

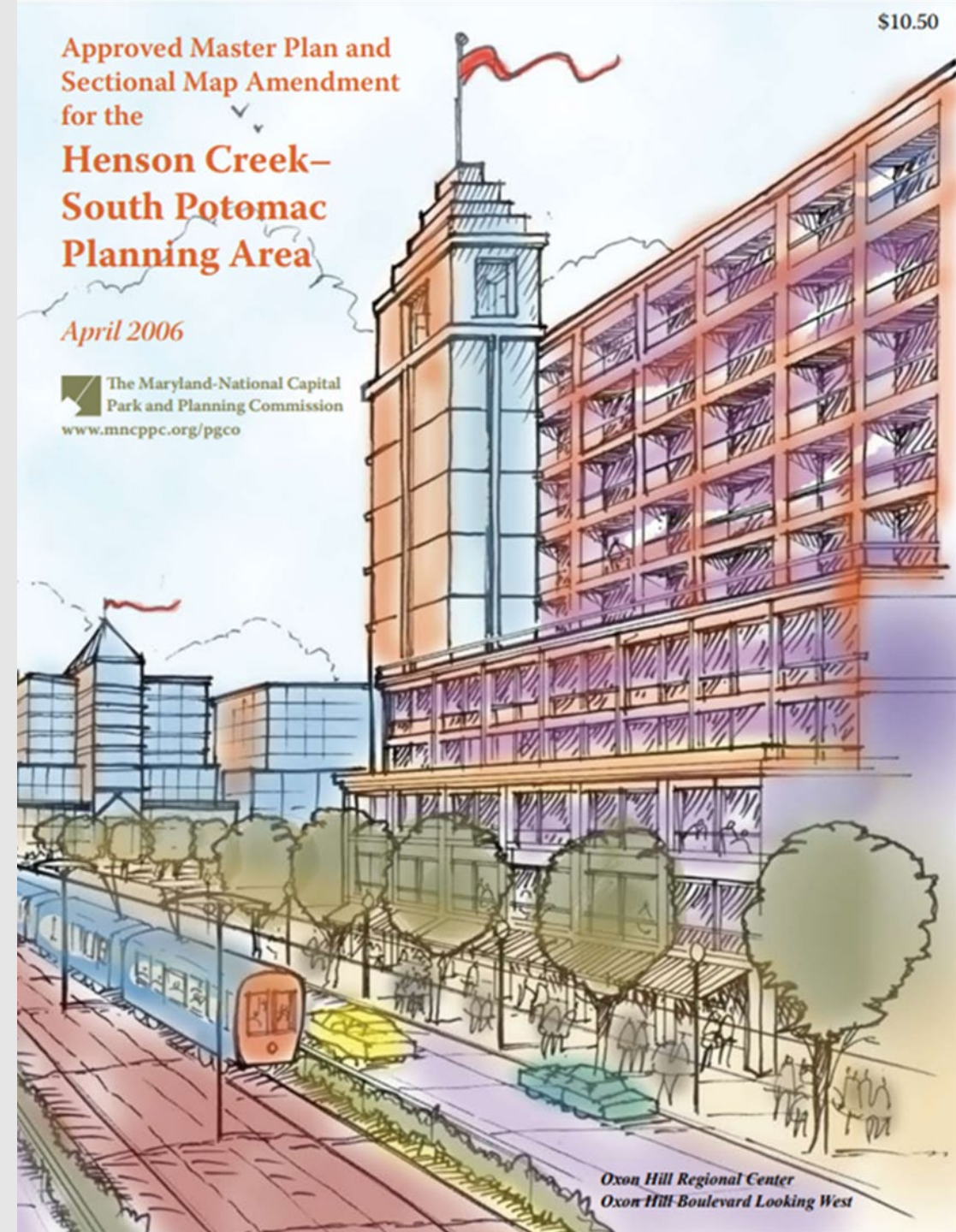
LYNDSEY CLOUATRE

Henson Creek- South Potomac

MINOR PLAN AMENDMENT AND SECTIONAL MAP AMENDMENT

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Joint Public Hearing
June 13, 2023



Agenda

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Project Boundary

02

Project Background and Goals

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Minor Plan Amendment

04

Sectional Map Amendment

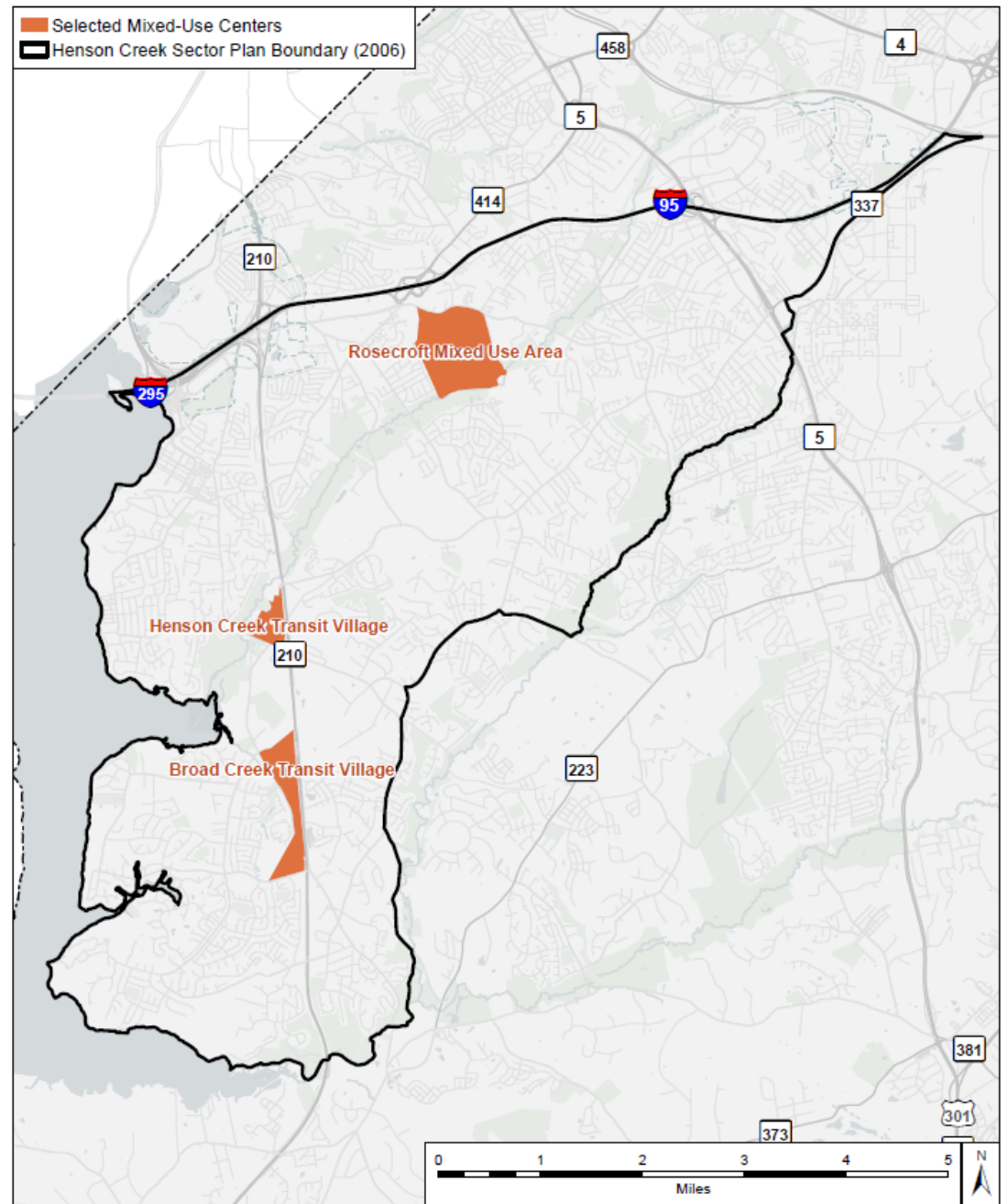
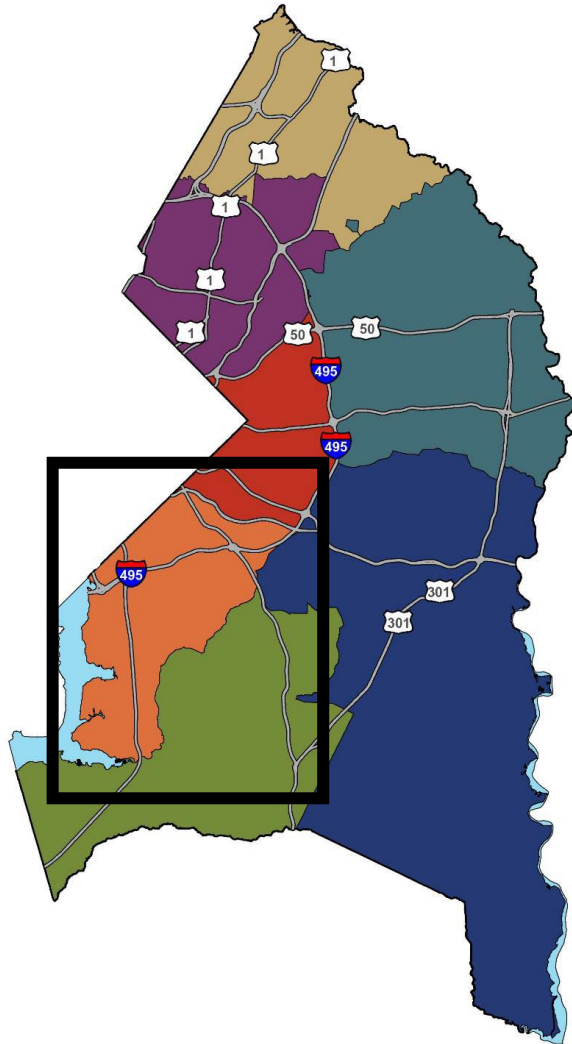
05

Schedule

06

Questions

PROJECT BOUNDARY



Project Background



Initiated by District Council through CR-020-2023 on March 28, 2023



Updates guidance in the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area



Minor Plan Amendment and Sectional Map Amendment (SMA) processes being conducted concurrently

Project Goals



Allow development of a modern healthcare facility and supportive uses along Old Fort and Livingston roads

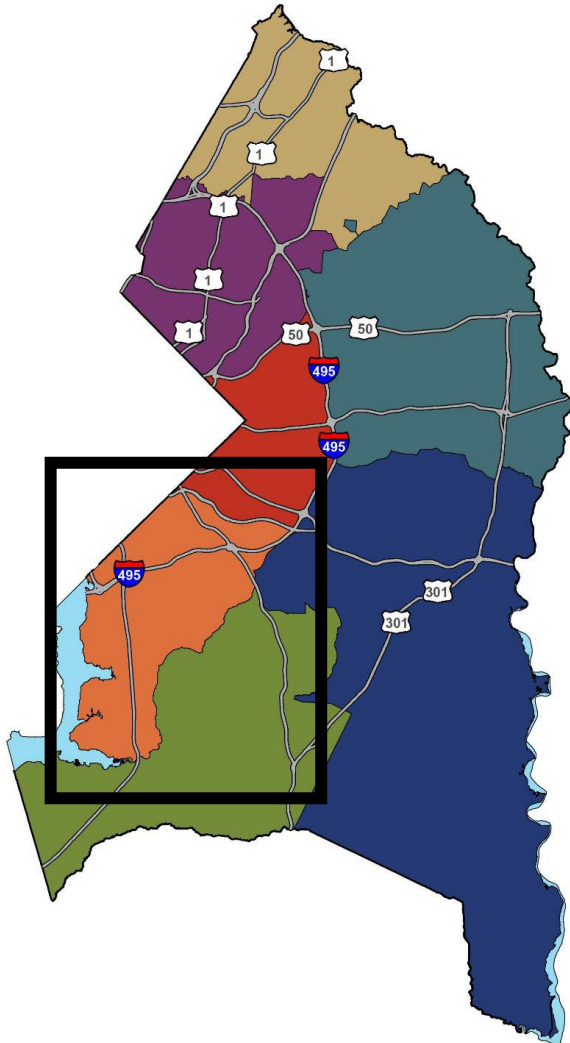


Evaluate existing Fort Washington Hospital for future redevelopment



Eliminate Rosecroft Mixed-Use Area

MINOR PLAN AMENDMENT



Revision to an existing master or sector plan that is small in area and addresses specific public planning objectives



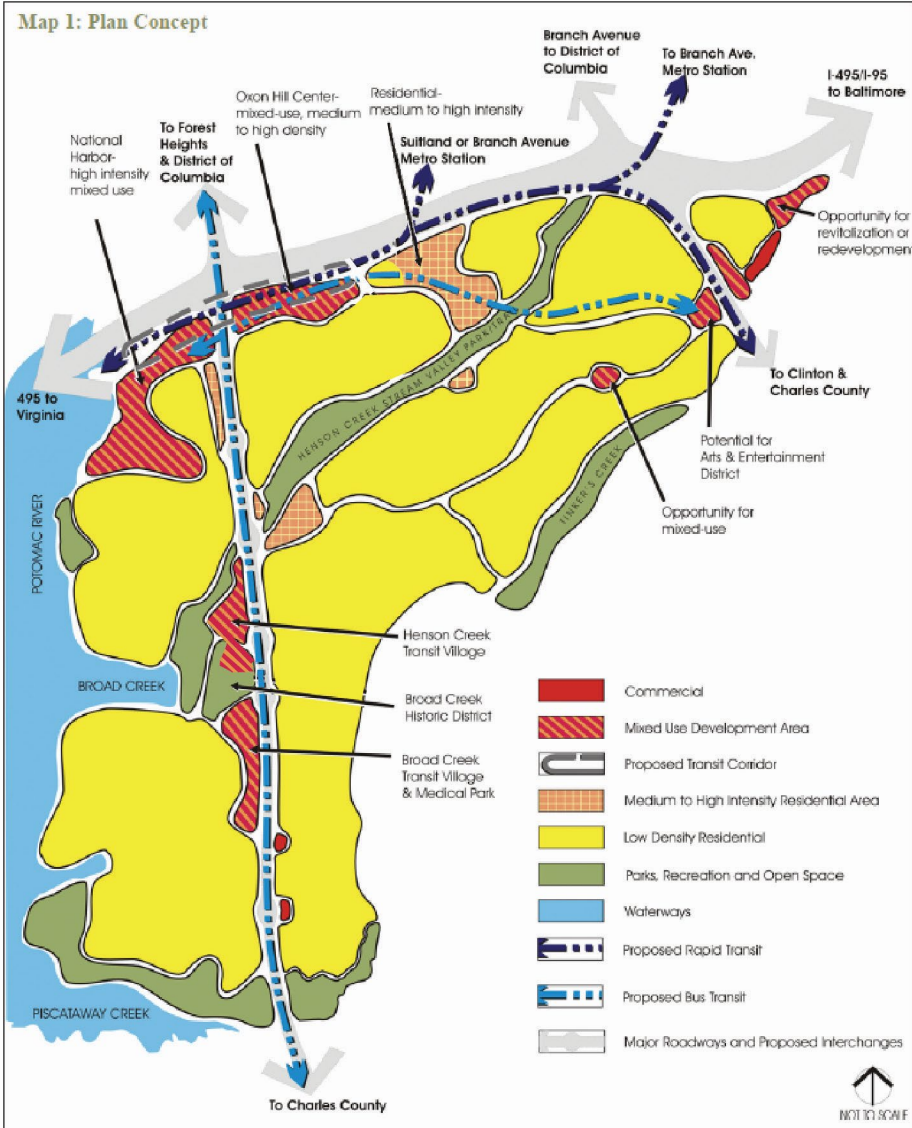
Does not make changes requiring major transportation or public facilities analyses



14 total amendments

Minor Amendment 1

Map 1: Plan Concept



Revises “Development Pattern” text and “Plan Concept” map to:

- Designate tax accounts 0381566 and 0374363 (“Kaydot Property”) as Mixed-Use Development Areas
- Redesignate the Rosecroft Mixed-Use Area as Low Density Residential

Minor Amendment 1



Revises “Development Pattern” guidance to:

- Recommend appropriate buffering between the Broad Creek Historic District and residential/commercial development adjoining district
- Refer to Plan Prince George’s 2035

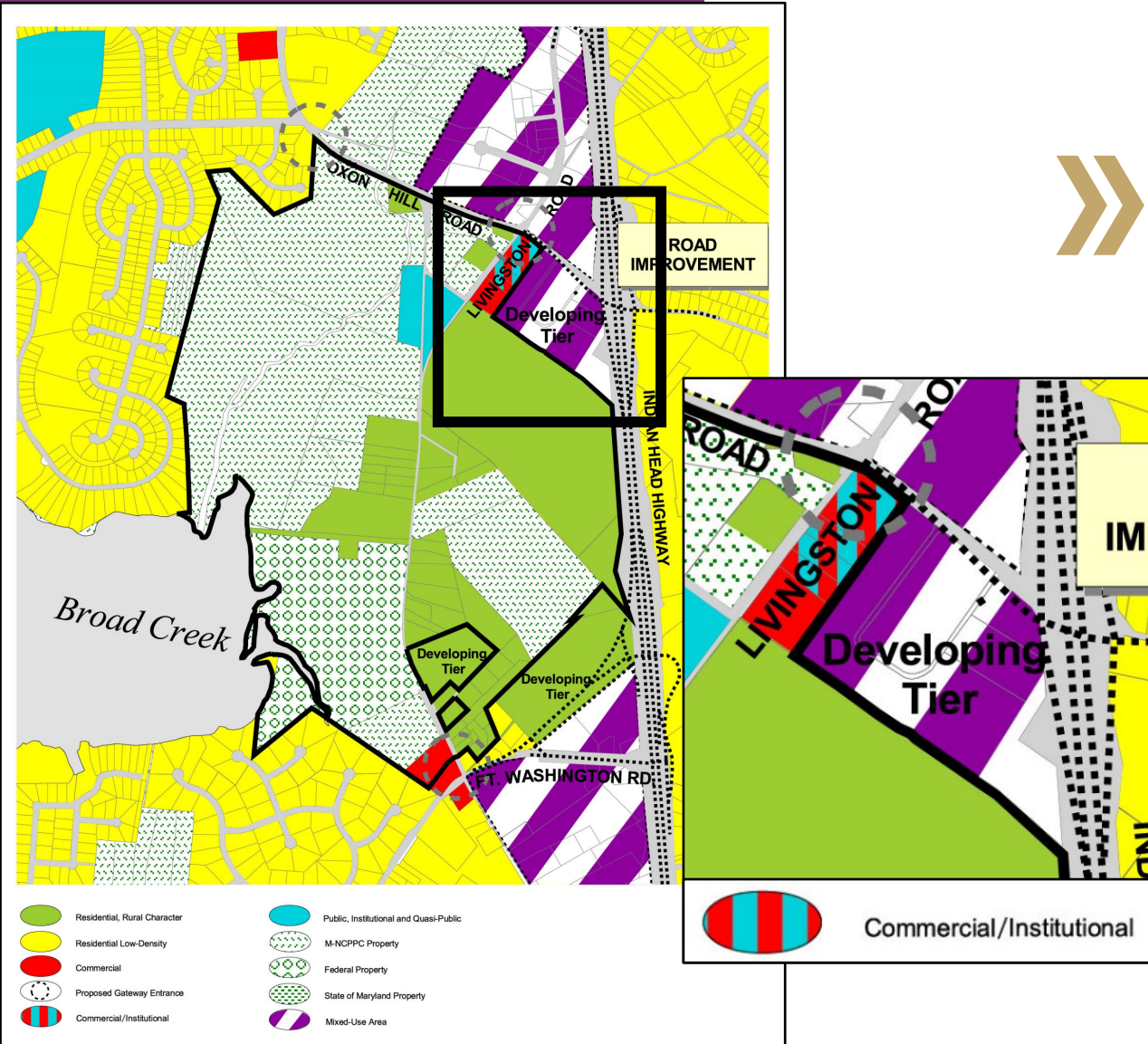
Minor Amendment 2



Revises “Development Pattern – Rural Tier” background, conceptual land use plan, and policies to:

- Allow appropriately-screened and buffered institutional uses to be built along the edge of Rural and Agricultural areas
- Add the Kaydot Property to the Henson Creek Transit Village
- Recommend rezoning of Old Fort Road and Livingston Road parcels to support healthcare uses

Minor Amendment 2



Revises “Development Pattern – Rural Tier” “Rural Tier Conceptual Land Use Plan” map to:

- Recommend the Kaydot Property parcels as Mixed-Use Areas
- Recommend tax accounts 0353656, 0353649, 0283960, and 0370635 as Commercial/Institutional

Minor Amendment 3



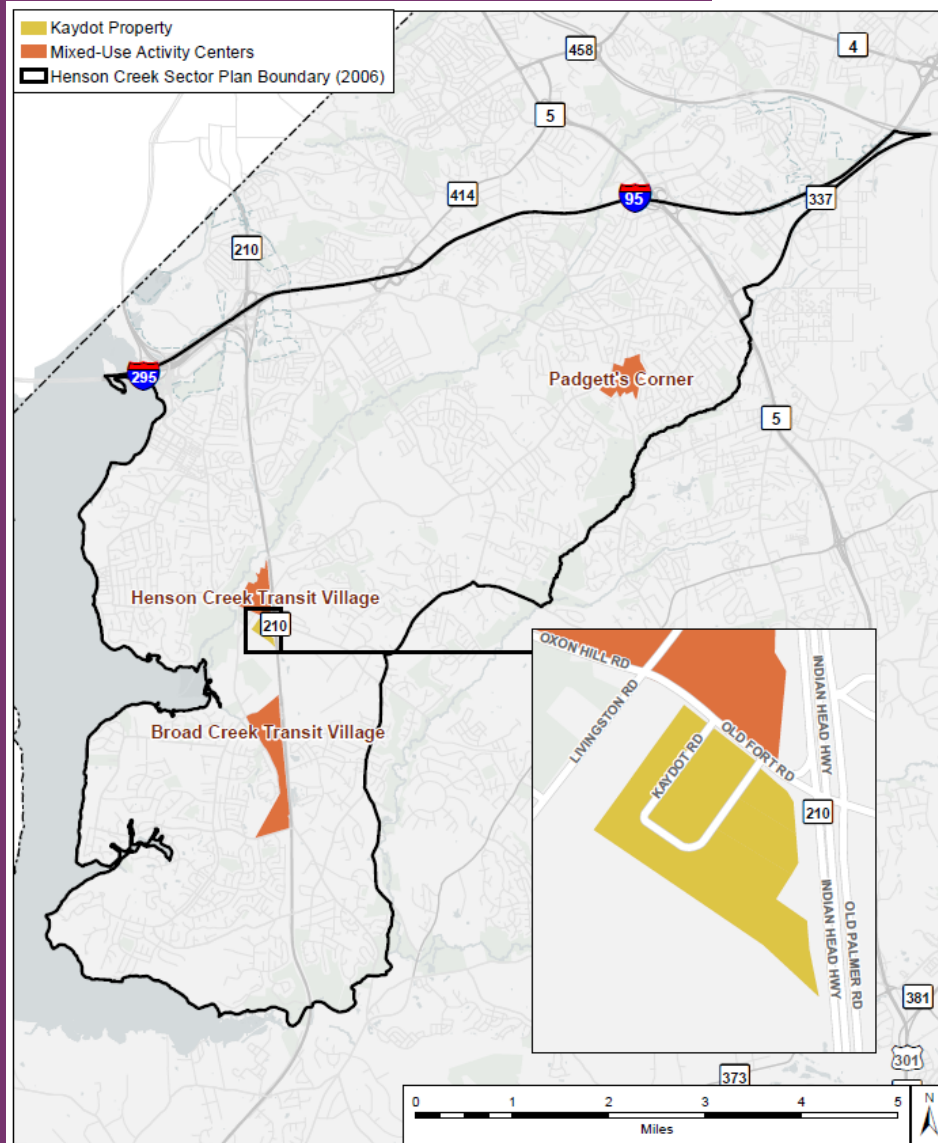
Revises “Developing Tier” background and policies to:

- Evaluate current Fort Washington Hospital site for redevelopment opportunities
- Recommend adding healthcare uses within the Henson Creek Transit Village
- Eliminate references to and guidance for the Rosecroft Mixed-Use Area

Minor Amendment 4



Revises “Mixed-Use Activity Center” map to include the Kaydot Property within the Henson Creek Transit Village



Minor Amendment 5



Refines guidance and maps for Henson Creek Transit Village to:

- Add Kaydot Property
- Recommend institutional and healthcare uses at the Kaydot Property
- Recommend buffering and screening to Broad Creek Historic District

Minor Amendment 6

Map 11: Broad Creek Transit Village and Medical Park Land Use and Development Pattern

- 1. COMMERCIAL
- 2. PUBLIC/ INSTITUTIONAL
- 3. SENIOR LIVING/ COMMERCIAL
- 4. SENIOR LIVING
- 5. MEDICAL OFFICE/ COMMERCIAL
- 6. MEDICAL OFFICE
- 7. POST OFFICE
- 8. SINGLE FAMILY RESIDENTIAL
- 9. PARK AND RIDE LOT
- ⚡ BUS RAPID TRANSIT STATION STOP



Note: This illustration portrays a long-range redevelopment scenario that may result from implementation of recommended land use concepts for the Broad Creek Transit Village and Medical Park area. It is likely that variations will occur as redevelopment takes place that also conform to the planning principles and concepts recommended for revitalization of this area.

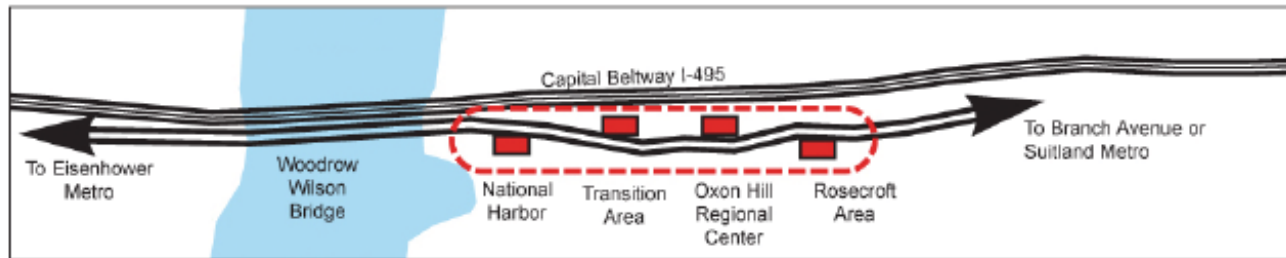


Revises “Broad Creek Transit Village and Medical Park Land Use and Development Pattern” map to reflect planned redevelopment of the existing Fort Washington Hospital

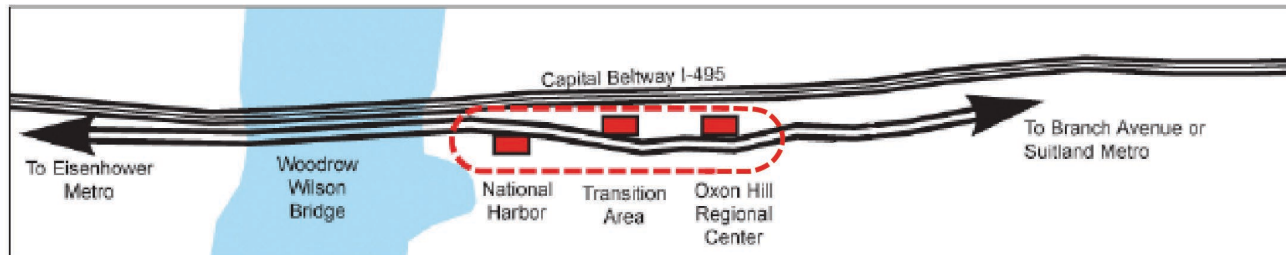
Minor Amendment 7



Revises “Potential light rail transit alignment and station stop for the Henson Creek/South Potomac development corridor” figure to reflect removal of the Rosecroft Area station stop



Potential light rail transit alignment and station stop for the Henson Creek/South Potomac development corridor.



Potential light rail transit alignment and station stop for the Henson Creek/South Potomac development corridor.

Minor Amendment 8



Revises “Centers and Corridors” policies and strategies to eliminate references to the Rosecroft Mixed-Use Area

Minor Amendment 9



Revises “Transportation Systems” background, policies, and maps to eliminate references to the Rosecroft Mixed-Use Area

Minor Amendment 10



Revises “Economic Development” policies and strategies to:

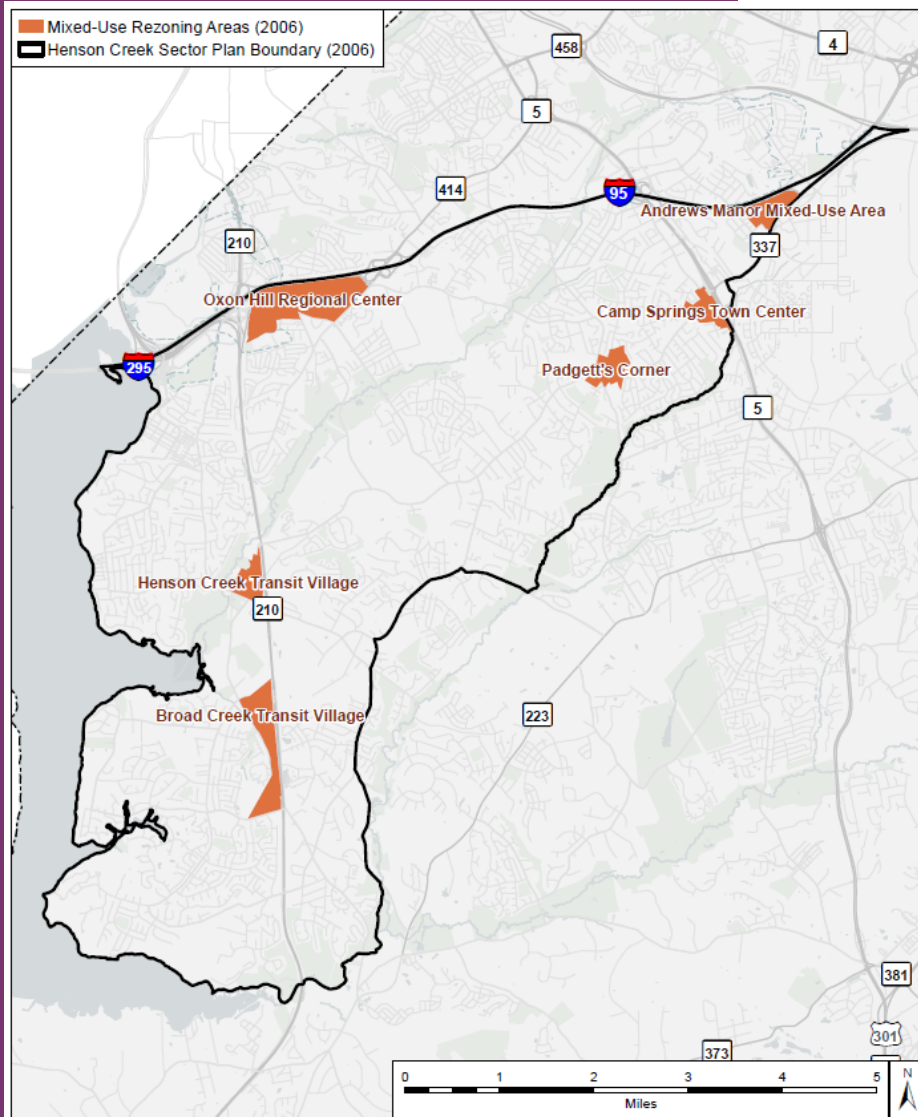
- Consider potential redevelopment of current Fort Washington Hospital site at the Broad Creek Transit Village
- Consider planned development of a modern healthcare facility at Henson Creek Transit Village
 - Recommend rezoning to permit institutional healthcare uses

Minor Amendment 11



Revises “Housing” policies and strategies to eliminate mixed-use guidance for Rosecroft

Minor Amendment 12



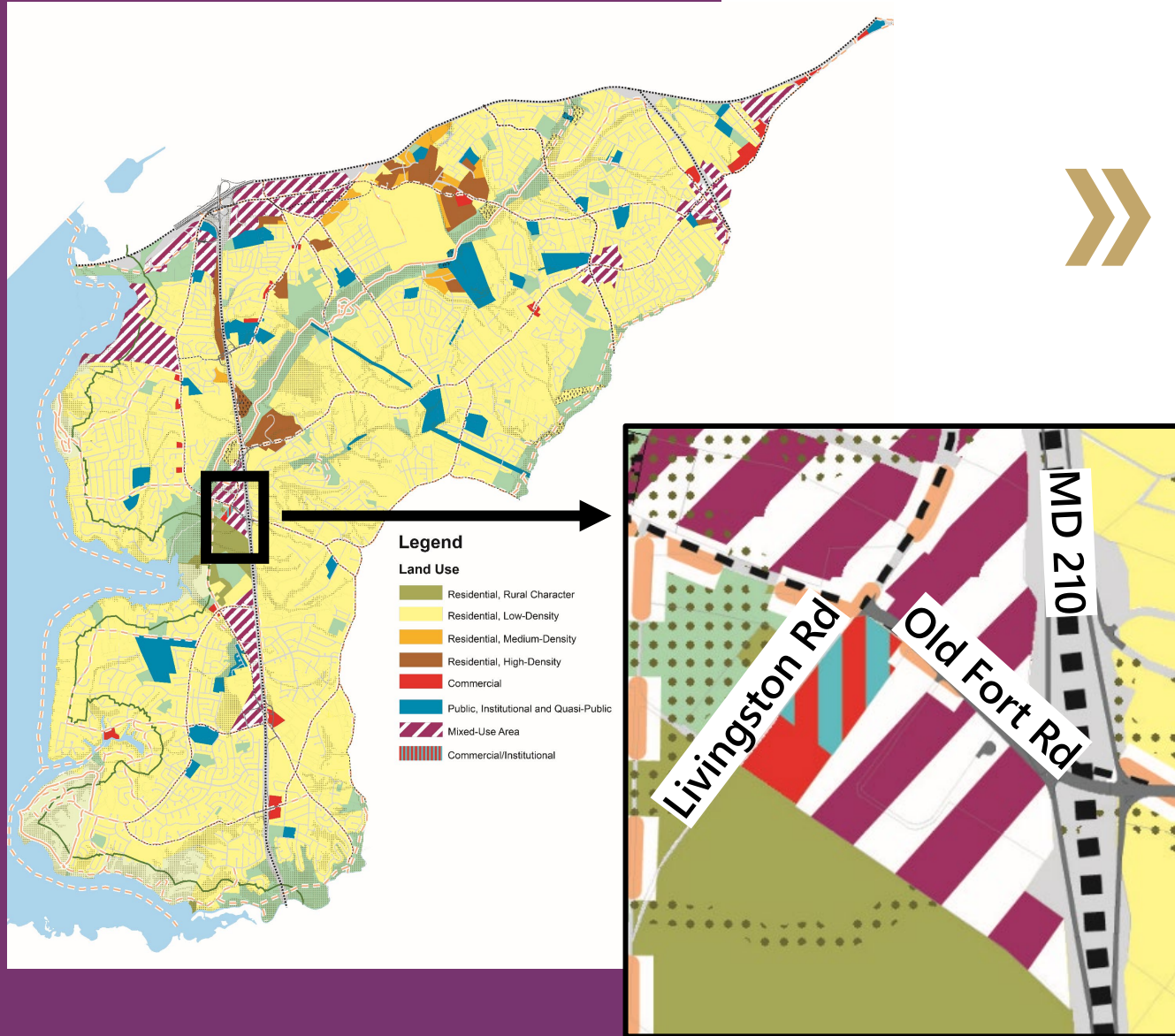
Revises “Future Mixed-Use Rezoning Areas” map to eliminate the Rosecroft Mixed-Use Area

Minor Amendment 13



Revises “Appendix C | Public Facility Cost Estimates | Public Facility Proposals for Transportation (Transit and Roads)” to eliminate reference to potential Rosecroft Area light rail station

Minor Amendment 14



Revises and amends the “Land Use, Transportation, and Public Facilities” comprehensive plan map insert to reflect changes in future land use as recommended in this Minor Plan Amendment for the Rosecroft and Henson Creek Transit Village areas

Legend

Land Use

- Residential, Rural Character
- Residential, Low-Density
- Residential, Medium-Density
- Residential, High-Density
- Commercial
- Public, Institutional and Quasi-Public
- Mixed-Use Area
- Commercial/Institutional

Errata Sheet Changes



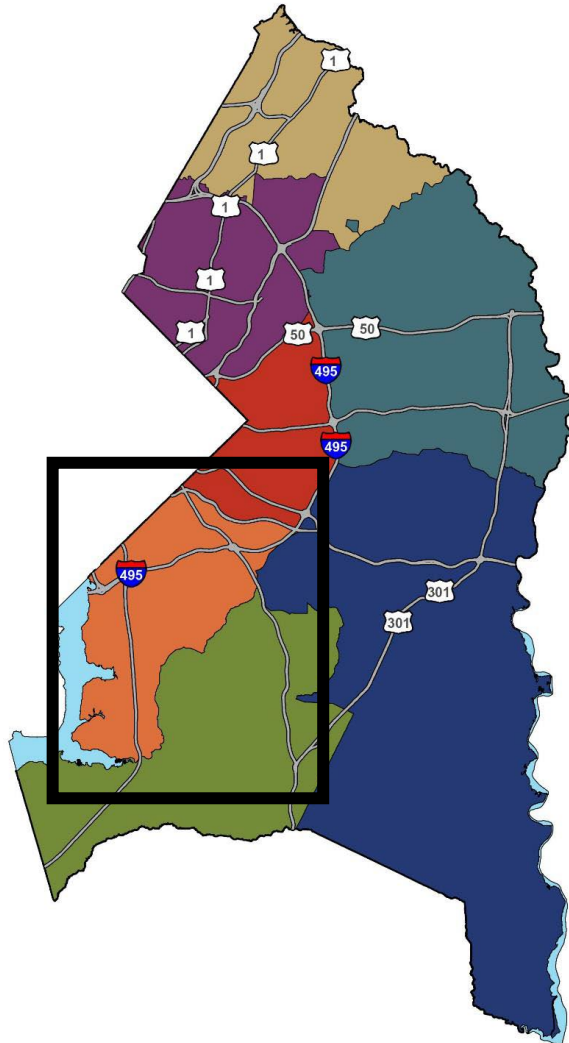
11 errors identified in and corrected for proposed Minor Plan Amendment



Changes revise minor plan amendments as needed by:

- Editing plan/amendment language for clarity and consistency
- Correcting erroneous addresses and tax account numbers for impacted properties
- Revising additional map/graphic elements to better reflect proposed land use changes in amendments

SECTIONAL MAP AMENDMENT



Updates zoning to be consistent with future land use recommendation changes approved to the Master Plan through the Minor Plan Amendment



Four zoning changes for Henson Creek-South Potomac Planning Area

Comprehensive Rezoning Changes

Change	Zoning Change	Acreage
1	RR to CGO	21.36
2	RR to CN	3.92
3	CGO/RMF-12/RR to RR	24.84
4	CGO/RMF-12 to RR	14.85

Zoning Inventory (in acres), Base Zones

Zoning Class	Proposed Acreage	Existing Acreage	Change in Acreage
RR	39.69	38.53	1.16
CN	3.92	0	3.92
CGO	21.36	12.79	8.57
RMF-12	0	13.65	-13.65

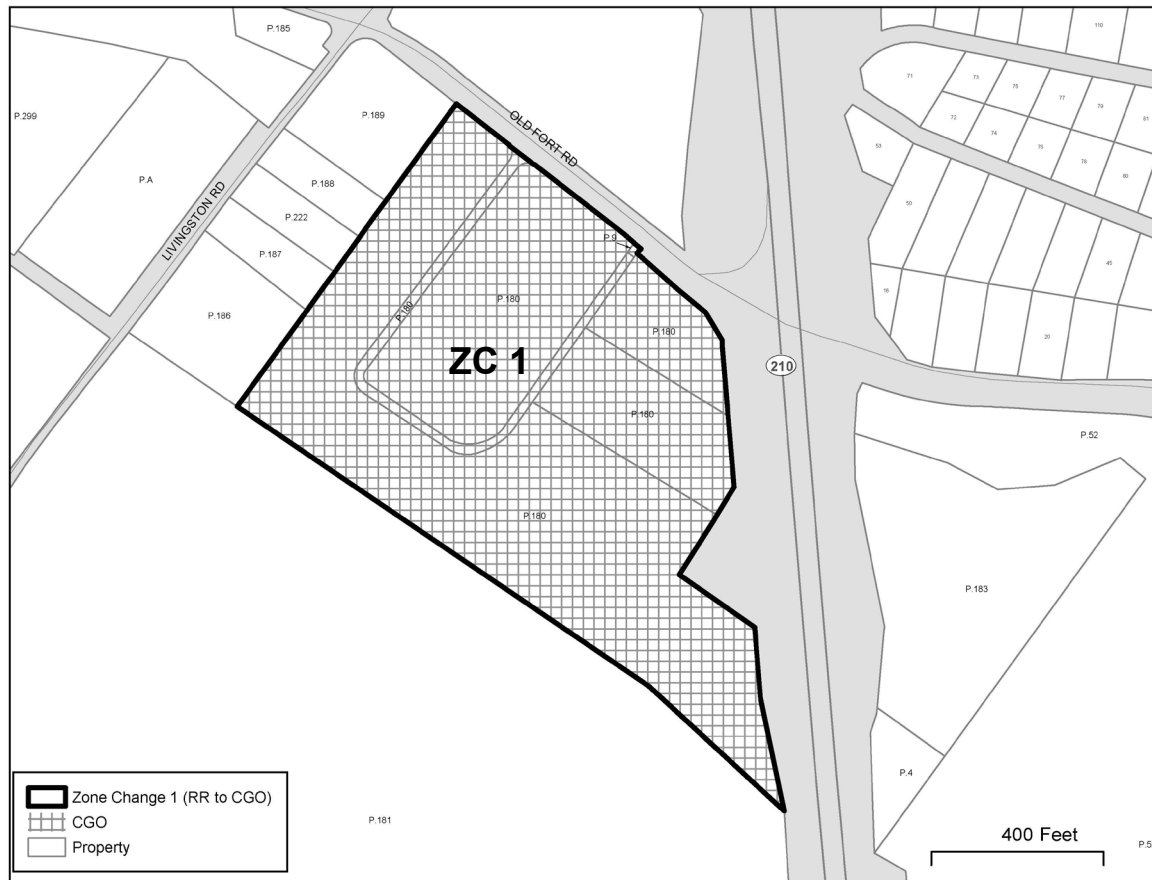
Zoning Change 1



Reclassifies from Residential, Rural (RR) Zone to Commercial, General and Office (CGO) Zone



Implements Minor Amendments 1, 2, 3, 4, and 10 recommending a Mixed-Use future land use that allows for the development of a modern healthcare facility



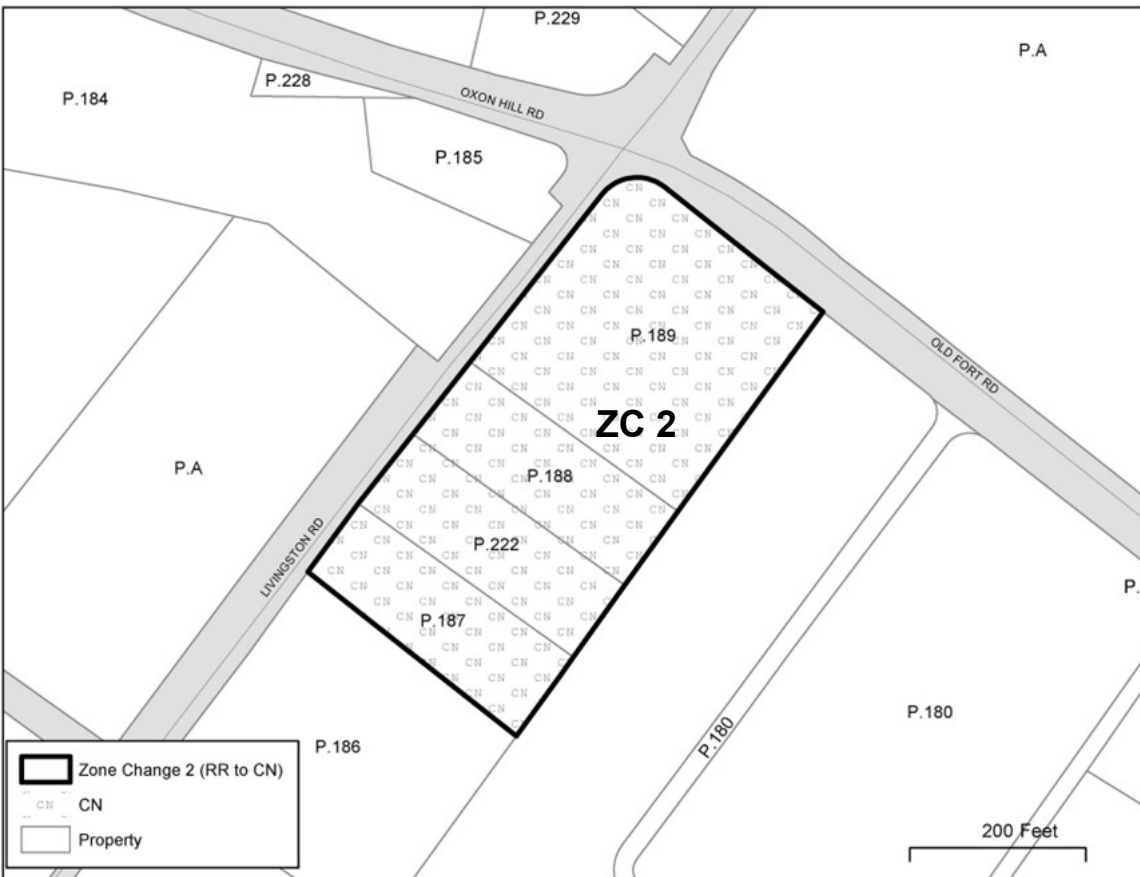
Zoning Change 2



Reclassifies from Residential, Rural (RR) into the Commercial, Neighborhood (CN) Zone



Implements Minor Amendments 2 and 3 recommending Commercial/Institutional future land use that allows for development that would support a nearby healthcare facility



Zoning Changes 1 & 2

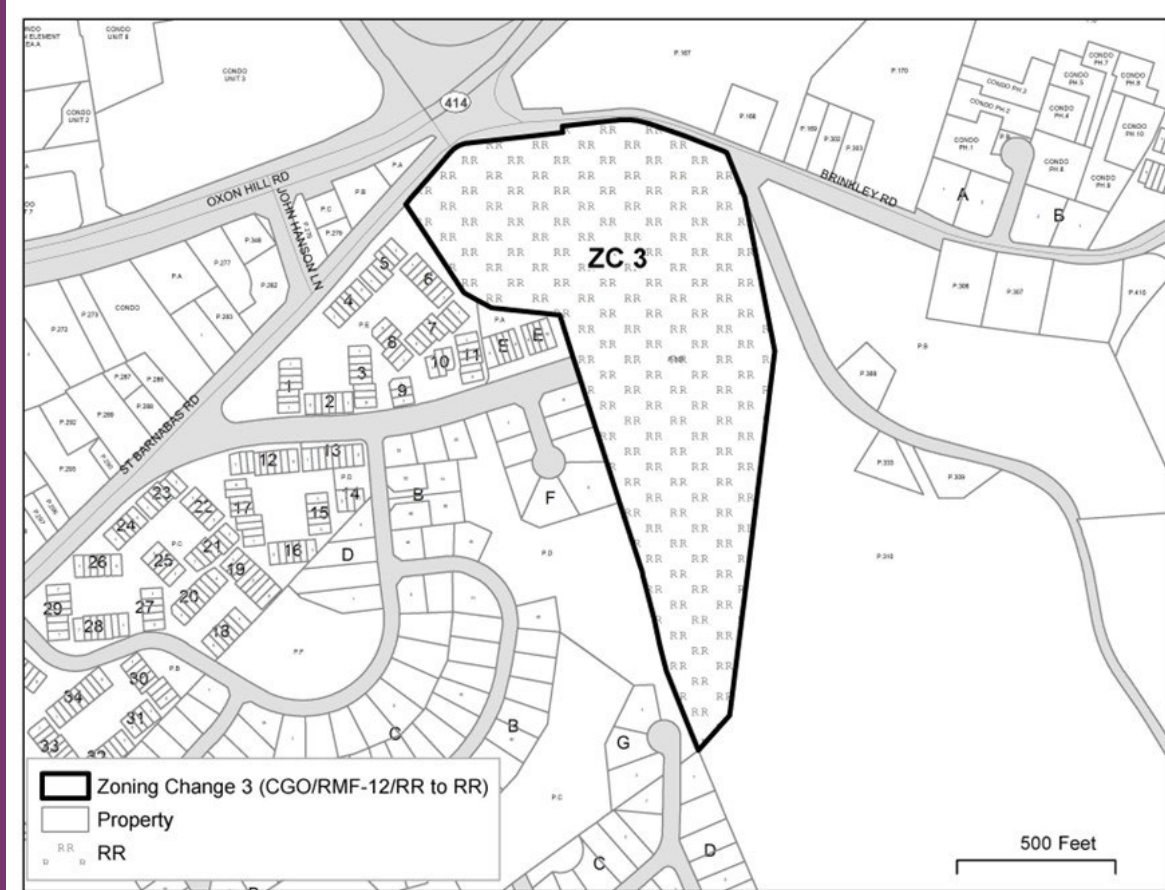


Current

Proposed



Zoning Change 3



Reclassifies from Commercial, General and Office (CGO); Residential, Multifamily-12 (RMF-12); and Residential, Rural (RR) zones into the Residential, Rural (RR) Zone



Implements Minor Amendments 1, 3, 7, 8, 9, 11, 12, and 13 recommending Low Density Residential future land use and removing the Mixed-Use Center designation



Eliminates split zoning

Zoning Change 4



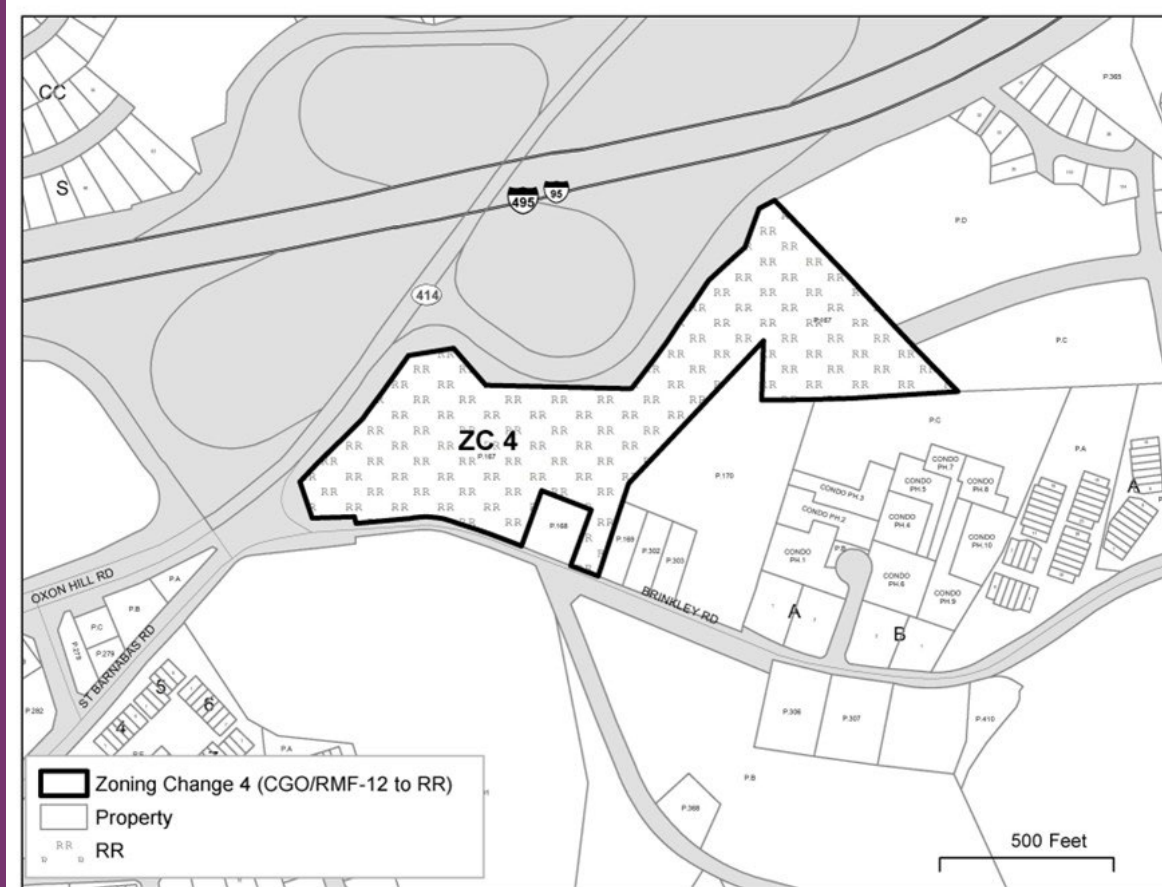
Reclassifies from the Commercial, General and Office (CGO) and Residential, Multifamily-12 (RMF-12) zones into the Residential, Rural (RR) Zone



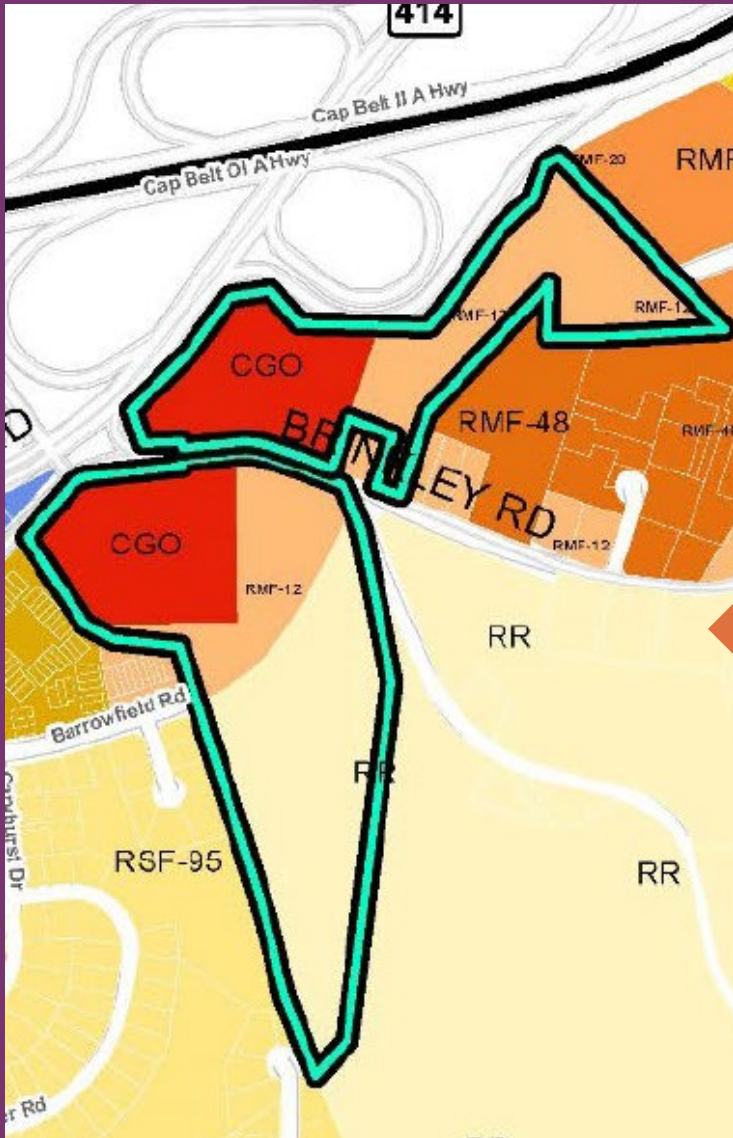
Implements Minor Amendment 1 recommending Low Density Residential future land use



Eliminates split zoning



Zoning Changes 3 & 4

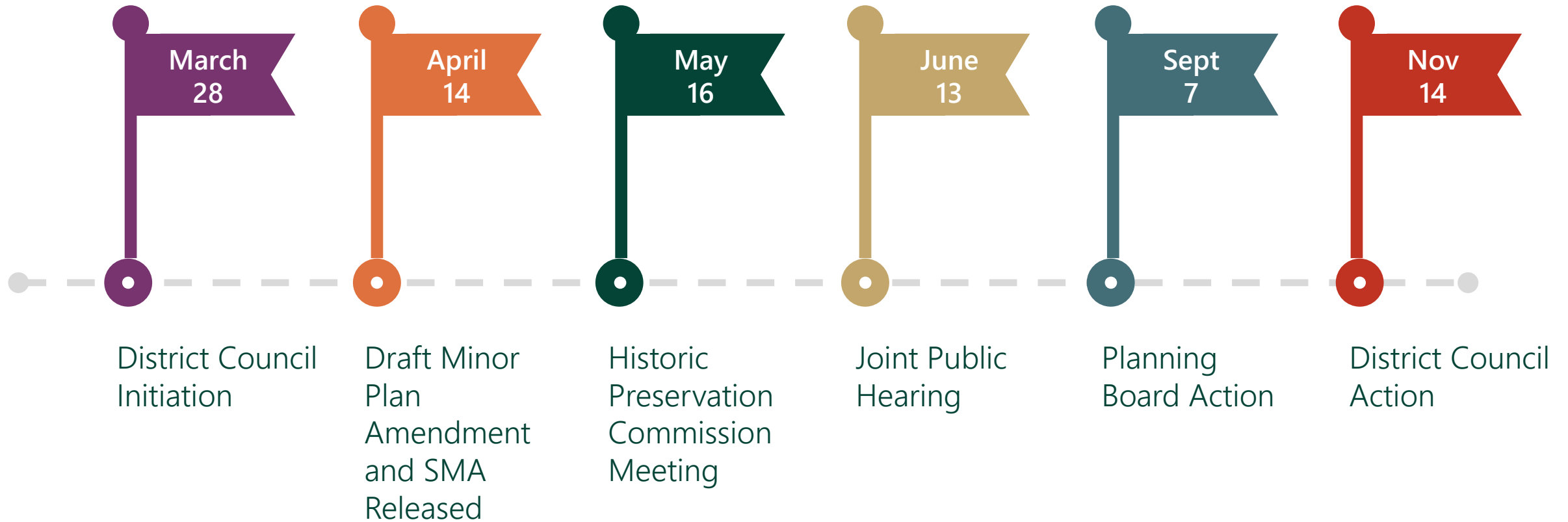


Current

Proposed



Schedule



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