

# District Council Public Hearing 10.25.2016

## **Proposed Military Installation Overlay Zoning Map Amendment**

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The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[www.pgplanning.org](http://www.pgplanning.org)

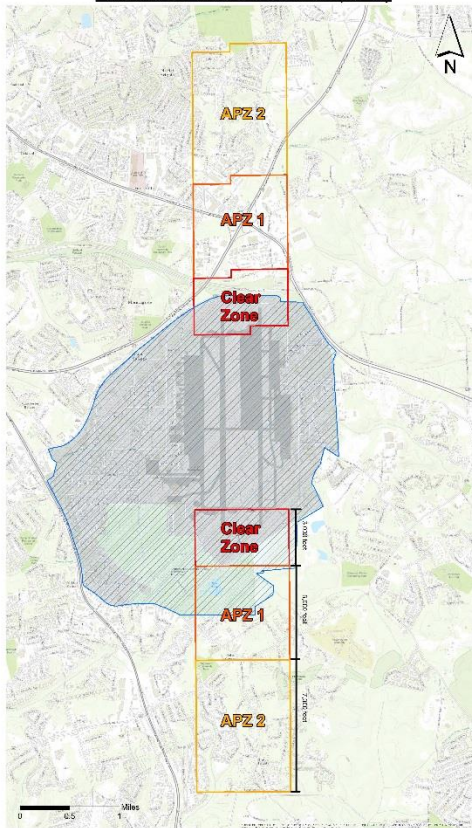
# Overview

- ▣ Military Installation Overlay Zoning Map Amendment
  - Limitations of the Use of Zones
  - Comprehensive Zoning Changes
  - District Development Overlay Zone Amendments
  
- ▣ MIOZMA Public Testimony
  - Five property owner zoning requests
  
- ▣ Schedule

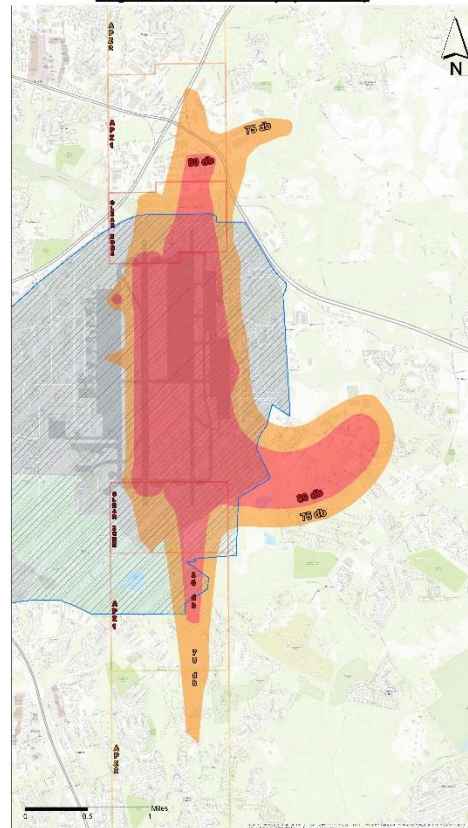
# Military Installation Overlay Zone

## Joint Base Andrews - Military Installation Overlay Zone Maps

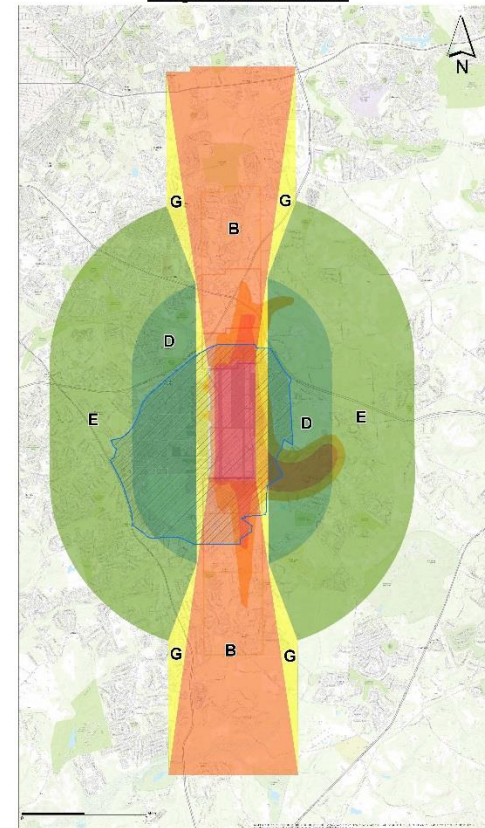
Accident Potential Zones (APZ)



High Noise Intensity (74+ db)



Height Limit Surfaces



The Maryland-National Capital  
Park & Planning Commission  
Prince George's County Planning Department  
Community Planning Division

**Accident Potential Zones**  
 Clear Zone  
 APZ 1  
 APZ 2

Joint Base Andrews  
 Building (2014)  
 Runway Area

**High Noise Contour (74+ decibels)**  
 75 decibels  
 80 decibels

**Height Limit Areas**  
 Approach/Departure Clearance (50:1)  
 Inner Horizontal Surface  
 Conical Surface (20:1)  
 Transitional Surface (7:1)



# Military Installation Overlay Zoning Map Amendment

- ❑ The MIOZMA was initiated in January 2016
- ❑ Five property owner requests for rezoning were submitted prior to the close of the public record following the Joint Public Hearing held in April 2016
- ❑ Planning Board recommended a second public hearing be held to solicit additional testimony and comment on the five rezoning requests
- ❑ The District Council agreed to hold the second public hearing on the five rezoning requests

# Property Owner Requests for Changes to Underlying Zoning Classifications

Exhibit	Address	Impact Area	Existing Zone	Requested Zone
14/21	6600 Foxley Road	High Noise	I-4	M-I-O/I-2
17	3309 Springdale Avenue	APZ 1	R-55	M-I-O/C-S-C
18	3700 Forestville Road	APZ 1	C-S-C/ I-1	M-I-O/I-1
19	8150 Parston Drive	APZ 1/2	D-D-O/ I-1	M-I-O/ D-D-O/ C-S-C
20	7900 Old Alexandria Ferry Road	APZ 1	I-4	M-I-O/I-1 or M-I-O/C-M

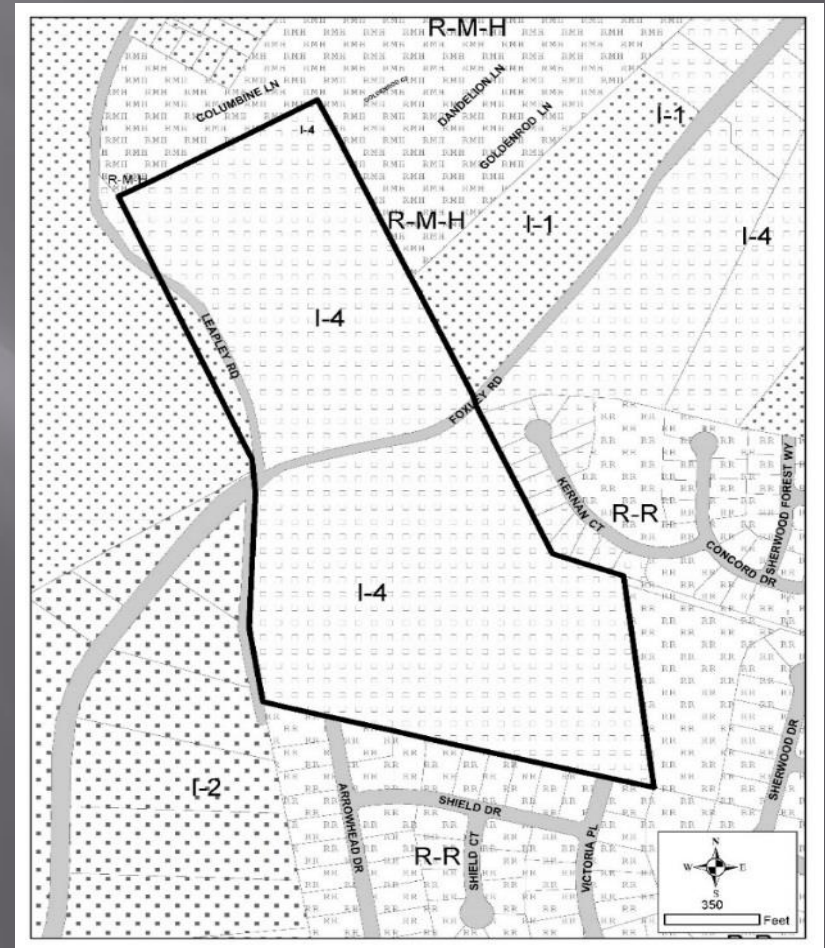
# 6600 Foxley Road

Existing zone: I-4

Requested zone: M-I-O/I-2

## Applicant's Justification:

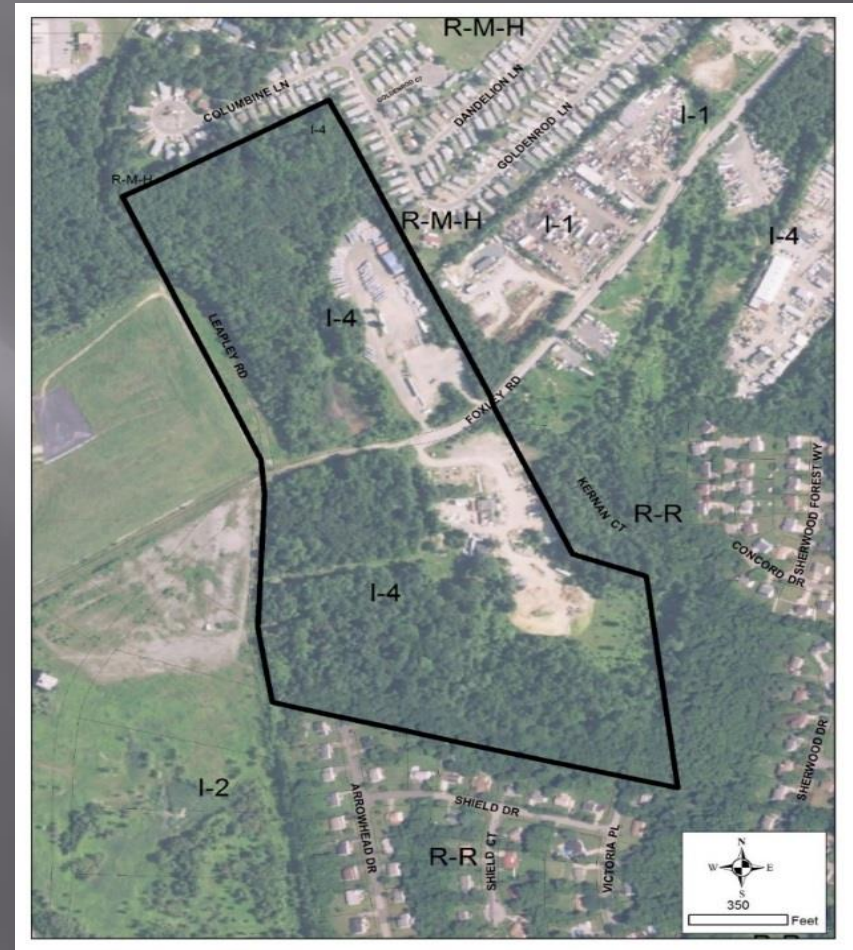
- ❑ Heavier industrial uses are perfectly suited for an area subject to high noise exposure
- ❑ Adjacent to existing I-2 zoned property and its impacts
- ❑ Impacts of base operations and the adjacent I-2 Zoned land will deter uses permitted in the I-4 Zone



# 6600 Foxley Road

## Key Facts:

- ❑ Located within the High Intensity Noise Area
- ❑ Bordered by existing single family residential development zoned R-R to the south and east and by an existing mobile home park zoned R-M-H to the north
- ❑ The 2013 *Approved Subregion 6 Master Plan* recommends industrial land use and its concurrent SMA retained the property in the I-4 Zone.





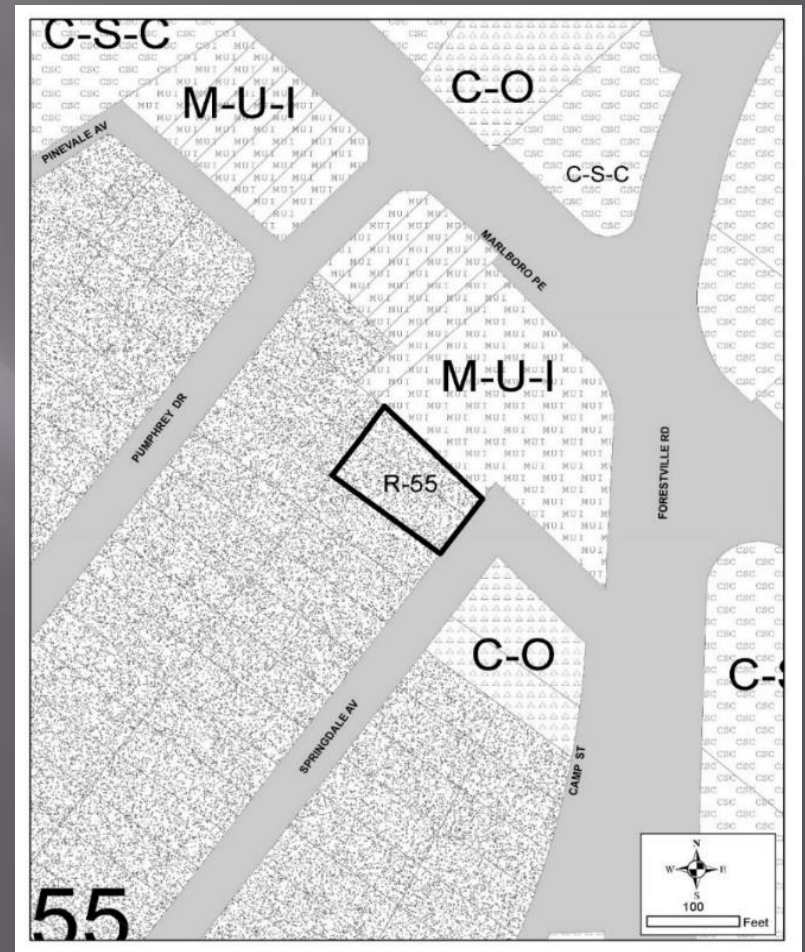
# 3309 Springdale Avenue

Existing zone: R-55

Requested Zone: M-I-O/C-S-C

## Applicant's Justification:

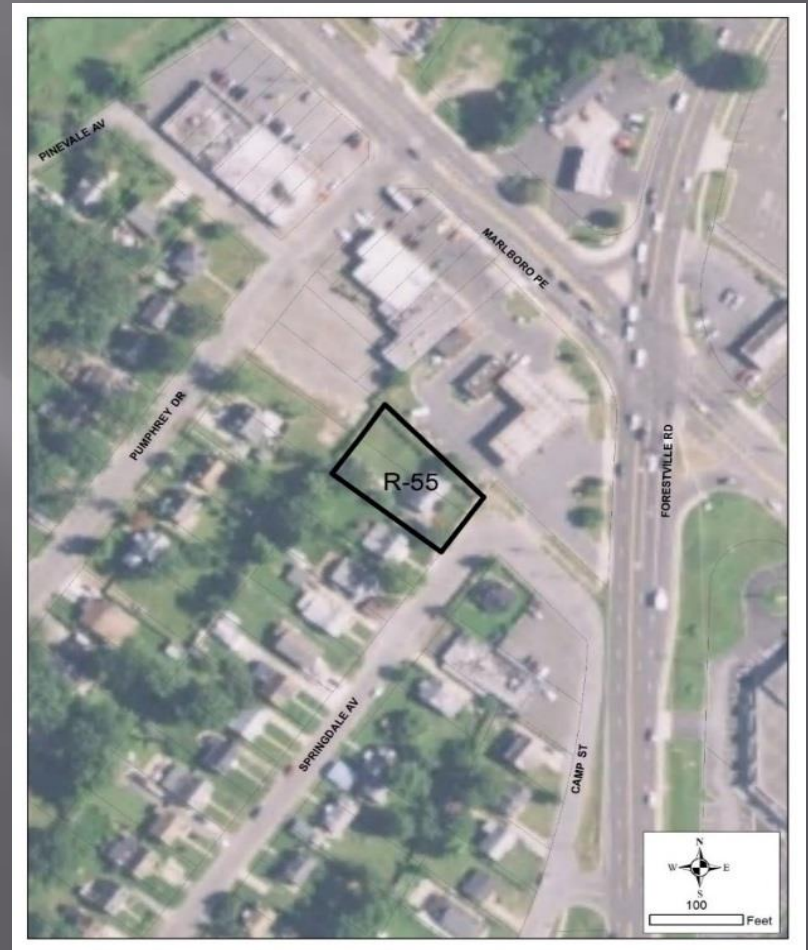
- ❑ The residential property is rendered "highly undesirable" because of its proximity to commercial uses.
- ❑ Adjacent commercial uses invite unwanted foot traffic
- ❑ No buffer between the subject property and the adjacent gas station



# 3309 Springdale Avenue

## Key Facts:

- ❑ Property adjacent to commercial uses since at least 1949
- ❑ Located in APZ 1
- ❑ The 2009 *Marlboro Pike Sector Plan* recommends medium-density residential land uses



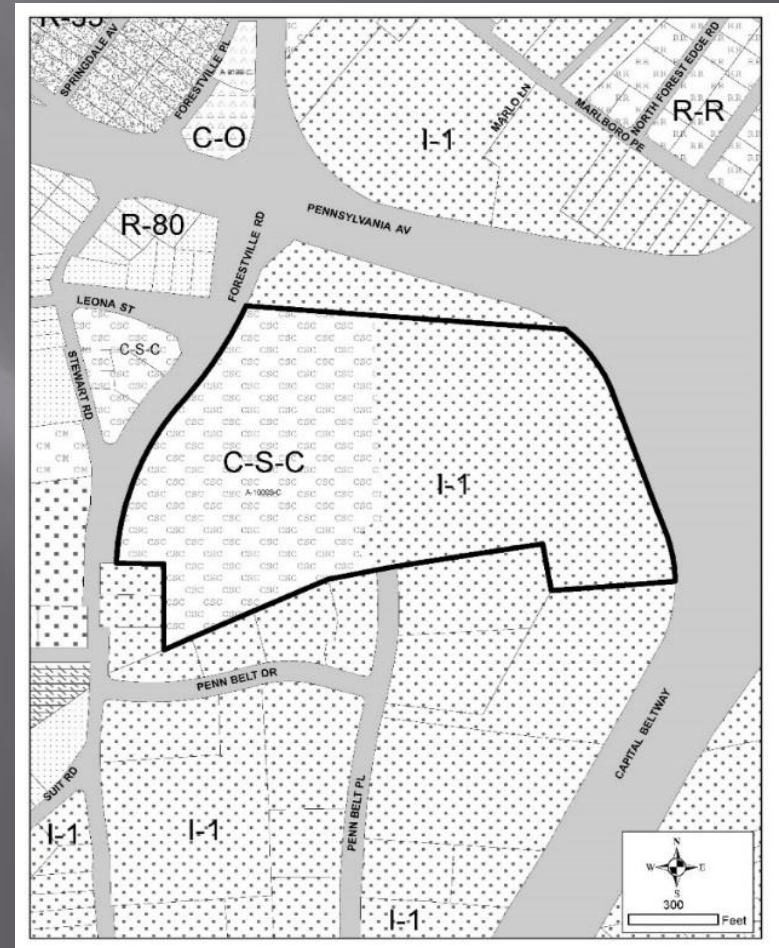
# 3700 Forestville Road

Existing zone: C-S-C and I-1

Requested zone: M-I-O/I-1

## Applicant's Justification:

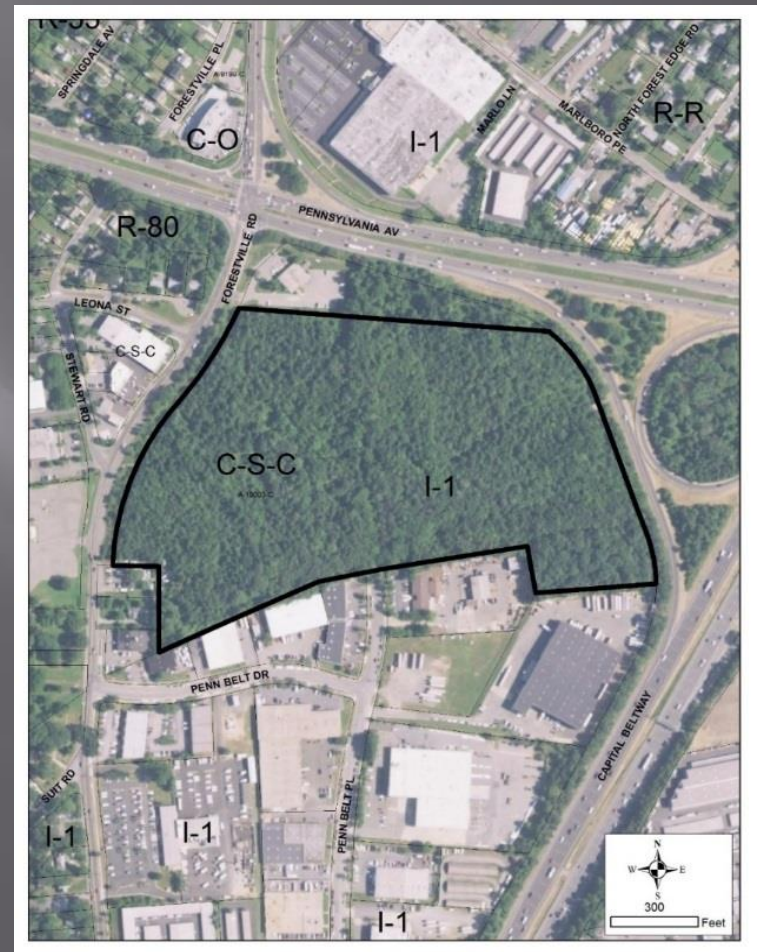
- ❑ The enactment of CB-3-2012 and CB-42-2015 will further limit viable commercial development on the subject property
- ❑ The I-1 Zone will ensure that the subject property will better comply with the use restrictions and regulations envisioned within the APZ 1 of the MIOZ



# 3700 Forestville Road

## Key Facts:

- ❑ Split-zoning granted by District Council in March 2010
- ❑ Located within APZ 1
- ❑ Proposed rezoning consistent with the 2010 *Approved Subregion 4 Master Plan* which recommends industrial land uses



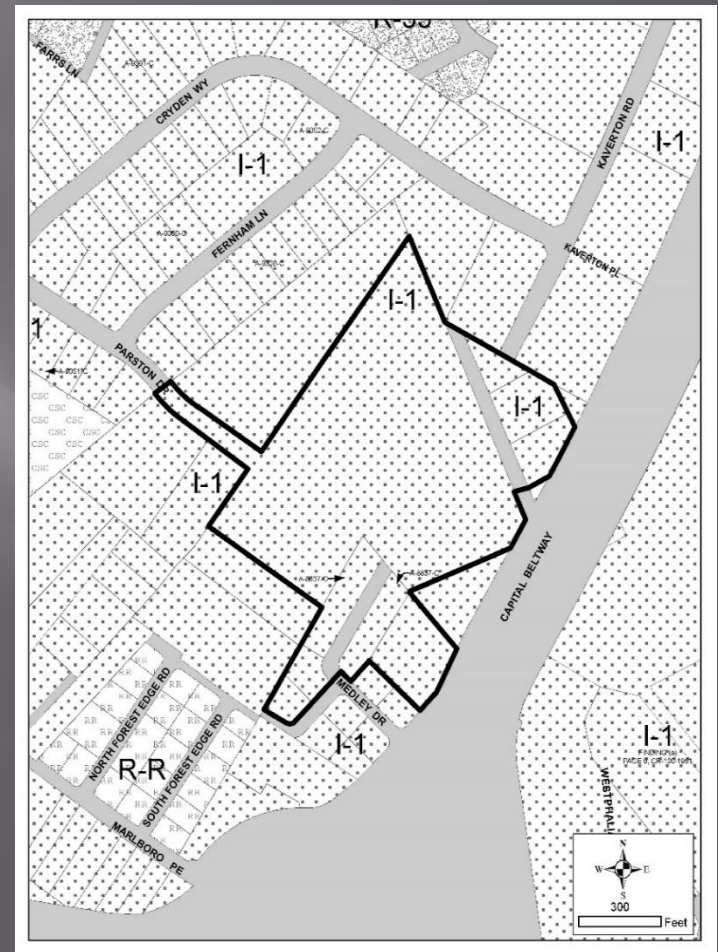
# 8150 Parston Drive

Existing zone: D-D-O/I-1

Requested zone: M-I-O/D-D-O/C-S-C

## Applicant's Justification:

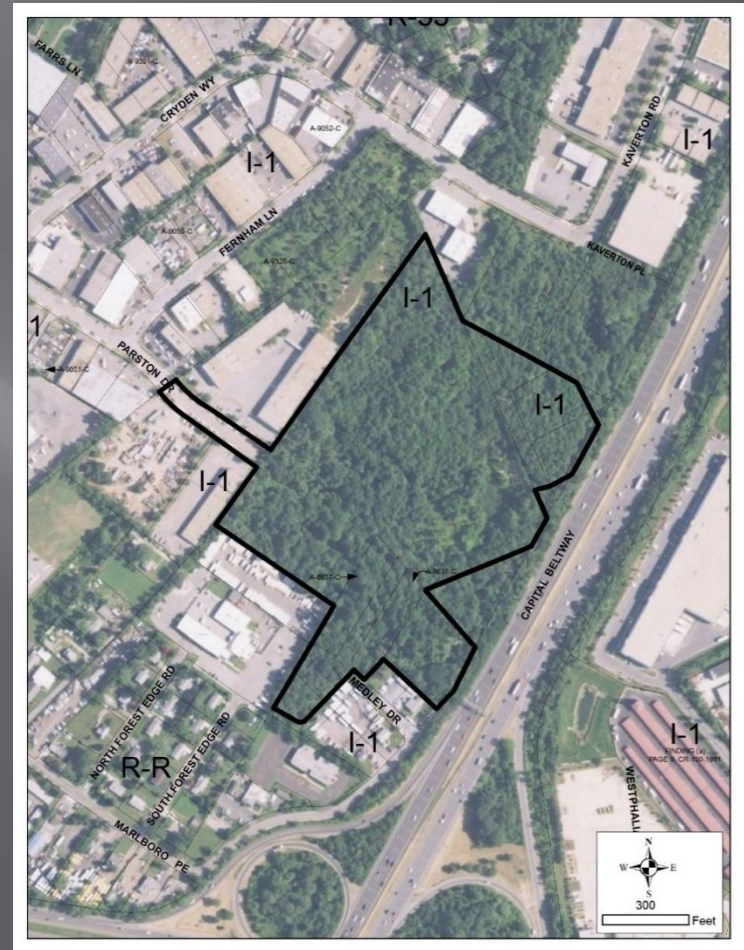
- The applicant desires to continue services to the community with potential for other activities that are commercial in nature
- Additional development and the best use of the subject property can best occur consistent with the MIOZ under the C-S-C Zone
- The uses to be developed will be predominately commercial in nature and will still serve as the same as the industrial use



# 8150 Parston Drive

## Key Facts:

- ❑ Located within APZ 1 & 2
- ❑ Surrounded by light industrial uses and is in the Low Intensity Business Park Character Area of the Marlboro Pike Development District Overlay Zone
- ❑ The 2009 *Approved Marlboro Pike Sector Plan* recommends industrial land uses for the subject property



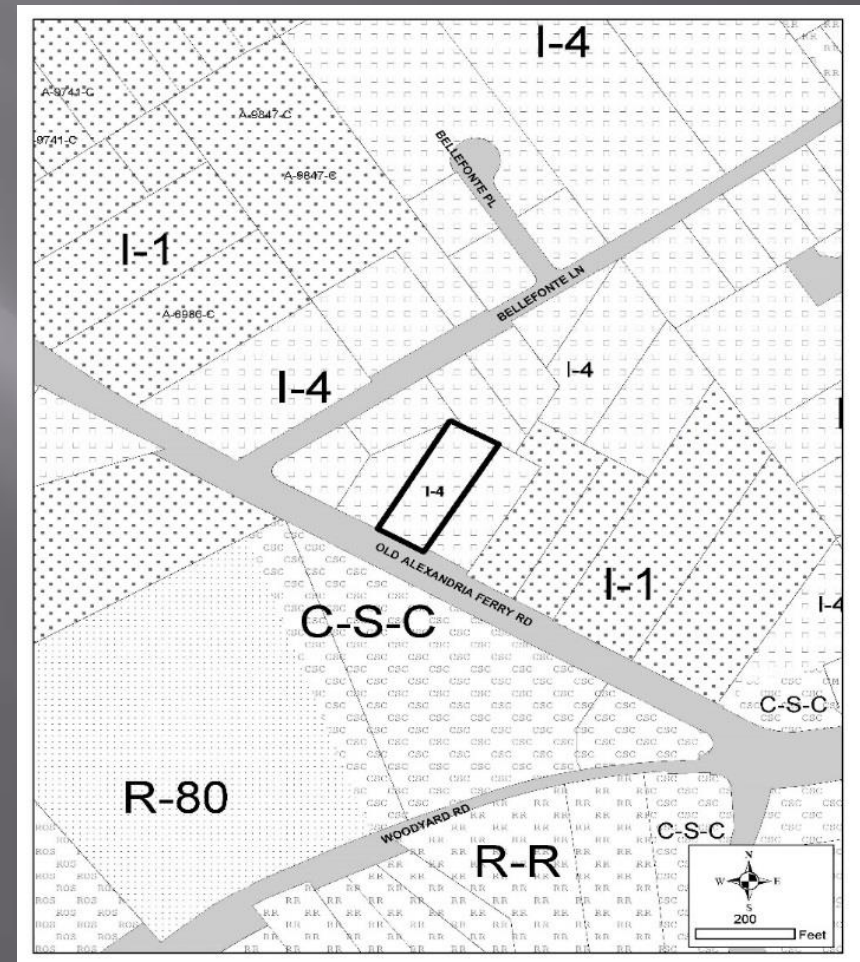
# 7900 Old Alexandria Ferry Road

Existing zone: I-4

Requested zone: M-I-O/I-1

## Applicant's Justification:

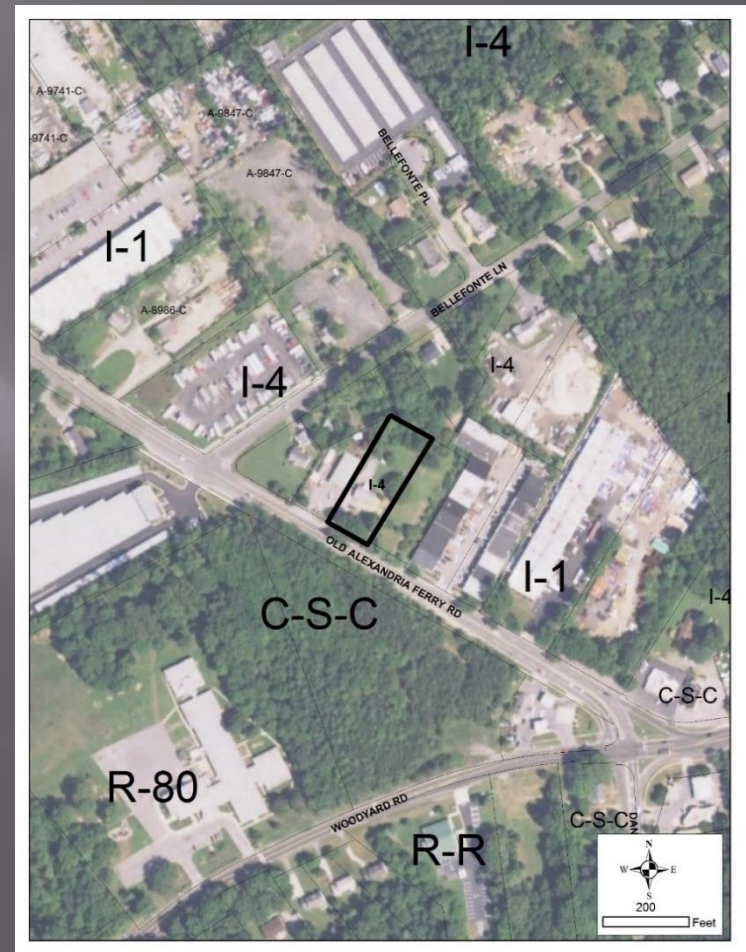
- ❑ Zoning changes and the MIOZ have severely impacted the applicant's property value and any chance to sell or finance the property
- ❑ I-4 has little to no value on property that is only 30,578 sq. ft.
- ❑ The zoning on most of Old Alexandria Ferry Road is I-1 or C-M



# 7900 Old Alexandria Ferry Road

## Key Facts:

- ❑ Located in APZ 1
- ❑ Proposed rezoning consistent with the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*
- ❑ The gross floor area of the I-4 Zone not to exceed 0.3





# Process of Approval

Council Initiation/ Authorization	January 2016
Released for Public Inspection	February 2016
Joint Public Hearing	April 2016
Planning Board Endorsement	May 2016
District Council Worksession	September 2016
2 <sup>nd</sup> Public Hearing	Oct 2016
District Council Approval	November 2016