692, 2071413						



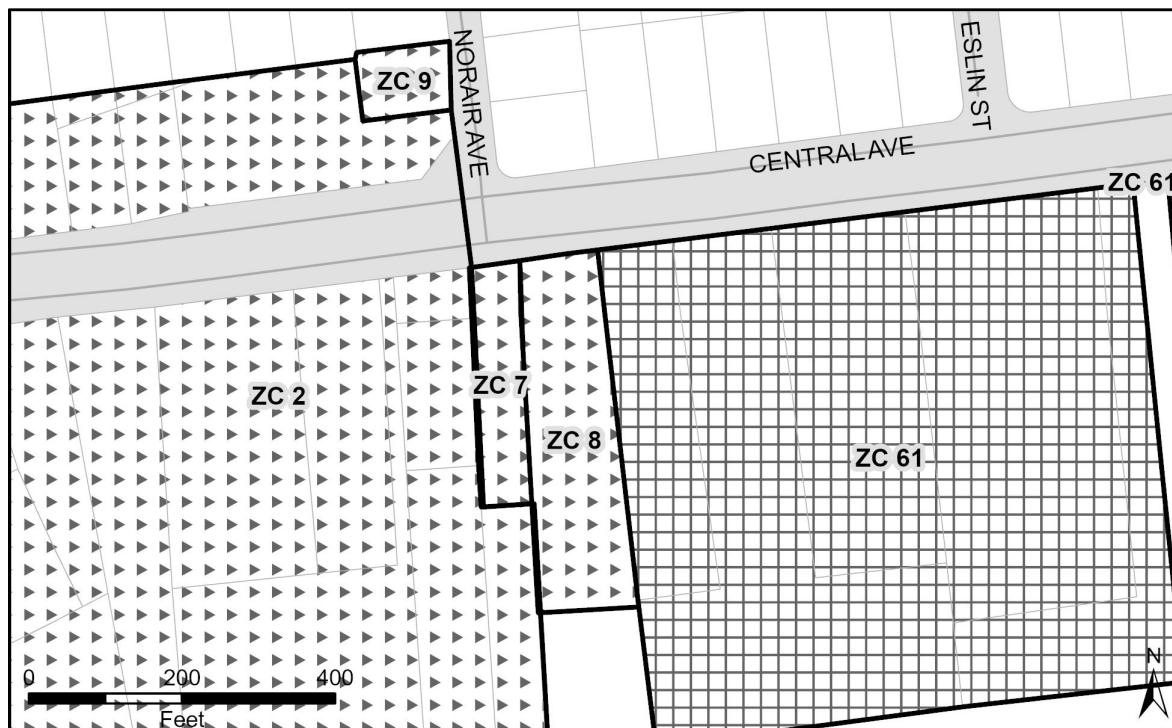
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 6	LTO-C	RTO-L-C	35.94 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07, 201SE07
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
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.						
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.						
Tax Accounts						
2084085, 3377041, 3434446, 3428463, 2035038, 3513280						



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		
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. 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.						
Tax Accounts 1445972						

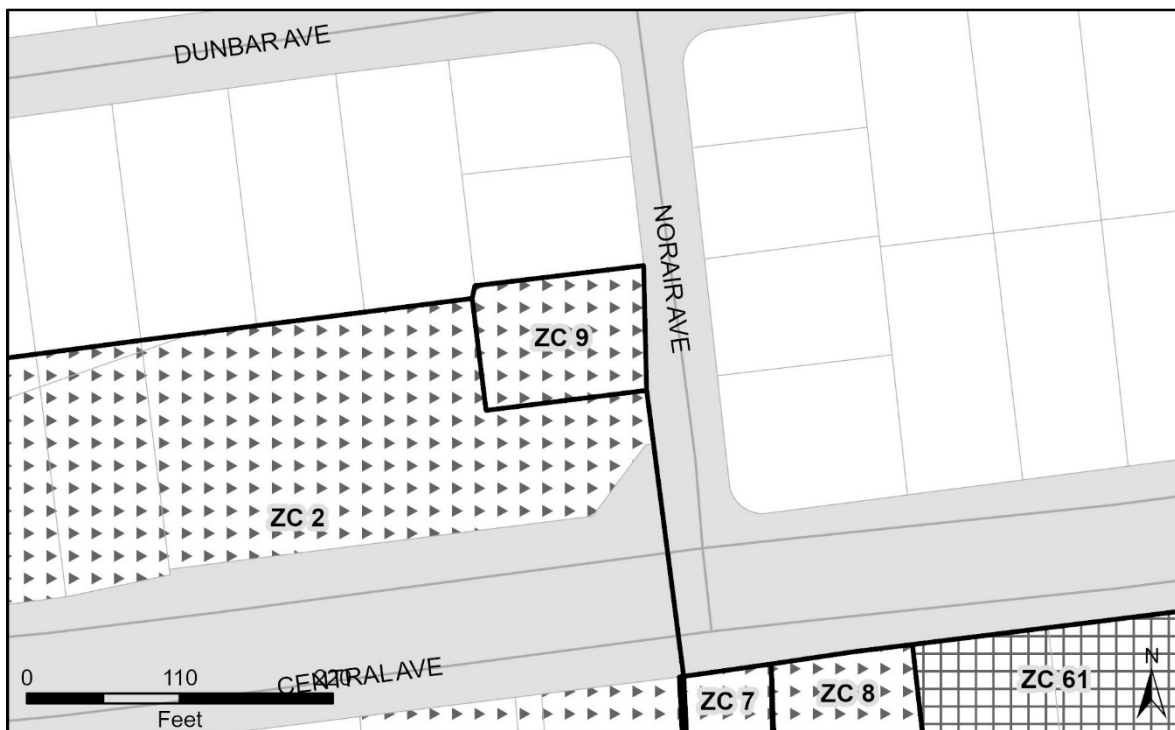
Zoning Change 8 (ZC 8): IE to RTO-L-E

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		
Justification: The transit boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the RR Zone. 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.						
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		
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. 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.						
Tax Accounts						
2073336						



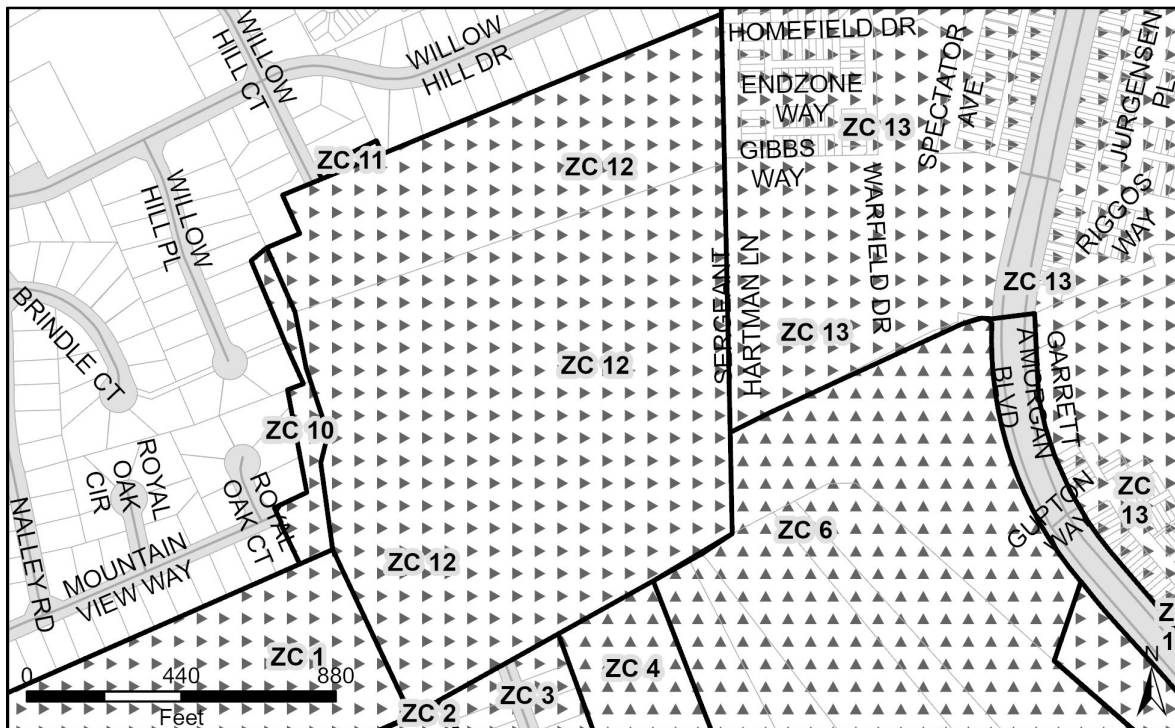
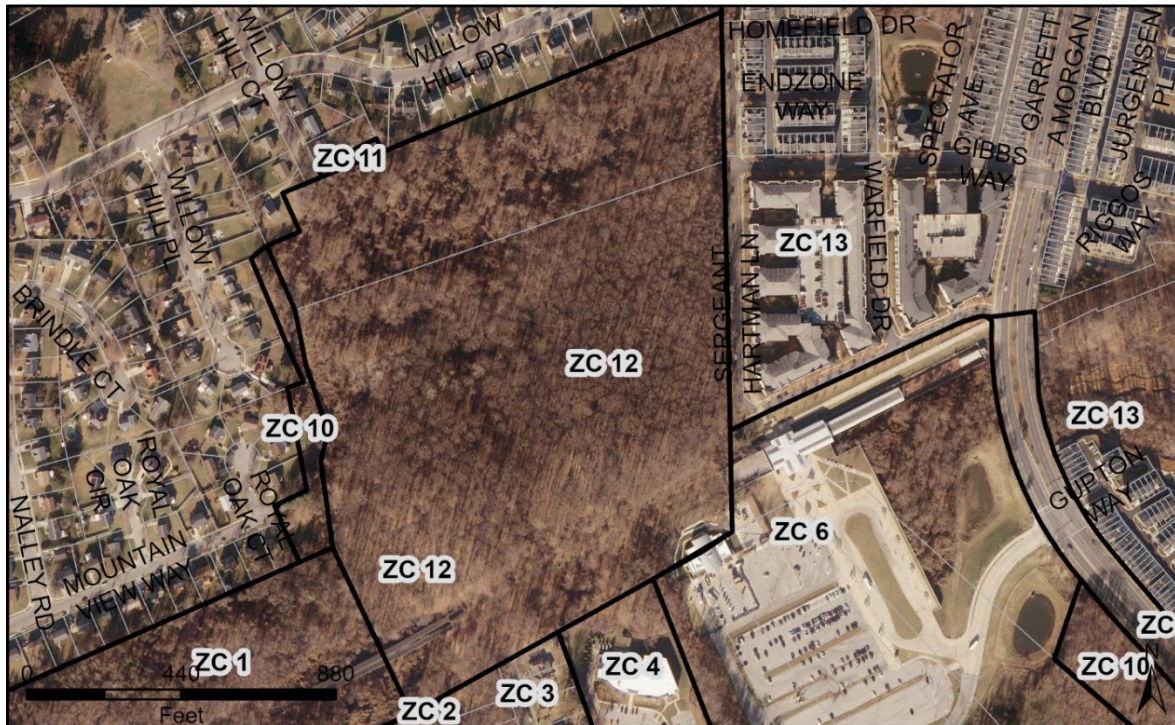
Zoning Change 10 (ZC 10): RSF-95 to RTO-L-E

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		
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. 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.						
Tax Accounts						
2108397, 1996735						

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		
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. 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.						
Tax Accounts						
1996677						

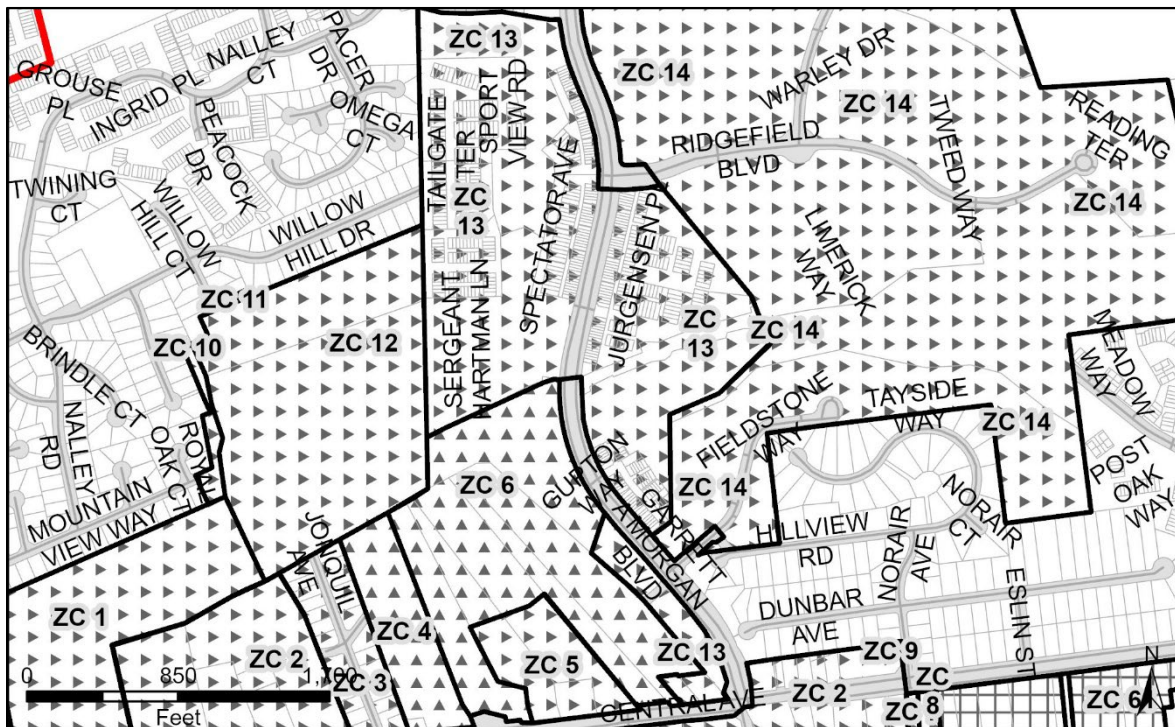
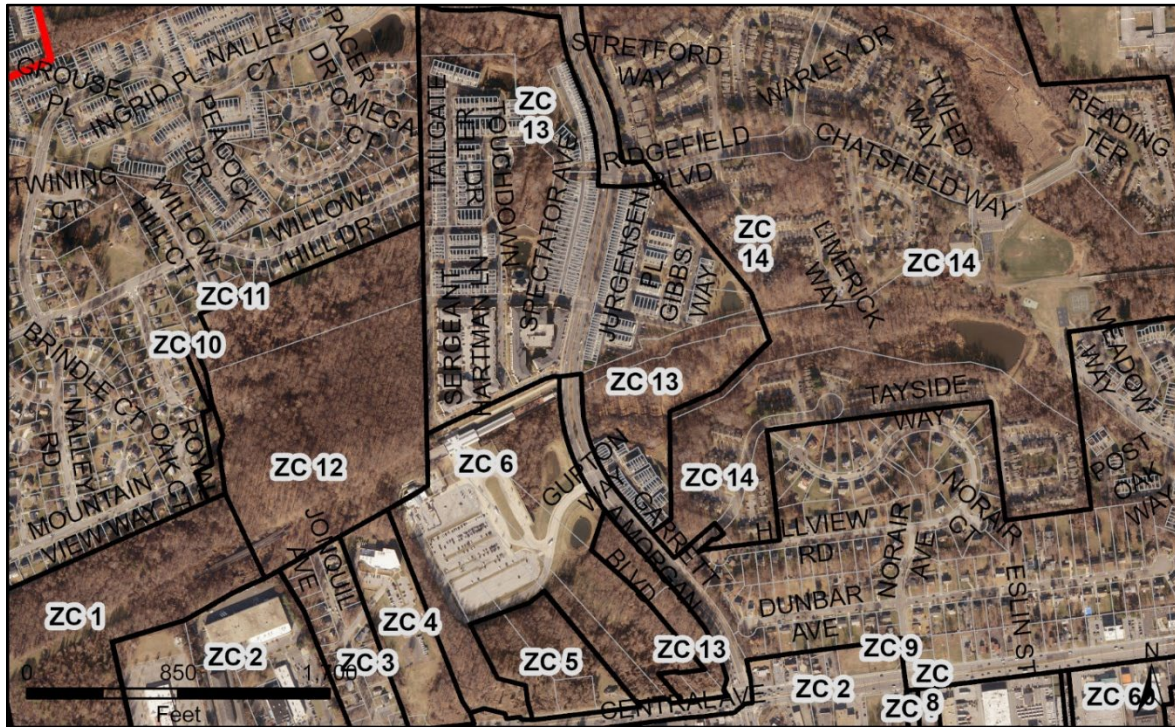
Zoning Change 12 (ZC 12): ROS, LTO-E to RTO-L-E

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		
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. 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.						
Tax Accounts						
2063790, 2063808, 2063816						

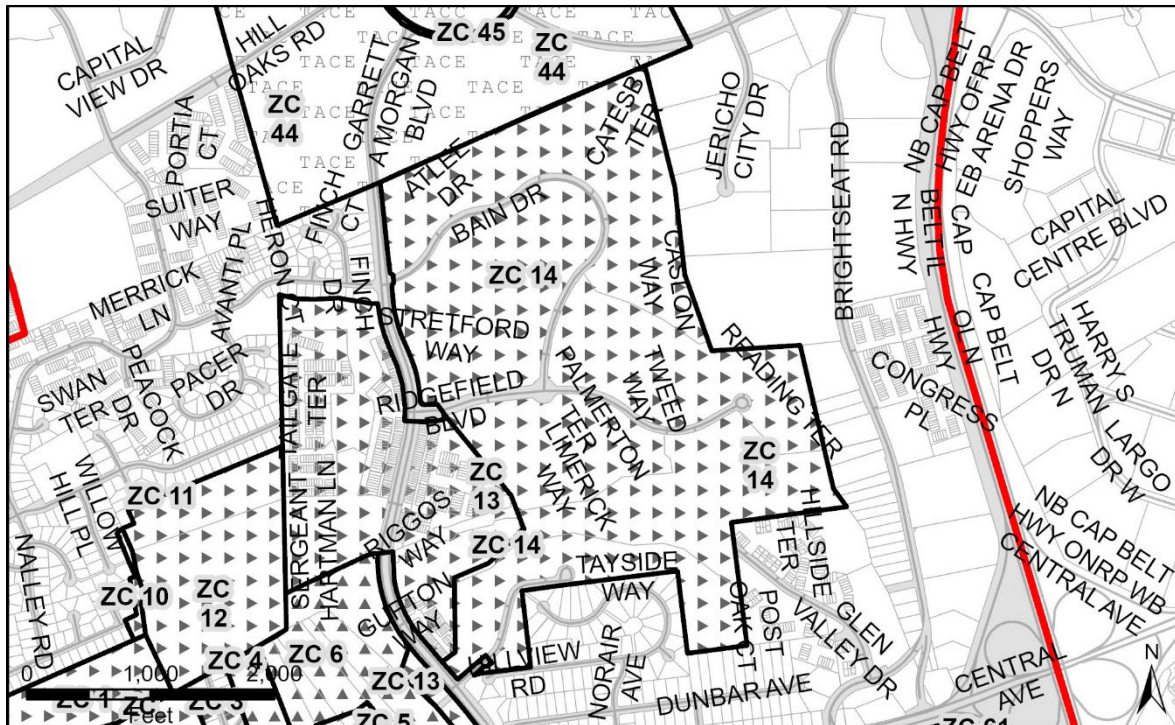
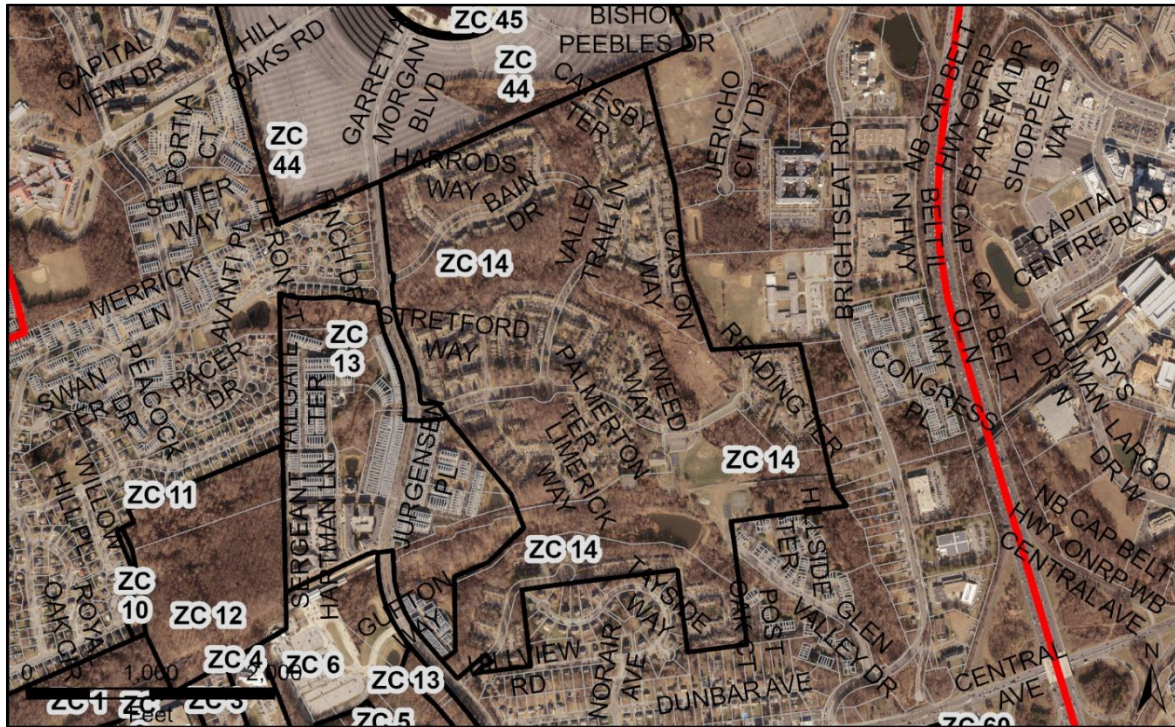


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 13	LTO-C	RTO-L-E	75.14 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	201NE07
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
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. 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.						
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

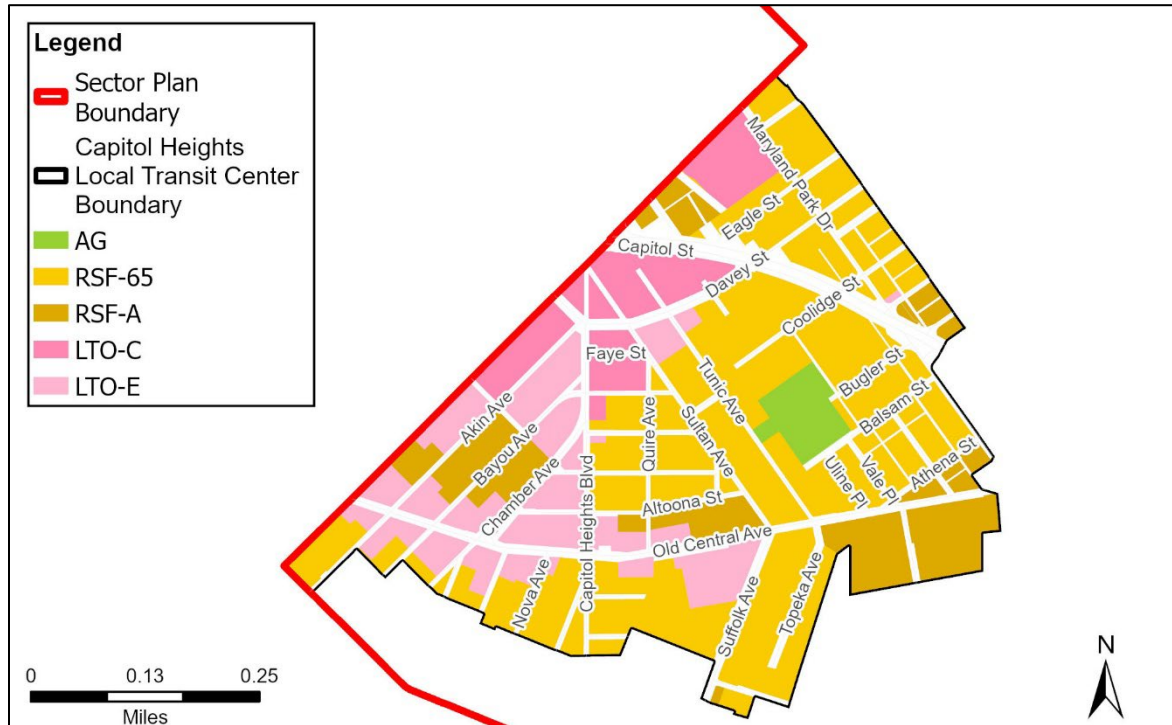


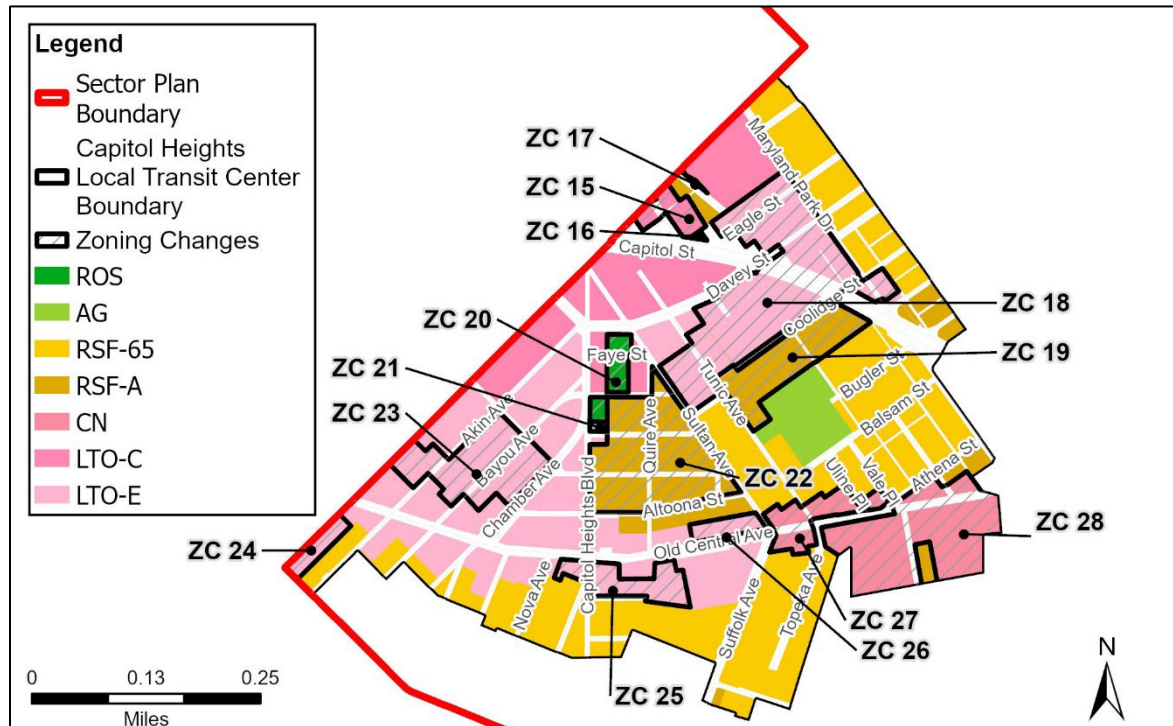
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 14	LTO-E	RTO-L-E	217.38 Acres	Morgan Boulevard	LU 1, LU 2, LU 6, LU 8, EP 6, HN 11, HN 12, HC 13, PF 16	202NE08
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
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. 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.						
Tax Accounts						
2748457, 2748465, 2819902, 2748440, 3683059, 2748432, 2811289, 2748424, 2748408						



Capitol Heights Local Transit Center

Map 6. Existing Zoning



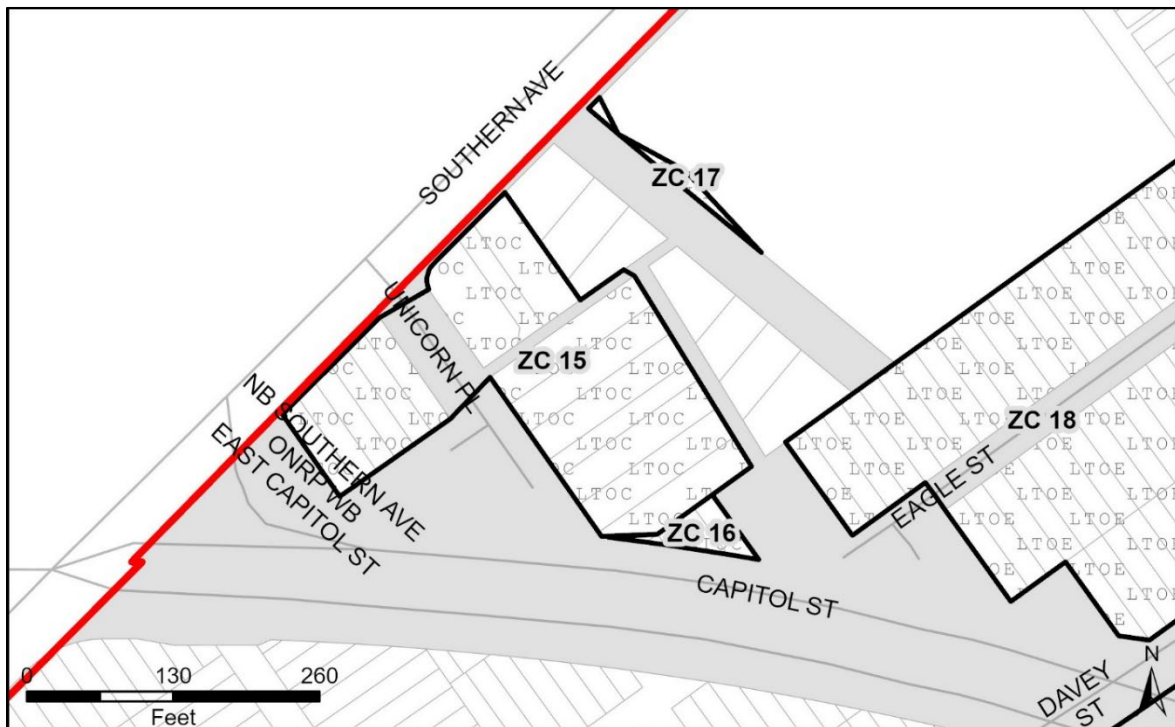
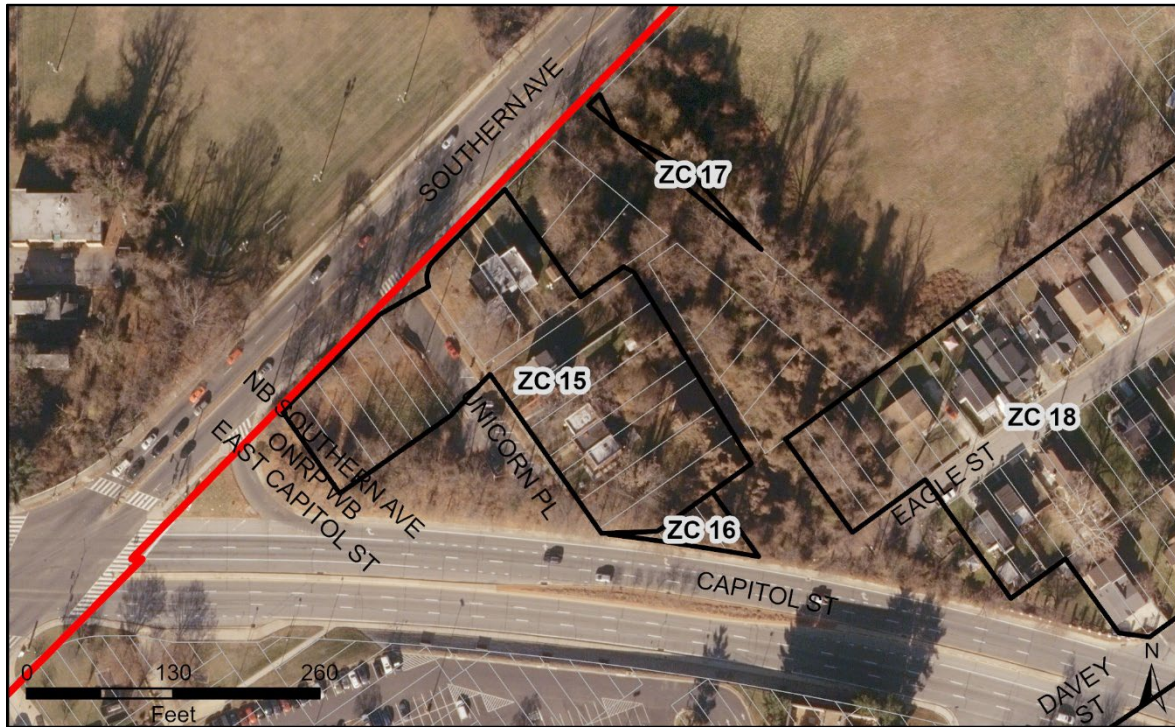
Map 7. Proposed Zoning**Table 5. Capitol Heights Zoning Changes**

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

[illegible]

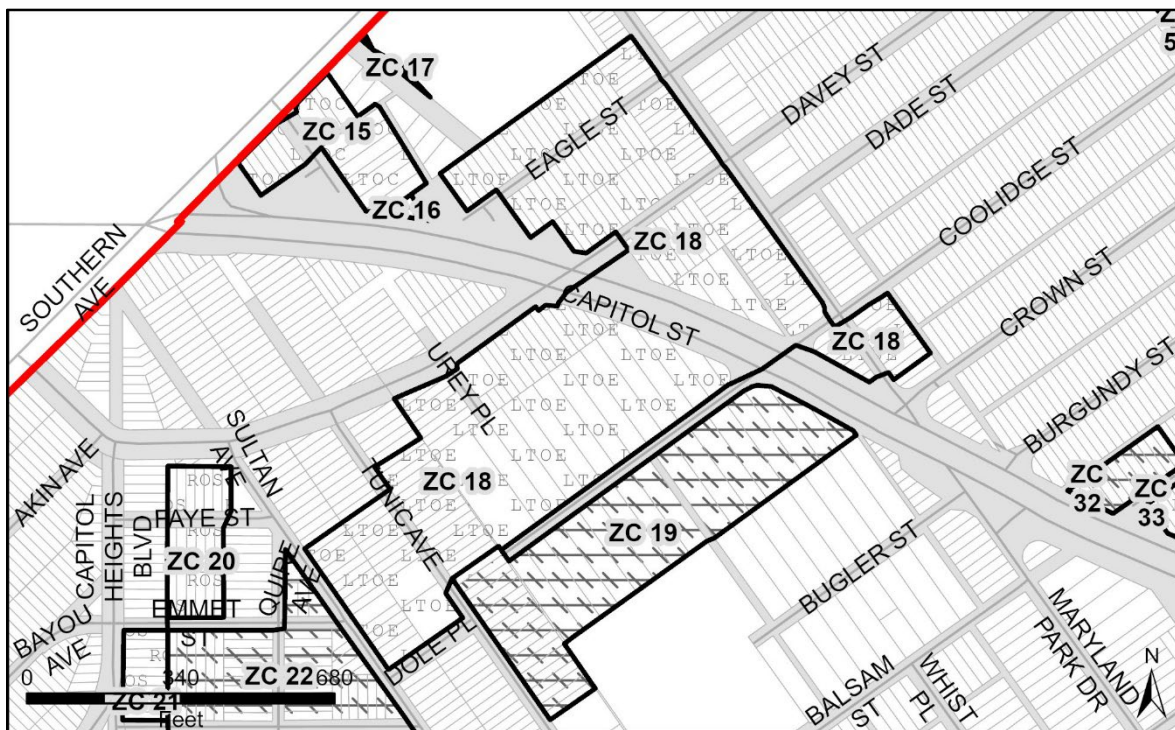
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 16	RSF-65	LTO-C	0.06 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201NE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
Justification: The plan recommends rezoning to the LTO-C Zone to incentivize business development and allow people to live and work near transit. 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.						
Tax Accounts						
1994664						

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		
Justification: This property is within the Capitol Heights Center and contains Watts Branch, a tributary of the Anacostia River. 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.						
Tax Accounts						
2035160						



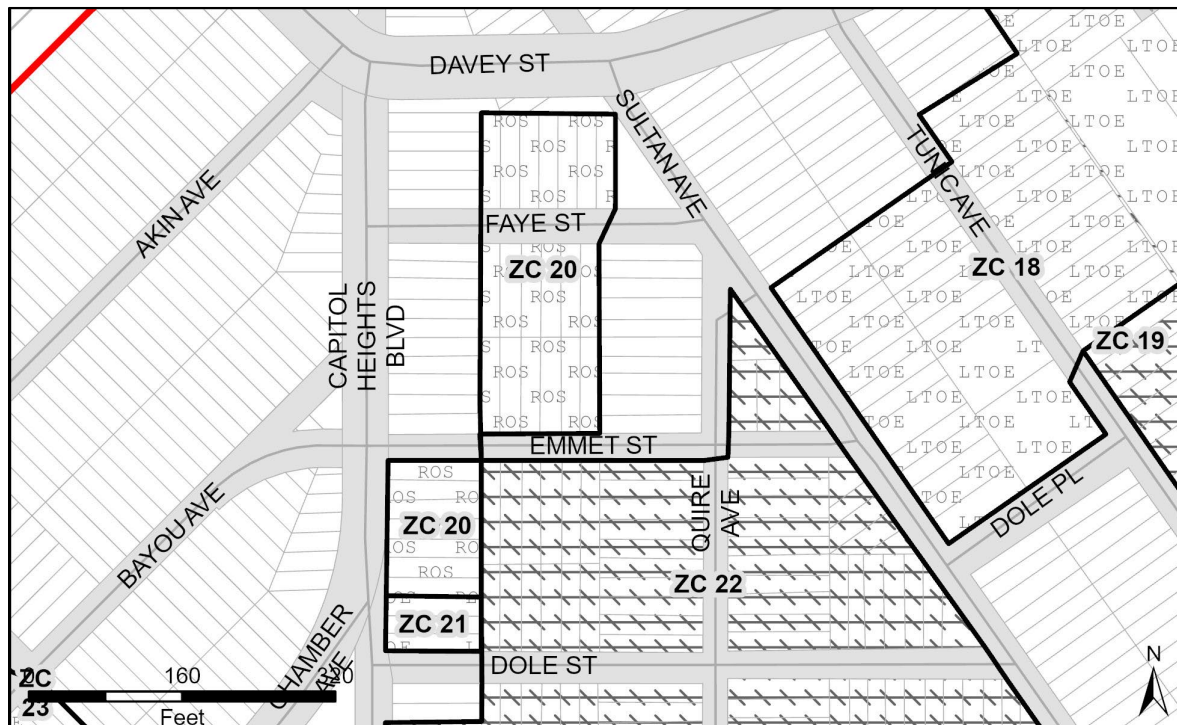
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 18	RSF-65	LTO-E	14.78 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201NE05, 201SE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				Yes		
Justification: 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. 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.						
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 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		
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. 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.						
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 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			
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. 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.						
Tax Accounts						
2010130, 2015097, 2010148, 2008407, 2039758, 2119238, 2011328, 1984533, 2037349, 2000834						

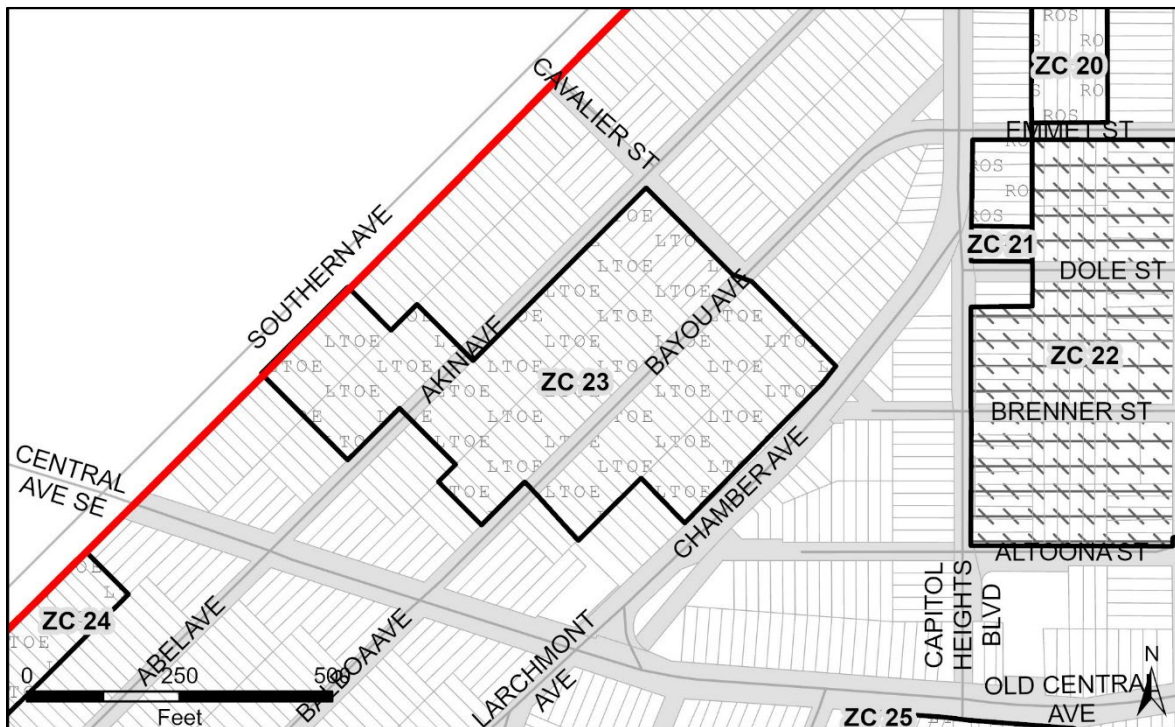
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 21	RSF-65	LTO-E	0.13 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 9, HN 11, HN 13	201SE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				Yes		
Justification: The plan 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. 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.						
Tax Accounts						
2095180						



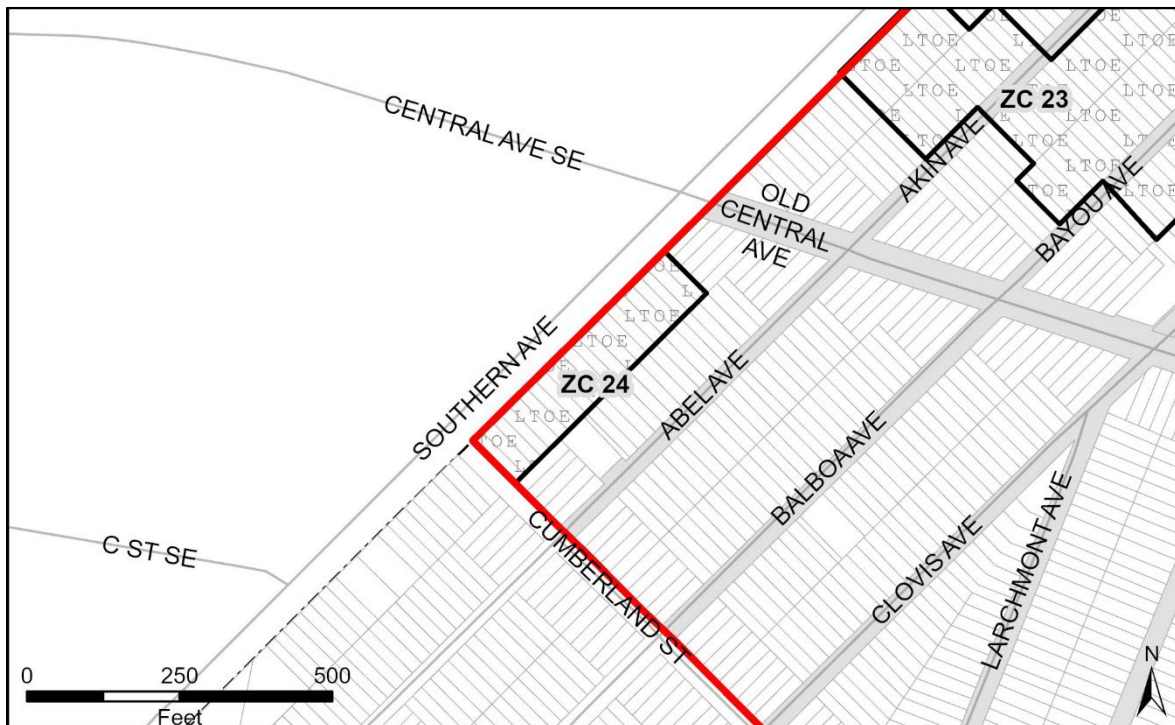
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 22	RSF-65	RSF-A	9.71 Acres	Capitol Heights	LU 9, HN 13, HD 6	201SE05
Future Land Use			Residential Medium-High			
Does the rezoning create nonconformance?			No			
Justification: This area is 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. 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.						
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 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		
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. 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.						
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						

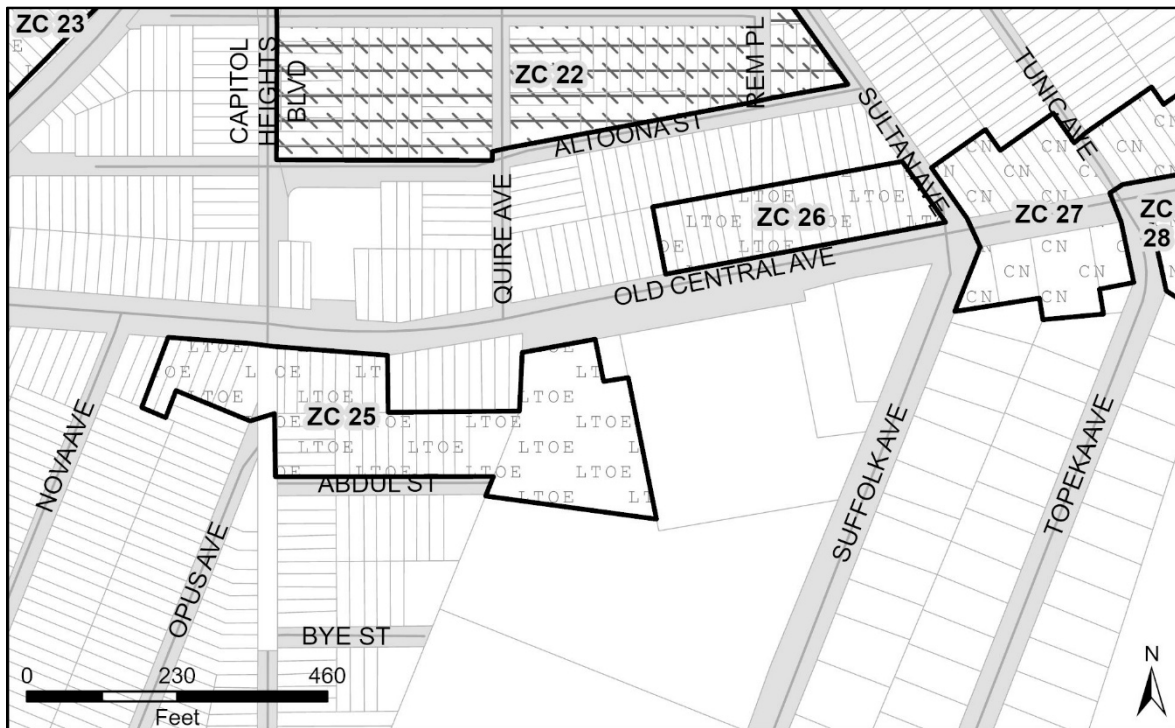


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 24	RSF-65	LTO-E	0.99 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 11, EP 8, HN 13	201SE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
Justification: The properties 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. 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.						
Tax Accounts						
2000966, 2063253, 2048858, 2012532, 5697175, 5697186, 5697197, 5697200, 5697211, 5697222, 1998046, 5697142, 5697153, 5697164						



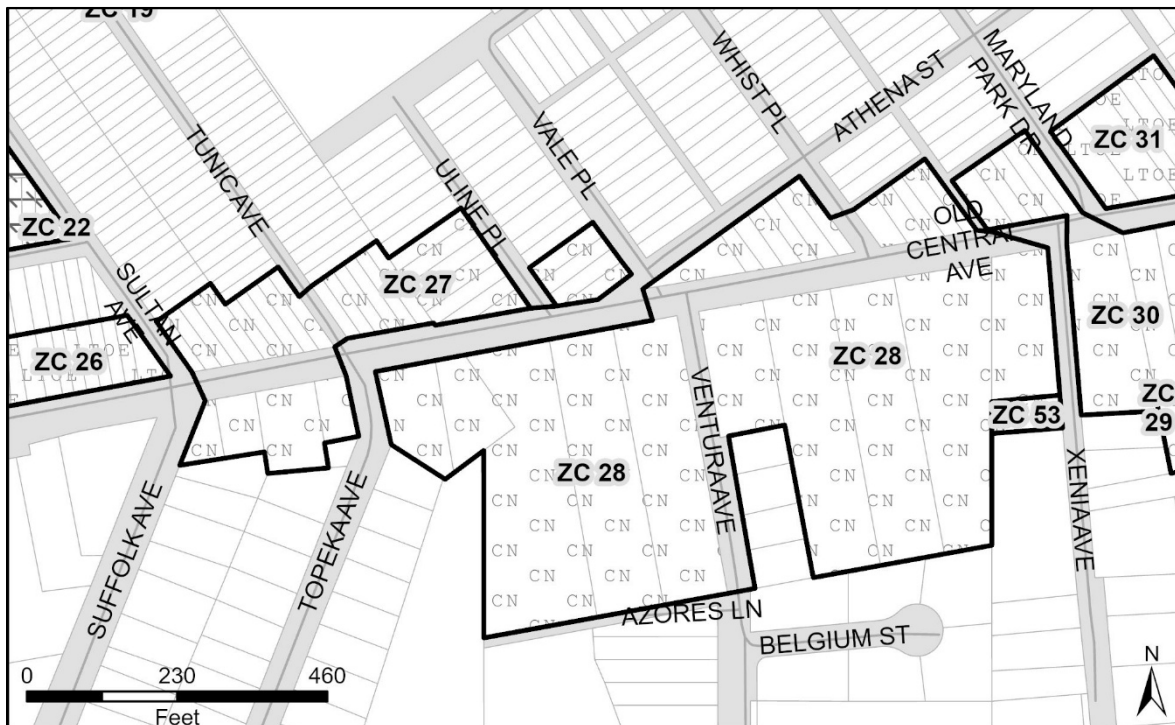
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 25	RSF-65	LTO-E	2.69 Acres	Capitol Heights	LU 1, LU 2, LU 6, LU 11, EP 8, HN 13	201SE05
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				Yes		
Justification: These 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. 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.						
Tax Accounts						
2110542, 2038263, 2037778, 2016855, 2077600, 1992353, 1992346, 2000800, 2082535, 2000792						

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		
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. 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.						
Tax Accounts						
2068427, 2003333, 2080166, 2038453, 2045508, 2000859						



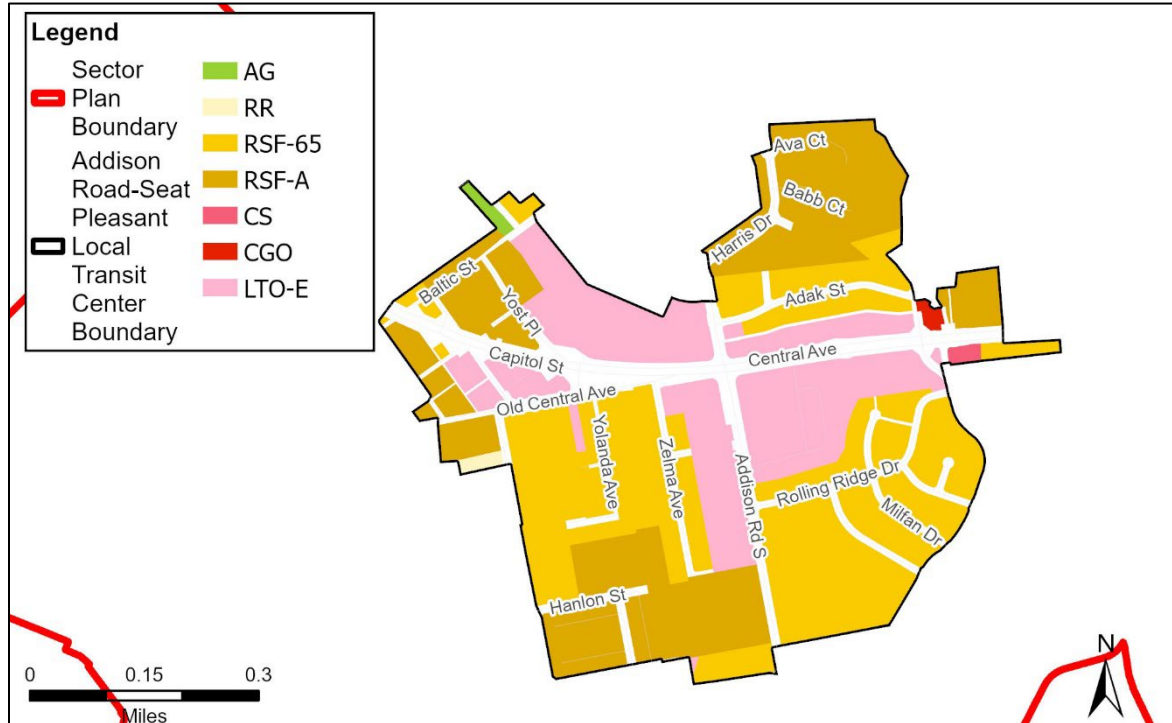
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 27	RSF-65	CN	2.26 Acres	Capitol Heights	LU 11, EP 8, HN 14	201SE05
Future Land Use				Commercial		
Does the rezoning create nonconformance?				No		
Justification: The properties are within 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. 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.						
Tax Accounts						
2081347, 2076487, 1993443, 2015568, 2011617, 2063063, 2055952, 2055960, 2034379, 1992015, 2095149, 2005403, 2005395, 2036119, 2114767, 2105906						

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			
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. 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.						
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

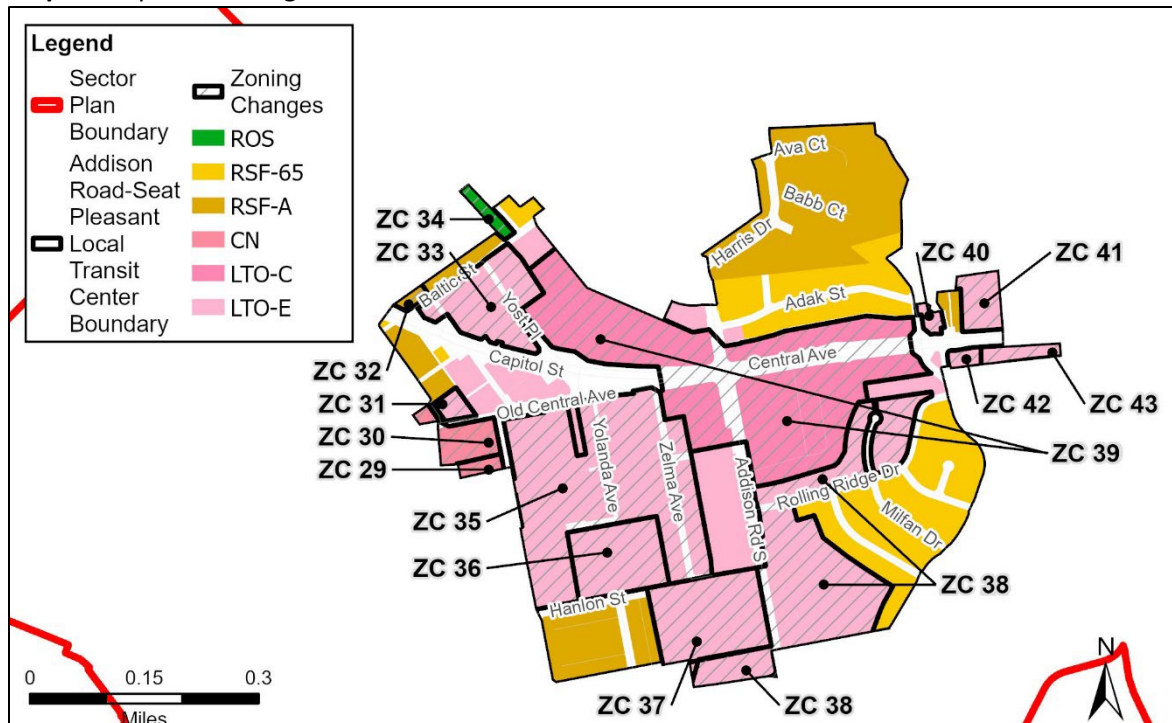


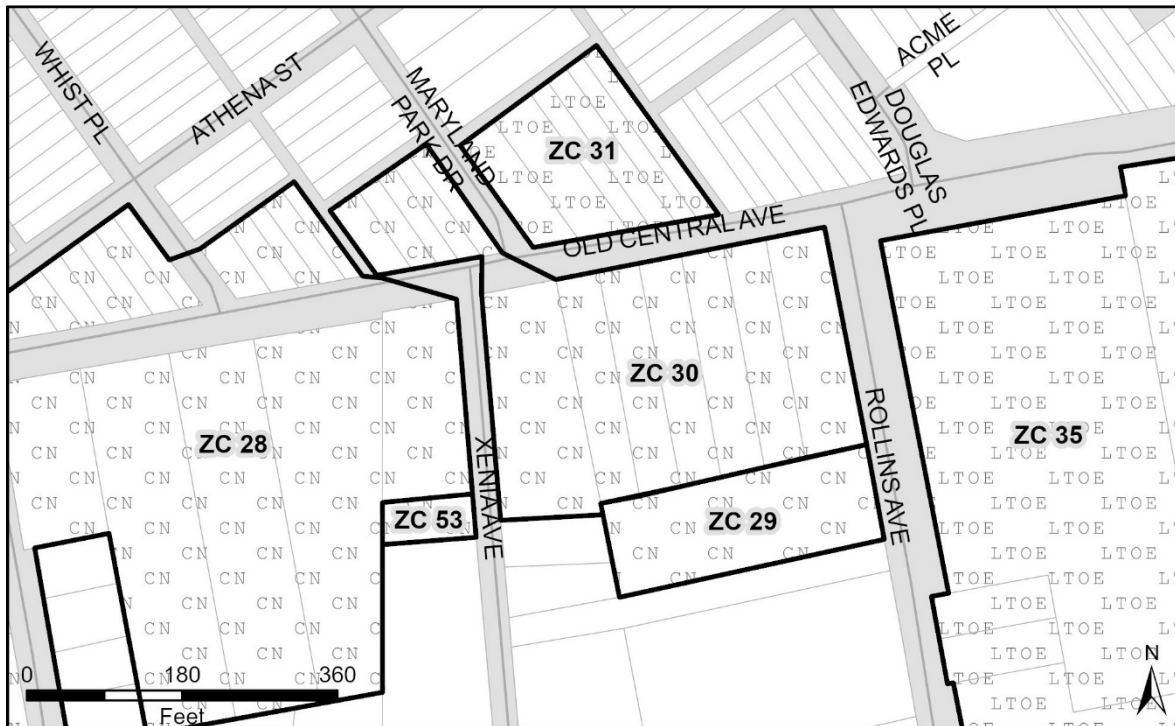
Table 6. Addison Road-Seat Pleasant Zoning Changes

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

[illegible]

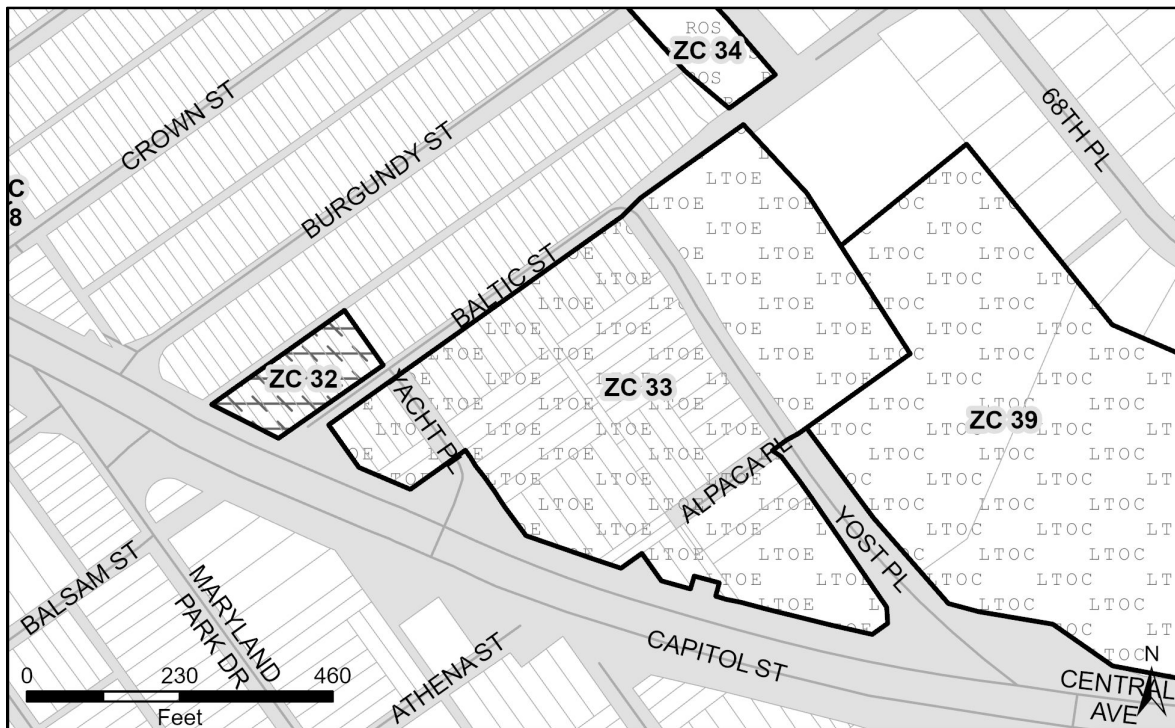
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 30	RSF-A	CN	2.91 Acres	Addison Road-Seat Pleasant	LU 2, LU 6, EP 1, EP 9	201SE05 201SE06
Future Land Use			Commercial			
Does the rezoning create nonconformance?			No			
Justification: The 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. 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.						
Tax Accounts						
2044121, 2044113, 2044105, 2012177, 2012185, 2012136, 2012128, 2012144, 2012169						

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		
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. 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.						
Tax Accounts						
2072692, 2072627, 2072635, 2072213						



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		
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. 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.						
Tax Accounts						
2072270, 2072262, 2072254, 2108934						

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		
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. 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.						
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						



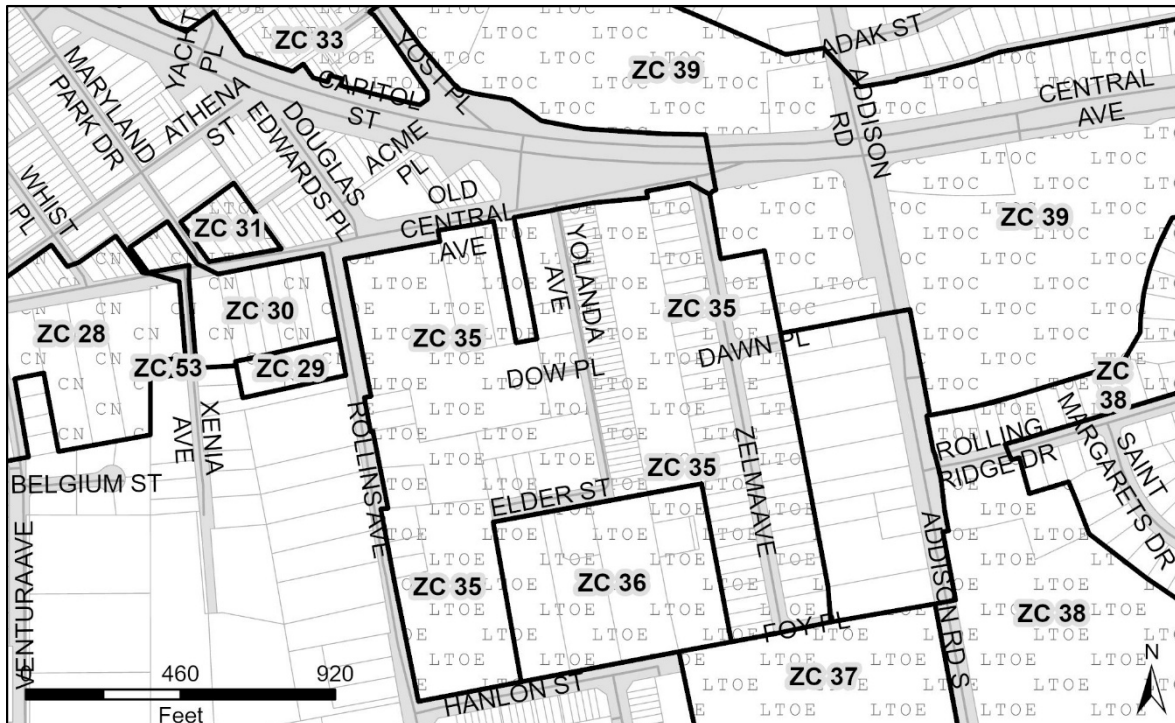
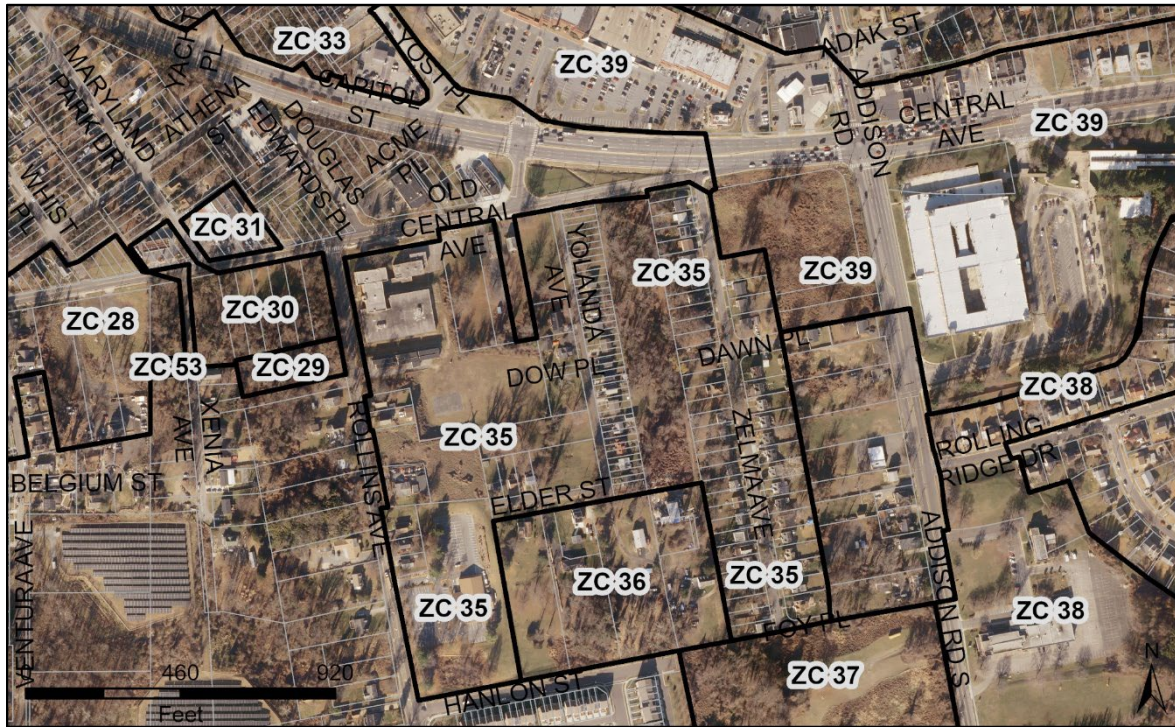
Zoning Change 34 (ZC 34): AG to ROS

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		
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. 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.						
Tax Accounts						
2015998						



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		
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. 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. 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.						
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						

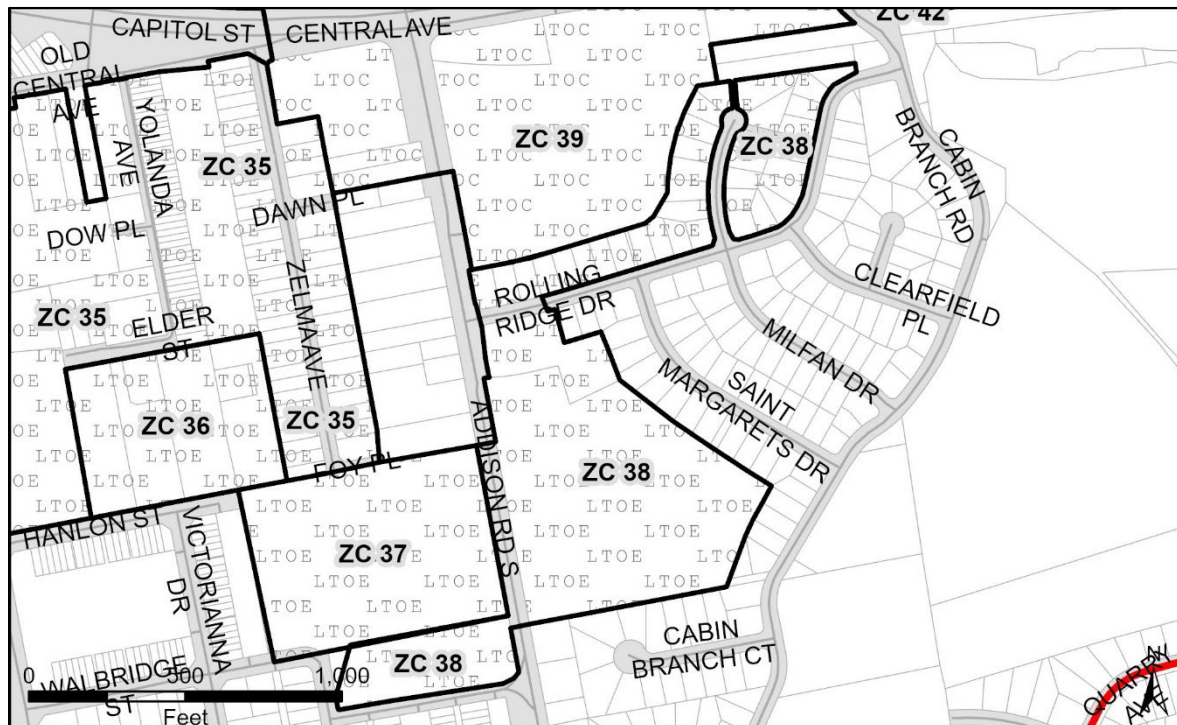
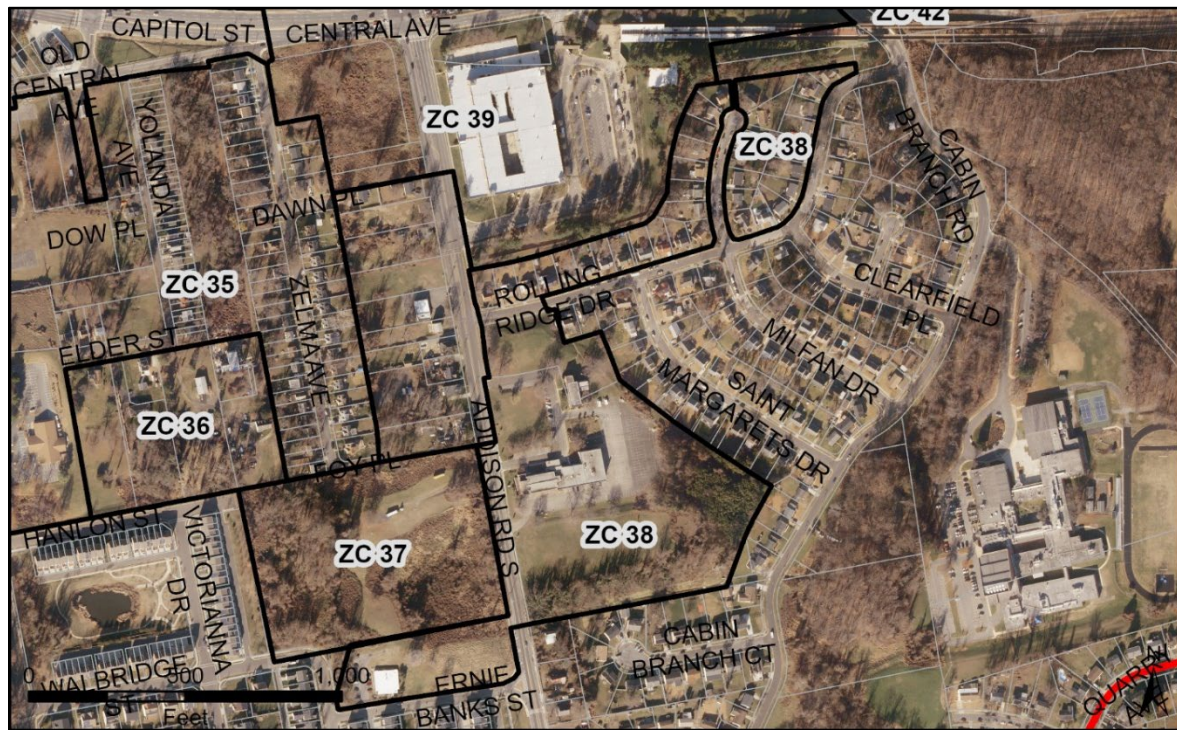
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 36	RSF-A, RSF-65	LTO-E	6.98 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
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. 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.						
Tax Accounts						
2053262, 3015476, 3015468, 2089290, 2032803, 2032811, 2077790						



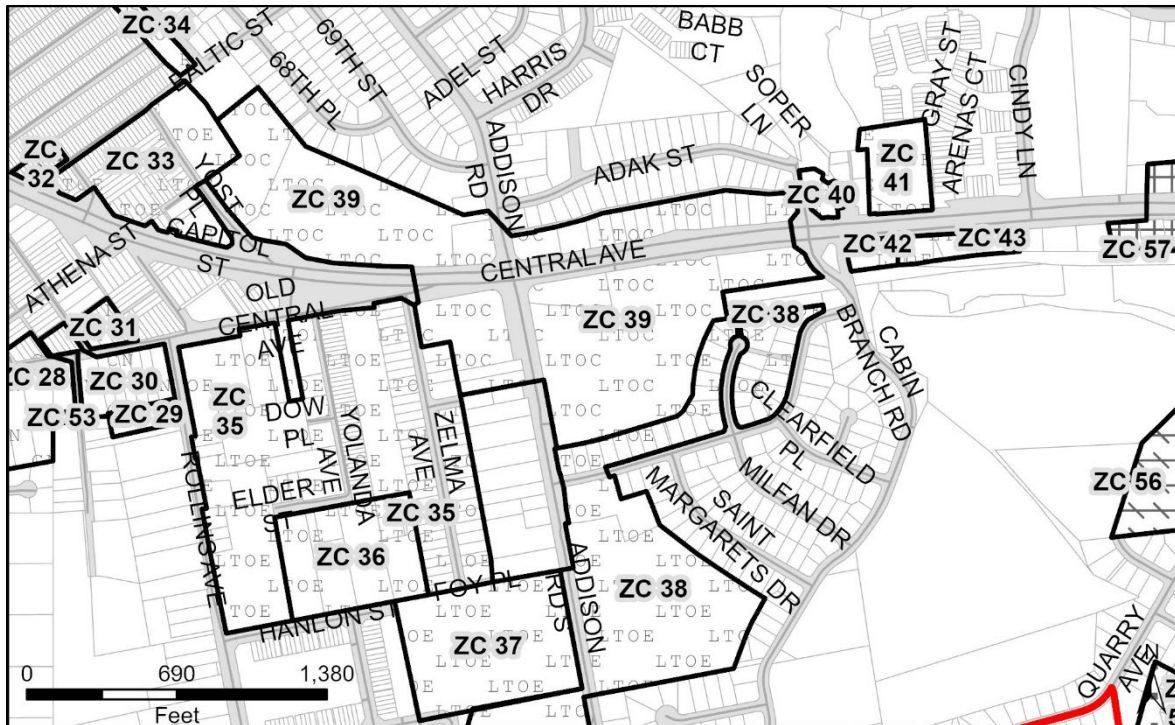
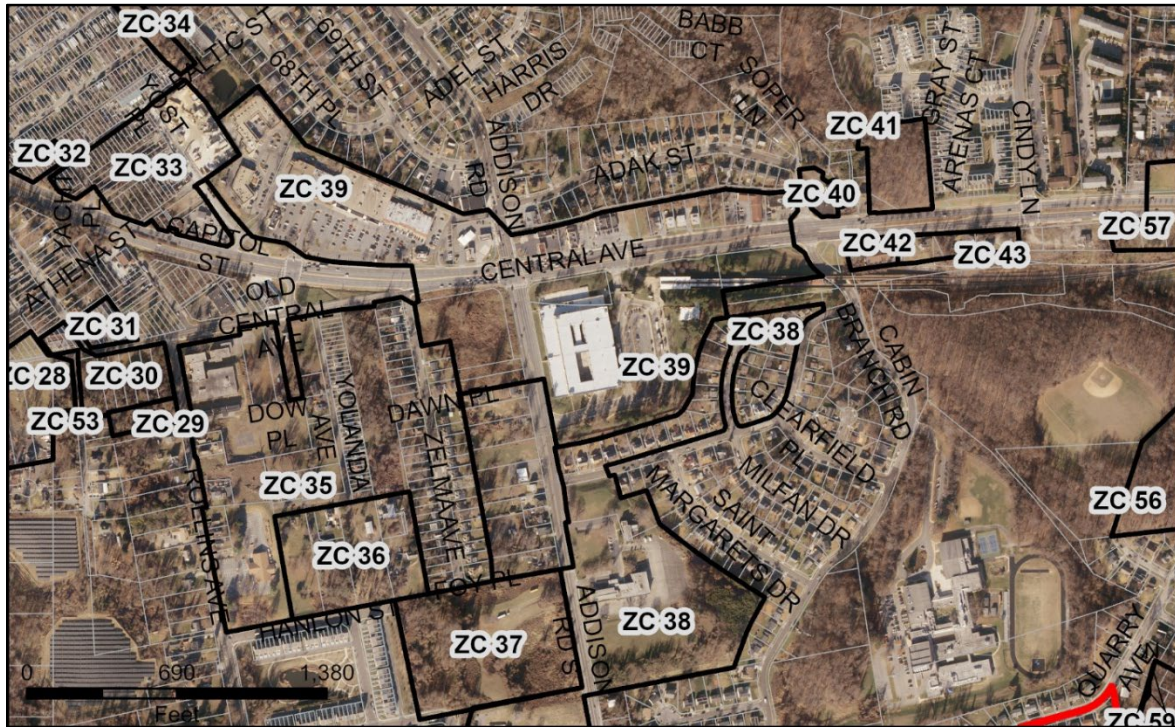
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 37	RSF-A	LTO-E	9.85 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
Justification: 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. 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.						
Tax Accounts						
2056224						



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		
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. 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.						
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 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		
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. 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.						
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						

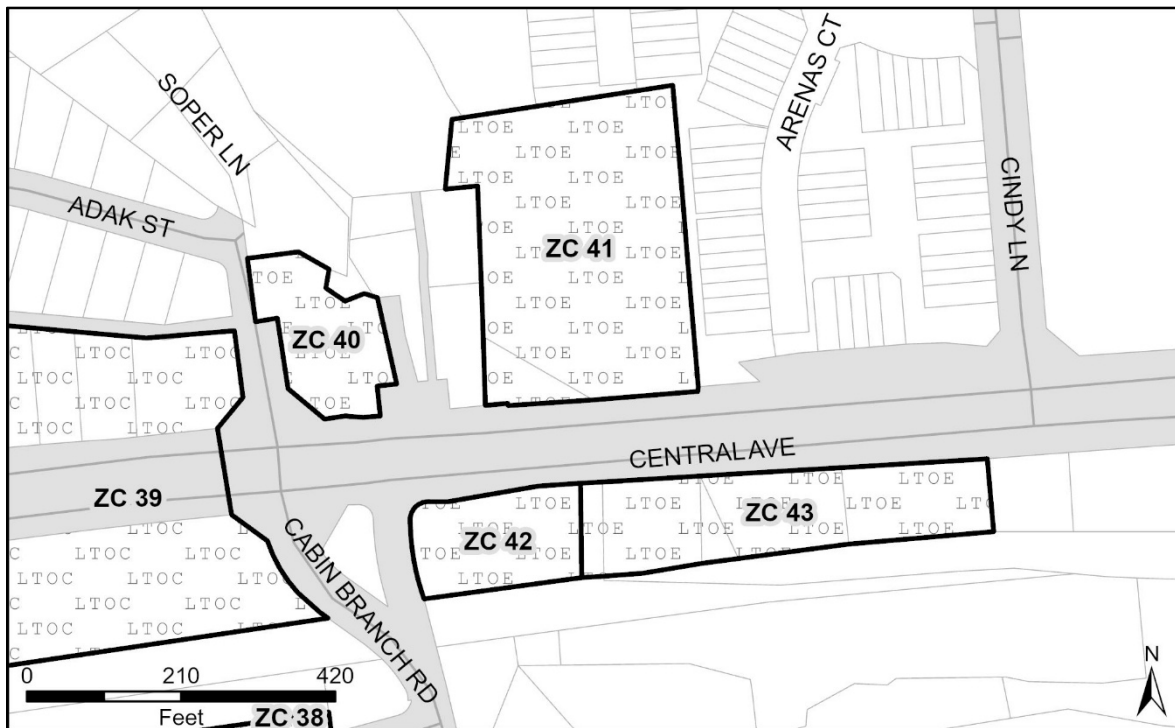


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 40	CGO	LTO-E	0.66 Acres	Addison Road-Seat Pleasant	LU 1, LU 2, LU 6, LU 13, HN 1, HN 2, HN 15	201SE06
Future Land Use				Mixed Use		
Does the rezoning create nonconformance?				No		
Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the CGO Zone. 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. 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.						
Tax Accounts						
2005353						

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		
Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the RSF-A Zone. Proximity to the Addison Road-Seat Pleasant Metro Station makes the properties appropriate for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. 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.						
Tax Accounts						
2058717, 2058709						

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		
Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the CS Zone. 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 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.						
Tax Accounts						
2064426						

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		
Justification: The center boundary shall be extended to include this property and permit rezoning to the LTO-E Zone from the RSF-65 Zone. Proximity to the Addison Road-Seat Pleasant Metro Station makes the properties appropriate for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. 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.						
Tax Accounts						
2112449, 2009504, 2088888, 1993641						



Summerfield Town Center

Map 10. Existing Zoning



Map 11. Proposed Zoning

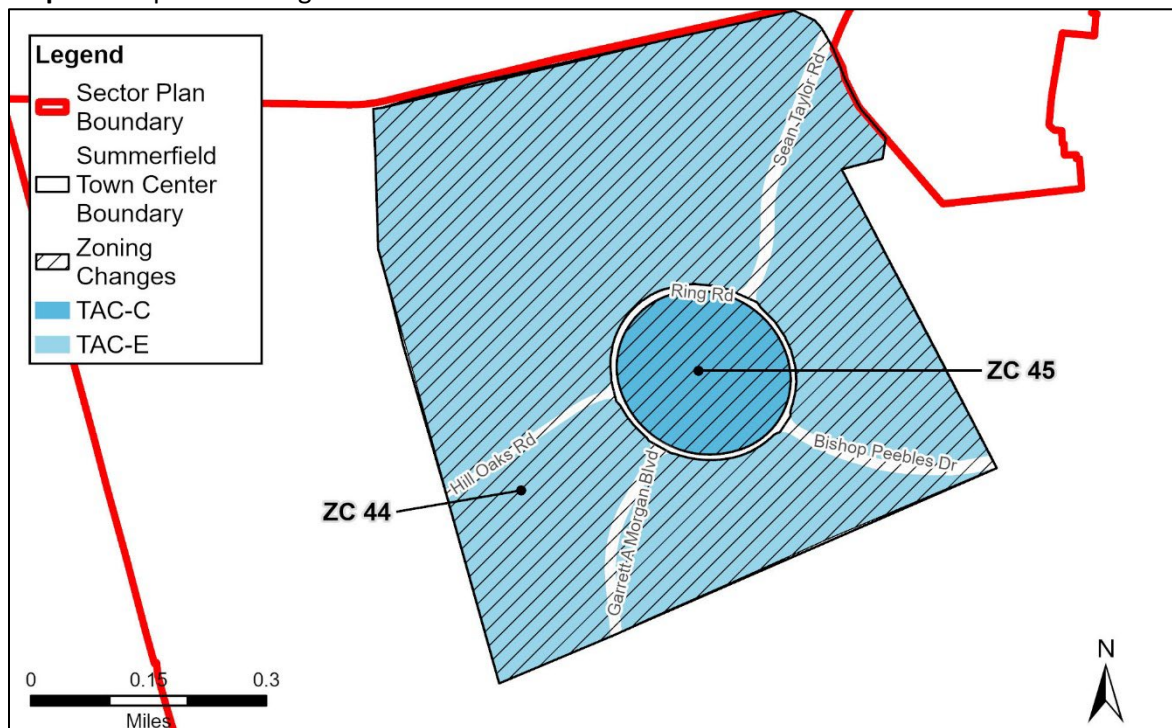
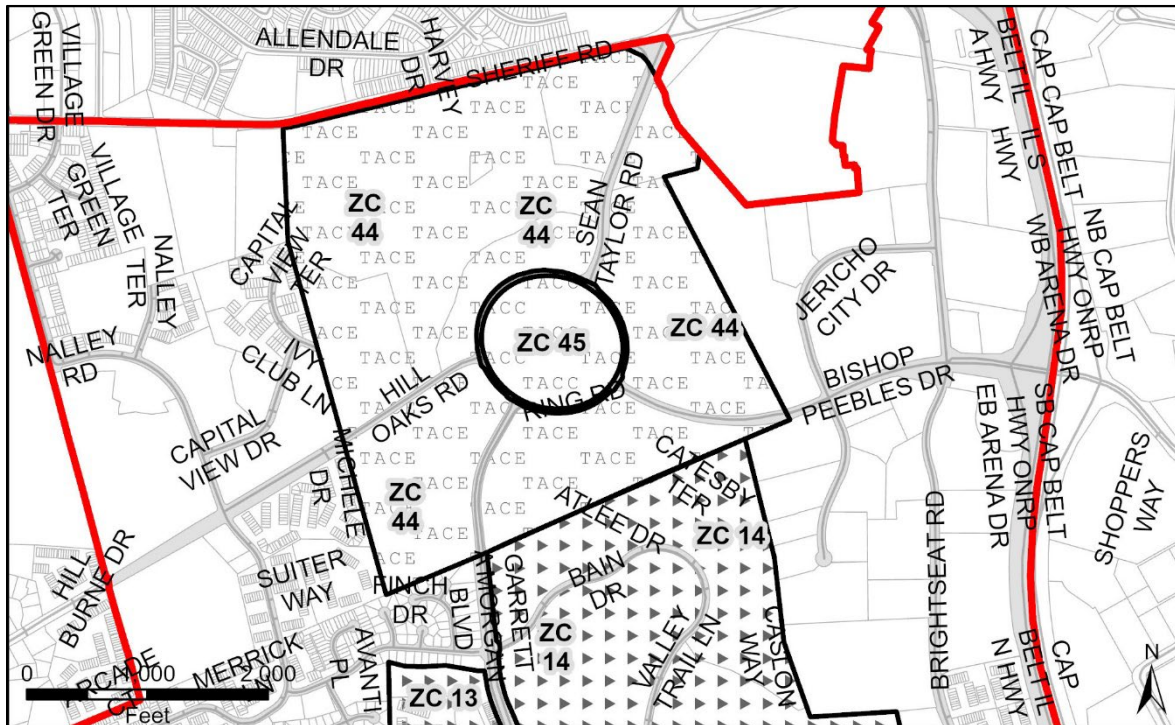


Table 7. Summerfield Town Center

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

Zoning Change 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		
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. 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.						
Tax Accounts						
3337227, 3023942, 3023959, 3023975, 3023967, 3023983, 3024015, 3023991, 1566330, 3024007						

[illegible]



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

Map 12. Existing Zoning



Map 13. Proposed Zoning

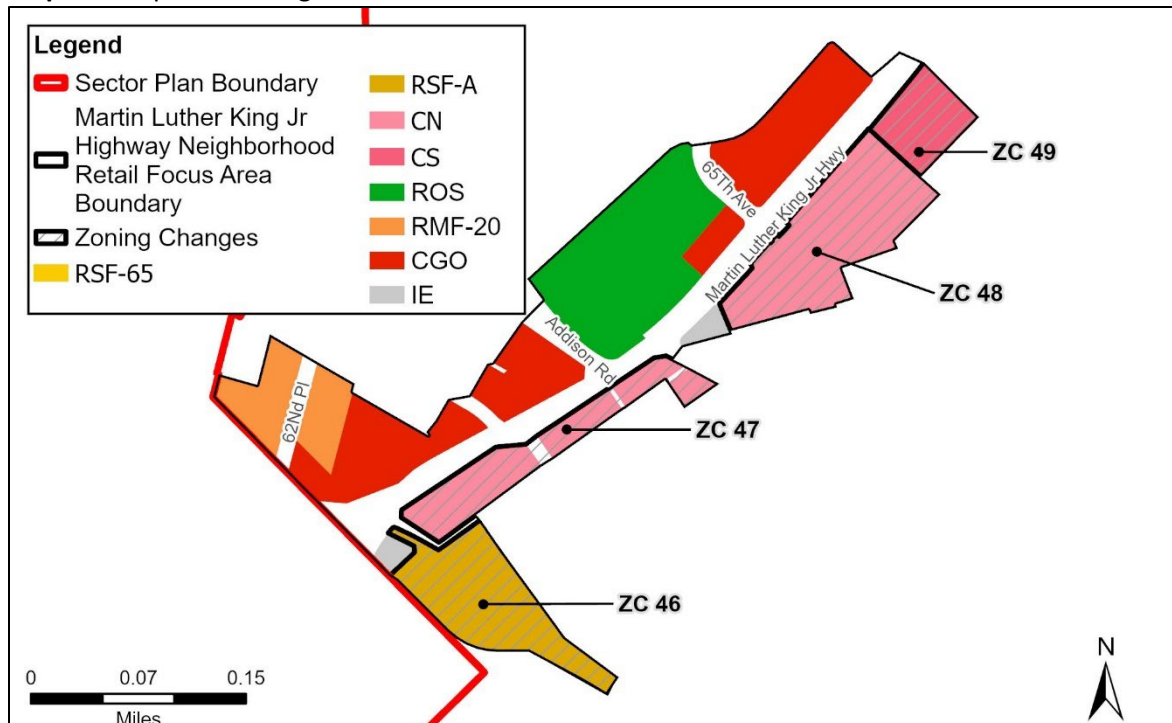
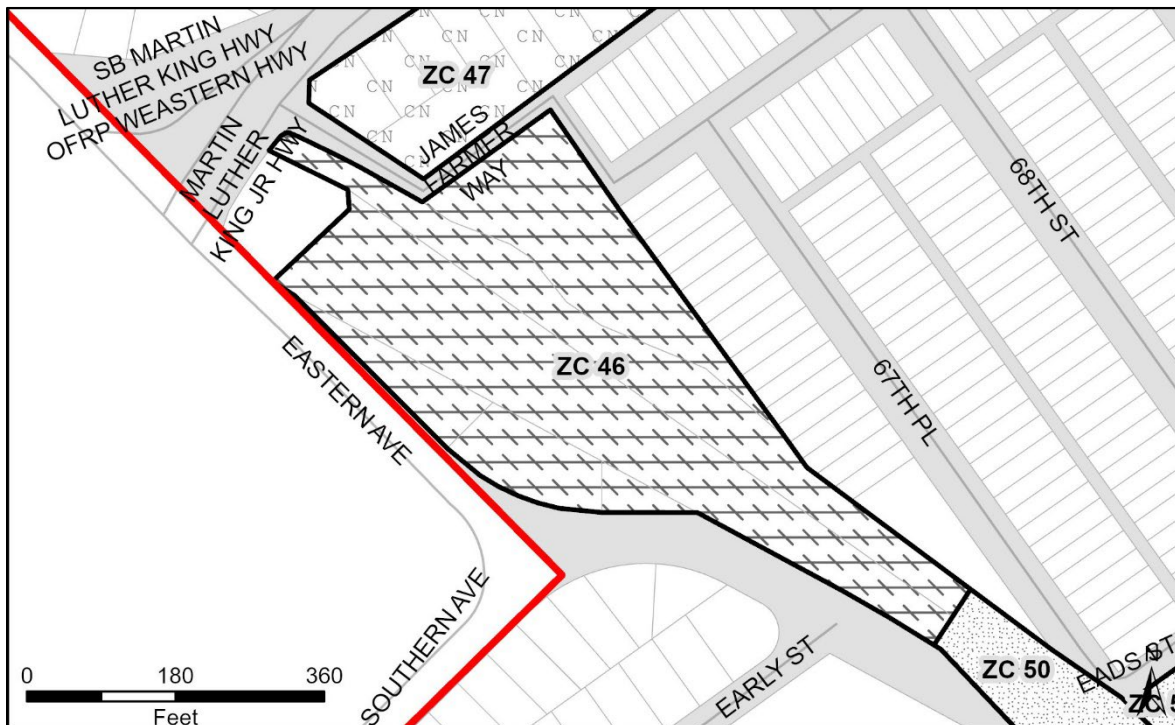


Table 8. MD 704 (Martin Luther King Jr Highway) Zoning Changes

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 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		
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. 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.						
Tax Accounts						
2113355, 2110930, 2110898, 2061232						

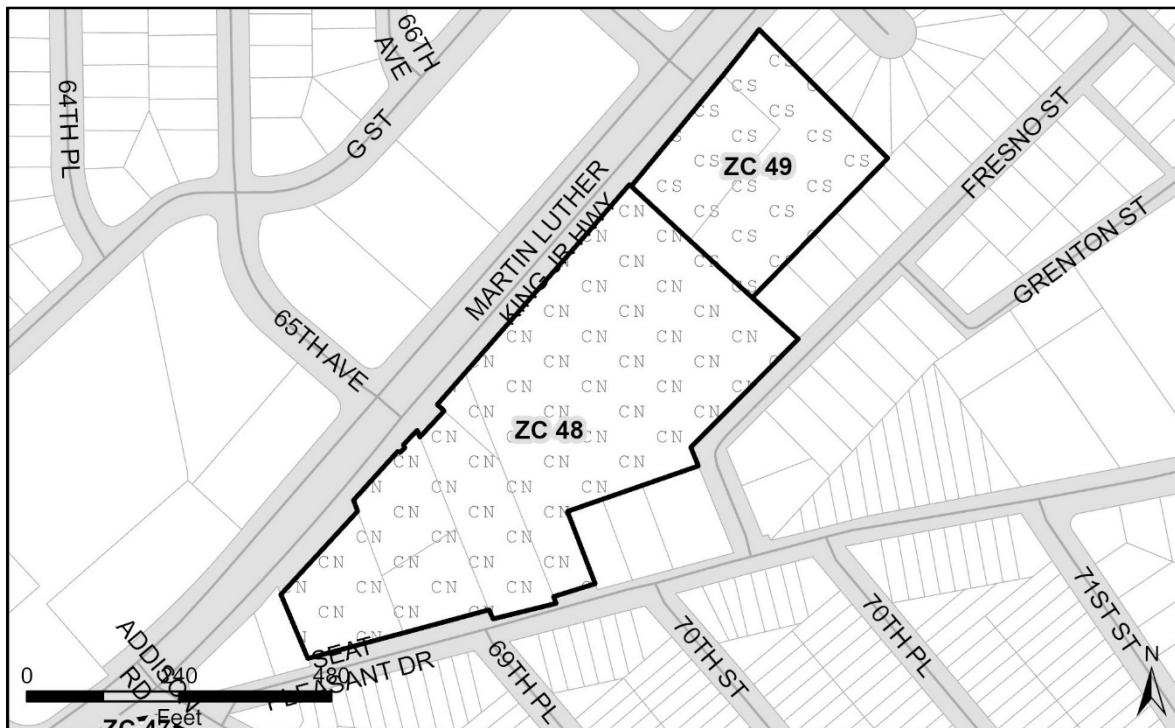


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 47	IE	CN	3.61 Acres	Martin Luther King Jr Highway	LU 16, EP 1, EP 2, EP 13	210NE05
Future Land Use				Commercial, Institutional		
Does the rezoning create nonconformance?				No		
Justification: 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.						
Tax Accounts						
2095644, 2080869, 2119097, 2119105, 1986983, 2059178, 2107225, 2009496, 2076479, 2004737, 2012151, 1993617, 1993625, 2059517, 2035723, 2035731, 2059525, 1993120, 2113306, 2113298, 1993138						



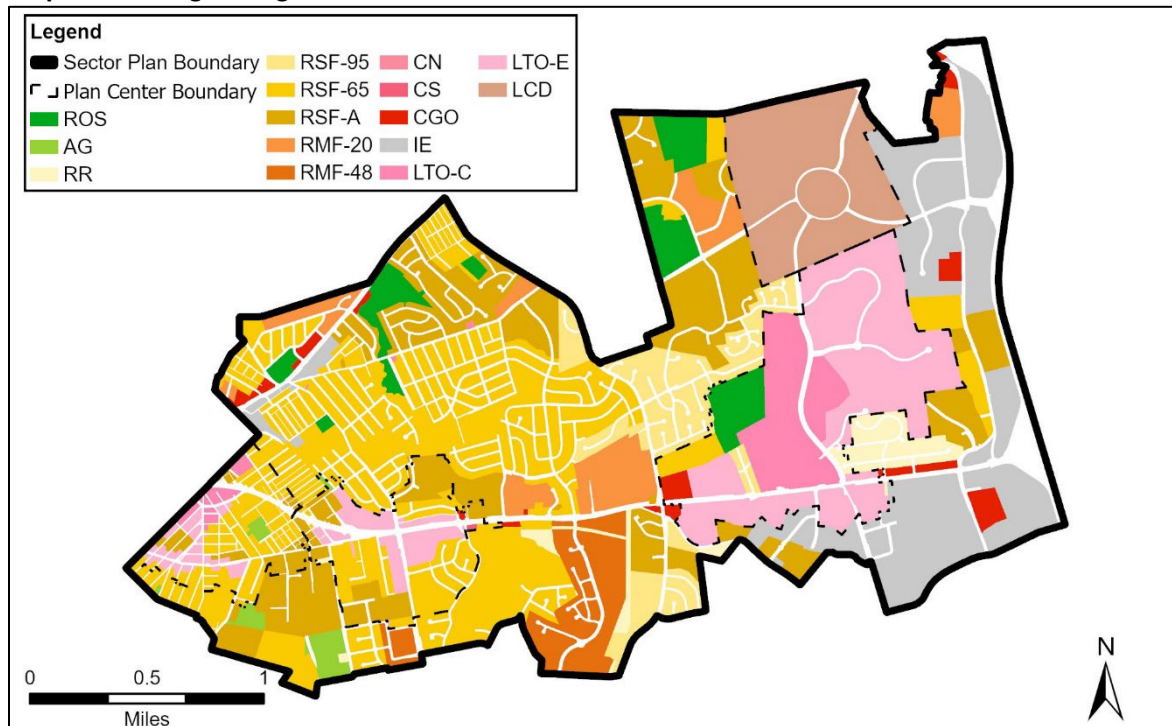
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 48	IE	CN	5.92 Acres	Martin Luther King Jr Highway	LU 16, EP 1, EP 2, EP 13	201NE05, 201NE06
Future Land Use				Commercial		
Does the rezoning create nonconformance?				Yes		
Justification: 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						
Tax Accounts						
2032142, 2015832, 2015824, 2018109, 2082543, 2067882						

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		
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.						
Tax Accounts						
3106648, 3106630						

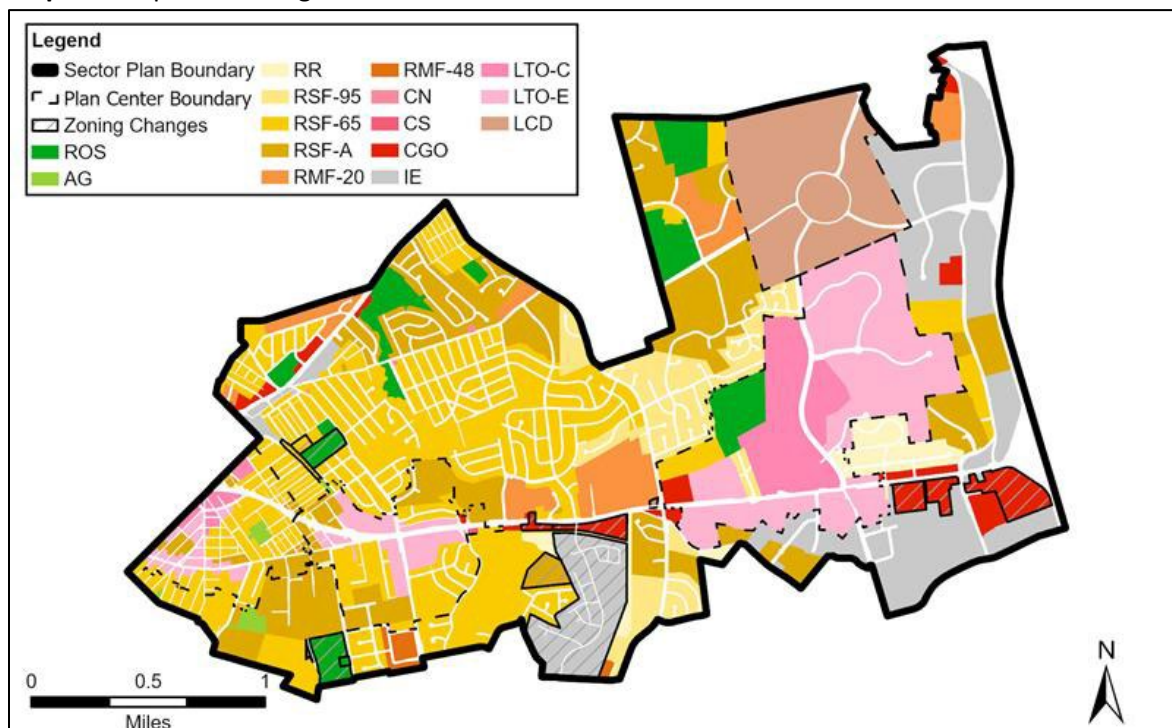


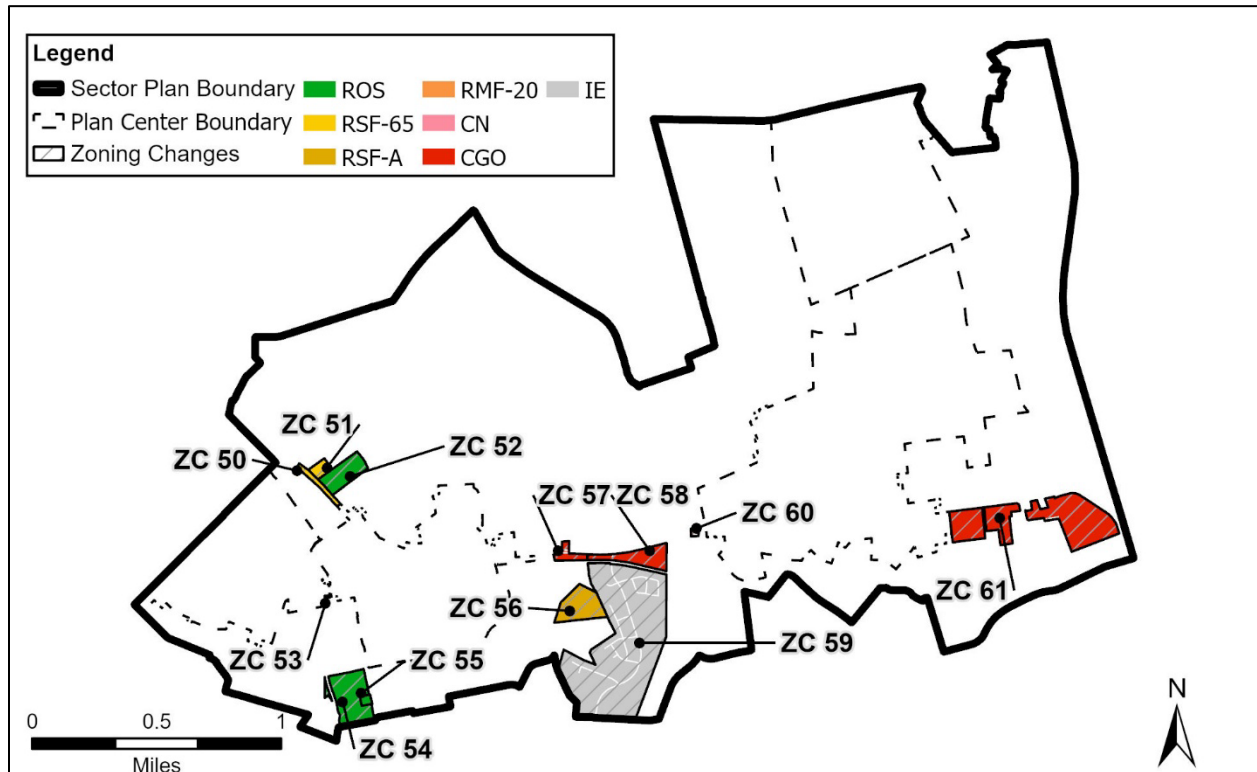
Established Communities

Map 14. Existing Zoning



Map 15. Proposed Zoning

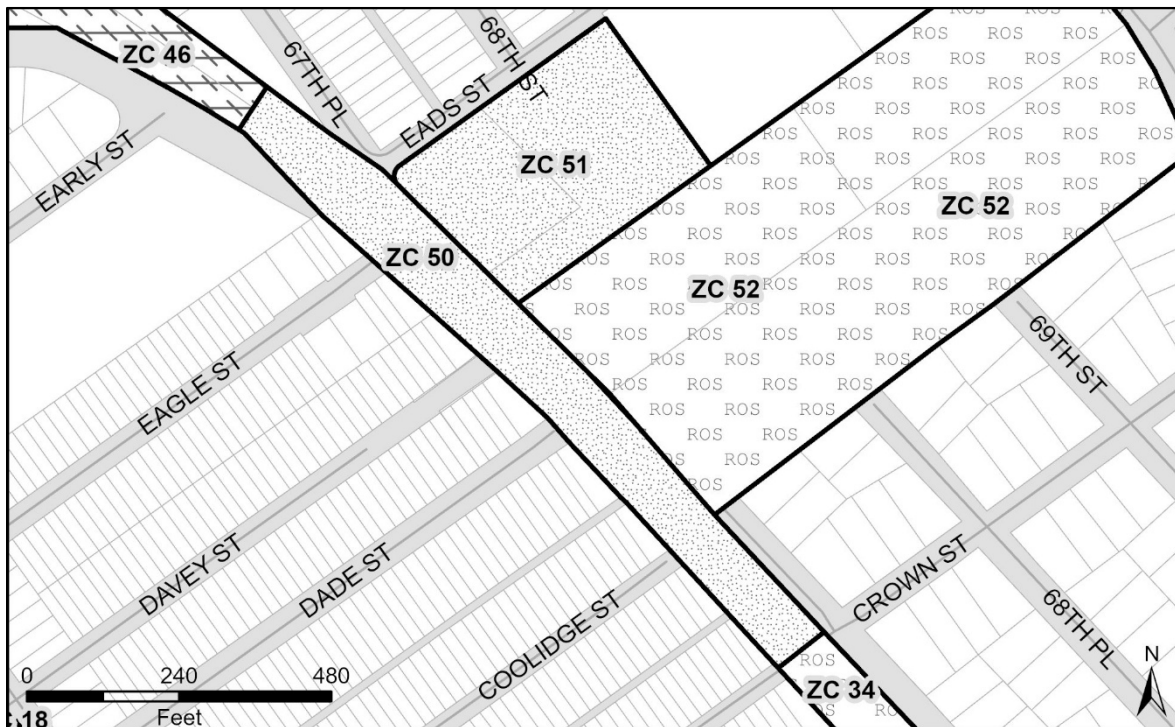


Map 14. Zone Changes**Table 9. Outside Focus Areas Zoning Changes**

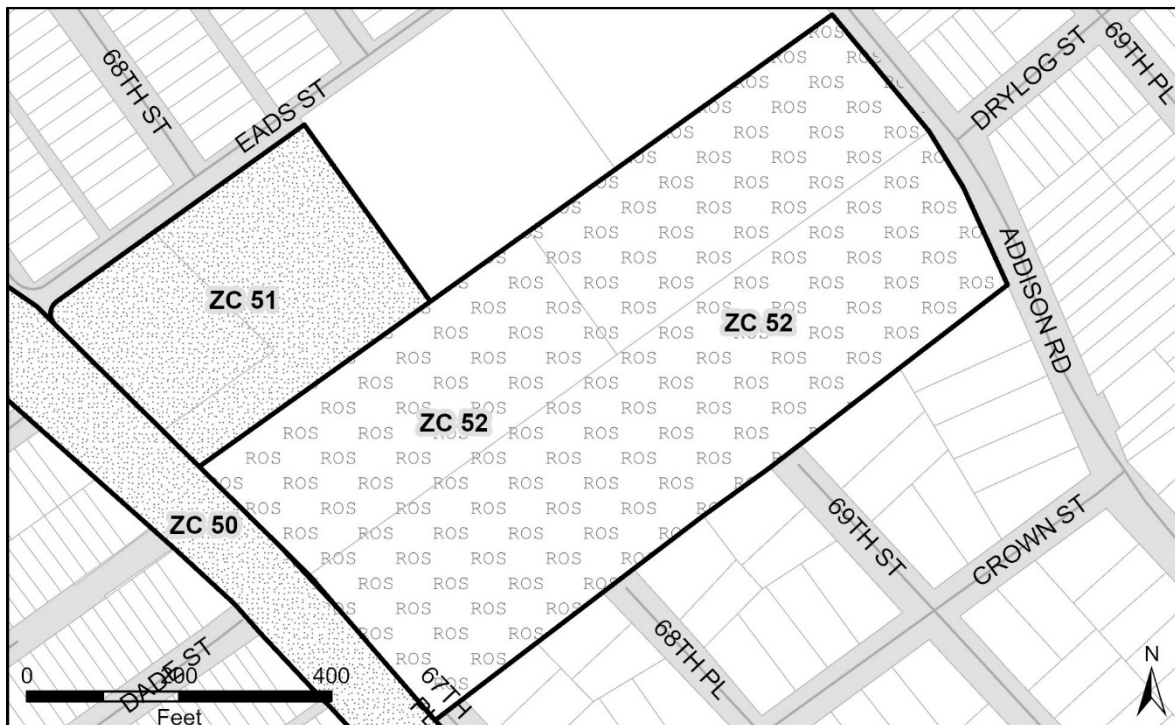
Change Identifier	Change	Area of Change
ZC 50	IE to RSF-65	2.74 Acres
ZC 51	IE to RSF-65	1.26 Acres
ZC 52	RSF-65 to ROS	9.95 Acres
ZC 53	RSF-A to CN	0.12 Acres
ZC 54	AG to ROS	18.09 Acres
ZC 55	RR to ROS	1 Acres
ZC 56	RSF-65 to RSF-A	12.89 Acres
ZC 57	RSF-65 to CGO	3.14 Acres
ZC 58	RMF-48 to CGO	10.27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

[illegible]

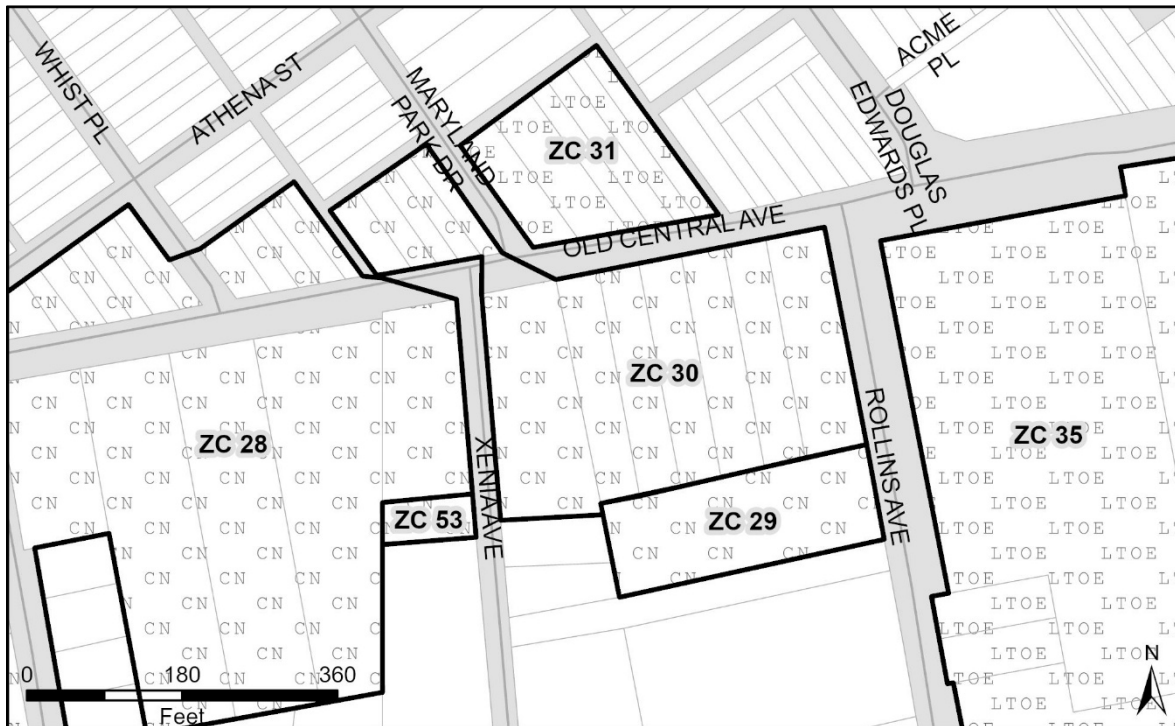
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 51	IE, RSF-65	RSF-65	1.26 Acres	Established Communities	LU 3, HN 1, HN 2	201NE05
Future Land Use				Residential Medium		
Does the rezoning create nonconformance?				Yes		
Justification: This 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. 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). 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.						
Tax Accounts						
2032852, 2057974, 2057982						



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		
Justification: These properties are owned by the City of Seat Pleasant as part of Goodwin Park. 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.						
Tax Accounts						
2093672, 1992502						

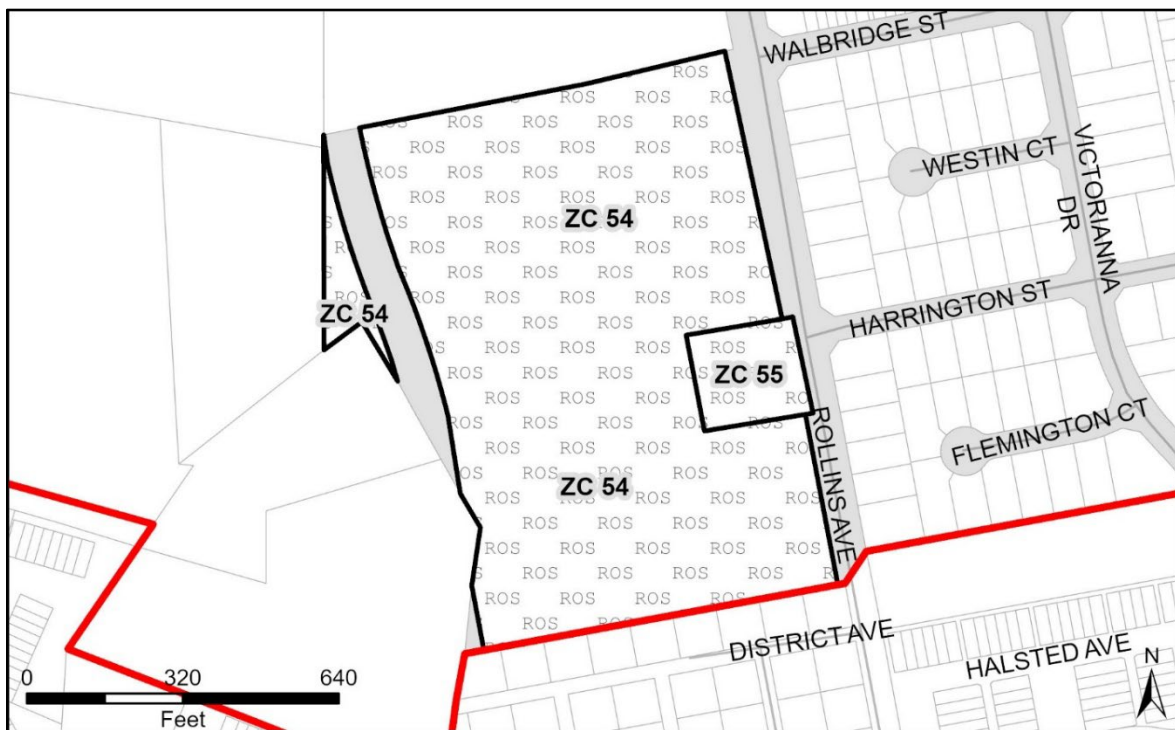


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 53	RSF-A	CN	0.12 Acres	Established Communities	LU 1, LU 3, EP 1	201SE05
Future Land Use				Commercial		
Does the rezoning create nonconformance?				No		
Justification: This property's proximity to Old Central Avenue makes it appropriate for commercial development. 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. 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.						
Tax Accounts						
1986579						



[illegible]

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		
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. 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.						
Tax Accounts						
2035863						

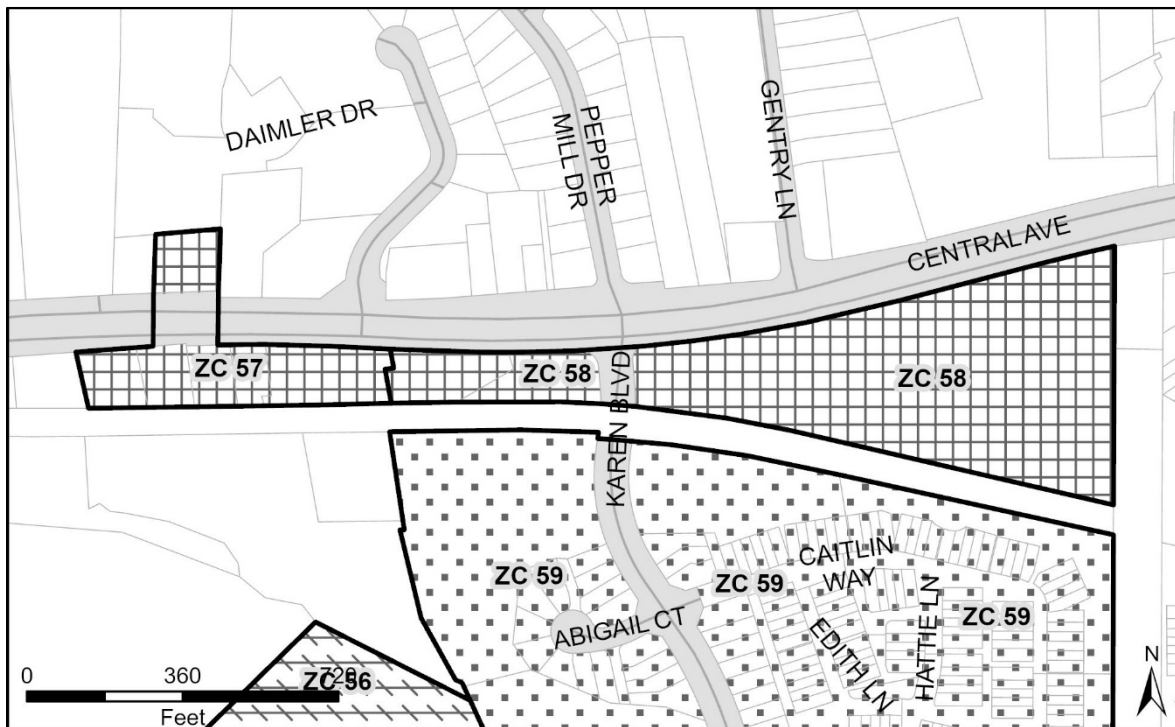


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 56	RSF-65	RSF-A	12.89 Acres	Established Communities	LU 3, HN 1, HN 2	201SE06
Future Land Use				Residential-Medium High		
Does the rezoning create nonconformance?				No		
Justification: This 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. 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.						
Tax Accounts						
1991140, 2089043						



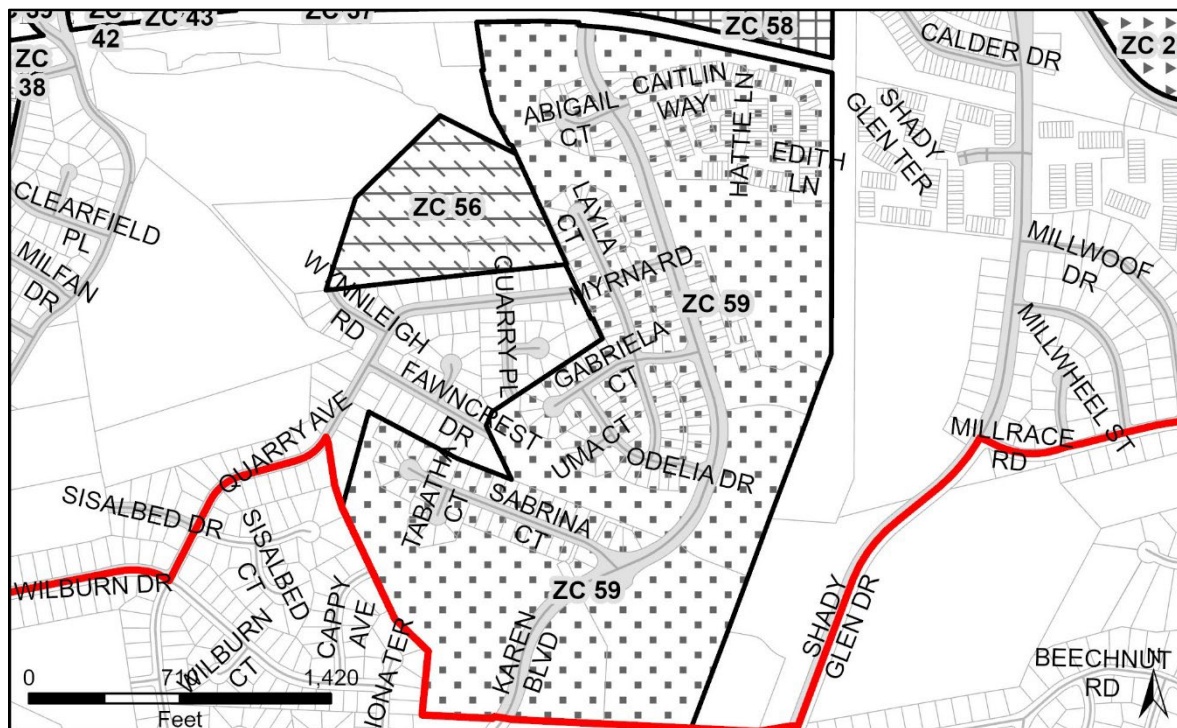
Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 57	RSF-65	CGO	3.14 Acres	Established Communities	LU 1, LU 3, EP 1	201SE06
Future Land Use				Commercial		
Does the rezoning create nonconformance?				No		
Justification: The plan recommends rezoning to the CGO Zone to allow for commercial development and to create opportunities for higher densities on vacant properties fronting MD 214. 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.						
Tax Accounts						
2007714, 2115939, 2061471, 2015428, 2115426, 2094217						

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		
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. 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.						
Tax Accounts						
3385382, 5517655, 5517644						

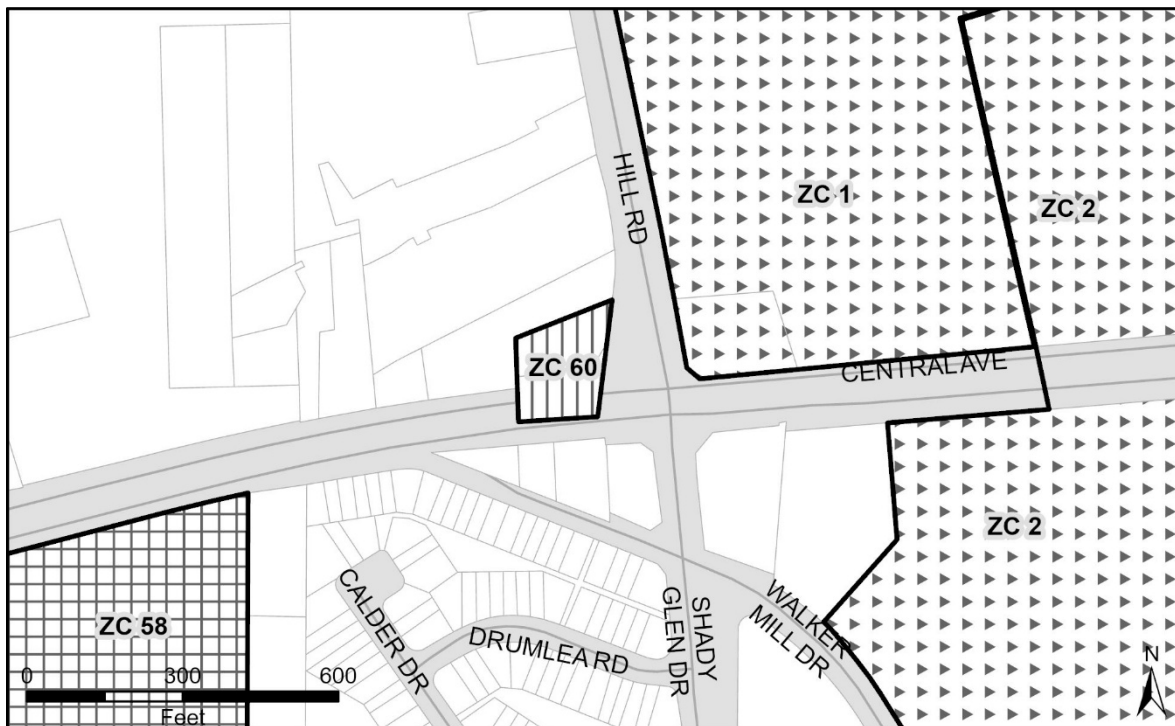


Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 59	RMF-48	IE	111.73 Acres	Established Communities	EP 2, EP 5	201SE06, 201SE07, 202SE06, 202SE07
Future Land Use			Industrial/Employment			
Does the rezoning create nonconformance?			No			
Justification: The Future Land Use Map (FLUM) in the sector plan recommends Industrial/Employment land uses on these properties						
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.						
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,						

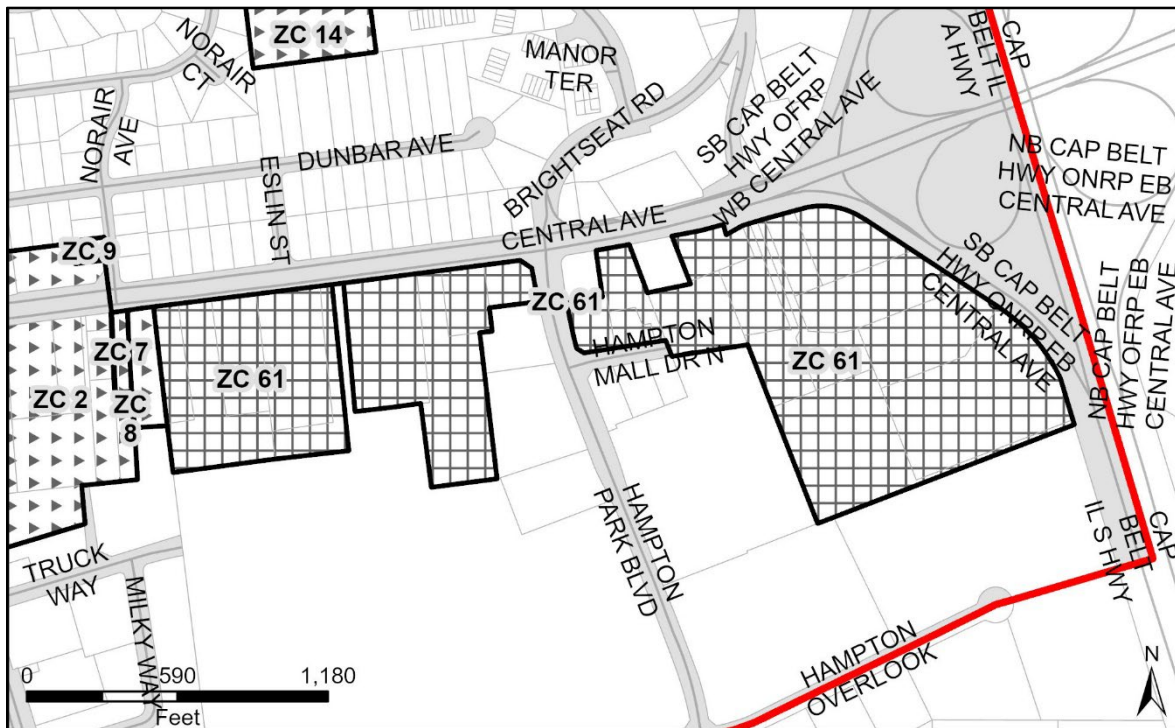
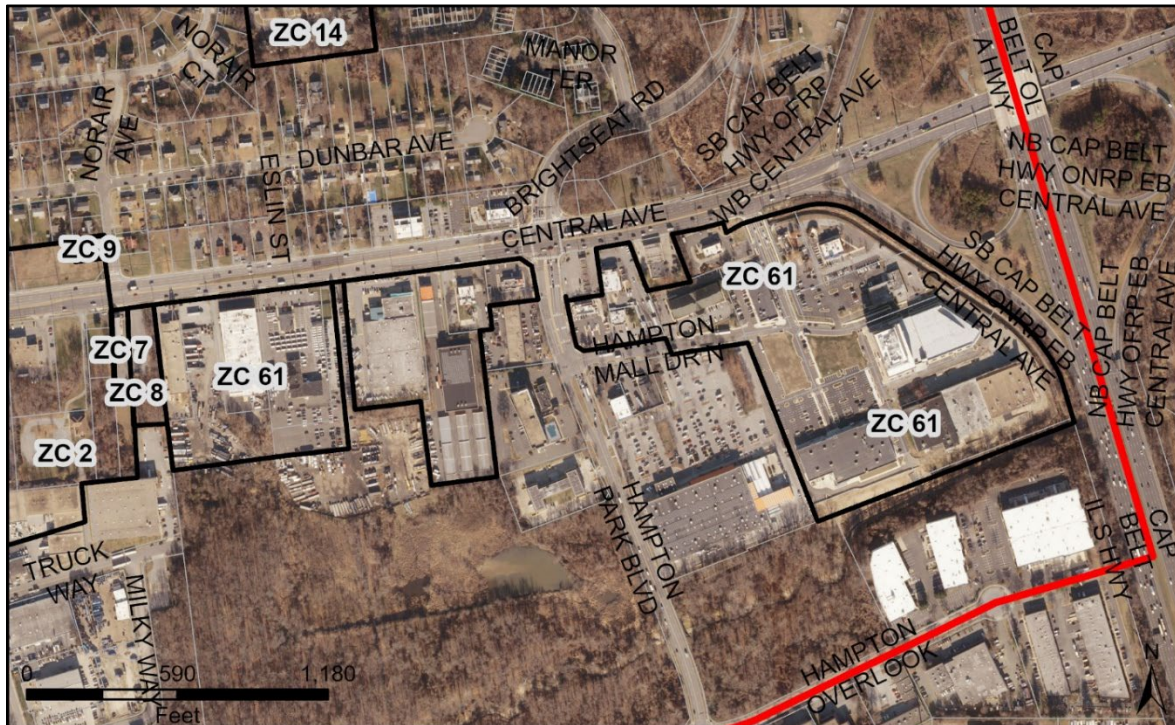
5520050, 5520048, 5520037, 5520026, 5520015, 5520004, 5519995, 5518273, 5518262, 5518251, 5518240, 5518364, 5518284, 5518295, 5518307, 5518318, 5518320, 5518331, 5518342, 5518182, 5518193, 5518205, 5518216, 5518227, 5518238, 5520562, 5521076, 5520733, 5520722, 5520711, 5520700, 5520755, 5520697, 5520686, 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 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		
Justification: The Future Land Use Map (FLUM) in the sector plan recommends Residential Medium-High land use on these properties. 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.						
Tax Accounts						
5651286, 5651275						



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		
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). 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. 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						
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						



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

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

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Matthews, with Vice Chair Okoye and Commissioners Geraldo, Jenkins, and Matthews voting in favor of the motion at its regular meeting held on May 28, 2026, in Riverdale, Maryland.

Adopted by the Prince George's County Planning Board this 28th day of May 2026.

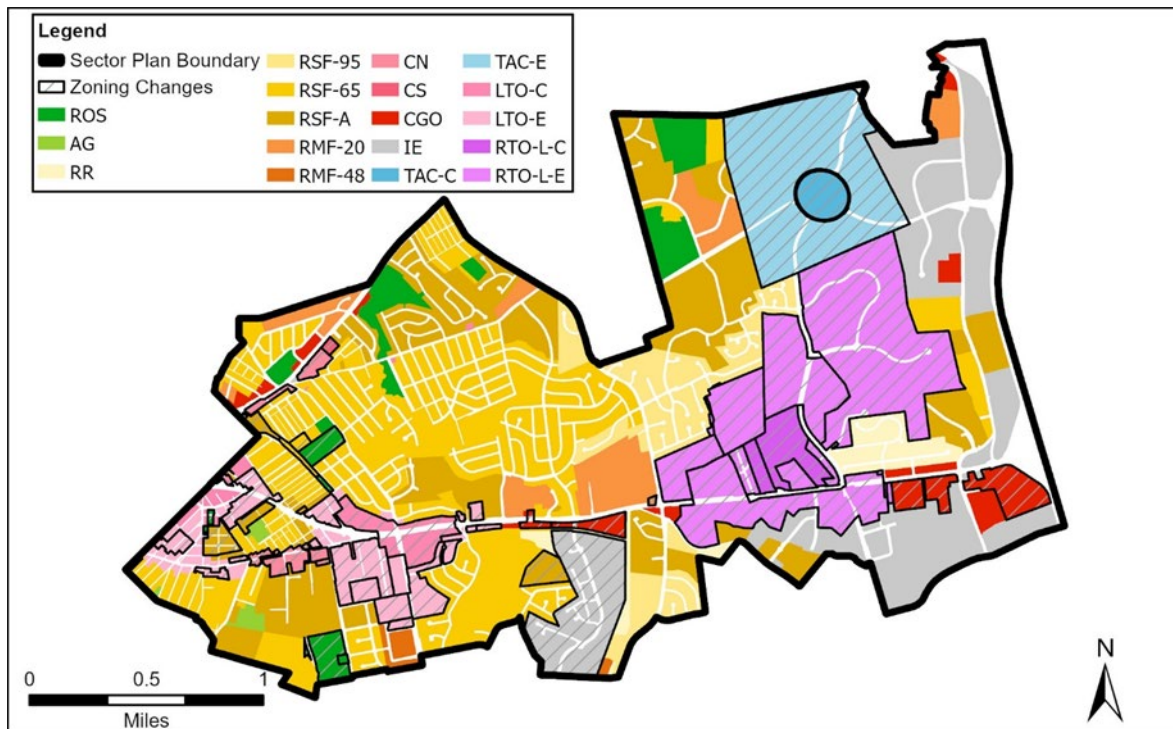
Dr. Billy Okoye
Vice Chair


By Jessica Jones
Planning Board Administrator


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

6/24/2026

Map 1. Sectional Map Amendment Boundary.



Attachment A. Errata Sheet.**Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment**

Correction No.	Error	Correction	Page #
1	In Table 2 - Natural Environment row has duplicate policy listed.	Removed duplicate	56
2	Table 5 - Healthy Communities row, HC 16(0) needs the 0 removed	Deleted extra [0]	72
3	Table 5 - Public Facilities row, PF 20(00) needs the 00 removed	Deleted extra [00]	72
4	TM 1.2 - should be included in TM 1.1	Fixed sentence spacing to include the language from TM 1.2 into TM 1.1.	118
5	TM 7.2 - refers to 'current routes 26 and 28'. These are no longer current with the Transit Transformation/Better Bus re-naming. Items in first parentheses can be deleted.	Deleted [current routes 26 and 28]	124
6	TM 19.3 - "Deve Develop..." delete duplicate	Deleted [Deve]	141
7	"and" at last policy is missing	Added <u>and</u>	130
8	TM 6 - PF 2 not cross-referenced back to TM 6	Added TM 6 cross reference to PF 2	124
9	TM 8 - HD 3 not cross-referenced back to TM 8	Added TM 8 cross reference to HD 3	125
10	TM 13 - HC 13 not applicable anymore and should be deleted.	Deleted [Policy HC 13] and [Relevant Policies]	134
11	TM 23 - LU 15 not cross-referenced back to TM 23	Added TM 23 cross reference to LU 15	151

12	HN 2.7 - missing a period. Although, it may be better to say, 'residential development.'	Added <u>development</u> and period	185
13	HN 7.3 - "Accordance" does not need to be capitalized	Made lowercase	188
14	HN 15.4 - "apartment units on vacant land owned by the Church" - does church need to be capitalized?	Made lowercase	193
15	LU 5 - change cross reference from HN 2 to HN 3	Changed cross-reference	86
16	HN 8- Add cross reference back to HN 3	Added cross-reference	190
17	HN 8 - Add cross reference back to HN 9	Added cross-reference	190
18	HN 11 - Add cross reference back to HN 13	Added cross-reference	191
19	NE 1- Add cross reference back to LU 2	Added cross-reference	164
20	HD 2.6 - Add cross reference back to Map 41	Fixed reference link	206
21	HC 5 - add an "and" to Policy NE 4	Added <u>and</u>	223
22	PF 2.9 - Add cross reference back to Map 46	Fixed reference link	247
23	Tax Account #1536077 is incorrectly listed in ZC 61. It should only be in ZC 8.	Remove [Tax Account 1536077 from ZC 61 table]	SMA 122
24	In justification the current zone is listed as RSF-65. It should be RSF-A.	Changed [RSF-65] to <u>RSF-A</u>	SMA 56
25	The current zoning for ZC 3 is listed as RR. It should be RSF-95.	Changed [RR] to <u>RSF-95</u>	SMA 7

26	Acreage calculation is incorrect based on ZC 3 having the incorrect starting zone.	Revise proposed acreage of RR to <u>72.17</u> . Revise net change of RR to -2.27. Revise proposed acreage of RSF-95 to <u>182.48</u> . Revise net change of RSF-95 to <u>8.22</u>	SMA 9
27	Incorrect link in public schools table 19 source info	Replace link with: https://pgplanning.org/resource_library/pupil-yield-factors-public-school-clusters-2024-2025-update/	241
28	The Justification statement for ZC 7 incorrectly states that the transit district boundary needs to be extended for this property.	Delete sentence: [The transit district boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the RR Zone.]	SMA 23
29	The Justification statement for ZC incorrectly lists the existing zone as RR instead of IE	Revise: The transit boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the [RR Zone] <u>IE Zone</u> .	SMA 24
30	The "Does the rezoning create nonconformance?" cell is incorrectly labeled "No"	Change [No] to <u>Yes</u>	SMA 95
31	Map is incorrectly numbered.	Change [Map 14] to <u>Map 16</u>	SMA 101
32	The property with Tax Account #2748416 is depicted as part of Zoning Change 14 in the Morgan Boulevard Maps, and individual Zoning Change Map. This property is not listed in the table of Tax Accounts.	Add Tax Account #2748416 to the ZC 14 Table.	SMA 33

Note: Additional corrections may be added to this errata sheet based on testimony received at the Joint Public Hearing for inclusion in the Planning Board's Resolution of Adoption.

Underline indicates language added. [Brackets] indicate language deleted.

Last Updated: May 1, 2026