

APPENDIX A

Subregion 6 Master Plan Facility Cost Estimates					
New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost	
Public Safety					
Public Safety	S	Construct planned improvements at the County Correctional Center.	Approved County FY 2009-2014 CIP Items # JT561573, JT561773, JT561673, JT561973, JT561873	\$40,670,000	
Public Safety	S	Complete renovation of the Baden Fire/EMS station, scheduled for completion in 2009.	Approved County FY 2009-2014 CIP Item # LK10420	\$2,660,000	
Public Safety	S	Complete the relocation of the Brandywine Fire/EMS station (Company 40) to the vicinity of Brandywine Road and Dyson Road. This project has construction funding in the proposed FY 2009-2014 CIP with an estimated completion date of 2011.	Approved County FY 2009-2014 CIP Item # LK510403	\$5,300,000	
Public Safety		Relocate the Marlboro Fire/EMS station (Company 20).	2008 Approved Public Safety Facilities Master Plan	TBD	
Public Safety		Relocate the Forestville Fire/EMS station (Company 23) to the vicinity of Melwood Road and MD 4.	2008 Approved Public Safety Facilities Master Plan	TBD	
Public Safety	Ongoing	Construct 19 strategic underground water tanks capable of holding 30,000 gallons of water to provide emergency water supply to areas without fire hydrants.	2008 Approved Public Safety Facilities Master Plan	TBD	
Public Safety	L	Relocate the District V police station to a shared facility with the Fire/EMS Company 45 in the vicinity of US 301 and Rosaryville Road in Subregion 6. The relocation would move the District V station to the center of its patrolling area, increasing police visibility and reduce travel times for patrol officers.	2008 Approved Public Safety Facilities Master Plan	TBD	
Public Safety	L	Relocate the Office of the Sheriff to Upper Marlboro.	2008 Approved Public Safety Facilities Master Plan	TBD	
Public Safety	L	Acquire sites for the future construction of two rural tier fire and EMS stations in Aquasco and Nottingham.	2008 Approved Public Safety Facilities Master Plan	TBD	
Schools					
Elementary School	S	Complete the new 742-seat elementary school located on the existing Dr. Henry Wise, Jr. High School campus.	Approved County FY 2009-2014 CIP Item # AC774713	\$25,583,000	
Elementary Schools (3)	L	Construct three elementary schools to accommodate population projections in the vicinity of Beechtree, Rosaryville/Croom, and Brandywine/Marlton.	1993 Approved Subregion 6 Master Plan and SMA (Beechtree site), 2009 master plan recommendation (additional sites)	TBD	
Middle School	L	Construct one middle school in Beechtree to accommodate population growth in the northern portion of the subregion.	1993 Approved Subregion 6 Master Plan and SMA	TBD	
High School	L	Construct one high school in the Cheltenham area to accommodate projected growth in Subregions 5 and 6	2009 master plan recommendation	TBD	
Libraries					
Library	L	Construct one library in the subregion to support projected population growth and service needs.		TBD	

Subregion 6 Master Plan Facility Cost Estimates

New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost
Transportation Facilities- Roads				
Road	S	Construction of 2-4 lane 70' right-of-way on Water Street (MD 717) between MD 4 and MD 725	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of 2 lane 70' right-of-way on Ring Road/Governor Oden Bowie Drive between Water Street and MD 725	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of 2-4 lane 70' right-of-way on Largo Road between E-6 and Ring Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of 2 lane 60' right-of-way on Wallace Lane between the new arterial MC-602 and Midland Turn	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of 2 lane 60' right-of-way on Tam-O-Shanter Drive between Muirfield Drive and Wallace Lane	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of 2 lane 60' right-of-way on Midland Turn between Fairhaven Road and Wallace Lane	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of 2 lane 70' right-of-way on Trumps Hill Road between Heathermore Boulevard and MD 382	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of a 2 lane 60' right-of-way on the US 301 Service Road between Frank Tippett Road and Rosaryville Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Construction of a 2-4 lane 70' right-of-way on Main Street/Marlboro Pike (MD 725) between A-61 and the new construction on Largo Road (see above)	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	S	Extension of Chrysler Way with a 2 lane 70' right-of-way between E-6 and MD 725	1993 Approved Subregion 6 Master Plan and SMA	TBD
Intersection	S	Upgrade the intersection of US 301 and Swanson Road	Approved County FY 2009-2014 CIP Item # FD669161	see item #41
Intersection	S	Upgrade the intersection of US 301 and MD 725	Approved County FY 2009-2014 CIP Item # FD669161	see item #41
Intersection	S	Upgrade the intersection of US 301 and Old Crain Highway		TBD
Intersection	S	Upgrade the intersection of MD 4 and Westphalia Rd.	Developer Funded	TBD
Intersection	S	Upgrade the intersection of MD 4 and Suitland Parkway	State CTP	TBD
Intersection	S	Upgrade the intersection of MD 4 and Dower House Rd.	1993 Approved Subregion 6 Master Plan and SMA	TBD
Intersection	S	Upgrade the intersection of MD 202 and MD 193	Developer funded	TBD
Intersection	S	Upgrade the intersection of MD 223 and Rosaryville Rd.	Developer funded, Approved County FY 2009-2014 CIP Item # FD669451	see item #38
Intersection	S	Upgrade the intersection of Rosaryville Rd. and Williamsburg Rd.	Developer Funded	TBD
Road	L	Reconstruction of Trumps Hill Road	Approved County FY 2009-2014 CIP Item # FD664001	\$2,027,000
Road	L	Reconstruction of MD 4 (including interchanges at Suitland Parkway and Dower House Road)	Approved County FY 2009-2014 CIP Item # FD666951 for adding additional lanes to MD 4 in this corridor	\$4,000,000

Subregion 6 Master Plan Facility Cost Estimates

New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost
Road	L	Reconstruction of Woodyard Road (MD 223) from Rosaryville Road to Dower House Road	Approved County FY 2009-2014 CIP Item # FD669451	\$2,625,000
Road	L	Construction of 6-8 lane 300' right-of-way (2 additional proposed lanes) on MD 4 from the Capital Beltway to Anne Arundel County	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 6-8 lane 300' right-of-way (including transit ROW) on MD 5 from the Capital Beltway to Charles County	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4-8 lane 300-450' right-of-way on US 301 from the US 50 to Charles County	Approved County FY 2009-2014 CIP Item # FD669161, 1993 Approved Subregion 6 Master Plan and SMA	\$24,000,000
Road	L	Construction of 4-8 lane 150-200' right-of-way on Largo Road (MD 202) between the Capital Beltway and MD 4	2009 Preliminary Master Plan of Transportation	TBD
Road	L	Construction of 4-6 lane 120' right-of-way on White House Road between the Capital Beltway and MD 4	1994 Melwood Westphalia Master Plan and SMA	TBD
Road	L	Construction of 4-6 lane 150' right-of-way on Ritchie-Marlboro Road between White House Road and MD 4	1994 Melwood Westphalia Master Plan and SMA	TBD
Road	L	Construction of 4-6 lane 120' right-of-way on Dower House Road between MD 4 and Foxley Road	1994 Melwood Westphalia Master Plan and SMA	TBD
Road	L	Construction of 4-6 lane 120-150' right-of-way on Woodyard Road (MD 223) between MD 4 and MD 5	1994 Melwood Westphalia Master Plan and SMA	TBD
Road	L	Construction of 4 lane right-of-way on US 301 between Oak Grove Road and MD 4	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2-4 lane 100' right-of-way on a new arterial (MC-602) between Croom Road and US 301	2009 Preliminary Master Plan of Transportation	TBD
Road	L	Construction of 4 lane 120' right-of-way on Oak Grove Road/Leeland Road between MD 193 and US 301	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 120' right-of-way on Heathermore Boulevard between the new arterial MC-602 and Lake Mariton Boulevard (C-611)	2009 Preliminary Master Plan recommendation	TBD
Road	L	Construction of 2-4 lane 80' right-of-way on Brown Station Road between Old Marlboro Pike and White House Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Old Crain Highway between the new arterial MC-602 and Marlboro Pike	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Old Marlboro Pike between Woodyard Road (MD 223) and Brown Station Road	1994 Melwood Westphalia Master Plan and SMA	TBD
Road	L	Extension of William Beanes Road with the construction of 2-4 lane 80' right-of-way between Old Crain Highway and MD 223	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Osborne Road (relocated) between the new arterial MC-602 and MD 223	1993 Approved Subregion 6 Master Plan and SMA	TBD

Subregion 6 Master Plan Facility Cost Estimates

New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost
Road	L	Construction of 4 lane 80' right-of-way on Rosaryville Road between the new arterial MC-602 and MD 223	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Duley Station Road between the new arterial MC-602 and MD 382	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Surratts Road between Frank Tippett Road and Brandywine Road (Subregion 5)	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Frank Tippett/Cherry Tree Crossing Roads between Rosaryville Road and A-63 (Subregion 5)	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Lake Marilton Boulevard between Duley Station Road and Heathermore Boulevard	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 4 lane 80' right-of-way on Grandhaven Avenue between the new arterial MC-602 and Heathermore Boulevard	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2-4 lane 80' right-of-way on Brandywine/Aquasco Road (MD 381) between Charles County and Subregion 5	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Extension of Dille Drive with construction of a 2-4 lane 80' right-of-way between Ritchie Marlboro Road and Brown Station Road.	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2-4 lane 80' right-of-way on Croom Road (MD 382) between the new arterial MC-602 and Charles County	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on North Keys Road between MD 381 and Molly Berry Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2-4 lane 80' right-of-way on Cedarville Road between MD 381 and the arterial A-63 (Subregion 5)	2009 Preliminary Master Plan of Transportation	TBD
Road	L	Construction of 2 lane 80' right-of-way on Candy Hill Road between MD 382 and Molly Berry Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on Baden-Westwood/Westwood/Bald Eagle School Road between MD 381 and MD 382	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on Molly Berry Road between MD 382 and Candy Hill Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on Eagle Harbor Road between MD 381 and Trueman Point Road	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on Doctor Bowen Road between MD 381 and Charles County	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on Horsehead Road between MD 381 and Charles County	1993 Approved Subregion 6 Master Plan and SMA	TBD
Road	L	Construction of 2 lane 80' right-of-way on Cross Road Trail between Frank Tippett/Cherry Tree Crossing Roads (see above) and North Keys Road	1993 Approved Subregion 6 Master Plan and SMA	TBD

Subregion 6 Master Plan Facility Cost Estimates					
New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost	
Road	L	Construction of 4 lane 80' right-of-way on Marlboro Pike between MD 223 and Dower House Road	1994 Melwood Westphalia Master Plan and SMA	TBD	
Interchange	L	MD 4 at MD 223	1994 Melwood Westphalia Master Plan and SMA	TBD	
Interchange	L	MD 4 at Ritchie-Marlboro Road	1994 Melwood Westphalia Master Plan and SMA	TBD	
Interchange	L	MD 4 at US 301 relocated (F-10)	1994 Melwood Westphalia Master Plan and SMA	TBD	
Interchange	L	Rosaryville Road at US 301 relocated (F-10)	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Transportation Facilities- Trails					
Trail	S	Develop multi-use Collington Branch Stream Valley Trail from MD 214 to Upper Marlboro (approved, not built)	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop multi-use Charles Branch Stream Valley Trail from Dower House Road to Patuxent River	1993 Approved Subregion 6 Master Plan and SMA, 1994 Melwood Westphalia Master Plan and SMA	TBD	
Trail	L	Develop multi-use Chesapeake Beach Railroad ROW Trail from Subregion 3 to Patuxent River via Upper Marlboro	Approved County FY 2009-2014 CIP Item # EC061055 for 120 ft pedestrian/bicycle bridge over a tributary of Western Branch northwest of the Town of Upper Marlboro, 1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop multi-use Dower House Branch Stream Valley Trail to preserve equestrian access to Rosaryville State Park from surrounding communities	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop multi-use Mattaponi Trail (Mattaponi Creek) from Old Indian Head Rd to Merkle WMA	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop multi-use Piscataway Creek Stream Valley Trail connecting to Subregion 5 Charles Branch Trail	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Connect hiker-equestrian Western Branch Stream Valley Trail to the Equestrian Center	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop hiker-equestrian Black Creek Swamp Trail connecting Baden Elementary School to Patuxent River	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop hiker-equestrian Tom Walls Branch Trail connecting MD 382 to Letcher Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Trail	L	Develop hiker-equestrian Rock Creek Trail connecting MD 381 to Patuxent River	1993 Approved Subregion 6 Master Plan and SMA	TBD	
Pedestrian/Bicycle	L	Provide continuous sidewalks and bicycle compatible road improvements on Dowerhouse Rd from MD 4 to MD 223	1994 Melwood Westphalia Master Plan and SMA	TBD	
Pedestrian/Bicycle	L	Provide continuous sidewalks and bicycle compatible road improvements on Rosaryville Rd from MD 223 to US 301	1993 Approved Subregion 6 Master Plan and SMA	TBD	

Subregion 6 Master Plan Facility Cost Estimates

New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost
Pedestrian/Bicycle	L	Provide continuous sidewalks and bicycle compatible road improvements on Frank Tippet Rd from Rosaryville Road to US 301	1993 Approved Subregion 6 Master Plan and SMA	TBD
Pedestrian/Bicycle	L	Provide continuous sidewalks and bicycle compatible road improvements on South Osborne Rd from Marlboro Pike to US 301	2009 Preliminary Master Plan of Transportation	TBD
Pedestrian/Bicycle	L	Provide shared-use sidepaths or wide sidewalks on Brown Station Road from Old Marlboro Pike to White House Road.	2009 Preliminary Master Plan of Transportation	TBD
Pedestrian/Bicycle	L	Provide continuous sidewalks and bicycle compatible road improvements in the Aquasco Community along: MD 381 from Edwards Place to Orme Road, Baden-Westwood Road from MD 381 to St Phillips Church, and Horsehead Road from Orme Road to Baden-Westwood Road.	2009 master plan recommendation	TBD
Pedestrian/Bicycle	L	Provide shared-use sidepaths or wide sidewalks on MD 223 from MD 4 to Rosaryville Road.	1994 Melwood Westphalia Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Aquasco Road (MD 381) from US 301 to Charles County line	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Croom Road (MD 382) from US 301 to MD 381	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Croom Station Rd from Old Crain Hwy to MD 382	2009 master plan recommendation	
Bicycle	L	Provide bicycle compatible road improvements on Croom Airport Rd from MD 382 to Jug Bay Park	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on St. Thomas Church Rd from MD 382 to Fenno Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Nottingham Rd from MD 382 to Watershed Dr	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Tanyard Rd from MD 382 to Watershed Dr	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Fenno Rd from St. Thomas Church Rd to Nottingham Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Candy Hill Rd from Molly Berry Rd to Nottingham Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Baden-Naylor Rd from MD 381 to MD 382	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Baden-Westwood Rd from MD 381 to MD 382	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on North Keys Rd from MD 381 to Molly Berry Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD

Subregion 6 Master Plan Facility Cost Estimates				
New/Existing	Short (S)/ Long (L) Term	Location and Description	County CIP/State CIP	Estimated Cost
Bicycle	L	Provide bicycle compatible road improvements on Molly Berry Rd from MD 382 to Baden-Naylor Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Van Brady Rd from Old Indian Head Rd to Molly Berry Rd	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Cedarville Rd from US 301 to MD 381	1993 Approved Subregion 6 Master Plan and SMA	TBD
Bicycle	L	Provide bicycle compatible road improvements on Duley Station Rd from MD 382 to Wallace Ln	1993 Approved Subregion 6 Master Plan and SMA	TBD
Parks and Recreation				
Park	S	50-acre addition to the approximately 14 acres of park land acquired from the Winshire development	1994 Melwood Westphalia Master Plan and SMA	TBD
Park	S	160-acre community park on the east side of Ritchie Marlboro Road.	1994 Melwood Westphalia Master Plan and SMA	TBD
Park	S	30-acres for a neighborhood park north of Charles Branch.	1994 Melwood Westphalia Master Plan and SMA	TBD
Park	S	28-acre addition to Windsor Park Neighborhood Playground.	1994 Melwood Westphalia Master Plan and SMA	TBD
Park	S	50-acre community park west of Frank Tippet Road, adjoining Dower House Pond Branch and Piscataway Creek	1993 Approved Subregion 6 Master Plan and SMA	TBD
Park	S	Eight-acre Marlton Middle School/Park.	1993 Approved Subregion 6 Master Plan and SMA	TBD
Park/Trail	on going	Additional interpretative signage and boat launch improvements for kayaks and canoes for the Patuxent River Water Trail or blueway.	2009 master plan recommendation	TBD
Park	L	25-acres for a neighborhood park and trailhead southeast of Ritchie-Marlboro and White House Road.	1994 Melwood Westphalia Master Plan and SMA	TBD
Park	L	100-acre parcel within Beechtree (northern part) with potential access from Town Farm Road.		TBD
Park	L	100-acre park located on both sides of Brown Station Road just south of the landfill.		TBD
Park	L	30-acre community park north of Osborne Road.	1993 Approved Subregion 6 Master Plan and SMA	TBD
Park	L	Two-to-three acre addition to Melwood Community Pond.	1993 Approved Subregion 6 Master Plan and SMA	TBD
Park	L	150-acre Lake Marlton Community Park.	1993 Approved Subregion 6 Master Plan and SMA	TBD
Facility	L	New community center to serve Rosaryville, Marlton, and Melwood.	2009 master plan recommendation	TBD
Facility	L	Expansion to the Baden Community Center.	Approved County FY 2009-2014 CIP Item # EC091166	\$1,300,000
Waste Management				
Rural Convenience Centers	S	Improvements to Brown Station Road and Missouri Avenue Convenience Centers, as well as construction of a new center in the southeastern portion of Subregion 6, exact location to be determined.	Approved County FY 2009-2014 CIP Item #NX541135	\$5,450,000

OFFICIAL PLAN AMENDMENT-MARLTON

WHEREAS, the Marlton Planned Community (Marlton) was created in 1969 by the County Commissioners of Prince George's County, sitting as the District Council for the Maryland-Washington Regional District, in Prince George's County through the approval of Zoning Map Amendment A-6696-C which approved the Marlton R-P-C Zone with an Official Plan, various other plans and a text entitled Marlton Justification Statement providing for an overall density of 6192 various types of dwelling units, commercial space, and facilities; and

WHEREAS, in 1985 Lake Marlton Limited Partnership (LMLP) purchased most of the undeveloped portion of Marlton as reflected on a color-coded document entitled "Proposed Official Plan - Marlton R-P-C Zone", attached hereto, which accurately reflects the existing and proposed developments of the land owned by LMLP.

WHEREAS, Marlton is commonly known as West and East Marlton (Sections 18 - 34) with the dividing boundary generally being the PEPCO power line/CSX&T rail line; and

WHEREAS, West Marlton was developed by various developers and not solely by LMLP or other related entities; and

WHEREAS, the LMLP developed part of West Marlton, the golf course, and portions of the Town Center via several preliminary plans, detailed site plans and corresponding official plan amendments; and

WHEREAS, a portion of East Marlton was subject to a rezoning filed by the applicant and subsequently approved by the District Council via ZMA A-9730-C and A-9731-C. The property subject to ZMA A-9730-C and A-9731-C was described as approximately 431.5 acres of land, in the R-P-C (R-10, R-R, R-T, R-80, R-18 and C-1) Zones, located generally along the CSX&T Railroad, between Croom Road and Duley Station Road, Upper Marlboro, and rezoned to the R-P-C (R-R, R-80, R-35, R-T and R-10) Zones; and

WHEREAS, a portion of East Marlton containing 90± acres zoned R-P-C/I-3 and R-P-C/R-R shown as Section 33 on the "Proposed Official Plan - Marlton R-P-C Zone" shall be reclassified to the R-P-C/R-E Zone; and

WHEREAS, the LMLP also requested rezoning in the 1993 Subregion VI Master Plan and Sectional Map Amendment (SMA) which down-zoned a large portion of the Town Center from the R-P-C/C-2 Zone to the R-P-C/R-30 Zone, and an additional parcel from the R-P-C/C-2 Zone to the R-P-C/R-30 Zone; and

WHEREAS, the LMLP received approval of a preliminary plan (4-93078) for a portion of East Marlton said land being rezoned by ZMA A-9730-C and A-9731-C; and

WHEREAS, the LMLP filed for Detailed Site Plan approval for Sections 18, 19, 20, 21, and 22 (DSP- Nos.03033 and 03035) which were subsequently approved in 2006; and

WHEREAS, the LMLP is requesting that the District Council approve amended and restated conditions to ZMA-A-6696-C, A-9730-C and A-9731-C zoning cases and/or

any updates or revisions thereto, to create a comprehensive planning and zoning document (with conditions) for the Marlton R-P-C. Such approval of the requested amended and restated conditions, for the aforementioned cases, will not create non-conforming uses or structures but rather will act as a proactive vehicle for further development reviews;

WHEREAS, there are conditions unique to certain geographical areas of Marlton which will set up conditions applicable to both East and West Marlton or to East or West Marlton individually;

NOW THEREFORE, THE DISTRICT COUNCIL APPROVES THE FOLLOWING CONDITIONS OF APPROVAL FOR THE MARLTON R-P-C ZONE. THESE WILL BE UMBRELLA CONDITIONS AFFECTING ALL OF THE MARLTON R-P-C ZONE. ALL CONDITIONS SHALL AMEND AND RESTATE A-6696-C, A-9730-C and A-9731-C AND/OR ANY UPDATES OR REVISIONS THERETO. THIS RESOLUTION SHALL BE THE GOVERNING ZONING DOCUMENT FOR THE MARLTON R-P-C ZONE. THE AMENDED AND RESTATED CONDITIONS SHALL BE AS FOLLOWS:

1. That this Official Plan designate an area of approximately 100 acres for public park purpose, the same to be dedicated, in stages and at the time of platting, to the Maryland-National Capital Park and Planning Commission.
2. Prior to the issuance of building permits in the undeveloped areas, a Preliminary Plan of Subdivision, Detailed Site Plan and Record Plat shall be approved and recorded.
3. The need for a library within the East Marlton site shall be considered in future Preliminary Plan of Subdivision submittals.
4. During future Detailed Site Plan or Preliminary Plan reviews within East Marlton, the following shall be considered:
 - i. Extending from the main open space spine are bands of green space as shown on the proposed Official Plan. This provision creates a framework for a community open space system. The internal open space within individual parcels should be provided and planned as branches off these major open space bands. These branches are essential to the completeness of the entire system. With well distributed branches, the open space system can then intimately and harmoniously blend into neighborhoods and greatly enhance the cohesiveness of this planned community.
 - ii. Stands of mature trees and other environmental features can and should be preserved to the maximum extent possible through careful planning.
 - iii. A 50 foot wide building restriction line shall be maintained from East Marlton Avenue. Within this 50-foot-wide building restriction line existing vegetation shall be retained or landscaping shall be provided to buffer and screen the units from East Marlton Avenue.
 - iv. Compliance with the archeological field survey and testing Program outlined in Section VI-C of the Technical Staff Report (8/22/88) of Zoning case A-9730-C.
5. During future Preliminary Plans of Subdivision and Detailed Site Plan reviews within East Marlton, an appropriate system of community-wide

pedestrian, sidewalks and where practical, bridle trails, and sidewalks, shall be provided.

6. Section 33 in "Proposed Official Plan - Marlton R-P-C Zone" containing approximately 90± acres (including the R-P-C/R-R adjacent sliver) shall be rezoned from R-P-C/I-3 and R-P-C/R-R to R-P-C/R-E.
7. The undisturbed and/or planted buffer from the property line at Croom Road for said R-P-C/R-E (formerly R-P-C/I-3) residential parcel shall be 225 feet in depth, beginning at the CSX property line and extending east along Croom Road for a distance of 250 feet in the area facing the W.W. Duley House historic property. The buffer line shall then make a gradual transition to 125 feet in depth over the next 500 feet or to its intersection with the proposed R-P-C/R-E entrance roadway, whichever is greater, and the remaining buffer on Croom Road to the Duley Farm property line will remain 125 feet in depth.
8. Lots abutting Croom Road zoned R-E shall be a minimum of 1.25 acres, with an average of 1.5 acres. The architectural elevations of the houses on each of these lots shall be coordinated with the owners of the W.W. Duley House historic property. The rear elevations of said lots if facing Croom Road shall be enhanced with additional rear architectural features such as shutters, window trim, and/or masonry fireplaces.
9. Subject to approval by the appropriate agency, where necessary, the applicant shall make the following changes to Heathermore Boulevard and East Marlton Avenue to reduce the environmental impacts and lessen the length and number of stream crossings:
 - a. Design Heathermore Boulevard to modify the extent of grading to be only 100 feet of the 120-foot right-of-way (ROW), and design East Marlton Avenue to transition from the relocated round-about to an 80-foot ROW.
 - b. From the end of the existing Heathermore Boulevard dedication on the east side of the PEPCO ROW, Developer shall, beginning at the east side of the PEPCO ROW and merging into the alignment of East Marlton Avenue just before the dedicated Board of Education property, realign Heathermore Boulevard to the south. This realignment shall preserve, outside the limit of disturbance required to construct the realigned Heathermore Boulevard roadway as shown on the approved Detailed Site Plans, the area of the proposed park containing the Southwest Branch and the jurisdictional side branch stream flowing from the east between Sections 18 and 19 and the adjoining Duley property.
 - c. Heathermore Boulevard shall be constructed as a four-lane divided arterial beginning at the proposed Grandhaven Avenue round-about through to the proposed round-about at East Marlton Avenue. Any space used as a lane divider shall be constructed as green space with plantings as opposed to concrete or equivalent material.
 - d. The Heathermore Boulevard ROW shall transition to a two-lane East Marlton Avenue roadway within an 80-foot ROW from the proposed East Marlton Avenue round-about.

10. Detailed site plan review, in accordance with Part 3, Division 9 of the Zoning Ordinance, shall be required and include the following:
 - a. The requirements of Sections 27-171 and 27-176 of the Zoning Ordinance for R-P-C considerations.
 - b. Prior to final plat approvals the applicant shall submit a Recreational Facilities Agreement to the Prince George's County Planning Board or its designee which indicates the recreational facilities which will be provided as part of the development of Marlton. It will further indicate the location of the facilities and include requirements for the timing of the transfer of all proposed parkland to the Maryland-National Capital Park and Planning Commission.
11. No residential building permits shall be obtained by the applicant (or anyone else upon a sale or transfer) for any property within East Marlton in the R-T, R-35, R-10 or R-E Zones, except the area zoned R-T(R-P-C) and R-R(R-P-C) known as Sections 18 and 19, until:
 - a. The applicant shall rough grade a minimum of two (2) acres and deed to an entity designated by the Citizens Association of Marlton a Youth Center site of approximately 3.3 acres.
 - b. The applicant shall develop in West Marlton the two park/school sites according to plans submitted to the Citizens Association of Marlton and dependent on approval by the appropriate County agencies. Sites are located off Grandhaven Avenue (Parcel 25) and Trumps Hill Road (Parcel 5).
 - c. The above conditions 11 (a) and (b) may be modified by the Prince George's County Planning Board as allowed by Section 27-158(b) of the Prince George's County Zoning Ordinance in furtherance of other recreational opportunities such as the proposed "South Marlton Recreation Area" proposed to be constructed on Maryland National Park and Planning Commission property located on Parcels 144, 145 and 149, Tax Maps 127-C2 and 127-C3.
 - e. The above conditions 11(a) and (b) shall be considered satisfied upon approval of an appropriate recreational facilities agreement by the Prince George's County Planning Board setting forth the location of facilities, requirements for the timing of their provision and the posting of a performance bond(s) with the appropriate governmental agency.
12. Except for the formerly zoned R-P-C/I-3 area (including the R-P-C/R-R zoned sliver) now zoned R-P-C/R-E which will be limited to a single roadway access onto Croom Road, all lots within East Marlton shall have direct access to East Marlton Avenue and/or Duley Station Road from within the Marlton community and shall not connect to Croom Road.
13. The "Proposed Official Plan - Marlton R-P-C Zone", attached hereto, is hereby adopted as the Official Plan - Marlton R-P-C Zone.

Proposed L-A-C Basic Plan (Amendments #2 and 3)

General Notes

1 Topographic base map is based on the following:
 A. Digital Source: The Maryland-National Capital Park and Planning Commission, March 2001.

Site Notes

Zoning: Current O-5
 Zoning: Proposed L-A-C
 Tax Map/Grid/Parcel: 100/B3/Parcel 34
 2007 MAP#: 208SE09
 Sewer: Category S-4
 Water: Category W-4

 Zoning: Current C-O
 Zoning: Proposed L-A-C
 Tax Map/Grid/Parcel: 100/B4/Parcel A
 2007 MAP#: 208SE09
 Sewer: Category S-3
 Water: Category W-3

Parcel A and 34

O-5 Zone .71 ac. (+)
 C-O Zone 15.32 ac. (+)
 Total 16.03 ac. (+)

L-A-C Zoning

Total Area* 16.03 ac. (+)
 Development Area* 13.41 ac. (+)

*** RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES BASED ON TOTAL L-A-C AREA.**

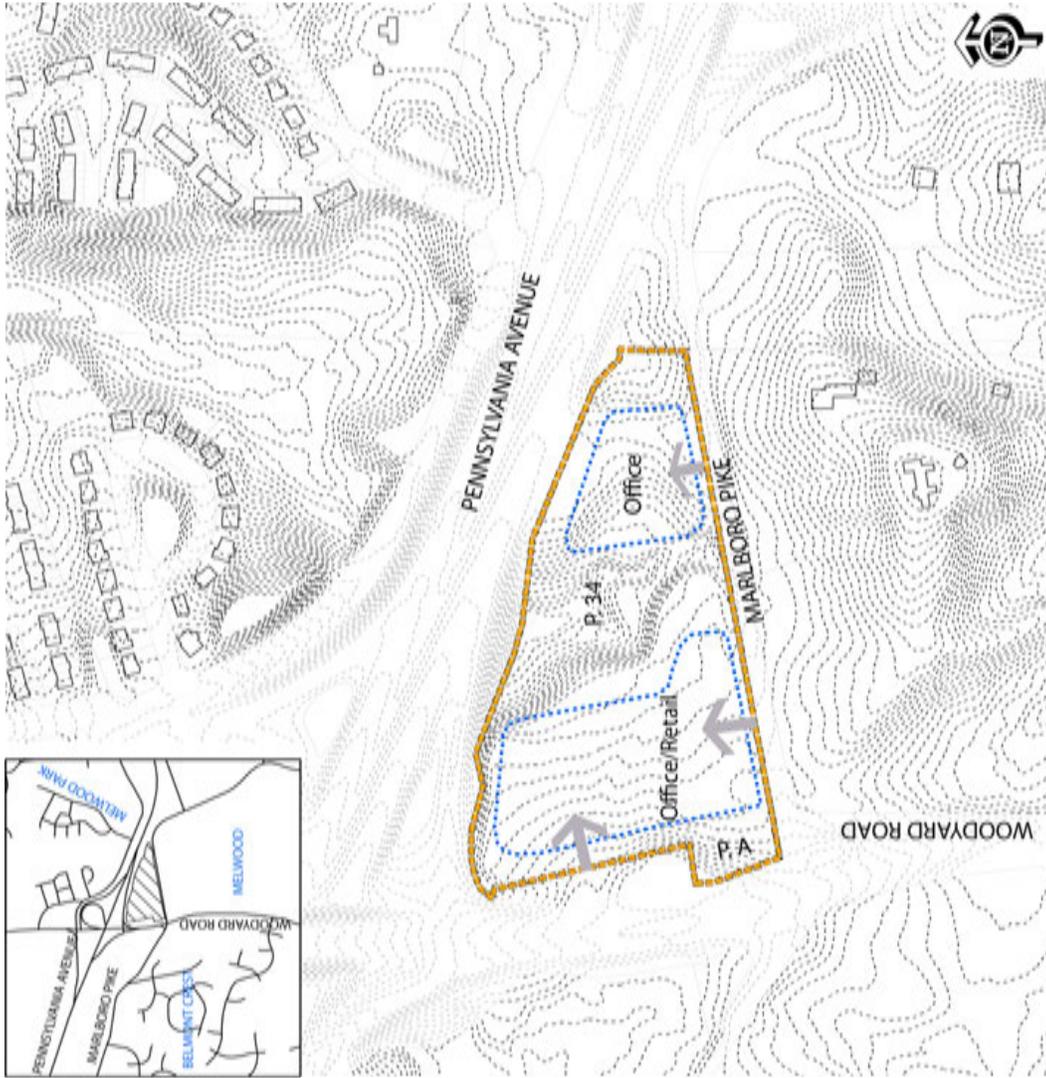
Building & Lot restrictions	TH	MF	All Other
Minimum Building Width	20 ft.		
Minimum lot area	1,800 SF		
Minimum gross living area	1,250 SF		80ft.
Maximum building height			
Maximum Units/building group	6+		
Minimum units w/masonry	60%		
front facades	Rear Loaded**		
Garage parking			30%
Maximum percentage of total dwelling units	40%		

** There shall be no more than six (6) dwelling units per building group except where more than six (6) (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

** Garage parking within all building groups shall be provided in rear-loaded garages except where the rear of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

L-A-C General Standards

Minimum tract size 10 adjoining gross ac.
 Base residential density 10 du/gross resid. ac.
 Max. residential density 15 du/gross resid. ac.
 Base commercial intensity 0.2 FAR 0.2 FAR
 Max. commercial intensity 0.64 FAR
 Max. mixed retirement development density 8 du/gross ac.



LEGEND

- L-A-C BOUNDARY
- DEVELOPMENT AREAS

VEHICULAR ACCESS

0 987.5 375 750 Feet
 1 inch = 375 feet

Glossary of Terms

for the 2009 Subregion 6 Master Plan and Sectional Map Amendment

Accessory Use—The use of a building, structure or land that is subordinate to, customarily incidental to, and ordinarily found in association with, a principal use, which it serves. (See Section 27-107.01 of the Zoning Ordinance.)

Accident Potential Zone (APZ)—An area around an airfield that has a statistically higher possibility of aircraft accidents than other areas.

Acre—43,560 square feet (about the size of a football field).

Activity Center—A community focal point providing for the combination, rather than scatteration, of general retail, service commercial, professional office, higher density housing, and appropriate public/quasi-public uses.

Adequate Public Facilities (APF) Ordinance—The ordinance requiring a determination of the adequacy of public facilities to accommodate growth resulting from approval of a subdivision application.

Afforestation—The establishment of a tree cover on an area from which it has always or very long been absent, or the planting of open areas that are not presently in forest cover. (See also REFORESTATION.)

Agricultural Assessment—A state program in which land used for agricultural purposes is assessed based on its value as agricultural land as opposed to a higher valuation.

Air Installation Compatible Use Zone (AICUZ) Study—An extensive analysis of the effects of noise, aircraft accident potential, and land use and development upon present and future neighbors of Joint Base Andrews.

Air Rights—The development rights of the space above a piece of land and its existing ground level use.

Ancillary—Certain small shops, stores, restaurants associated with larger uses, e.g., office and residential, that supply necessities in frequent demand and the daily needs of an area, with a minimum of consumer travel (e.g., restaurants, dry cleaners in an office or mid-rise residential building).

Area Master Plan Or Area Plan—Area Master Plans: Area master plans consist of a plan map along with supporting data, text, and other maps. They provide specific recommendations on a planning area or subregion basis on the environment, historic preservation, living areas, housing, commercial areas, employment areas, urban design, circulation, and transportation.

Arterial—A highway, usually within a 120-foot right-of-way, for through traffic with access controlled to minimize direct connections, usually divided and on a continuous route.

At-Grade—Level for a road, building or other structure at the same grade or level as the adjoining property (as opposed to a depressed or elevated road, building or other facility).

Average Daily Traffic (ADT)—The average number of vehicles passing a specified point on a highway during a 24-hour period.

Basic Plan—Phase 1 of the Comprehensive Design Zone process. It sets forth general land use relationships, including the approximate number of dwelling units and building intensity. Proposed land uses are also described.

Berm—An earthen mound designed to provide visual interest on a site, screening of undesirable views, noise

reduction, etc.

Best Management Practices (BMPS)—Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins, and sediment.

Bikeway—A lane, path, or other surface reserved exclusively for bikers.

Buffer—An area of land designed or managed for the purpose of separating and insulating two or more land areas whose uses conflict or are incompatible (trees separating homes from an expressway).

Bufferyard—One of several specific combinations of minimum building setbacks, landscaped yard widths, and plant material requirements set forth in the Landscape Manual for use in buffering incompatible land uses.

Build-Out—A theoretical measure of “full development” for which public facilities are planned. (See also HOLDING CAPACITY.)

Capacity—The maximum number of vehicles that have a reasonable expectation of passing over a given section of a lane or a roadway during a given period under a specified speed or level of service. Strictly, capacity is an absolute number equivalent to Level-of-Service E. (See also LEVEL OF SERVICE.)

Capital Improvement Program (CIP)—A six-year comprehensive statement of the objectives of capital programs with cost estimates and proposed construction schedules for specific projects. The CIP is submitted annually to the County Council by the County Executive.

Chesapeake Bay Critical Area—All waters of and lands under the Chesapeake Bay and its tributaries to the head of tide as indicated on the state wetlands maps, and all land and water areas within 1,000 feet beyond the landward boundaries of and heads of tides as indicated on approved Chesapeake Bay Critical Area Overlay Zoning Map Amendments.

Clear Zone (CZ)—The safety zone located at the end of air base runways, it has the highest accident potential of the three safety zones.

Constrained Long-Range Plan (CLRP)—The approved regional plan for highway, transit, and bikeway projects, as well as major jurisdictional and regional studies. Individual jurisdictional submissions are prepared by the District of Columbia, Maryland, and Virginia for the National Capital Transportation Planning Board. To be eligible for federal financial assistance, a Prince George’s County highway, transit, trail or bikeway project, or major transportation study, such as those proposed or required by the new General Plan or the Master Plan of Transportation (see below), will have to be submitted to the state for inclusion in the Maryland section of the CLRP and the appropriate Transportation Improvement Plan (TIP) (see below).

Cluster Development—An alternative development technique under zoning and subdivision regulations. A cluster subdivision is basically one in which a number of residential lots are grouped or clustered, leaving some land undivided for common use. Generally the same number of lots or dwelling units permitted under conventional subdivision procedures are clustered on smaller-than-usual lots. The land remaining from lot reduction is left undivided and is available as common area or open space.

Collector—A two- to four-lane roadway, usually within an 80-foot right-of-way, providing movement between developed areas and the arterial system with minimum control of access.

Community—A grouping of neighborhoods and villages, the population of which may range from 23,000 to 30,000 in suburban areas and up to 40,000 in corridor communities. Most communities should have as their centers of focal points a Community Activity Center.

Community Centers—Concentration of activities, services, and land uses that serve, and are focal points for, the immediate neighborhoods.

Comprehensive Master Plan—A document that guides the way an area should be developed. It includes a compilation of policy statements, goals, standards, maps, and pertinent data relative to the past, present, and future trends of a particular area of the County including, but not limited to, its population, housing, economics, social patterns, land use, water resources and their use, transportation facilities, and public facilities. In Prince George’s County, master plans amend the county’s General Plan.

COMAR (Code of Maryland Regulations)—A compilation of all Maryland state agency regulations.

Comprehensive Rezoning—(A) The rezoning of a planning area (or a combination of planning areas, municipalities, those areas subject to a master plan, or areas subject to an adopted urban renewal plan), either selectively or in its entirety, to implement a master plan and policies to achieve specified planning goals. (B) A legislative act that implements the land use recommendations contained in a master plan by comprehensively rezoning property to reflect master plan policies, but need not follow all master plan land use policies or recommendations.

Comprehensive Ten-Year Water And Sewerage Plan—A plan required by the state and adopted annually by the county that describes county policy related to water and sewerage planning and delineates geographic areas to be serviced over the next ten years.

Conservation Agreement—A formal agreement that commits a grading or building permit applicant within the Chesapeake Bay Critical Area to the execution of various approved elements of a Conservation Plan, including a stormwater management concept plan, an erosion and sedimentation concept plan, a vegetation management plan, and other plans that may be required by the Department of Environmental Resources or the Prince George’s County Planning Board.

Conservation Easement—A nonpossessory interest in land that restricts the manner in which the land may be developed in an effort to preserve natural resources for future use.

Consolidated Transportation Program (CTP)—The state transportation capital improvement plan, including all state-funded or sponsored road, transit, bike/pedestrian projects, and studies to be undertaken in Prince George’s County.

Controlled Intersections—Intersections with traffic lights or other traffic control devices.

Corridor(s)—

- A) An uninterrupted path or channel of developed or undeveloped land paralleling the route of a street or highway.
- B) The land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads. If the designated transportation facility is a limited access highway, the corridor extends one-quarter mile from the interchanges.

Decibel “A” Weighted (Dba) (dBA)—A measure of sound levels in average decibels usually over a 24-hour period calculated using a logarithmic average.

Density—The number of dwelling units or persons per acre of land, usually expressed in units per gross acre. * Single-family detached dwellings (range from less than 1 to 6 per acre) on a single lot. * Townhouses (range from 6 to 12 per acre) attached in a row. * Multifamily Apartments (range from 12 to 48 per acre) in one structure.

Developed Tier (As Defined By The 2002 General Plan)—The subarea of the county consisting primarily of inner-county areas that are largely developed.

Developing Tier (As Defined By The 2002 General Plan)—The largely suburban subarea of the county located primarily in the central portion of the county.

Development (As Defined In Zoning Ordinance)—Any activity that materially affects the condition or use of dry land, land under water, or any structure.

Dwelling Unit—A room or group of rooms, occupied or intended for occupancy as separate living quarters.

Easement—A contractual agreement to gain temporary or permanent use of, and/or access through, a property, usually for public facilities and access ways.

Ecological Function—The functions of a natural system that includes water, air, soil, flora, fauna, and all related elements. These functions regulate air, water, and soil temperatures and provide appropriate habitat for ecosystem residents and migrants.

Environmental Setting—Used in the Historic Sites and Districts Plan to define an area of land (including or within the property boundaries) to which a historic resource relates visually and historically, and which is essential to the integrity of the historic resource.

Euclidean Zone—A traditional zone in which certain types of land uses with specific regulations are permitted. Euclidean zones can be granted by the District Council upon approval of a comprehensive rezoning or a piecemeal rezoning application. Through a piecemeal application the property owner must demonstrate 1) either that a change in the character of the neighborhood has occurred since the last comprehensive rezoning; or 2) that a mistake was made in the last comprehensive rezoning.

Expressway—A divided highway, generally within a 150-200 foot right-of-way, with full or partial control of access and interchanges at selected public roads, with some at-grade intersections spaced at 1,500 foot to 2,000 foot intervals.

Floodplain—A relatively flat or lowland area adjoining a river, stream, or watercourse, which is subject to periodic, partial or complete inundation.

Floor Area Ratio (FAR)—The ratio of the gross floor area of a building to the area of the lot on which it is located.

Forecast—As defined for use in the Council of Governments (COG) Cooperative Forecasting Program, a projection tempered by stated policy considerations, including the reconciliation of past and current trends with current and future policies. Ideally, forecasts reflect the best professional judgment concerning the impact of trends and present conditions on the future trend of development and the likely effectiveness of policies to alter this trend. Therefore, forecasts should represent the most realistic assessment of the future.

Forest Stand Delineation—A detailed accounting of woody vegetation, prepared in document form, as required by the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

Freeway—A divided highway for through traffic with full control of access and interchanges at selected public roads only.

Functional Plans—Map and supporting text that comprehensively cover a specific topic (such as public safety, transportation or historic preservation) for the entire county.

General Plan—The Prince George's County General Plan, approved by the County Council in October 2002, provides long-range guidance for the future growth of the county. It identifies Centers and Corridors where intensive mixed use (residential, commercial and employment development) is to be encouraged. The plan also divides the county into three development tiers (Developed, Developing, Rural) recognizing the different development goals and needs of different parts of the county. The plan also makes recommendations for infrastructure elements: green infrastructure, transportation systems, and public facilities. The plan includes guidance for economic development, revitalization, housing, urban design, and historic preservation. Future implementation efforts are outlined.

Geographic Information System (GIS)—An organized collection of computer hardware, software, and geographic data designed to efficiently capture, store, update, manipulate, analyze, and display all forms of geographically referenced information.

Green Area—An area of land associated with, and located on the same parcel of land as, a building for which it serves to provide light and air, or scenic, recreational, or similar purposes.

- Green Building**—Practices that consider the impacts of buildings on the local, regional, and global environment; energy and water efficiency; reduction of operation and maintenance costs; minimization of construction waste; and eliminating the use of harmful building materials.
- Green Corridor**—A network of large undisturbed land areas (hubs) connected by designated pathways for the movement of wildlife and humans (green corridors).
- Greenhouse Gases (GHG)**—Gases, naturally occurring and/or emitted through human activities, that trap heat in the atmosphere.
- Green Hub**—See “Green Corridor.”
- Green Infrastructure**—See “Green Corridor.”
- Greenways**—Areas of protected open space that follow natural and manmade linear features for recreation, transportation and conservation purposes and link ecological, cultural and recreational amenities.
- Historic District**—A group of historic resources comprised of two or more properties that are significant as a cohesive unit and contribute to the historical, architectural, archeological, or cultural values within the Maryland-Washington Regional District and that has been so classified in the county’s Historic Sites and Districts Plan.
- Historic Resource**—An area of land, building, structure, or object that may be significant in American history, architecture, archaeology, or culture. Historic resources, designated as such in the county’s Historic Sites and Districts Plan are considered unclassified and are not protected by the Prince George’s County Historic Preservation Ordinance.
- Historic Site**—An individual historic resource that is significant in American history, architecture, archaeology, or culture and is so designated on the county’s Historic Sites and Districts Plan. A historic site is protected by the Prince George’s County Historic Preservation Ordinance.
- Holding Capacity**—The estimate of the maximum housing and employment development permitted by an area’s zoning.
- Impervious Surface**—A surface, such as pavement or a building, that water cannot penetrate or permeate.
- Infill Development**—Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and has access to urban services.
- Infrastructure**—The built facilities, generally publicly funded, that are required in order to serve a community’s developmental and operational needs. The infrastructure includes such things as roads and water and sewer systems.
- Intensity**—A term referring to the gross (total) floor area and/or the degree to which commercial and industrial land uses generate traffic, noise, air pollution, and other potential problems for commercial and industrial uses.
- Land Use (Or Use)**—The types of buildings and activities existing in an area or on a specific site. Land use is to be distinguished from zoning, the latter being the regulation of existing and future land uses.
- Landscape Manual**—Part of the County Zoning Ordinance, its purpose is to enhance the appearance of the county by improving the quality of landscaping, buffering, and screening. The manual establishes minimum mandatory standards and provides options that will allow approval of alternative methods of compliance.
- LEED (Leadership in Energy and Environmental Design)**—An internationally recognized green building certification system developed by the U.S. Green Building Council.
- Level Of Service (LOS)**—

- A) A set of operating conditions describing the ability of a road network to handle traffic. Level A specifies the best traffic conditions; Level F indicates gridlock.
- B) The adequacy of the road and street network in the county transportation system is generally measured and expressed in terms of its LOS. Each level of service is one in a hierarchy of indices that evaluate the level and severity of automotive traffic congestion on a specific road segment or at specific intersections. The General Plan recommends the minimum acceptable LOS by Tier.

Light Spill-Over—Light from nonnatural sources that covers areas beyond that needed for the lighting use or that illuminates another person’s property.

Lot Coverage—The percentage of a lot that is covered by buildings (including covered porches) and areas for vehicular access and parking.

Major Community Activity Center—A commercial center containing 20-50 acres of commercial development on a site area of 30-60 acres, serving a population of at least 150,000. A major community activity center typically includes uses listed under community activity center plus one or more general merchandise anchor stores. Can also be defined as a community focal point providing for a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Mandatory (Land) Dedication—Land excluded from subdivision approved for residential development. The land is dedicated to M-NCPPC (or held in private ownership) for the purpose of providing suitable and adequate open space, light, and air to serve the recreational needs of the future occupants of the subdivision.

Master Plan—A document that guides the way an area should be developed. It includes a compilation of policy statements, goals, standards, maps, and pertinent data relative to the past, present, and future trends of a particular area of the county including, but not limited to, its population, housing, economics, social patterns, land use, water resources and their use, transportation facilities, and public facilities. In Prince George’s County, master plans amend the county’s General Plan.

Master Plan of Transportation (MPOT)—A countywide functional, comprehensive plan of street, road, highway, transit, trail, bike, pedestrian facilities needed to ensure the operational integrity of the county transportation system and to complement the development and growth envisioned and recommended in the General Plan, and adopted and approved area plans, in Prince George’s County.

Mixed-Use Zoning—Zoning that permits a combination of uses within a single development. Many zoning districts specify permitted combinations of, for example, residential and office/commercial uses. The term has also been applied to major developments, often with several high-rise buildings, that may contain offices, shops, hotels, apartments, and related uses.

Natural Heritage Area (NHA)—An area within the critical area designated in COMAR that contain at least one-half dozen species designated or proposed as endangered, threatened, or in need of conservation.

Natural Reserve Area—A delineation (usually on master plans) of physical features that exhibit natural constraints that make conditions unsuitable for development or that are important to sensitive ecological systems. The physical features that delineate the Natural Reserve Area are: the streams and their buffers, including the 100-year floodplain and nontidal wetlands. Also included are severe slopes and steep slopes associated with highly erodible soils, the Patuxent River Primary Management Area, Chesapeake Bay Critical Area buffers, and Marlboro clay on steep slopes.

Neighborhood Convenience Center—A commercial center containing 2-6 acres of commercial development on a site of 4-10 acres, serving a population of approximately 8,000 and anchored by a small grocery or drug store. It should also include a limited range of other commercial and residential uses.

Net Lot Area—The total contiguous area included within a lot, excluding public ways (i.e., streets, alleys) and land with 100-year floodplain. (See Section 27-107.01 of the Zoning Ordinance.)

Nonattainment Area—A geographic area in which the level of a criteria air pollutant is higher than the level allowed by federal standards. Portions of Prince George’s County are currently classified as nonattainment for carbon monoxide and all of the county is a nonattainment area for ozone.

Nonconforming Use—A use that is prohibited by, or does not conform to, the Zoning Ordinance. Except when construction has occurred in outright violation of the code, nonconforming uses are generally ones that were allowed under the original zoning but have not been allowed since the land was rezoned or the law changed. The use may continue to operate subject to limitations.

Nontidal Wetland—An area inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions under normal circumstances. Nontidal wetlands are also referred to as swamps, marshes, and bogs.

Open Space (Land Use, Not Zoning)—Areas of land not covered by structures, driveways, or parking lots. Open space may include homeowners association common areas, parks, lakes, streams, and ponds, etc.

Pattern Of Development—The physical form or shape of land development.

Patuxent River Primary Management Area (PMA)—An area along all perennial streams in the Patuxent River watershed within which land use is managed to protect water quality and preserve wildlife habitat.

Pedestrian-Oriented Design—Land use activities that are designed and arranged in a way that emphasizes travel on foot rather than by car. The factors that encourage people to walk are often subtle, but they most regularly focus upon the creation of a pleasant environment for the pedestrian. Elements include compact, mixed-use development patterns with facilities and design that enhance the environment for pedestrians in terms of safety, walking distances, comfort, and the visual appeal of the surroundings. Pedestrian-friendly environments can be created by locating buildings close to the sidewalk, by lining the street with trees, and by buffering the sidewalk with planting strips or parked cars, small shops, street-level lighting and signs, and public art or displays.

Pipeline Development—A colloquial term encompassing projects that have received development approval and public commitments are in effect, but development has not yet been completed. For example, the number of housing units “in the pipeline” would be accounted for in the construction permits, sewer connection authorizations, or subdivision approval for housing.

Planning Area—A district geographically defined by natural or manmade boundaries as described in the Zoning Ordinance. It is the smallest geographical area for which a master plan is prepared. Prince George’s County is divided into 37 planning areas, covering all of the county with the exception of the City of Laurel (which is not under M-NCPPC jurisdiction).

Pollution—The presence of matter or energy, the nature, location, or quantity of which produces undesirable environmental effects.

A) Nonpoint source pollution - Pollution generated by diffuse land use activities rather than from an identifiable or discrete facility. It is conveyed to waterways through natural processes, such as rainfall, stormwater runoff, or groundwater seepage rather than by deliberate discharge.

B) Point source pollution—In air pollution, a stationary source of large individual emission, generally of an industrial nature. In water pollution, a stationary source of wastewater discharge into a stream, such as from a factory or sewage treatment plant.

Preliminary Plan Of Subdivision—The preliminary detailed drawing (to scale) of a tract of land, depicting its proposed division into lots, blocks, streets, alleys, or other designated areas within a proposed subdivision.

Priority Funding Area (PFA)—A program administered by the Maryland Department of Planning that designates locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

Priority Preservation Area (PPA)—An area shall:

- Contain productive agricultural or forest soils; or be capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking.
- Be governed by local policies that stabilize the agricultural and forest land base so that development does not convert or compromise agricultural or forest resources.
- Be large enough to support the kind of agricultural operations that the county seeks to preserve, as represented in its adopted comprehensive plan.

An area may:

- Consist of a single parcel of land, multiple connected parcels of land, or multiple unconnected parcels of land.
- Include Rural Legacy Areas.

A county's acreage goal for land to be preserved through easements and zoning within an area shall be equal to at least 80% of the remaining undeveloped land in the area, as calculated at the time of application for state certification of an area.

Public Facility—A facility such as a road, school, or sewage treatment plant financed by public revenues and available for use by the public.

Public Improvements—A variety of facilities and services provided by government such as street lighting, street widening, trash collection, and drainage systems.

Reclamation—The action of returning to use, such as the returning of strip-mined land to a new use by recontouring and replanting.

Record Plat—An official plat of subdivision as recorded in the Land Records of Prince George's County, Maryland.

Recreation-Active—Includes activities such as swimming, skating, hiking, biking, fitness trails, frisbee or conventional golf, baseball, basketball, etc.

Recreation-Passive—Reading, sitting on a park bench, viewing scenery, picnicking, and/or visiting with friends.

Reforestation—The replanting of trees on recently forested land as required by the publication, *A Technical Manual for Woodland Conservation with Development in Prince George's County* (October 1992). (See also AFFORESTATION.)

Regional District Act—An act of the Maryland State Legislature that sets forth the duties and responsibilities for planning, zoning, and subdivision in Prince George's County (except the City of Laurel). The act (Article 28) delegates these responsibilities to the District Council and The Maryland-National Capital Park and Planning Commission.

Right-Of-Way—

- A) A general term denoting land or an interest therein, usually in a strip, devoted to transportation or other public purposes (e.g., utilities).
- B) the legal right to pass through the grounds of another; also the public strip of land on which a highway, railroad, transit line or other public utility (power and sewer lines) are built.

Rural Legacy—The Rural Legacy Program, administered by the Maryland Department of Natural Resources,

provides the focus and funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development.

Rural Tier (As Defined By The 2002 General Plan)—The subarea of the county located primarily in the outer undeveloped portion of the county.

Scenic Road—A public or private road designated by the County Council which provides scenic views, natural or manmade, such as forest, cropland, pasturage or meadows; distinctive topography; traditional building types; historic sites or roadway features along a substantial part of its length.

Screening—A method of reducing the impact of visual and/or noise intrusions through the use of plant materials, berms, fences and/or walls, or any combination thereof. Screening blocks that which is unsightly or offensive with a more harmonious element.

Sectional Map Amendment (SMA)—

A) The rezoning of a planning area (or a combination of planning areas, municipalities, those areas subject to a master plan, or areas subject to an adopted urban renewal plan), either selectively or in its entirety, to implement a master plan and policies to achieve specified planning goals.

B) A legislative act that implements the land use recommendations contained in a master plan by comprehensively rezoning property to reflect master plan policies, but need not follow all master plan land use policies or recommendations.

Sensitive Environmental Features—These features include streams, stream valleys, and their associated features; the habitats of state-listed species that are rare, threatened, and endangered; 100-year floodplains; and certain high-priority forests.

Setback—The distance between a building or structure (not including ground-level parking lots or other paved surfaces) from property lines or from other buildings.

Severe Slopes—Those slopes that are greater than 25 percent. (Example: a 25-foot change in elevation in a 100-foot horizontal distance.)

Sky Glow—Light from nonnatural sources that reflects off the night sky and causes a reduction in the overall darkness of an area.

Special Conservation Area (SCA)—A preservation area in need of special attention which is a biodiverse and fragile habitat as designated in the Countywide Green Infrastructure Plan.

Staged Development—A timing concept for the staging of private development and growth in an area so that development and growth are coordinated with the provision of needed public facilities, all in accordance with an adopted policy or plan.

Steep Slopes—Those slopes that are between 15 and 25 percent. (Example: a 15-foot change in elevation in a 100-foot horizontal distance.)

Stormwater Management—The collection, conveyance, storage, treatment, and disposal of stormwater runoff in a manner to prevent accelerated channel erosion, increased flood damage, and/or degradation of water quality.

Stream Valleys—Floodplains and adjacent slope areas directly associated with a stream, e.g., the Anacostia River stream valley.

Street—A public or dedicated right-of-way at least 30 feet in width or a private road, right-of-way, or easement along which development is authorized pursuant to Subtitle 24. (See Section 27-107.01 of the Zoning Ordinance.)

Streetscape—The environment of the public right-of-way as defined by adjacent private and public buildings, character of the pavement and street furniture, and use of the right-of-way.

Structure—Anything constructed or built, including parking lots and fencing. (See Section 27-107.01 of the Zoning Ordinance.)

Subdivision—The division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions in accordance with Subtitle 24 of the Prince George’s County Code.

Subregion—A grouping of planning areas into a larger portion of a regional area. Prince George’s County is divided into seven subregions.

Sustainability—A concept that supports creating and maintaining a balance between a community and its resources by meeting the needs of the current generation without hindering the ability of future generations to do the same. Sustainable planning means proposing long-term strategies and solutions to ensure that future generations have the ability to meet their needs and to uphold environmental, economic, and social equity values.

Sustainable Communities—A community whose prospects for long-term health are good. Residents do not deplete the resources that they depend on faster than those resources can be replenished. Characteristics include:

- Respecting basic individual rights and clearly identifying responsibilities that will make sustainability possible
- Improving the minimum standard of living
- Advancing equal opportunities for individual development
- Providing a vibrant democracy with an informed and involved citizenry
- Promoting a diverse economic base
- Living within ecological carrying capacity
- Protecting natural/bio diversity
- Maximizing the use of people’s abilities while minimizing the use of natural resources

Total Maximum Daily Load (TMDL)—The amount of pollutant, or property of a pollutant, from point, nonpoint, and natural sources, that may be discharged to a water quality-limited receiving water. The TMDL process provides a planning framework for identifying load reductions or other actions needed to attain water quality standards (i.e., water quality goals to protect aquatic life, drinking water, and other water uses). The Clean Water Act §303(d) established the TMDL process to guide application of state standards to individual water bodies and watersheds.

Trade-Off—A balancing or exchange of factors or conditions, not all of which are attainable. Trade-offs are used in decision-making situations when complete satisfaction is not possible. Trade-offs involve sacrifice of one good for the attainment of another.

Traffic Levels Of Service (LOS)—(See LEVELS OF SERVICE.)

- A) A set of operating conditions describing the ability of a road network to handle traffic. Level A specifies the best traffic conditions; Level F indicates gridlock.
- B) The adequacy of the road and street network in the county transportation system is generally measured and expressed in terms of its LOS. Each level of service is one in a hierarchy of indices that evaluate the level and severity of automotive traffic congestion on a specific road segment or at specific intersections. The General Plan recommends the minimum acceptable LOS by Tier.

Transportation Demand Management (TDM)/Transportation System Management (TSM)—Techniques used to increase the efficiency of the existing transportation system through lower cost programs like ride sharing, bus fare subsidy, parking management, and flextime.

Transportation Improvement Program (TIP)—A six-year regional schedule for the study, acquisition, upgrading, or development of major highway, transit, bike and pedestrian facilities, and services. A joint effort of the National Capital Transportation Planning Board and its constituent jurisdictions - principally the state transportation

agencies of Maryland, the District of Columbia, and Virginia; the TIP complements the CLRP (see above). Any project that is to be a candidate for federal financial assistance must be included in both plans.

Tree Conservation Plan—A site map that delineates tree save areas and text that details the requirements, penalties, or mitigation negotiated during the development and/or permit review process.

Urban Design—The process of giving form, shape, and character to the arrangement of buildings, to whole neighborhoods, or the city. Urban design blends architecture, landscaping, and city planning concepts together to make an urban area accessible, attractive, and functional.

Village—Consists of several neighborhoods and may vary from 10,000 to 15,000 people where single-family units predominate, and up to 20,000 people in corridor communities. The focal point is a Village Activity Center. (See also NEIGHBORHOOD and COMMUNITY.)

Village Activity Center—A commercial center containing 4 to 15 acres of commercial development on a site area of 10 to 20 acres, serving a population of approximately 15,000 and anchored by a supermarket. A village activity center should also include a range of other commercial uses, public/quasi-public uses, and may include residential uses.

Volatile Organic Compounds (VOC)—Gases which are emitted from certain solids or liquids. VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects. Concentrations of many VOCs are consistently higher indoors. The ability of organic chemicals to cause health effects varies greatly from those that are highly toxic, to those with no known health effect.

Watershed—An area of land with a common drainage point.

Wetland—An area inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions under normal circumstances. Nontidal wetlands are also referred to as swamps, marshes and bogs. (See also NONTIDAL WETLAND.)

Woodland Conservation Ordinance—A state and county regulation that seeks to preserve high-priority woodlands through the land development process. It includes the designation and protection of woodland conservation areas, as well as mitigation measures and penalties.

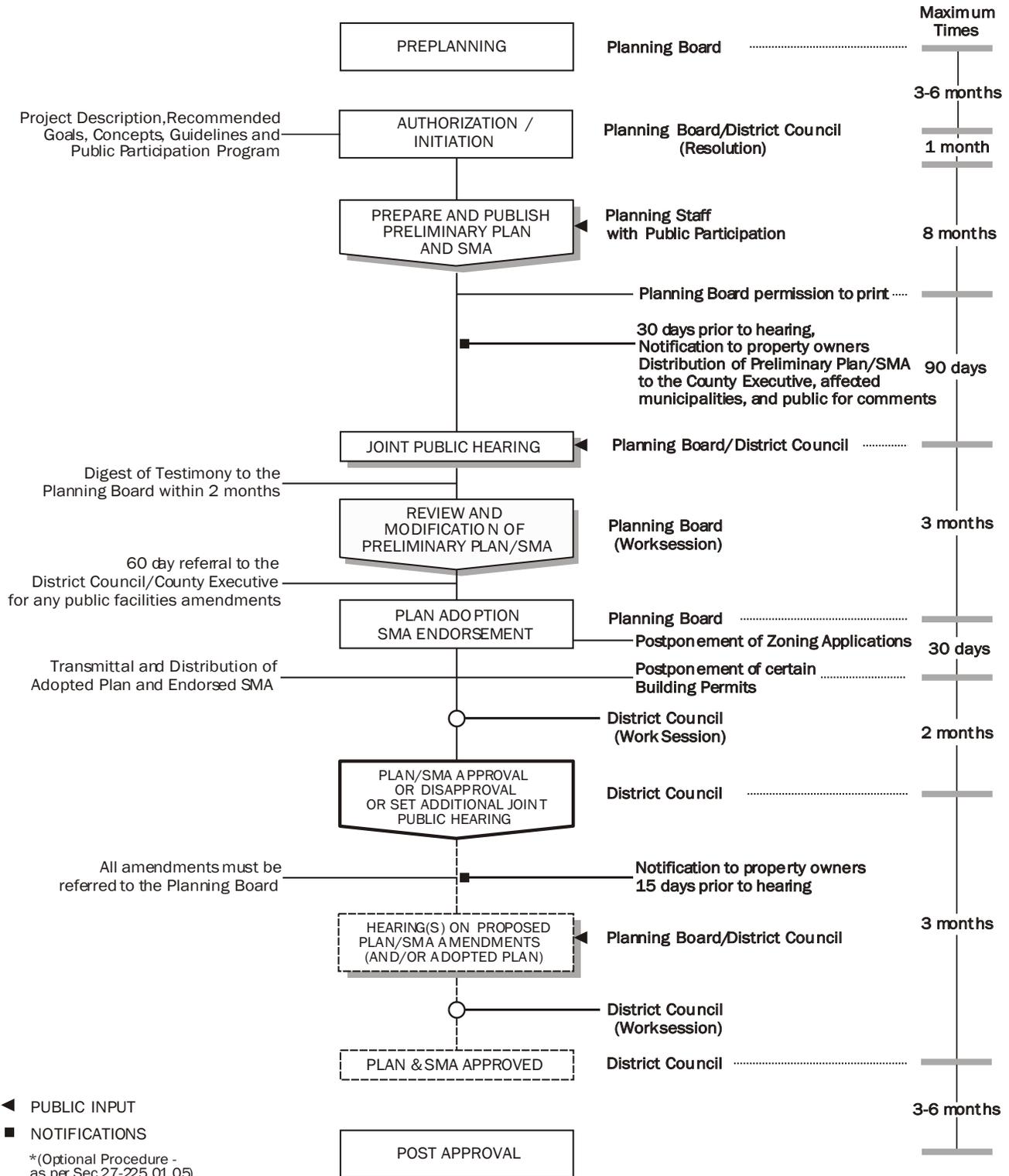
Zoning—The classification of land by types of uses permitted and prohibited in a district and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.

Zoning Category Or District—An area designated (zoned) for a type of land use and for a certain density or intensity of development within that type.

Zoning Map—The official 1"=200' scale map showing the location of all zoning categories in a given area.

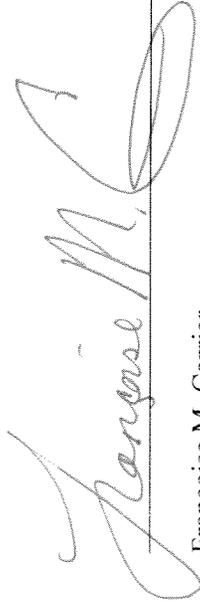
PROCEDURAL SEQUENCE CHART

For the Concurrent Preparation of
Comprehensive Master Plans, Sector Plans and Sectional Map Amendments*



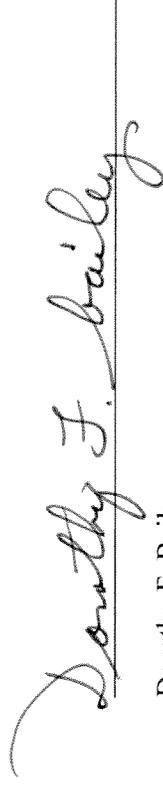
CERTIFICATE OF ADOPTION AND APPROVAL

This master plan and sectional map amendment for Subregion 6 amends the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion VI Study Area* (Planning Areas 79, 82A, 82B, 86A, 86B, 87A and 87B); the 1983 *Functional Master Plan for Public School Sites*; Planning Area 85B in the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V*; the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia* (Planning Areas 77 and 78), excluding that portion included in the 2007 Westphalia Sector Plan); the 2002 *Prince George's County Approved General Plan* for the physical development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 2008 *Public Safety Facilities Master Plan*; the 2009 *Master Plan of Transportation*, the 2010 *Prince George's County Historic Sites and Districts Plan*; and the 2010 *Water Resources Functional Master Plan*. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted this master plan and sectional map amendment by resolution number 13-70 on June 27, 2013, after a duly-advertised joint public hearing held on April 22, 2013 in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to the provisions of Section 27-645 of the County Code of Prince George's County, Maryland and Division II of the Land Use Article of the Annotated Code of Maryland. The Prince George's County Council, sitting as the District Council, approved the Subregion 6 Master Plan and Sectional Map Amendment by resolutions CR-82-2013 and CR-83-2013 on July 24, 2013.



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Chairman, Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



Dorothy F. Bailey
Vice Chairman, Prince George's County Planning Board



Joseph Zimmerman
Secretary-Treasurer

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Agricultural & Community Development Services
EHT Traceries, Incorporated

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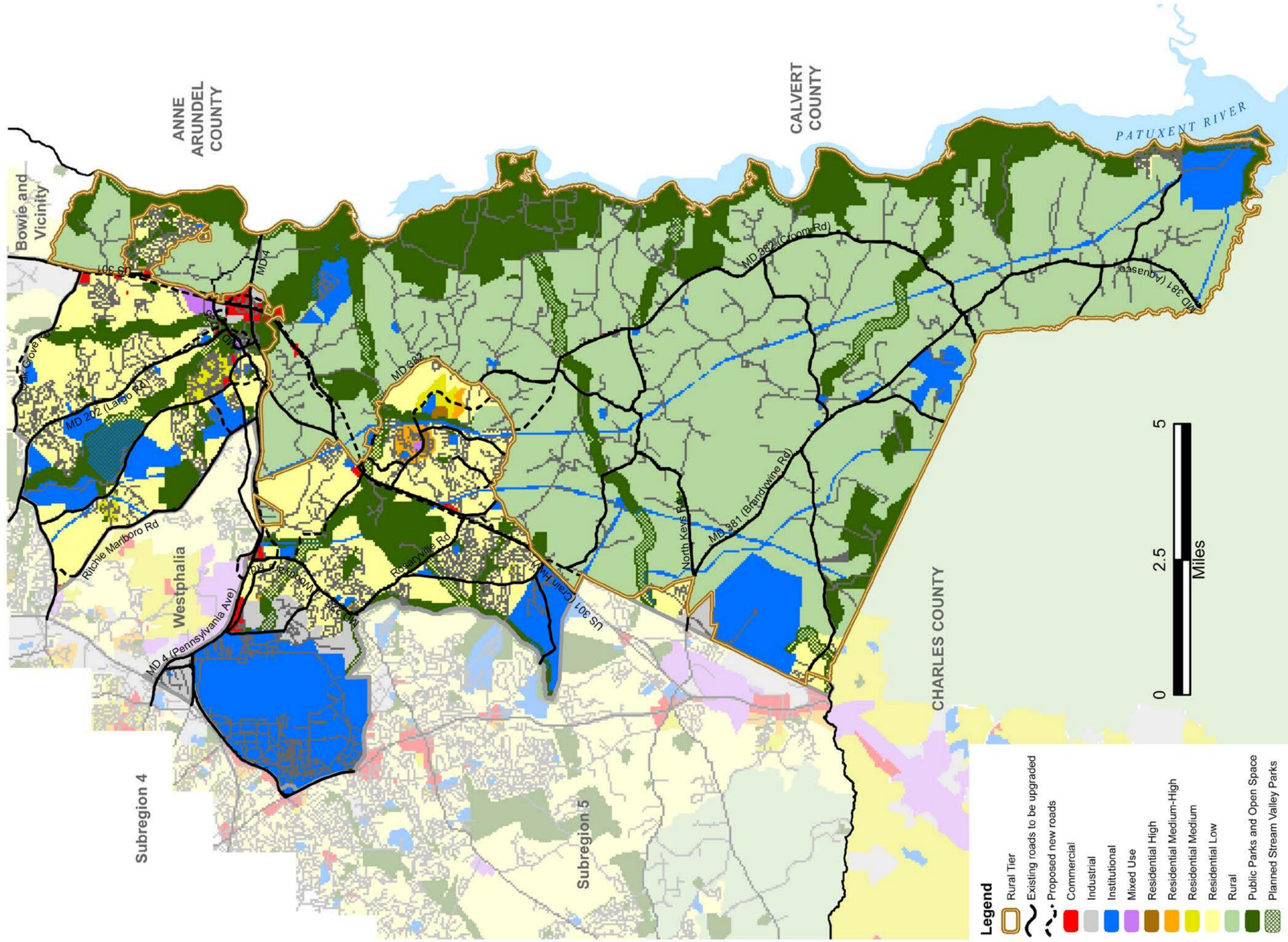
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Subregion 4

Subregion 5

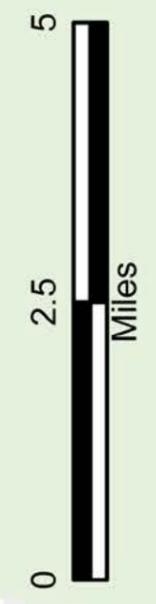
Bowie and
Vicinity

Westphalia

ANNE
ARUNDEL
COUNTY

CALVERT
COUNTY

CHARLES COUNTY



PATUXENT RIVER

US 301

MD 202 (Largo Rd)

Ritchie Marlboro Rd

MD 4 (Pennsylvania Ave)

MD 381

Rosaryville Rd

US 301 (Gran Ferry Rd)

North Keys Rd

MD 381 (Brandwine Rd)

MD 382 (Croom Rd)

MD 381 (Awassey)



The Maryland-National Park and Planning Commission

www.mncppc.org/pgco