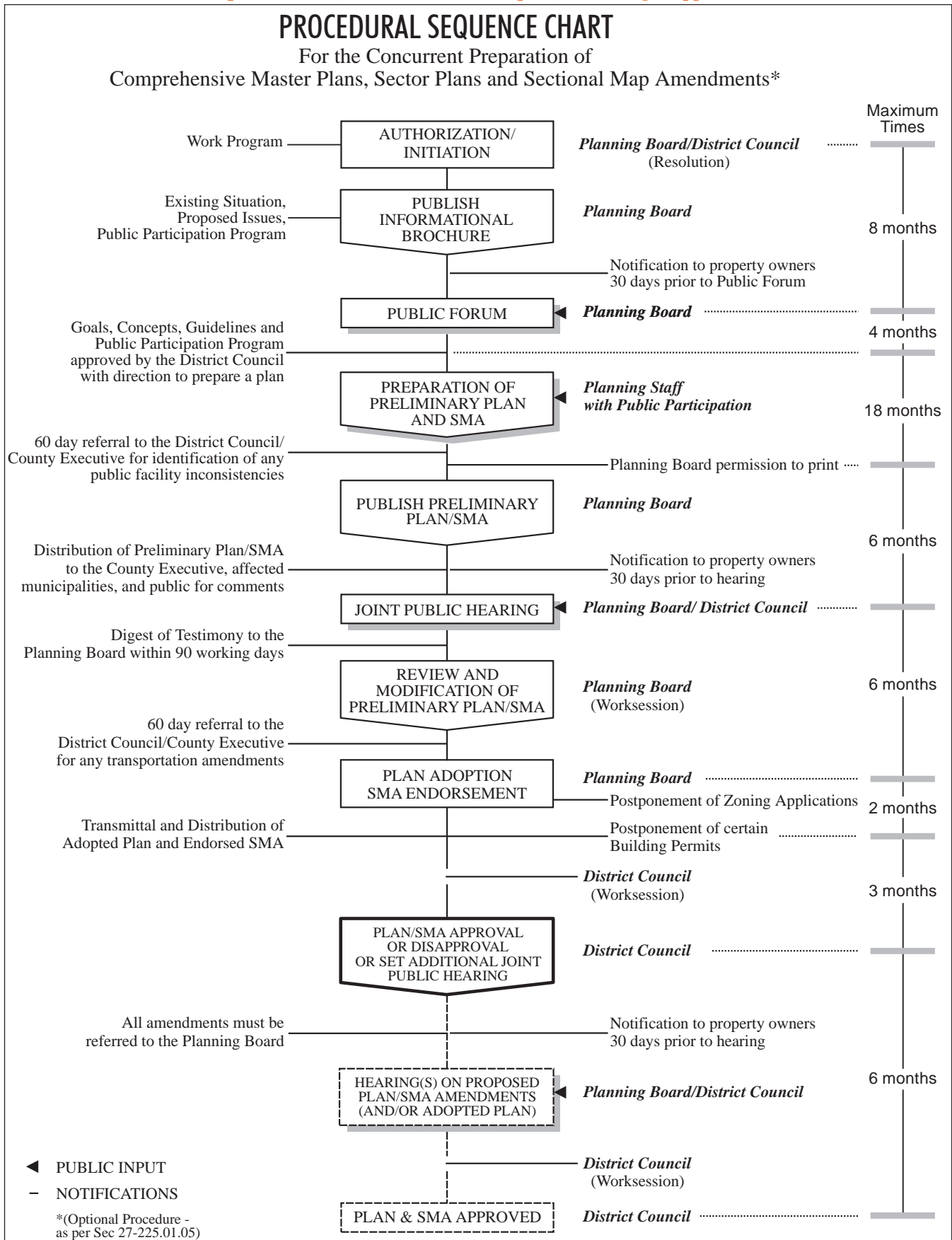


*Note: The procedures for preparation of master plans were revised by CB-39-2005; the sequence below, which initiated this plan, is no longer applicable.*



## Appendix B

# Guide to Zoning Categories

### RESIDENTIAL ZONES<sup>1</sup>

**R-O-S: Reserved Open Space**—Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size	20 acres*
Maximum dwelling units per net acre	0.05

\*Except for public recreational uses, for which no minimum area is required.

**O-S: Open Space**—Provides for areas of low-intensity residential (5-acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, nonintensive recreational use.

Standard lot size	5 acres
Maximum dwelling units per net acre	0.20

**R-A: Residential-Agricultural**—Provides for large-lot (2-acre) residential uses while encouraging the retention of agriculture as a primary land use.

Standard lot size	2 acres
Maximum dwelling units per net acre	0.50

**R-E: Residential-Estate**—Permits large-lot estate subdivisions containing lots approximately one acre or larger.

Standard lot size	40,000 sq. ft.
Maximum dwelling units per net acre	1.08
Estimated average dwelling units per acre	0.85

**R-R: Rural Residential**—Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size	20,000 sq. ft. 15,000 sq. ft. if recorded prior to 2/1/1970 10,000 sq. ft. if recorded prior to 7/1/1967
Maximum dwelling units per net acre	2.17
Estimated average dwelling units per acre	1.85

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<sup>1</sup> Definitions:

**Minimum or standard lot size:** The current minimum net contiguous land area required for a lot.

**Average dwelling units per acre:** The number of dwelling units that may be built on a tract—including the typical mix of streets, public facility sites, and areas within the 100-year floodplain—expressed as a per-acre average.

**Maximum dwelling units per net acre:** The number of dwelling units that may be built on the total tract—excluding streets and public facility sites, and generally excluding land within the 100-year floodplain—expressed as a per-acre average.

R-80:	One-Family Detached Residential—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.	
	Standard lot size	9,500 sq. ft.
	Maximum dwelling units per net acre	4.5
	Estimated average dwelling units per acre	3.4
R-55:	One-Family Detached Residential—Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.	
	Standard lot sizes	6,500 sq. ft.
	Maximum dwelling units per net acre	6.70
	Estimated average dwelling units per acre	4.2
R-35:	One-Family Semidetached, and Two-Family Detached, Residential—Provides generally for single-family attached development; allows two-family detached; Detailed Site Plan approval required for lots served by private rights-of-way.	
	Standard lot sizes	3,500 sq. ft. for one-family, semi-detached 7,000 sq. ft. for two-family, detached
	Maximum dwelling units per net acre	12.44
	Estimated average dwelling units per acre	8.5
R-T:	Townhouse—Permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; Detailed Site Plan approval required for attached dwellings.	
	Standard lot size per attached dwelling	1,800 sq. ft.
	Maximum dwelling units per net acre	Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
	Minimum area for development	2 acres
R-20:	One-Family Triple-Attached Residential—Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed Site Plan approval required for townhouses.	
	Standard lot sizes	3,200 sq. ft. for end lots 2,000 sq. ft. for interior townhouse lots
	Maximum triple-attached dwellings per net acre	16.33
	Maximum townhouses per net acre	6.0 (same as R-T)
	Estimated average triple-attached dwelling units per net acre	11

R-30:	Multifamily Low Density Residential—Provides for low density garden apartments; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; Detailed Site Plan approval required for multifamily and attached dwellings.	
	Standard lot size	Garden apartments—14,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
	Maximum dwelling units per net acre	Garden apartments—10 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
R-30C:	Multifamily Low Density Residential-Condominium—Same as R-30 above except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.	
	Standard lot size	Garden apartments—14,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings - 1,800 sq. ft.
	Maximum dwelling units per net acre	Garden apartments—12 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings - 6
R-18:	Multifamily Medium Density Residential—Provides for multiple family (apartment) development of moderate density; single-family detached; single-family attached; two-family and three-family dwellings in accordance with R-T Zone provisions; Detailed Site Plan approval required for multifamily and attached dwellings.	
	Standard lot size	Apartments—16,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings - 1,800 sq. ft.
	Maximum dwelling units per net acre	Garden apartments and three-family dwellings—12 Mid-rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
R-18C:	Multifamily Medium Density Residential-Condominium—Same as above except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.	
	Standard lot size	Apartments—1 acre Two-family dwellings—1,500 sq. ft. Other attached dwellings - 1,800 sq. ft.

Maximum dwelling units per net acre	Garden apartments—14 Mid rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
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R-H: Multifamily High-Rise Residential—Provides for suitable sites for high density, vertical residential development; also permits single-family detached dwellings; Detailed Site Plan approval required for multifamily dwellings.

Minimum lot size 5 acres

Maximum dwelling units per net acre 48.4

R-10: Multifamily High Density Residential—Provides for suitable sites for high density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed Site Plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size 20,000 sq. ft.

Maximum dwelling units per net acre 48

R-10A: Multifamily, High Density Residential-Efficiency—Provides for a multifamily zone designed for the elderly, singles, and small family groups. Detailed Site Plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size 2 acres

Maximum dwelling units per net acre 48 plus one for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

**MIXED USE/PLANNED COMMUNITY ZONES**

M-X-T: Mixed Use-Transportation Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable Master Plan recommends mixed uses similar to those permitted in the M-X-T Zone.

Lot size and dwelling types No Restrictions

Maximum floor area ratio 0.4 without optional method  
8.0 with optional method (provision of amenities)

M-X-C: Mixed Use Community—Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

Minimum tract size 750 gross acres

Lot size and dwelling types No Restrictions

Maximum dwelling units per gross acre 2

Maximum floor area ratio for commercial uses 0.4

M-U-TC: Mixed-Use Town Center—Provides for a mix of commercial and limited residential uses which establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment; mandates approval of a Development Plan at the time of zoning approval, that includes minimum and maximum Development Standards and Guidelines, in both written and graphic form, to guide and promote local revitalization efforts; provides for legally existing buildings to be expanded or altered, and existing uses for which valid permits have been issued to be considered permitted uses, and eliminating nonconforming building and use regulations for same.

M-U-I: Mixed-Use Infill—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in a Transit District Overlay Zone or a Development District Overlay Zone.

R-P-C: Planned Community—Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational, commercial, institutional, and employment facilities within the planned community; requires conformance with an Official Plan identifying zoning subcategories, that has been adopted by the Planning Board following approval of a Final Plan by the District Council at the time of rezoning, and for certain R-P-C Zones, approval of a Detailed Site Plan prior to development.

Lot size and dwelling types Varied

Maximum dwelling units per gross acre 8

R-M-H: Planned Mobile Home Community—Provides for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities, subject to Detailed Site Plan approval.

Minimum lot size 4,000 sq. ft.

Maximum mobile homes per acre 7

## COMPREHENSIVE DESIGN ZONES

(These zones require three-phase development plan review, the first of which is Basic Plan approval at the time of rezoning that establishes general land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

**R-L:** Residential Low Development—Provides for low-density residential development in areas recommended by a Master Plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 100 adjoining gross acres
Low .5	Base density (dwelling units per gross acre)—.5 Maximum density—.9 Maximum mixed retirement development density—8 du/gross acre
Low 1.0	Base Density (dwelling units per gross acre)—1.0 Maximum density—1.5 Maximum mixed retirement development density—8 du/gross acre

**R-S:** Residential Suburban Development—A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 25 adjoining gross acres
Suburban 1.6	Base density (dwelling units per gross acre)—1.6 Maximum density—2.6 Maximum mixed retirement development density—8 du/gross acre
Suburban 2.7	Base density (dwelling units per gross acre)—2.7 Maximum density—3.5 Maximum mixed retirement development density—8 du/gross acre

**R-M:** Residential Medium Development—A mixture of residential types with a medium-density range; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 10 adjoining gross acres
Medium 3.6	Base density (dwelling units per gross acre)—3.6 Maximum density—5.7 Maximum mixed retirement development density—8 du/gross acre

Medium 5.8 Base density (dwelling units per gross acre)—5.8  
 Maximum density—7.9  
 Maximum mixed retirement development density—8 du/gross acre

R-U: Residential Urban Development—A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size Generally 5 adjoining gross acres

Urban 8.0 Base density (dwelling units per gross acre)—8.0  
 Maximum density—11.9  
 Maximum mixed retirement development density—8 du/gross acre

Urban 12.0 Base density (dwelling units per gross acre)—12.0  
 Maximum density—16.9  
 Maximum mixed retirement development density—8 du/gross acre

L-A-C: Local Activity Center—A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

	<b>Neighborhood</b>	<b>Village</b>	<b>Community</b>
Minimum tract size	4 adjoining gross ac.	10 adjoining gross ac.	20 adjoining gross ac.
Base resid. density	8 du/gross resid. ac.	10 du/gross resid. ac.	10 du/gross resid. ac.
Max. resid. density	12.1 du/gross resid. ac.	15 du/gross resid. ac.	20 du/gross resid. ac.
Base comm. intensity	0.16 FAR	0.2 FAR	0.2 FAR
Max. comm. intensity	0.31 FAR	0.64 FAR	0.68 FAR
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.	8 du/gross ac.

M-A-C: Major Activity Center—A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.

Minimum tract size - Generally 40 adjoining gross acres

	<b>Metro Center</b>	<b>New Town or City Corridor Center</b>
Base residential density	48 du/gross resid. ac.	10 du/gross resid. ac.
Max. residential density	125 du/gross resid. ac.	47.9 du/gross resid. ac.
Base commercial intensity	1.0 FAR/gross commercial ac.	0.2 FAR/gross commercial ac.
Max. commercial intensity	2.7 FAR/gross commercial ac.	0.88 FAR/gross commercial ac.
Min. residential floor area	20% of total at time of full development	20% of total at time of full development
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.



- E-I-A: Employment and Institutional Area—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.
- Minimum tract size—Generally 5 adjoining gross acres
- Minimum open space improved by landscaping—20% of net lot area
- V-L: Village-Low—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a master plan.
- Minimum tract size—150 contiguous gross acres
- Maximum density—1.3 dwelling units per gross acre
- V-M: Village-Medium—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a master plan.
- Minimum tract size—300 contiguous gross acres
- Maximum density—2.0 dwelling units per gross acre

## COMMERCIAL ZONES

- C-O: Commercial Office—Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.
- C-A: Ancillary Commercial—Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 net acres.
- C-1 Local Commercial, Existing—All of the uses permitted in the C-S-C Zone.
- C-2: General Commercial, Existing—All of the uses permitted in the C-S-C Zone, with additions and modifications.
- C-C: Community Commercial, Existing—All of the uses permitted in the C-S-C Zone.
- C-G: General Commercial, Existing—All of the uses permitted in the C-S-C Zone.
- C-S-C: Commercial Shopping Center—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.

- C-H: Highway Commercial, Existing—All of the uses permitted in the C-M Zone.
- C-M: Commercial Miscellaneous—Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.
- C-W: Commercial Waterfront—Marine activities related to tourism, vacationing, boating and sports, water-oriented recreation, together with limited employment areas which cater to marine activities along a waterfront.
- C-R-C: Commercial Regional Center—Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development—one hundred (100) gross continuous acres; maximum FAR—.75; maximum building height—75 ft.; maximum building coverage, excluding parking—50%; Detailed Site Plan approval required.

## **INDUSTRIAL ZONES**

- I-1: Light Industrial—Light intensity manufacturing, warehousing, and distribution uses; 10% green area required.
- I-2: Heavy Industrial—Highly intensive industrial and manufacturing uses; 10% green area required.
- I-3: Planned Industrial/Employment Park—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and Detailed Site Plan approval required; 25% green area required; outdoor uses restricted; warehousing and wholesaling uses limited.
- I-4: Limited Intensity Industrial—Limited intensity (0.3 FAR) commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25% green area required.
- U-L-I: Urban Light Industrial—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

## **OVERLAY ZONES<sup>2</sup>**

- T-D-O: Transit District Overlay—Intended to ensure that development in a designated district meets the goals established in a Transit District Development Plan. Transit Districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.
- D-D-O: Development District Overlay—Intended to ensure that development in a designated district meets the goals established in a Master Plan, Master Plan Amendment or Sector Plan. Development Districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas as identified in approved plans.

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<sup>2</sup> These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a Detailed Site Plan by the Planning Board.

### **CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONES<sup>3</sup>**

- I-D-O: Intense Development Overlay—To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial and industrial land uses with development intensity limits. Maximum residential density is the same as the underlying zone.
- L-D-O: Limited Development Overlay—To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low- or moderate-intensity development. Maximum residential density is the same as the underlying zone, up to 4.0 du/net acre maximum.
- R-C-O: Resource Conservation Overlay—To provide adequate breeding, feeding and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay. Maximum residential density—.05 du/ gross acre.

### **REVITALIZATION OVERLAY DISTRICTS<sup>4</sup>**

- R-O-D: Revitalization Overlay District—Intended to ensure the orderly development or redevelopment of land within a designated district. Revitalization Districts provide a mechanism for the county to delegate full authority to local municipalities to approve departures from parking, landscaping and sign standards. In addition, limited authority is also delegated for the approval of variances from building setbacks, lot coverage, yards and other dimensional requirements of existing zoning.

### **ARCHITECTURAL OVERLAY DISTRICTS<sup>5</sup>**

- A-C-O: Architectural Conservation Overlay—Intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an approved Architectural Conservation Plan. Conservation Districts may be designated in areas where the majority of properties have been developed and they exhibit distinct, unifying elements, characteristics, design or other physical features.

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<sup>3</sup> These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a Conservation Plan and Conservation Agreement by the Planning Board.

<sup>4</sup> These overlay districts are superimposed over other zones. However, they do not modify provisions of the underlying zones concerning uses allowed and standards for development.

<sup>5</sup> These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a Detailed Site Plan for Architectural Conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

## Appendix C

### Public Facility Cost Estimates

Per Section 27-646(b)(4) of the Zoning Ordinance, all approved master plans must contain an estimate of the cost of all public facilities that must be acquired or constructed in order to carry out the objectives and requirements of the plan. This appendix provides those public facility cost estimates, in 2005 dollars.

#### Public Facility Proposals for Schools, Libraries, and Public Safety

Facility Type	Location	Project Description	Estimated Cost
School	Brinkley Road	Elementary school to be constructed on Aylor-Brinkley site (owned by the Board of Education (BOE)).	\$18,000,000
School	West side of Bock Road at Rosecroft Boulevard	Elementary school to be constructed on 15.7-acre Bock Road site (owned by BOE).	\$18,000,000
School	Old Fort Road at Thorne Drive	Elementary school to be constructed on 10.1-acre Thorne Drive site (owned by BOE).	\$18,000,000
School	East of Henson Valley Way	Proposed school (type to be determined) to be constructed on 121.5-acre Rosecroft site (owned by BOE).	\$18 million to \$58 million depending upon type
School	South side of Swan Creek Road at Fort Washington Road	Proposed school (type to be determined) to be constructed on 30-acre Fort Washington site (owned by BOE).	\$18 million to \$58 million depending upon type
Police Station	Fort Washington Road at Livingston Road	Construct District 7 Police Station (CIP Project Number K1500853).	\$3,500,000
Fire Station	Brinkley Road north of Rosecroft Raceway	Rosecroft Fire Station (CIP Project Number LK510510).	\$3,320,000
Fire Facility and Boat	National Harbor	National Harbor Fire Facility and Fire Boat.	Facility and fireboat are to be provided by the developer as a condition of approval

#### Public Facility Proposals for Transportation (Transit and Roads)

Facility Type	Project Name & Location	Project Description	Estimated Cost
NEW OR MODIFIED RECOMMENDATIONS FOR TRANSIT AND ROAD FACILITIES			
Transit	Rail transportation from the Woodrow Wilson Bridge to either Branch Avenue Metrorail or Suitland Metrorail	Establish rail transit service from Virginia through the National Harbor and Oxon Hill Center to connect to the existing Green Line. A routing of this service could serve planned development north of the Rosecroft Raceway.	Metrorail: \$1,175,000,000  Light Rail: \$490,000,000

Facility Type	Project Name & Location	Project Description	Estimated Cost
Transit	Light Rail (streetcar) transportation from National Harbor/Oxon Hill to Anacostia Metrorail	Establish streetcar transit service from National Harbor and Oxon Hill Center to connect to the DC core via the Anacostia Metrorail station. This service is under feasibility study by the District of Columbia and WMATA. Cost is to connect to initial phase of system under development between Bolling Air Force Base and Pennsylvania Avenue.	\$40,000,000
Transit	Express Bus or Light Rail transportation from Branch Avenue Metrorail to Charles County	Establish enhanced transit services within the right-of-way of MD 5. It is recognized that this service could evolve from the existing express bus service to a busway with stations to light rail, depending upon cost and ridership. Cost is for express bus and related facilities for portion within Henson Creek-South Potomac area.	\$4,000,000
Transit	Express Bus along MD 210 to Accokeek or Charles County	Establish enhanced transit services within the right-of-way of MD 210. It is recognized that this service could evolve from express bus services to a busway with stations at indicated nodes, depending upon cost and ridership. Cost is for express bus and related facilities for portion within Henson Creek-South Potomac area.	\$11,000,000
Roads	Interchanges along MD 210—F-11 in plan	Rebuild signalized intersections as interchanges consistent with the Selected Alternative in the Final EIS for the MD 210 Multi-Modal Study.	\$225,800,000
Roads	Interchanges at MD 210 and Oxon Hill Road	Rebuild signalized intersections as interchanges consistent with the Final Supplemental EIS for the Woodrow Wilson Bridge Improvement Study.	\$163,700,000
Roads	New Arterial—Oxon Hill Center—A-68 in plan	Add four-lane divided facility with enhanced streetscape between Livingston Road and St. Barnabas Road, parallel to and 800 feet south of Oxon Hill Road. Includes upgrades to portions of Livingston and St. Barnabas Roads between Oxon Hill Road and this new facility.	\$7,790,000
Roads	Brinkley Road (downgrade)—C-714	Recommend four-lane divided facility between St. Barnabas Road and Fisher Road, and between Temple Hill Road and Allentown Road. Recommend two-lane collector facility with turning lanes between Fisher Road and Temple Hill Road.	\$16,140,000 (savings of \$13,600,000)
Roads	Allentown Road Relocated (downgrade)	Delete from plan.	(savings of \$44,960,000)
Roads	Henson Valley Way (downgrade)	Delete from plan.	(savings of \$6,740,000)
Roads	Allentown Road—C-717	Recommend four-lane divided facility between Tucker Road and Brinkley Road. Current plan shows collector or undesignated.	\$10,080,000
Roads	Palmer Road/Tucker Road (downgrade)—C-713	Recommend four-lane divided facility between MD 210 and Allentown Road.	\$12,910,000

Facility Type	Project Name & Location	Project Description	Estimated Cost
Roads	Old Fort Road North/Old Fort Road East—C-720	Recommend four-lane divided facility between MD 210 and Tinkers Creek, with bridge over Tinkers Creek. Current plan shows collector.	\$9,410,000
Roads	Temple Hill Road—A-46	Temple Hill Road to be widened to a four- to six-lane facility through the entire planning area. Six through lanes would be provided only at major intersections and not along the entire road length in order to minimize impacts to existing residential homes. (Per CR-15-2005)	\$19,180,000
Roads	New Collector—Central Park Way—C-727	Recommend four-lane divided facility with extensive public park buffer from Bock Road to a point 800-feet north of Oxon Hill Road.	\$2,510,000
Roads	Tucker Road (redesignate)—C-725	Recommend two-lane collector facility between Livingston Road and Tucker Road.	\$990,000
<b>RECOMMENDATIONS THAT CARRY OVER FROM PREVIOUS MASTER PLAN</b>			
Roads	A-48, MD 414 Oxon Hill Road	To be widened to six-lane divided facility between National Harbor and Livingston Road and to be widened between Indian Head Highway and St. Barnabas Road to allow for four-lane divided, pedestrian amenities, and at-grade light rail transit. (Plan, p. 47)	\$7,460,000
Roads	A-50, MD 337 Allentown Road	To be widened to six-lane divided facility between MD 5 and Forestville Road; maintain as exists to the east of Forestville Road.	\$13,340,000
Roads	A-51, Allentown Road	Widened between Brinkley Road and MD 5 to a six-lane divided facility with pedestrian amenities. Controlled access per provisions of Subtitle 24; consolidated access where possible.	\$2,060,000
Roads	C-516, Steed Road	Steed Road between Allentown Road and Tinkers Creek; widen to four-lane undivided.	\$3,160,000
Roads	C-523, Livingston Road	Livingston Road between MD 210 and Piscataway Creek; widen to four-lane undivided.	\$8,570,000
Roads	C-700, Livingston Road	Livingston Road between Capital Beltway and Oxon Hill Road; widen to four-lane undivided.	\$550,000
Roads	C-705, Auth Road	Auth Road between Capital Beltway and Allentown Road; widen to four-lane undivided.	\$3,020,000
Roads	C-710, Livingston Road	Livingston Road between MD 210 and Oxon Hill Road/Old Fort Road North; widen to four-lane undivided.	\$1,710,000
Roads	C-711, St. Barnabas Road	St. Barnabas Road between A-68 and Livingston Road; widen to four-lane undivided	\$1,800,000
Roads	C-712, Bock Road	Bock Road between Livingston Road and Tucker Road; widen to four-lane undivided.	\$9,180,000

Facility Type	Project Name & Location	Project Description	Estimated Cost
Roads	C-716, Old Branch Avenue	Old Branch Avenue between Allentown Way and Marlin Lane; widen to four-lane undivided.	\$2,330,000
Roads	C-724, Livingston Road	Livingston Road between Swan Creek Road and Fort Washington Road; widen to four-lane undivided.	\$5,210,000
Roads	C-726, Livingston Road	Livingston Road between A-68 and MD 210 (at Kerby Hill Road); widen to four-lane undivided.	\$8,300,000

### Proposals for Trails, Bicycle, and Pedestrian Facilities

Facility Type	Location	Project Description	Estimated Cost
<b>NEW OR MODIFIED RECOMMENDATIONS FOR TRAILS, BICYCLE, AND PEDESTRIAN FACILITIES</b>			
Saint Barnabas Road	Capital Beltway to Livingston Road	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Fort Washington Road	MD 210 to Fort Washington National Park	Continuous sidewalks and designated bike lanes. Will improve access to Fort Washington National Park, numerous community facilities, and provide a link in the Potomac Heritage Trail On-road bike route.	TBD (part of larger project).
Bock Road	Livingston Road to Tucker Road	Continuous sidewalks and designated bike lanes. Will improve access to the Henson Creek Trail and nearby park facilities.	TBD (part of larger project).
Temple Hill Road	Capital Beltway to Tinkers Creek	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Auth Road	Allentown Road to Capital Beltway	Continuous sidewalks and in-road bike facilities (bike lanes or wide curb lanes with bikeway signage).	TBD (part of larger project).
Old Fort Road South	Old Fort Road North to MD 210	Shared-use roadway with paved shoulders and bikeway signage.	TBD (part of larger project).
Steed Road	Allentown Road to Tinkers Creek	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Old Branch Avenue	Henderson Road to Allentown Road	Continuous sidewalks and shared-use roadway.	TBD (part of larger project).
Henderson Road	Old Branch Avenue to Temple Hill Road	Continuous sidewalks and shared-use roadway.	TBD (part of larger project).
Neighborhood trail connection	Bentree Road to the Henson Creek Trail	Neighborhood trail connector to an existing stream valley trail.	\$30,000
Neighborhood trail connection	Henson Valley Way to the Henson Creek Trail	Neighborhood trail connector to an existing stream valley trail.	\$60,000
Neighborhood trail connection	Southgate Drive to the Henson Creek Trail	Neighborhood trail connector to an existing stream valley trail.	\$35,000
Lumar Drive	Allentown Road to Meade Avenue	Continuous sidewalks. Will improve access to Apple Grove Elementary School and the Henson Creek Trail.	TBD (part of larger project).

Facility Type	Location	Project Description	Estimated Cost
Middleton Lane	Old Branch Avenue to Brinkley Road	Continuous sidewalks. Will improve access to Middleton Valley Elementary School, several parks, and commercial areas.	TBD (part of larger project).
Weldon Drive	Middleton Valley Neighborhood Park to Temple Hill Road	Continuous sidewalks. Will improve access to Middleton Valley Elementary School and Middleton Valley Neighborhood Park.	TBD (part of larger project).
Tipton Drive	Middleton Lane to Middleton Valley Neighborhood Park	Continuous sidewalks.	TBD (part of larger project).
Middleton Valley Neighborhood Park	Weldon Drive to Tipton Drive	Trail connection from Weldon Drive to Rayburn Drive (at Tipton Drive), with connection to adjacent elementary school.	\$70,000
Filmore Road	Vicinity of Fort Washington Forest Elementary School	Continuous sidewalks.	TBD (part of larger project).
Taylor Avenue	Vicinity of Fort Washington Forest Elementary School	Continuous sidewalks.	TBD (part of larger project).
Harrison Avenue	Vicinity of Fort Washington Forest Elementary School	Continuous sidewalks.	TBD (part of larger project).
Oxon Hill Core Area	Pedestrian Service Area	Sidewalks on both sides of all local streets Universal design Traffic calming Bike lanes	TBD
Livingston Road Activity Center	Pedestrian Service Area	Sidewalks on both sides of all local streets Universal design Traffic calming Bike lanes	TBD
Allentown Road Activity Center	Pedestrian Service Area	Sidewalks on both sides of all local streets Universal design Traffic calming Bike lanes	TBD
Potomac River Water Trail	Woodrow Wilson Bridge to Piscataway Creek	This water trail will provide a mapped route along the entire length of the river for those in kayaks and canoes. DNR has published an existing user map for the corridor, additional facilities (such as canoe launch, camping, and rest area accommodations) and more detailed mapping may be necessary.	TBD



**Recommendations For Trails, Bicycle, And Pedestrian Facilities That Carry Over From Previous Master Plan and 1985 Equestrian Addendum.**

<b>Project</b>	<b>Location</b>	<b>Project Description</b>	<b>Estimated Cost</b>
Henson Creek Trail extension	Temple Hill Road to the Capital Beltway (I-495)	This project will extend the existing Henson Creek Trail from its current terminus at Temple Hill Road and to I-495 (the planning area boundary) and ultimately to the Branch Avenue Metro in Planning Area 76A. This proposal was on the previously approved Subregion VII Master Plan. This trail will provide pedestrian and bicycle access to the nearby Branch Avenue Metro. This trail extension was designated as the number one county trail priority in the 2003 Joint Signature Letter.	\$1,250,000 (to Branch Avenue Metro)
Piscataway Creek Trail	Within the study area, this trail will run from Piscataway Road to Piscataway Drive.	Proposed stream valley trail along existing and proposed M-NCPPC land along Piscataway Creek.	\$525,000 (for study area only)
Tinkers Creek Trail	Within the study area, this trail will run from MD 5 to Steed Road, and from Gallahan Road to Piscataway Creek.	Proposed stream valley trail along existing and proposed M-NCPPC land along Tinkers Creek.	\$950,000 (for study area only)
Oxon Hill Road	MD 210 to St. Barnabas Road (Oxon Hill Core Area)	Provide in-road bike lanes, continuous standard or wide sidewalks, pedestrian safety features and a median or pedestrian refuge(s). This road will serve as a walkable, bikeable boulevard through the Oxon Hill Core Area.	TBD (part of larger project).
Livingston Road	Capital Beltway to MD 210	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Oxon Hill Road	West of MD 210	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Fort Foote Road	Entire Fort Foote Road	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Old Fort Road	MD 210 to Fort Washington Road	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Tucker Road	Livingston Road to Allentown Road	Continuous sidewalks and designated bike lanes. Will improve access to park facilities along Tucker Road.	TBD (part of larger project).
Allentown Road	MD 4 to Old Fort Road North	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Brinkley Road	Allentown Road to St. Barnabas Road	Continuous sidewalks and designated bike lanes. Will improve pedestrian and bike access along this heavily traveled east-west corridor in the Henson Creek Planning Area.	TBD (part of larger project).

Livingston Road	MD 210 to Piscataway Creek	Shared-use roadway with paved shoulders and bikeway signage.	TBD (part of larger project).
Old Fort Road North	Allentown Road to MD 210	Continuous sidewalks and designated bike lanes.	TBD (part of larger project).
Riverview Road	Fort Washington Road to Swan Creek Road	Shared-use roadway with paved shoulders and bikeway signage.	TBD (part of larger project).
Swan Creek Road	Riverview Road to MD 210	Shared-use roadway with wide curb lanes and/or paved shoulders with bikeway signage.	TBD (part of larger project).
Hiker and Equestrian Trails	Broad Creek Historic District	A network of scenic, natural surface trails for hikers and equestrians is recommended in the publicly owned land in the historic district. The location of the trails will be determined based on environmental constraints and community input.	TBD

### Proposals for Parks, Recreation & Open Space Facilities

#### Projects for Parks, Recreation and Open Space Facilities in the FY 2005–2010 Capital Improvement Program (CIP)

Project Number	Project Name	Location	Year in CIP	Project Description	Cost	Estimated Completion Date
EC081118	Allentown Aquatic Center	7210 Allentown Road	2003-2005	Project involves the complete renovation of the Allentown Aquatic Center including the exterior roof, HVAC and various interior spaces	\$980,000	6/05
EC091112	Auth Village Neighborhood Park	6111 Baxter Avenue	2001-2002	Funding is for construction of restrooms	\$140,000	7/05
EC081092	Bock Road Maintenance Yard	7401 Bock Road	2001-2006	Out-year funding is for replacement of the existing maintenance garage	\$160,000	6/06
EC090999	Fort Washington Forest Community Park School	Buchanan Drive	1997-2004	Project consists of design and construction of a new community center, which will be attached to the existing Fort Washington Forest Elementary School	\$4.2 million	7/06
EC080958	Henson Creek Golf Course	Tucker Road	2004	Out-year funding for a waterline connection	\$60,000	6/06
EC073392	Henson Creek Stream Valley Park	Temple Hill Road to Potomac River	1997-2004	Project will provide a continuous hiker/biker trail from Oxon Hill Road south to the Potomac River and provide a picnic shelter	\$690,000	12/05

Project Number	Project Name	Location	Year in CIP	Project Description	Cost	Estimated Completion Date
EB730029	Henson Creek Stream Valley Park	Suitland Parkway to Broad Creek	2003-2008	Park acquisition project to expand stream valley park acreage in Henson Creek Planning Area	\$887,000	6/09
EC081089	J. Frank Dent Neighborhood Park/School	2700 Corning Avenue	2001-2004	Project involves the design and construction of pre-school and school age play equipment as well as a hiker/biker loop trail	\$240,000	9/05
EC080533	Lynnalán Acres Recreation Center	Palmer Road	1987-2004	Funds will provide a trail, fitness stations, fencing, benches and parking lot lighting	\$590,000	7/05
EC081001	Oxon Hill Manor	Oxon Hill Road	1997-2006	Project involves exterior and interior renovations of this mansion.	\$2.58 million	6/06
EC081100	Potomac River Trail	Cagle Road to Fort Foote Road	2001-2007	Project involves the design and construction of a hiker/biker trail along the Potomac River connecting Fort Foote Historic Site to Federal National Park Service land off Cagle Road	\$500,000	6/07
EC081099	Potomac Waterfront Community Park	Potomac side of Waterside Court	2001-2009	Funding for the construction of a waterfront park located near the proposed National Harbor site along the Potomac River at the Woodrow Wilson Bridge	\$400,000	6/09
EC081113	Southern Regional Technical/Recreation Complex	Oxon Hill Area	2002-2007	Project involves the design and construction of a tech/recreation complex in the greater Oxon Hill area	\$9.55 million	6/07
EC080988	Tucker Road Community Park	Tucker Road and Ferguson Lane	1998-2005	Project consists of the renovation of the restroom, and construction of a trail to the Squire Woods neighborhood	\$355,000	6/05

**Proposals for Parks, Recreation and Open Space Facilities in the Preliminary Henson Creek-South Potomac Master Plan.**

<b>Facility Type</b>	<b>Location</b>	<b>Project Description</b>	<b>Estimated Cost</b>
<b>NEW OR MODIFIED RECOMMENDATIONS FOR PARKS, RECREATION AND OPEN SPACE FACILITIES</b>			
Henson Creek Golf Course Expansion	Tucker Road, Oxon Hill	Continued assemblage of land for expansion of Henson Creek Golf Course from 9 to 18 holes	\$2M
Henson Creek Trail Extension	Temple Hill Road, Temple Hills	Project will provide a continuous hiker/ biker trail from Temple Hill Road to Branch Avenue Metro Station	\$1.4M
Stream Valley Park	Tinkers Creek (Temple Hills), Piscataway Creek (Fort Washington) Henson Creek (Temple Hills)	Continue acquisition of land for expansion of stream valley parks	TBD
Manchester Knolls Neighborhood Park	Leon Street, Camp Springs	20-acre neighborhood park relocated from former Edison Junior High School site	\$250,000
Rosecroft Community Park	Rosecroft Drive, Temple Hills	170-acre community park	\$3M
Henson Valley Community Park	Henson Valley Way, Temple Hills	80-acre community park	\$1.5M
ABC Drive-in Neighborhood Park	Indian Head Hwy, Oxon Hill	11-acre neighborhood park	\$800,000
Tucker Road Community Park	Tucker Road, Oxon Hill	160-acre community park	\$1M
Potomac River Community Park	Riverview Road, Fort Washington	40-acre community park relocated from Piscataway Creek shoreline	\$1.5M
Class III Landfill south of Palmer Road at Tucker Road	Palmer Road, Oxon Hill	Tentative future park	\$500,000
Class III Landfill north of Palmer Road at Tucker Road	Palmer Road, Oxon Hill	Tentative future park	\$900,000
Class III landfill south of Old Fort Road north at MD 210	Old Fort Road, Fort Washington	Tentative future park	\$800,000
<b>RECOMMENDATIONS FOR PARKS, RECREATION AND OPEN SPACE FACILITIES THAT CARRY OVER FROM THE PREVIOUS PLAN</b>			
Oaklawn Neighborhood Park	Oaklawn Road, Fort Washington	5-acre addition to existing neighborhood park	\$150,000
Aragona Drive Neighborhood Park	Aragona Blvd., Fort Washington	27-acre neighborhood park	\$400,000

## Appendix D

# County Council Of Prince George's County, Maryland

## Sitting as the District Council

### 2006 Legislative Session

Resolution No. CR-30-2006  
Proposed by The Chairman (by request—County Executive)  
Introduced by Council Members Bland and Knotts  
Co-Sponsors  
Date of Introduction April 25, 2006

### RESOLUTION

A RESOLUTION concerning

Master Plan and Sectional Map Amendment for Henson Creek and South Potomac

For the purpose of approving the Master Plan and Sectional Map Amendment for Henson Creek and South Potomac, thereby defining long range land use and development policies, and setting forth and adopting detailed zoning proposals in Planning Areas 76B and 80, for the area generally bounded to the north by the Capital Beltway, to the west by the Potomac River, to the south by Piscataway Creek, to the east by Gallahan Road, Steed Road, Tinkers Creek and Allentown Road.

WHEREAS, the Master Plan and Sectional Map Amendment for Henson Creek-South Potomac area amends the Planning Areas 76B and 80 portion of the 1981 *Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 76A and 76B) and South Potomac (Planning Area 80)*; the Planning Areas 76B and 80 portion of the 1984 *Sectional Map Amendment for Subregion VII (Henson Creek-South Potomac)*; the 2002 *Prince George's County Approved General Plan*; the 2005 *Countywide Green Infrastructure Plan*, the 1982 *Master Plan of Transportation*, the 1983 *Functional Master Plan for Public School Sites*, the 1990 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and District Plan*, and the 1975 *Countywide Trails Plan*, including the 1985 *Equestrian Addendum*; and

WHEREAS, the purpose of the Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac area is to develop visions, goals, policies, strategies, and appropriate zoning to implement a comprehensive policy plan for the area, in accordance with the goals and policies of the 2002 *Prince George's County Approved General Plan*; and

WHEREAS, the Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac area contains a zoning proposal known as the sectional map amendment (SMA), intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, pursuant to the requirements of Section 27-642 of the Zoning Ordinance for the preparation of a new master plan and sectional map amendment, the Prince George's County Planning Board published an informational brochure and held a public forum on January 13, 2004, to inform the public of the intent and procedures for preparing a new master plan and sectional map amendment and to learn about the issues and concerns of the community; and

WHEREAS, on May 11, 2004, the District Council endorsed the goals, concepts and guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance; and

WHEREAS, the Planning Board hosted a series of stakeholder meetings to inform the planning process and solicit issues and concerns; and conducted a one-day pre-charrette, a seven-day charrette, and a one-day post-charrette as the major component of the public participation program to involve the community in the preparation of the plan; and

WHEREAS, prior to publishing the preliminary plan, the Planning Board of The Maryland-National Capital Park and Planning Commission submitted the plan to the District Council and the County Executive for review of the sufficiency of planned public facilities, pursuant to Section 27-644 of the Zoning Ordinance; and

WHEREAS, on July 12, 2005, the District Council and the Planning Board held a duly-advertised joint public hearing on the *Preliminary Henson Creek-South Potomac Master Plan and Proposed Sectional Map Amendment*; and

WHEREAS, on October 27, 2005 and November 12, 2005; the Planning Board held worksessions to consider the public hearing testimony; and

WHEREAS, on December 1, 2005 the Planning Board, in response to the public hearing testimony, adopted the master plan and endorsed the sectional map amendment with revisions as described in Prince George's County Planning Board Resolution PGCPB No. 05-241 and transmitted the plan and sectional map amendment to the District Council on December 27, 2005; and

WHEREAS, on January 12, 2006, the Planning Board, in response to the completed Camp Springs Arts District Planning Study, which included a planning charrette held in the community during November 2005, approved text and illustration changes to the adopted master plan to maintain consistency with the detailed study recommendations as described in Prince George's County Planning Board Resolution PGCPB No. 06-01 and transmitted to the District Council on January 13, 2006; and

WHEREAS, on January 17, 2006, the District Council held a worksession to review Planning Board recommendations on the public hearing testimony and proposed a number of amendments to the adopted plan and endorsed sectional map amendment; and

WHEREAS, it was the intent of the District Council to include among the amendments all the proposed zoning changes that were endorsed by the Planning Board but not advertised for citizen comments at the July 12, 2005 joint public hearing; and

WHEREAS, on January 31, 2006, the District Council adopted Council Resolution 9-2006, containing 15 proposed amendments, including the eight SMA amendments endorsed by the Planning Board (which did not require additional public hearings) for the purpose of obtaining additional public testimony, and announcing a second joint public hearing on the identified amendments; and

WHEREAS, on March 21, 2006, the District Council and the Planning Board of The Maryland-National Capital Park and Planning Commission held a duly advertised second public hearing on the proposed amendments contained in CR-9-2006; and

WHEREAS, on April 6, 2006, the Planning Board reviewed the digest of testimony from the March 21, 2006, hearing and provided comments on the proposed amendments and approved transmittal to the District Council in accordance with Section 27-646(a)(3) of the Zoning Ordinance; and

WHEREAS, on April 18, 2006, the District Council held a worksession to review public hearing testimony on the proposed amendments, other subjects, and the Planning Board comments on the amendments, and the Council endorsed the findings of the Planning Board with these additional findings:

- a. The zoning of property generally described as the "Ejtemai Property" on the northwest quadrant of the intersection of Livingston Road and Oxon Hill/Old Fort Roads is appropriate for development of townhouse style dwelling units with an urban character that is characteristic of traditional small town development. The zoning ordinance should be revised to allow this style of development.
- b. Quality, affordable work force housing should be encouraged at appropriate locations.
- c. "The Report of the Senior Living Market Study Prince George's County, Maryland" which was transmitted to the District Council on March 13, 2006, by M-NCPPC finds that Prince George's County is underserved and sufficient demand exists for active adult housing and a new zone should be developed for active adult housing. Development of active adult communities can revitalize neighboring communities with a low impact on public facilities.

- d. Property acquisition and construction of new highway interchanges along Indian Head Highway will reduce development density and lower impact on public facilities for affected properties.
- e. During review of development applications, the District Council can assure adequate buffering and viewshed protection for the Rural Tier and the Broad Creek Historic District.
- f. The property generally described as the “Kaydot Property” on the southwest quadrant of the intersection of Indian Head Highway (MD 210) and Old Fort Road North should remain in a residential zoning category, but has the possibility of being developed in the future with retail commercial uses through the filing of a rezoning application that is sensitive to architectural techniques that are compatible with the surrounding Historic District which it borders.
- g. The Rural Tier transitional area designation for property located in the Developing Tier, encouraging voluntary compliance with planning guidelines, means that enforcement cannot be applied, thereby creating ambiguity in the development process and a negative fiscal impact on property owners. The District Council should retain the authority to place conditions on development, to help maintain the character of the Historic District, through site plan review during the development review process for all properties buffering the Historic District. The recommendation for a Rural Tier transitional area should be deleted from the master plan.
- h. Historic sites and historic districts should not be invisible to the surrounding community.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s County, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George’s County, Maryland, that the master plan and sectional map amendment for the Henson Creek-South Potomac area as adopted and endorsed on December 1, 2005, by PGCPB No. 05-241 and amended on January 12, 2006, by PGCPB No. 06-01, are hereby approved, with the following amendments and revisions:

### SMA ZONING AMENDMENTS

**AMENDMENT 1**      **Change the existing C-S-C Zone to the R-55 Zone** on the E & E Developer’s Enterprises, Inc. property, located on the east side of Livingston Road north of Arthur Drive as recommended by the Planning Board.

**Existing Zone:** C-S-C **Transmitted SMA Zone:** R-55 (SMA Change Number 2 as revised by PGCPB No.05-241, Section V, Item 5.)

**Account:** 1291806 **Street Address:** 8400 Oxon Hill Road **Acreage:** 0.68  
**Tax Map:** 113 **Grid:** F1 **Parcel:** 23

**Existing Zone:** C-S-C **Transmitted SMA Zone:** R-55 (SMA Change Number 2 as revised by PGCPB No.05-241, Section V, Item 5.)

**Account:** 1291814 **Street Address:** 0000 Oxon Hill Road **Acreage:** 1.00  
**Tax Map:** 113 **Grid:** F1 **Parcel:** 25

**AMENDMENT 2**      **Change the existing C-S-C Zone to the R-18C Zone** on the former ABC Drive-in property, located on the east side of Indian Head Highway (MD 210), north of Palmer Road as recommended by the Planning Board.

**Existing Zone:** C-S-C **Transmitted SMA Zone:** R-18C (SMA Change Number 7 as modified by PGCPB No.05-241, Section V, Item 8)

**Account:** 1192277 **Street Address:** 8500 Indian Head Highway **Acreage:** 10.98  
**Tax Map:** 114 **Grid:** A1 and A2 **Parcel:** 84

**AMENDMENT 3**

**Change the existing C-S-C Zone to the R-T Zone** on the Ejtemai property, located on the northwest quadrant of the intersection of Livingston Road and Oxon Hill/Old Fort Roads in the Broad Creek area as recommended by the Planning Board. **Add language to the master plan that supports a new or revised zoning category to be developed to allow for an R-T (Residential-Townhouse) for “Towns” design concept to be implemented.**

**Existing Zone:** C-S-C **Transmitted SMA Zone:** R-T (SMA Change Number 12 per PGCPB No.05-241, Section V, Item 8)

**Account:** 0283952 **Street Address:** 9515 Livingston Road **Acreage:** 0.37  
**Tax Map:** 114 **Grid:** A4 **Parcel:** 230

**Existing Zone:** C-S-C **Transmitted SMA Zone:** R-T (SMA Change Number 12 per PGCPB No.05-241, Section V, Item 8)

**Account:** 0311423 **Street Address:** 9519 Livingston Road **Acreage:** 0.72  
**Tax Map:** 114 **Grid:** A4 **Parcel:** 229

**Existing Zone:** C-S-C **Transmitted SMA Zone:** R-T (SMA Change Number 12 per PGCPB No.05-241, Section V, Item 8)

**Account:** 0384990 **Street Address:** 0000 Oxon Hill Road **Acreage:** approx. 10.00  
**Tax Map:** 114 **Grid:** A4 **Parcel:** 144

**AMENDMENT 4**

**Change the existing O-S Zone to the R-E Zone** on the Melwood property located on the south side of Riverview Road across from Broad Creek Drive as recommended by the Planning Board.

**Existing Zone:** O-S **Transmitted SMA Zone:** R-E (SMA Change Number 13 per PGCPB No.05-241, Section V, Item 9)

**Account:** 0352609 **Street Address:** 10710 Riverview Road **Acreage:** 5.04  
**Tax Map:** 122 **Grid:** D4 **Parcel:** 144

**AMENDMENT 5**

**Change the existing R-E Zone to the R-R Zone** on the Wills Lane property, located south of Allentown Road between Wills Lane, Kilbourne Drive and Lanham Lane as recommended by the Planning Board.

**Existing Zone:** R-E **Transmitted SMA Zone:** R-R (SMA Change Number 14 per PGCPB No.05-241, Section V, Item 10)

**Account:** 2958940 **Street Address:** 0000 Wills Lane **Acreage:** 4.00  
**Tax Map:** 106 **Grid:** C4 **Parcel:** 249

**Existing Zone:** R-E **Transmitted SMA Zone:** R-R (SMA Change Number 14 per PGCPB No.05-241, Section V, Item 10)

**Account:** 0961714 **Street Address:** 7736 Wills Lane **Acreage:** 1.47  
**Tax Map:** 106 **Grid:** C4 **Parcel:** 249

**Existing Zone:** R-E **Transmitted SMA Zone:** R-R (SMA Change Number 14 per PGCPB No.05-241, Section V, Item 10)

**Account:** 0989343 **Street Address:** 7731 Wills Lane **Acreage:** approx. 15.00  
**Tax Map:** 106 **Grid:** C4 **Parcel:** 248

**AMENDMENT 6**

**Change the existing R-R Zone to the R-55 Zone** for the Kairos Development Corporation, Inc. property, located on the north side of Middleton Lane between Edgewood Drive and Kenwood Street.



**Existing Zone:** R-R **Transmitted SMA Zone:** R-80 (SMA Change Number 15 per PGCPB No.05-241, Section V, Item 11)  
**Account:** 0480749 **Street Address:** 0000 Edgewood Drive **Acreage:** 0.015  
Tax Map: 97 Grid: F2 Parcel: 287

**Existing Zone:** R-R **Transmitted SMA Zone:** R-80 (SMA Change Number 15 per PGCPB No.05-241, Section V, Item 11)  
**Account:** 0480756 **Street Address:** 5625 Middleton Lane **Acreage:** 1.38  
Tax Map: 97 Grid: F2 Lot: 18

**AMENDMENT 7**

**Change the existing R-R Zone to the R-80 Zone** on the Housing and Community Development Agency property known as the Thomas Edison tract, located on the east side of Leon Street, north of Allentown Road as recommended by the Planning Board.

**Existing Zone:** R-R **Transmitted SMA Zone:** R-80 (SMA Change Number 16 per PGCPB No.05-241, Section V, Item 12)  
**Account:** 0436527 **Street Address:** 5800 Leon Street **Acreage:** 29.03  
Tax Map: 98 Grid: B3 Parcel: A

**AMENDMENT 8**

**Change the R-R Zone to the R-80 Zone** on the Trammell Crow property, located on the east side of Branch Avenue, south of Deerpond Lane.

**Existing Zone:** R-R **Transmitted SMA Zone:** R-30C (SMA Change Number 17 per PGCPB No.05-241, Section V, Item 13)  
**Account:** 0416404 **Street Address:** 0000 Branch Avenue **Acreage:** 20.00  
Tax Map: 98 Grid: A2 Parcel: 36

**Existing Zone:** R-R **Transmitted SMA Zone:** R-30C (SMA Change Number 17 per PGCPB No.05-241, Section V, Item 13)  
**Account:** 0426312 **Street Address:** 0000 Branch Avenue **Acreage:** 2.86  
Tax Map: 98 Grid: B3 Parcel: 174

**AMENDMENT 9**

**Change the existing R-R Zone to the R-18C Zone** for the CRET Development, Inc. property, located on the east side of Livingston Road south of Muir Drive. (New SMA Change 18)  
**Add language to the plan text referencing the 2006 M-NCPPC Senior Market Study report findings that Prince George's County is underserved and sufficient demand exists for active adult housing and a new zone should be developed for active adult housing.**

**Existing Zone:** R-R **Transmitted SMA Zone:** R-R **Proposed Zone:** R-18C  
**Account:** 1293448 **Street Address:** 7220 Livingston Road **Acreage:** 18.08  
Tax Map: 105 Grid: B2 Parcel: 49

**AMENDMENT 10**

**Change the existing R-E Zone to the R-R Zone** for the Tilch and Walzel properties, located north of Fort Washington Road, east of Livingston Road. (New SMA Change 19)

**Existing Zone:** R-E **Transmitted SMA Zone:** R-E **Proposed Zone:** R-R  
**Account:** 0296616 **Street Address:** 10510 Livingston Road **Acreage:** 2.00  
Tax Map: 123 Grid: A2 Parcel: 108

**Existing Zone:** R-E **Transmitted SMA Zone:** R-E **Proposed Zone:** R-R  
**Account:** 0399352 **Street Address:** 10706 Livingston Road **Acreage:** 1.26  
Tax Map: 123 Grid: A3 Parcel: 98

**Existing Zone:** R-E **Transmitted SMA Zone:** R-E **Proposed Zone:** R-R  
**Account:** 0403634 **Street Address:** 11005 Fort Washington Road **Acreage:** 31.15  
Tax Map: 123 Grid: A2 Parcel: 193

**Existing Zone:** R-E **Transmitted SMA Zone:** R-E **Proposed Zone:** R-R  
**Account:** 0403642 **Street Address:** 00000 Indian Head Highway **Acreage:** 2.00  
Tax Map: 123 Grid: A2 Parcel: 185

**Existing Zone:** R-E **Transmitted SMA Zone:** R-E **Proposed Zone:** R-R  
**Account:** 2753697 **Street Address:** 10610 Livingston Road **Acreage:** 7.45  
Tax Map: 123 Grid: A2 Parcel: 108

**AMENDMENT 11** Retain the existing R-R Zone on the Kaydot property, located on the southwest quadrant of the intersection of Indian Head Highway (MD 210) and Old Fort Road North. Add language to the plan text that refers to its possibility of being developed in the future with retail commercial uses through the filing of a rezoning application that is sensitive to architectural techniques that are compatible with the surrounding Historic District which it borders.

**Existing Zone:** R-R **Transmitted SMA Zone:** R-R **Proposed Zone:** C-S-C or R-80  
**Account:** 0381566 **Street Address:** 7707 Kaydot Road **Acreage:** 21.36  
Tax Map: 123 Grid: A1 Parcel: 180

**AMENDMENT 12** Rezone the existing R-E Zone to the I-1 Zone for the improved portion of the PEPCO Palmers Corner Substation property, located on the southwest corner of the intersection of Tucker Road and Bock Road. (New SMA Change 20) **Revise SMA text to acknowledge that proposed improvements to the PEPCO facility which exceed 69kV and are subject to regulation by the Public Service Commission and not the county. The I-1 Zone is approved to ensure that all the emergency improvements scheduled for a portion of the site can be built without additional rezoning or special exception procedures.**

**Existing Zone:** R-E **Transmitted SMA Zone:** R-E **Proposed Zone:** I-1  
**Account:** 0370932 **Street Address:** 3001 Tucker Road **Acreage:** Approximately 6+ acres of the 36.71 acres site.  
Tax Map: 114 Grid: F1 Parcel: A

### PLAN/ SMA TEXT AMENDMENTS

**AMENDMENT 13** **Delete the recommendation for a Rural Tier Transitional Area**, including all designations, guidelines, and references from the master plan text and maps, because the authority of the District Council always considers compatibility issues.

**AMENDMENT 14** **Realign proposed road A-68** such that the southern edge of the 100-foot right-of-way is on the northern property line of Cerrito property.  
**Delete proposed road C-727 south of A-68.** Revise Maps 22, 23, and 24 to terminate the proposed C-727 at A-68 as described in the adopted plan text.  
**Retain the alignment of proposed road C-727 north of proposed road A-68** across from the primary entrance to the Rivertowne Commons shopping center.

**AMENDMENT 15** Revise plan text and maps as appropriate to show consistency between any District Council rezoning, the Proposed Land Use map, and any related text maps and illustrations.

**AMENDMENT 16** ATTACHMENT A – DISTRICT COUNCIL REVISIONS TO THE TEXT OF THE ADOPTED AND ENDORSED HENSON CREEK AND SOUTH POTOMAC MASTER PLAN/SMA.

BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate text and map revisions, to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.

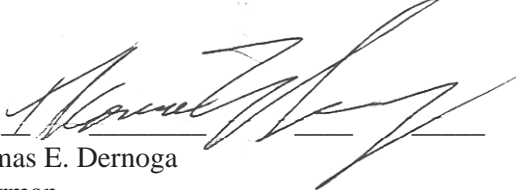
BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in Prince George’s County, Maryland. The zoning changes approved by this Resolution shall be depicted on the official Zoning Map of the County.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

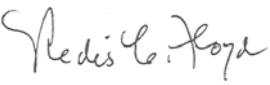
BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 25th day of April, 2006.

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY:   
Thomas E. Dernoga  
Chairman

ATTEST:

  
\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

## ATTACHMENT A

### DISTRICT COUNCIL REVISIONS TO THE TEXT OF THE ADOPTED AND ENDORSED HENSON CREEK AND SOUTH POTOMAC MASTER PLAN/SMA.

#### Development Pattern Element

##### A. Rural Tier

Modify text and maps to delete all references to the Rural Tier Transitional Area.

##### B. Developing Tier

1. Add a new strategy to Developing Tier Policy 6 (Plan text, p. 24): “Consider revising the zoning ordinance to allow development of townhouse style dwelling units in planned activity centers with a design concept that is characteristic of urban development in towns and cities.”
2. Add a new strategy to Developing Tier Policy 6, Henson Creek Transit Village, Guidelines (Plan text, p. 28): “Consider the possibility of additional retail commercial development on property located at the southwest corner of MD 210 and Old Fort Road North (known as the Kaydot property) through the filing of a rezoning application that is sensitive to architectural techniques that are compatible with the adjoining historic district.”

#### Economic Development, Housing, and Community Character Elements

##### A. Housing

Add a new strategy to Policy 1 on page 88 to read: “Consider revising the zoning ordinance to more efficiently provide a specific zoning category for active adult housing, pursuant to the “Report of the Senior Living Market Study Prince George’s County, Maryland” which was transmitted to the District Council on March 13, 2006, by M-NCPPC and finds that Prince George’s County is underserved and sufficient demand exists for active adult housing.”

##### B. Historic Preservation


1. Revise the new strategy added to adopted plan under Policy 1 on page 96 to read: “Ensure that new development adjoining Historic Sites (other than archeological sites) or Historic Districts is well buffered [, so that it will not be visible from the historic property].”
2. Add a new strategy under Policy 1 on page 96 to read: “Detailed site plan review should be required for development of property adjacent to the Broad Creek Historic District to ensure appropriate development techniques and buffering are utilized to help maintain the character of the Historic District.”


CERTIFICATE OF ADOPTION AND APPROVAL

This Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment amends the Planning Areas 76B and 80 portion of the 1981 Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 76A and 76B) and South Potomac (Planning Area 80); 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 1982 Master Plan of Transportation; the 1983 Functional Master Plan for Public School Sites; the 1990 Public Safety Master Plan; the 1992 Prince George's County Historic Sites and Districts Plan; and the 1975 Countywide Trails Plan, including the 1985 Equestrian Addendum. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the master plan and sectional map amendment by Resolution PGCPB No. 05-241 on December 1, 2005, and amended by Resolution PGCPB No. 06-01 after a duly advertised joint public hearing held on July 12, 2005. The Prince George's County Council, sitting as the District Council, approved the master plan and sectional map amendment by Resolution No. CR-30-2006 on April 25, 2006, after a duly advertised joint public hearing held on March 21, 2006.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

  
Deric P. Berlage  
Chairman

  
Samuel J. Parker Jr.  
Vice Chairman

  
Patricia Colihan Barney  
Secretary-Treasurer