The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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April 3, 2025

**TECHNICAL STAFF REPORT**

TO: Prince George's County Planning Board

VIA: Lakisha Hull, AICP, LEED AP BD+C, Planning Director

FROM: Marian Honeczy, AICP, Acting Planner IV

SUBJECT: Legislative Drafting Request LDR-63-2025

Require certain Household Living Uses in the CGO Zone, on property comprising less than 20 acres, to obtain approval of a special exception and only permit certain Household Living Uses in the CGO Zone, on property comprising 20 acres or more, upon approval of a Planned Development (PD) Zoning Map Amendment

The Planning Department's legislative team has reviewed the proposed legislative amendment to the Prince George's County Zoning Ordinance and presents the following evaluation and findings leading to a recommendation of **NO POSITION**, as described in the Recommendation section of this technical staff report.

## I. EVALUATION CRITERIA

Proposed legislative amendments to the Prince George's County Zoning Ordinance are reviewed under the requirements of Section 27-3501, Legislative Amendment, of the Zoning Ordinance. The Department has considered the following in reviewing this proposed legislative amendment:

A. The Prince George's County Zoning Ordinance;

B. The 2014 *Plan Prince George's 2035 Approved General Plan*;

C. The current area master plans, sector plans, and functional master plans for Prince George's County;

D. The Prince George's County Climate Action Plan; and

E. Referral comments.

## II. COMPLIANCE WITH LAW, ASSESSMENT OF TECHNICAL DRAFTING CONVENTIONS, AND PROPOSED AMENDMENTS

Section 27-3501(c)(2)(A) of the Prince George's County Zoning Ordinance states in part that "**the Council's Legislative Counsel shall prepare the proposed amendment in consultation with the Planning Director**…." The Planning Department is submitting this memorandum to provide clarifications and any recommendations for consideration.

Pursuant to Section 27-3501(c)(2)(C), this technical staff report "**shall contain an independent, non-substantive assessment of the technical drafting conventions of the proposed legislative amendment, in order to ensure consistency with the legislative style and conventions of the current Zoning Ordinance.**" As such, the Department has determined that LDR-63-2025 was not drafted in a manner consistent with the legislative style and conventions of the current Zoning Ordinance.

LDR-63-2025 will require substantial revisions to ensure it is legally enforceable and to be consistent with the legislative style and technical conventions of the current Zoning Ordinance.

A. **Strike Lines 3-15 on Page 3.** Now that the five household living uses will require a special exception, the additional requirements for such uses should be located in "Section 27-5402. Additional Requirements for Specific Special Exception Uses" not Section 27-5102 which are the additional requirements for permitted principal uses.

B. The "Additional Requirements for Specific Special Exception Uses" are only the requirements contained on Lines 9–11 on page 3 (27-5102(c)(1)(G)(i)). The requirements in Lines 12–15 on page 3 ((27-5102(c)(1)(G)(ii)) will need to be placed in each applicable Planned Development (PD) Zone in Sections 27-4303 and 27-4304 of the Zoning Ordinance. See below.

C. The additional requirements in Lines 9–11 on page 3 only refer to "Multifamily, two-family, and townhouse dwellings" being allowed by special exception, but the Use Table is being amended to also allow artists' residential studio and dwelling, live work uses by special exception as well. This conflict should be resolved.

D. The additional requirements in Lines 9–11 need to be amended, to clarify that the special exception is ONLY permitted if such uses are "part of a group of adjoining lots or parcels in the CGO Zone that comprise 20 acres or more." Would recommend after the word "dwellings" adding the word "only."

E. When referring to uses from the Use Table (which are tied to definitions of the same name) use the full name of the use. For example, "Multifamily" should be "Dwelling, multifamily, uses," "two-family" should be "Dwelling, two-family uses," and so on.

F. There are six potential PD Zones that could be eligible for property in all or part of a Commercial, General and Office (CGO) Zone (Neighborhood Activity Center

Planned Development (NAC-PD) Zone; Town Activity Center Planned Development (TAC-PD) Zone; Local Transit-Oriented Planned Development (LTO-PD) Zone; Regional Transit Oriented Planned Development (RTO-PD) Zone; Mixed-Use Planned Development (MU-PD) Zone; and, Industrial/Employment Planned Development (IE-PD) Zone). Residential Planned Development (R-PD) Zones are only allowed in residential base zones, the Legacy Mixed-Use Community (LMXC) Zone, or the Legacy Comprehensive Design (LCD) Zone. Each of these PD Zones allow for ANY household living uses as long as they are consistent with the applicable master and sector plans and the purposes of the particular PD Zone. (See (2) under each PD Zone for this specific language). If that is okay with the sponsor, then no change needs to be made. If the sponsor is seeking to prohibit certain household living uses (such as dwelling, live-work uses), then the Bill needs to amend these paragraph (2)'s in each applicable PD Zone.

G. The sponsor should be aware that in PD Zones the Basic Plan only establishes the principal, accessory, and temporary uses for the zone, it does not require such uses be permitted or require a special exception. That can be left up to the determination of the Council at the time of PD approval or it can be established now by amending the PD Zone requirements to make household living uses permitted or special exceptions. It appears the intent is that, as long as the PD Zone is being approved, the household living uses will be permitted, but that is not currently required by LDR-63-2025.

## III. BACKGROUND

**A.** **Purpose:** LDR-63-2025 would amend certain household living uses currently permitted in the CGO Zone to require a special exception and only if they are part of a group of adjoining lots or parcels that comprise less than 20 acres. If the uses are part of a group of adjoining lots or parcels that comprise 20 acres or more, they are only allowed upon approval of a PD Zone.

**B.** **Impacted Property:** This proposed legislative amendment would impact all property in the CGO zoning areas in Prince George's County.

**C.** **Policy Analysis:**

The Planning Department was first informed of this legislation upon receipt of LDR-63-2025 from the County Clerk on March 24, 2025. The Planning Department submitted memorandums on this related topic, under CB-15-2024 legislative amendment process, last year:

1. The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Board – Technical Staff Report for LDR-40-2024, dated February 1, 2024, for public hearing held on February 22, 2024

2. Prince George's County Council Chair – Transmittal Letter for LDR-40-2024 on February 29, 2024

3. Prince George's County Council Planning, Housing, and Economic Development Committee on April 17, 2024 (Item 14), as related to CB-15-2024.

In conjunction with the Maryland General Assembly's discussions this year on M-NCPCC's coordination efforts with local jurisdictions on land use matters, it is recommended that the sponsor of the legislation seek input from local jurisdictions throughout Prince George's County, to ensure that the proposed standards are considered for neighborhood compatibility for all housing typologies. In addition, with the 38 master and sector plans adopted by Prince George's County Council, it is recommended to review the proposed legislation in relationship to existing adopted plans, to ensure no conflicts or inconsistencies occur. For further context, proposed LDR-61-2025, which updates the Zoning Ordinance as well, should also be considered with this legislation to address any reconciliation, as necessary. On page 33, this memorandum includes a preliminary map of the potentially impacted properties across Prince George's County.

This latest memorandum on this topic, compiled in a two-week period, includes references from last year's staff report, with additional analysis provided to comply with current planning best practices, policies, references of plan conflicts and recent requests from various jurisdictions and stakeholders for further collaboration.

**General Comments**

1. The County Council's Guide to New Zones contained the conversion chart for the 2022 *Approved Countywide Sectional Map Amendment.* Properties throughout Prince George's County that had been classified in the Mixed-Use Infill (M-U-I) or Mixed Use-Transportation (M-X-T) Zones because the applicable master/sector plan recommended mixed-use development on those properties that were classified by the Countywide Map Amendment as CGO in part, because CGO permitted the recommended mix of uses without conflicting with the applicable master/sector plan recommendations.

2. See the 2016 *Retail Marketability and Competitiveness Study,* the 2022 *Retail Revitalization Toolkit* for additional discussion of the importance of proximate residential development to retail attraction and retention.

3. The 2009 *Approved Port Towns Sector Plan* also contained recommendations for residential mixed-use and infill development on properties currently zoned CGO; however, a new sector plan and sectional map amendment have been initiated that will resolve this issue.

4. The 2024 Governor's Housing Bill (HB538) and this year's HB503 both highlight the importance of considering housing typologies to be targeted in growth areas. This proposed legislation should consider any

conflicts that may arise with State law, especially in achieving housing typologies that are affordable.

## IV. COMPLIANCE WITH EVALUATION CRITERIA

Section 27-3501(c)(2)(B) requires the Planning Director to issue a technical staff report on any proposed legislative amendment to the Zoning Ordinance within 14 calendar days of the transmittal of the proposed amendment by the Clerk of the Council. This section also requires, at minimum, analysis of the extent to which the proposed legislative amendment complies with six criteria.

A. This proposed legislative amendment meets the requirements of Section 27-3501(c)(2)(B) as follows:

**(i) Is consistent with the goals, policies, and strategies of Plan Prince George's 2035 (or any successor General Plan), area master plans, sector plans, functional master plans, and any other applicable approved plans;**

**Consistency with General Plan**

Making it more difficult to construct dwelling units in the CGO Zone is not "consistent with the goals, policies and strategies of Plan Prince George's 2035 [Plan 2035] (or any successor General Plan), area master plans, sector plans, functional master plans, and any other applicable approved plans" pursuant to Section 27-3501(c)(2)(B)(i) of the Zoning Ordinance.

Guiding Principle 4 of Plan 2035 states that "Plan 2035 commits to supporting neighborhood reinvestment in existing public infrastructure, services, and facilities and designing diverse and distinct communities that promote walkability and convenient access to employment, retail, and entertainment options." (Plan 2035, page 15). The Zoning Ordinance currently permits residential development in the CGO Zone by-right. Permitting residential development by-right in the CGO Zone promotes walkability and convenient access to employment, retail, and entertainment options in the Established Communities where infrastructure exists.

A significant reason for permitting residential development by-right in formerly commercial-only areas is to make the County's shopping centers economically viable, as rooftops drive retail, and the County competes with neighboring jurisdictions that offer mixed-use shopping/dining destinations, and to enhance the competitiveness of the residential market: current and prospective residents regularly demand more shopping and dining opportunities proximate to their home.

Permission, by-right, of residential development in the CGO Zone is consistent with numerous policies and strategies within Plan 2035.

Requiring a special exception, especially one with no specific standards for an applicant to meet, or a Zoning Map Amendment unnecessarily raises the cost of development and threatens the economic viability of numerous shopping centers and retail locations in Prince George's County. Staff recommend that, while a use permitted by special exception is still a permitted use, increasing entitlement costs, in time and money, may have the effect of separating new housing from retail, usually forcing residents to drive to shop, eat, and access services, which would conflict with numerous policies and strategies within Plan 2035. The potential impact to the County's Established Communities of less residential redevelopment on existing commercial properties of the proposed legislation is significant.

Table 1: Consistency of Current and Proposed Use Permissions in the CGO Zone with Plan 2035

| Page | Plan 2035 Policy/ Strategy | Recommendation | How Current Ordinance is Consistent with Plan 2035 | Proposal in LDR-63-2025 is Consistent with Plan 2035 |
|---|---|---|---|---|
| 114 | LU 7 | Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers. | A use permission allows certain uses to occur in certain locations, it does not require them.<br><br>The CGO Zone is a commercial zone that permits a mix of uses. The Mixed-Use Transportation-Oriented (M-X-T) and Mixed-Use Town Center (M-U-TC) Zones in the prior Zoning Ordinance encouraged mixed-use development (they were called "Mixed-Use" Zones) and were applied frequently outside of Centers.<br><br>While requiring a Special Exception or a zoning change for residential uses in the CGO Zone will limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers, it can also limit future commercial and retail uses outside of those Centers.<br><br>See discussion of "Neighborhood Mixed Use" below. | Yes |

| Page | Plan 2035 Policy/ Strategy | Recommendation | How Current Ordinance is Consistent with Plan 2035 | Proposal in LDR-63-2025 is Consistent with Plan 2035 |
|---|---|---|---|---|
| 115 | LU7.2 | Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses. | The Commercial and Residential, Multifamily Zones in the Zoning Ordinance contain lower density districts, including CGO, that promote walkability and allow for a mix of uses. Requiring a special exception, especially one with no required findings that the Zoning Hearing Examiner or County Council can use to make an objective finding, or a zoning change does not promote walkability and allow for a mix of uses.<br><br>The current Ordinance is consistent with this strategy. The proposed revision would eliminate this consistency because it would have the effect of discouraging a mix of uses. | No |
| 115 | LU8.4 | Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they help protect, strengthen, and revitalize the Established Communities. | Allowing a mix of uses on formerly commercial-only properties is critical to ensure that the County's shopping centers are economically viable and desirable for investors, retail businesses, and new residents who want to live in a convenient, walkable community. The current Ordinance does this.<br><br>Current areas in the CGO Zone where housing is likely to be constructed are failing or in danger of failing as retail outlets, in part because an absence of nearby housing is increasingly a location consideration for retail businesses.<br><br>Making this more difficult for projects with very narrow margins could be the difference between a project happening or not happening. A project not happening because of the costs and time of the entitlement process does not strengthen or revitalize the Established Communities. | No |

| Page | Plan 2035 Policy/ Strategy | Recommendation | How Current Ordinance is Consistent with Plan 2035 | Proposal in LDR-63-2025 is Consistent with Plan 2035 |
|---|---|---|---|---|
| 116 | LU9.2 | Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses. | Plan 2035 notes, "Successful pedestrian-oriented, mixed-use communities require a delicate balance of residential and commercial density to support desired amenities, such as restaurants, retail, recreation facilities, and frequent bus and rail service." (Plan 2035, pages 82–83) | N/A |
| 130 | EP1.3 | "Establish competitive places for business development with cutting-edge digital infrastructure, high-quality amenities and services, and physical environments that facilitate walkable, mixed-use environments." | Permitting residential uses by-right in a retail and office zone allows the County to compete with other jurisdictions who do so.<br><br>Requiring such uses to undergo a special exception process, especially one with no required findings, much less a Zoning Map Amendment process, adds time, uncertainty, and financial costs to already extremely difficult to finance projects. Redevelopers may find competing jurisdictions have a more predictable and affordable entitlement process. | No |
| 172 | NE1 | "Reduce the rate of land consumed by greenfield development countywide." | The best way to reduce land consumption by new housing is to construct new housing on already developed land.<br><br>The proposed change would make this more difficult than it currently is. | No |

**Consistency with Area Master and Sector Plans**

The proposed legislation is not consistent with several area master and sector plans and would impair their implementation by making residential development in the CGO Zone more challenging and less likely to occur, inhibiting implementation of plan recommendations. This affects several plans (see table below), but most notably (in order of the extent to which the proposed legislation impairs implementation of the plan):

1. The 2009 *Approved Marlboro Pike Sector Plan,* which covers the Marlboro Pike corridor in Districts 6 and 7. This plan recommended mixed-use redevelopment at several locations in the sector, and several of these were classified in the CGO Zone by the 2022 *Approved Countywide Sectional Map Amendment.* The proposed legislation would significantly impair implementation of much of this sector plan.

2. The 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan*, which recommends a mixed-use transformation of the MD 193 (Greenbelt Road) corridor, including the redevelopment of Beltway Plaza. The proposed legislation would significantly impair implementation of much of this sector plan.

3. The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, which recommends mixed-use and residential mixed-use development at several key nodes classified in the CGO Zone. The proposed legislation would significantly impair implementation of much of this sector plan, especially recommendations along MD 223 (Woodyard Road) and MD 337 (Allentown Road).

4. The 2010 *Approved Subregion 4 Master Plan,* which covers 29 square miles within Districts 5, 6, and 7, which recommended residential infill and residential redevelopment of low-performing commercial nodes. Most of these nodes were classified in the CGO Zone by the 2022 *Approved Countywide Sectional Map Amendment.*

5. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, which covers portions of Districts 4, 6, and 9 representing approximately 11.8 percent of the entire County, and which was drafted, adopted, and approved with the knowledge that residential development in the CGO Zone was permitted by-right.

Staff analysis will cover these five plans first and provide examples of recommendations in other area master and sector plans inconsistent with, and inhibited by, this proposed legislation. Note that, in all cases,

the recommendations of the master or sector plan can currently be implemented within the CGO Zone as it currently exists.

**Conflicts with the 2009 *Approved Marlboro Pike Sector Plan***

The 2009 *Approved Marlboro Pike Sector Plan* recommends the creation of "activity nodes" at six locations along the Marlboro Pike corridor. "Activity nodes translate to higher density land uses along the corridor and create centers that attract people to socialize, shop, dine, work, and in some cases to even reside. These nodes become Marlboro Pike's activity centers that are also the corridor focal points" (emphasis added) (2009 *Approved Marlboro Pike Section Plan*, page 14). The future land use map (pages 22-23) recommends a mix of commercial, residential, and other uses at several points along the corridor:

1. A mixed-use node at the intersection of Marlboro Pike and Southern Avenue SE and between Benning Road and Marlboro Pike.

2. A mixed-use node at Great Eastern Plaza.

3. Commercial-dominant mixed-use along the south side of Marlboro Pike between Upland Avenue and Xavier Lane.

4. A major mixed-use transformation of the Centre at Forestville and Penn Mar Shopping Center along Donnell Drive.

5. Commercial-dominant mixed-use along the south side of Marlboro Pike between Pinevale Avenue and Forestville Road.

The sector plan also recommends a mix of residential and commercial uses at the intersection of Marlboro Pike and MD 458 (Silver Hill Road).

These areas fall into two zoning categories:

1. Properties that were classified in the Development District Overlay/Mixed-Use Infill (D-D-O/M-U-I) Zone by the 2009 *Approved Marlboro Pike Sectional Map Amendment* and subsequently converted to the CGO Zone by the 2022 *Approved Countywide Sectional Map Amendment,* or

2. Properties that were classified in the Commercial Shopping Center (C-S-C) Zone by the 2009 *Approved Marlboro Pike Sectional Map Amendment* and subsequently converted to the CGO Zone by the 2022 *Approved Countywide Sectional Map Amendment.*

   Permitting residential uses in the CGO Zone only by special exception or zoning map amendment discourages and frustrates the redevelopment explicitly recommended by the sector plan.

Because mixed-use redevelopment of the areas described in this plan are critical to creating an environment of reinvestment and revitalization in these communities to realize the plan's vision, and because the recommended redevelopment will likely require significant risk on the developer side and public investment, making the entitlement process for mixed-use development more difficult and could thwart developer interest. Accordingly, this proposal is not consistent with this sector plan.

Recommendations impaired by a more costly and time-consuming entitlement process include:

Table 2: Relevant policies and strategies of the 2009 *Approved Marlboro Pike Sector Plan*

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 25 | Community Development Policy 1 | Redevelop Marlboro Pike by focusing redevelopment within seven* priority areas, supporting these areas primarily with in-fill residential land use, and retaining the flexibility to accommodate mixed-use development based on demand.<br><br>**Note: *Only five of these areas are in the CGO Zone and are the focus of this analysis** |
| 25 | Community Development Policy 1, Strategy 3 | Encourage mixed-use development within activity nodes in order to reduce traffic congestion and foster more community interaction. |
| 27–28 | Revitalization with Priority Area Redevelopment: Priority Area 1: Western Gateway: Vision | As a significant corridor gateway, this area should be a pleasant location to live and visit, supported by an attractive atmosphere. Newer and higher-end mixed-use and residential development in this area will dramatically change the atmosphere, setting a positive precedent.<br><br>A vertical mixed-use development is proposed to build upon the concept of a sustainable mixed-use community. Buildings along the street will consist of four stories, with retail on the ground floors, office space above, and luxury condominiums on the top floors. |
| 35 | Figure III-18: Priority Area 4 Concept Plan | Shows mixed commercial development at the intersection of Marlboro Pike with MD 458 (Silver Hill Road) |
| 36 | Revitalization with Priority Area Redevelopment: Priority Area 5: Health and Wellness Center: Vision | In addition to the health and wellness related businesses, a senior housing development should also be included. Senior housing should be multifamily rental housing up to six stories in height. |
| 37 | Revitalization with Priority Area Redevelopment: Priority Area 5: Health and Wellness Center: Economic Feasibility | Under the plan, a currently undeveloped property east of Regency Parkway will be developed as a residential development with approximately 100 rental units. Ideally, units should be designated for assisted living or some other form of senior housing that would benefit from being close to the proposed wellness center. |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 38 | Revitalization with Priority Area Redevelopment: Priority Area 6: Donnell Drive Retail and Restaurant Hub: Vision | The Priority Area 6, Retail and Restaurant Hub, is a key component of the Marlboro Pike Sector Plan. The future land use vision for this area is mixed-use with a combination of high end retail, residential and potential office development. |
| 89 | Economic Development Strategies: Policy 3 | Reduce the number of underperforming businesses between the activity nodes. Eliminate excessive commercial zones in order to improve property values as well as strengthen and grow existing commercial centers. |
| 89-90 | Economic Development Strategies: Policy 3 | Revise commercial or industrial zoning to encourage appropriate redevelopment for:<br>- Residential-single family, townhouse, or multifamily<br>- Mixed residential and commercial buildings or projects |
| 108 | Design Guidelines: Buildings: Activity Nodes | Encourage vertical mixed use of residential and commercial uses at Priority Areas 1 (Western Gateway) and 5 (Great Eastern Plaza). |

**Conflicts with the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan***

The vision for the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan* is a "transformed MD 193 Corridor featuring competitive regional office parks; revitalized shopping centers; strong residential neighborhoods; pedestrian-oriented, mixed-use development; and phased, multimodal transportation improvements that enhance the corridor's safety, accessibility, and appeal." (2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan,* page 79) The plan recommends mixed-use corridor nodes at Beltway Plaza and the intersection of MD 193 (Greenbelt Road) and Hanover Parkway, and on both sides of Branchville Road. These areas are classified in the CGO Zone.

Permitting residential uses in the CGO Zone only by special exception or zoning map amendment discourages and frustrates the redevelopment explicitly recommended by the sector plan. Due to the size, scale, and location of the proposed mixed-use development along MD 193, and because the recommended redevelopment will likely require significant risk on the developer side and public investment, making the entitlement process for mixed-use development more difficult could thwart developer interest. Accordingly, this proposal is not consistent with this sector plan.

Recommendations impaired by a more costly and time-consuming entitlement process include:

Table 3: Relevant Policies and Strategies of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan*

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 85 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Vision | The center is complemented by a transformed MD 193 Corridor featuring revitalized regional office parks and shopping centers, thriving residential neighborhoods, and targeted pedestrian-oriented, mixed-use development. |
| | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Common Goals: Goal 7 | Encourage the highest-quality development by using innovative mixed-use zoning and urban design concepts |
| 91 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Approved Land Use | The Approved Land Use Map recommends:<br>- Integrated mix of uses at Beltway Plaza:<br>• Residential<br>• Commercial (Office and Retail)<br>• Park and Open Space<br>- Integrated mix of uses in and around the Greenway Center and Maryland Trade Center:<br>• Residential<br>• Commercial (Office and Retail)<br>• Park and Open Space |
| 105 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Beltway Plaza: Policy 1 | Support the phased, comprehensive redevelopment of Beltway Plaza into a pedestrian-friendly, mixed-use development |
| | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Beltway Plaza: Strategy 1.1 | Rezone the entire Beltway Plaza property to permit comprehensive, well-designed, mixed-use redevelopment. |
| | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Beltway Plaza: Strategy 1.3 | Incorporate a mix of housing types that are attractive to a range of homebuyers and renters. Concentrate townhomes at the rear of the property as a transition to the residential uses along Breezewood Drive at Franklin Park at Greenbelt Station and encourage multifamily types throughout the site. |
| | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Beltway Plaza: Strategy 1.4 | Encourage a mix of pedestrian-oriented uses, designed both vertically within individual buildings and horizontally among multiple buildings, as the property redevelops |
| 106 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Beltway Plaza: Beltway Plaza Illustrative Phasing Plan*<br><br>**NOTE: *Phased redevelopment is partially entitled under the prior Zoning Ordinance** | Any proposed phasing plan should involve a commitment by the property owner to comprehensively craft…a land use program that…requires a mix of uses—including ground-floor retail; a range of housing types; and public, open spaces—while providing flexibility to the property owner to respond to market demands. |
| 106 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Beltway Plaza: Beltway Plaza Illustrative Phasing Plan | In the near-term, residential infill and integrated public open spaces are constructed in the rear of the property along Breezewood Drive to frame the street. |
| 110 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Greenway Center and the Commercial Properties between Hanover Parkway and the Baltimore-Washington Parkway | At buildout, the area is transformed into an interconnected, vibrant mixed-use commercial center featuring a revitalized pedestrian-friendly shopping center, redeveloped and infill office, a modest amount of new housing, and attractive open spaces. |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 112 | Where Do We Go from Here? Sustainability: Land Use and Urban Design: Greenway Center and the Commercial Properties between Hanover Parkway and the Baltimore-Washington Parkway: Strategy 2.4 | Incorporate a mix of residential development with an emphasis on providing housing types attractive to seniors and active adults. |
| 150 | Where Do We Go from Here? Economic Development: Policy 6 | Preserve, increase, and improve housing choices and opportunities. |
| 150 | Where Do We Go from Here? Economic Development: Strategy 5.2 | Strategy 5.2. Encourage developers to offer a diversity of housing types and price points, particularly at North Core, Franklin Park at Greenbelt Station, and Beltway Plaza. |
| 155 | Where Do We Go from Here? Housing and Neighborhood Preservation: Strategy 3.4 | Explore opportunities to provide active adult or senior housing opportunities throughout the sector plan area and, in particular, at North Core, Beltway Plaza, and Greenway Center/Maryland Trade Center where senior residents could live within walking distance of shopping and recreational opportunities and transit hubs. |
| 155 | Where Do We Go from Here? Housing and Neighborhood Preservation: Strategy 4.2 | Incorporate mixed-income housing as development and redevelopment occurs, in particular at North Core, Franklin Park at Greenbelt Station, and Beltway Plaza. |

**Conflicts with the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan***

The recommendations of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* are concentrated on several focus areas, where the plan looks to achieve the goals of "encourage a mix of uses at key locations to create vibrant places with quality housing, expanded job opportunities, and better retail options" and "provide a range of housing types to attract a diverse population and encourage transit ridership." (2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, page 59)

The plan explicitly recommends residential mixed-use development at several locations along MD 337 (Allentown Road) and MD 223 (Woodyard Road); these locations fall into two categories:

These areas fall into two zoning categories:

1. Properties that were classified in the M-X-T Zone by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* and subsequently converted to the CGO Zone by the 2022 *Approved Countywide Sectional Map Amendment,* or

2. Properties that were classified in the C-S-C Zone by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* and subsequently converted to the

CGO Zone by the 2022 *Approved Countywide Sectional Map Amendment.*

Permitting residential uses in the CGO Zone only by special exception or zoning map amendment discourages and frustrates the redevelopment explicitly recommended by the sector plan. The mixed-use transformation of key nodes in this sector is increasingly important to support planning, funding, construction, and operation of the Southern Maryland Rapid Transit system; the sector plan positions station areas for transit-oriented development and the proposed legislation would inhibit this transformation. In addition, the recommended redevelopment will likely require significant risk on the developer side and public investment, making the entitlement process for mixed-use development more difficult could thwart developer interest. Accordingly, this proposal is not consistent with this sector plan.

Recommendations impaired by a more costly and time-consuming entitlement process include:

Table 4: Relevant Policies and Strategies of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 68 | Focus Area Strategies: Allentown Road-Suitland Road Focus Areas: Vision | Allentown Road-Suitland Road corridor is a safe, attractive, and welcoming gateway to Joint Base Andrews with upgraded pedestrian facilities and a vibrant shopping and living environment that provides quality housing and neighborhood retail and services for the adjacent residential neighborhoods and includes a civic use possibly tied to the base. The area is inviting to base personnel and base related contractors as well as residents and visitors for lodging, shopping, working, and dining. Interesting, local-serving retail and new restaurants create both a daytime and evening buzz of activity. This transformation capitalizes on the expansion of offices in the vicinity of the pedestrian (west) gate at the base. Retail is provided at strategic locations including the lower level of mixed-use structures. Four-story buildings frame a spacious public green leading to a civic building that serves as a hub of activity. Allentown Road within this section is redesigned as a multimodal boulevard for safe pedestrian movement to and from the base pedestrian gate. |
| 68 | Focus Area Strategies: Allentown Road-Suitland Road Focus Areas: Land Use Recommendation and Zoning Implications: Allentown Road: Recommendation 1 | Designate the commercial center between the west and main gates across Allentown Road as Residential Mixed Use to be characterized by different housing types as may be supported by the market with neighborhood retail and offices, civic, and institutional uses. |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 68 | Focus Area Strategies: Allentown Road-Suitland Road Focus Areas: Land Use Recommendation and Zoning Implications: Allentown Road: Recommendation 7 | Designate property on Allentown between Auth Road and Maxwell Drive as Residential High. |
| 70 | Focus Area Strategies: Allentown Road-Suitland Road Focus Areas: Development Program | The development program and concept for Allentown Road- Suitland Road reduces the amount of retail space by 366,700 square feet and adds 140,000 square feet of offices; 926 multi-family units; 131 urban townhomes; and 31,800 square feet of civic space. |
| 79 | Focus Area Strategies: Camp Springs Town Center: Vision | Camp Springs Town Center is a regional destination for unique cultural arts and recreation activities. It is a source of community pride, where arts, civic, senior activities, and recreation uses are integrated with retail concentrated along Allentown Road and Allentown Way and new housing development that appeals to contemporary lifestyles. The former Pyles Lumber and The Market contain arts-related uses, and host family-oriented festivals. Concerts, movies, and a farmer's market are activities that have brought new life and energy to the area. A transit stop has been located on the southwest section of Branch Avenue and Allentown Road and has attracted new residential and office development. Pedestrian and vehicular movement are greatly improved and a pedestrian overpass links the transit stop and the arts district to the west. The new cultural center fosters interaction between seniors and youth and is a popular attraction in the community. New restaurants in renovated buildings are supported by seniors and new residents. |
| 79 | Focus Area Strategies: Camp Springs Town Center: Land Use Recommendations and Zoning Implications: Land Use: Recommendation 1 | Designate the area southwest of the Allentown Road and Branch Avenue intersection, except some properties along Allentown Road, as Residential Mixed Use to promote medium-density residential development with complementary retail and institutional uses focused on cultural arts, recreation, and education. |
| 79 | Focus Area Strategies: Camp Springs Town Center: Land Use Recommendations and Zoning Implications: Land Use: Recommendation 2 | Designate the area in the northeast and southeast of Branch Avenue and Allentown Road intersection as Residential Mixed Use to promote medium-density residential development near the planned transit stop east of Branch Avenue and allow complementary non-residential uses. |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 82 | Focus Area Strategies: Camp Springs Town Center: Development Program | The redevelopment program for Camp Springs reduces the amount of commercial retail by 277,900 square feet and adds 100,000 plus square feet of offices, 1,000 plus multi-family units including senior housing built overtime (before and after) the provision of transit, 300 plus townhomes units, 124,700 square feet of arts related space, 300,000 square feet of recreational uses and a new hotel. |
| 95 | Focus Area Strategies: Clinton Commercial Core Area: Vision | Downtown Clinton is transformed into a vibrant, mixed-use, transit-supported destination spanning Branch Avenue, providing a range of housing types and new office development. New households and employees create new demand for commercial services, while walking and bicycling safely to the new shopping areas and other amenities. A new park and plaza are linked across Branch Avenue by a pedestrian bridge over Branch Avenue that connects to the new transit stop. Woodyard Road has been reconstructed as an attractive boulevard that provides for, but separates, local, through and non-vehicular traffic. Townhouses, fronting on Woodyard Road along a connected street grid, appeal to young families, seniors, and empty nesters, providing a pleasant transition between the busy commercial core and the older, historic part of the corridor. |
| 95 | Focus Area Strategies: Clinton Commercial Core Area: Land Use Recommendations and Zoning Implications: Land Use: Recommendation 1 | Designate the Clinton Shopping Center and Woodyard Crossing Shopping Center as Commercial Mixed Use to promote a mix of land uses dominated by commercial and office uses with residential, hotel, institutional, and civic uses. |
| 95 | Focus Area Strategies: Clinton Commercial Core Area: Land Use Recommendations and Zoning Implications: Land Use: Recommendation 4 | Designate properties on Woodyard Road, as shown on Map 35.Woodyard Road Future Land Use Plan, as Residential Medium-High to allow 8-20 dwelling units per acre. |
| 96 | Focus Area Strategies: Clinton Commercial Core Area: Development Program | The redevelopment program and concept reduces the amount of retail in the focus area by 216,400 square feet and adds 1, 250,300 square feet of office, 181-room hotel, 1,000 plus multi-family units and 350 townhomes, and 125,400 square feet of civic uses. The redevelopment concept transforms the two shopping centers on both sides of Branch Avenue into a mixed-use, transit-supported development capitalizing on the new transit stop. |

**Conflicts with the 2010 *Approved Subregion 4 Master Plan***

Subregion 4 contains several aged, underperforming, and disinvested commercial nodes and corridors. The 2010 master plan recommends converting these areas to residential development, and/or constructing infill residential on portions of the properties. Several of these properties remained classified in the C-S-C Zone through the 2010

*Approved Subregion 4 Sectional Map Amendment* and were converted to the CGO Zone in the 2022 *Approved Countywide Sectional Map Amendment.* Other properties were classified in the D-D-O/M-U-I Zone in 2010 and were converted to the CGO Zone in 2022.

Permitting residential uses in the CGO Zone only by special exception or zoning map amendment discourages and frustrates the redevelopment explicitly recommended by the master plan. Accordingly, this proposal is not consistent with this master plan.

Recommendations impaired by a more costly and time-consuming entitlement process include:

Table 5: Relevant Policies and Strategies of the 2010 *Approved Subregion 4 Master Plan* (**Note***:* This master plan makes recommendations for areas covered by the 2009 *Approved Marlboro Pike Sector Plan,* but defers to that plan where conflicts exist.)

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 60 | Development Pattern—Land Use and Urban Design Element, Land Use, Policy 2, Strategy 2 | "Convert current concentrations of commercial uses outside of the centers and along key corridors to mixed-use development nodes." |
| 60 | Development Pattern—Land Use and Urban Design Element, Land Use, Policy 2, Strategy 4 | "Discourage strip commercial development in favor of "main street" revitalization, mixed-use nodes, and centers." |
| 64 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 1 | "Focus new, higher-density, mixed-use development to the eight General Plan centers and various corridor nodes." |
| 64 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 1, Strategy 1 | "Focus mixed-use development to the area within one-half mile of the …Central Avenue sites" [currently zoned CGO] |
| 65 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 2, Strategy 2 | Limit mixed-use zones outside of the centers.<br><br>* Central Avenue frontage east of Morgan Boulevard, Martin Luther King Jr Highway corridor overlays at Glenarden, Sheriff Road crossing and Seat Pleasant<br>* Martin Luther King Jr Highway corridor, Walker Mill/Addison Road mixed-use |
| 65–66 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 4 | Support additional sites for lower-density, village-scale, mixed-use commercial development outside of the centers in areas where existing freestanding, underutilized commercial uses are struggling and could redevelop to better serve the surrounding neighborhoods. |
| 66 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 4, Strategy 1 | Designate additional frontage parcels in the Ritchie Commerce Center along the Central Avenue Corridor between the Morgan Boulevard Metro center and Brightseat Road for mixed-use commercial (Zone 1). |
| 66 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 4, Strategy 2 | Designate selected parcels along the Sheriff Road frontage between Eastern Avenue and North Addison Road for mixed-use commercial. This initiative is intended to help spark tax-producing redevelopment for the Town of Fairmount Heights (Zone 2). |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 66 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 4, Strategy 3 | Designate selected parcels surrounding or near the intersection of Martin Luther King Jr Highway and Sheriff Road for mixed-use commercial. This area would be considered a mixed-use node if Martin Luther King Jr Highway is designated as a corridor in the future (Zone 2). |
| 66 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 5 | Support additional sites for lower-density, village-scale, mixed-use residential development outside of the centers in areas where existing freestanding, underutilized commercial or industrial uses are struggling or in conflict with neighboring residential areas. |
| 67 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 5, Strategy 2 | Designate the area surrounding the northeast side of the Walker Mill Village Shopping Center for mixed-use residential (Zone 2). |
| 67 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 8 | Reassign isolated commercial parcels that are no longer economically viable as neighborhood-serving commercial clusters to medium or medium-high residential land use. |
| 67 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 8, Strategy 1 | Designate Martin Luther King Jr Highway commercial uses between Hubbard Road and Dellwood Avenue for future residential medium-high density uses (Zone 1). |
| 67 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 8, Strategy 2. | Designate the area surrounding Martin Luther King Jr Highway and Columbia Park Road for future residential medium-high density uses (Zone 1). |
| 68 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 11 | Reassign commercial corridor areas that have outlived their useful lifespan to residential use. |
| 68 | Development Pattern—Land Use and Urban Design Element, Land Use and Development, Policy 11, Strategy 1 | Designate the following communities* to medium-density residential land use: Walter Lane commercial (7-Eleven) site Suitland Road commercial properties east of Silver Hill Road<br><br>**Note: * Only properties currently classified in the CGO Zone are listed in this table** |
| 83–84 | Part II: Visions and Recommendations Living Areas and Industrial Centers, Living Areas A & C (Zone 1), Recommendations, Land Use and Community Design, Recommendation 22 | Reassign commercial corridor areas that have outlived their lifespan and designate to residential use. |
| 117 | Part II: Visions and Recommendations Living Areas and Industrial Centers, Living Areas E & F (Zone 3), Recommendations, Land Use and Community Design, Recommendation | |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 308 | Part IV: Community Development and Character: Urban Design, Opportunity Site 3 (Zone 1) Central Avenue between Norair Avenue and Brightseat Road Redevelopment, Summary of Illustrated Strategies/Elements, Strategy 1 | Redevelop the existing commercial properties to commercial mixed-use facing Central Avenue with associated parking in the rear. |
| 308 | Part IV: Community Development and Character: Urban Design, Opportunity Site 3 (Zone 1) Central Avenue between Norair Avenue and Brightseat Road Redevelopment, Summary of Illustrated Strategies/Elements, Strategy 5 | Place commercial mixed-use development on the corner of Central and Norair Avenues. |
| 319 | Part IV: Community Development and Character: Urban Design, Opportunity Site 7 (Zone 2) Martin Luther King Jr Highway/ Seat Pleasant/Fairmount Heights Revitalization, Summary of Illustrated Strategies/Elements, Strategy 6 | Redevelop the Martin Luther King Jr Highway and Eastern Avenue gateway parcels for multilevel, mixed-use development. |

**Conflicts with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan***

In 2022, the County Council approved the *Bowie-Mitchellville and Vicinity Master Plan*. This plan identified the need to introduce residential products in formerly commercial-only areas as their only path to survival. Included in the master plan's findings are the following identified opportunities and challenges:

Table 7: Linkage between Retail and Housing, 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*

| Page | Finding |
|---|---|
| 30 | Opportunity: "Increasing housing at Bowie Local Town Center and Free State Shopping Center/Bowie Marketplace may sustain existing retail and attract new retail, potentially diminishing the spending gap." |
| 30 | Opportunity: "Aging retail centers present revitalization opportunities to help strengthen rents and attract tenants." |

| Page | Finding |
|---|---|
| 30 | Opportunity: "Pursuing infill residential development along the main corridors—MD 197, MD 450, and US 301/MD 3—and diversifying housing types at key nodes such as Bowie Local Town Center can support and expand local retail." |
| 30 | Challenge: "The plan area lacks the residential density, amenities, and transit access that most top employers demand when seeking Class A office space, available in other areas of the County and the Washington, D.C. metropolitan area. These challenges have led to a high vacancy rate for Class A office space." |
| 30 | Challenge: "The lack of residential density inhibits Bowie-Mitchellville and Vicinity's ability to attract and support the high-end retail the community desires." |

This 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* acknowledged the potential of infill residential redevelopment as pathway to revitalization for aging and failing shopping centers and retail corridors, and the opportunity to improve the quality of life for County residents through new and improved amenities proximate to neighborhoods, and made several recommendations to improve their potential for success (See table below). The current Zoning Ordinance facilitates these recommendations by permitting residential development by-right in the CGO Zone.

To address the challenges of failing retail centers and to reflect market practice for retail revitalization, the 2022 Bowie-Mitchellville and Vicinity Master Plan created the "Neighborhood Mixed Use" future land use category. The description of this category is:

*Traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities. Neighborhood Mixed-Use areas are located outside of designated Centers, often along arterial roadways and at key intersections and interchanges.* (Bowie-Mitchellville and Vicinity Master Plan, pages 49–50)

The 2022 Bowie-Mitchellville master plan recommended Neighborhood Mixed-Use in several locations throughout the master plan area where infill residential redevelopment is the best, if not only, path to retail revitalization and survival. This recommendation was made possible because of the Zoning Ordinance's permission of by-right residential development in the CGO Zone.

Permitting residential uses in the CGO Zone only by special exception or zoning map amendment discourages and frustrates the redevelopment explicitly recommended by the master plan, and reinforced by the County Council in 2023 with approval of the Bowie-Mitchellville and Vicinity Sectional Map Amendment, which retained and placed properties in the CGO Zone when they were recommended for Neighborhood-Mixed Use. Accordingly, this proposal is not consistent with this master plan.

Recommendations impaired by a more costly and time-consuming entitlement process include:

Table 7: Relevant Policies and Strategies of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 50 | Future Land Use Map | Neighborhood Mixed-Use recommended for properties in the CGO Zone in Old Town Bowie, along MD 450, at Pointer Ridge Shopping Center along US 301, and other smaller commercial nodes. |
| 73 | Policy LU 15 | Encourage a mix of new uses into Old Town Bowie's industrial area to further opportunities for arts-and-entertainment-based revitalization. |

| Page | Policy/Strategy | Recommendation |
|---|---|---|
| 73 | Strategy LU 16.2 | Redevelop Free State Shopping Center and Bowie Marketplace into an integrated mixed-use destination that includes multifamily dwellings and townhouses |
| 76 | Policy LU 18 | To preserve the commercial viability and the continued presence of neighborhood-serving retail and services, construct infill housing at designated existing shopping center locations. |
| 76 | Strategy LU 18.1 | Redevelop Bowie Plaza (6806-6948 Laurel Bowie Road, tax ID 1640762) to include mid-rise multifamily residential uses vertically or horizontally integrated with neighborhood-scale retail uses, including a grocery. If existing buildings are retained, façades should be upgraded to better attract shoppers and tenants. |
| 76 | Policy LU 19 | Work with the owners of Pointer Ridge Shopping Center on a redevelopment strategy that increases commercial activity and the range of housing types and price points proximate to the Collington Local Employment Area to ensure employees can live near their workplaces. |
| 76 | Strategy LU 19.2 | Redevelop Pointer Ridge Plaza (1334 NW Robert Crain Highway, tax ID 0797563) to include multifamily residential uses to meet housing needs for new workers in the southern part of the plan area along the US 301 Corridor and to increase continued commercial viability. |
| 89 | Policy CZ 10 | Implement Policy LU 15.1 by ensuring the appropriate zoning for the transition, over time, of existing light industrial uses to neighborhood-scale mixed use. |
| 89 | Strategy CZ 10.1 | Reclassify community properties listed in Table 27. CZ 10.1 Zoning Recommendations—Old Town Bowie Neighborhood Mixed-Use into the Commercial, General Office (CGO) Zone. |
| 156 | Policy EP 15 | Revitalize select shopping centers in the MD 197 corridor to improve their economic viability. |
| 156 | Policy HN 8 | Encourage infill housing along MD 450 at Free State Shopping Center and Bowie Marketplace to increase market demand for retail, dining, and service opportunities. |
| 156 | Strategy HN 8.1 | At the northern part of Free State Shopping Center, construct new market-rate multifamily housing and townhouses. |
| 156 | Strategy HN 8.2 | At the southern portion of Bowie Marketplace, construct new market-rate multifamily housing, including affordable senior housing. |
| 156 | Policy HN 9 | Strategically implement housing mixed with retail uses along the US 301/MD 3 Corridor to serve the Collington Local Employment Area. |
| 156 | Strategy HN 9.1 | Redevelop the Pointer Ridge Shopping Center with housing permitted by the CGO Zone |

**Conflicts with other master/sector plans**

Several additional approved master and sector plans encourage residential infill development on commercial properties that are currently classified CGO, including:

Table 8: Relevant Policies and Strategies of Other Master and Sector Plans

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| 1994 *Planning Area 68 Approved Master Plan* | 54 | N/A | Residential infill development continues to be strong at a time when commercial development is weak. It is recommended that a new zone be created to permit a mix of commercial and residential uses. |
| 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan* | 16 | Introduction: Sector Plan Principles | Establish a Unique Sense of Place and Community: Develop walkable, mixed-use centers at the Seabrook MARC station and Vista Gardens vicinity. |
| | 196 | Commercial and Employment Areas: Recommendations; Policy 2 | Support commercial development that concentrates retail, service, office, and housing uses in compact, walkable locations accessible by transit and other alternative forms of transportation. |
| | 196 | Commercial and Employment Areas: Recommendations; Policy 2, Strategy 2 | Encourage mixed-use development at the terminus of the Annapolis Road (MD 450) Corridor. |
| | 201 | Future Land Use | The mixed-use designation on the future land use map for the Seabrook MARC station area and the Vista Gardens Marketplace area reflects the opportunities these properties present for rethinking the standard suburban model of auto-oriented commercial development segregated from residential and civic uses. A mixed-use center allows compact development that combines residential, commercial, civic, and open space uses in ways that minimize negative impacts, increase walkability, offer a variety of housing choices, promote transit and bicycle use, and create an attractive public realm. Development within these centers may contain vertical mixed use (uses combined in the same building; typically residential or office over ground-floor retail) or horizontal mixed use (different uses in separate buildings within the same development). |

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| | 208 | Future Land Use: Vista Gardens Marketplace and Vicinity | Given these circumstances, the sector plan recommends a future land use change for this area that will help shape this important redevelopment opportunity in ways that meet sector plan goals. Vista Gardens Marketplace and vacant and underutilized properties north of MD 704 should be formally designated as a corridor node along the Annapolis Road Corridor. Future redevelopment within this corridor node should follow 2002 General Plan policies and sector plan recommendations to create a mixed-use center containing neighborhood-serving retail, higher-density residential units that offer residents more housing choices, public open space, civic uses, and safe connections to nearby employment uses and open space amenities. In addition, the intensification of land uses at this corridor node could create densities high enough to support extension of existing transit service from the Washington Business Park to the heart of this new mixed-use center. |
| | | Future Land Use: Vista Gardens Marketplace and Vicinity: Scenario Principles | Develop a comprehensively planned, pedestrian-friendly, mixed-use center. |
| | 212 | Vista Gardens Marketplace Focus Area—Long-Term Concept Plan | Shows vertical mixed use at Vista Gardens Marketplace |
| 2010 *Approved Central Annapolis Road Sector Plan* | 41 | The Plan Concept: Area C: Mixed-Use Transition Area*<br><br>**Note*** The north side of MD 450 (Annapolis Road) in this focus area is currently zoned CGO. The south side is zoned Commercial, Neighborhood (CN) and is not subject to this analysis. | This subarea, home to Capital Plaza Lanes and Crestview Square, provides a gradual transition between the concentrated retail in the southwest of the study area and the established residential neighborhoods north and south of the corridor. It comprises new multifamily housing and limited amounts of neighborhood-oriented and pedestrian-friendly commercial development. |

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| | 80 | From Concept to Plan: Character Area C: Mixed-Use Transition: Vision | The Mixed-Use Transition character area, home to Capital Plaza Lanes, the Landover Hills Volunteer Fire Station, and Crestview Square, provides a gradual transition between the concentrated retail in the southwest area of the sector plan and the established residential neighborhoods north and south of the corridor. It extends from 68th Place to the east and Cooper Lane to the west and comprises new multifamily housing and limited amounts of neighborhood-oriented and pedestrian-friendly commercial development |
| | 80 | From Concept to Plan: Character Area C: Mixed-Use Transition: Land Use: Goals: Goal 1 | Establish a low- to moderate-density mixed-use, multifamily neighborhood to serve as a transition between the existing single-family neighborhoods to the north and south and the retail to the southwest (see Table 6.3). |
| | | From Concept to Plan: Character Area C: Mixed-Use Transition: Land Use: Goals: Goal 2 | Encourage infill opportunities for workforce housing by providing new opportunities for the development of multifamily residential units. |
| | | From Concept to Plan: Character Area C: Mixed-Use Transition: Land Use: Strategies: Strategy 1 | Encourage multifamily buildings on the north and south side of the corridor. |
| | | From Concept to Plan: Character Area C: Mixed-Use Transition: Land Use: Strategies: Strategy 1 | Incorporate ground-floor retail and commercial services, along Annapolis Road. |
| | 84 | From Concept to Plan: Character Area C: Mixed-Use Transition: Urban Design: Goals: Goal 1 | Establish a pedestrian-oriented, mixed-use, multifamily neighborhood, to serve as a transition between the existing single-family neighborhoods to the north and south of the corridor, and the retail to the southwest. |
| | 84 | From Concept to Plan: Character Area C: Mixed-Use Transition: Urban Design: Goals: Goal 2 | Enhance the pedestrian experience along Annapolis Road, by replacing the existing frontage of surface parking lots and auto-oriented retail, with a well-articulated edge of residential buildings with integrated ground-floor retail and tree-lined sidewalks. |
| | 84 | From Concept to Plan: Character Area C: Mixed-Use Transition: Urban Design: Strategy 1, Sub-strategy 2 | Incorporate a diversity of appropriately scaled building types, such as: Three- to five-story double-loaded multifamily apartments with ground-level retail and semi-basement parking. |

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| | 94 | From Concept to Plan: Character Area D: Retail Town Center: Land Use: Strategies: Strategy 3 | In the longer term, encourage a mix of uses south of Annapolis Road with retail on the ground floor and either office or housing above. |
| | 100–101 | From Concept to Plan: Character Area D: Retail Town Center: Retail Town Center: Long Range Alternative | The sector plan design and zoning strategies will facilitate the transformation of Capital Plaza into a "retail town center." Even without the ability to predict market conditions in 2030, the vision should also lay the groundwork for a more comprehensive urban design strategy that will support the Center's ultimate evolution into a "mixed-use town center." As such, the illustrative site plan shows a possible long range transformation, consistent with the sector plan goals, policies, and strategies, of the auto-oriented, single-use shopping center into a pedestrian-friendly, higher-density, mixed-use center (see Figure 6.9). With this approach, Capital Plaza has the potential to become a model 21st-century gateway anchoring the southwestern end of the Central Annapolis Road corridor. |
| 2013 *Approved Subregion 6 Master Plan* | 193 | Living Areas and Community Character: Economic Development and Land Use: Town Core* Economic Development<br><br>**Note: *** These recommendations are for the Town of Upper Marlboro | A new land use designation of mixed use is recommended for the town core. This would allow maximum flexibility to promote a mix of commercial development (retail and office) as well as infill residential development where appropriate. Rezoning will be required to encourage and facilitate this mix of new development that will complement and strengthen the town core's existing character. |
| 2013 *Approved Subregion 6 Master Plan* | 194 | Living Areas and Community Character: Economic Development and Land Use: Town Core Economic Development | Opportunities for new condominiums and townhouses at appropriate locations should be considered to improve the mix of housing available in the town core. New infill housing development in downtown districts is becoming more popular around the country and could be an attractive option for Upper Marlboro in the right location. |

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| 2013 *Approved Subregion 6 Master Plan* | 195 | Living Areas and Community Character: Economic Development and Land Use: Residential Development | New residential development also can help the town expand its tax base. Future residential infill should reinforce the existing single-family development pattern on the western side of town. The current land use and zoning for these residential areas should not be changed. Instead, emphasis must be placed on appropriate design of new residential infill to ensure its compatibility with existing neighborhood character. The vision and action plan recommends that new development on the western edge of town consist of housing to strengthen the area's residential character |
| 2013 *Approved Subregion 6 Master Plan* | 196 | Living Areas and Community Character: Economic Development and Land Use: Residential Development: Policy 3 | Diversify the town's residential products to attract young professionals, young families, and "empty-nester" households. |
| 2013 *Approved Subregion 6 Master Plan* | 196–197 | Living Areas and Community Character: Economic Development and Land Use: Residential Development: Strategy 3 | Promote and incentivize mixed-use infill development at priority locations:<br>• Four vacant sites along Main Street (two-story maximum buildings).<br>• Water Street (three-story maximum building).<br>• Mall plaza (two-story maximum building and/or farmers market pavilion). |
| 2013 *Approved Subregion 6 Master Plan* | 197 | Living Areas and Community Character: Economic Development and Land Use: Residential Development: Strategy 7 | Promote residential infill development overlooking the Western Branch (maximum three stories). Relocate the county daycare facility and volunteer fire department to enable this redevelopment. |
| 2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan* | 39 | Focus Area 1: Northern Gateway: Public Realm Improvements | The northern gateway is primarily the intersection of MD 210/Indian Head Highway and Southern Avenue. Improvements to the public realm at this location are envisioned to stimulate the redevelopment of the Thrift Store site into a mixed-use, retail, and residential facility. These |

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| 2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan* | 40 | Focus Area 1: Northern Gateway: Thrift Store Redevelopment: | An opportunity exists to significantly enhance the physical conditions, property value, and utility through development. The redevelopment concept transforms the Thrift Store site to a mixed-use 5-story building with multifamily apartments and ground-floor retail and an expanded pedestrian-oriented sidewalk and plaza. The Thrift Store site's proximity to bus stops, pedestrian traffic, and the District of Columbia creates an opportunity for the site to serve as a gateway building to MD 210 and Prince George's County. |
| 2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan* | 44 | Focus Area 1: Northern Gateway: Eastover Shopping Center Redevelopment | The sector plan depicts a phased redevelopment of the under-utilized Eastover Shopping Center's parking lot into a mixed-use neighborhood center. This development will be followed by the restructuring of MD 210 to continue improving area aesthetics, increasing accessibility and visibility, enhancing pedestrian safety and walkability, and establishing Eastover Shopping Center as a commercial destination. Within the long term, the site can support:<br><br>• 505 multifamily apartments<br>• 73,000 square feet of redeveloped retail space<br>• 732 parking spaces |
| 2018 *Approved Greater Cheverly Sector Plan* | 42 | Policy LU 1 | Redevelop the University of Maryland Prince George's Hospital Center site into a mixed-use neighborhood after the hospital ceases operation. |
| 2018 *Approved Greater Cheverly Sector Plan* | 42 | Strategy LU 1.1 | Rezone the University of Maryland Prince George's Hospital Center site to allow medium- to medium-high-density residential development, along with other forms of development that support residential living and walkability, including a mix of uses such as retail, entertainment, personal, and other services. |
| 2018 *Approved Greater Cheverly Sector Plan* | 42 | Strategy LU 1.2 | Ensure that future development is compatible with surrounding neighborhoods while providing new residential options through a mix of housing types and tenures, including units to meet the needs of seniors and other special needs populations. |

| Plan | Page | Policy/Strategy | Recommendation |
|---|---|---|---|
| 2018 *Approved Greater Cheverly Sector Plan* | 46 | Strategy LU 6.2 | Encourage development that provides for residential housing choice, affordability, and diversity with varying housing types, densities, and designs including multifamily, two-family, three-family, and townhouse dwellings; small-lot, single-family detached dwellings; live/ work units; and accessory apartments. Potential locations include:<br>• University of Maryland Prince George's Hospital Center property<br>• The Pointe at Cheverly property |
| 2018 *Approved Greater Cheverly Sector Plan* | 74 | Strategy HN 1.1 | Encourage development that provides dedicated senior housing and units that offer age-in-place opportunities to residents throughout the sector plan area. Potential development opportunity sites include:<br>• University of Maryland Prince George's Hospital Center property<br>• The Pointe at Cheverly property |

**(ii) Addresses a demonstrated community need;**

"Identified community need" is not defined by the Zoning Ordinance and is subjective.

The Agenda Item Summary provided with this LDR did not identify a community need.

**(iii) Is consistent with the purpose and intent of the zones in this Ordinance, or would improve compatibility among uses and ensure efficient development within the County;**

The review of a special exception will include evaluation of compatibility and appropriateness of the proposed use in the location proposed.

**(iv) Is consistent with the implementation of the strategies and priority recommendations of the Prince George's County Climate Action Plan;**

The draft Climate Action Plan (CAP) presents strategies to achieve a carbon-free County by addressing County operations, reducing the County's contribution to greenhouse gas emissions, and taking steps to prepare for the coming impacts of a changing climate. LDR-63-2025 updates the process for approval of certain uses in the CGO by requiring a special exception. As this is a change in process only, there is no anticipated effect on consistency with the CAP.

**(v) Is consistent with other related State and local laws and regulations; and**

LDR-63-2025 is generally "consistent with other related State and local laws and regulations" as relates to stormwater management, erosion and sediment control, and woodland conservation. This bill updates the process for approval of certain uses in the CGO Zone by requiring a special exception; however, it does not change any requirements for the implementation of permit level plan approvals that are required for grading permits such as a final stormwater management plan, a final grading, erosion and sediment control plan, or a Type 2 tree conservation plan (TCP2) which are required for grading permit issuance. These three permit requirements are implemented at the County level, but their respective programs are overseen by the state, and these requirements must be met at time of permit issuance. As this is a change in process only, there is no anticipated effect on consistency with the stormwater management, erosion and sediment control, and woodland conservation requirements.

Lastly, the 2024 Governor's Housing Bill (HB538) requires that manufactured and modular dwellings be allowed on property in zones that are "single-family residential uses", which may include CGO Zone.

This proposed legislation should consider any conflicts that may arise with state law, especially in achieving housing typologies that are affordable, while justifying additional review processes for housing in the CGO zoning district.

**(vii) Would avoid creating significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

LDR-63-2025 would generally "avoid creating significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment" because the proposal updates only the process for environmental approvals and not the approval requirements themselves.

B. Pursuant to Section 27-3501(c)(2)(C), this technical staff report "**shall contain an independent, non-substantive assessment of the technical drafting conventions of the proposed legislative amendment, in order to ensure consistency with the legislative style and conventions of the current Zoning Ordinance.**"

This analysis was provided above in Section II of this technical staff report.

C. Finally, Section 27-3501(c)(2)(D) requires the Planning Board to make a recommendation on the proposed amendment in accordance with the Legislative Amendment Decision Standards that guide the District Council's final decision on the approval of a proposed legislative amendment.

Analysis of the Legislative Amendment Decision Standards is contained in a separate subsection of this technical staff report below.

## V. Referral Comments

The Department referred LDR-63-2025 to colleagues throughout the Planning Department and received referral comments from the Community Planning Division, Development Review Division, and Countywide Planning Division that were reviewed and integrated in this staff report.

## VI. PLANNING BOARD PUBLIC HEARING

Section 27-3501(c)(2)(D) requires the Prince George's County Planning Board to hold a public hearing and make comments on the proposed legislative amendment within 30 days of the date of the transmittal of the Clerk of the Council. Said public hearing must be noticed by electronic mail at least 21 days prior to the public hearing, sent to every community organization in the County registered pursuant to Section 27-3407(b)(3) of the Zoning Ordinance, and to any person or organization registered pursuant to Section 27-3402(d) of the Zoning Ordinance.

Notice for the public hearing on LDR-63-2025 was sent on March 28, 2025, 20 days prior to the Planning Board meeting. The Planning Board public hearing will be held on April 17, 2025.

Comments offered by the public prior to and during the Planning Board's public hearing will be summarized, along with the Planning Board's comments, in the Board's recommendation to Clerk of the Council.

## VII. ANALYSIS OF LEGISLATIVE AMENDMENT DECISION STANDARDS

LDR-63-2025 has been reviewed for consistency with Section 27-3501(d), Legislative Amendment Decision Standards, of the Zoning Ordinance. The Department finds the following:

**The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the (D)istrict (C)ouncil may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone, and no legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district; however, any**

**differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.**

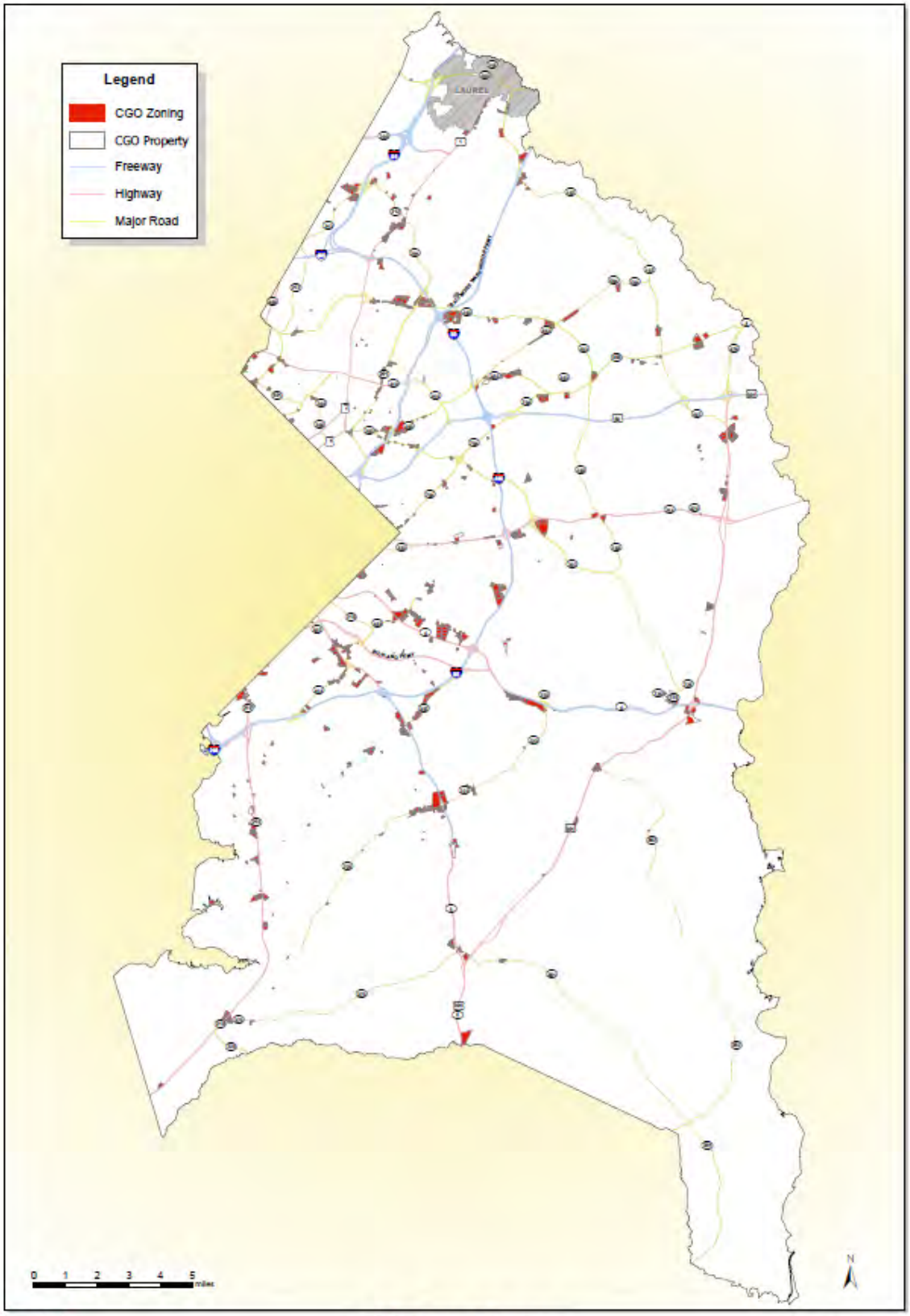
Based on the above preliminary assessment, the Department finds that LDR-63-2025 is not consistent with the Legislative Amendment Decision Standards specified in Section 27-3501(d) of the Zoning Ordinance because it is not uniform for each class or kind of development throughout the CGO Zone, but instead establishes different treatment for the same uses depending on the size of adjoining acreage without any language providing reasonable grounds or a public policy for such differentiation. Such standards are also not necessary to implement development policies within the applicable area master plan and sector plans as described above and, in fact, conflicts with many such Plans.

## VIII. PROPOSED AMENDMENTS

Following review of LDR-63-2025, the Department has offered the necessary technical drafting convention edits for this proposed bill in Section II, above. As to the substantive aspects of the bill, the Department has no amendments at this time and requests to coordinate with the bill's sponsor to better understand the underlying concerns and work toward more effective outcomes than LDR-63-2025 would engender.

## IX. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Planning Department's legislative team recommends the Planning Board adopt the findings of this report and also recommends the Planning Board recommend **No Position** on LDR-63-2025.

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