

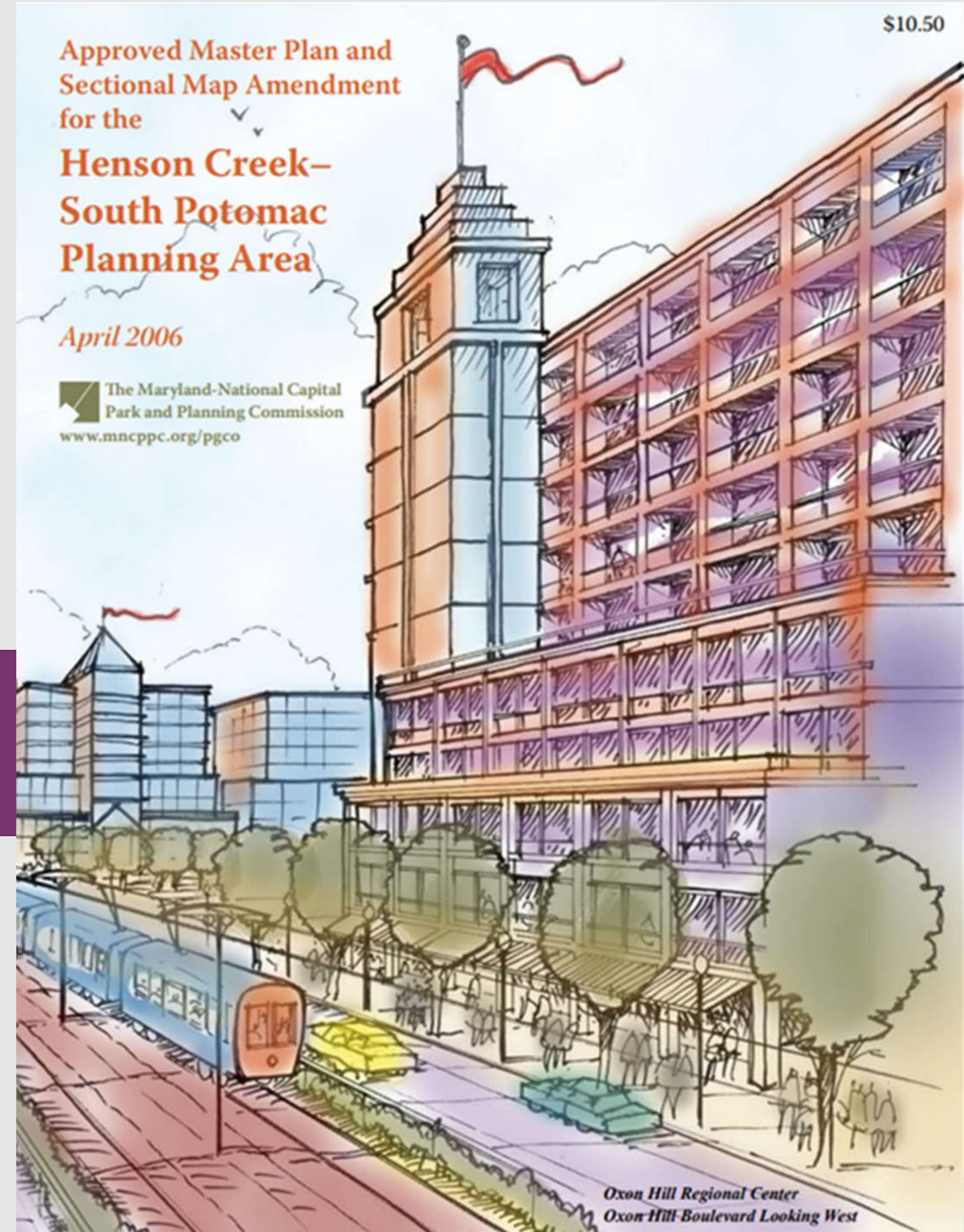
DISTRICT COUNCIL

WORK SESSION

Minor Plan Amendment and Sectional Map Amendment

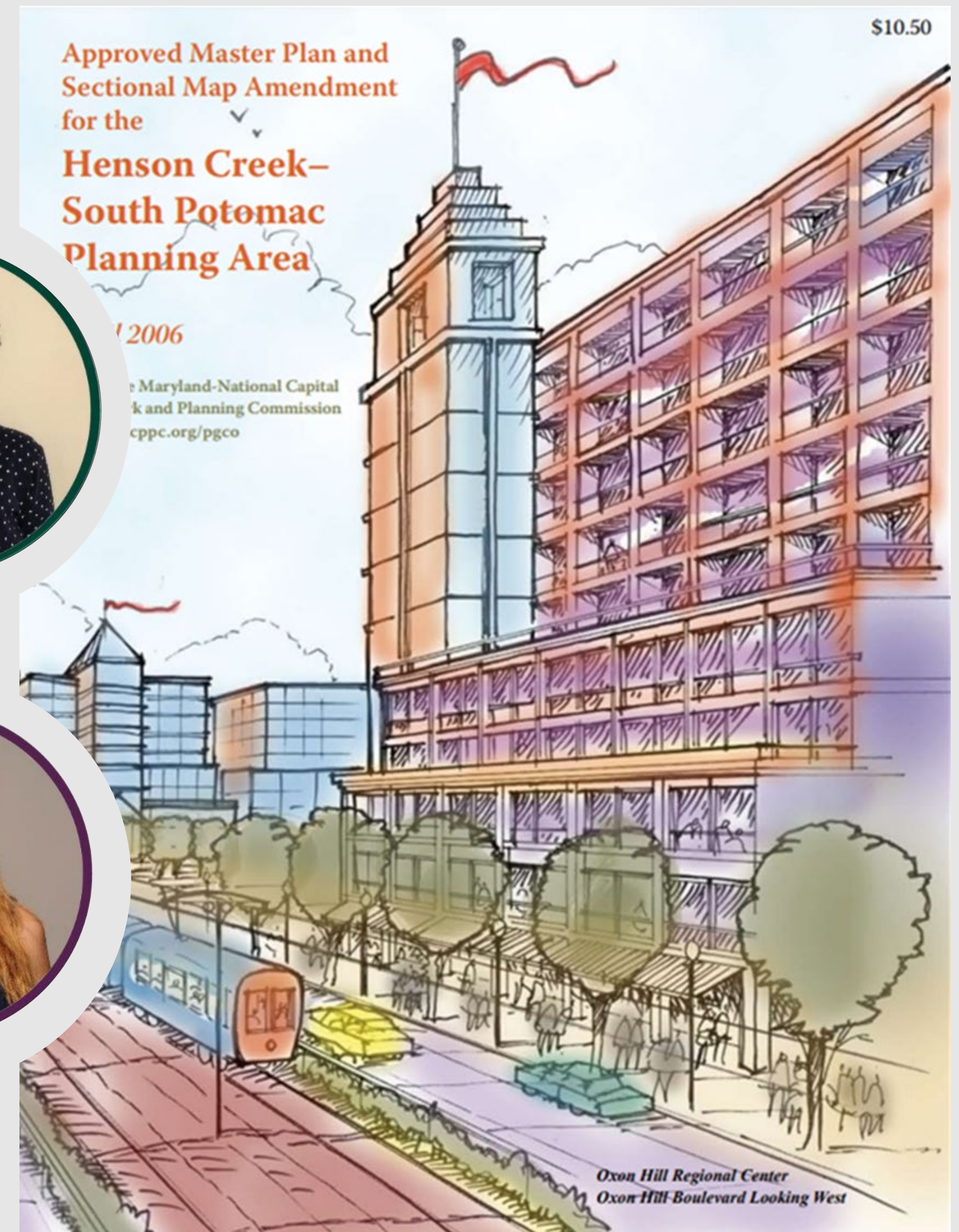
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

October 10, 2023



LYNDSEY CLOUATRE &
SARAH BENTON

HENSON CREEK- SOUTH POTOMAC ADOPTED MINOR PLAN AMENDMENT & ENDORSED SECTIONAL MAP AMENDMENT



Agenda

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Project Timeline

Testimony Overview

The Joint Public Hearing was held on June 13, 2023. The record closed on June 28, 2023.



8

Speakers

8 people signed up, with
6 speakers

26

Pages

There are 26 pages
transcribed and analyzed
from the hearing

9

Written Testimony

Received 9 pieces of
testimony (E-comment,
email, fax) before COB on
June 28

Major Themes

2112 Brinkley Road

Four speakers and six pieces of testimony opposed the proposed change in land use from Residential Medium to Residential Low and the proposed change in zoning from CGO/RMF-12 to RR

Livingston Road Parcels

One piece of testimony opposed the proposed change in land use and zoning for all four parcels on Livingston Road, while another supported the further upzoning of the Adventist Healthcare-owned parcel on Livingston Road.

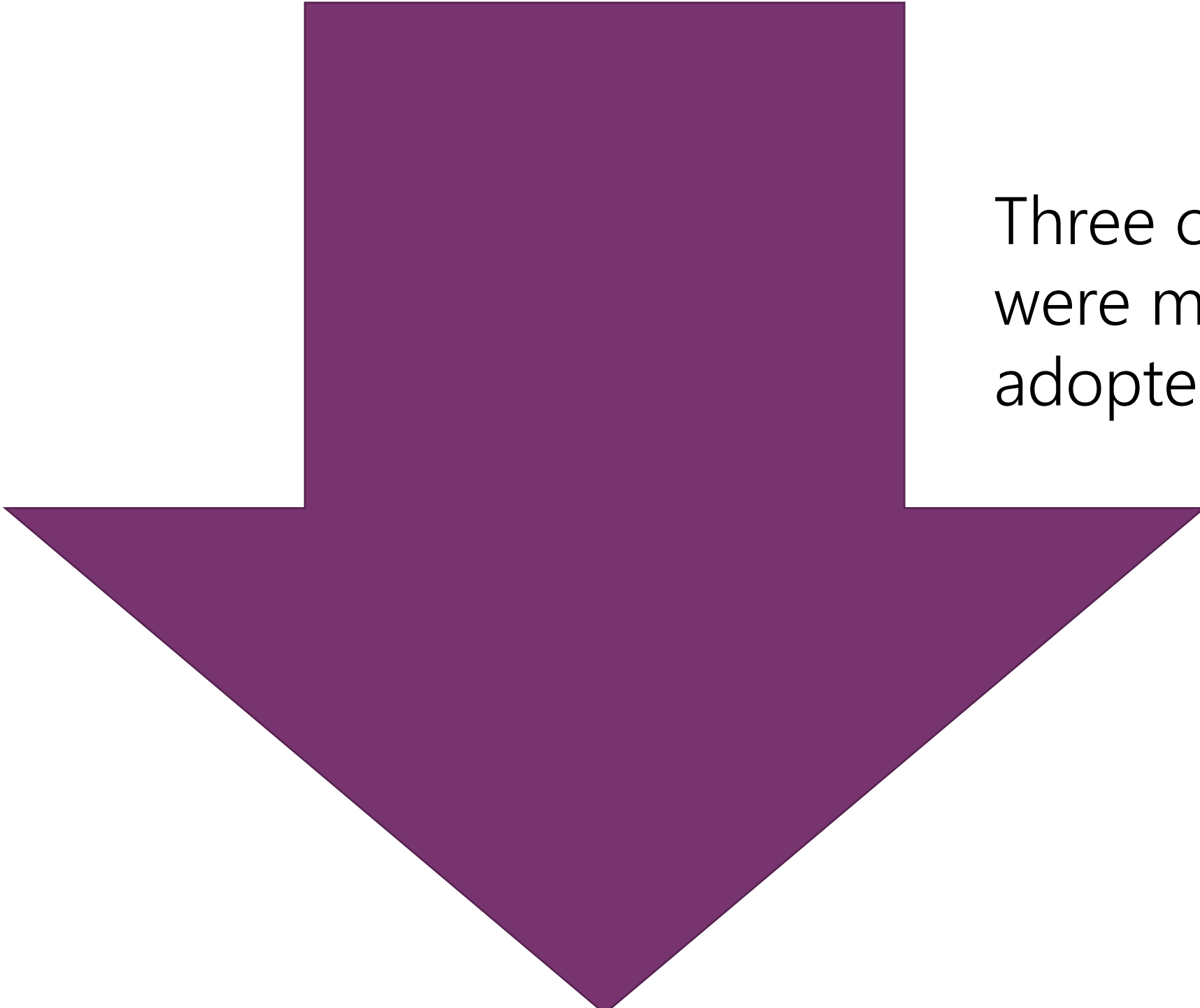
7707 Kaydot Road

Two speakers and two pieces of testimony supported the proposed change in land use and zoning of 7707 Kaydot Road.

Rosecroft Mixed-Use Area

One piece of testimony opposed the proposed change in land use and removal of the mixed-use area designation for the Rosecroft Mixed-Use Area.

Changes in Adopted MPA and Endorsed SMA



Three changes to the draft MPA and SMA
were made by the Planning Board in the
adopted MPA and endorsed SMA.

2112 Brinkley Road

Testimony

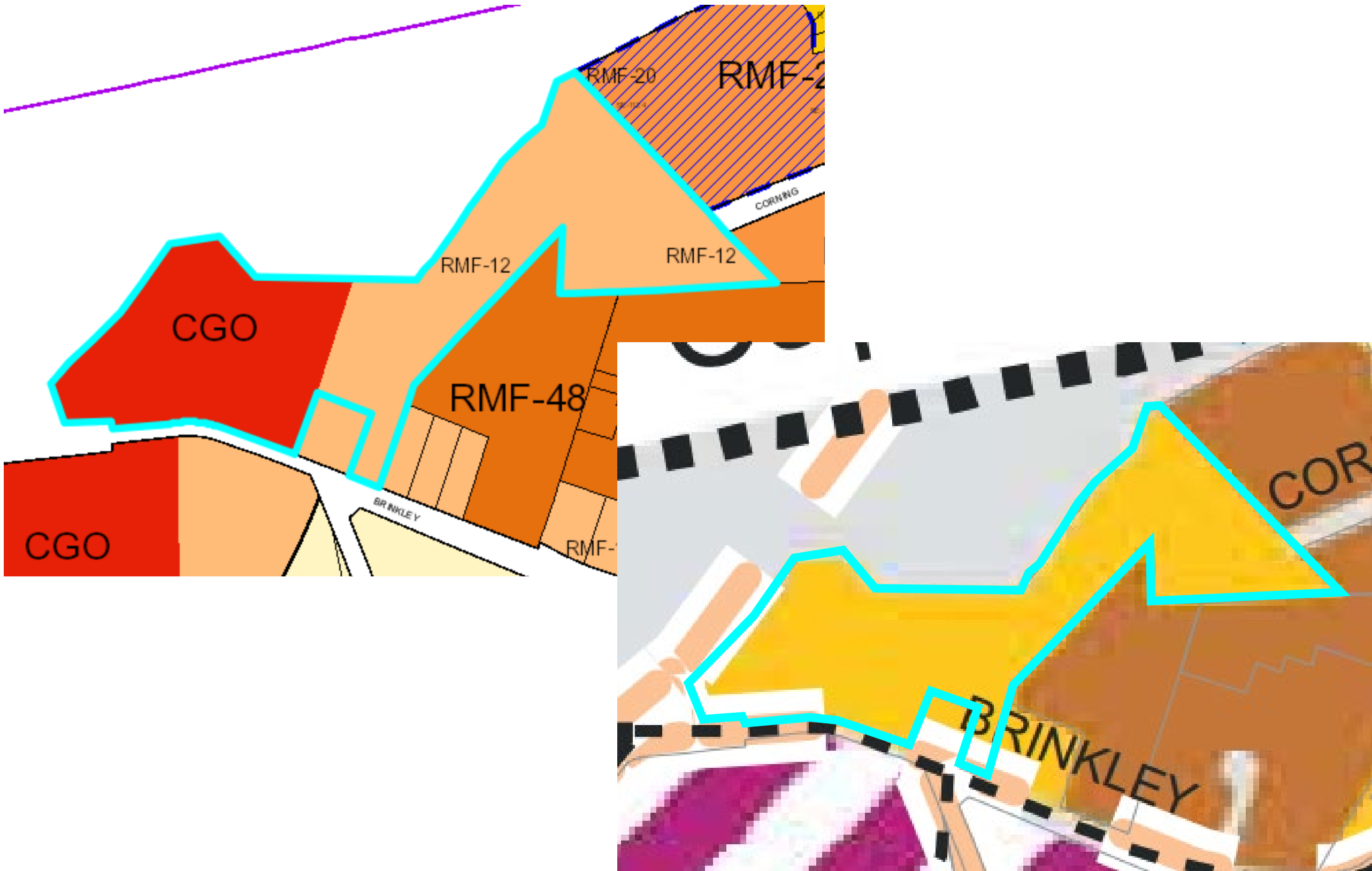
Property owner and contract purchaser (Exhibits 11, 12, and 16; Speakers 3, 5, and 8) requested the current zoning and land use remain for a planned multifamily development to proceed.

Support

The current land use and zoning are compatible with the property's location on the north side of Brinkley Road. Low-density residential and RR zoning are incongruent for this location.

Adopted MPA and Endorsed SMA

MPA and SMA retain current land use and zoning.



MPA #	SMA Map #	Existing FLU & Zoning	MPA & SMA Proposed FLU & Zoning	Testimony Recommendation	PB Action on MPA & SMA
1, 14	ZC 4 in draft SMA	Residential Medium, CGO/RMF-12	Residential Low, RR	Residential Medium, CGO/RMF-12	Revised MPA Amendments 1 & 14 and deleted SMA ZC 4 to retain Residential Medium FLU and CGO/RMF-12 zoning

0 Livingston Road

Testimony

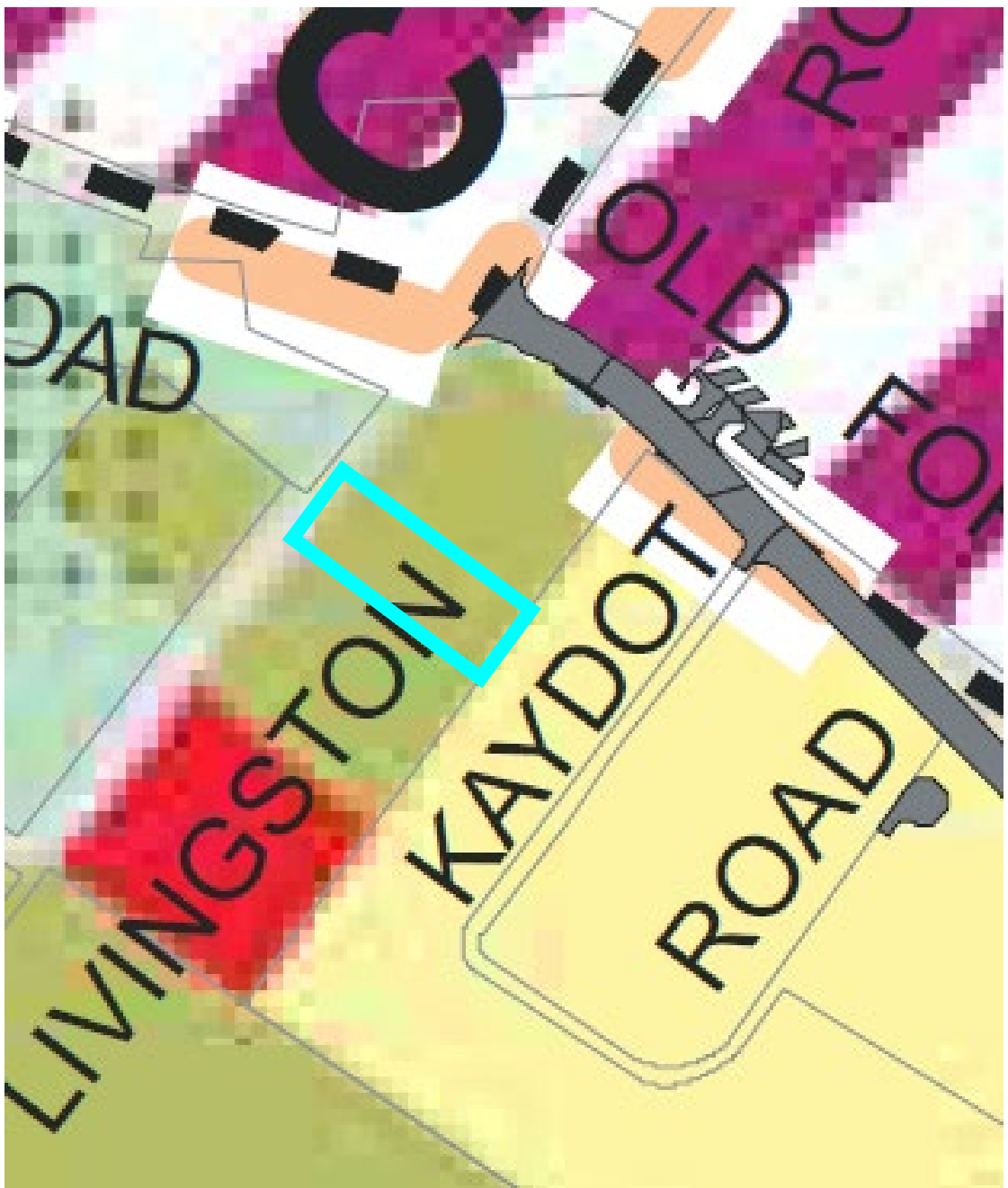
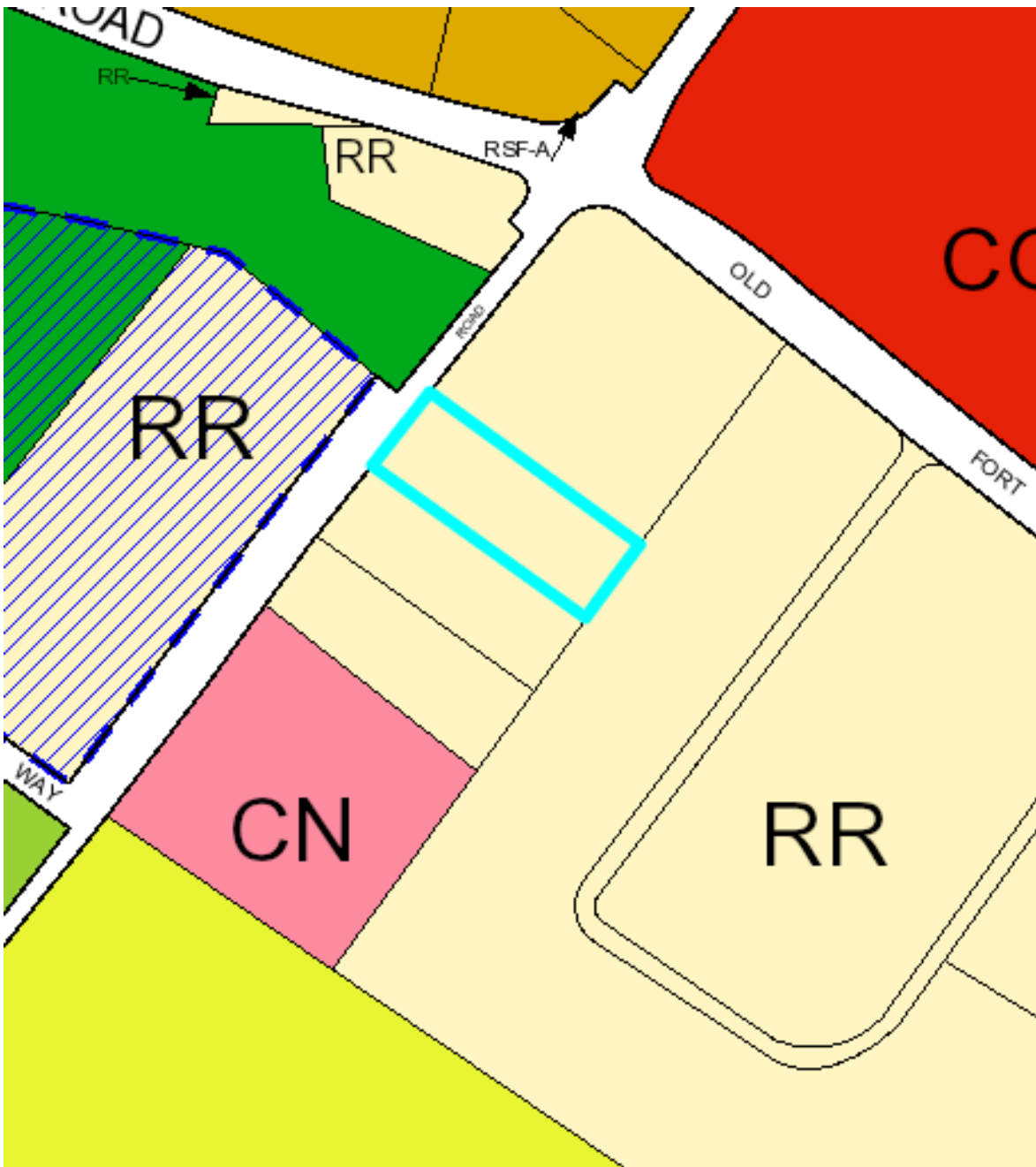
Property representative (Zone Request Form 9 supplement; Exhibit 15) requested Tax Account 0283960 be zoned to CGO rather than CN to allow for secondary access to hospital through site.

Support

CN zoning does not permit a hospital, and staff concurs access to a hospital via a CN-zoned parcel is not permissible.

Adopted MPA and Endorsed SMA

SMA rezones Parcel 188 to CGO and MPA retains Residential Low land use and modifies plan language to discourage other uses that may be allowable in CGO.



MPA #	SMA Map #	Existing FLU & Zoning	MPA & SMA Proposed FLU & Zoning	Testimony Recommendation	PB Action on MPA & SMA
2, 5, 14	ZC 2 in draft SMA	Residential Low, RR	Commercial/Institutional, CN	Commercial/Institutional, CGO	Revised MPA Amendments 2, 5, & 14 and added Tax Account 0283960 to SMA ZC 1 to retain Residential Low FLU and rezone parcel to CGO

Livingston Road Parcels

Testimony

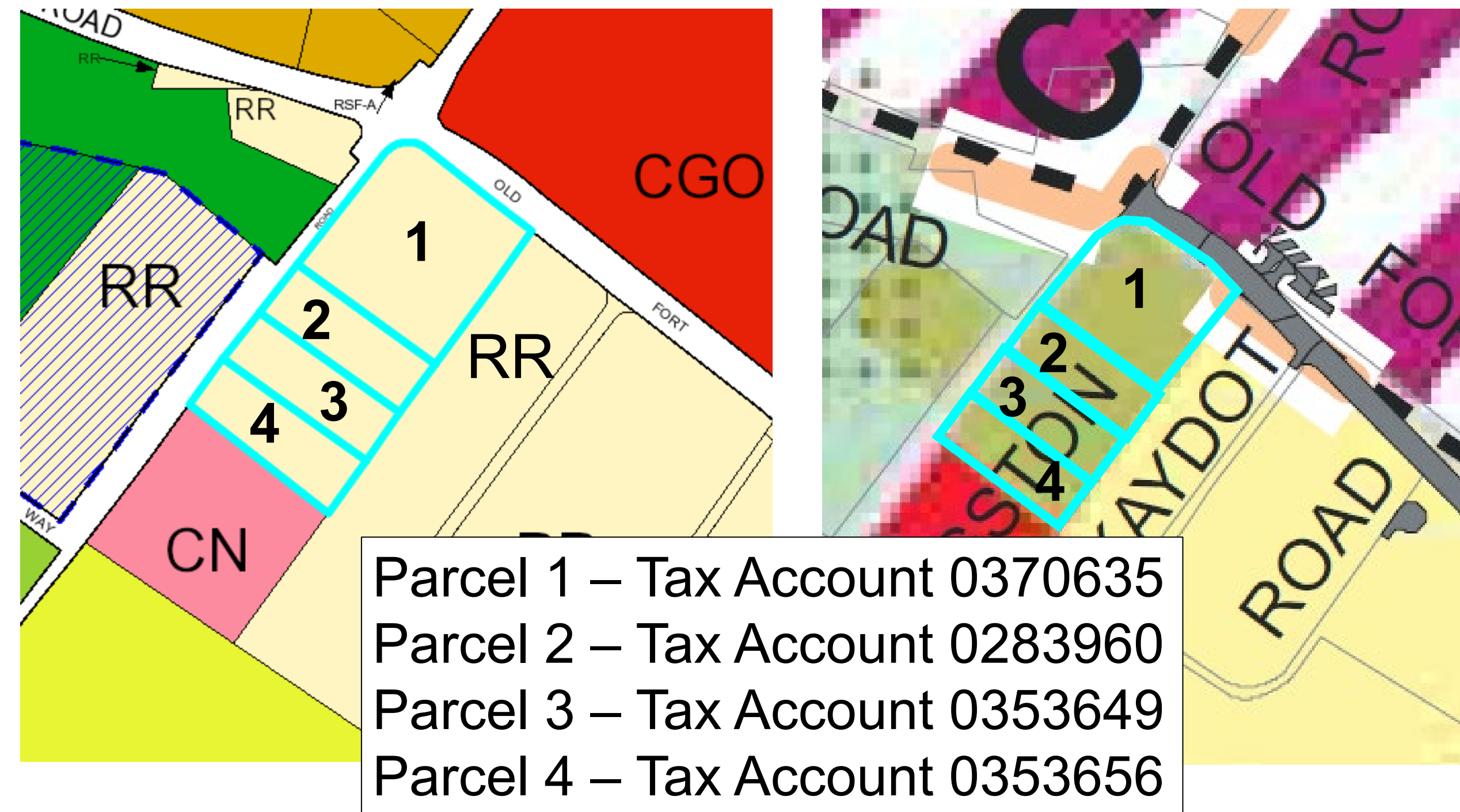
Historic Preservation Commission (Exhibit 5) requested parcels retain existing zoning and future land use due to the potential for improvements on Livingston Road to have a negative impact on the rural character of the Broad Creek Historic District.

Support

CN zoning and Commercial/Institutional land uses could create unwanted development along Livingston Road, but access to the Kaydot Property through the Adventist-owned parcel remains critical for the proposed healthcare facility.


Adopted MPA and Endorsed SMA

MPA retains existing Residential Low land use for all Livingston Road parcels and SMA retains RR zoning for tax accounts 0370635, 0353649, and 0353656.



MPA #	SMA Map #	Existing FLU & Zoning	MPA & SMA Proposed FLU & Zoning	Testimony Recommendation	PB Action on MPA & SMA
2, 5, 14	ZC 2 in draft SMA	Residential Low, RR	Commercial/Institutional, CN	Residential Low, RR	Revised MPA Amendments 2, 5, & 14 and deleted SMA ZC 2 to retain Residential Low FLU for all parcels and RR FLU for Parcels 1, 3, & 4 (Parcel 2 combined with ZC 1 and rezoned to CGO)

Non-Conforming Use Analysis



Section 27-3503(a)(5)(B) requires the Planning Board submit written justification for rezoning property that results in the creation of a non-conforming use if a property is rezoned to a less intense zone.

Non-Conforming Use Properties

Properties recommended to be zoned to a less intense zone per Section 27-4102(b)(1)

Change #	Zoning		Property			Land Use	Discussion
	Current	Proposed	Address	Lot/Parcel	Tax Account	Existing	Justification
ZC 2 (ZC 3 in draft SMA)	RR/CGO/ RMF-12	RR	2101 Brinkley Road	Parcel 301	1265594	Wooded, residential, commercial (florist shop (closed))	<p>A consumer goods establishment is prohibited in the RR zone, and a nursery is only permitted as an accessory to an agricultural use in the RR zone.</p> <p>A mixed-use future land use designation is no longer appropriate here given recent development activity, lack of viability of a light rail station at Rosecroft, and the County's current legislative priorities related to mixed-use focused on transit-oriented development. Rezoning the 11.59 acres (of the total 24.84-acre property) currently zoned CGO and RMF-12 to RR would allow for redevelopment of the property with the low-density single-family detached dwellings that are compatible with the Low Density Residential land use recommendation in the proposed amendment to the master plan and consistent with the land use and zoning recommendations of adjacent parcels. There is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood.</p>

Minor Plan Amendment Staff Report



FINDINGS

The proposed minor amendments, as drafted in CR-020-2023, meet the requirements of Section 27-3502(i) of the Zoning Ordinance.

Planning Board Action

September 7 Work Session

Voted 3-0 to direct staff to finalize the Resolution of Adoption for the Minor Amendment to the 2006 *Approved Master Plan for the Henson Creek South Potomac Planning Area* and the Resolution of Endorsement for the Proposed Sectional Map Amendment

September 14 Action

Voted 5-0 to adopt the Minor Amendment to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (PGCPB No. 2023-93), with amendments; endorse and recommend approval of the Sectional Map Amendment, with amendments (PGCPB No. 2023-94); and transmit both to the District Council

Project Timeline

March-November 2023



Contact Information



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