



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 09-109

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* on March 31, 2009; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is proposed to amend the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment*; the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 2005 Countywide Green Infrastructure Plan, the 2008 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan* with the 1985 *Equestrian Addendum*; and

WHEREAS, the planning area of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is bounded by the Andrews Air Force Base (North), the Piscataway Creek and the CSX (Popes Creek) rail line (East), Charles County (South), and the Potomac River, Piscataway Creek, Gallahan Road, and Tinkers Creek (West); and

WHEREAS, the purpose of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is to develop a comprehensive plan that sets policies and strategies that will improve the quality of life for the residential communities, improve the business climate, guide revitalization and redevelopment in the master plan area to ensure efficient use of existing transit infrastructure, protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, on June 18, 2009, the Planning Board held a public work session to examine the analysis of testimony presented at the March 31, 2009 joint public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, exhibits received before the close of the record on April 15, 2009 and additional exhibits accepted into the record by the Planning Board on June 18, 2009; and

WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, in response to said public testimony, and to adopt the master plan, endorse the sectional map amendment and transmit both the plan and

sectional map amendment with further amendments, extensions, deletions, and additions in response to the public hearing record, as follows:

I. CHAPTER II -BACKGROUND

1. Page 23, the 3rd paragraph: There ~~are two~~ is one privately owned *general aviation* airport in Subregion 5, both in the Clinton area. ~~Washington Executive Airport (also known as Hyde Field) is a general aviation facility located at MD 223 and Steed Road.~~

II. CHAPTER III -A VISION FOR SUBREGION 5

2. Revise the text on page 37, 5th paragraph: "There ~~are two~~ is one general aviation airports in Subregion 5. Potomac Airfield is located along Tinkers Creek, east of Allentown Road, in Rose Valley. ~~Washington Executive Airport is located west of Piscataway Road and south of Steed Road.~~ Locally designated aviation policy areas (APAs) surround ~~each~~ this airport to establish standards of safety and land use compatibility.
3. Revise the text on page 37, 8th paragraph: "Require that prospective purchasers of the property in each of the APAs around ~~Washington Executive Airport and Potomac Airfield~~ to be notified of the general aviation airport..."
4. Page 33, 4th paragraph: "Along MD 223, most of the area known as Hyde Field (~~presently known as Washington Executive Airport~~) is designated for Residential low in this master plan."

III. CHAPTER IV -LAND USE-DEVELOPMENT PATTERN

5. Insert the following text on Page 58, add as the last sentence in the paragraph titled, "Rural Character" *The Conservation Subdivision technique, the county's most environmentally sensitive manner of subdividing land for residential development, is encouraged throughout Accokeek.*
6. Insert the following text on Page 65, add to Strategies, Ongoing:
 - *Use the Conservation Subdivision technique for future residential development in Accokeek.*
7. Revise and replace Table IV-1 on page 30 Land Use Map Designation with the following table:

Table IV-1. Land Use Map Designations, *Descriptions and Applicable Zones*

Designation	Intent/Types of Land Uses, <i>Densities</i>	<i>Applicable Zones</i>
Commercial	Retail and business areas, including employment uses such as office and service uses.	C-O, C-A, C-S-C, C-M, C-R-C
Industrial	Manufacturing and industrial parks, warehouses and distribution. May include other employment such as office and service uses.	I-1, I-2, I-3, I-4, E-I-A
Mixed Use	Areas of various residential, commercial, employment and institutional uses. Residential uses may include a range of unit types. Different mixed use areas may vary with respect	M-X-T, M-X-C, M-U-T-C, M-U-I, M-A-C, L-A-C

	to their dominant land uses; i.e. commercial uses may dominate overall land use in one mixed use area, whereas residential uses may dominate in another.	
Institutional	Uses such as military installations, sewerage treatment plants, schools.	<i>Any zone</i>
Residential high	Residential areas over 20 dwelling units per acre. Mix of dwelling unit types including apartments.	<i>R-H, R-10, R-10A</i>
Residential medium-high	Residential areas between eight and 20 dwelling units per acre. Mix of dwelling unit types including apartments.	<i>R-30, R-1, R-18, R-18C</i>
Residential medium	Residential areas between 3.5 and eight dwelling units per acre. Primarily single-family dwellings (detached and attached).	<i>R-55, R-M, R-T, R-20, R-35</i>
Residential low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	<i>R-E, R-R, R-L, V-L, V-M, R-S, R-80</i>
Residential low – transition areas	Residential areas up to two dwelling units per acre. Primarily single-family detached dwellings. Minimum 60 percent open space through required conservation subdivisions.	<i>R-R, R-E, R-A, R-L, V-L</i>
Rural	Agricultural land (cropland, pasture, farm fields), forest, very low density residential. The county's intent is for these areas to remain rural and to conserve these areas' natural resources, primarily forest and forest resources, for future generations. New residential development is permitted at a maximum density of one dwelling unit per five acres.	<i>R-O-S, O-S, R-A</i>
Public Parks and Open Space	Parks and recreation areas, publicly owned natural areas.	<i>R-O-S</i>

IV. CHAPTER V-ENVIRONMENT

8. Revise the text on page 80: change the title “C. ~~Mattawoman Creek Watershed~~” to “*Watersheds*” and make Mattawoman Creek a subsection and add a new subsection that includes the text regarding the Piscataway Creek Watershed as follows:

Piscataway Creek Watershed

*The Piscataway Creek watershed encompasses 69 square miles in Prince George's County. Headwaters originate to the west and east of Andrews Air Force Base (AFB) (in the vicinity of Camp Springs, Clinton and Woodyard). On the southwest side of Andrews AFB two branches join to form Tinkers Creek, the major tributary to Piscataway Creek. Surface water runoff flows into Tinkers Creek, to Piscataway Creek, and eventually into the Potomac River.*¹

Piscataway Creek Watershed lies partially in Subregion 5 and partially in Subregion 6. It is the largest watershed in Subregion 5, encompassing approximately 24,500 acres, a little over 50 percent of Subregion 5. The headwaters of Piscataway Creek originate on

¹http://www.mde.state.md.us/Programs/WaterPrograms/TMDL/ApprovedFinalTMDL/TMDL_final_piscataway_creek_fc.asp

and in the vicinity Andrews Air Force Base in Subregion 6. The tidal wetlands at the mouth of Piscataway Creek are important to the overall ecology of the Lower Potomac River Basin and the natural productivity of the area supports resident and migratory fish, waterfowl, and many marsh birds. All land within 1,000 feet of the lower approximately 4.5 miles of Piscataway Creek is within the Chesapeake Bay Critical Area (CBCA) and subject to Prince George's County's Critical Area regulations.

Several rare, threatened and endangered species have been found in the Piscataway Creek watershed, including the federally listed endangered plant Sandplain gerardia (*Agalinis acuta*) and the state listed threatened Bald eagle (*Haliaeetus leucocephalus*). The Piscataway Creek watershed is considered a stronghold watershed for two species of fish, the American Brook Lamprey (*Lampetra appendix*) and the Comely Shiner (*Notropis amoenus*), which are state listed threatened. Stronghold watersheds are essential for the conservation of these species in Maryland. According to the 2000-2004 Maryland Biological Stream Survey, these species tolerate maximum impervious surfaces of 12.9 and 8.7 percent, respectively.

Two sections of Piscataway Creek in Subregion 5 contain listed Tier II waters. One section is located between MD 210 and Gallahan Road in the eastern area of the watershed, and the other between Branch Avenue and Surratts Road near the central area of the watershed. Maryland's 1999 Clean Water Action Plan identified Piscataway Creek as a priority for restoration and recommended it for protection. According to that Plan, as of 1998, the watershed was 16.7% impervious. Noted above in Section B (Water Quality) Sewer overflows that have taken place at the Piscataway Wastewater Treatment Plant and sewer line breaks have discharged effluent into Piscataway Creek. Under the Clean Water Act Total Maximum Daily Loads (TMDLs) are required to be developed for impaired waters that are too degraded to meet water quality standards in order to achieve and maintain water quality standards. TMDLs remain in place in perpetuity even if the water quality standards are met or if the waterbody is removed from the Section 303(d) impaired list. The non-tidal Piscataway Creek watershed has an approved TMDL for fecal bacteria.² Fecal bacteria are microscopic single-celled organisms (primarily fecal coliforms and fecal streptococci) found in the wastes of warm-blooded animals. Their presence in water is used to assess the sanitary quality of water for body-contact recreation, for consumption of molluscan bivalves (shellfish), and for drinking water. Excessive amounts of fecal bacteria in surface water used for recreation are known to indicate an increased risk of pathogen-induced illness to humans. Infections due to pathogen-contaminated recreation waters include gastrointestinal, respiratory, eye, ear, nose, throat, and skin diseases (EPA, 1986).³

The 2005 Green Infrastructure Plan identified Piscataway Park, located in the Piscataway Creek and Lower Potomac River Tidal Watersheds, as a special conservation area (SCA). The Potomac River Shoreline, which contains a portion of the Piscataway Creek watershed, is also a SCA (Map V-1). The Green Infrastructure Plan reported that the Piscataway Creek watershed ranked "fair" for the Benthic Index of Biological Integrity (IBI) and "poor" for aquatic habitat (Table V-1). The poor physical quality of the aquatic habitat is likely due to urbanization and failing septic systems. According to

² The fecal bacteria TMDL for Piscataway Creek is 201 billion Most Probable Number (MPN) of *Escherichia coli* per day, which is distributed between load allocation for non-point sources (118 billion MPN/day) and waste load allocations for point sources (83 billion MPN/day) such as wastewater treatment plants. The Maryland Department of Environment monitors water quality to determine compliance with the TMDL.

³ http://www.mde.state.md.us/assets/document/Piscataway_TMDL_051006_final.pdf

the Piscataway Creek TMDL, there are approximately 1,800 septic systems located mainly in the eastern and southern areas of the non-tidal Piscataway Creek watershed.

Recommendations by the Department of Natural Resources (DNR) regarding threats, conservation strategies, and inventory, data and modeling needs are summarized for coastal plain streams and available at:

http://www.dnr.state.md.us/wildlife/WCDP_Chapter4_Part4_20050926.pdf

The Planning Department has funded a stream corridor assessment and DER has begun work on a Watershed Management Plan and Watershed Restoration Strategy for the Piscataway Creek watershed, which they expect to complete in 2010.

This Subregion 5 Plan supports environmental protection of Piscataway Creek and its watershed in several ways:

- The future land use plan (Map IV-1) seeks to support the protection of lands within Piscataway Creek watershed with the designation of some lands near the main tributary as residential - low transition, which would require a minimum 60 percent open space through conservation subdivisions. Approximately 15 percent of the Piscataway Creek watershed is designated residential low transition.*
- Over 50 percent of the Piscataway Creek watershed is designated residential low.*
- Approximately 15 percent of the Piscataway Creek watershed is in the Rural Tier which has the lowest development potential.*
- Land in the southern and western part of the Piscataway Creek watershed is in the proposed Priority Preservation Area (Map IV-3).*
- Land along the Piscataway Creek mainstream is designated as a stream valley park (Map VII-2).*

9. Revise the text on page 83: under Policies:

- Ensure that, to the fullest extent ~~that~~ is possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.*

10. Revise the text on page 42 –Delete the first two sentences in the section titled “Resource Mitigation” and rename and replace with the following text:

“6. Soil Mitigation: This subregion plan’s policy is to conserve agricultural and other natural resource lands for the future. Fertile agricultural and forest soils are a nonrenewable resource which must be retained in order to sustain agricultural uses. Land development and disturbance should be directed away from class I, II, and III agricultural or forest soils in the PPA towards more suitable soils, while maintaining a sustainable land development pattern. Class I, II and III soil types are the most fertile agricultural and forest soils and their presence may be required for certain state agricultural easement programs. Mitigation for the loss of valuable soils to development may take the form of either purchasing easements on resource lands elsewhere in the Rural Tier, within the PPA preferred, or paying a fee-in-lieu to support the county’s Purchase of Development Rights (PDR) program. The precedent for such action is the county’s Woodland Conservation and Tree Preservation Ordinance which requires mitigation for development that affects woodland anywhere in the county. In the future the county expects there to be demand for land for other types of mitigation such as carbon offsets (planting trees or preserving woodlands to offset greenhouse gas emissions) or for nutrient trading (planting trees or preserving woodlands to compensate for nitrogen phosphorus loading that exceeds watershed load limits).”

11. On page 42 delete the discussion on voluntary agricultural zoning, paragraph 7, "Agricultural Zone"
12. Revise the text on page 43 - Delete the paragraph that starts "Note on easement overlays" and replace with the following text: *"Note on easement compatibility within a property: To encourage participation in land conservation and stewardship opportunities available in the PPA, property owners should be made aware of the range of programs available and their applicability and interrelationship in the protection of natural land resources. Different protection mechanisms may be applicable to different portions of a site, and may co-exist without difficulty. Overlaying easements may be in conflict with county and state laws regarding the various easements. The relationship between different land protection mechanisms needs to be carefully evaluated when determining the best mechanisms for a site. Protective Easements: Other types of easements can also contribute to land preservation in the PPA. These include historic preservation easements established through the Maryland Historic Trust, or environmental easements held by organizations such as the Maryland Environmental Trust, which may be acquired or may be donated. In many parts of Maryland local land trusts, supported by state legislation, play an important role in land preservation as easement holders or as brokers between landowners and the eventual easement holders. Promotion of the potential for local land trusts is a tool for local preservation. Organizations such as the Trust for Public Land and The Conservation Fund may also become active, as they are in other parts of the state, as local land trust partners develop."*
13. Revise the text on page 43, Under "Mineral Resources Areas" replace the last bullet with the following language: *"Increase setback and buffering requirements on potential mining sites adjacent to residential properties to minimize the potential effects of noise and dust from future mining."*

V. CHAPTER VI -TRANSPORTATION SYSTEM

14. Revise the text on pages 105,101 and revise Plan Tables V1-4 and V1-5 to indicate that the intersection of MD 210 (F-11) at MD 373 *if deemed necessary* will be upgraded to an interchange, with MD 373 going over MD 210.
15. Modify Table VI-4 on page 101 by inserting a new section Intersection section, after the interchange section and a line item for C-520, with "Intersection" showing *Windbrook Drive at Floral Park Road Intersection—consider replacing four-way stop with appropriate traffic controls.*
16. Modify Table VI-4 on page 101 by including, for A-54, a footnote stating *"In lieu of widening beyond four lanes, consider the construction of C-514 or A-65 as a means of providing a parallel route for traffic."*
17. Revise the text on page 100 by adding text under the "MD 223 Piscataway Road/Steed Road to MD 5" heading, to revise the third sentence to read as follows *"During 2008, only the Steed Road to MD 5 segment was an active project planning study (A-54), and funding for that study was deferred late in the year and remains deferred at the current time."*
18. Amend Table VI-5 on pages 104-105 to add C-533, *Tippett Road, Thrift Road to MD*

223, with a proposed right-of-way of 80 feet and two travel lanes.

19. Modify Map VI-1 on page 108 to show Tippet Road as a collector on existing alignment (solid black).
20. Add the following language within a new bullet on page 113: *Upgrade Tippet Road to a two-lane collector roadway with shoulders.*
21. Amend Table VI-4 on page 101 to include this improvement as follows:

C-533 Tippet Road Thrift Road to MD 223 ROW=80 2 lanes
22. Amend Table VI-5 on page 104 for A-65 to show a right-of-way that "*Varies (80' minimum)*" and number of lanes: 2-4.
23. Revise the text on page 113: from the fifth bullet on, add the following new sentence: "*The right-of-way for A-65 should vary from a minimum 80 feet at stream crossings to 120 feet in general, and it should be constructed as a two-lane to four-lane facility as deemed appropriate by projected traffic volumes.*"
24. Revise the text on page 120: add the following text to the end of the paragraph under the headings: Strategies ...Construct the following Off Road Trails... Potomac Heritage Trail Connector Trails: "*No trails are planned along private roads in the Moyaone Reserve.*"
25. Amend Table VI-6 on page 119 to add *Tippet Road*.

VI. CHAPTER VII -PUBLIC FACILITIES

26. Add the following text to page 138 of the plan:

Policy 3
Preserve, retain and support existing public school facilities and school sites.

Strategy:
Consider the conversion of Henry G. Ferguson Elementary School and Eugene Burroughs Middle School to a PreK-8th grade school to eliminate under enrollment at Eugene Burroughs Middle School and over enrollment at Henry G. Ferguson Elementary School and to address future growth in the schools' attendance areas.
Maintain school sites establishing an educational campus for future expansion needs.
27. Revise the text on page 134 update the enrollment capacity and percent occupancy to reflect the current FY 2010 CIP.
28. Revise the text on page 135 to change the opening year for the proposed Clinton Area Elementary School from 2012 to 2013.
29. Pending District Council approval of A-10009 and A-10017, revise Map VII-1: Public Facilities to move the floating symbol for an elementary school from a location south of Hyde Field to the Hyde Field site.
30. Page 253: Revise the "Subregion 5 Master Plan Facility Cost Estimates" table as

follows:

Public Safety/ Vicinity of Brandywine Road and Dyson Road: / Complete the relocation of the Brandywine Fire/EMS station (Company 40)/~~\$53,000,000-~~ \$5,300,000./Yes

VII. CHAPTER VIII -ECONOMIC DEVELOPMENT

31. On page 161 revise the Strategies, 5th bullet, as follows:
- Ensure that sand and gravel mine applications address all impacts on surrounding communities *by evaluating special exception applications with the following guidelines:*
 1. *Mining operations should be designed to minimize adverse effects on environmentally sensitive areas.*
 2. *Extraction of the area's identified commercially viable sand, gravel, and clay deposits should occur in a manner that provides a readily available supply of these basic construction materials and prevents preemption of extraction activities by development.*
 3. *Extraction and reclamation activities should be designed to minimize the potential adverse effects on adjacent land uses of dust, noise, vibration, traffic and unsightly storage.*
 4. *Mineral storage, processing operations and equipment storage should be screened from direct view along public right-of-ways and from living areas.*
 5. *Noise attenuation techniques such as the use of setbacks and earthen berms, the retention of periphery vegetation and woodlands, and the construction of acoustical fencing should be utilized to minimize noise intrusion on adjacent uses. Furthermore, extraction proposals should factually demonstrate that their attenuation measures will ensure that the surrounding development will not be subject to noise that exceeds the State's current maximum allowable levels.*
 6. *Extraction and reclamation activities should be designed to minimize the adverse effects on the public transportation network. Access and haul roads should not traverse living areas and haul routes should primarily utilize arterial and roadways designed to safely accommodate truck traffic.*
 7. *Extraction and reclamation activities should be designed with clear post mining development plans, particularly in areas zoned for low-density where the only sewage disposal systems are individual septic tanks.*
 8. *Reclamation plans should be designed to enhance the environmental features such as ridgelines, drainage areas, steep slopes and woodlands, and to prepare the site for the character and intensity of development as recommended in the plan.*

VIII. CHAPTER X SECTIONAL MAP AMENDMENT

32. Modify the proposed SMA change C-6C (E-I-A Zone to R-E Zone) to rezone the property located west of MD 223, south of Washington Executive Airport (aka Hyde Field) from the existing E-I-A Zone to the R-R Zone. (TM 125, Grid C3, parcel 55) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 2, page 33)

33. Add a new change to the proposed SMA change C-7 (C-1 Zone to C-M Zone) for the property located on the west side of Old Branch Avenue, opposite Fairview Court:
 - a. Modify the proposed SMA change C-7 to rezone property from the existing C-1 Zone to the C-S-C Zone (TM 116, Grid B-1, lot 1) and
 - b. Add a new change to the proposed SMA to rezone the adjoining .50 acre site from the R-55 to the C-S-C Zone. Revise the designation of this property on the Future Land Use Map from Residential Low to Commercial land use for both sites. (TM 116, Grid C-1, lot 2) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 4, page 35)
34. Add a new change to the proposed SMA to rezone the property located between 8201 and 8205 Bellefonte Lane from the existing R-R to the I-4 Zone. The Planning Board further recommends that the area be reviewed during the preparation of the Clinton Sector Plan. (TM 108, Grid B-4, lot 57) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 8, page 40)
35. Modify the proposed SMA change B-2 (I-1 Zone to R-R Zone) for the property located on the west side of 301, approximately 3200 feet north of Dyson Road to retain the existing I-1 Zone and revise the future land use map to show industrial. (TM 135, Grid G-2, parcel 16) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 15, page 50)
36. Modify the proposed SMA change B-5 (I-1 to M-X-T Zone) to reflect the change in ownership of the properties located east of US 301, at its intersection with Mattawoman Drive:
 - a. Rezone the 4.56 acre M-NCPPC property from the I-1 Zone to the R-O-S Zone. (TM 145, Grid B-2, part of lot 8)
 - b. Add a new change to the SMA to rezone the .79 acre property from the R-O-S Zone to the M-X-T Zone. (TM 145, Grid C-2, part of lot 148)
 - c. Revise the proposed SMA change B-5 to retain the existing I-1 Zone for Lot 22. (TM 145, Grid B-3, lot 22) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 15, page 51)
37. Modify the proposed SMA change B-8 (C-M and R-A to R-R Zone) to rezone the properties located adjacent to the Charles County line, south of McKendree Road, west of MD 5 to the R-T Zone and revise the Future Land Use Map to shown medium density housing. (TM 164, Grid E-2, parcel 10/Grid F-1 parcel 7/Grid F-2, parcel 12) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 19, page 55)
38. Add a new change to the proposed SMA (retain existing R-R Zone) to rezone the property located at 13709 Old Brandywine Road from the R-R Zone to the C-M Zone. (TM 144, Grid F-3, parcel 167) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 26, page 62)
39. Add a new change to the proposed SMA (retain existing R-R Zone) to rezone the property located on the west side of US 301, south of the US 301/MD 5 split from the R-R Zone to M-X-T Zone (81.14 acres; TM 144, Grid F-4, p/o parcel 189; TM 154, Grid

D-2, p/o parcel 81) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 29, page 65). Prior to District Council approval, the applicant shall submit a survey to identify the boundaries of the property subject to this zoning change.

40. Add a new change to the proposed SMA (retain I-1 Zone) to rezone the property located east of Matapeake Business Drive and the Brandywine Crossing Shopping Center from the I-1 Zone to the M-X-T Zone. (TM 155, Grid A-3, parcel 9) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 30, page 66)
41. Add a new change to the proposed SMA (retain existing C-M Zone) to rezone the property located west of MD 5, south of Clymer Drive, north of Albert Road from the C-M Zone to the C-S-C Zone. (Tax Map 154, Grid E4, Parcel (part of) 30; Grid F4, Parcels (part of) 30, (part of) H, I, J, (part of K, L,) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 31, page 67)
42. Add a new change to the proposed SMA (retain existing R-R and C-M zones) to rezone the property located on the north side of McKendree Road, 500 feet west of the intersection with US 301 from the R-R and C-M to the R-T Zone and revise the Future Land Use Map to show medium density housing. (TM 164, Grid F-1, parcel 15) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 32, page 68)
43. Retain the proposed SMA (C-2 Zone to R-80 Zone) to reflect the Planning Board decision not to revise the SMA as recommended by staff (C-2 Zone to C-O Zone) for the property located at 9218 Stuart Lane from C-2 to R-80. (TM 116, Grid E-3, lot 27) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 35, page 83)
44. Add a strategy to the plan text on page 45 to support "grandfathering" abutting recorded lots under one ownership that are legal at the time of SMA approval. Add text to the plan that recommends a zoning text amendment to implement the grandfathering of these lots.
45. Modify the proposed SMA change D-2 (R-A to O-S Zone) to retain the existing R-A Zone and no change to the future land use map for the following parcels:
 - a. Tax Map 143, Grid C3, Lots 13, 14,15,16,17,18,19,20
 - b. Tax Map 163, Grid F1, Parcels 6,9,10,33,34; Grid F2, Parcels 11,12,13,14,15,16,26,27,28,29,30,31,32,43,47,48,49,50,52, Grid F3, Parcels 17,18,19,21,22,23,24,25,51; Tax Map 164, Grid A2, Parcel 19; Grid A3; Parcels 17,18,19
 - c. Tax Map 160, Grid E3, Parcel 74, Lots 1,2,3,4,5,6,7,8,9
 - d. Tax Map 142, Grid E2, Lots 14, 15, 16, 17, 18, 19, 20;
Tax Map 143, Grid B2, Lots 5,6,7,8,9; Grid C1, Parcels 70,71,72; Grid C2, Lots 1,2,3,4,6,7,8,9,10,11,12,13,14,15,16,17,18,22; Grid C3, Lots 5,10,11,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,34,35,36,37,38; Grid D1, Parcels 34,35,36,37,66,143,144,145; Grid D2, Parcel 142, Lots 1,2,3,4,5,6,7,8,9,19; Grid D3, Lots 1,2,3,4,6,7,9,10,11,12,13,14,15,16,17,18,19; Grid E1, Lot 1; Grid E2, Parcel 12, Lots 1,2,3,4,5,6,8,9,10,11,12,13,21,22,23,24; Grid F1, Parcel 135; Grid F2, Parcel 12 (Analysis of Testimony, Planning Board, June 18, 2009, SMA Items 34a, 34b, 34c, 34d, page 82)

46. Add a new change to the proposed SMA (retain E-I-A and I-3 zones) to rezone the I-3 portion of the property to the E-I-A Zone subject to the conditions of approval contained in A-8865. (TM 145, Grid B-4) (Analysis of Testimony, Planning Board, June 18, 2009, SMA Item 37, page 85)
47. Modify the proposed SMA change C-6A (E-I-A Zone to R-E Zone) to reflect the Planning Board decision for A-10009 (Hyde Field I), PGCPB Resolution No. 09-90, to rezone property from the E-I-A Zone to the L-A-C Zone.
48. Modify the proposed SMA change C-6B (E-I-A Zone to R-E Zone) to reflect the Planning Board decision for A-10017 (Hyde Field II), PGCPB Resolution No. 09-91, to rezone property from the E-I-A Zone to the R-S Zone.

XI General Comments

49. Modify the plan map(s) where appropriate to reflect technical changes and errata presented at the March 31, 2009 joint public hearing as shown in Attachment A.

WHEREAS, the Sectional Map Amendment for Subregion 5 is proposed to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Subregion 5 is a proposed amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject planning areas shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a); and

WHEREAS, pursuant to Section 27-646(d) of the Zoning Ordinance of Prince George's County, building permit recommendations by the Planning Board and the issuance of building permits by the Department of Environmental Resources shall be postponed until final action on the endorsed Sectional Map Amendment by the District Council as provided for in Section 27-225.02(a)(1).

WHEREAS, pursuant to Section 27-157(b)(4) of the Zoning Ordinance of Prince George's County, the conditions and findings attached to previously approved zoning applications are considered part of the endorsed Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

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 the *Preliminary Subregion 5 Master Plan*, said plan being an amendment to the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment*; the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 2005 *Countywide Green Infrastructure Plan*, the 2008 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975

Countywide Trails Plan with the 1985 Equestrian Addendum, this said adopted plan containing amendments, extensions, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as heretofore described, is in conformance with the principals of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Subregion 5 Master Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-645(c)(1) and 27-225.01.05 of the Zoning Ordinance, endorses the proposed sectional map amendment for the Subregion 5 planning area by this resolution, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County as described as Planning Areas 81A, 81B, 83, 84, and 85A; and

BE IT FURTHER RESOLVED that the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, as herein adopted, is applicable to the area within the boundaries delineated on the plan map; and

BE IT FURTHER RESOLVED that the adopted master plan comprises the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c) (2) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, will be transmitted to the County Executive and each municipality whose territorial boundaries are in and abut the area affected by the plan; and

BE IT FURTHER RESOLVED that the Zoning Map Amendments A-10009 known as "Hyde Field I" and A-10017 known as "Hyde Field II" be included as part of the Sectional Map Amendment, and the Prince George's County Planning Board Resolutions No. 09-90 and No. 09-91 pertaining to these applications are considered part of the endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-645(c)(1) of the Zoning Ordinance, transmits this Sectional Map Amendment for Subregion 5 to the District Council and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion to adopt this resolution, as revised, at its regular meeting held on Thursday, June 25, 2009 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of June 2009.

Oscar Rodriguez
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

Mac
MNCPPC Legal Department
Date *6-29-09*