

PGCPB No. 2023-93

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan, pursuant to Sections 27-3502(i); and

WHEREAS, on March 28, 2023, the Prince George's County Council, sitting as the District Council, pursuant to Sections 27-3502 and 3503 of the Zoning Ordinance, adopted CR-020-2023, initiating a Minor Plan Amendment concurrent with a Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*; and

WHEREAS, CR-020-2023 proposes to remove and replace certain obsolete development pattern guidelines, policies, and strategies for the physical development of portions of the Master Plan areas known as "The Henson Creek Transit Village," "The Broad Creek Transit Village & Medical Park," "The Rosecroft Mixed-Use Area," "Developing Tier," and "Rural Tier" to reflect the County's current development priorities; and

WHEREAS, a sectional map amendment was prepared concurrently with this minor plan amendment to implement its zoning recommendations for the plan area; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Sections 27-3502 and 27-3307(a)(1) of the Zoning Ordinance, held a properly noticed joint public hearing on the proposed Minor Plan Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* on June 13, 2023; and

WHEREAS, a technical staff report has been prepared that analyzes the proposed Minor Plan Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*;

WHEREAS, on September 7, 2023, the Planning Board held a public work session on the proposed Minor Plan Amendment to examine the staff report and the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing, and written testimony (exhibits) contained within the hearing record for the Joint Public Hearing held on June 13, 2023, and

WHEREAS, the Prince George's County Planning Board agrees to amend the proposed Minor Plan Amendment ([See Attachment 1: CR-020-2023 Proposed Minor Plan Amendment](#)) based on its review of the record of the Joint Public Hearing, including deletions and additions from the staff errata provided at the Joint Public Hearing on June 13, 2023 and updated September 7, 2023 ([See Attachment 2: Errata Sheet](#)), and incorporate the recommended staff changes as outlined;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Board of the Maryland-National Capital Park and Planning Commission does hereby ADOPT WITH AMENDMENTS the Minor Plan Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows:

Bold Underline indicates language added to the minor plan amendment.

[Bold Brackets] indicate language deleted from the minor plan amendment.

1. Amend Minor Amendment Number Two to delete reference to “adjacent properties along Livingston Road”, as follows:

Amend and/or refine “Development Pattern – Rural Tier,” “Rural Tier | Background,” “Map 5: Rural Tier Conceptual Land Use Plan,” “Rural Tier | Policy 1,” “Rural Tier | Policy 3,” and “Rural Tier | Policy 4” on pp. 17–20:

Along the edge of the Rural [Tier] and Agricultural Area and Historic District, several large properties are available for further development. Each is developed with one or more homes, but there is significant potential for new residential and institutional development on these sites. [Although such development would be compatible with the policies and character of the Developing Tier such density may not be compatible with the semirural character of the historic district.] New construction adjacent to the historic district is not subject to Historic District Design Guidelines.

* * * * *

During preparation of this master plan, the owners of a 21.35-acre tract at 7707 Kaydot Road became aware of the classification to the Rural Tier and also objected. This property is not in the historic district and is oriented away from the historic district toward the Livingston Square Shopping Center, across Old Fort Road, and the major intersection at Indian Head Highway. [It is] At the time of the 2006 master plan process, the property was planned for suburban residential subdivision development that is more characteristic of the [Developing Tier] Established Communities, not the Rural [Tier] and Agricultural Area. For these reasons, the master plan [amends] amended the 2002 General Plan to reclassify the 21.35-acre tract from the Rural Tier to the Developing Tier. In accordance with the recommendations of the 2021 Henson Creek Village Area Study, the property is ideally situated for future development of institutional and healthcare uses to catalyze and support new commercial and residential development within the Henson Creek Transit Village. The District Council should consider rezoning this property[, and adjacent properties along Livingston Road,] to commercial zones to accommodate future development of institutional healthcare uses on-site and to support future commercial development along Cady Drive and within the larger Henson Creek Transit Village.

2. Amend Minor Amendment Number Two to revise “Map 5: Rural Tier Conceptual Land Use Plan” as follows:
 1. Recommend the properties at 7707 Kaydot Road (Tax Accounts [0381556]**0381566**, 0374363) as Mixed-Use Areas
 2. Recommend the following properties for Commercial/Institutional land uses: Tax Accounts 0353656, 0353649, 0283960, 0370635]
3. Amend Minor Amendment Number Five to refine the language in “Henson Creek Transit Village,” “Henson Creek Transit Village | Guidelines,” “Map 7: Henson Creek Existing Land Use,” and “Map 8: Henson Creek Transit Village Proposed Land Use” on pp. 26–29:

The Henson Creek existing land use is shown on Map 7. The Henson Creek Transit Village is envisioned as a pedestrian-oriented village setting focused on a two- to three-block section of Livingston Road between Palmer Road and Old St. John’s Way[Fort Road]. The master plan proposes redevelopment of the existing commercial buildings to create a “main street” (see Map 9) setting that will orient the majority of pedestrian activity along Livingston Road. The addition of moderate-density residential development along a grid pattern of new streets is proposed along the edges of the village, as is a vertical mix of residential and commercial uses along the main street. Institutional/healthcare uses, specifically [the addition of]a modern healthcare facility, are envisioned for the properties identified by Tax Accounts 0381566 and 0283960 at the southern edge of the village to catalyze future residential and commercial development along the main street. A future healthcare facility and its primary vehicular access are envisioned for the property identified by Tax Account 0381566, the 21.35-acre tract at 7707 Kaydot Road, while the property identified by Tax Account 0283960, the adjoining Livingston Road parcel, is envisioned only as a secondary access point to a future healthcare facility. A transit station will be strategically located near MD 210 (Indian Head Highway) to provide express bus or future bus rapid transit service for village residents and workers, as well as surrounding communities.

4. Amend Minor Amendment Number Five to refine the language in the newly included “Area C” in “Henson Creek Transit Village | Guidelines” as follows:

Area C

- A new, community-serving modern healthcare [facilities]**facility** should be located south of Old Fort Road, east of Livingston Road.
- A wooded buffer should be retained to the extent possible, with additional landscape plantings as appropriate, along Livingston Road south of Old Fort Road to visually buffer a future healthcare facility from the Broad Creek Historic District and the historic Livingston Road streetscape.
- Vehicular and pedestrian access points along Livingston Road serving a future [institutional/]healthcare [uses]**facility** [along Livingston Road]should feature a combination of context-sensitive screening and buffering, as well as appropriate signage for a healthcare facility.
- The properties identified by Tax Accounts 0381566 and 0283960, at Kaydot Road and Livingston Road, respectively, have shared ownership and should be

incorporated through the subdivision process into a single development site for the future development of the site with an institutional/healthcare use. Development of any parcel along Livingston Road associated with or as an accessory to a future healthcare facility on the Kaydot Property should be limited to context-sensitive vehicular and pedestrian accessways only.

- Compatible gateway signage for the Broad Creek Historic District should be provided along Livingston Road, south of Old Fort Road.
5. Amend Attachment 1 to Minor Amendment Number Fourteen to delete the following properties from the map revision:

ATTACHMENT 1

Recommended Revisions to Land Use, Transportation, and Public Facilities Map Insert

Address	Tax Account	2006 Future Land Use Category	Amended Future Land Use Category
7707 Kaydot Road	0381566	Residential, Low-Density	Mixed-Use Area
Old Fort Road	0374363	Residential, Low-Density	Mixed-Use Area
[Livingston Road	0283960	Residential, Rural Character	Commercial/ Institutional]
[Livingston Road	0370635	Residential, Rural Character	Commercial/ Institutional]
[Livingston Road	0353649	Residential, Rural Character	Commercial/ Institutional]
[9612 Livingston Road	0353656	Residential, Rural Character	Commercial/ Institutional]
2101 Brinkley Road	1265594	Mixed-Use Area	Residential Low
[2102 Brinkley Road	1346022	Mixed-Use Area	Residential Low]
6225 Rosecroft Drive	1226422	Mixed-Use Area	Residential Low
6330 Rosecroft Drive	1226430	Mixed-Use Area	Residential Low
6206 Rosecroft Drive	1288968	Mixed-Use Area	Residential Low
0 Brinkley Road	1292119	Mixed-Use Area	Residential Low
6209 Rosecroft Drive	1292481	Mixed-Use Area	Residential Low
6209 Rosecroft Drive	1292499	Mixed-Use Area	Residential Low
2505 Brinkley Road	1292507	Mixed-Use Area	Residential Low
2423 Brinkley Road	1292515	Mixed-Use Area	Residential Low
2317 Brinkley Road	1306018	Mixed-Use Area	Residential Low
6336 Rosecroft Drive	1329408	Mixed-Use Area	Residential Low
0 Calhoun Street	1329416	Mixed-Use Area	Residential Low
0 Brinkley Road	1335181	Mixed-Use Area	Residential Low
2401 Brinkley Road	1335199	Mixed-Use Area	Residential Low
6207 Rosecroft Drive	1339787	Mixed-Use Area	Residential Low
6211 Rosecroft Drive	1349497	Mixed-Use Area	Residential Low
2601 Brinkley Road	3511813	Mixed-Use Area	Residential Low
Unknown	9999999	Mixed-Use Area	Residential Low

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

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George's County Zoning Ordinance, the adopted minor plan amendment, and a Technical Staff Report analyzing the minor plan amendment, shall be transmitted concurrently with the endorsed sectional map amendment to the District Council for approval; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George's County Zoning Ordinance, a copy of this adopted minor plan amendment and its concurrent Sectional Map Amendment will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment; and


BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Minor Plan Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the 2014 *Plan Prince Georges 2035 General Plan (Plan 2035)*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that Prince George's County Planning Board staff is authorized to make appropriate text and graphical revisions to the minor plan amendment and related master plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.


This is to certify that the foregoing is a true and correct copy of a resolution, as revised, approved by the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Bailey, Doerner, Geraldo, Shapiro, and Washington voting in favor of the motion at its regular meeting held on Thursday, September 14, 2023.

Adopted by the Prince George's County Planning Board this 14th day of September, 2023.

Peter A. Shapiro
Planning Board Chair

By 
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: September 18, 2023

Errata Sheet for the Proposed Henson Creek-South Potomac Minor Master Plan Amendment (as of August 30, 2023)

Correction No.	Error	Correction	Page #
1	In Minor Amendment One, the property at 2112 Brinkley Road (Tax Account 1346022) was erroneously excluded from the revisions to “Map 1: Plan Concept”.	Clarify text for revisions to “Map 1: Plan Concept” to include 2112 Brinkley Road and change map shading from “Medium to High Intensity Residential Area” to “Low Density Residential” and move label so it no longer points to this property.	4
2	In Minor Amendment One, an incorrect label is used.	Clarify text in first sentence by removing “Rural Tier” and instead including, “Amend and/or refine “Development Pattern” on pp. 3-5...”	4
3	In Minor Amendment One, there is a typo in a Tax Account number.	Clarify text by revising Tax Account 0381556 to 0381566.	4
4	In Minor Amendment Two, the incorrect tax account number was indicated for one of the impacted properties at 7707 Kaydot Road in the revisions to “Map 5: Rural Tier Conceptual Land Use Plan.”	Clarify text by revising Tax Account 0381556 to 0381566 for recommended revisions to “Map 5: Rural Tier Conceptual Land Use Plan.”	6
5	Introduction to Minor Amendment Three indicates edits are required to “Developing Tier Policy 6” while no such edits are needed.	Revise introduction to Minor Amendment 3 to remove “Developing Tier Policy 6” and instead say, “Amend, repeal, and/or refine ‘Developing Tier Background,’ ‘Developing Tier Policy 1,’ ‘Developing Tier Policy 2,’ and ‘Developing Tier Policy 3’ on pp. 21-24...”	6-7
6	Changes proposed in Minor Amendment Three related to the existing Fort Washington Hospital site were erroneously left out of revisions under Minor Amendment Six related to the same site.	Clarify Minor Amendment Six by including additional language consistent with Minor Amendment Three: <u>Amend and/or refine “Developing Tier,” “Broad Creek Transit Village and Medical Park—Guidelines” on p. 30:</u> □ Consider potential[expansion]future redevelopment of the Fort Washington Hospital <u>that complements surrounding commercial and healthcare uses,</u> or creation	10-11

		of a related medical park for outpatient services and support.	
7	Minor Amendment Seven omits edits to “Map 19: Oxon Hill Regional Center Existing Land Use” in which the westernmost portions of the Rosecroft Mixed-Use Area indicated as a center should have been omitted.	<p>Update text to Minor Amendment Seven to be consistent with other amendments, as follows:</p> <p><u>“Revise ‘Centers and Corridors’ maps and graphics and Graphics on pp. 48-49:</u></p> <ul style="list-style-type: none"> • <u>Revise “Map 19: Oxon Hill Regional Center Existing Land Use” to eliminate the westernmost portions of the Rosecroft Mixed-Use Area indicated as a center</u> • <u>Revise “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</u> 	11
8	Minor Amendment Eight omits edits to the map (“Map 22: Oxon Hill Land Use”) for the corresponding text edit.	<p>Add the following text to clarify Minor Amendment Eight:</p> <p><u>Revise “Map 22: Oxon Hill Land Use” to eliminate the westernmost portions of the Rosecroft Mixed-Use Area indicated as a transition area/future development, and eliminate the potential transit stop location at this point.</u></p>	11
9	In Minor Amendment Twelve, revisions to “Map 33: Future Mixed-Use Rezoning Areas” erroneously exclude the Kaydot Property.	Revise “Map 33: Future Mixed-Use Rezoning Areas” to include the Kaydot Property to be consistent with proposed amendments related to this property.	15
10	Minor Amendment Thirteen erroneously misquotes the label and page number for the proposed amendment.	Revise Minor Amendment Number Thirteen to reference page 141 instead of page 92, and to reference “Public Facility Proposals for Transportation” instead of “Public Facility Totals...”	
11	Attachment 1 incorrectly lists the address of Tax Account 1346022 as 2102 Brinkley Road.	Correct the address in the attachment list and ensure Future Land Use category is updated for 2112 Brinkley Road.	Attachment 1

12	An additional reference to the Rosecroft Mixed-Use area in the Master Plan was erroneously omitted for deletion in the proposed minor plan amendment	<p>Revise language under ‘Developing Tier Background’ on p. 21 as follows:</p> <p>The major portion of this master plan is located in the Developing Tier, which contains approximately 16,676 acres or 26 square miles. Much of this tier still features a semirural character established by a mixture of small- and large-lot subdivisions, small farms, garden plots, and woodlands. Multifamily projects are generally concentrated along Brinkley Road and MD 210. Nearly all of the multifamily projects in this tier were built in the 1960s and 1970s. More recently, multifamily development is taking place in the form of elderly housing projects. Many of the undeveloped properties in this tier have been approved for subdivision development that should occur in the foreseeable future. Nearly all are low-density, single-family subdivisions. The notable exception is National Harbor, which has been approved for approximately seven million square feet of commercial and entertainment development along the banks of the Potomac River at the Capital Beltway. <u>The remaining tracts that have not been subdivided are generally small sites contained within established single-family residential neighborhoods.</u></p> <p>[The remaining tracts that have not been subdivided are generally small sites contained within established single-family residential neighborhoods. However, one large site located south of Brinkley Road is bordered by multifamily, commercial and institutional development as well as single-family neighborhoods. This 200-acre site presents a unique opportunity to develop a compact, high-quality, mixed-use planned neighborhood. It could also incorporate redevelopment of the adjoining racetrack property at some point in the future.]</p>	6-7
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Errata Sheet for the Proposed Henson Creek-South Potomac Minor Master Plan Amendment (as of August 30, 2023)

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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.