

July 14, 2020

**MEMORANDUM**

TO: Andree Green Checkley, Esq., Planning Director

VIA: David Warner, Esq., Principal Counsel *DW*  
Kipling Reynolds, AICP, Chief, Community Planning Division *KRR*

FROM: Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section, Community *BSR*  
Planning Division  
Thomas Lester, Planner Coordinator, Long-Range Planning Section, Community *TEL*  
Planning Division  
Arnaldo Ruiz, Principal Planning Technician, Long-Range Planning Section, Community *AR*  
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.

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

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.

<b>Facility</b>	<b>Tax Account</b>	<b>Address</b>	<b>Erroneous Future Land Use</b>	<b>Correct Future Land Use</b>
Conrail Ardwick Industrial Track	0159657, 1535293, 2078475,	Multiple	Mixed Use, Parks and Open Space, Industrial	N/A
CSX Alexandria Extension	0088278, 999999 (2)	Multiple	Industrial, Parks and Open Space	N/A
Amtrak Northeast Corridor	0159566, 0159558	Multiple	Mixed Use, Parks and Open Space, Industrial	N/A
WMATA Orange Line	2112365, 2112373, 2112381, 2112423, 2112712, 2112738, 2112746, 3219425, 3219433	Multiple	Mixed Use, Parks and Open Space, Industrial	N/A

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](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**

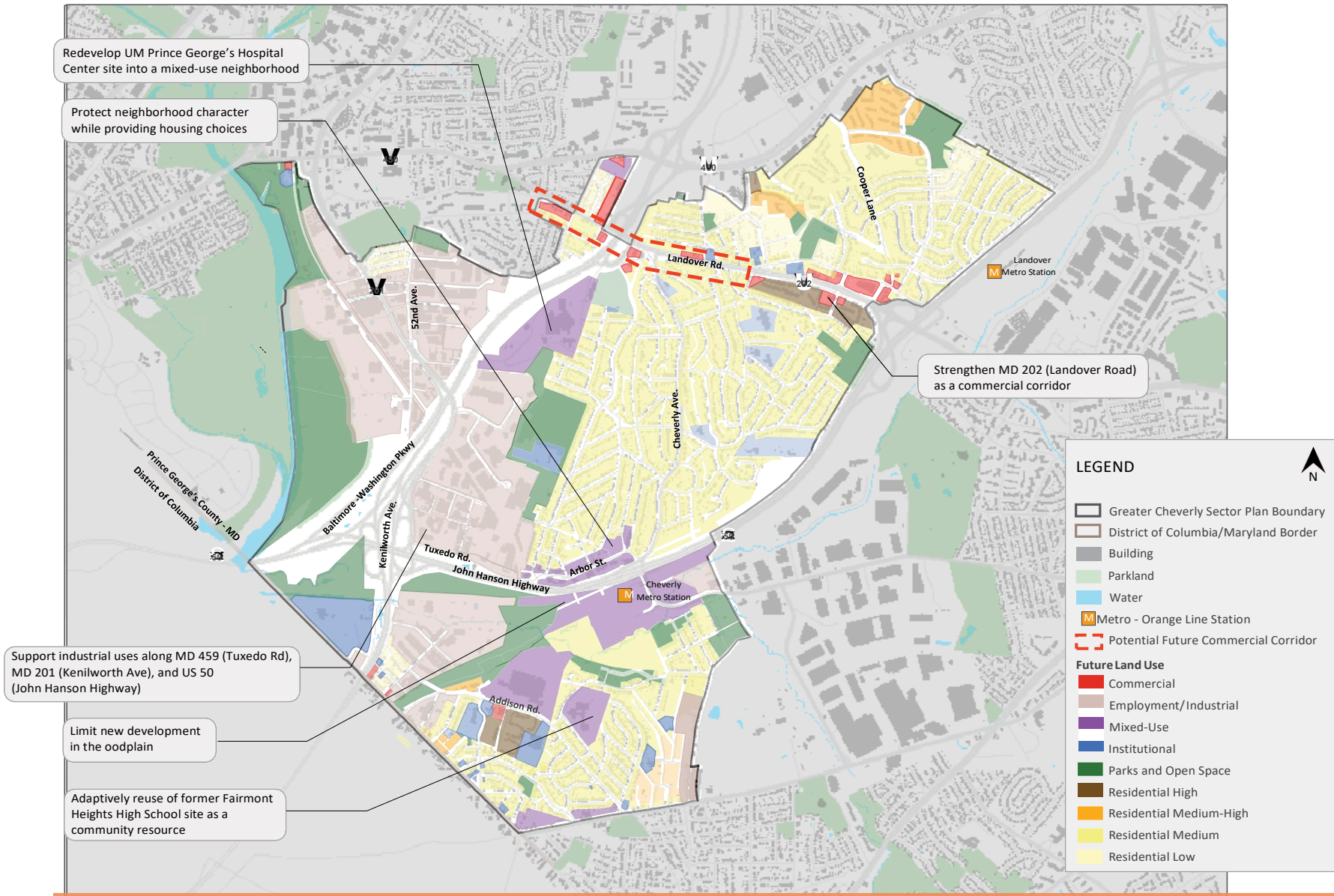
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Andree Green Checkley, Planning Director

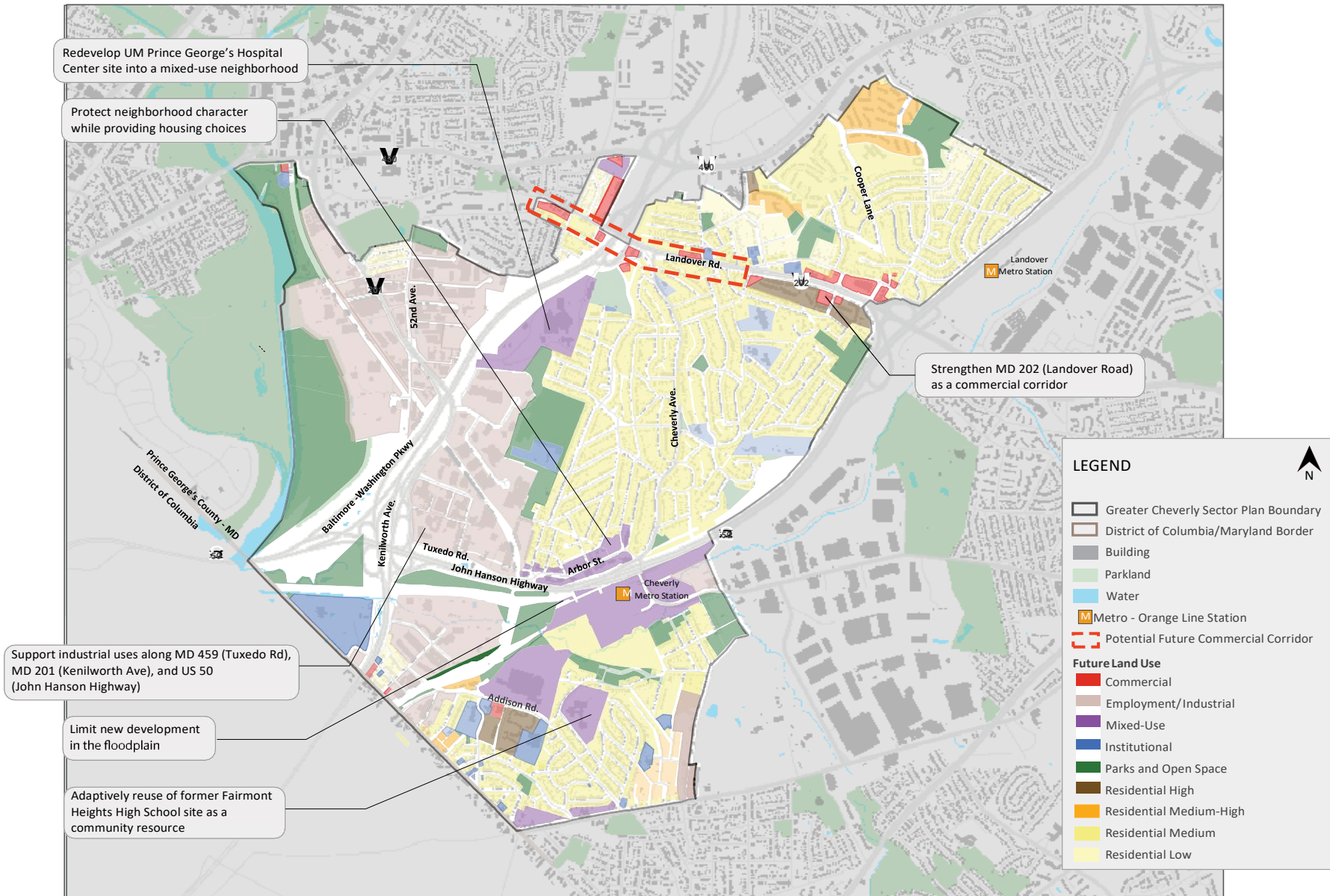
7/31/2020

Date

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



Map 9. Land Use Element Overview



**LEGEND**

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