July 14, 2020

MEMORANDUM

TO: Andree Green Checkley, Esq., Planning Director
VIA: David Warner, Esq., Principal Counsel
Kipling Reynolds, AICP, Chief, Community Planning Division
FROM: Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section, Community Planning Division
Thomas Lester, Planner Coordinator, Long-Range Planning Section, Community Planning Division
Arnaldo Ruiz, Principal Planning Technician, Long-Range Planning Section, Community Planning Division

SUBJECT: Administrative Correction 20-05: 2018 Approved Greater Cheverly Sector Plan

The purpose of this memorandum is to request approval to make an administrative correction to the 2018 Approved Greater Cheverly Sector Plan.

Background

On June 22, 2017, the Prince George’s County Planning Board adopted PGCPB No. 17-83, adopting the Greater Cheverly Sector Plan, which directed staff to “revise maps, text, road names, locations, and links to provide accurate, up-to-date information.” On January 23, 2018, the County Council adopted CR-4-2018, approving the Greater Cheverly Sector Plan. This resolution states that “the planning staff is hereby authorized to make appropriate textual and graphical revisions to the Sector Plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the change reflected in this Resolution.”

The proposed Countywide Map Amendment recommends several zoning changes for properties in the Greater Cheverly Sector pursuant to Part 5 of The Guide to New Zones. Proposed Zoning Change GC7 reclassifies the Town of Cheverly’s Boyd Park to the Reserved Open Space (ROS) Zone because it is a municipal park recommended for future Parks and Open Space and Institutional land uses by the sector plan.
On December 10, 2019, staff presented these zoning changes to residents and stakeholders in the sector plan area. During this meeting, attendees pointed out that this justification for rezoning was not applied to all Town of Cheverly parks.

While evaluating this issue, staff discovered that several parks in Cheverly were erroneously recommended for Residential Medium future land uses in Map 9, Future Land Use Overview, within the sector plan. These inconsistencies led to their being overlooked during initial drafting of the Countywide Map Amendment.

<table>
<thead>
<tr>
<th>Park</th>
<th>Tax Account</th>
<th>Address</th>
<th>Erroneous Future Land Use</th>
<th>Correct Future Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bellamy Park and Legion Park</td>
<td>999999</td>
<td>Cheverly Avenue and Forest Road</td>
<td>Residential Medium</td>
<td>Parks and Open Space</td>
</tr>
<tr>
<td>Gast Park</td>
<td>0100180</td>
<td>0 Inwood Street</td>
<td>Residential Medium</td>
<td>Parks and Open Space</td>
</tr>
<tr>
<td>Magruder Spring Park</td>
<td>0100438</td>
<td>2201 Cheverly Avenue</td>
<td>Residential Medium</td>
<td>Parks and Open Space</td>
</tr>
<tr>
<td></td>
<td>0100453</td>
<td>Wayne Street</td>
<td>Residential Medium</td>
<td>Parks and Open Space</td>
</tr>
<tr>
<td></td>
<td>0100446</td>
<td>Wayne Street</td>
<td>Residential Medium</td>
<td>Parks and Open Space</td>
</tr>
<tr>
<td>Town Park (including Town Hall)</td>
<td>0100263</td>
<td>John Hanson Hwy</td>
<td>Residential Medium, None (Right-of-Way)</td>
<td>Institutional</td>
</tr>
<tr>
<td></td>
<td>0127415</td>
<td>Wayne Place</td>
<td>Residential Medium</td>
<td>Institutional</td>
</tr>
<tr>
<td>Woodworth Park</td>
<td>0100255</td>
<td>Cheverly Park Drive</td>
<td>Residential Medium</td>
<td>Parks and Open Space</td>
</tr>
</tbody>
</table>

While preparing this Administrative Correction, staff discovered that Map 9 inaccurately assigned a future land use category to railroad rights-of-way. These rights-of-way should not have a future land use designation.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Tax Account</th>
<th>Address</th>
<th>Erroneous Future Land Use</th>
<th>Correct Future Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conrail Ardwick Industrial Track</td>
<td>0159657, 1535293, 2078475,</td>
<td>Multiple</td>
<td>Mixed Use, Parks and Open Space, Industrial</td>
<td>N/A</td>
</tr>
<tr>
<td>CSX Alexandria Extension</td>
<td>0088278, 999999 (2)</td>
<td>Multiple</td>
<td>Industrial, Parks and Open Space</td>
<td>N/A</td>
</tr>
<tr>
<td>Amtrak Northeast Corridor</td>
<td>0159566, 0159558</td>
<td>Multiple</td>
<td>Mixed Use, Parks and Open Space, Industrial</td>
<td>N/A</td>
</tr>
<tr>
<td>WMATA Orange Line</td>
<td>2112365, 2112373, 2112381, 2112423, 2112712, 2112738, 2112746, 3219425, 3219433</td>
<td>Multiple</td>
<td>Mixed Use, Parks and Open Space, Industrial</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Staff confirms these inconsistencies and recommends their correction. Upon approval of this Administrative Correction, this memorandum will be distributed with hard copies of the 2018 Approved Greater Cheverly Sector Plan at the Planning Information Services counter and posted to the Planning Department’s webpage for the sector plan at: http://mncppcapps.org/planning/publications/BookDetail.cfm?item_id=317&Category_id=1. The online version of the Sector Plan will also be updated with a revised Map 9.

Attachments

1. Erroneous Map 9
2. Corrected Map 9

READ AND AGREED

Andree Green Checkley

Andree Green Checkley, Planning Director

7/31/2020

cc: Derick Berlage, AICP, Acting Deputy Planning Director
Division Chiefs
Planning Supervisors, Countywide Planning Division
Chad Williams, Master Planner, Countywide Planning Division
Dan Hartmann, Supervisor, Publications and Graphics
Kierre McCune, Planner Coordinator, Countywide Planning Division
Paul Patnode, GIS Specialist III, Information Management Division
M’Balu Abdullah, Senior IT Specialist, Web Development
Community Planning Division Staff
Development Review Division Staff
Section 3: Elements—Land Use

Administrative Correction 20-05:
Attachment 1

Redevelop UM Prince George’s Hospital Center site into a mixed-use neighborhood

Protect neighborhood character while providing housing choices

Support industrial uses along MD 459 (Tuxedo Rd), MD 201 (Kenilworth Ave), and US 50 (John Hanson Highway)

Limit new development in the floodplain

Adaptively reuse of former Fairmont Heights High School site as a community resource

Strengthen MD 202 (Landover Road) as a commercial corridor

Map 9. Land Use Element Overview
Administrative Correction 20-05: Attachment 2

Redevelop UM Prince George’s Hospital Center site into a mixed-use neighborhood.

Protect neighborhood character while providing housing choices.

Support industrial uses along MD 459 (Tuxedo Rd), MD 201 (Kenilworth Ave), and US 50 (John Hanson Highway).

Limit new development in the floodplain.

Adaptively reuse of former Fairmont Heights High School site as a community resource.

Strengthen MD 202 (Landover Road) as a commercial corridor.

Cheverly Metro Station

Greater Cheverly Sector Plan Boundary
District of Columbia/Maryland Border
Building
Parkland
Water
Metro - Orange Line Station
Potential Future Commercial Corridor
Future Land Use
Commercial
Employment/Industrial
Mixed-Use
Institutional
Parks and Open Space
Residential High
Residential Medium-High
Residential Medium
Residential Low