

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

1998 Legislative Session

Resolution No. CR-32-1998

Proposed by Chairman (by request - M-NCPPC)

Introduced by Council Members Scott, Hendershot and Bailey

Co-Sponsors

Date of Introduction March 31, 1998

RESOLUTION

A RESOLUTION concerning

The Countywide Map Amendment for the Reserved Open Space (R-O-S) Zone.
FOR the purpose of proposing amendments to the Countywide Map Amendment for the
Reserved Open Space (R-O-S) Zone.

WHEREAS, the Prince George's County Council, sitting as the District Council,
directed the Prince George's County Planning Board by Council Resolution CR-7-1996 to
prepare a Countywide Map Amendment for the Reserved Open Space (R-O-S) Zone in Prince
George's County; and

WHEREAS, the purposes of the R-O-S Zone are to encourage the preservation of large
areas of agriculture, trees, and open spaces, to protect scenic and environmentally sensitive
areas, to ensure the retention of certain areas for non-intensive active or passive recreational
uses, and to provide for a limited range of public, recreational, and agricultural uses; and

WHEREAS, the use of the R-O-S Zone is intended to facilitate the permanent
maintenance of certain areas of the County, both publicly and privately owned, in an
undeveloped state; and

WHEREAS, the Planning Board authorized on December 30, 1997, public release of a
Countywide Map Amendment for the R-O-S Zone which included, in all, 181 proposed
zoning changes to the R-O-S Zone, encompassing approximately 50,000 acres of publicly
owned land in Prince George's County, enumerated and described on tables and on maps; and

WHEREAS, the Planning Board, in conjunction with the District Council, held a duly

advertised joint public hearing on February 3, 1998, pursuant to Section 27-225(d)(1) and 27-226(b)(1)(B) of the Zoning Ordinance in order to give property owners and citizens of Prince George's County the opportunity to examine and give testimony on the Countywide Map Amendment for the R-O-S Zone; and

WHEREAS, the Planning Board held a work session on March 5, 1998, to review public hearing testimony and, on the same day, adopted PGCPB Resolution No. 98-64 transmitting the proposed Countywide Map Amendment for the R-O-S Zone to the District Council with recommendations for six amendments; and

WHEREAS, the District Council held a work session on March 16, 1998, to consider the transmitted Countywide Map Amendment for the R-O-S Zone, public hearing testimony and recommendations of the Planning Board; and

WHEREAS, during the work session the District Council determined several amendments, which are described herein, should be advertised for public hearing in order to provide an opportunity for public comment.

SECTION ONE 1. NOW, THEREFORE, BE IT RESOLVED by the District Council that the Countywide Map Amendment for the R-O-S Zone, as transmitted by the Planning Board, is hereby proposed for amendment as described below and generally shown on location maps at the end of this resolution:

AMENDMENT 1 - Seton Belt Property (State of Maryland Property; Tax Map 62, Parcel 56)

Rezone the northwestern 515 acres of the Seton Belt property located on the west side of Church Road north of MD 214, Central Avenue from the R-L Zone to the R-O-S Zone. The reclassification of the Seton Belt properties to the R-O-S Zone is not intended to influence any future decisions to acquire right-of-way or improve Church Road according to the recommendations of the 1991 Master Plan for Bowie-Collington-Mitchellville & Vicinity as "a two- to four-lane rural collector road within a 90-foot right-of way and having a rural section from Leeland Road north to its intersection with Annapolis Road at High Bridge Road." (CMA Proposal retained the existing R-L Zone for these 515 acres; the adjoining 109 acres of the Seton Belt property were proposed for rezoning from the O-S Zone to the R-O-S Zone by CMA rezoning proposal MAP/OCC.ID. 17SB0000.)

AMENDMENT 2 - Baltimore-Washington and Suitland Parkways (U.S. Government Property)

Classify the rights-of-way for both the Suitland Parkway and the Baltimore-Washington Parkway owned by the U.S. Department of Interior, National Park Service, in the R-O-S Zone. (CMA retained existing zoning classifications determined pursuant to Section 27-111 of the Zoning Ordinance by extending adjacent zoning classifications to the centerline of the right-of-way .)

AMENDMENT 3 - University of Maryland-College Park Campus (State of Maryland Property; Tax Map 24, Parcels 27, 28, and 30; Tax Map 25, Lots in Acredale Subdivision, SDAT Plat 1009; Tax Map 33, Parcel 140.)

Rezone approximately 1,100± acres of large, contiguous, developed and undeveloped State properties located along Metzerott Road, Adelphi Road, University Boulevard and U.S. Route 1 in College Park occupied by the University of Maryland facilities and the National Archives II building from the R-R, R-55 and C-2 Zones to the R-O-S Zone. (CMA proposal for MAP/OCC.ID. 17UM0001 retained existing zoning classifications.)

AMENDMENT 4 - Temple Hill Depot (WSSC Property; Tax Map 115, Parcels 37, 59, 67, 71-73, 103, 104, 110, 111, 244, and 275.)

Rezone approximately 81 acres of WSSC property located on the east side of Temple Hill Road south of Kirby Road in Clinton from the R-80 Zone to the R-O-S Zone. (CMA proposal for MAP/OCC.ID. 14015535 retained the existing R-80 Zone.)

AMENDMENT 5 - White Marsh Branch Neighborhood Park #026 (M-NCPPC Property; Tax Map 47, Parcel 57.) and White Marsh Park (City of Bowie Property; Tax Map 38, Parcels 2, 16, 27, 65 and Parcel A, SDAT Plat 8150.)

Rezone the 10.9 acre M-NCPPC White Marsh Neighborhood Park and the 200± acre City of Bowie White Marsh Park from the O-S Zone to the R-O-S Zone. Note: Approval of the R-O-S Zone for City property will require consent from the City of Bowie. (CMA proposal retained the existing O-S Zone for these properties.)

AMENDMENT 6 - Tantallon Neighborhood Park # Q29 (M-NCPPC Property; Tax Map 131,

Parcel A, Tantallon on the Potomac, SDAT Plat 8458.)

Rezone the 7.98 acre M-NCPPC Tantallon Neighborhood Park located on the south side of Swan Creek west of Monterey Circle in Tantallon from the R-R Zone to the R-O-S Zone. (CMA Proposal retained the existing R-R Zone.)

AMENDMENT 7 - Former Airpark Clear Zone (Prince George's County Government Property; Tax Map 85, Parcel 11.)

Retain the O-S Zone for the 101.8 acre Prince George's County Government Property; located on the east side of U.S. Route 301 between Swanson Road and the Marlboro Meadows Subdivision. (CMA Proposal for MAP/OCC.ID.10200455 proposed rezoning from the existing O-S Zone to the R-O-S Zone.)

SECTION 2. BE IT FURTHER RESOLVED that pursuant to Section 27-226 of the Zoning Ordinance, a public hearing be scheduled on Tuesday, April 28, 1998 at 1:30 p.m. in the Council Hearing Room, First Floor, County Administration Building, Upper Marlboro to receive testimony on the proposed amendments to the Countywide Map Amendment for the R-O-S Zone as described herein, and that a copy of this resolution be transmitted to the affected municipalities, and to the Prince George's County Planning Board requesting their comments be presented at, or before, the public hearing.

SECTION 3. BE IT FURTHER RESOLVED that the record shall close at the conclusion of the public hearing.

SECTION 4. BE IT FURTHER RESOLVED that following the public hearing the District Council shall hold work sessions as necessary to review the hearing testimony and may approve the Countywide Map Amendment with any one, none, or all of the proposed amendments, or any combination or portions thereof; the Council may also consider retaining the existing zoning of all properties within the subject amendments or the properties itemized as zoning changes in the CMA text.

Adopted this 31st day of March, 1998.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART
OF THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

*maps are available in hard copy only