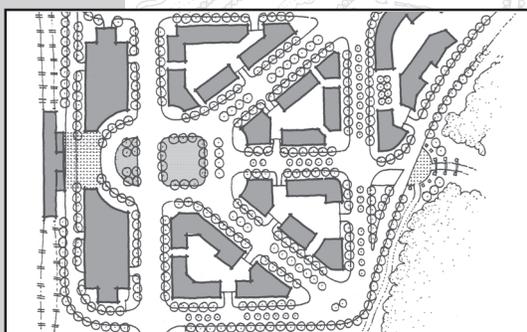
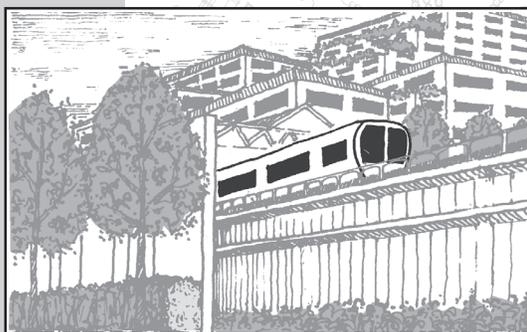


Sectional Map Amendment



INTRODUCTION

The Comprehensive Rezoning process, also known as the sectional map amendment process in Prince George's County, guides rezoning of selective areas of the County Zoning Map to conform with adopted County land use plans and policies and accommodates development in the foreseeable future and seeks to minimize piecemeal rezoning. The sectional map amendment (SMA) is a necessary implementation step in the land use planning process.

This SMA is intended to implement the land use recommendations of the approved Greenbelt Metro Area Sector Plan in the foreseeable future. The Greenbelt Metro Area SMA was initiated via CR-17-1998 in July 1998, with the expressed intent to process the SMA concurrent with the sector plan. The required procedure will be in accordance with CB-33-1992, which establishes the framework for this process. It is anticipated that the District Council will approve the sector plan and SMA simultaneously. The SMA will formally incorporate the zoning recommendations as an amendment to the official Zoning Maps.

The County's Capital Improvement Program, Ten-Year Water and Sewer Plan, existing land use and zoning, and pending zoning applications were examined and evaluated in the preparation of both the land use plan and this comprehensive rezoning proposal. Consideration was given to the environmental and economic impacts of the recommended land use and zoning. The approval of this SMA will result in the revision of the official 1 inch= 200 feet Zoning Map(s) for this Sector Plan Area. Future comprehensive examinations of the zoning within these areas will occur in accordance with the procedures established for SMAs.

The Sector Plan Area was placed into the Maryland-Washington Regional District on November 29, 1949. In October 1990, the northeastern portion of the Sector Plan Area including the USDA office complex site and the farm land west of the CSX tracks within the Beltsville Planning Area (PA

61) was rezoned through the Subregion I SMA. In May 1990, the balance of the Sector Plan Area within the College Park and Greenbelt Planning Areas (PAs 66 and 67) was rezoned through the Langley Park-College Park-Greenbelt SMA. In May 1998, the Federally owned Beltsville Agriculture Research Center property including the USDA office complex site, the Hollywood Community Park and the vacant Branchville Junior High School site were rezoned from the O-S (Open Space) and R-55 (One-Family Detached Residential) to the R-O-S (Reserved Open Space) Zone.

COMPREHENSIVE REZONING IMPLEMENTATION POLICIES

A number of comprehensive rezoning implementation policies have been established by the County and they are consistently utilized as guidelines in the development of sectional map amendments.

This SMA, as developed, complies with the intent of these policies and a detailed description of them can be found in Appendix B. These policies involve:

- The zoning of public lands
- The zoning of public rights-of-way
- The restrictions of "downzoning" to less intense zones
- The guidelines for appropriate commercial rezoning
- The use of Comprehensive Design Zones in SMAs as related to the Basic Plan approval

COMPREHENSIVE ZONING PROPOSAL

ZONING ANALYSIS

In order to effectively implement the sector plan’s vision, planning principles, concepts, recommendations, standards and guidelines, various zoning categories and tools were identified and analyzed. The overlay zone technique combined with the SMA rezoning process was determined as the most effective tool to implement the sector plan’s goals. (See Appendix C). The overlay zone technique, combined with underlying zoning layers, will ensure that new development or redevelopment conforms to the proposed design standards contained in the sector plan. The design standards will shape the placement, scale and appearance of development — regulating height,

bulk, setbacks, landscaping, buffering, building materials, signs and/or architectural features.

Table 5, arranged by subareas, notes existing zones, their compatibility and ability to implement the Land Use Concept and approved zoning changes. This table demonstrates that some existing zones are not well suited for the sector plan’s recommended land uses, and therefore a zoning change is proposed. (See Map 25.) A more thorough discussion follows the chart for a detailed explanation of specific property zoning changes and how the Development District Overlay Zone (DDOZ) will be implemented in three areas of this Sector Plan Area.

Table 5
Analysis of Existing Zoning

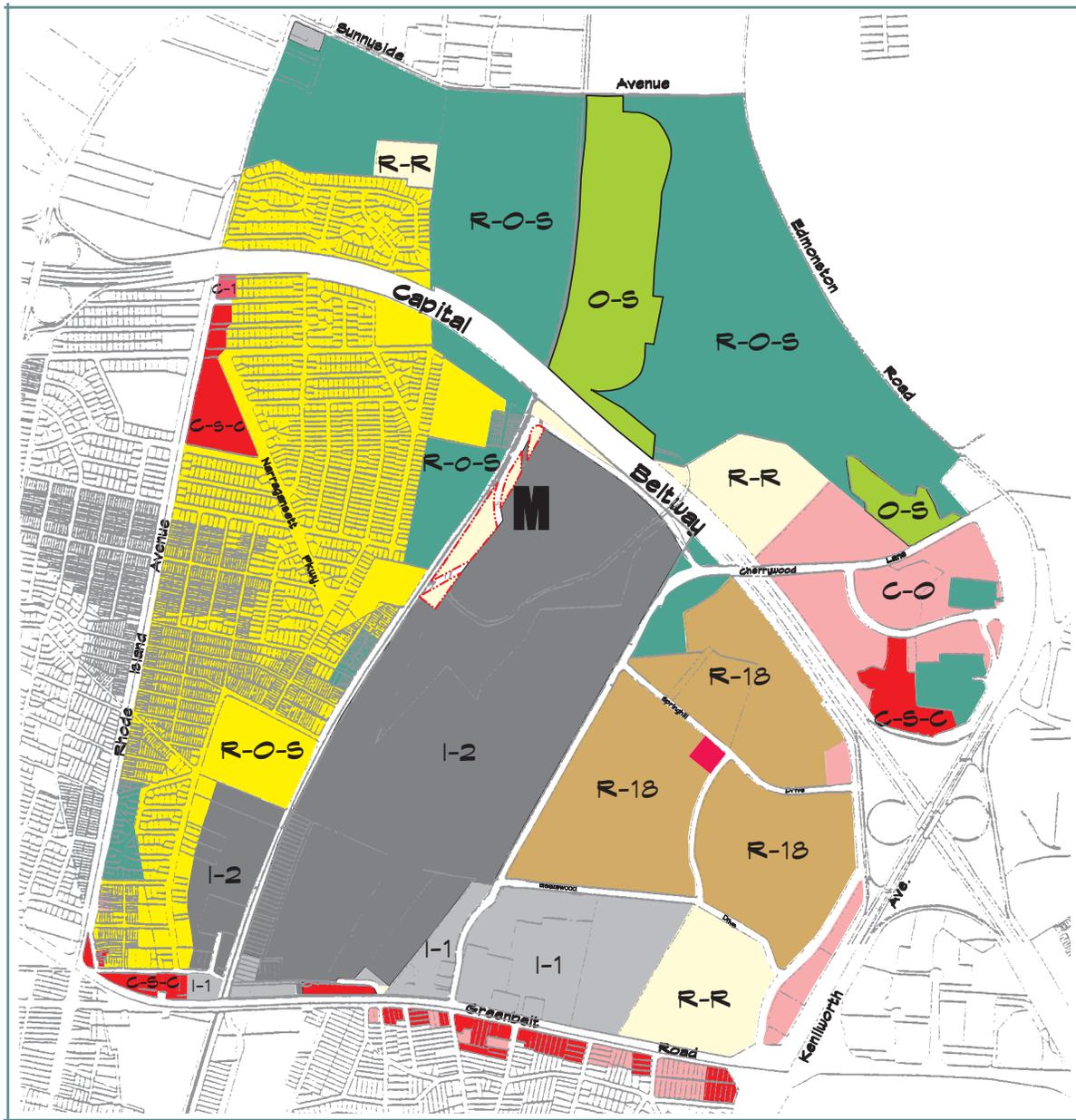
Area and Key Land Use Features in the Sector Plan	Existing Zoning	Analysis of Existing Zoning Related to the Land Use Concept		Underlying Zoning
		Advantages	Disadvantages	
Core Area <ul style="list-style-type: none"> • Integrated multimodal access • Preservation/ Conservation of environment • Mixed land uses • High-quality design standards 	I-2		Permits heavy industrial uses. Not transit-oriented. No site plan review is required. Does not promote mixed-uses.	M-X-T

Area and Key Land Use Features in the Sector Plan	Exiting Zoning	Analysis of Existing Zoning Related to the Land Use Concept		Underlying Zoning
		Advantages	Disadvantages	
Core Area (Continued)	I-2 with CB-35-1998	CB-35-98 is based on MXT, with additional environmental, luxury residential, upscale retail, site plan review and APF testing requirements.	CB-35-98 does not establish development standards to guide Core Area concept development and Core Area site plan review. 150-acre minimum development site. If WMATA chooses to develop separately, then CB-35 does not apply and the underlying zone, I-2, is in effect. (See above). Insufficient provision for integration of transit with major proposed or envisioned land uses and environmental features.	M-X-T
	R-P-C		Development requirements tied to underlying zone. Maximum density = 8 dwelling units/acre (du/ac). Zone purpose is incompatible in this Sector Plan Area.	M-X-T
Springhill Lake <ul style="list-style-type: none"> • Mixed housing types • Promote community identity by design • Pedestrian-oriented public spaces and uses • Promote home ownership • Pedestrian connections to WMATA Metro site and Beltway Plaza 	R-18, C-A and C-O	Allows existing apartments to be revitalized. Allows small retail commercial uses and professional offices.	Does not promote a full-range of mixed housing types and/or densities. R-18 Zone maximum density = 20 du/ac. No site plan review is required for the C-O and C-A Zones. Not transit-oriented (mix and density)	No change at this time. The underlying zoning could be changed via the DDOZ amendment process in the future if redevelopment of Springhill Lake were to occur.

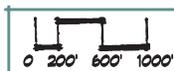
Area and Key Land Use Features in the Sector Plan	Exiting Zoning	Analysis of Existing Zoning Related to the Land Use Concept		Underlying Zoning
		Advantages	Disadvantages	
North College Park <ul style="list-style-type: none"> • Residential redevelopment • Pedestrian connections to the Core Area • Phase out incompatible industrial land uses 	R-55	Consistent with the Land Use Concept		No change*
	C-O		No site plan review is required. Not transit specific.	No change
	C-S-C		No site plan review is required. Not transit specific.	No change
	I-1		Inconsistent with the Land Use Concept. Permits industrial and commercial uses. No site plan review is required. Not transit-oriented.	No change
	I-2		Inconsistent with the Land Use Concept. Permits heavy industrial uses. No site plan review is required. Not transit-oriented.	No change

*An exception to this rezoning category occurs in North College Park. (See Zoning Change #NC/B1-1.)

Area and Key Land Use Features in the Sector Plan	Exiting Zoning	Analysis of Existing Zoning Related to the Land Use Concept		Underlying Zoning
		Advantages	Disadvantages	
Greenbelt Road Corridor and Beltway Plaza <ul style="list-style-type: none"> • Revitalization • Integrate development with surrounding communities • Comprehensive planning • Identified by gateways and design 	I-1		Allows industrial uses in the future. No site plan review is required.	C-S-C
	C-S-C		No site plan review is required.	No Change
Capital Office Park <ul style="list-style-type: none"> • Employment area 	C-O	Consistent with the Preferred Land Use Concept.		No change
	C-S-C	Consistent with the Preferred Land Use Concept.		No change
	R-R		Inconsistent with the Preferred Land Use Concept.	No change Recorded Conservation Easement.
USDA/BARC <ul style="list-style-type: none"> • Employment area and open space 	R-O-S	Consistent with the Preferred Land Use Concept.		No change
Other Areas	C-O (along Edmonston Road)	Consistent with the Preferred Land Use Concept.		No change
	R-R (Greenbelt Middle School)	Consistent with the Preferred Land Use Concept.		No Change

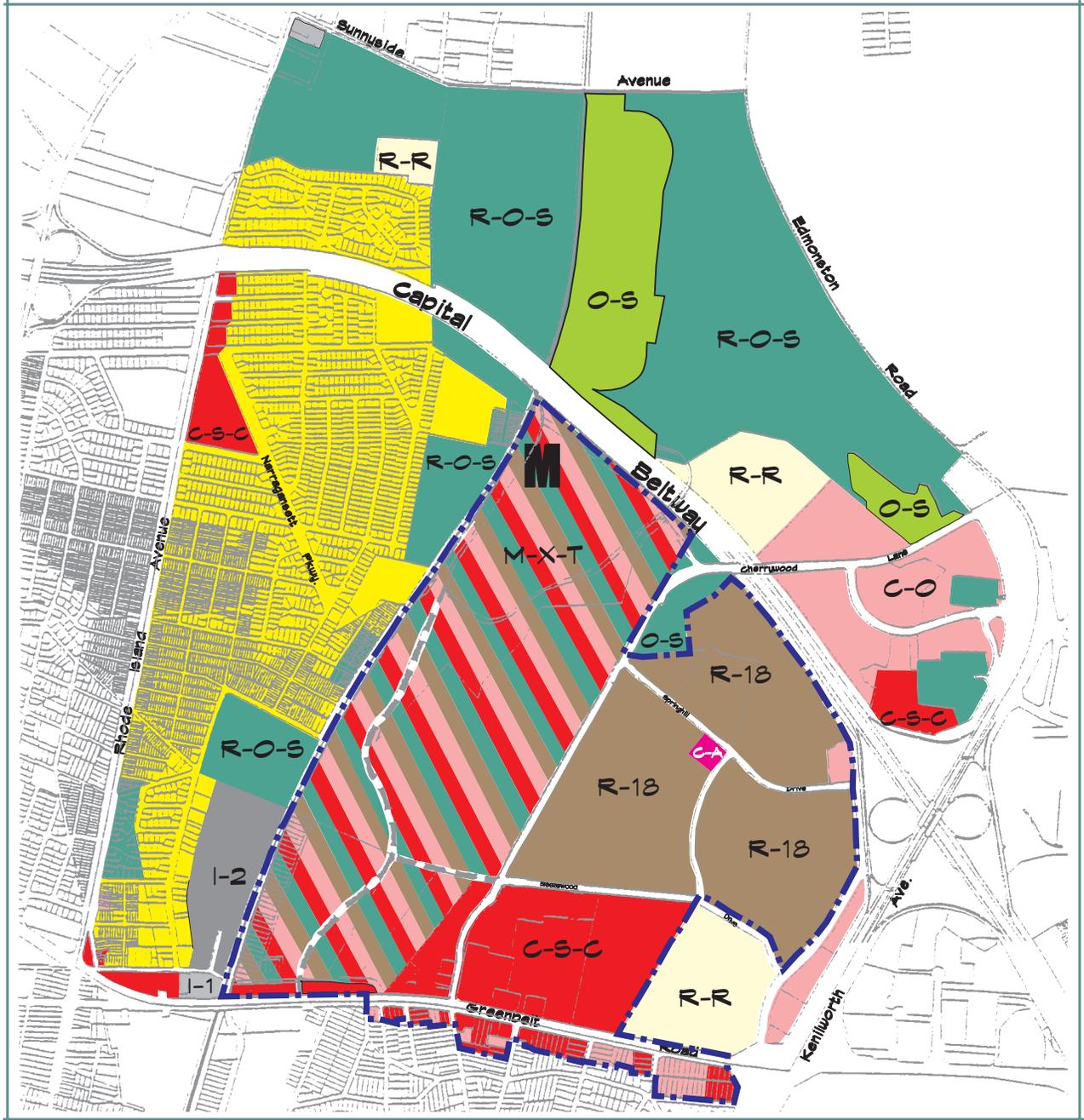


- | | | | | | |
|---|--|---|---|---|--|
|  | R-O-S Zone
(Reserved Open Space) |  | R-55 Zone
(Single-Family Detached Residential) |  | C-1 Zone
(Local Commercial) |
|  | O-S Zone
(Open Space) |  | R-18 Zone
(Multi-Family Medium Density Residential) |  | C-S-C Zone
(Commercial Service Center) |
|  | R-R Zone
(Rural Residential) |  | C-A Zone
(Ancillary Commercial) |  | I-1 Zone
(Light Industrial) |
|  | R-F-C Overlay Zone
(Residential Planned Community) |  | C-O Zone
(Commercial Office) |  | I-2 Zone
(Heavy Industrial) |

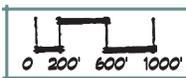


Pre-2001 SMA Zoning

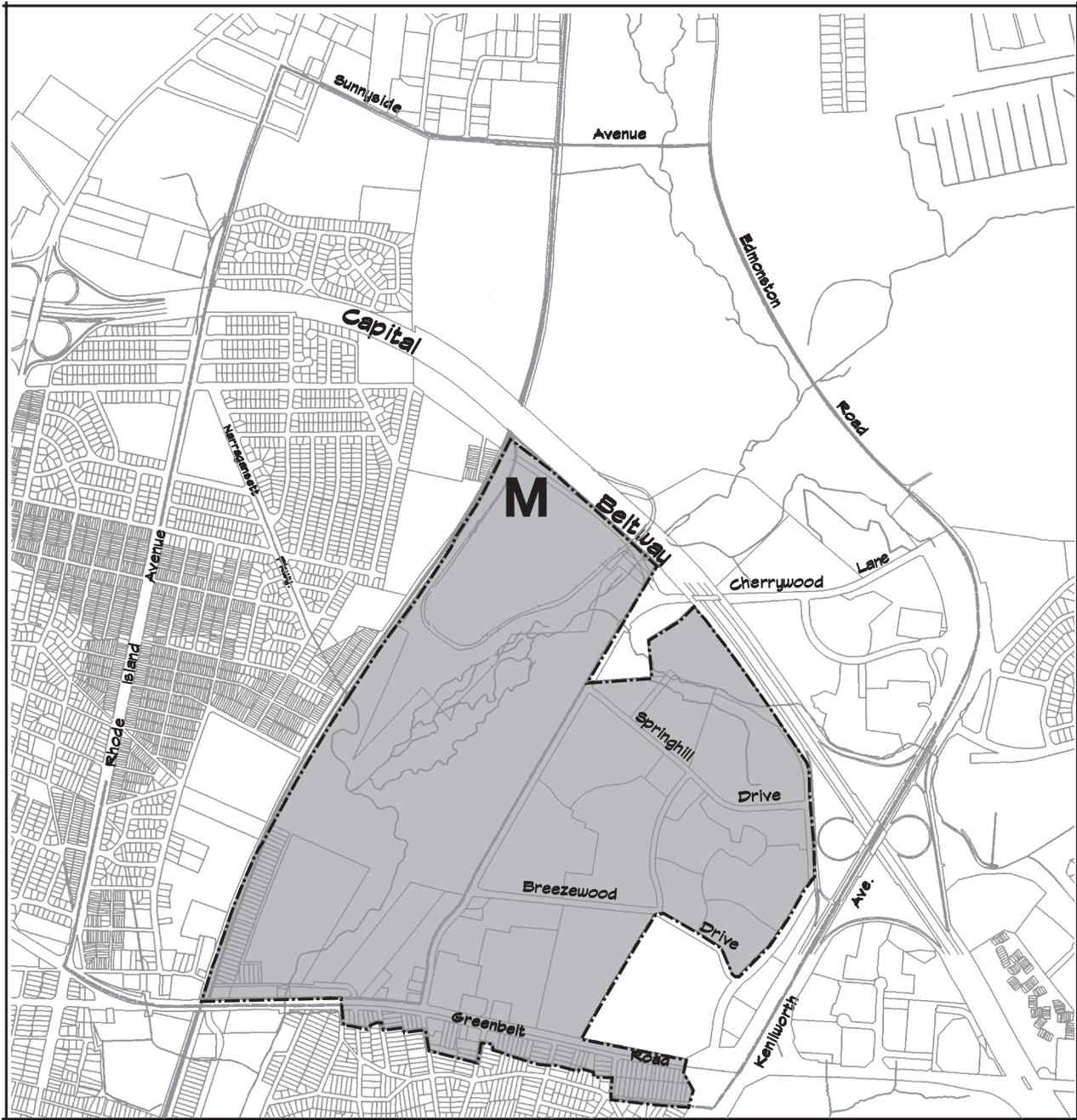
Map 25



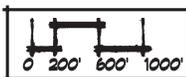
- | | | | | | |
|---|--|---|--|---|--|
|  | R-O-S Zone
(Reserved Open Space) |  | R-18 Zone
(Multifamily Medium Density Residential) |  | M-X-T Zone
(Mixed Use - Transportation Oriented) |
|  | O-S Zone
(Open Space) |  | C-O Zone
(Commercial Office) |  | I-1 Zone
(Light Industrial) |
|  | R-R Zone
(Rural Residential) |  | C-A Zone
(Ancillary Commercial) |  | I-2 Zone
(Heavy Industrial) |
|  | R-55 Zone
(Single-Family Detached Residential) |  | C-S-C Zone
(Commercial Service Center) |  | D-D-O Zone
(Development District Overlay) |
| | | | |  | Proposed Connector Road |



Approved Zoning



 DDOZ Boundary
GMAS - 1 (Superimpose DDO)



DDOZ Boundary

Map 27 

SECTOR-WIDE PROPOSALS

This SMA recommends that a Development District Overlay Zone (DDOZ) be applied in three sector plan subareas to achieve the plan's vision and the Land Use Concept described in the sector plan. A legislation bill (CB-8-2000) for establishing a Development District Overlay Zone category was approved in 2000.

The Development District Overlay Zone is intended to ensure that the development of land in a designated development district meets the goals established for the district in a Master Plan, Master Plan Amendment or Sector Plan, and takes advantage of unique opportunities presented by the district. Development districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas which are subject of development recommendations in a Master Plan, Master Plan Amendment or Sector Plan. The DDOZ is a mapped zone which is superimposed by a Sectional Map Amendment (SMA) over other zones in a designated development district, and may modify development requirements within the underlying zones. **In the DDOZ, new development is generally subject to the approval of a detailed site plan by the Planning Board.** Detailed site plans are reviewed for compliance with development standards approved in a SMA, standards which conform generally to recommendations in the Master Plan, Master Plan Amendment, or Sector Plan.

This SMA recommends that the DDOZ be superimposed over the current zones or proposed underlying zones in the Core Area, Springhill Lake, and Greenbelt Road/Beltway Plaza to create the development review standards needed to implement the sector plan goals, concepts and standards. All development under the DDOZ, except as noted below, will be subject to Planning Board review and approval of Conceptual and Detailed Site Plans.

The development standards for the three subareas can be found in the Development District Standards section.

DDOZ Applicability—See the Development District Standards section

SUBAREA PROPOSALS

Core Area—The DDOZ is recommended for the entire Core Area. Also, the SMA recommends rezoning the existing underlying zones, I-2, I-1 and R-P-C/R-R, to the M-X-T Zone for the Core Area, except for those in Beltway Plaza West and the properties south of Branchville Road. The M-X-T Zone conforms to the sector plan's recommendations of mixed-use development for the Core Area. The SMA

recommends that the properties south of Branchville Road be retained or rezoned from I-1 to C-S-C. For a detailed listing of allowable uses in the Core Area, see the Uses Permitted List. For design standards see the Development District Standards section.

Council Bill #47 (CB-47-2000) was adopted by the District Council on July 25, 2000. This zoning text amendment would allow a Metro Planned Community with high-quality main street retail shopping and entertainment uses in the I-2 and M-X-T Zones. The minimum acreage of a Metro Planned Community is 150 acres and must be abutting an existing mass transit rail station site operated by WMATA. The properties in the Core Area, including the WMATA and Smith properties, if assembled into a package of no less than 150 acres, would meet these criteria.

Springhill Lake—The DDOZ is recommended for the Springhill Lake community, including the existing office uses west of Edmonston Road. The existing underlying zones, R-18, C-O and C-A are, however, retained.

Under the existing R-18, C-A and C-O Zones, new development or redevelopment in Springhill Lake may be subject to the Conceptual Site Plan review under the Development District Overlay Zone (see the applicability section of the Development District Standards). The plan retains the R-18 and C-A Zones for Springhill Lake. The DDOZ is recommended for the Springhill Lake community, including the existing office uses on Edmonston Road. The plan's recommendation to redevelop Springhill Lake into a compact, transit-oriented village with pedestrian- and bicycle-friendly linkages to the Greenbelt station and other Sector Plan Area destinations is a long-range proposal. It is expected that changes to the underlying zones may be necessary to implement the plan concept and development standards. Changes to the underlying zones in conformance with the plan concept are viewed as in accordance with the plan recommendation. The plan recommends that the current density be maintained for future redevelopment of the Springhill Lake Apartments. The plan's Design Standards are only applicable when the redevelopment of Springhill Lake occurs.

For design standards, see the Development District Standards section.

Greenbelt Road Commercial Corridor and Beltway Plaza—The DDOZ is recommended for the Greenbelt Road commercial corridor and Beltway Plaza areas.

The underlying zones for the commercial establishments along Greenbelt Road, excluding Beltway Plaza and Beltway Plaza West, are recommended to be retained in the C-O and

C-S-C Zones. Beltway Plaza and Beltway Plaza West are recommended to be rezoned from I-1 to C-S-C to reflect its current commercial uses.

The sector plan contains specific concepts and standards for this corridor which will be implemented through Conceptual and Detailed Site Plan review as recommended under the DDOZ. For a detailed listing of allowable uses in the Greenbelt Road corridor and Beltway Plaza, see the Uses Permitted List.

For design standards, see the Development District Standards section.

North College Park—The existing zoning for all properties within this subarea shall be retained. The existing C-S-C, I-1 and I-2 Zones in the Branchville Industrial Park shall be retained.

A 40-foot-wide by 150-foot-long access road, from 51st Avenue to the Stone Industrial Company, shall be rezoned from R-55 to I-2 to permit lawful commercial access to the existing Stone Industrial Company; the balance of the property shall be retained in the I-2 and R-55 Zones.

Capital Office Park and Federal Courthouse—

The existing zoning for all the properties within this subarea shall be retained.

USDA/BARC Office Complex and Other Federal Properties —The existing zoning for all properties within this subarea shall be retained.

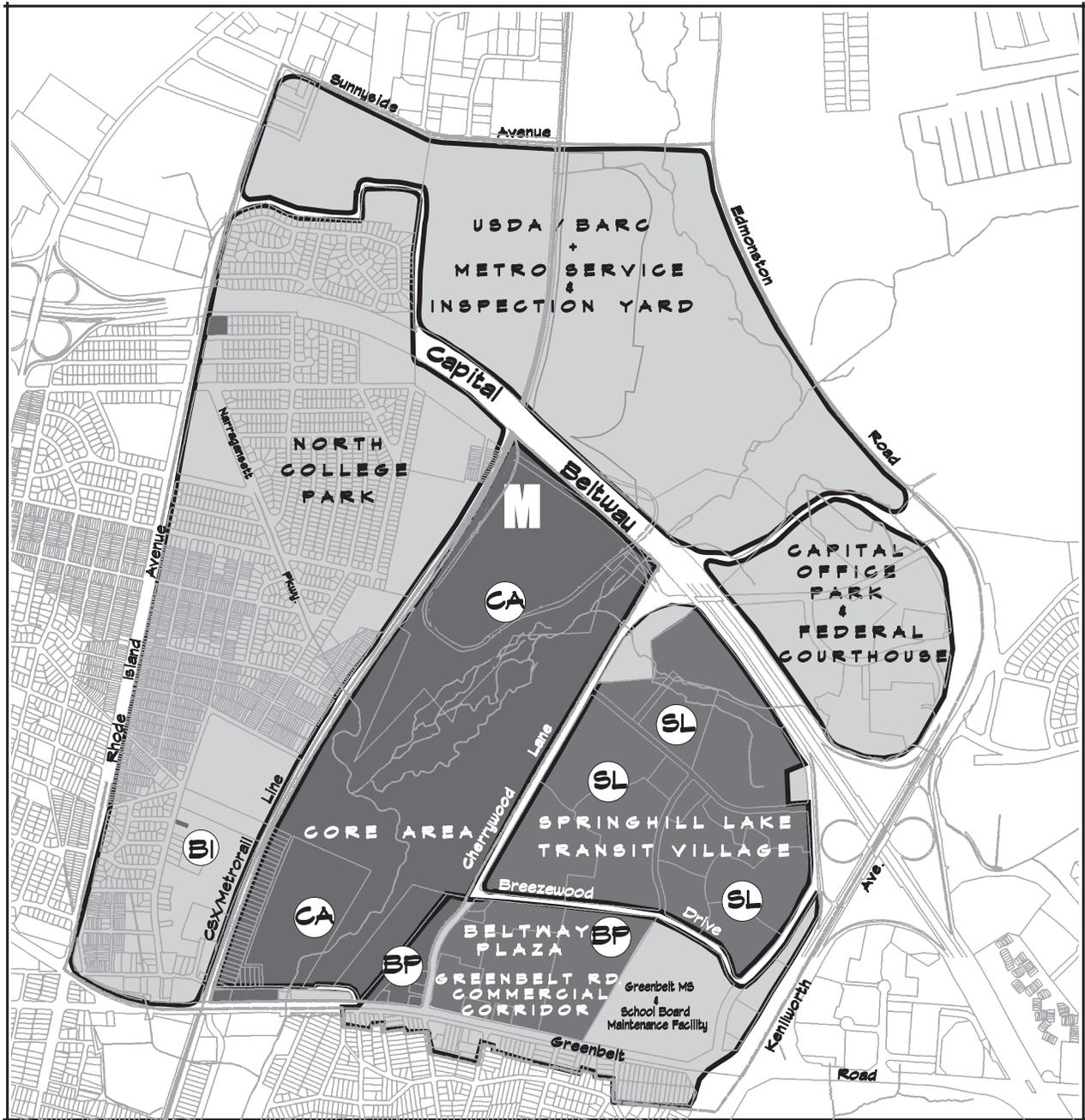
COMPREHENSIVE REZONING CHANGES

The proposed SMA includes nine zoning changes to the existing zoning and will result in a new zoning inventory (Table 6). Specific proposed zoning changes are shown on individual subarea maps (Maps 28-35) and described in the accompanying Table 7. Table 7 contains a column entitled Pending ZAP, which indicates pending Zoning Application Petitions (ZAP). No zoning applications were pending during this SMA process. The page-size zoning change maps and the proposed SMA zoning proposal shown on the plan maps are included in this report for illustrative purposes only. The 1 inch = 200 feet scale zoning maps will represent the official zoning boundaries once the SMA is adopted.

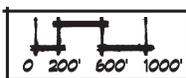
**Table 6
Existing and Approved Underlying Zoning Inventory
(In acres)**

Zone	Existing Zoning	Net Change	Approved Zoning
R-O-S	299.31	0.00	299.31
O-S	100.30	0.00	100.30
R-R	67.58	-2.09	65.49
R-55	311.41	-0.76	310.65
R-18	165.21	0.00	165.21
C-A	2.12	0.00	2.12
C-O	84.56	0.00	84.56
C-S-C	36.37	+70.74	107.11
C-1	0.90	-0.90	0.00
I-1	70.83	-69.33	1.50
I-2	275.97	-250.62	25.35
M-X-T	0.00	+258.40	258.40
R-R/R-P-C	5.44	-5.44	0.00
Subtotal	1,420.00	0.00	1,420.00
Rights-of-way	226.00	0.00	226.00
TOTAL	1,646.00		1,646.00

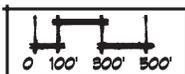
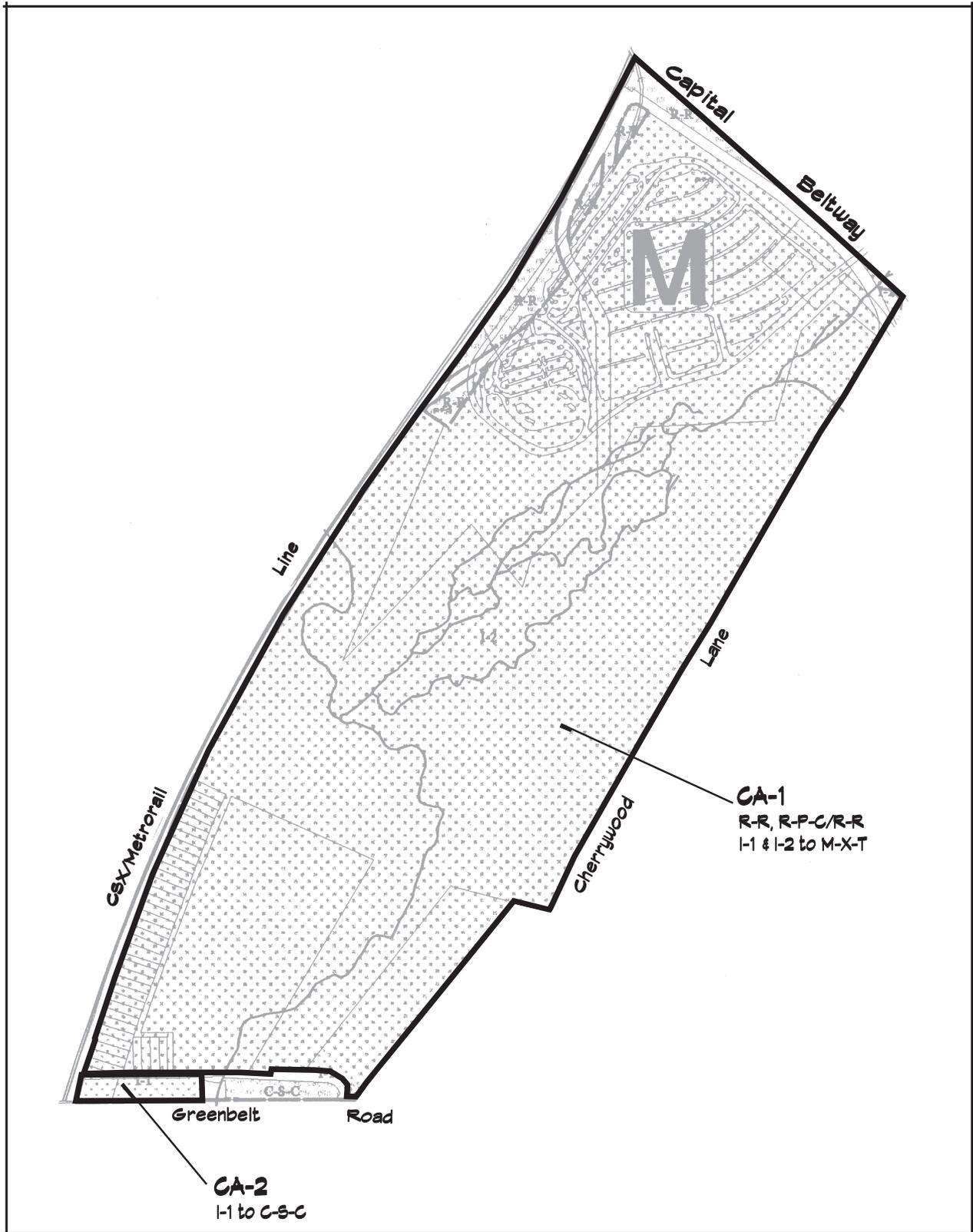
Source: M-NCPPC, December 2000



-  Approved Zoning Change
-  Existing Zoning to Remain



SMA Subareas

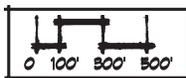


Core Area (CA) SMA

Map 29



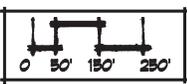
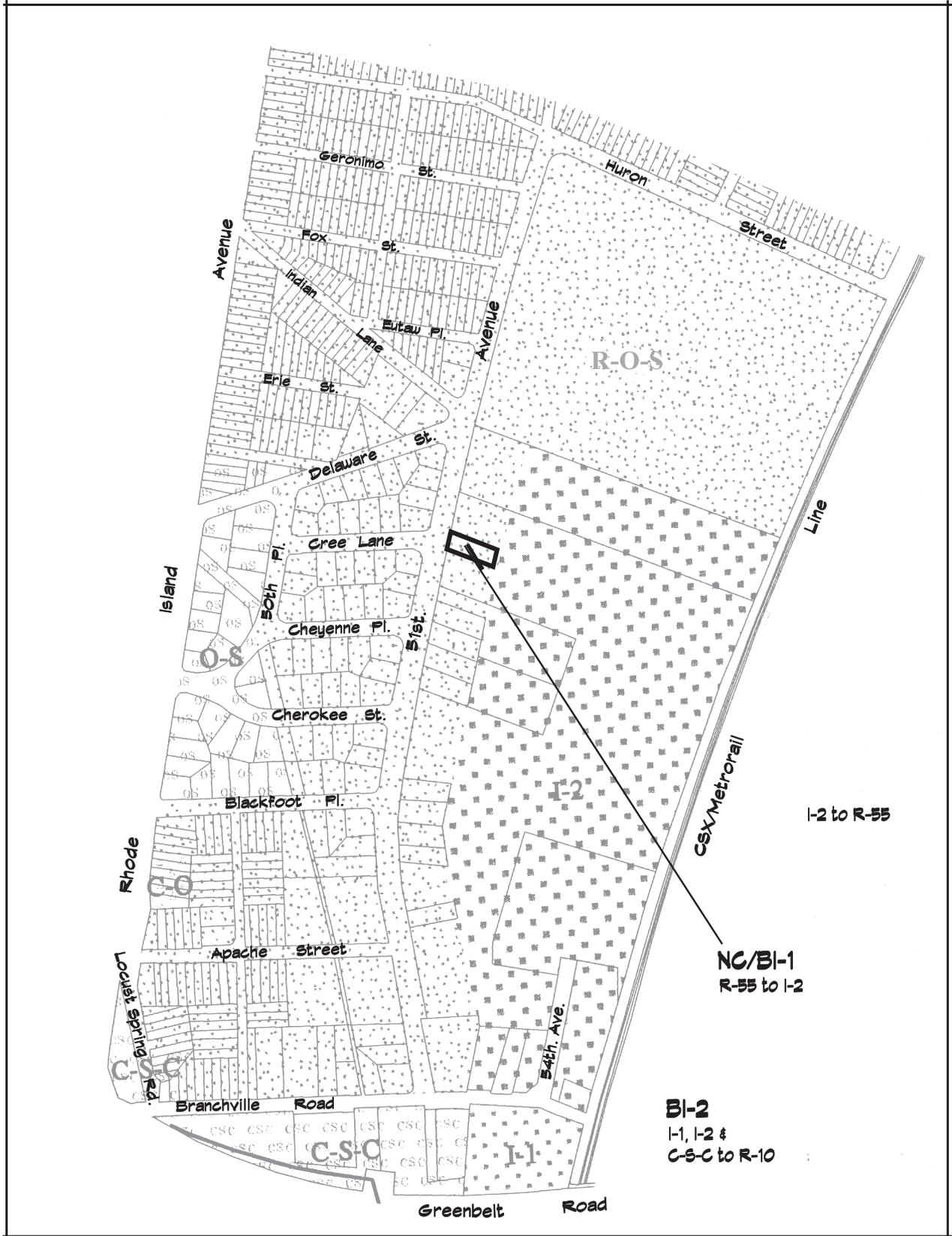
No underlying zoning change



Springhill Lake (SL) SMA

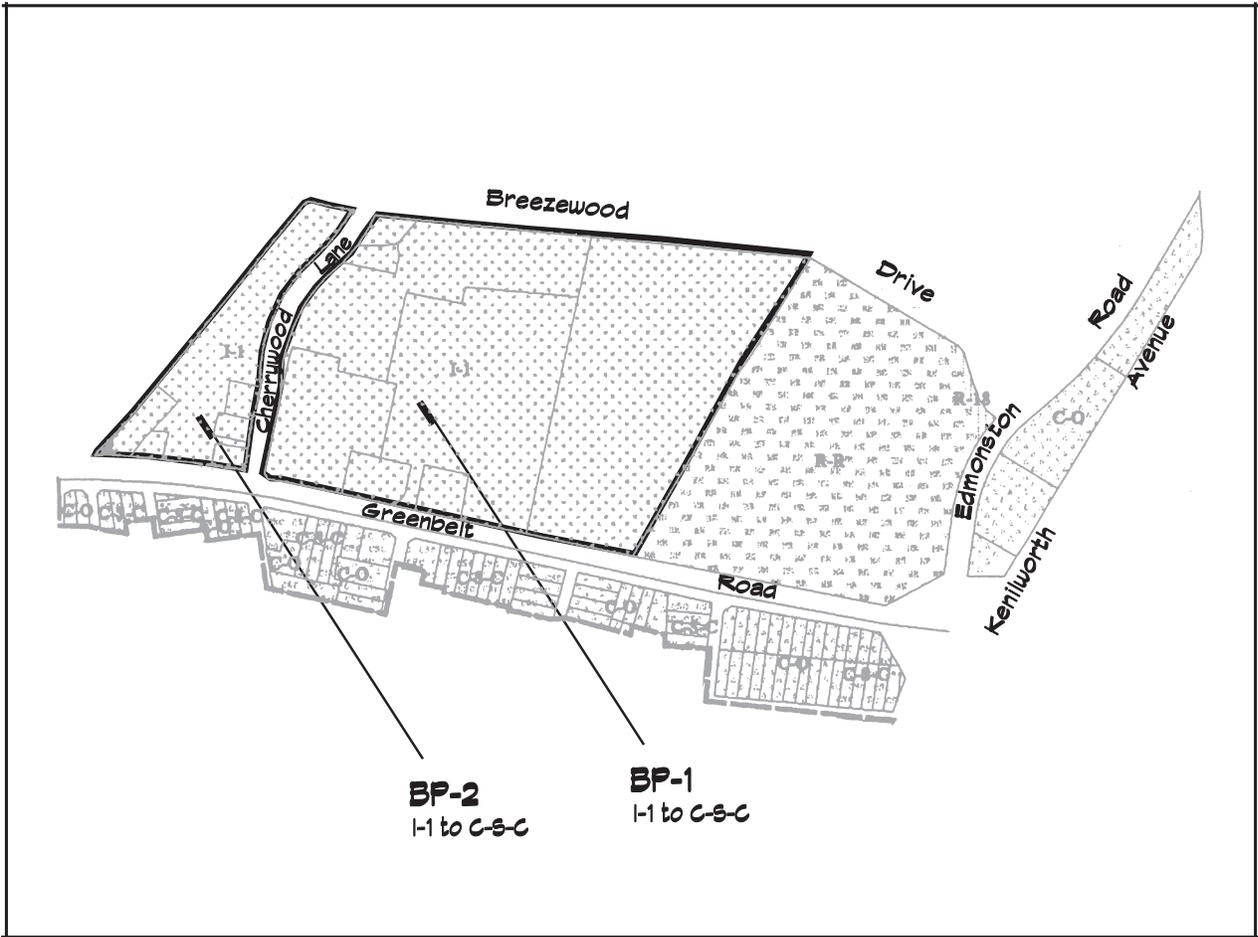
Map 30

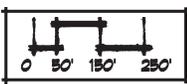
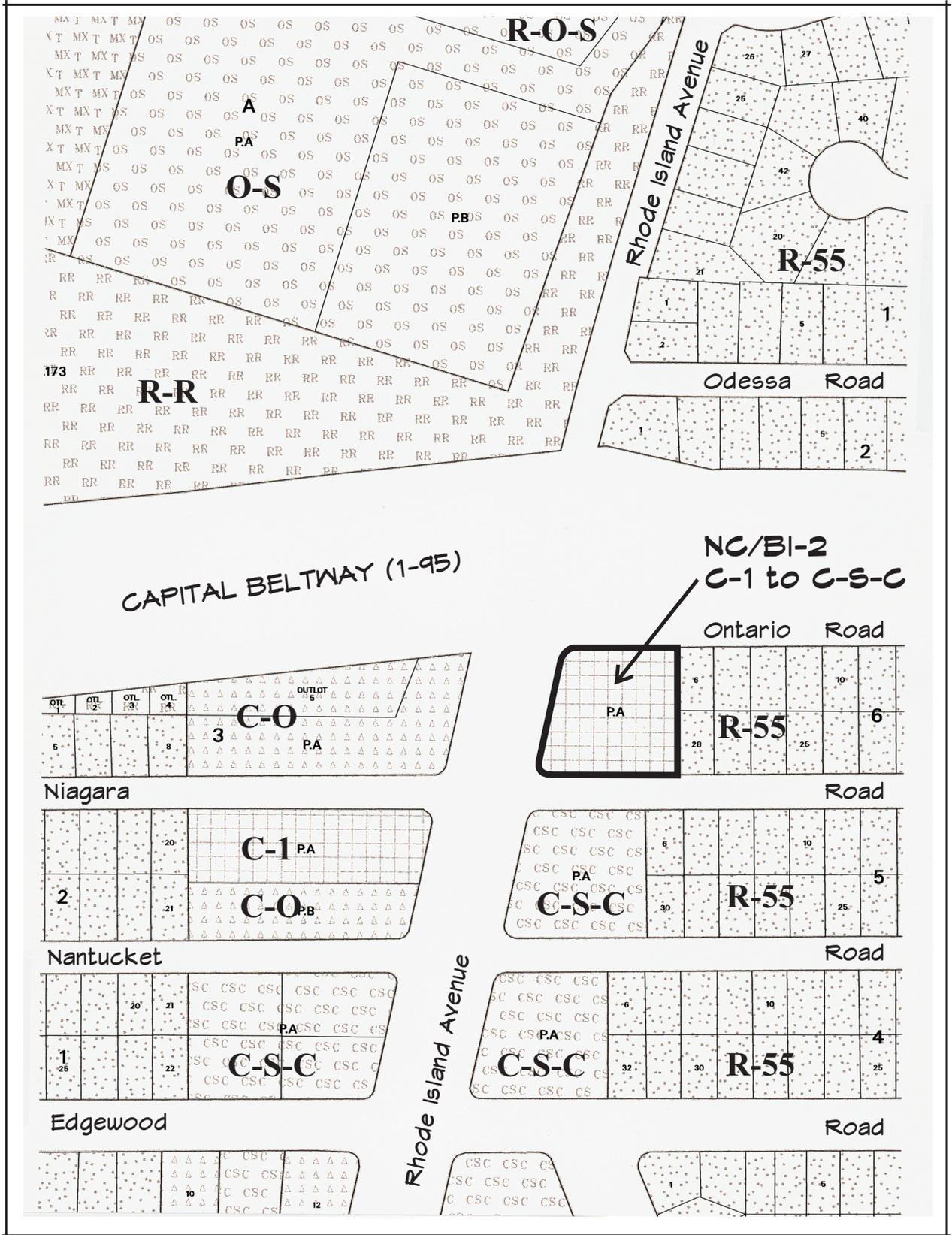


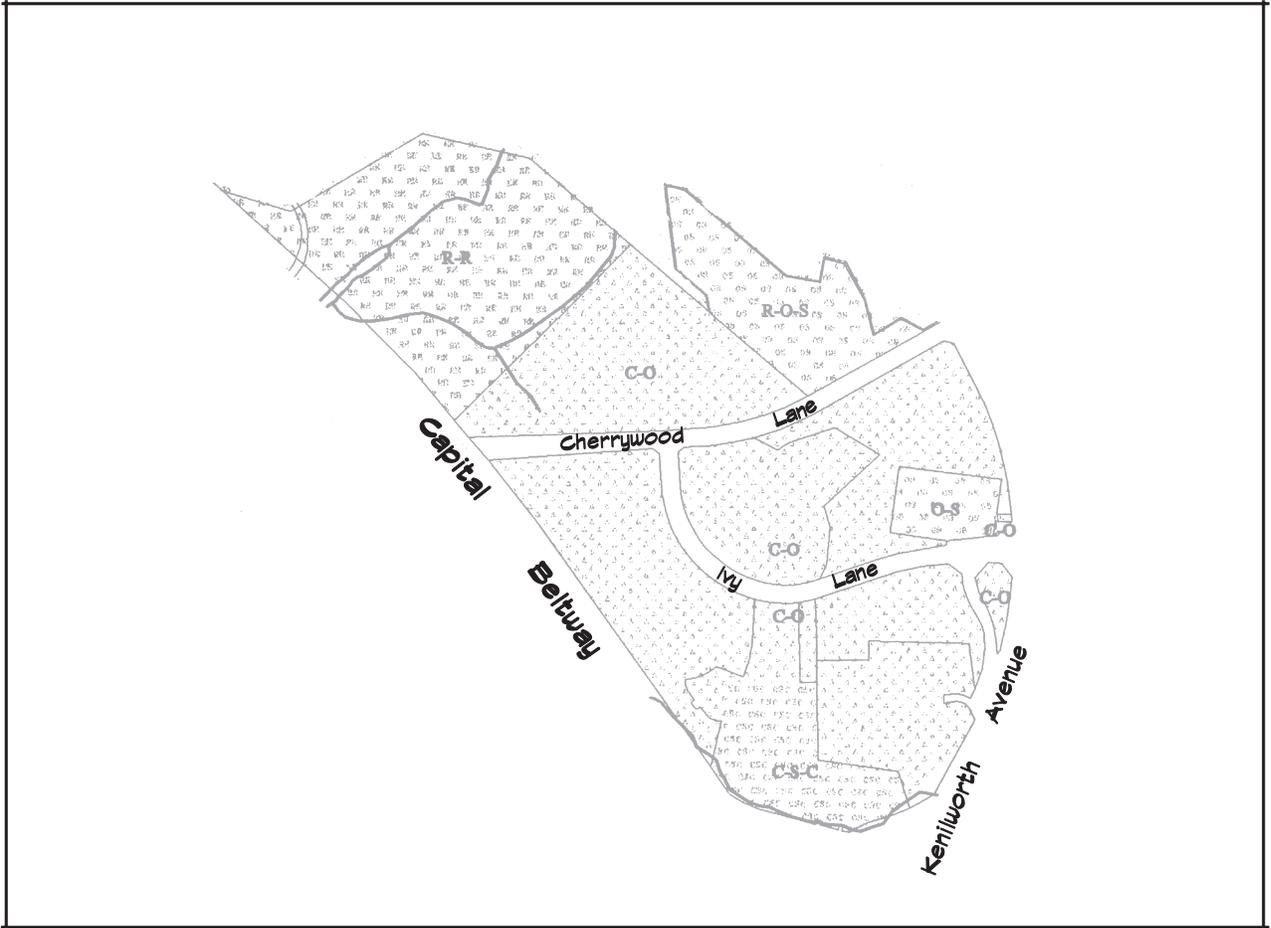


N. College Park/Branchville Industrial (NC/BI-1) SMA

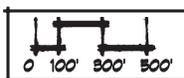
Map 31







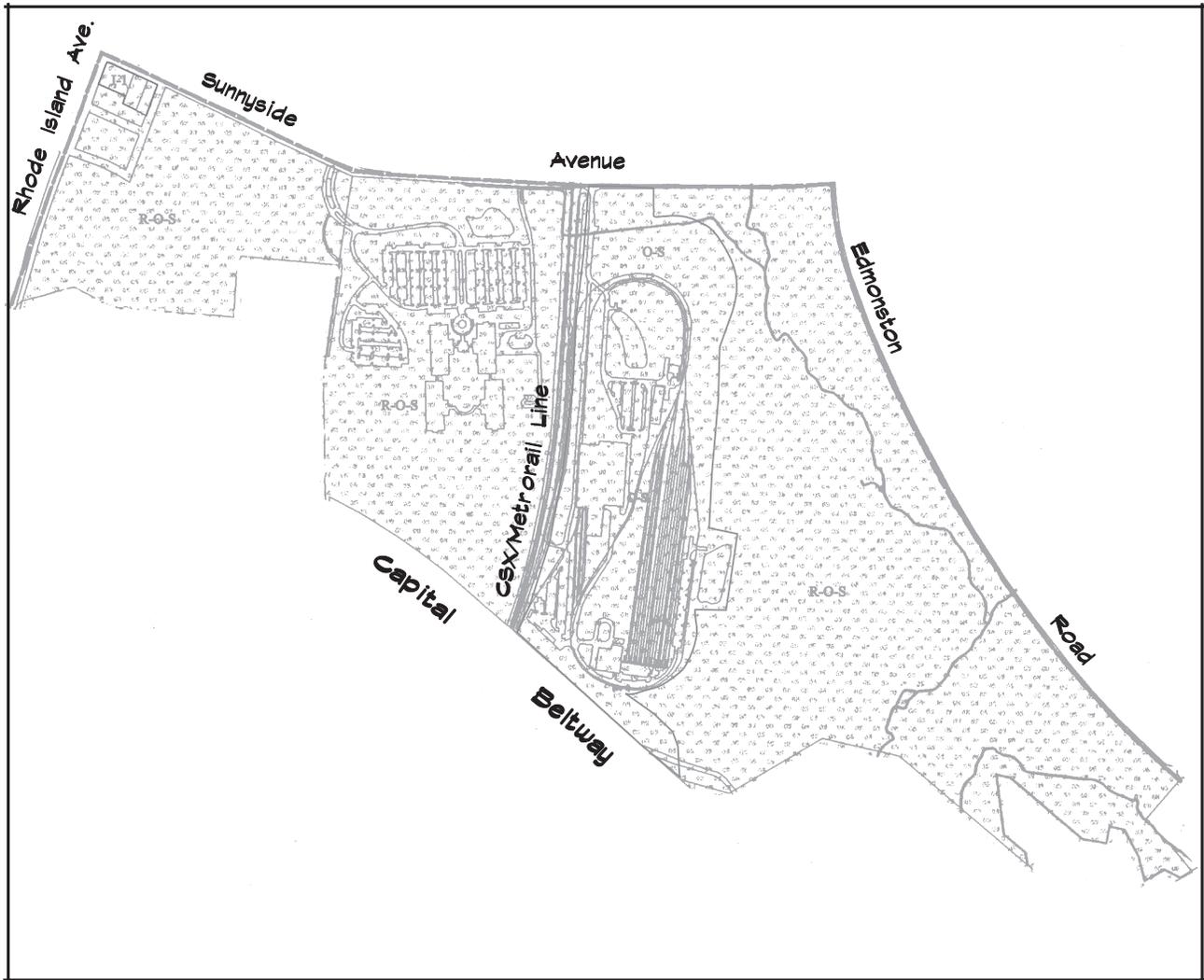
No Zoning Change Proposed



Capital Office Park & Fed. Courthouse (SMA)

Map 34





No Zoning Change Proposed

Table 7
Approved Zoning Changes
Greenbelt Metro Sector Plan Area

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
GMAS-1 Greenbelt Metro Area Sector	Superimpose D-D-O	584.90± ac.	SMA	05/01/90	-	210NE5 210NE6 211NE5 211NE6 212NE5 212NE6 213NE5 213NE6

Use and Location:

All properties within the Core Area, Springhill Lake Transit Village, Branchville Industrial Park and vicinity, Greenbelt Road Corridor/Beltway Plaza are superimposed with the D-D-O Zone. For boundary see the DDOZ boundary map.

CA-1 Core Area	R-R, R-P-C/R-R, I-1 & I-2 to M-X-T	258.40± ac.	SMA	05/01/90	-	210NE5 211NE5 212NE5
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Use and Location:

Sand and gravel processing plant, a metal scrap shop and other industrial uses; the site is surrounded by the Beltway to the north, the CSX/Metro railroad tracks to the west, Cherrywood Lane and the Beltway Plaza West property to the east and Branchville Road to the south. (Tax Map 25, Grids F3, F4, Subdivision 3103, Lots 1-41, Parcel 146; Tax Map 26, Grids A2, B2, A3, B3, A4, Subdivisions 8995, Lots A-1, B-1, C-1, D-1, Parcels 11, 19, 20, 39, 84 and 90.)

Discussion:

The M-X-T Zone is recommended in accordance with the sector plan recommendation for a mixed-use multimodal development in the vicinity of the Greenbelt station.

CA-2 Core Area	I-1 to C-S-C	1.70± ac.	SMA	05/01/90	-	210NE5 211NE5
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Use and Location:

Construction equipment storage yards, paint shop and miscellaneous offices located on the south side of Branchville Road and north side of Greenbelt Road (Tax Map 25, Grid F4, Parcels 86, p/o 87, 171.)

Discussion:

These individual properties are too small to include mixed uses and are not likely to be integrated with the Smith Property recommended for the M-X-T Zone. The C-S-C Zone is recommended in accordance with the sector plan recommendation of phasing out existing industrial uses in the Core Area. The C-S-C Zone is consistent with the existing zoning C-S-C for the gas station and the bank east of these properties.

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
NC/BI-1 Branchville Industrial Park	R-55 to I-2	0.14 ± ac. (A strip 40' wide by 150' long)	SMA	05/01/90	-	211NE5

Use and Location:

Access road to the Stone Industrial Company from 51st Avenue. (Tax Map 25, Grid F3, Subdivision 7752, Lot 2.)

Discussion:

The I-2 Zone is recommended to eliminate any zoning issues dealing with the access road and to permit lawful commercial/industrial access to the Stone Industrial Company.

NC/BI-2 North College Park/ Branchville Industrial Park	C-1 to C-S-C	0.90	SMA	05/01/90	-	212NE5
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Use and Location:

Commercial uses located at the southeast quadrant of the Beltway/Rhode Island Avenue intersection, also known as 10001 and 10005-10013 Rhode Island Avenue

Discussion:

The C-S-C Zone is recommended to correct a zoning map error.

BP-1 Beltway Plaza	I-1 to C-S-C	56.31 ± ac.	SMA	05/01/90	-	210NE5 211NE5
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Use and Location:

Shopping mall and freestanding retail establishments on the north side of Greenbelt Road between Cherrywood Lane and the school bus lot and commercial properties on the west side of Cherrywood Lane east of sand and gravel and metal scrap operations. (Tax Map 26, Grids A4, B4, Subdivisions Beltway Plaza 4599, 4085, 5572, 7388, 7590, 8462, Parcels 85, 86; Tax Map 34, Grids A1, B1, Subdivisions 4599, 7590.)

Discussion:

The C-S-C Zone is recommended in accordance with the sector plan recommendation to reflect its current shopping center use.

BP-2 Core Area	I-1 to C-S-C	10.23 ± ac.	SMA	05/01/90		210NE5 211NE5
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Use and Location:

Existing commercial establishment known as Beltway Plaza West, including offices, a drug store, restaurants, a car wash and other retail uses on the west side of Cherrywood Lane and north of Greenbelt Road. (Tax Map 26, Grid A-4, Beltway Plaza Subdivision, Parcels "U" and "T.")

Discussion:

The C-S-C Zone is recommended in accordance with the sector plan recommendation to reflect its current retail/office uses.