

Westphalia IMPLEMENTATION

Comprehensive Rezoning Policies

Introduction

The comprehensive rezoning process, also known in Prince George's County as the sectional map amendment process, allows for the rezoning of a section of the overall county zoning map in order to bring zoning into conformance with approved county plans and policies. This chapter contains the sectional map amendment (SMA) for the Westphalia sector plan area. This SMA is intended to implement the land use recommendations of the approved sector plan for the foreseeable future.

The District Council initiated the SMA in 2006 via CR-5-2006, with the expressed intent to process the SMA concurrent with the sector plan. The procedure followed was in accordance with CB-39-2005, which amended the framework for the process whereby the District (County) Council approves the sector plan and SMA simultaneously (originally established in CB-33-1992).

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. Existing

zoning, which hinders such development, may be corrected, and piecemeal rezonings will be reduced through the SMA process. The approval of the zoning pattern recommended by the sector plan and implemented by this SMA brings zoning into greater conformity with county land use goals and policies as they apply to the Westphalia area, thereby enhancing the health, safety and general welfare of all Prince George's County residents and citizens.

The county's Capital Improvement Program and Ten-Year Water and Sewerage Plan, as well as existing land use and zoning and pending zoning applications, were examined and evaluated in preparation of both the preliminary land use plan and this proposed comprehensive rezoning. Consideration has also been given to the environmental and economic impact of the land use and zoning proposals. The approval of the SMA results in the revision of the official 1"=200' zoning map(s) for this sector area. Future comprehensive examinations of the zoning within these areas will occur in accordance with the procedures established for sectional map amendments.

The last comprehensive rezoning for the Westphalia area took place in March 1994 with the approval of the sectional map amendment for Melwood and Westphalia (CR-25-1994).

Comprehensive Rezoning Implementation Policies

A number of established comprehensive rezoning implementation policies are utilized as necessary guidelines for developing the zoning proposal.

Public Land Policy

The established land policy states that all public land should be placed in the most restrictive and/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. This policy should eliminate any "islands" of inharmonious zoning, while still providing for public use. It should further assure compatibility of any future development or uses if the property is returned to private ownership.

A distinction is made where large parcels of land have been set aside specifically for public open space. In those 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 the size of the property.

Federal and state government property, which is scattered throughout the county, is not subject to the requirements of the Zoning Ordinance. The intent of the comprehensive rezoning

process is to apply a zoning category to all land, including federal and state property, without regard to its unique zoning status. The R-O-S Zone is generally applied to federal and state properties, unless specific uses of the property or intended character of the property and/or area should warrant another zoning category.

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 SMA has been prepared in accordance with that section.

Limitations on the Use of Zones

Zoning classifications proposed in the SMA are limited only by the range of zones within the Ordinance at the time of final action by the District Council. 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 rezoning;"
- or

"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."

Finally, in order to clarify the extent to which a given parcel of land is protected from less intensive rezoning by virtue of physical development, the Zoning Ordinance states in Section 27-223(h) 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."

Conditional Zoning

The inclusion of safeguards, requirements, and conditions beyond the normal provisions of the Zoning Ordinance that 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 that 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 rezoning (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 a sectional map amendment. 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.

Comprehensive Design Zones

Comprehensive Design Zones (CDZ) may be included in a sectional map amendment. Normally, the flexible nature of these zones requires a basic plan of development to be submitted through the zoning application process (zoning map amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a basic plan, which identifies land use types, quantities, and relationships, that a CDZ can be recognized. Under this process, 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 the 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 sector plan. Under limited circumstances, which include the Westphalia Sector Plan and SMA, CDZs may be approved in a sectional map amendment without the filing of a formal rezoning application by an applicant. The recommendations of the sector plan and the

SMA zoning change, including any design guidelines or standards, may constitute the basic plan for development. In these cases, overall land use types, quantities and relationships for the recommended development concept should be described in the SMA text and be subject to further adjustment during the second phase of review, the comprehensive design plan, as more detailed information becomes available. (See CB-76-2006, CB-77-2006, and Sections 27-223(b); 27-225(a)(5), Section 27-225(b)(1); 27-226(a)(2); Section 27-226(f)(4), 27-478(a)(1), 27-480(g), and 27-521(a)(1) of the Zoning Ordinance.)”

The Village Zones (V-L and V-M) are comprehensive design zones that are intended to provide an opportunity for low-density development on a human scale with a strong sense of community identity through the creation of traditional mixed-use villages and hamlets surrounded by open space. The Village Zones provide an alternative to conventional subdivision development by allowing a mixture of uses, dwelling types, and lot sizes at appropriate locations. Unlike other CDZs, the Village Zone may be approved in an SMA with just the property owners’ written permission (Section 223(b)).

Mixed-Use Zoning Recommendations

Implementation of the long-range land use recommendations of the Westphalia sector plan for mixed-use, pedestrian and transit-oriented development in the town center, the MD 4 corridor, and at designated mixed-use activity

centers requires application of mixed-use zoning techniques and possible incorporation of a form-based code.

To effectively and efficiently implement the mixed-use, pedestrian- and transit-oriented development patterns recommended by the 2002 General Plan and recent small area plans, including the Westphalia sector plan, 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 set of regulations to fully achieve the vision for the Westphalia town center. A new mixed-use zoning tool is being prepared in FY 2008 that will implement the policy recommendations of the 2002 General plan and recent master and sector plans, streamline and standardize regulations and development review procedures, and supplement or replace existing mixed-use zones and overlay zones. Upon approval of a new mixed-use zoning tool or set of mixed-use zones, consideration should be given to rezoning of areas recommended for mixed-use development in this plan.

Council Bill CB-78-2006

On October 31, 2006, the County Council, sitting as the District Council, adopted CB-78-2006. This ordinance amends the M-X-T (Mixed Use-Transportation Oriented) Zone to provide a more direct link between the M-X-T Zone and recommendations in the approved General Plan, master plans, and sector plans to create compact, mixed-use, walkable communities

enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses. CB-78-2006 also adds language that helps ensure the timely provision of adequate public facilities recommended in a plan, allows the requirement for mixed-use development in the M-X-T Zone to be satisfied on other property within a comprehensively planned General Plan center consistent with the recommendations of a master plan or sector plan, and establishes plan recommendations as the guide to defining regulations for development in the review of subsequent conceptual site plan and detailed site plan applications.

The plan vision, policies, strategies, and design guidelines shall provide guidance for the development regulations to be incorporated into the conceptual site plan for any property placed in the M-X-T Zone by this sectional map amendment or through a subsequent zoning map amendment intended to implement the land use recommendations of the sector plan. Applicants should consult the revised provisions for the M-X-T Zone (as specified in CB-78-2006) for additional detail, criteria, and required findings.

Until a new mixed-use zoning tool or set of mixed-use zones is approved, the M-X-T Zone serves as an adequate zoning technique to implement the recommendations of the sector plan for higher intensity, mixed-use development concentrated in and around the Westphalia town center and at some neighborhood-serving, mixed-use activity centers designated by the plan. To be most

effective, it is recommended that the land use recommendations of the sector plan be viewed comprehensively and that review of site plan applications in the M-X-T Zone be flexible. Rather than requiring a mix of uses for each application, there should be a concentrated effort to ensure that the Westphalia community develops with the cohesive, horizontal, and vertical mix of uses described by the sector plan as a whole.

Development should also be phased so that certain levels of development trigger requirements meant to ensure conformance to the sector plan. For example, once a given number of dwelling units have been approved, there could be a focus on retail or commercial space, and residential building permits could be placed on hold until specific levels of office or retail space have been achieved.

Zoning Requests

Zoning applications pending during the SMA process are shown on Map 18 and described in Table 3. Requests for rezoning that were submitted by the public following initiation of the sectional map amendment are shown on Map 19 and described in Table 4. The pending applications and requests for rezoning were reviewed in the context of the proposed sector plan land use policies.

Comprehensive Rezoning Changes

To implement the sector plan 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

sector 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 approval of the sector plan.

The approved SMA includes 25 recommended zoning changes based on the land use and development policies described in the previous chapters of this sector plan. The location of approved changes is shown on Map 20 and they are described in Table 5. These zoning changes result in a new zoning inventory for the area (Table 2). The approved zoning pattern for the Westphalia sector plan area is shown on Map 21. These maps are included for illustrative purposes only. The official zoning map is available from the Prince George's County Planning Department's Planning Information Services Office, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772.

Governmental Coordination

Stakeholder meeting groups and public/private partnership initiatives were formed during the plan review and approval process to evaluate and refine recommendations in the Westphalia Sector Plan and SMA and promote plan implementation. These efforts resulted in:

- ☐ Greater participation and transparency in the plan review and public decision making process.
- ☐ Better communication and coordination between public agency staff, developers and the public.

☐ New legislation that amended the zoning ordinance to:

- Streamline the implementation of plan land use recommendations through rezoning and development review.
- Encourage creative approaches, including public/private partnerships, for funding needed public facilities concurrent with the pace of development.

☐ More detailed analysis of public facility and existing community needs, funding gaps and financing strategies.

☐ Recognition of the importance of providing public facilities and transportation improvements concurrent with new development to ensure balanced growth.

Following approval of this sector plan and SMA, stakeholder workshops involving developers, public agencies, and interested citizens should be continued to facilitate efficient implementation of plan recommendations. The intent of a continuing, deliberate coordination effort is to maintain a focus in both the private and public sectors on implementing the plan, to promote economic development and the concurrent provision of public facilities and infrastructure, and to ensure that existing communities are enhanced as new development takes place. Ideally, a project ombudsman would be identified to promote public and private coordination and community awareness, maintain momentum, and troubleshoot issues for this assemblage of development projects that are identified as a priority in the county.

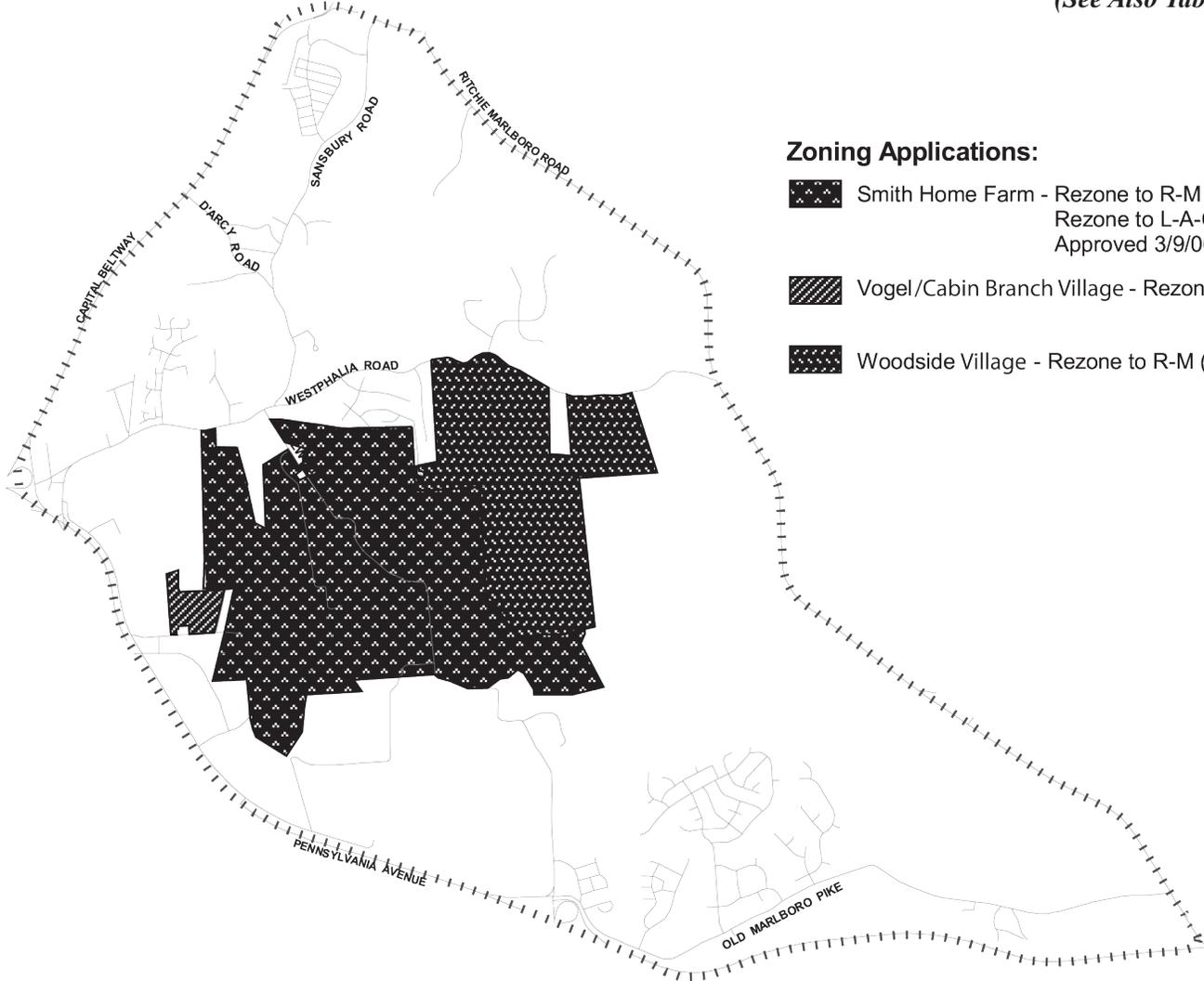
Sectional Map Amendment

Table 2: Approved Zoning Inventory (in Acres)

| Zone | Prior Zoning | Net Change | Approved Zoning |
|--|----------------|------------|-----------------|
| R-O-S (Reserve Open Space) | 47.31 | --- | 47.31 |
| O-S (Open Space) | 38.43 | +13.41 | 51.84 |
| R-A (Residential Agricultural) | 1996.84 | -1238.73 | 758.11 |
| R-E (Residential Estate) | 178.32 | +116.76 | 295.08 |
| R-R (Rural Residential) | 1728.50 | -2.69 | 1725.81 |
| R-T (Residential Townhouse) | 45.06 | --- | 45.06 |
| R-18 (Multifamily Medium-Density Residential) | 38.43 | +3.49 | 41.92 |
| R-18C (Multifamily Medium-Density Residential Condominium) | 0 | 28.09 | 28.09 |
| M-X-T (Mixed Use-Transportation Oriented) | 99.12 | +696.24 | 795.36 |
| R-M-H (Planned Mobile Home Community) | 39.23 | --- | 39.23 |
| R-S (Residential Suburban Development) | 112.79 | --- | 112.79 |
| R-M (Residential Medium Development) | 727.00 | +607.95 | 1334.95 |
| L-A-C (Local Activity Center) | 34.06 | 40 | 74.06 |
| C-O (Commercial Office) | 3.04 | --- | 3.04 |
| C-A (Ancillary Commercial) | 2.67 | -2.67 | 0 |
| C-S-C (Commercial Shopping Center) | 0 | 3.93 | 3.93 |
| C-M (Commercial Miscellaneous) | 0.86 | -0.86 | 0 |
| I-1 (Light Industrial) | 449.22 | -186.41 | 262.81 |
| I-2 (Heavy Industrial) | 5.65 | --- | 5.65 |
| I-3 (Planned Industrial/Employment Park) | 158.68 | -78.51 | 80.17 |
| Subtotal | 5705.21 | 0 | 5705.21 |
| Right-of-Way | 361.90 | | 361.90 |
| Total | 6067.11 | | 6067.11 |

Source: M-NCPPC, February 2007

Map 18: Pending Zoning Applications
(See Also Table 3)



Zoning Applications:

-  Smith Home Farm - Rezone to R-M (A-9965)
Rezone to L-A-C (A-9966)
Approved 3/9/06
-  Vogel/Cabin Branch Village - Rezone to R-U (A-9976)
-  Woodside Village - Rezone to R-M (A-9973)



0 3500 Feet

Table 3: Pending Zoning Applications
(See Also Map 18)

| Application Information | Name, Owner, or Organization | Project/Location of Property | Prior Zoning | Zone Requested | Approved SMA Zone |
|--|-------------------------------------|--|---------------------|-----------------------|--|
| A-9965 Date Filed: 11/29/2004 Acreage: 727 | DASC | Smith Home Farm—South side of Westphalia Road, approximately 3,000 feet east of Pennsylvania Avenue and south of Melwood Road. | R-A | R-M | Existing Zoning: R-M Zone approved by District Council 3/9/06 |
| A-9966 Date Filed: 11/29/2004 Acreage: 30 | DASC | Smith Home Farm—South side of Westphalia Road, approximately 3,000 feet east of Pennsylvania Avenue and south of Melwood Road. | R-A | L-A-C | Existing Zoning: L-A-C Zone approved by District Council 3/9/06 |
| A-9973 Date Filed: 10/11/2005 Acreage: 370.30 | Toll Brothers, Inc. | Woodside Village—South side of Westphalia Road across from Matapeake Drive. | R-A | R-M | R-M Zone per Approved SMA Rezoning Change 6B (See Table 5) |
| A-9976 Date Filed: 1/20/2006 Acreage: 23.60 | VP, LLC | Vogel Property(Cabin Branch Village)—Northwest corner of Armstrong Lane and Ryon Road. | R-R | R-U | M-X-T Zone per Approved SMA Rezoning Change 22 (See Table 5) |

Map 19: Public Rezoning Requests
(See Also Table 4)

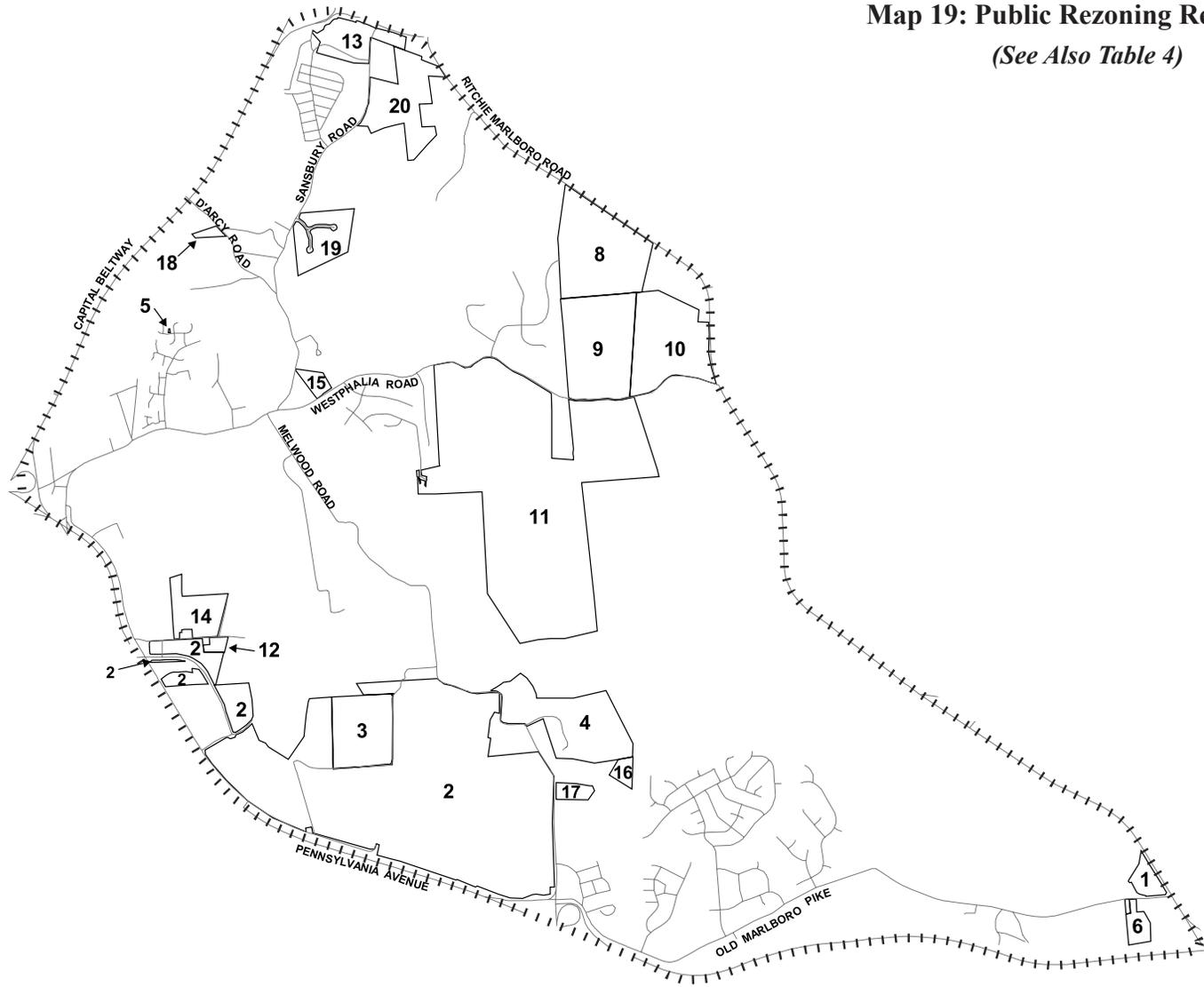


Table 4: Public Rezoning Requests
(See Also Map 19)

| Property | Acreage | Requestor | Prior Zone | Requested Zone | Approved Zone |
|------------------------------------|----------------|---|-------------------------|--|----------------------|
| 1. Addison Commercial | 8.9 | Forks of the Road, LLC. | R-R | M-X-T | M-X-T |
| 2. Presidential Corporate Center | 476.51 | Norman Rivera or Heather Pike, with Rifkin, Livingston, Levitan and Silver, LLC | I-1, I-3, R-A and M-X-T | M-X-T | M-X-T |
| 3. Moore Farm Property | 45 | Norman Rivera or Heather Pike with Rifkin, Livingston, Levitan and Silver, LLC | R-A | M-X-T, or M-U-I | M-X-T |
| 4. German Orphan Farm | 68.7 | Norman Rivera or Heather Pike with Rifkin, Livingston, Levitan and Silver, LLC | R-A | M-X-T, or M-U-I | M-X-T |
| 5. Mason Property | .062 | William Mason | R-18 | “Residential zone” | R-18 |
| 6. Keenan and Bachmeier Properties | 14.26 | E. Dale Keenan, K. Elaine Keenan and Alfred J. Bachmeier | R-R | R-T, C-S-C, or mixed-use | R-R |
| 7. Cedar Fences, Inc. Property | 1.39 | Donald M. Snider | R-R | “Industrial” | Outside SMA area |
| 8. Rock Creek Baptist Church | 77.86 | Rock Creek Baptist Church | R-A | M-X-T or a zone that allows a mix of uses by right within a “rural hamlet” | R-M L-A-C |
| 9. Washington Property | 79.82 | Rollie J. and Dorothy A. Washington | R-A | M-X-T or a zone that allows a mix of uses by right within a “rural hamlet” | R-M L-A-C |
| 10. Bean Property | 66.01 | Thomas R. and Aleen G. Bean | R-A | M-X-T or a zone that allows a mix of uses by right within a “rural hamlet” | R-M L-A-C |

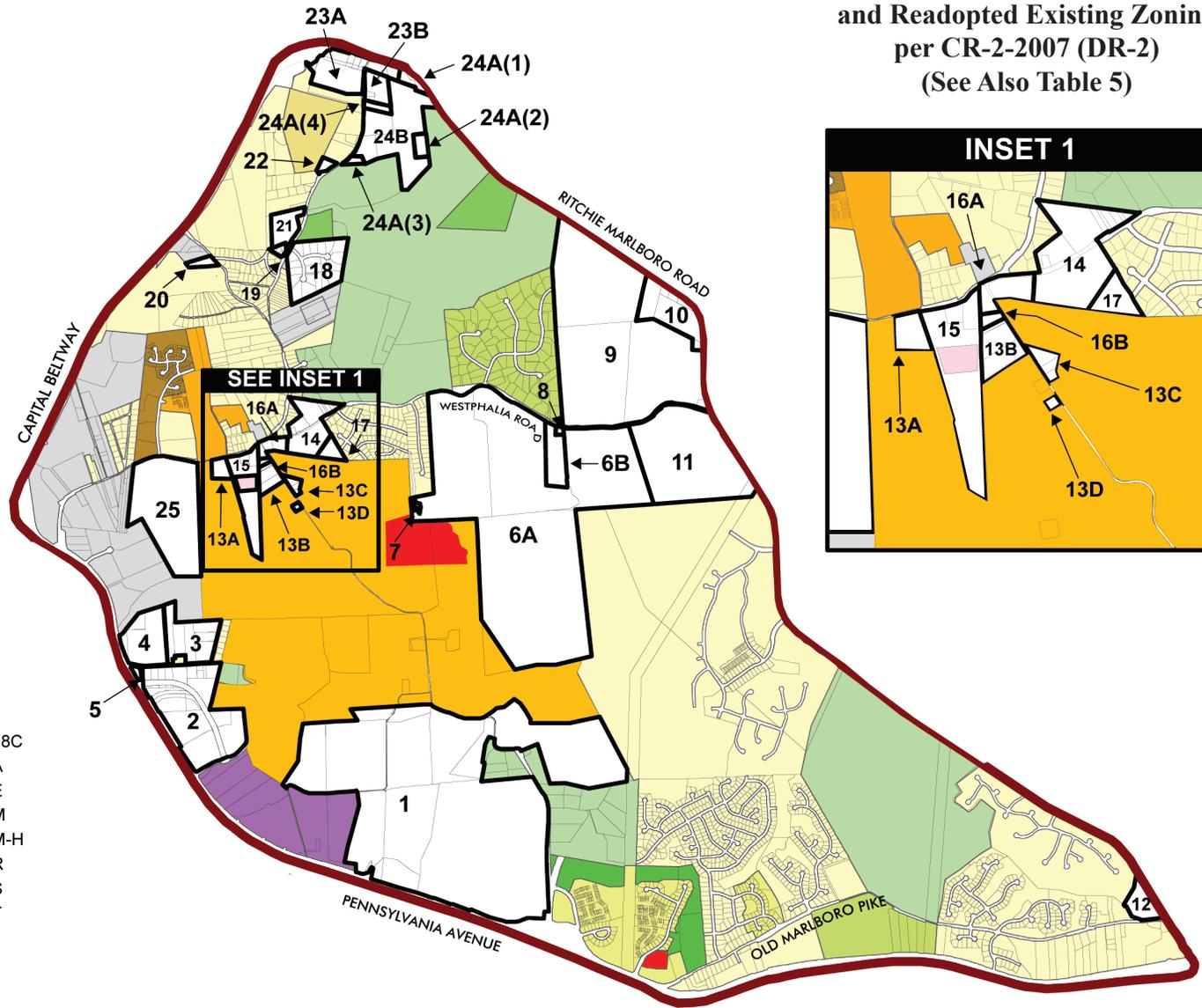
| Property | Acreage | Requestor | Prior Zone | Requested Zone | Approved Zone |
|---------------------------------------|----------------|------------------------------------|-------------------|-----------------------|---------------------------------|
| 11. Woodside Village | 370.30 | Toll Brothers, Inc. | R-A | R-M (3.8-4.0 du/ac) | R-M |
| 12. Armstrong Lane Property | 4.64 | 8911 Armstrong Lane, LLC | I-1 | M-X-T | M-X-T |
| 13. Beall/PB&J Properties | 24.91 | Beall/PB&J Properties | R-R and R-A | M-X-T | M-X-T |
| 14. Vogel Property | 23.62 | VP, LLC | R-R | M-X-T | M-X-T |
| 15. Diaz Property | 5.7 | Land and Compass, Inc. | R-A | R-R | R-R |
| 16. McCreary Property | 5 | Melwood Civic Association | R-A | R-A | R-A |
| 17. Russel Property | 5.24 | Daley C. and Sandra A. Russell | R-A | R-A | R-A |
| 18. Nargi Property | 3.4 | Robert M. Nargi | R-R | R-18 | R-18 |
| 19. Sansbury Park | 28.1 | Sansbury Park Development, LLC | I-1 | R-18 | R-18C |
| 20. PJ Associates Property | 49.6 | PJ Associates, LLC | R-A | R-18C | M-X-T R-M |
| 21. Ritchie Land Reclamation Property | 80 | Ritchie Land Rec. Ltd. Partnership | R-A | R-A | Not located in sector plan area |

Approved SMA Changes

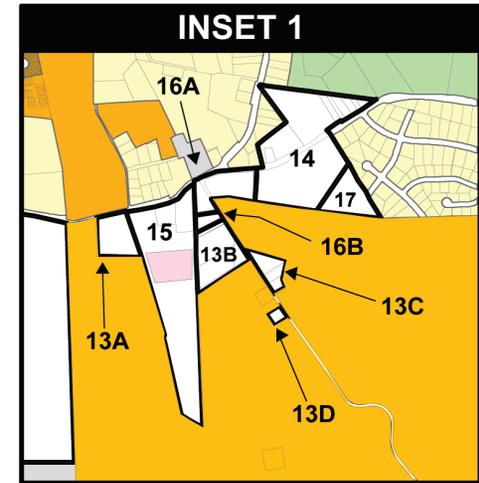
1. R-A & I-3 to M-X-T
2. I-1 to M-X-T
3. R-R to M-X-T
4. I-1 to M-X-T
5. I-1 to M-X-T
- 6A. R-A to R-M
- 6B. R-A to R-M
7. R-A to R-R
8. R-A to R-R
9. R-A to R-M & L-A-C
10. R-A to R-E
11. R-A to R-E
12. R-A to M-X-T
- 13A. R-A to R-R
- 13B. R-A to R-R
- 13C. R-A to R-R
- 13D. R-A to R-R
14. R-A to R-R
15. R-A to R-R
- 16A. C-A & R-A to C-S-C
- 16B. C-M to R-R
17. R-R to O-S
18. I-1 to R-18C
19. I-1 to R-R
20. R-R to R-18
21. R-R to O-S
22. C-A to R-R
- 23A. R-A & R-R to M-X-T
- 23B. R-A to M-X-T
- 24A. R-A to R-R
- 24B. R-A to R-M & M-X-T
25. I-1 to M-X-T

Readopted Existing Zoning

- | | |
|---|---|
|  C-O |  R-18C |
|  I-1 |  R-A |
|  I-2 |  R-E |
|  I-3 |  R-M |
|  L-A-C |  R-M-H |
|  M-X-T |  R-R |
|  O-S |  R-S |
| |  R-T |



Map 20: Approved Zoning Changes and Readopted Existing Zoning per CR-2-2007 (DR-2)
(See Also Table 5)



Map 21: Approved SMA Zoning Pattern

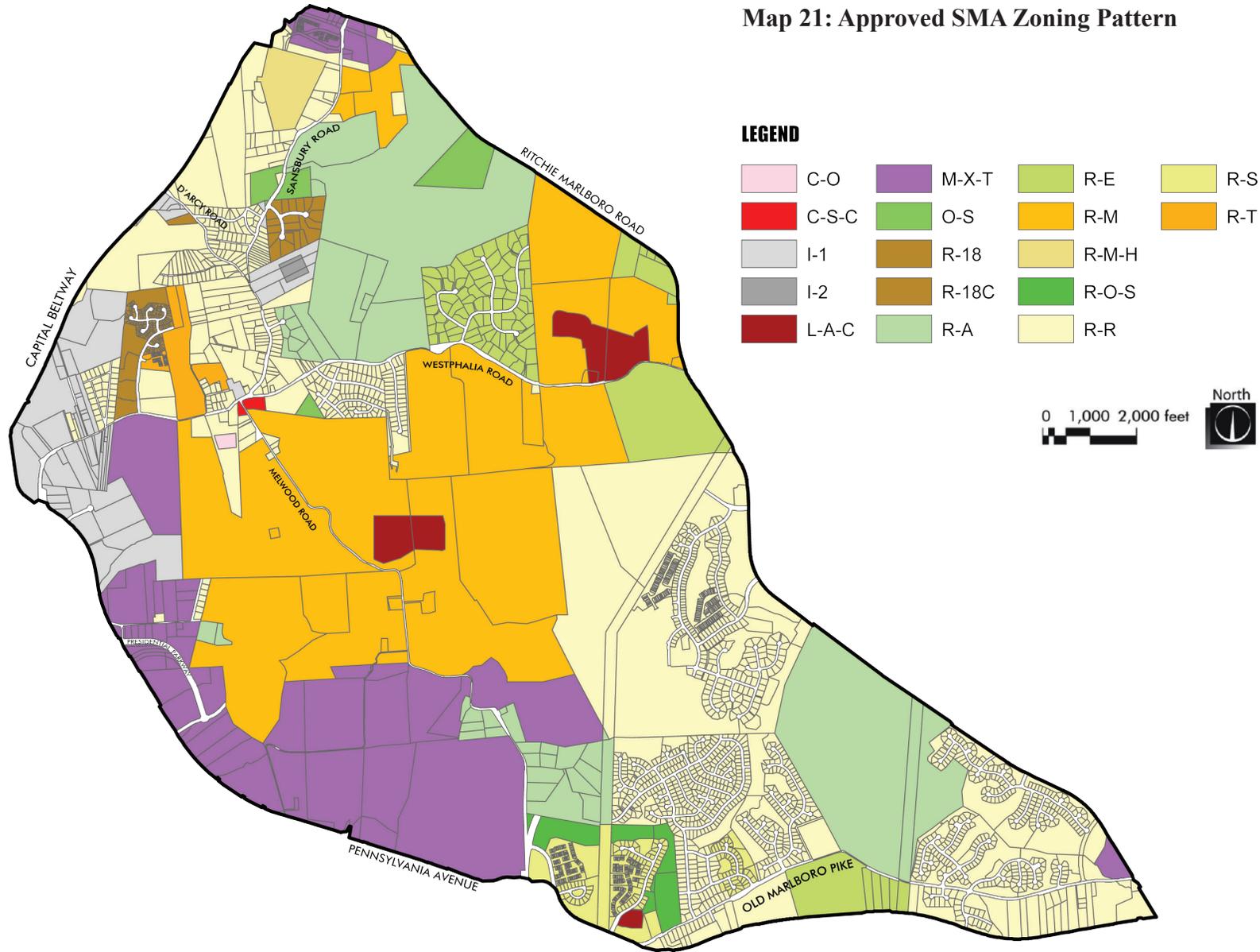


Table 5: Approved Zoning Changes
(See Also Map 20)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|------------------------------|-----------------------------|------------------|---------|------------------|-------------------------------|
| | | | Number | Date | | |
| 1 | R-A to M-X-T I-3 to M-X-T | 389.61 acres 78.51 acres | PA 77, 78 SMA | 3/22/94 | Requests 2, 3, 4 | 206SE08 206SE09 207SE09 |
| <i>Use and Location:</i> | | | | | | |
| A farm, institutional use and mostly vacant wooded land located north of Pennsylvania Avenue (MD 4) and on either side of Moore's Way and Melwood Road. (Tax Map 90, Grids E4, F3 and F4, Parcels 11, 161, 162, 164, 168, and 170; Tax Map 91, Grid A4, Parcels 8 and 10; Tax Map 100, Grid A1, Parcel 16; Tax Map 99, Grids E1 and F1, Parcels 101, 119, and 130.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The M-X-T Zone is approved to promote implementation of the sector plan recommendation for mixed-use development within the Westphalia town center area. This zone allows a high-density, urban, pedestrian-oriented character within the center core and edge with supportive development in the fringe area.</p> <p>Sector Plan Development Concept 1 (see Appendix 1) portrays the basic land use types and relationships envisioned for these Westphalia town center properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications.</p> <p>Public Record Exhibit 44 (see Appendix 2) illustrates a development concept that was proposed during the plan review process and generally reflects the intended land use and design character approved for that area. These exhibits provide a starting point for more formal site plan reviews in the Westphalia town center area and are not to be considered as an approved site plan. When inconsistencies among sector plan development concepts, design principles, and the public record exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|---------------|----------------|------------------|---------|----------------|-----------------------|
| | | | Number | Date | | |
| 2 | I-1 to M-X-T | 64.64 acres | PA 77, 78 SMA | 3/22/94 | Requests 2, 12 | 206SE08 |
| <i>Use and Location:</i> | | | | | | |
| An office park, single-family homes and vacant land located on either side of Presidential Parkway, east of Pennsylvania Avenue (MD 4). (Tax Map 90, Grids C3, C4, D3 and D4, Parcels 139, 141, 142, 143, 144, 146, 155, 192 and 200; Presidential Corporate Park Subdivision, Plat 15151008, Lot 3; Plat 15150027, Lot 4; Plat 15209031, Lots 6 and 7; and Plat 15128070, Lot 1, Outlots A, B and abandoned Presidential Parkway.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The M-X-T Zone is approved to promote implementation of the sector plan recommendation for mixed-use development within the Westphalia town center area. This zone allows a high-density, urban, pedestrian-oriented character within the center core and edge with supportive development in the fringe area. | | | | | | |
| Sector Plan Development Concept 1 (see Appendix 1) portrays the basic land use types and relationships envisioned for these Westphalia town center properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications. | | | | | | |
| Public Record Exhibit 44 (see Appendix 2) illustrates a development concept that was proposed during the plan review process and generally reflects the intended land use and design character approved for that area. These exhibits provide a starting point for more formal site plan reviews in the Westphalia town center area and are not to be considered as an approved site plan. When inconsistencies among sector plan development concepts, design principles, and the public record exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan. | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|---------------|----------------|------------------|---------|----------------------|-----------------------|
| | | | Number | Date | | |
| 3 | R-R to M-X-T | 22.62 acres | PA 77, 78 SMA | 3/22/94 | A-9976 Request 14 | 206SE08 |
| <i>Use and Location:</i> | | | | | | |
| Four single-family dwellings and vacant land located on the north side of Armstrong Lane, approximately 950 feet east of Pennsylvania Avenue (MD 4). (Tax Map 90, Grids C3, D2 and D3, Parcels 173, 147, 148, 149, 172 and 199.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The M-X-T Zone is approved to promote implementation of the sector plan recommendation for predominantly medium-density residential development on this site. This zone allows a great deal of flexibility to design the recommended residential development of this site as an integral component of the mixed-commercial development recommended for adjacent properties in the Westphalia town center fringe area.</p> <p>Sector Plan Development Concept 2 (see Appendix 1) portrays the basic land use types and relationships envisioned for these properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications.</p> <p>Public Record Exhibit 40 illustrates a development concept that was proposed during the plan review process and generally reflects the intended land use and design character approved for that area. These exhibits provide a starting point for more formal site plan reviews and are not to be considered as an approved site plan. When inconsistencies among sector plan development concepts, design principles, and the public record exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|---------------|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 4 | I-1 to M-X-T | 22.98 acres | PA 77, 78 SMA | 3/22/94 | | 206SE08 |
| <p><i>Use and Location:</i></p> <p>Single-family dwellings and farm/industrial buildings located at the northeast quadrant of the intersection of Pennsylvania Avenue (MD 4) and Armstrong Lane. (Tax Map 90, Grids C2 and C3, Parcels 119, 135, and 136.)</p> <p><i>Discussion:</i></p> <p>The M-X-T Zone is approved in accordance with the sector plan recommendation for mixed-use development in the Westphalia town center fringe area. Fringe areas along Pennsylvania Avenue (MD 4) should be designed as a destination for employment with a corporate character with service and retail uses located within office and residential structures, and the potential for hotels in this area.</p> | | | | | | |
| 5 | I-1 to M-X-T | 0.96 acres | PA 77, 78 SMA | 3/22/94 | | 206SE08 |
| <p><i>Use and Location:</i></p> <p>A gas station at the northeast quadrant of the intersection of Pennsylvania Avenue (MD 4) and Presidential Parkway. (Tax Map 90, Grid C3, Presidential Parkway Exxon Subdivision, Plat 15182047, Parcel A.)</p> <p><i>Discussion:</i></p> <p>The M-X-T Zone is approved in accordance with the sector plan recommendation for mixed-use development in the Westphalia town center fringe area. Fringe areas along Pennsylvania Avenue (MD 4) should be designed as a destination for employment with a corporate character with service and retail uses located within office and residential structures, and the potential for hotels in this area. This property is also located within the right-of-way for a proposed interchange improvement at Suitland Parkway and MD 4 and may be acquired for construction at some point in the future.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|--------------------------|---|------------------|---------|----------------------|-----------------------|
| | | | Number | Date | | |
| 6A 6B | R-A to R-M R-A to R-M | 370.30 acres <u>11.65 acres</u> Total: 381.95 acres | PA 77, 78 SMA | 3/22/94 | A-9973 Request 11 | 205SE09 |
| <p><i>Use and Location:</i> An auto-related use and vacant land located on the south side of Westphalia Road, approximately 2,000 feet west of Ritchie Marlboro Road. (Tax Map 82, Grid F4, Parcel 19; Tax Map 83, Grid A4, Parcel 5; Tax Map 91, Grids A1, A2, and B1, Parcels 13, 14, and 42.)</p> <p><i>Discussion:</i> The R-M Zone is approved in accordance with the sector plan recommendation for low-density residential development integrated with open space. The basic plan (A-9973) for development, as amended and approved by CR-2-2007 (DR-2), SMA Amendment 12 (pp. 18-26) and Public Record Exhibit 41, establish the land use types, quantities, relationships, and review criteria for development of this site. Sector Plan Development Concept 3 (see Appendix 1) portrays the land use concept and includes the land use types, quantities, relationships, and comprehensive design plan requirements and considerations approved as the basic plan for application A-9973. See Appendix 5 for the condition of approval from CR-2-2007 (DR-2).</p> | | | | | | |
| 7 | R-A to R-R | 0.59 acres | PA 77, 78 SMA | 3/22/94 | | 205SE09 |
| <p><i>Use and Location:</i> A Washington Suburban Sanitary Commission pumping station located approximately 2,200 feet south of Westphalia Road and 6,700 feet west of the intersection of Westphalia Road and Ritchie Marlboro Road, adjoining the western boundary of the proposed Woodside Village development (see SMA Change Number 6A). (Tax Map 90, Grid F1, Parcel 213.)</p> <p><i>Discussion:</i> The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential development and is consistent with the density of the neighborhood to the north in the R-R Zone and the R-M Zone approved for the properties to the east and west.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|---------------|----------------|------------------|---------|---------------|-----------------------|
| 8 | R-A to R-R | 0.8 acres | PA 77, 78 SMA | 3/22/94 | | 205SE09 |
| | | | | | | |
| <i>Use and Location:</i> | | | | | | |
| One single-family dwelling and vacant land located south of Westphalia Road, approximately 3,300 feet west of Ritchie Marlboro Road. (Tax Map 83, Grid A4, Parcel 38.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential development, and is consistent with the density of the R-M Zone approved for property to the west, south, and east. The R-R Zone also provides an appropriate base density zone for consideration of a future comprehensive design zone (CDZ) application that is compatible with the proposed R-M Zone on the adjacent property. | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---------------|---|---------------------------|------------------|---------|-------------------|-----------------------|
| | | | Number | Date | | |
| 9 | R-A to R-M R-A to L-A-C | 183.5 acres 40.0 acres | PA 77, 78 SMA | 3/22/94 | Requests 8, 9, 10 | 204SE09 |
| | <i>Use and Location:</i> | | | | | |
| | Farms and vacant land located at the southwest quadrant of the intersection of Ritchie Marlboro Road and Westphalia Road. (Tax Map 83, Grids B2, B4 and C4, Parcels 16, 25, 26, 71, and 95.) | | | | | |
| | <i>Discussion:</i> | | | | | |
| | <p>The R-M (Residential Medium) and L-A-C (Local Activity Center) comprehensive design zones implement the sector plan recommendation for low- to moderate-density residential, neighborhood-oriented commercial and institutional land uses on these three properties. Public Record Exhibit 58 contains an illustration for a comprehensively planned mix of civic, residential, commercial, and open space uses as the basic plan (as amended by CR-2-2007 (DR-2) below) for these comprehensive design zones per Section 27-478 of the Zoning Ordinance. The land use relationships illustrated in Exhibit 58 are represented in SMA Rezoning Development Concept 4 (see Appendix 1). The land use types and quantities approved for the Rock Creek Baptist Church, Washington, and Bean properties are defined by CR-2-2007 (DR-2), SMA Amendment 3 as follows:</p> <ul style="list-style-type: none"> • Land Use Types: All uses allowed in the R-S and L-A-C Zones. • Land Use Quantities (to be determined at CDP, based on Exhibit 58): <ul style="list-style-type: none"> R-M (3.6) Zone—Approximately 183.5 acres, capped at 4.0 DU/acre <ul style="list-style-type: none"> Residential—712 units Age-Restricted Community—160 units Public/Quasi-Public Use—Church, school and recreation amenities L-A-C (Neighborhood) Zone: Approximately 40 acres <ul style="list-style-type: none"> Residential—Approximately 12 acres Residential—320 units Commercial/Retail (including live/work)—25,000 square feet GFA Country Inn—40,000 square feet GFA <p>Comprehensive Design Plan Review Considerations: MC-631 is located on the subject property and should connect directly to the portion of MC-631 located on the Woodside Village property at a four-way intersection with Westphalia Road.</p> | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---------------|--|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 10 | R-A to R-E | 24.39 acres | PA 77, 78 SMA | 3/22/94 | | 204SE10 |
| | <i>Use and Location:</i> | | | | | |
| | Single-family dwellings and vacant land located west of Ritchie Marlboro Road, approximately 1,500 feet north of its intersection with Westphalia Road. (Tax Map 83, Grids B3 and C3, Parcels 17, 19, 39, 45, 66 and 72.) | | | | | |
| | <i>Discussion:</i> | | | | | |
| | The R-E Zone is approved in accordance with the sector plan recommendations for low-density residential development and the preservation of the rural character along Ritchie Marlboro Road, and provides a transition between the higher-density R-M zoning to the west, and the low-density R-E Zone on the east side of Ritchie Marlboro Road. Applications for an appropriate comprehensive design zone to further implement recommendations of this sector plan are encouraged. | | | | | |
| 11 | R-A to R-E | 92.37 acres | PA 77, 78 SMA | 3/22/94 | | 205SE10 |
| | <i>Use and Location:</i> | | | | | |
| | A farm located at the southwest quadrant of the intersection of Ritchie Marlboro Road and Westphalia Road. (Tax Map 83, Grid C4, Parcel 27; Tax Map 91, Grid D1, Parcel 16.) | | | | | |
| | <i>Discussion:</i> | | | | | |
| | The R-E Zone is approved in accordance with the sector plan recommendations for low-density residential development and the preservation of the rural character along Ritchie Marlboro Road, and provides a transition between the higher-density R-M zoning to the west, and the low-density R-E Zone on the east side of Ritchie Marlboro Road. Applications for an appropriate comprehensive design zone to further implement recommendations of this sector plan are encouraged. | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|---------------|--------------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 12 | R-R to M-X-T | 8.98 acres | PA 77, 78 SMA | 3/22/94 | Request 1 | 207SE11 |
| <i>Use and Location:</i> | | | | | | |
| Vacant land located at the northwestern quadrant of the intersection of Ritchie Marlboro Road and Old Marlboro Pike. (Tax Map 101, Grid B1, Marlboro Riding Subdivision, Plat 15208020, Parcel P.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The M-X-T Zone is approved in accordance with the sector plan recommendation for mixed commercial and residential uses in areas identified as mixed-use neighborhood centers, designed to emulate traditional main streets in Maryland's local villages and towns.</p> <p>Sector Plan Development Concept 9 (see Appendix 1) portrays the basic land use types and relationships envisioned for these properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications.</p> <p>Public Record Exhibit 20 illustrates the development concept that generally reflects the intended land use and design character approved for this area. These exhibits provide a starting point for more formal site plan reviews and are not to be considered as an approved site plan. When inconsistencies between sector plan development concepts, design principles, and the exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan.</p> | | | | | | |
| 13A | R-A to R-R | 3.82 acres | PA 77, 78 SMA | 3/22/94 | | 205SE08 |
| 13B | R-A to R-R | 4.73 acres | PA 77, 78 SMA | 3/22/94 | | |
| 13C | R-A to R-R | 2.04 acres | PA 77, 78 SMA | 3/22/94 | | |
| 13D | R-A to R-R | <u>0.52 acres</u> | PA 77, 78 SMA | 3/22/94 | | |
| | | Total: 11.11 acres | | | | |
| <i>Use and Location:</i> | | | | | | |
| Vacant, wooded land generally located on either side of Melwood Road, approximately 500 to 1,500 feet south of Westphalia Road. Proposed change number 13A is located on the south side of Westphalia Road, approximately 800 feet west of Melwood Road. (Tax Map 90, Grids D1 and E1, Parcels 105, 113, 115, 156, 171, and 183 and Mellwood Knolls Subdivision, Plat 06172073, Lots 1, 2 and Outlot A.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential development and reconciles the zoning to the size of the properties. The R-R Zone is compatible with property in the R-R Zone located to the north and the R-M Zone located to the south (see A-9965, Smith Home Farm). | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|---------------|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 14 | R-A to R-R | 20.36 acres | PA 77, 78 SMA | 3/22/94 | Request 15 | 204SE08 205SE08 |
| <i>Use and Location:</i> | | | | | | |
| Ten single-family dwellings and vacant, wooded land located on both sides of Westphalia Road just east of its intersection with Melwood Road. (Tax Map 82, Grid E4, Parcels 48, 213, 214, 215, 216, 249, 267, and 339, and Westphalia Manor Subdivision, Plat A15-8312, Lot 1, and West Darcy Subdivision, Plat 15123091, part of Lot 2.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential land use. The R-R Zone is compatible with the R-R Zone and the R-M Zone (see A-9965, Smith Home Farm) on adjacent properties. | | | | | | |
| 15 | R-A to R-R | 19.70 acres | PA 77, 78 SMA | 3/22/94 | | 205SE08 |
| <i>Use and Location:</i> | | | | | | |
| A trade school/carpenter training center and vacant land located on the south side of Westphalia Road, approximately 60 feet west of its intersection with Melwood Road. (Tax Map 90, Grid D1, Carpenters District Council Subdivision, Plat A06-6406, Parcel A, and Plat A06-7522, Parcel B and Plat A06-8826, Parcel A.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential development on this property. The portion of the property that is classified in the C-O Zone is not part of this zoning change and is retained in recognition of the existing trade school operation (the balance of which is permitted by special exception in residential zones). Applications for an appropriate comprehensive design zone to further implement recommendations of this sector plan are encouraged. | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---------------|---|--------------------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 16A | C-A to C-S-C R-A to C-S-C | 1.07 acres 2.86 acres | PA 77, 78 SMA | 3/22/94 | | 205SE08 |
| | <i>Use and Location:</i> | | | | | |
| | A former commercial building advertised to become a church, a nonconforming single-family dwelling located on the west side of Melwood Road, and an unimproved lot on the east side of Melwood Road, south of Westphalia Road. (Tax Map 90, Grid D1, Parcel 67 and Tax Map 82, Grid E4, Parcel 211.) | | | | | |
| | <i>Discussion:</i> | | | | | |
| | The C-S-C Zone is approved in accordance with Council finding (a) of CR-2-2007 (DR-2), (p. 5, line 12), which states: “The Spirit of God Deliverance Church properties (Tax Map 90, Parcel 67 and Tax Map 82, Parcel 211) located on the south side of Westphalia Road, east and west of Melwood Road, should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Planning Board is obtained prior to issuance of a building permit for any new construction on the site. The purpose of site plan review is to ensure that any proposed commercial or institutional use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area. It is not intended that commercial or institutional activities on these properties will establish a precedent to justify further commercial expansion along these roads.” | | | | | |
| 16B | C-M to R-R | 0.86 acres | PA 77, 78 SMA | 3/22/94 | | 205SE08 |
| | <i>Use and Location:</i> | | | | | |
| | Single-family dwelling located on the west side of Melwood Road, south of Westphalia Road. (Tax Map 80, Grid D1, Parcel 112). | | | | | |
| | <i>Discussion:</i> | | | | | |
| | The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential land use and to recognize the existing use on the property. | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|---------------|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 17 | R-R to O-S | 3.99 acres | PA 77, 78 SMA | 3/22/94 | | 205SE08 |
| <i>Use and Location:</i> | | | | | | |
| Westphalia Neighborhood Playground located at the end of Squire Road approximately 500 feet south of Westphalia Road. | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The O-S Zone is approved in accordance with the comprehensive rezoning public land policy to recognize the existing M-NCPPC public park. | | | | | | |
| 18 | I-1 to R-18C | 28.09 acres | PA 77, 78 SMA | 3/22/94 | Request 19 | 204SE08 |
| <i>Use and Location:</i> | | | | | | |
| Vacant land on the east side of Sansbury Road, approximately 1,500 feet northeast of its intersection with D'Arcy Road. (Tax Map 82, Grids E2 and E3, Sansbury Park Subdivision, Plat 15167042, Lots 1 through 19, and Parcel A.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The R-18C Zone is approved in accordance with the sector plan recommendation for medium-density residential development and to limit industrial development in residential neighborhoods. A mix of residential condominium product types is intended for this property.</p> <p>Sector Plan Development Concept 5 (see Appendix 1) portrays the basic land use types and relationships envisioned for these properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications.</p> <p>Public Record Exhibit 34 illustrates the development concept that generally reflects the intended land use and design character approved for this area. This exhibit provides a starting point for more formal site plan reviews and is not to be considered as an approved site plan. When inconsistencies between sector plan development concepts, design principles, and the exhibit occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---------------|--|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 19 | I-1 to R-R | 0.84 acres | PA 77, 78 SMA | 3/22/94 | | 204SE08 |
| | <p><i>Use and Location:</i></p> <p>One small residential building, a garage, and undeveloped lots located on the west side of Sansbury Road, approximately 1,500 feet northeast of its intersection with D'Arcy Road. (Tax Map 82, Grids D2 and E2, Little Washington Subdivision, Plat A15-6085, Block E, Lots 4, 5, and 6).</p> <p><i>Discussion:</i></p> <p>The R-R Zone is approved in accordance with the sector plan recommendation for low-density residential development. An existing auto repair business on Lot 3, Plat A15-1486 (in the same ownership) is retained in the I-1 Zone in accordance with Council Finding (b), CR-2-2007 (DR-2) (p. 5, line 22) for site plan review prior to issuance of a permit for another use: "The Fletcher property located on the west side of Sansbury Road, south of Little Washington Neighborhood Park, should retain the existing industrial zoning category for the one lot (Lot 3, Block E, Plat A15-1486) upon which an ongoing business has been legally established, provided that site plan review by the Planning Board is obtained prior to building permit issuance for any other use on the property. The purpose of site plan review is to ensure that any proposed new commercial or industrial use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area."</p> | | | | | |
| 20 | R-R to R-18 | 3.49 acres | PA 77, 78 SMA | 3/22/94 | Request 18 | 204SE08 |
| | <p><i>Use and Location:</i></p> <p>A single-family dwelling and vacant land located on the west side of D'Arcy Road, approximately 750 feet southeast of its intersection with the Capital Beltway (I-495/I-95). (Tax Map 82, Grid D3, Parcel 115.)</p> <p><i>Discussion:</i></p> <p>The R-18 Zone is approved in accordance with the sector plan recommendation for medium-density residential development, and provides an opportunity for a mix of residential uses and densities compatible with the regulations of the R-18 and R-T Zones, as permitted in the R-R Zone on the adjacent D'Arcy Park properties per CB-37-2005.</p> | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|---------------|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 21 | R-R to O-S | 9.42 acres | PA 77, 78 SMA | 3/22/94 | | 203SE08 204SE08 |
| <p><i>Use and Location:</i> Little Washington Community Park, located on the west side of Sansbury Road approximately 1,900 feet northeast of its intersection with D'Arcy Road. (Tax Map 82, Grid E2, Little Washington Subdivision, Plat A15-8965, Local Park Parcel A and Sansbury Park Subdivision, Plat 15167042, Outlot B.)</p> <p><i>Discussion:</i> The O-S Zone is approved in accordance with the comprehensive rezoning public land policy to recognize the existing M-NCPPC public park.</p> | | | | | | |
| 22 | C-A to R-R | 1.60 acres | PA 77, 78 SMA | 3/22/94 | | 203SE08 |
| <p><i>Use and Location:</i> Undeveloped land located on the west side of Sansbury Road, approximately 2,400 feet southwest of its intersection with Ritchie Marlboro Road, north of the driveway to Fernwood Mobile Home Park. (Tax Map 82, Grid E1, Farmwood Subdivision, Plat A15-9329, Parcel A)</p> <p><i>Discussion:</i> The R-R Zone is approved in accordance with the sector plan recommendation for residential development in this area. A mixed-use activity center located to the north of this property, at the intersection of Ritchie Marlboro Road and Sansbury Road, will serve local commercial needs for this area.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|------------------------------|---------------------------|------------------|---------|----------------|-----------------------|
| | | | Number | Date | | |
| 23A | R-R to M-X-T R-A to M-X-T | 21.20 acres 4.48 acres | PA 77, 78 SMA | 3/22/94 | P/O Request 13 | 203SE09 |
| <i>Use and Location:</i> | | | | | | |
| Six single-family dwellings and vacant land located on both sides of Sansbury Road, south of Ritchie Marlboro Road and east of its intersection with the Capital Beltway (I-495/I-95). (Tax Map 74, Grids E4 and F4, Parcels 81, 82, 83, 84, 121, 148, 149, and 150, part of Parcels 48, 122, 123, 141, and 197, Roy F. Bealls Subdivision.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The M-X-T Zone is approved in accordance with the sector plan recommendation for mixed-use commercial areas known as mixed-use activity centers, designed to emulate traditional main streets in Maryland's local villages and towns. These properties are within one of two recommended mixed-use activity centers, placed at convenient locations to serve the residential areas of the Westphalia sector plan area.</p> <p>Sector Plan Development Concept 6 (see Appendix 1) portrays the basic land use types and relationships envisioned for these properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications.</p> <p>Public Record Exhibit 19 illustrates the development concept that generally reflects the intended land use and design character approved for this area. These exhibits provide a starting point for more formal site plan reviews and are not to be considered as an approved site plan. When inconsistencies between sector plan development concepts, design principles, and the exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan.</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|---------------|----------------|------------------|---------|----------------|-----------------------|
| | | | Number | Date | | |
| 23B | R-A to M-X-T | 6.26 acres | PA 77, 78 SMA | 3/22/94 | P/O Request 13 | 203SE09 |
| <i>Use and Location:</i> | | | | | | |
| A church, one single-family dwelling, and vacant land located east of Sansbury Road and south of Ritchie Marlboro Road. (Tax Map 82, Grid E1, Parcel 195, and Roy F. Bealls Subdivision, Plat A15-4383, Parcel A.) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The M-X-T Zone is approved in accordance with the sector plan recommendation for mixed-use commercial areas known as mixed-use activity centers, designed to emulate traditional main streets in Maryland's local villages and towns. These properties are within one of three recommended mixed-use activity centers, placed at convenient locations to serve the residential areas of the Westphalia sector plan area.</p> <p>Sector Plan Development Concept 6 (see Appendix 1) portrays the basic land use types and relationships envisioned for these properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications.</p> <p>Public Record Exhibit 19 illustrates the development concept that generally reflects the intended land use and design character approved for this area. These exhibits provide a starting point for more formal site plan reviews and are not to be considered as an approved site plan. When inconsistencies between sector plan development concepts, design principles, and the exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan. (Note: This property was formerly referred to as part of the PB&J property in Public Zoning Request 13 (and Public Record Exhibit 19), but is corrected in Public Record Exhibit 52 as owned by the Trustees of the Ritchie Baptist Church, Inc.)</p> | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|---------------|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 24A | R-A to R-R | 11.15 acres | PA 77, 78 SMA | 3/22/94 | | 203SE09 |
| <i>Use and Location:</i> | | | | | | |
| Three single-family dwellings and vacant land located on the east side of Sansbury Road and the south of Ritchie Marlboro Road. Change 24A-1: Tax Map 74F4, Parcels 200, 85, and part of Parcels 200 and 313 (Approximately 4.0 acres) Change 24A-2: Tax Map 74F4, Parcel 251 (Approximately 3.0 acres) Change 24A-3: Tax Map 74F4, Parcel 193 (Approximately 2.05 acres) Change 24A-4: Tax Map 74F4, Parcel 198 (Approximately 2.1 acres) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The sector plan recommends medium-density residential land use for property in this area with a mix of commercial and residential development for the northwest portion as part of the mixed-use activity center proposed along Ritchie Marlboro Road between the Capital Beltway and White House Road. The R-R Zone is approved as the base density zone to allow smaller lot, single-family residential development or for an application requesting an appropriate comprehensive design or mixed-use zone in the future, depending on location and sector plan recommendations. | | | | | | |

Table 5: Approved Zoning Changes (Continued)

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|--|----------------------------|-------------------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 24B | R-A to M-X-T R-A to R-M | 7.1 acres 42.5 acres | PA 77, 78 SMA | 3/22/94 | Request 20 | 203SE09 |
| <i>Use and Location:</i> | | | | | | |
| Several farm buildings and vacant land located east of Sansbury Road and south of Ritchie Marlboro Road. (Tax Map 82, Grid F1, Parcels 194, 199, and 250,) | | | | | | |
| <i>Discussion:</i> | | | | | | |
| <p>The M-X-T Zone is approved in accordance with the sector plan recommendation for mixed-use activity centers designed to emulate traditional main streets in Maryland’s local villages and towns. The northeast portion of this property is located within the mixed-use activity center area located south of Ritchie Marlboro Road between the Capital Beltway and White House Road. The R-M (Residential Medium) Comprehensive Design Zone is approved in accordance with the sector plan recommendation for medium-density residential land use for the southern portion of these properties located along the proposed relocation of Sansbury Road (MC-634) east of existing Sansbury Road to White House Road</p> <p>Public Record Exhibit 66 contains an illustration for a comprehensively planned mix of civic, residential, commercial, and open space uses as the Basic Plan (as amended by CR-2-2007 (DR-2) below) for the R-M Comprehensive Design Zone per Section 27-478 of the Zoning Ordinance. The land use relationships illustrated in Exhibit 66 are represented in SMA Rezoning Development Concept 7 (see Appendix 1).</p> <p>The land use types and quantities approved for the Scales property (formerly referenced as the PJ Associates, Inc. property) are defined by CR-2-2007 (DR-2), SMA Amendment 9 as follows:</p> <p>Land Use Types: All uses allowed in the R-M Zone</p> <p>Land Use Quantities (to be determined at comprehensive design plan based on Exhibit 66): Residential development up to the maximum density allowed in the R-M (5.8-7.9) Zone or up to approximately 335 units.</p> <p>Other Information: The R-M portion of the property shall be located southeast of the proposed centerline for MC-634 (Sansbury Road Relocated), with the M-X-T portion to be located northwest of the proposed centerline for MC-634, as illustrated in Exhibit 66).</p> | | | | | | |

| Change Number | Zoning Change | Area of Change | Approved ZAPS/SE | | Pending ZAP/R | 200' Scale Index Maps |
|---|---------------|----------------|------------------|---------|---------------|-----------------------|
| | | | Number | Date | | |
| 25 | I-1 to M-X-T | 68.9 acres | PA 77, 78 SMA | 3/22/94 | Request 20 | 206SE09 |
| <i>Use and Location:</i> | | | | | | |
| Large industrial building and wooded undeveloped land located on south side of Westphalia Road across from Chester Grove Road. (Tax Map 90, Grid C-1, Penn-East Business Park Resubdivision, Plat 06 191-023, Parcel C. | | | | | | |
| <i>Discussion:</i> | | | | | | |
| The M-X-T Zone is approved in accordance with the sector plan recommendations for mixed commercial and residential land use at this location. | | | | | | |
| Sector Plan Development Concept 8 (see Appendix 1) portrays the basic land use types and relationships envisioned for these properties at the time the sector plan was approved and is intended to serve as the basis for review of subsequent site plan applications. | | | | | | |
| Public Record Exhibit 31 illustrates the development concept that generally reflects the intended land use and design character approved for this area. These exhibits provide a starting point for more formal site plan reviews and are not to be considered as an approved site plan. When inconsistencies between sector plan development concepts, design principles, and the exhibits occur, they should be resolved in ways that best achieve the development goals and policies of the sector plan. | | | | | | |

