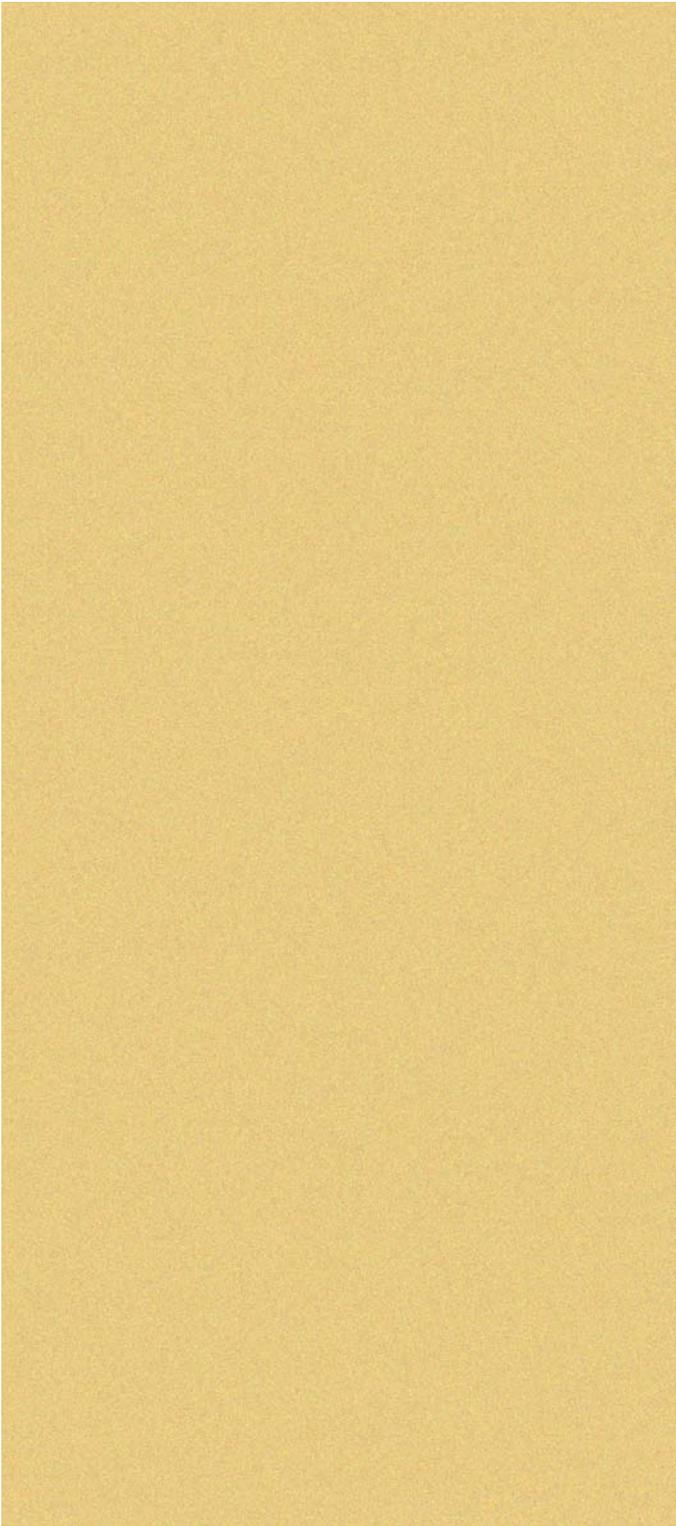


Implementation





Sectional Map Amendment

The land use recommendations in the Henson Creek-South Potomac master plan are reinforced by the comprehensive rezoning, also known as a sectional map amendment, which brings the zoning of the planning area into conformance with the land use plan.

The District Council initiated the concurrent preparation of this master plan and SMA in June 2003. The procedure followed is in accordance with Council Bill CB-33-1992, which establishes criteria for the District Council to approve the plan and SMA simultaneously. The procedural sequence for this concurrent process is illustrated in Appendix A.

Comprehensive rezoning through the SMA is a necessary implementation step in the land use planning process. It attempts to ensure that future development will be in conformance with county land use plans and development policies, reflecting the county's ability to accommodate development in the foreseeable future.

The approval of the zoning pattern and implemented by this SMA brings zoning into greater conformity with county land use goals and policies as they apply to the Henson Creek-South Potomac master plan area, thereby enhancing the health, safety, and general welfare of all Prince George's County residents and citizens.

The approval of the SMA results in the revision of the official zoning map for Planning Areas 76B and 80. The last approved SMA for these planning areas occurred in 1984 as part of the Subregion VII SMA. Future comprehensive examinations of the zoning within these areas will occur in accordance with the procedures established for sectional map amendments.

The following are comprehensive rezoning policies established by the Planning Board and District Council for preparation of the SMA.

Public Land Policy

This policy is that all public land should be placed in the most restrictive or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area.

Therefore, the zoning of public land, just as private land, should be compatible with surrounding zones and provide for appropriate and preferred future uses.

A distinction is made where large parcels of land are set aside specifically as public open space. In these cases the R-O-S (Reserved Open Space) Zone or the O-S (Open Space) Zone is applied as the most appropriate zone, depending on size of the property.

Although federal and state government property is not subject to the requirements of the Zoning Ordinance, the comprehensive rezoning process is meant to apply a zoning category to all land, including government property, without regard to its ownership. The R-O-S Zone is generally applied to federal and state properties unless specific uses or intended character of the property or area should warrant another zoning category. This policy is in compliance with Section 27-113 of the Prince George's County Zoning Ordinance which states that any land which is conveyed in fee simple by the United States of America or by the State of Maryland shall immediately be placed in the R-O-S Zone until a zoning map amendment for the land has been approved by the District Council.

Zoning in Public Rights-Of-Way

Policies governing the zoning of public street and railroad rights-of-way (both existing and proposed) are contained in Section 27-111 of the Prince George's County Zoning Ordinance. This proposed SMA has been prepared in accordance with this section.

Limitations On The Use Of Zones

Zoning classifications in the SMA are limited only by the range of zones within the Ordinance available at the time of final action by the District Council (see Appendix B—Guide to Zoning Categories). However, there are certain restrictions on when these may be applied to properties (Section 27-223 of the Zoning Ordinance). Reclassification of an existing zone to a less intense zone, also known as downzoning, is prohibited where:

(g)(1) “The property has been rezoned by Zoning Map Amendment within five (5) years prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented in writing to such zoning;” or

(g)(2) “Based on existing physical development at the time of adoption of the Sectional Map Amendment, the rezoning would create a nonconforming use. This rezoning may be approved, however, if there is a significant public benefit to be served by the rezoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the rezoning, the Planning Board shall identify these properties and provide written justification supporting the rezoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment.”

In order to clarify the extent to which a given parcel of land is protected from rezoning to a less intense zone by virtue of existing physical development, Zoning Ordinance Section 27-223(h) states that:

“The area of the ‘property’ as the word is used in Subsection (g)(2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved.”

Guidelines for Commercial Zoning

The comprehensive rezoning proposal recommends the most appropriate of the “use-oriented” commercial zones listed in the Prince George’s County Zoning Ordinance. The choice of zone is determined by the commercial needs of the area, the sector plan recommendations, and the type of use and status of the development on the property and surrounding area.

Guidelines for Residential Zoning

Development proposals in the residential neighborhoods in Henson Creek-South Potomac should be guided by the policies contained in this master plan for each General Plan tier. To maintain the unique character of established residential neighborhoods, it is recommended that existing residential zoning patterns be maintained in this SMA as the base density zoning. Comprehensive design zone applications requesting higher density zoning may be approved where

compliance with the tier development policies of this plan can be demonstrated. Residential development proposals in centers, corridors, and mixed-use development areas should be prepared according to the policies and density recommendations for those specific areas. If a Rural Tier transfer of development rights program is established by the county, consideration should be given to increasing the recommended densities for receiving areas.

Table 4 indicates the range of residential densities recommended in each tier, along with the generally intended building types and zoning categories.

Conditional Zoning

The inclusion of safeguards, requirements and conditions beyond the normal provisions of the Zoning Ordinance which can be attached to individual zoning map amendments via “conditional zoning” cannot be utilized in SMAs. In the piecemeal rezoning process, conditions are used to (1) protect surrounding properties from potential adverse effects which might accrue from a specific zoning map amendment; and/or (2) to enhance coordinated, harmonious and systematic development of the Regional District. When approved by the District Council and accepted by the zoning applicant, “conditions” become part of the county zoning map requirements applicable to a specific property and are as binding as any provision of the county Zoning Ordinance [see Conditional Zoning Procedures, Section 27-157(b)].

In theory, zoning actions taken as part of the comprehensive zoning (SMA) process should be compatible with other land uses without the use of conditions. However, it is not the intent of an SMA to repeal the additional requirements determined via “conditional” zoning cases that have been approved prior to the initiation of an SMA. As such, it is appropriate that, when special conditions to development of specific properties have been publicly agreed upon and have become part of the existing zoning map applicable to the site, those same conditions shall be brought forward in the SMA. This is accomplished by continuing the approved zoning with conditions and showing the zoning application number on the newly adopted zoning map. This would take place only when it is found that the existing zoning is compatible with the intended zoning pattern or when Ordinance limitations preclude a rezoning. Similarly, findings contained in previously approved SMAs shall be brought forward in the SMA where the previous zoning category has been maintained.

Table 4: Residential Densities, Building Types, and Zones

Land Use Category	Developed Tier	Developing Tier	Rural Tier
Residential, Rural Character Maximum Density Building Types Zoning Categories	NA	NA	Up to 0.5 dwelling units/acre Single-family Detached O-S, R-A (R-E in PA 80)
Residential, Low Density Maximum Density Building Types Zoning Categories	5.7 dwelling units/acre Single-family Detached R-E, R-R, R-80, R-55, R-S (1.6-3.5), R-M (3.6-5.7)	3.5 dwelling units/acre Single-family Detached R-E, R-R, R-80, R-L (0.5-1.5), R-S (1.6-3.5)	NA
Residential, Medium Density Maximum Density Building Types Zoning Categories	11.9 dwelling units/acre Single-family Detached Single-family Attached Multifamily R-T, R-30, R-30C, R-20, R-35, R-M (5.8-11.9)	7.9 dwelling units/acre Single-family Detached Single-family Attached R-55, R-T, R-M (3.6-7.9)	NA
Residential, High Density Maximum Density Building Types Zoning Categories	48 dwelling units/acre Multifamily R-18, R-18C, R-10, R-H, R-U (12-16.9)	20 dwelling units/acre Multifamily R-20, R-30, R-30C, R-35, R-18, R-18C, R-U (12-16.9)	NA

Comprehensive Design Zones

Comprehensive Design Zones (CDZ) may be included in a sectional map amendment. However, the flexible nature of these zones requires a basic plan of development to be submitted through the zoning application process (zoning map amendment). It is only through approval of a basic plan, which identifies land use types, quantities and relationships, that a CDZ can be recognized. Therefore, an application must be filed, including a basic plan, and the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA.

During the comprehensive rezoning, prior to submission of such proposals, property must be classified in a conventional zone that provides an appropriate “base density” for development. In theory, the ‘base density’ zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the master plan. [See Sections 27-223(b), 27-225(b)(1), 27-226(a)(2) and 27-226(f)(4).]

Mixed Use Zoning Recommendations

Implementation of the long-range land use recommendations of the Henson Creek-South Potomac master plan for mixed-use, pedestrian, and transit-oriented development in centers,

corridors and designated mixed-use activity centers will require application of mixed-use zoning techniques and possible incorporation of a form-based code. Although there are several mixed-use zoning categories defined in the county Zoning Ordinance, none contain an ideal combination of use, design, and administrative regulations necessary to achieve the character and vision recommended by the master plan in areas where development is not imminent. The tools that do exist, including the Development District Overlay Zone (DDOZ), Transit District Overlay Zone (TDOZ), Mixed-Use Transportation Oriented Zone (M-X-T), Mixed-Use Infill Zone (M-U-I), Mixed-Use Town Center Zone (M-U-TC), and Comprehensive Design Zone (CDZ), require property owner application, have become unwieldy to administer, or are not suitable techniques to achieve the envisioned character for designated areas within the Henson Creek/South Potomac planning area.

It is recommended that an appropriate set of mixed-use, form-based zoning categories or techniques be prepared (or existing zones modified) so that there is an effective and efficient set of regulations to implement the mixed-use, pedestrian- and transit-oriented development patterns recommended by the 2002 General Plan and recent master plans, including the Henson Creek-South Potomac master plan.

Upon approval of a new mixed-use zoning tool or set of mixed-use zones, consideration should be given to a countywide comprehensive rezoning for centers, corridors and recommended mixed-use areas.

This SMA identifies areas where applications for a mixed-use zone (or other appropriate zoning tool) should be filed for evaluation and approval based on the concepts and guidelines contained in the plan text (see Map 33).

Comprehensive Rezoning Changes

To implement the master plan’s policies and land use recommendations contained in the preceding chapters,

many parcels of land must be rezoned to bring the zoning into conformance with the master plan. The comprehensive rezoning process (via the SMA) provides the most appropriate mechanism for the public sector to achieve this. As such, the SMA is approved as an amendment to the official zoning map(s) concurrently with master plan approval.

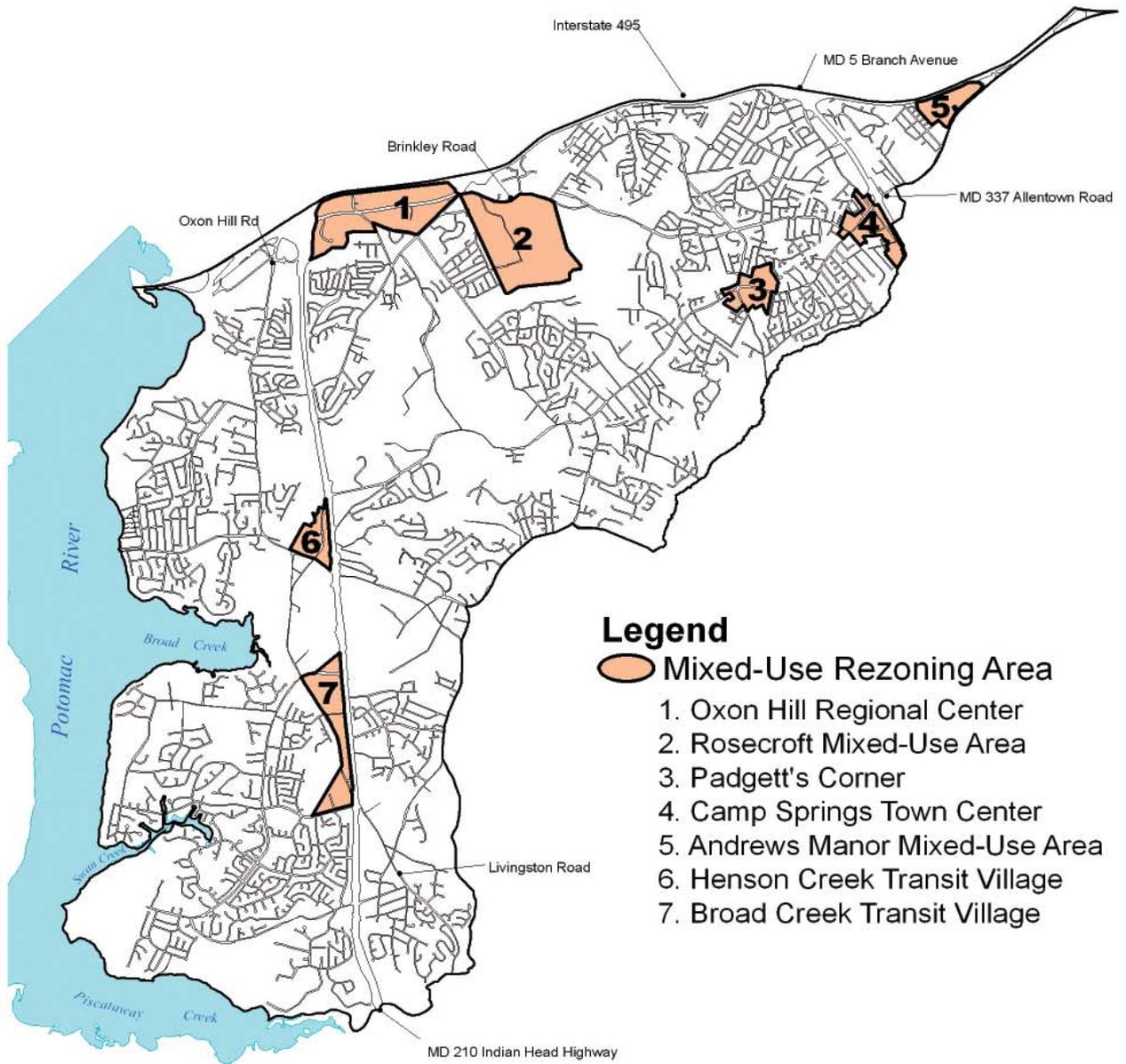
Map 34 identifies the location of approved zoning changes in the Henson Creek-South Potomac master plan area. Specific changes to existing zoning are shown on individual maps and tables in the following “Approved Rezoning” section. These maps are included for illustrative purposes only.

Table 5: Approved Zoning Inventory in Acres

Zone	Prior Zoning	Net Change	Approved Zoning
R-O-S (Reserve Open Space)	2316.25	0	2316.25
O-S (Open Space)	127.43	-5.04	122.39
R-A (Residential Agricultural)	2.58	0	2.58
R-E (Residential Estate)	3572.17	-65.29	3506.88
R-R (Rural Residential)	6208.79	+5.58	6223.09
R-S (Residential Suburban Development)	36.23	0	36.23
R-80 (One-Family Detached Residential)	3813.39	+52.06	3865.45
R-55 (One-Family Detached Residential)	433.48	+3.08	436.56
R-T (Residential Townhouse)	81.47	+11.09	92.56
R-30 (Multifamily Low Density Residential)	14.55	0	14.55
R-30C (Multifamily Low Density Residential-Condominium)	96.9	0	96.9
R-18 (Multifamily Medium Density Residential)	297.19	0	297.19
R-18C (Multifamily Medium Density Residential-Condominium)	105.83	+30.95	136.78
R-H (Multifamily High-Rise Residential)	10.22	0	10.22
R-10 (Multifamily High-Rise Residential)	13.55	0	13.55
R-M (Residential Medium Development)	36.91	0	36.91
M-X-T (Mixed Use-Transportation Oriented)	455.65	0	455.65
C-O (Commercial Office)	110.2	-18.28	91.92
C-A (Ancillary Commercial)	0.17	-0.17	0
C-2 (General Commercial Existing)	20.17	0	20.17
C-S-C (Commercial Shopping Center)	419.32	-33.45	385.87
C-M (Commercial Miscellaneous)	66.68	+8.87	75.55
C-W (Commercial Waterfront)	3.32	+2.14	5.46
I-1 (Light Industrial)	34.96	+8.46	43.42
I-3 (Planned Industrial/Employment Park)	136.85	0	136.85
I-4 (Limited Intensity Industrial)	10.09	0	10.09
Subtotal	18424.35	0	18424.35
Right-of-Way	2626.51	0	2626.51
Water	11.63	0	11.63
Total	21062.49		21062.49

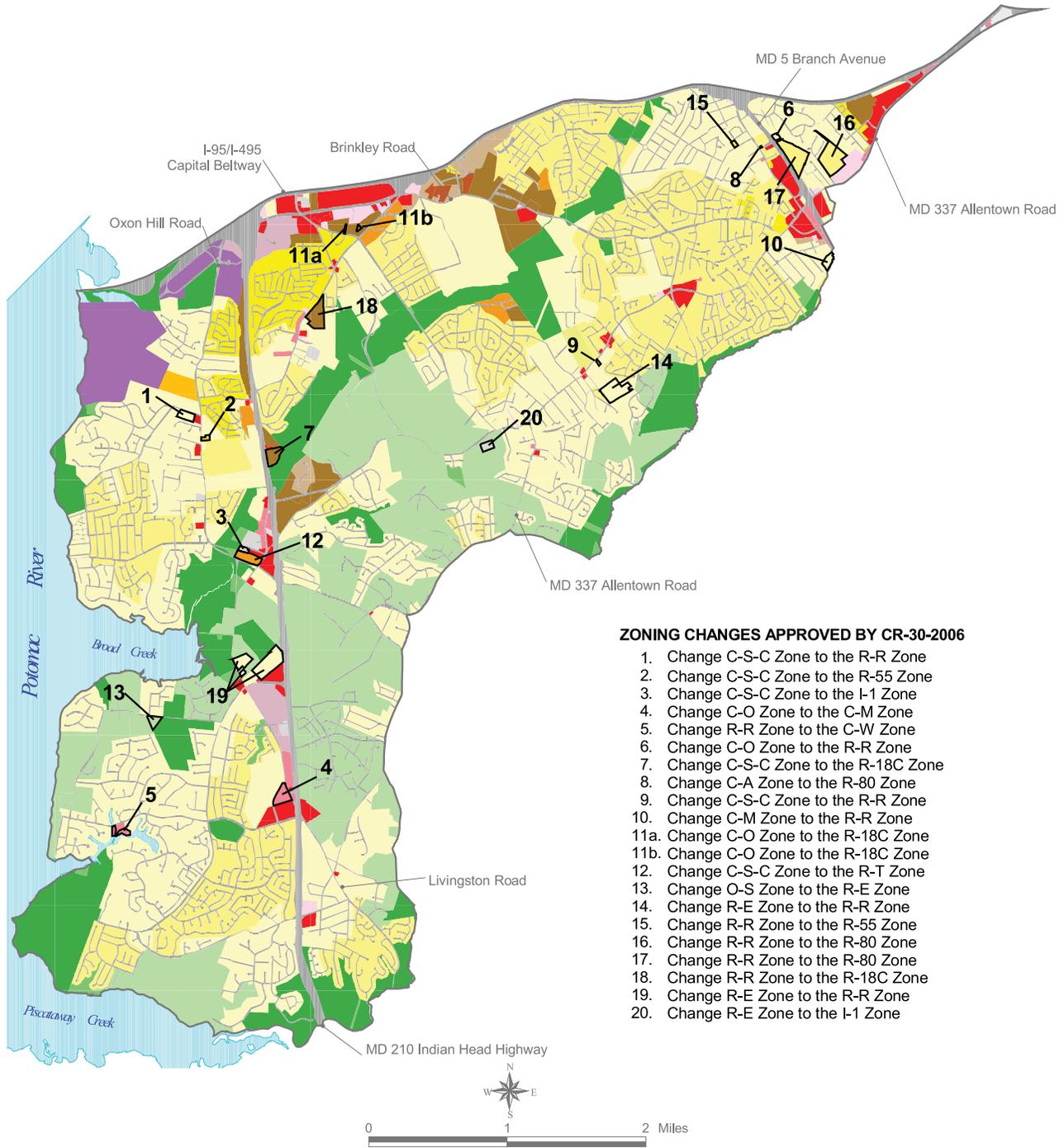
Source: M-NCPPC, June 2006

Map 33: Future Mixed-Use Rezoning Areas



- Legend**
-  Mixed-Use Rezoning Area
 - 1. Oxon Hill Regional Center
 - 2. Rosecroft Mixed-Use Area
 - 3. Padgett's Corner
 - 4. Camp Springs Town Center
 - 5. Andrews Manor Mixed-Use Area
 - 6. Henson Creek Transit Village
 - 7. Broad Creek Transit Village

Map 34: Approved Zoning Changes



Approved Rezoning

Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
1	C-S-C to R-R	6.44± acres	SMA	7/24/84	211SE01 211SW01

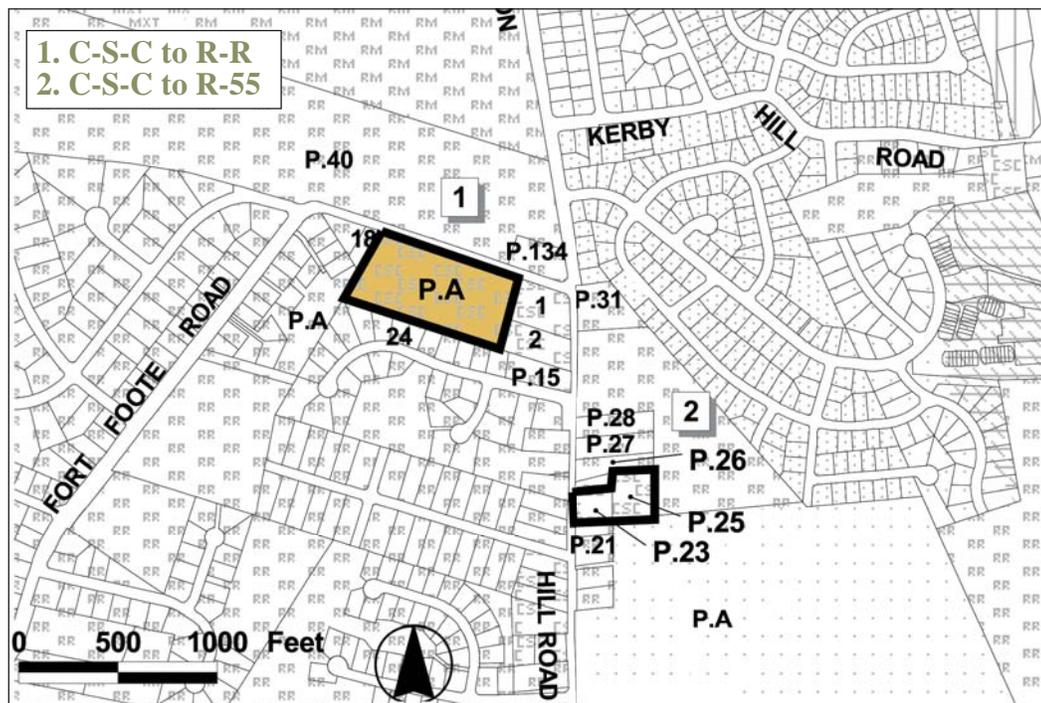
Use and Location: This property is located on the south side of Fort Foote Road, approximately 300 feet west of Oxon Hill Road. The property is undeveloped. (Tax Map 113, Grid E1, Outparcel A.)

Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. The 2002 approved General Plan discourages new isolated commercial activities in favor of commercial development primarily concentrated in designated centers and corridors. The R-R (Rural-Residential) Zone is recommended for this property since it is the most dominant adjacent zone, ensuring development on this property is compatible with surrounding development and in conformance with the county land use plans and development policies concerning isolated commercial activity.

Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
2	C-S-C to R-55 C-S-C to R-55	0.68± acres 1.00± acres	SMA	7/24/84	211SE01

Use and Location: This property is undeveloped and is located on the eastern side of Oxon Hill Road, approximately 1,000 feet south of its intersection with Fort Foote Road and 400 feet south of Fort Foote Elementary School. (Tax Map 113, Grid F1, Parcels 23, 25.)

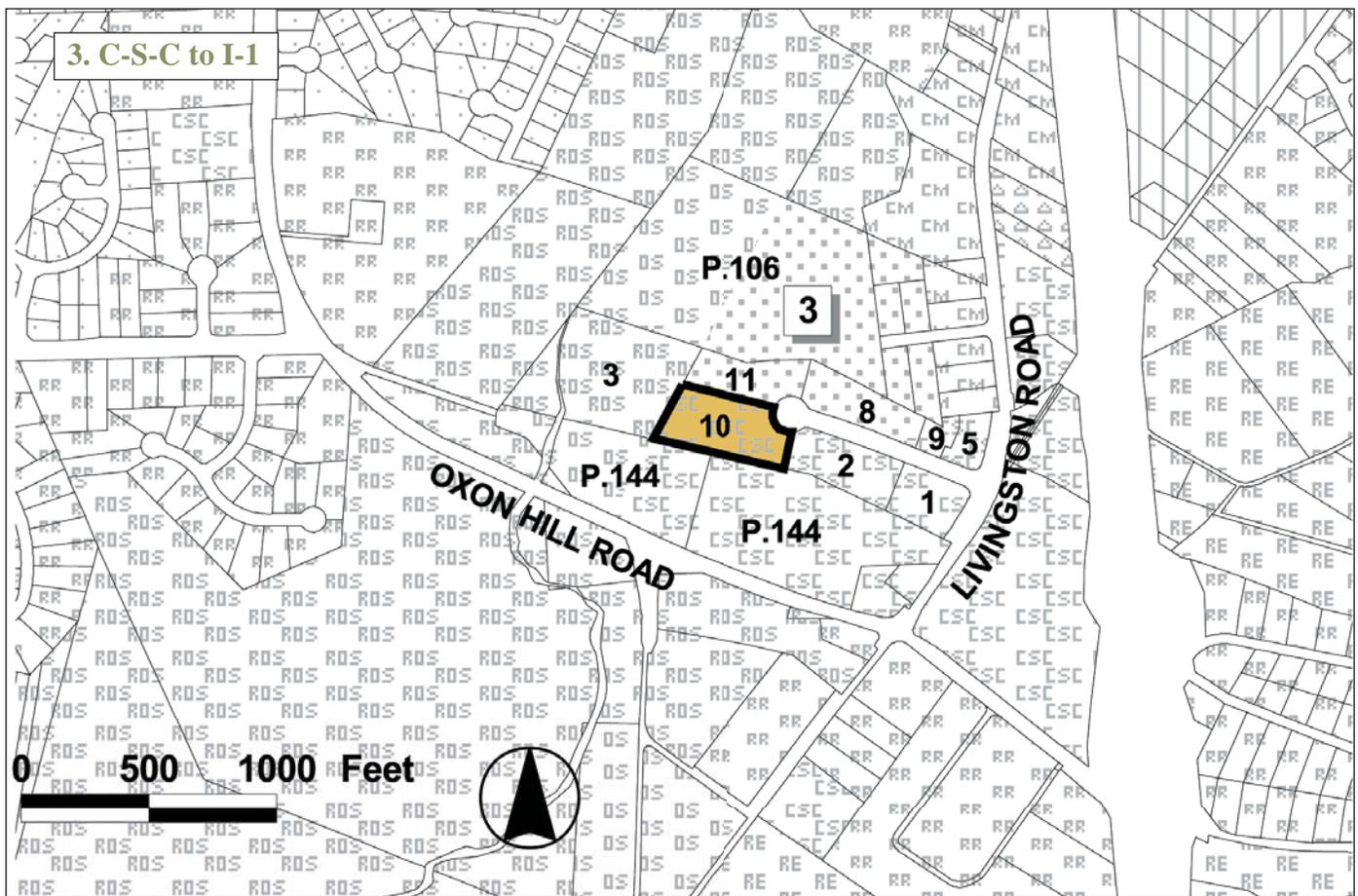
Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. The 2002 approved General Plan discourages new isolated commercial activities in favor of commercial development primarily concentrated in designated centers and corridors. The R-55 (One-Family Detached Residential) Zone is recommended to allow residential infill development on this small, formerly commercial property that is consistent with the concept plan submitted into the record of public hearing. The proposed concept plan takes into consideration the surrounding residential uses, the shape and the location of the lots, and compatibility with the residential lots adjoining to the north and south.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
3	C-S-C to I-1	2.46± acres	SMA	7/24/84	212SE01

Use and Location: The property contains two industrial buildings, with uses including a window tinting business, automobile stereo installation, banquet space rental, two churches, and several vacant units. It is located on a cul-de-sac on the southwest side of Cady Drive, approximately 800 feet west of Livingston Road. (Tax Map 114, Grid A4, Lot 10.)

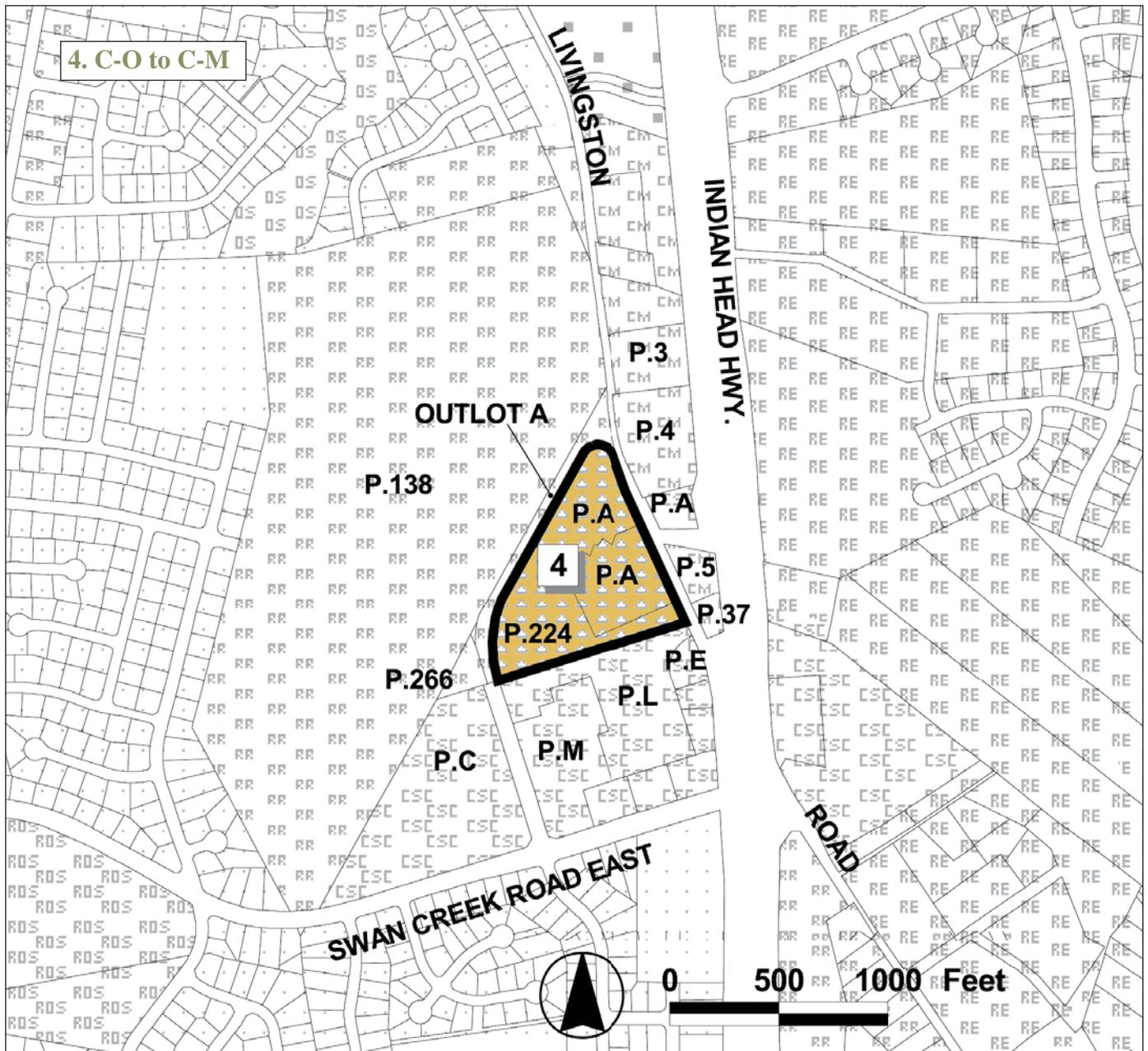
Discussion: The property abuts property in the I-1 Zone to the north and attracts industrial tenants, who are often cited for illegal use in a C-S-C (Commercial Shopping Center) Zone. Due to adjacent uses, location, and lack of visibility, the property does not attract C-S-C uses. The I-1 (Light Industrial) Zone would allow those industrial uses to remain and the opportunity to fill the vacant units with industrial uses and bring the property into conformance with a more appropriate zoning than the C-S-C Zone at that location.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
4	C-O to C-M	14.50± acres	SMA SE-3890	7/24/84 5/22/89	215SE01

Use and Location: A medical center and associated medical offices supporting the Fort Washington Hospital center. These properties are located just to the north of the hospital, on the western side of Livingston Road, approximately 1,000 feet from its intersection with Indian Head Highway. (Tax Map 132, Grids A1, A2, B1, B2, Parcels A, p/o 224, Outlot A.)

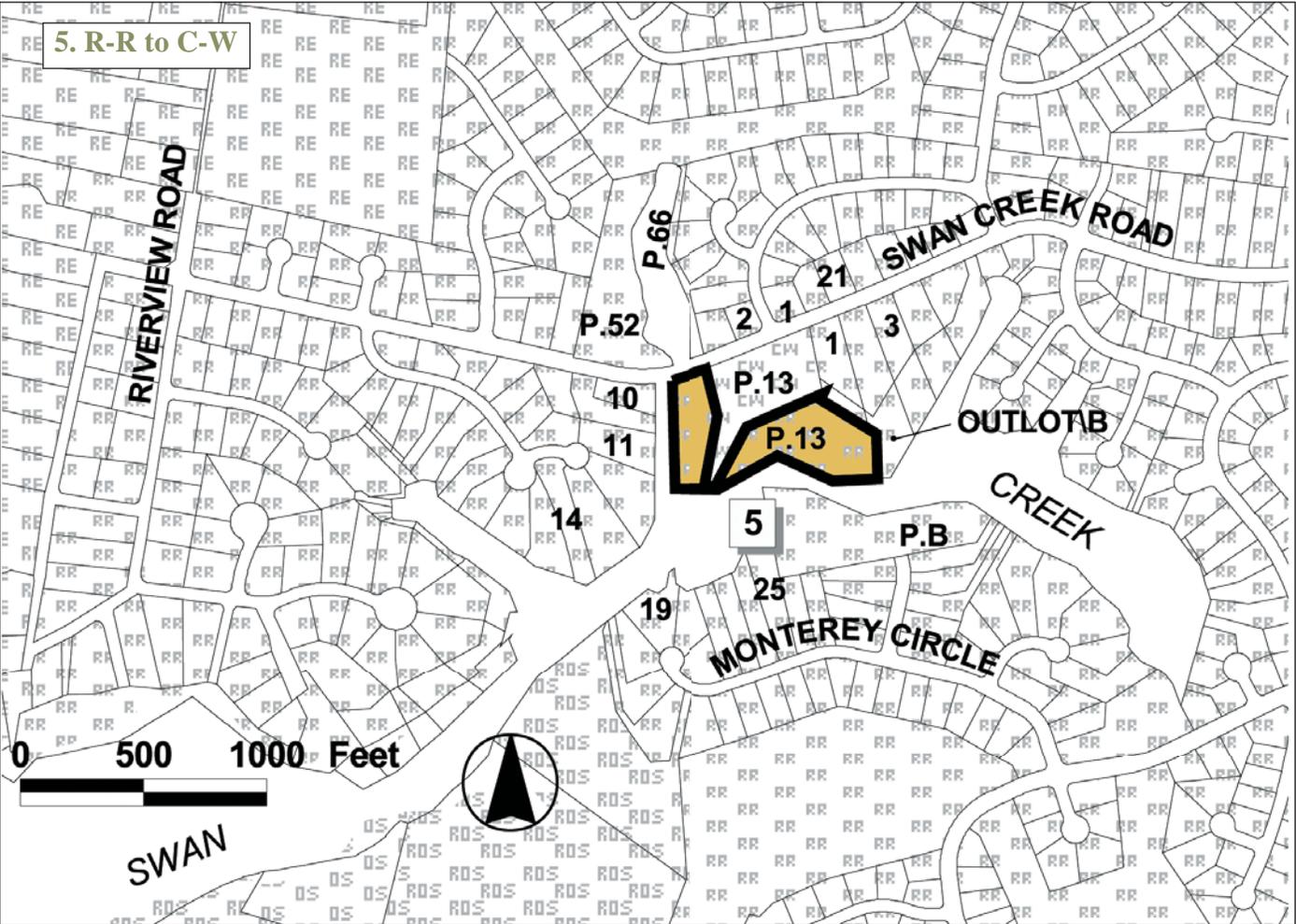
Discussion: The C-M (Commercial Miscellaneous) Zone is recommended to allow existing medical/office uses on the property (approved as part of SE-3890) to be permitted by right. This zone would be consistent with the zoning of properties located across Livingston Road and would not have an adverse impact upon adjacent development.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
5	R-R to C-W	2.14± acres	SMA	7/24/84	216SW01

Use and Location: Part of the 5.46-acre marina property located on the southern side of Swan Creek Road, along the northern shore of Swan Creek. (Tax Map 131, Grid D3, part of Parcel 13.)

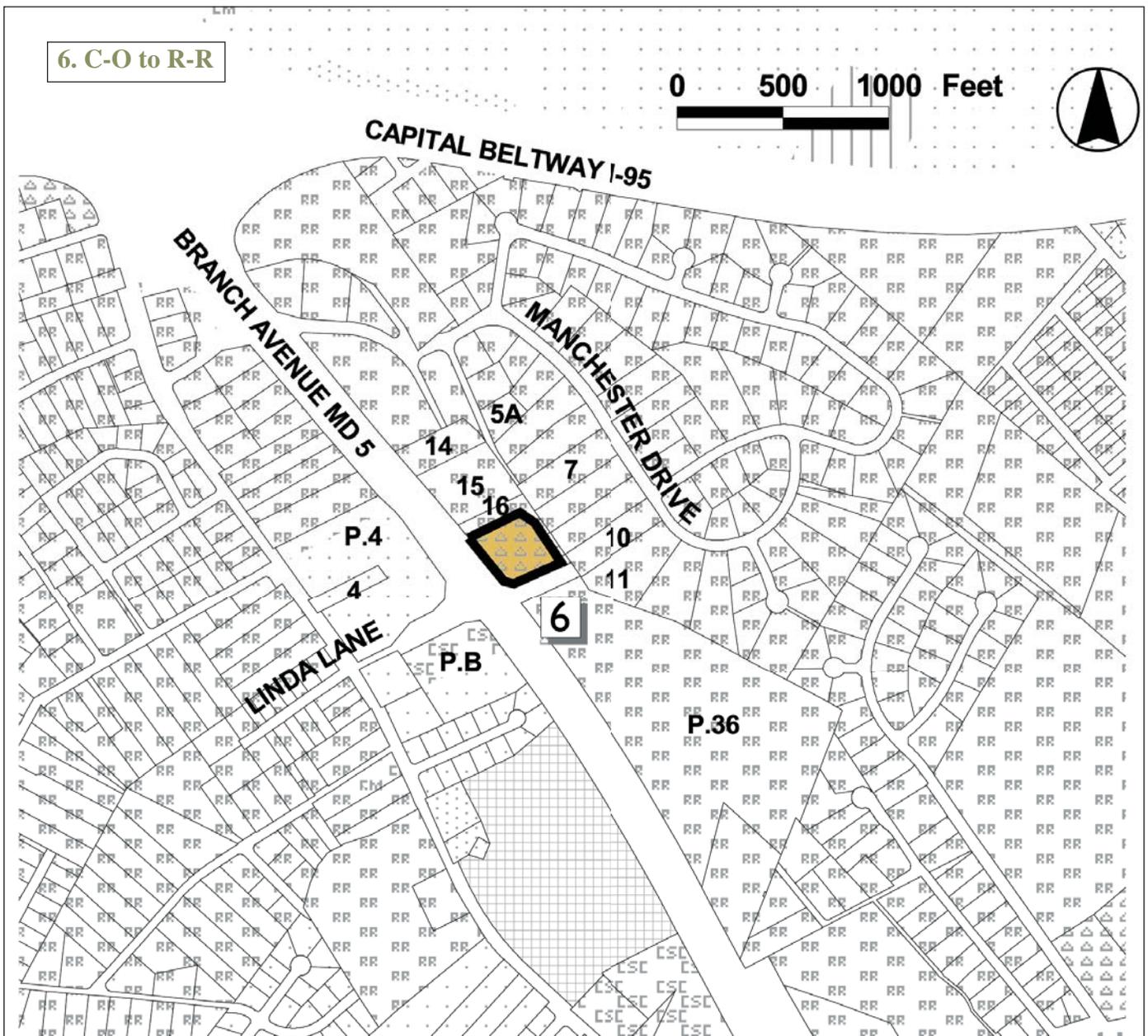
Discussion: The C-W (Commercial Waterfront) Zone is recommended to permit the existing marina use and select accessory uses related to marinas and boat repair/storage by right. Under the R-R (Rural Residential) Zone, only in-kind repair of existing structures is permitted. Rezoning the remainder of the marina property (including piers) to C-W (Commercial Waterfront) will allow the existing use to conform to zoning regulations.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
6	C-O to R-R	1.89± acres	SMA	7/24/84	207SE05 208SE05

Use and Location: State Highway Administration (SHA) ramp on the northeast side of Branch Avenue, providing access from Branch Avenue to Deer Pond Lane, and a stormwater management pond.

Discussion: This property has been developed as an interchange ramp and is mostly used as road right-of-way. Therefore, the R-R (Rural Residential) Zone is recommended as the most dominant adjacent use consistent with the public land policies established by the county, which state that all public land be placed in the most restrictive or dominant adjacent zone to be compatible with surrounding zones and provide for appropriate and preferred future uses.

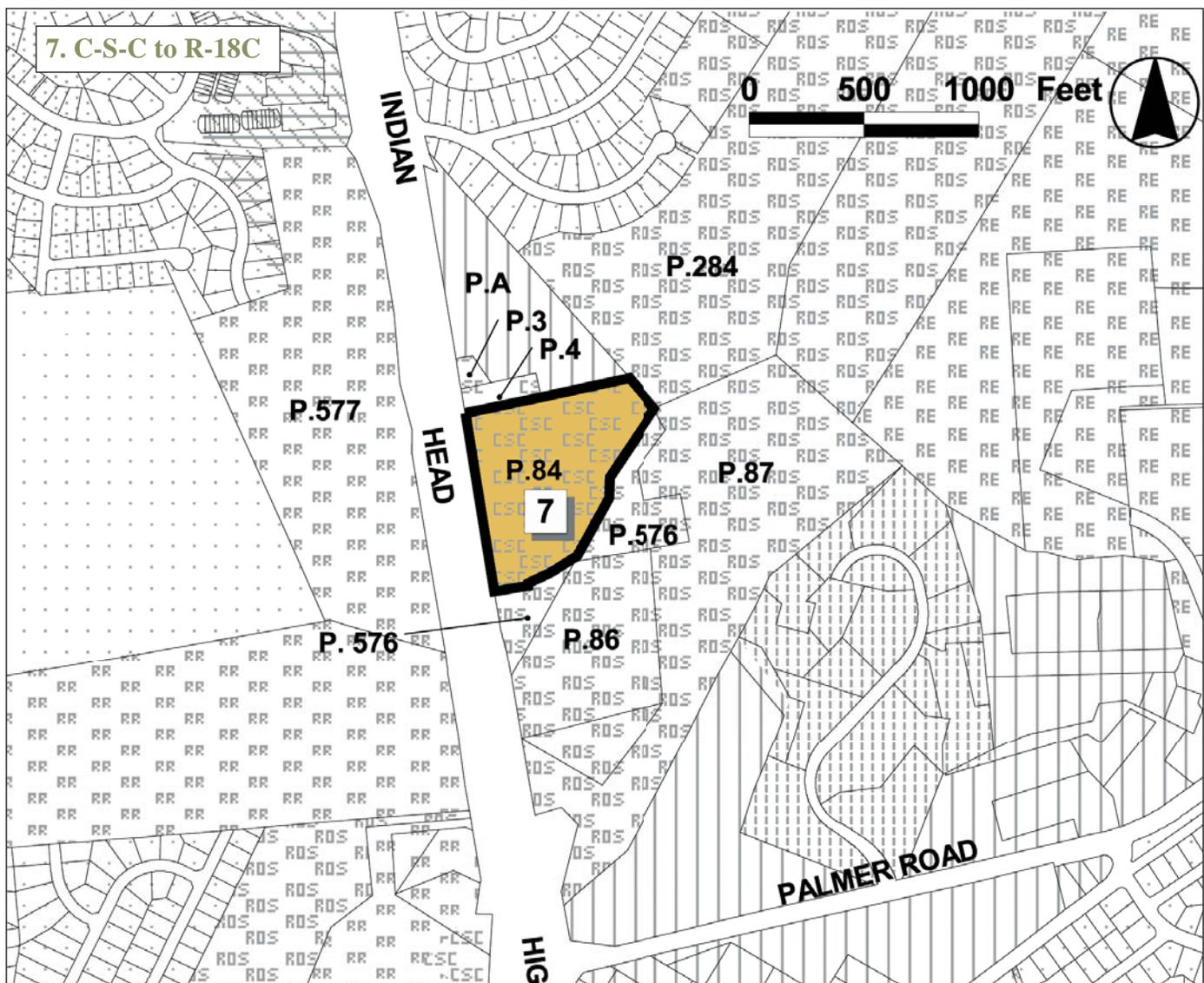


Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
7	C-S-C to R-18C	10.98± acres	SMA	7/24/84	211SE01

Use and Location: Former drive-in theater (now vacant) located on the east side of Indian Head Highway approximately 600 feet north of Palmer Road. (Tax Map 114, Grids A1 and A2, Parcel 84.)

Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. The 2002 Approved General Plan discourages new isolated commercial activities in favor of commercial development primarily concentrated in designated centers and corridors. The R-18C (Multifamily Medium-Density Residential-Condominium) Zone is recommended as a zone that provides a level of residential density that is compatible with the multifamily residential development adjoining to the north, other multifamily uses in the vicinity, and the adjacent stream valley park.

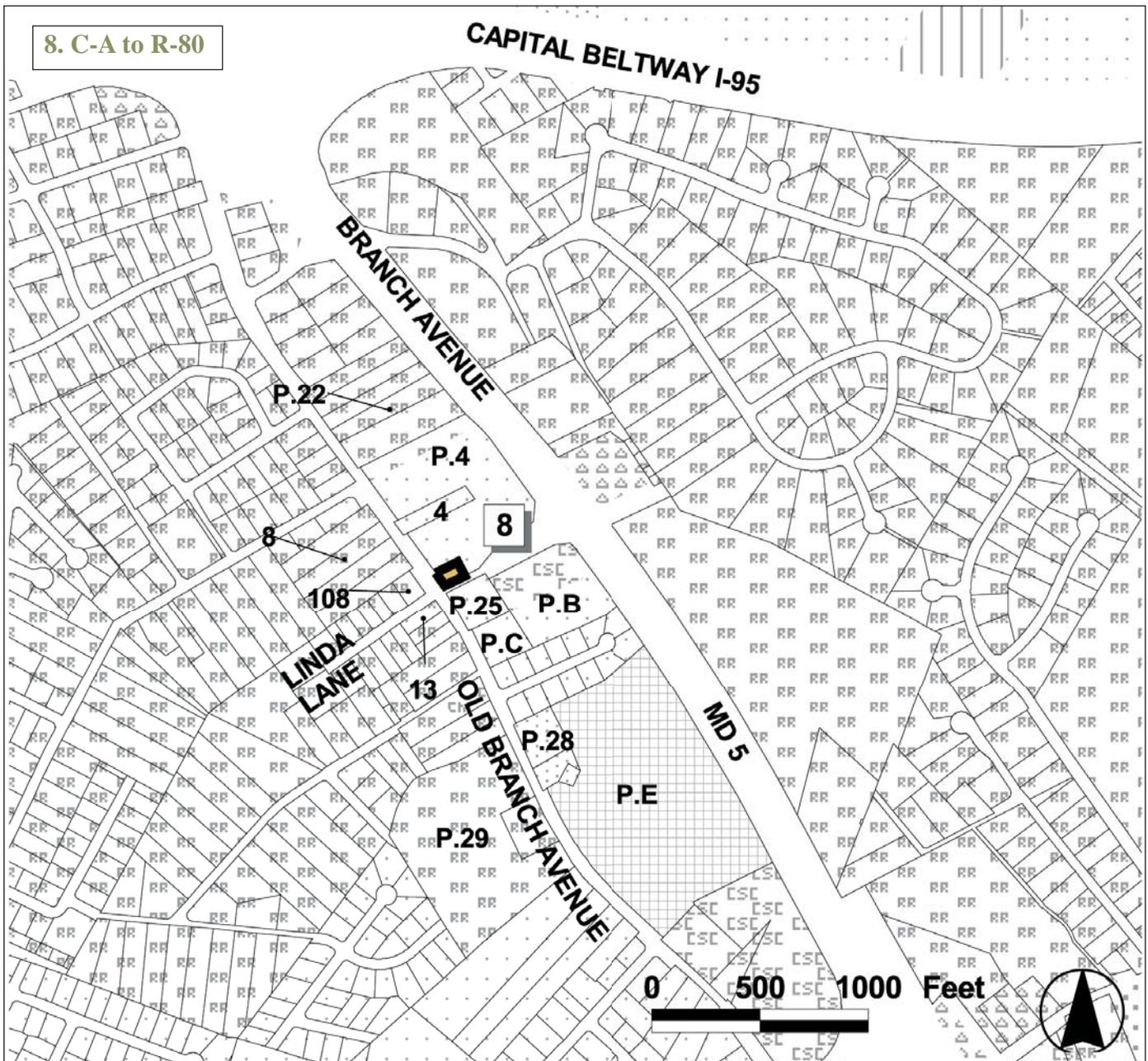
Note: This property is also identified for possible acquisition as an addition to the public park system. If it is not acquired for this public purpose, multifamily residential land use (as described above) is considered the most appropriate alternative use for this property.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
8	C-A to R-80	0.17± acres	SMA	7/24/84	208SE05

Use and Location: Undeveloped land located at the intersection of Old Branch Avenue and Linda Lane, approximately 550 feet southwest of Branch Avenue. (Tax Map 098, Grid A2, Parcel 4.)

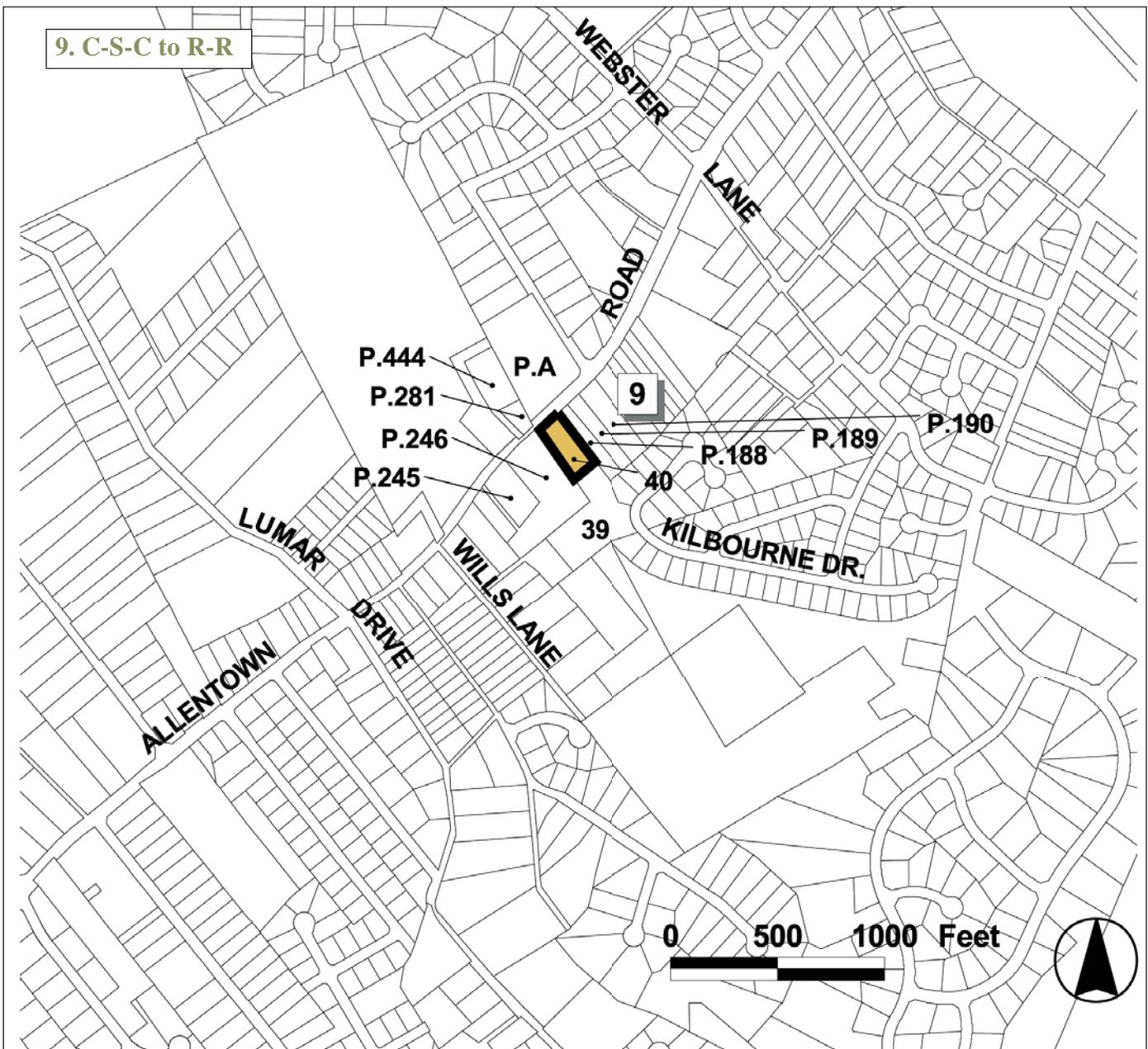
Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. The 2002 Approved General Plan discourages new isolated commercial activities in favor of commercial development primarily concentrated in designated centers and corridors. This property features two different zoning classifications (split zoning), and reclassifying this portion from the obsolete C-A (Ancillary Commercial) Zone to the R-80 (One-Family Detached Residential) Zone would eliminate the split zoning issue of the property and bring it into conformance with the recommendation of the master plan to concentrate commercial development at appropriate locations.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
9	C-S-C to R-R	0.80± acres	SMA	7/24/84	210SE04

Use and Location: Undeveloped land on the southeast side of Allentown Road, approximately three-quarters of a mile southwest of its intersection with Temple Hill Road. (Tax Map 106, Grid C3, Block B, Lot 40.)

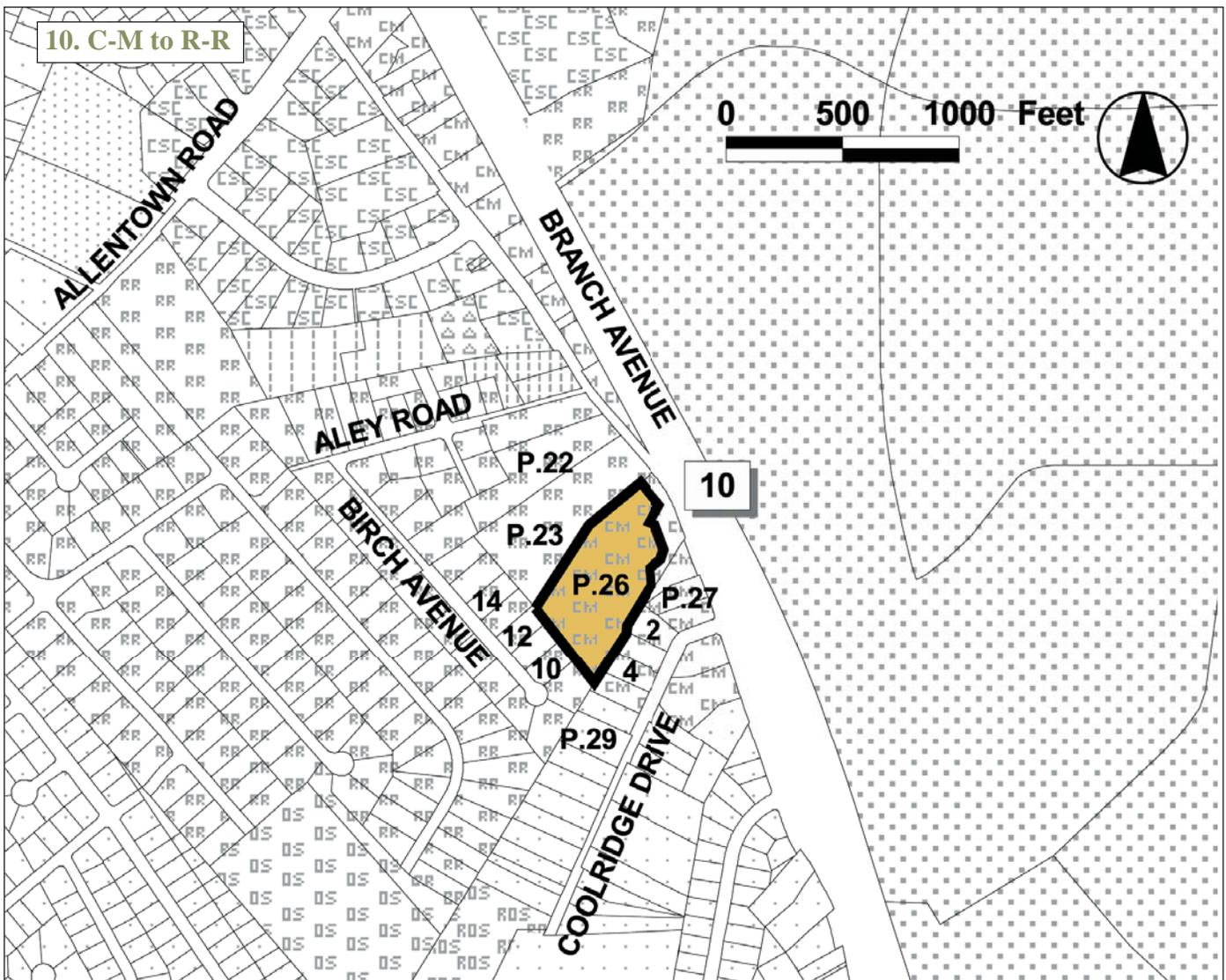
Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. The 2002 Approved General Plan discourages new isolated commercial activities in favor of commercial development primarily concentrated in designated centers and corridors. The R-R (Rural-Residential) Zone is recommended for this property since it is the most dominant adjacent zone, ensuring development on this property is compatible with surrounding development and in conformance with the county land use plans and development policies concerning isolated commercial activity.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
10	C-M to R-R	5.63± acres	SMA	7/24/84	209SE06

Use and Location: Undeveloped property located southwest of MD 5 Branch Avenue, along Old Branch Avenue and approximately one half mile southeast of its intersection with Allentown Road. (Tax Map 107, Grid B1, Parcel 26.) Note that the property is split by the boundary line separating Planning Area 76B from Planning Area 81A. The portion of the property located within Planning Area 81A is outside the scope of this master plan and is not part of this proposed rezoning. The total size of the property is 6.5± acres.

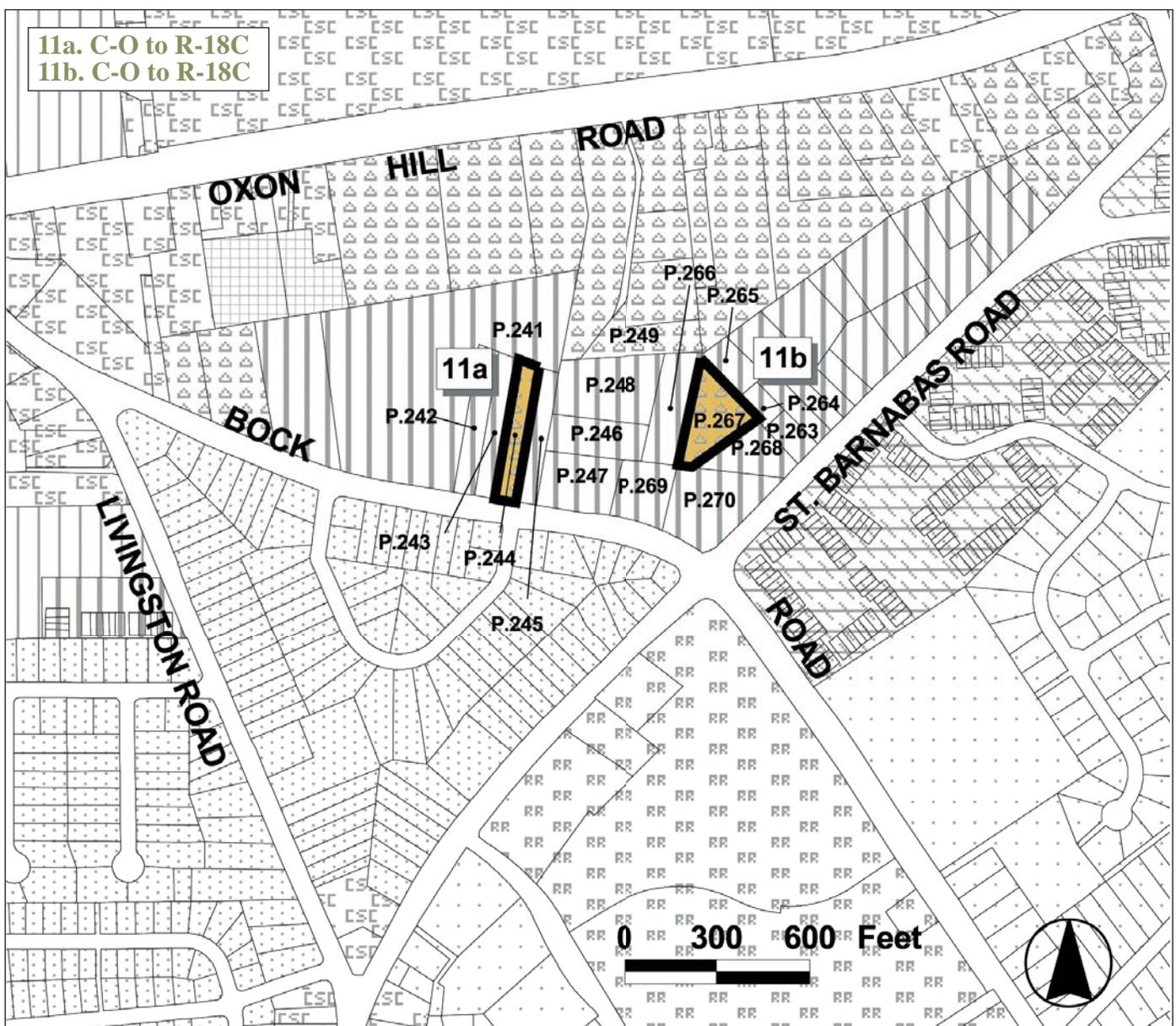
Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. The 2002 Approved General Plan discourages new isolated commercial activities in favor of commercial development primarily concentrated in designated centers and corridors. The R-R (Rural-Residential) Zone is recommended for this property since it is the most dominant adjacent zone, ensuring development on this property is compatible with surrounding development and in conformance with the county land use plans and development policies concerning isolated commercial activity. In addition, commercial access to the site is problematic due to the presence of floodplain and steep slopes associated with Tinkers Creek, necessitating commercial access through residential areas if the property were to be developed with a commercial use.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
11a	C-O to R-18C	0.69± acres	SMA	7/24/84	208SE02
11b	C-O to R-18C	1.20± acres	SMA	7/24/84	209SE02

Use and Location: Two undeveloped parcels located within the Oxon Hill Regional Center, in the triangle formed by Oxon Hill, Bock, and Saint Barnabas Roads. (Tax Map 096, Grid C4, Parcels 244 and 267.)

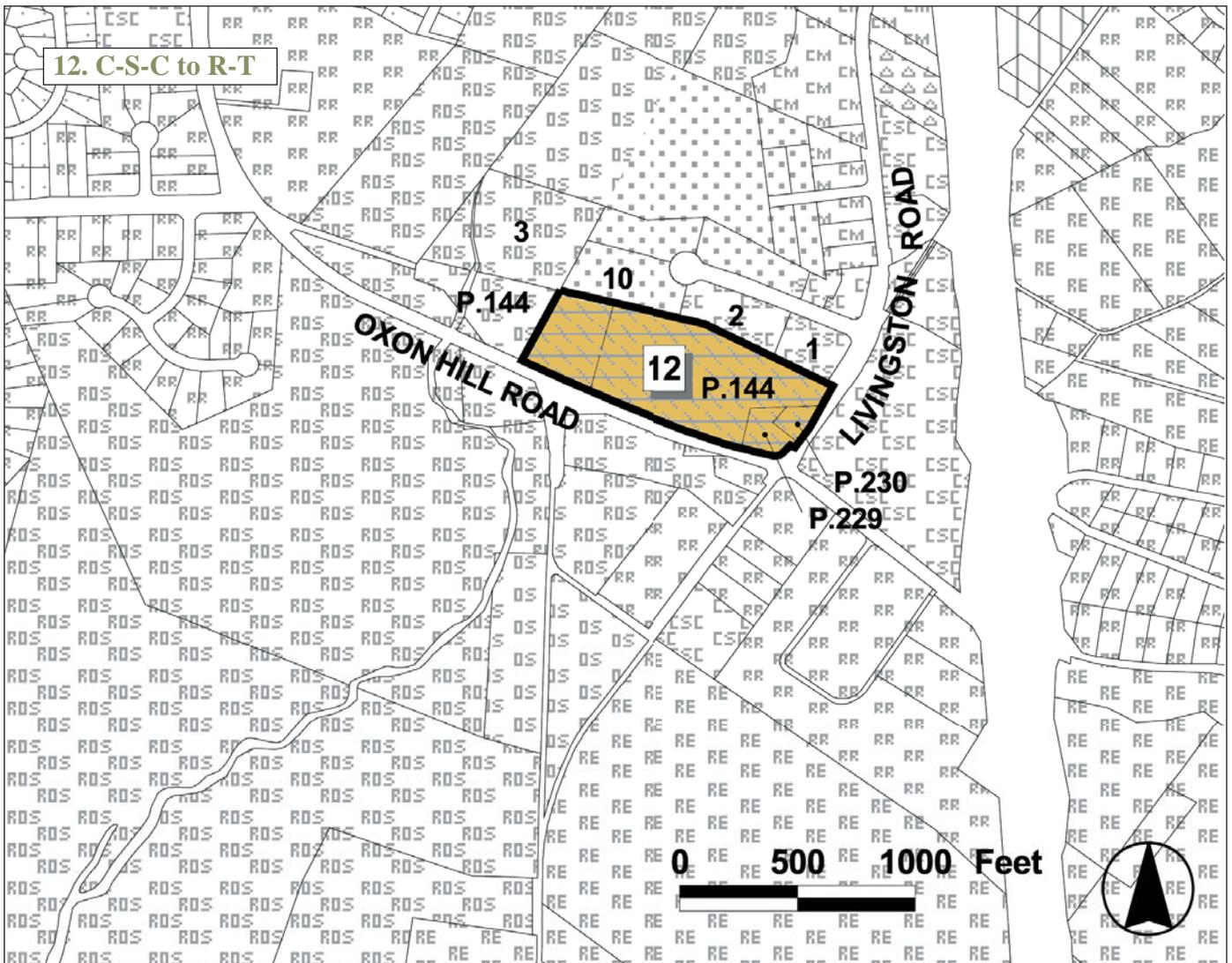
Discussion: The master plan recommends that commercial activities be located at designed centers, corridors, and mixed-use activity centers. Although these parcels are zoned for commercial development, they are small in size, isolated from the focal point of the center along Oxon Hill Road, and are surrounded by properties zoned for medium-density residential use. The R-18C (Multifamily Medium Density Residential-Condominium) Zone is recommended for these properties since it is the most dominant adjacent zone, ensuring development is compatible with surrounding development and in conformance with the county land use plans and development policies concerning isolated commercial activity.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
12	C-S-C to R-T	11.09± acres	SMA	7/24/84	212SE01

Use and Location: Three undeveloped parcels located at the northwest corner of Livingston Road and Oxon Hill Road. (Tax Map 114, Grid A4, Parcels 229, 230 and p/o 144.)

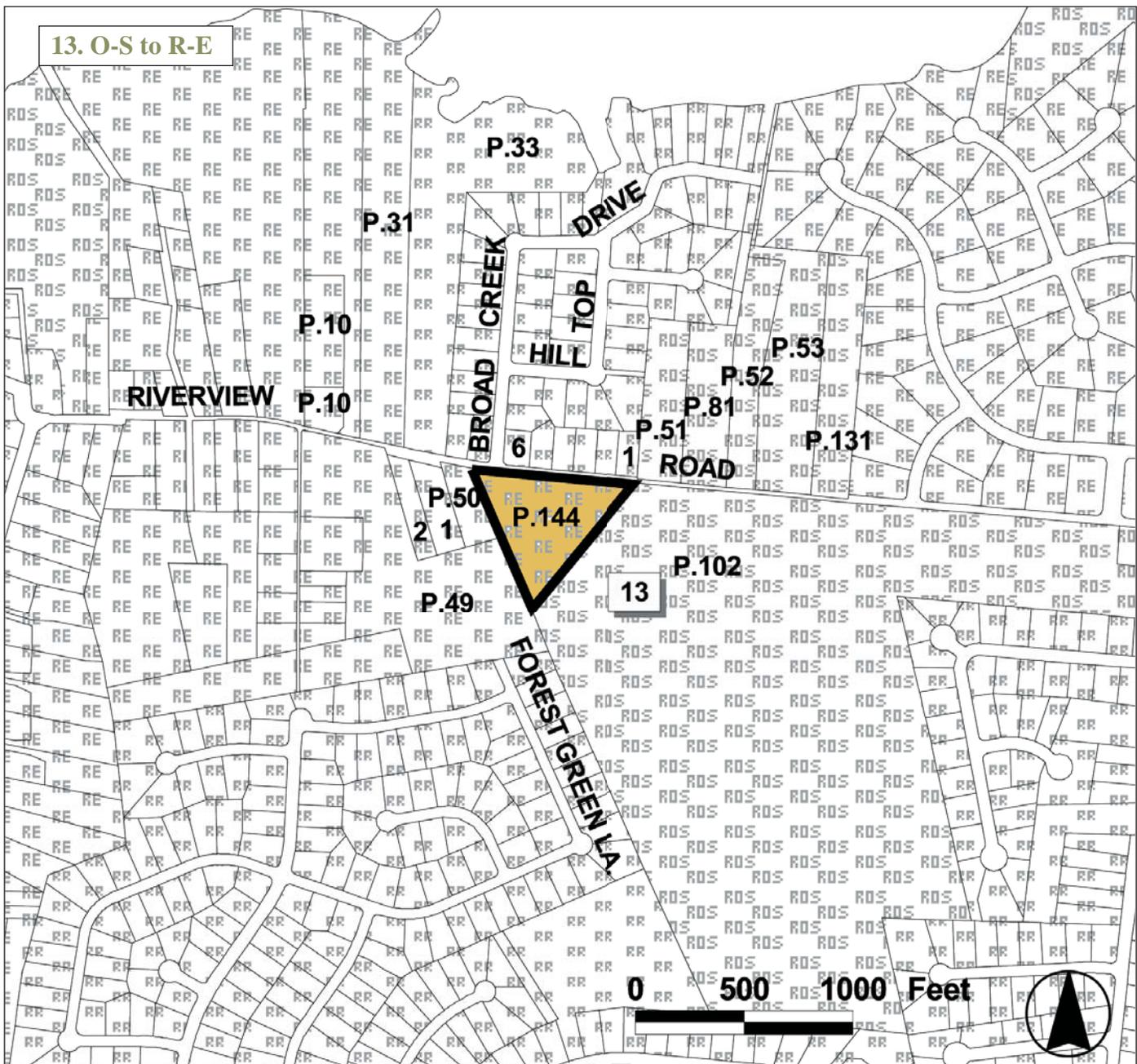
Discussion: The master plan includes the subject property as part of the mixed-use area in the Henson Creek Transit Village. It also designates the property for low-intensity live/work and senior living residential uses to visually buffer surrounding areas and to provide a transition from mixed-use to low-scale residential uses as one moves closer to the Rural Tier. Reclassification of the base zoning from the C-S-C (Commercial Shopping Center) Zone to the R-T (Townhouse) Zone ensures a residential component of the mixed-use area and provides a transition to the Rural Tier and the Broad Creek Historic District from the Henson Creek Transit Village. The District Council, prior to final approval, made a finding that the property would be appropriate for development of townhouse-style dwelling units with an urban character that is characteristic of traditional small town development and that the Zoning Ordinance should be revised to allow this type of development.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
13	O-S to R-E	5.04± acres	SMA	7/24/84	214SW01

Use and Location: Single-family dwelling located at 10710 Riverview Road, just east of Broad Creek Drive. (Tax Map 122, Grid D4 and E4, Parcel 144.)

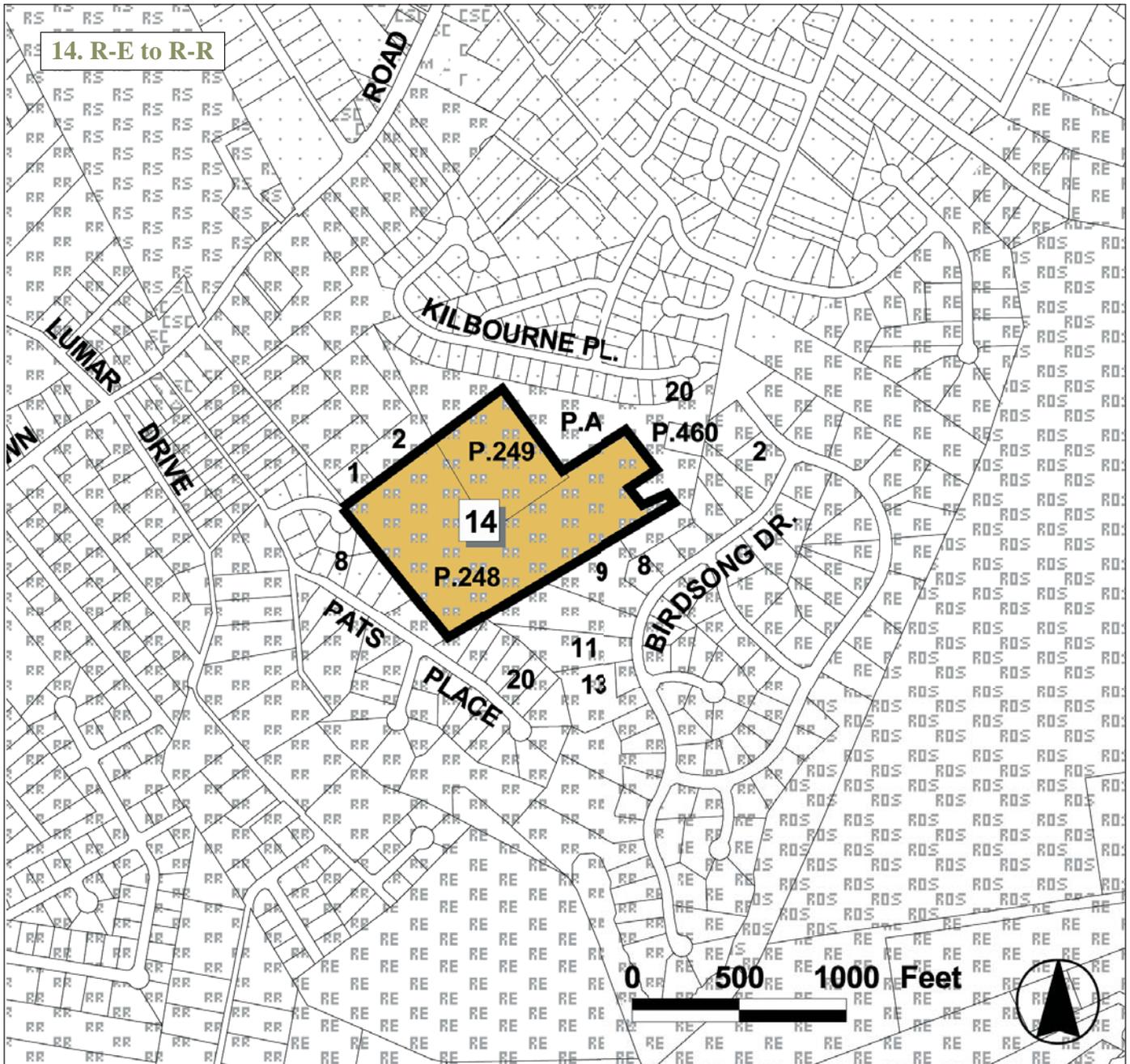
Discussion: The 1984 Subregion VII SMA erroneously classified this property in the O-S (Open Space) Zone as part of SMA Change Number FB2-2. The R-E (Residential-Estate) Zone is the most dominant adjacent zone. The R-E (Residential-Estate) Zone is appropriate for this property and consistent with plan recommendations for residential, low-density land use in this neighborhood.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
14	R-E to R-R	20.47± acres	SMA	7/24/84	210SE04

Use and Location: Two undeveloped parcels located at the south end of Wills Lane. (Tax Map 106, Grid C4, Parcels 248 and 249.)

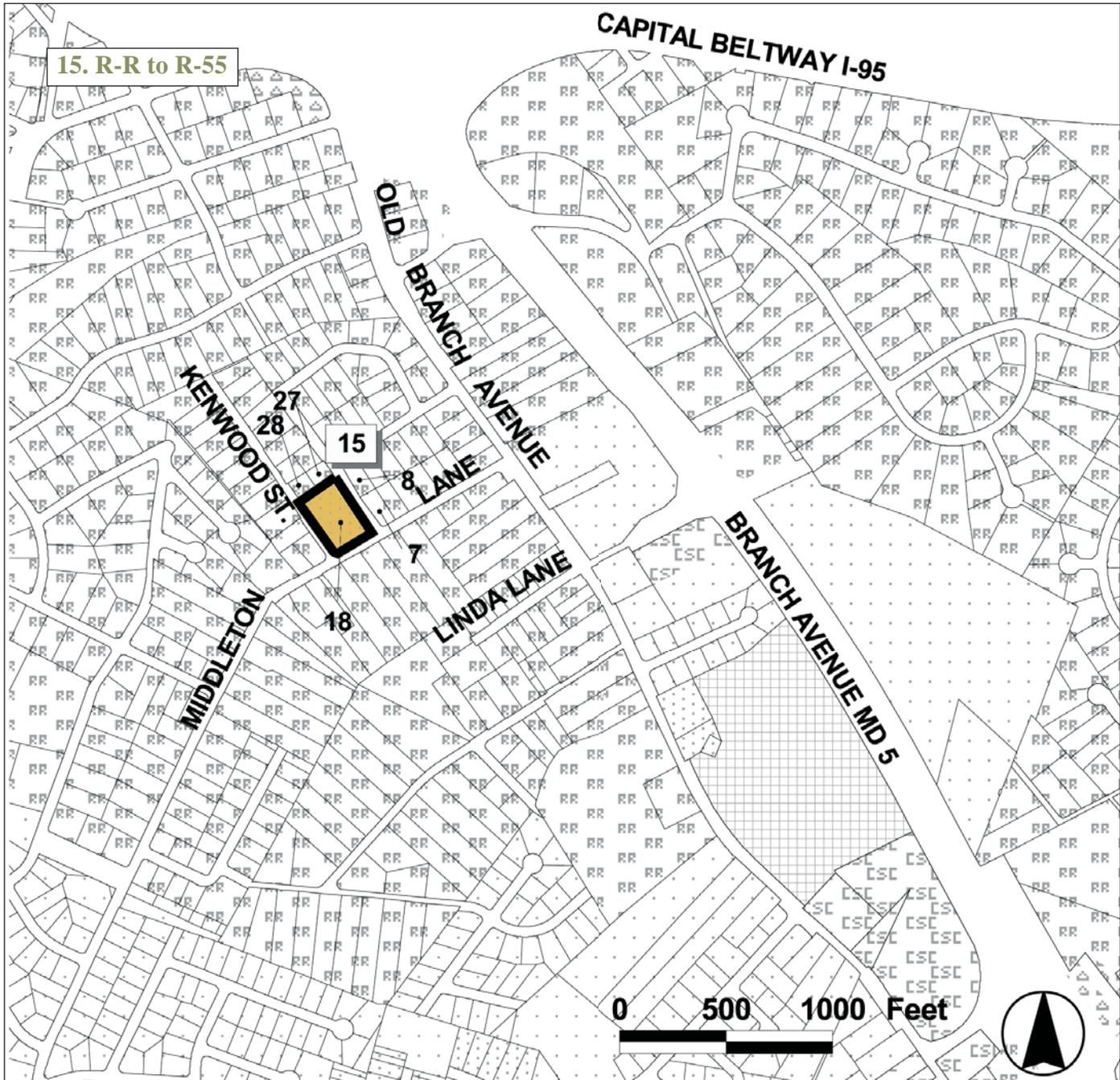
Discussion: These properties are surrounded by developed subdivisions and undeveloped properties in the R-R (Rural Residential) and R-80 (One-Family Detached Residential) Zones. The R-R (Rural Residential) Zone is recommended to allow development on these properties to be more closely integrated to the character of existing and future residential development on neighboring sites.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
15	R-R to R-55	1.4± acres	SMA	7/24/84	208SE05

Use and Location: Lot developed with a single-family home at 5625 Middleton Lane, 600 feet west of Old Branch Avenue. (Tax Map 097, Grid F2, Lot 18, Ten Acres.)

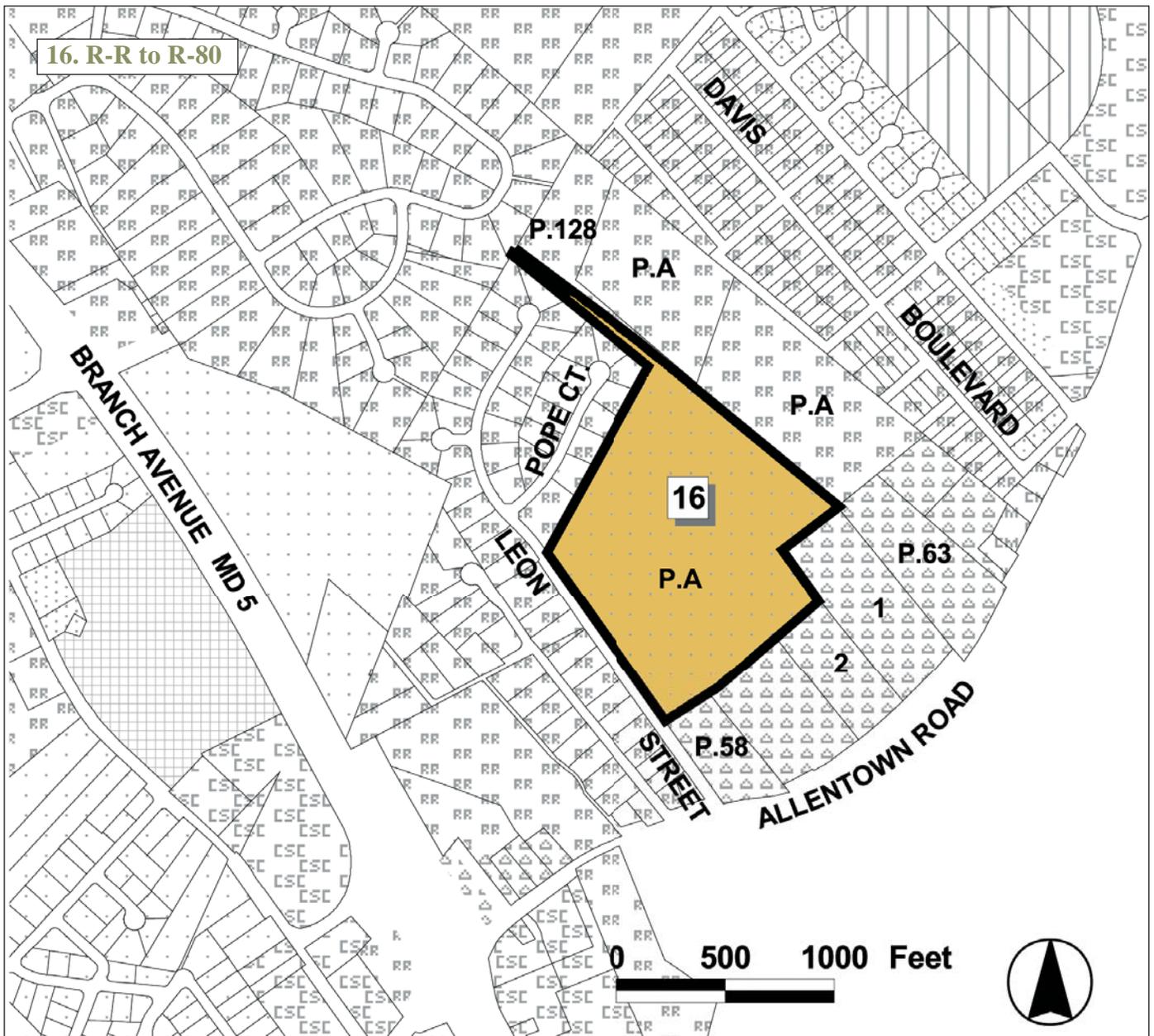
Discussion: The R-55 (One-Family Detached Residential) Zone conforms to the residential, low-density land use recommendation in the master plan. The District Council's Finding b in CR-30-2006 states that quality work force housing should be encouraged at appropriate locations, such as at this site.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
16	R-R to R-80	29.03± acres	SMA	7/24/84	208SE06

Use and Location: Undeveloped school parcel located at 5800 Leon Street, 500 feet north of Allentown Road. (Tax Map 098, Grid B3, Parcel A, Thomas A. Edison High School.)

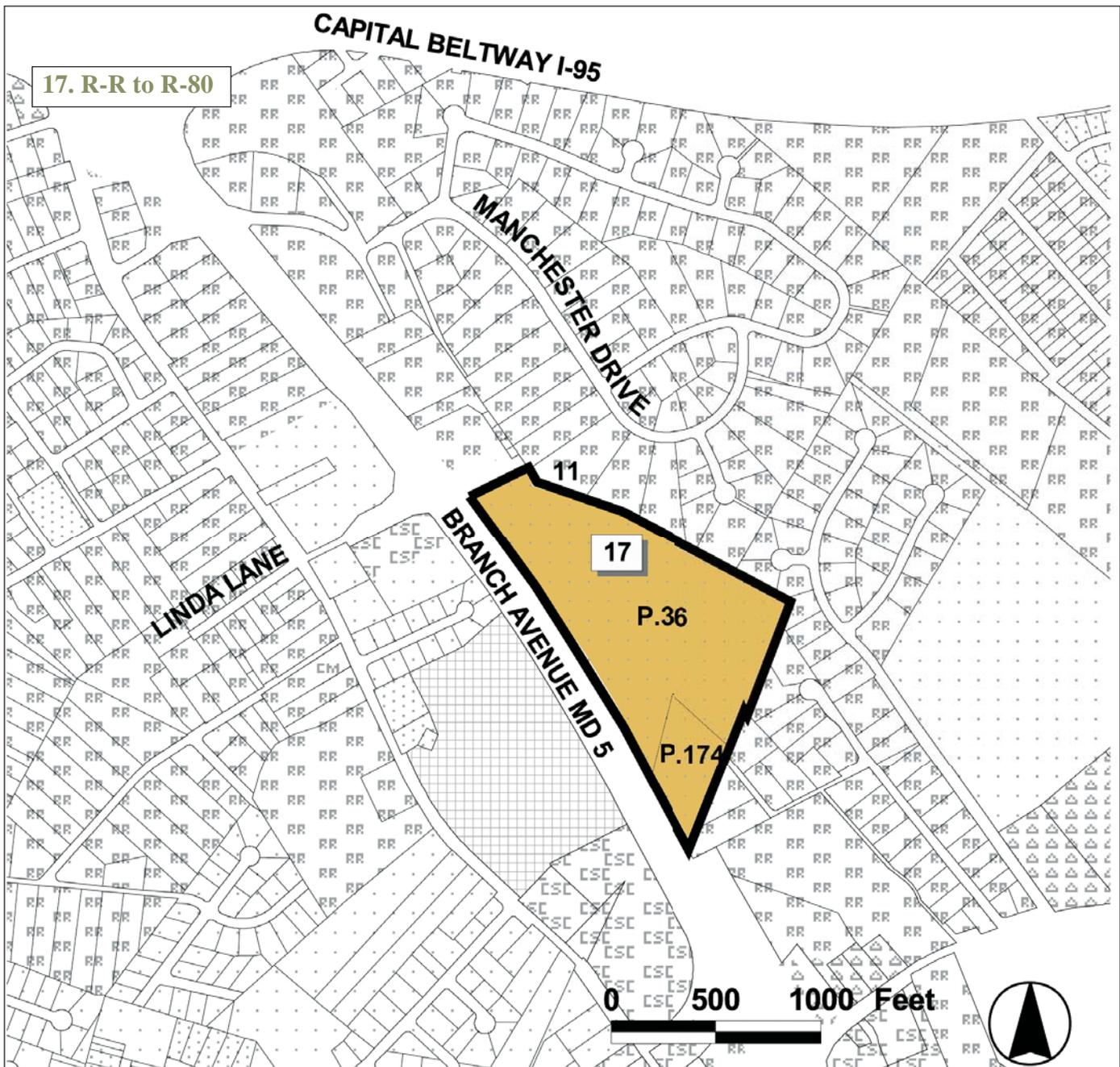
Discussion: The R-80 (One-Family Detached Residential) Zone is recommended to serve as a transition between the existing development in the C-O (Commercial Office) Zone and the stable residential subdivision in the R-R (Rural Residential) Zone. It provides an opportunity for a quality infill housing development consistent with the General Plan policy for the Developed Tier. Reclassifying the property from the R-R (Rural Residential) Zone to the R-80 (One-Family Detached Residential) Zone will not impair the integrity of the master plan.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
17	R-R to R-80	22.86± acres	SMA	7/24/84	208SE05

Use and Location: Two undeveloped parcels located on the east side of Branch Avenue, south of Linda Lane. (Tax Map 098, Grid A2, Parcels 36 and 174.)

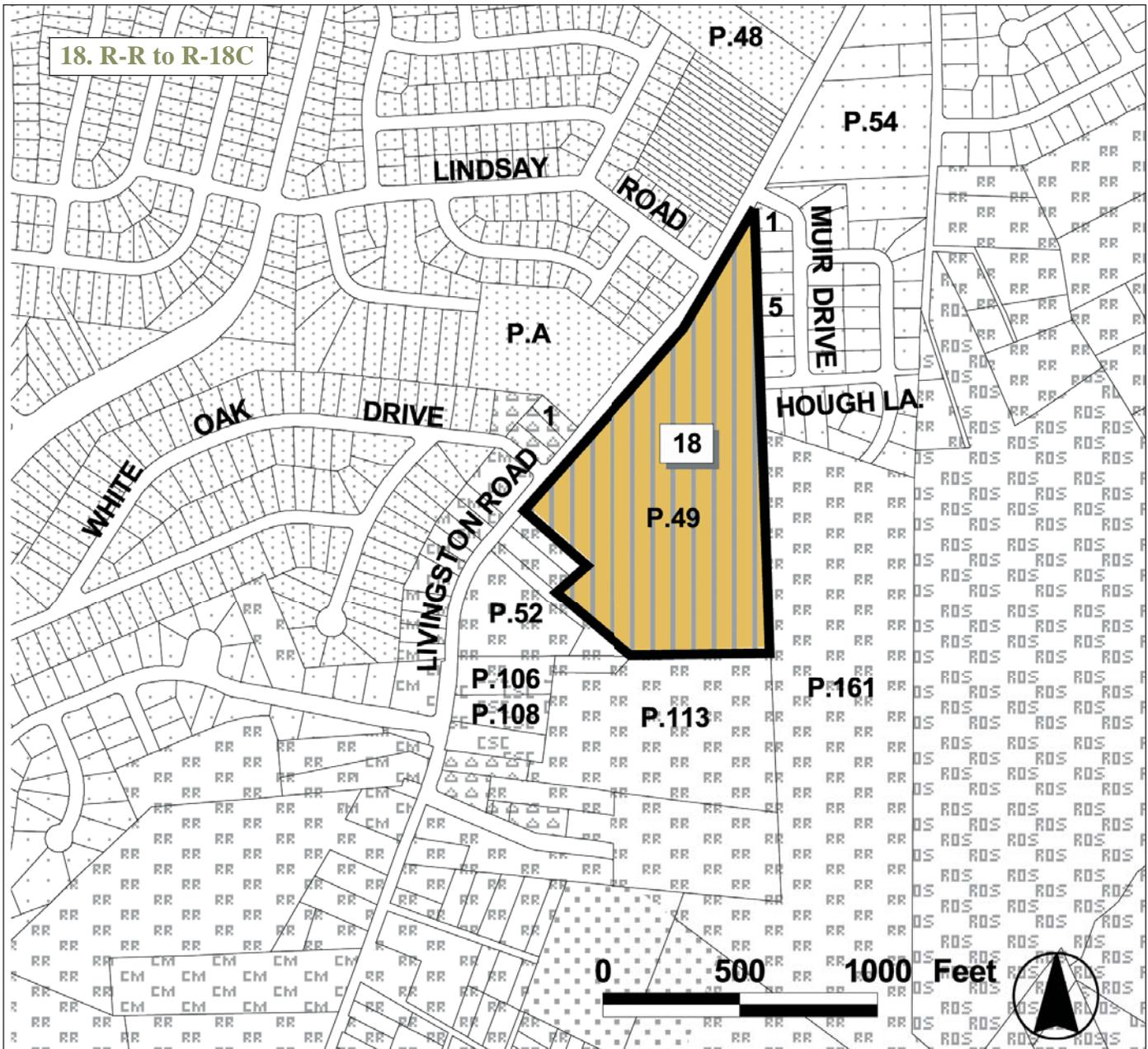
Discussion: The R-80 (One-Family Detached Residential) Zone conforms to the residential, low-density land use recommendation in the master plan for the area.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
18	R-R to R-18C	18.08± acres	SMA	7/24/84	210SE02

Use and Location: Undeveloped parcel located at 7220 Livingston Road, south of Lindsay Road. (Tax Map 105, Grid B2, Parcel 49.)

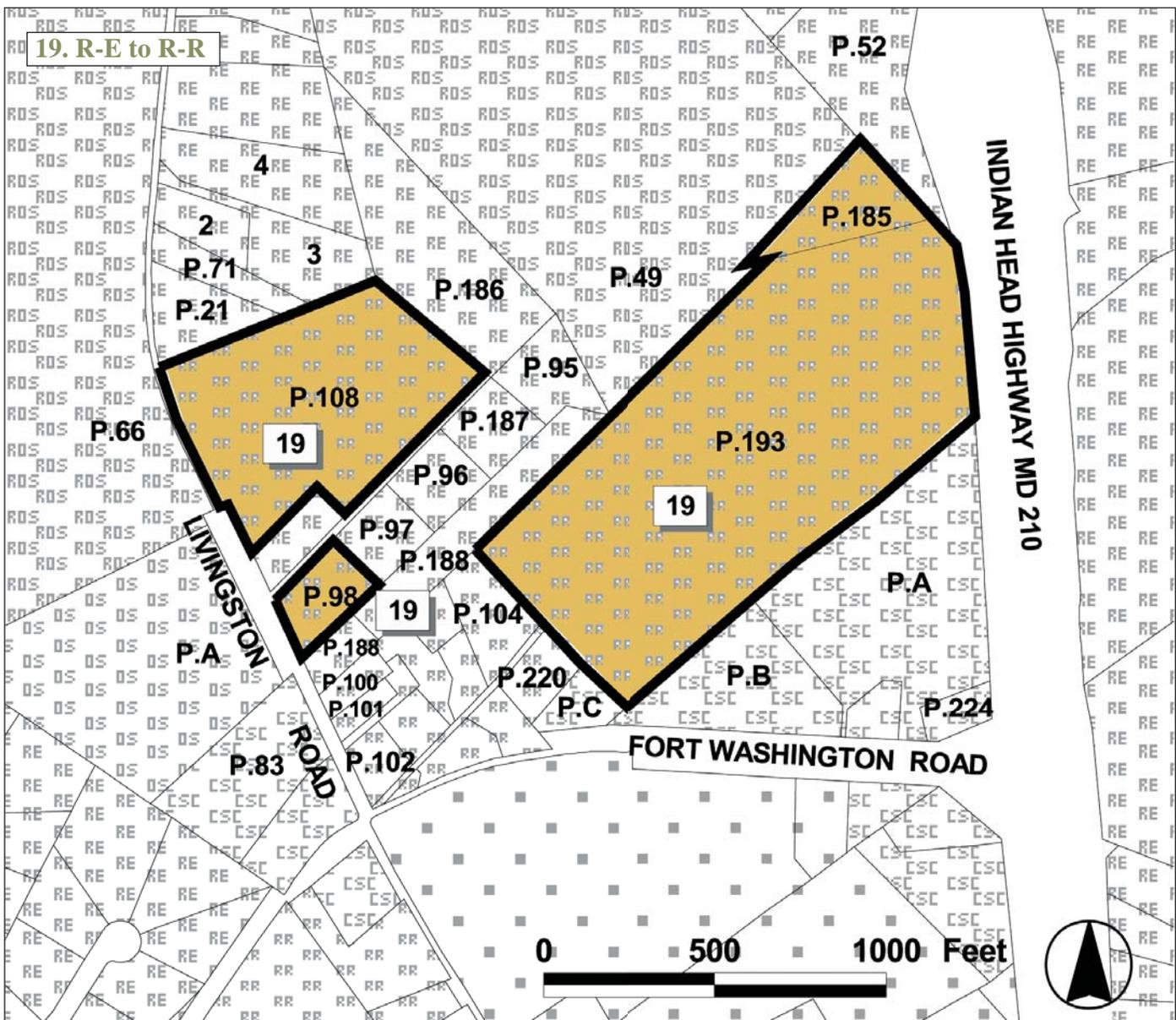
Discussion: The District Council approved this change from the R-R (Rural Residential) Zone to the R-18C (Multifamily Medium Density Residential Condominium) Zone based on the findings contained in “The Report of the Senior Living Market Study, Prince George’s County, Maryland.” Finding c in CR-30-2006 states that Prince George’s County is underserved and sufficient demand exists for active adult housing. Development of active adult communities can revitalize neighboring communities with a low impact on public facilities.



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
19	R-E to R-R	43.86± acres	SMA	7/24/84	213SE01 214SE01

Use and Location: Three single-family houses and outbuildings located north of Fort Washington Road between Livingston Road and Indian Head Highway. (Tax Map 123, Grids A2 and A3, Parcels 98, 108, 185, and 193.)

Discussion: The R-R (Rural Residential) Zone conforms to the residential, low-density land use recommendation in the master plan. The proposed Indian Head Highway (MD 210) interchange will affect a portion of one of the properties. The District Council, prior to the SMA approval, finds that property acquisition and construction of new highway interchanges along Indian Head Highway will reduce development density and lower impact on public facilities for affected properties. Also, during the review of development applications, the District Council can assure adequate buffering and viewshed protection for the Rural Tier and the Broad Creek Historic District. (CR-60-2006, page 4, findings d and e.)



Change Number	Zoning Change	Area of Change	Approved SMA/ZAPS/SE		200' Scale Index Map
			Number	Date	
20	R-E to I-1	6.0± acres	SMA	7/24/84	211SE03

Use and Location: Palmers Corner Electric Substation 84 on the south side of Tucker Road, 550 feet west of its intersection with Bock Road. (Tax Map 114, Grid F1, p/o Parcel A.)

Discussion: The I-1 Zone is approved on the improved portion (6.0± acres) of the approximately 36.7-acre site to ensure that all emergency improvements scheduled for that portion of the site can be built without additional rezoning or special exception procedures. The remaining portion of the site retains the R-E (Residential Estate) Zone. (See Exhibit 27 for the March 21, 2006, joint public hearing.)

