

April 2, 2020

MEMORANDUM

TO: Andree Green Checkley, Esq., Planning Director

VIA: Derick Berlage, AICP, Acting Deputy Planning Director *DBerlage*
David S. Warner, Esq., Principal Counsel *PZG*
Kipling Reynolds, AICP, Chief, Community Planning Division *KRR*

FROM: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long Range Planning Section, *BSR*
Community Planning Division
Wendy Irminger, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division

SUBJECT: **Administrative Correction 20-01: Corrections to the 2013 *Approved Subregion 5 Master Plan***

The purpose of this memorandum is to request approval to correct several identified errors in the 2013 *Approved Subregion 5 Master Plan*.

Background and Analysis

Prince George's County Council Resolution CR-80-2013 authorizes the Planning Department "to make appropriate textual and graphical revisions to the master plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution." While conducting research for a potential development application, a land use attorney identified several inconsistencies between the 2016 publication, the 2009 Preliminary Master Plan and Proposed SMA, and the resolutions of adoption and approval. Staff confirms the existence of these inconsistencies and recommends correction of the master plan to incorporate revisions necessary to correct these identified errors

In 2016, the Planning Department published the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. This publication was intended to incorporate the recommendations of the 2009 Preliminary Master Plan and Proposed SMA with amendments contained in PGCPB No. 13-75 (including two lists of errata), CR-80-2013, and CR-81-2013. This publication was further revised to incorporate court orders and administrative corrections approved by the Planning Director through early 2016. As stated above, a land use attorney contacted staff in December 2019 and identified several potential inconsistencies in the 2016 publication. Staff reviewed the record and determined that, in several locations, approved text was inadvertently dropped during publication of the approved master plan.

Staff recommends the following corrections to reinsert this text and incorporate other approved revisions that are not reflected in the final document:

Page # in approved plan, online (Preliminary)	Correction	
Plan-wide	<i>The headers in Chapter IV. Land Use and Development Pattern, are revised to reflect the inadvertent deletion of the Developing Tier Policy Area section during publication of the Approved Master Plan as follows:</i>	
	<p>Current:</p> <ul style="list-style-type: none"> A. Future Land Use Categories B. Communities C. Center and Corridor D. Rural Tier E. Aviation F. Amendments of 2002 General Plan 	<p>Corrected:</p> <ul style="list-style-type: none"> A. Future Land Use Map B. Developing Tier Policy Area C. Communities D. Center and Corridor E. Rural Tier F. Aviation G. Amendments of 2002 General Plan
32	Revise Map IV-1: Future Land Use to show Commercial designation on properties placed in the C-M Zone via SMA change #27.	

Page # in approved plan, online (Preliminary)	Correction
35 (32, 34)	<p><i>Re-insert before “B. Communities” - “B. Developing Tier Policy Area” and the corresponding paragraph, goals (4 bullets), policies (4 bullets), strategies (3 bullets) from the Preliminary Plan.</i></p> <p><i>Revise the first strategy under “B. Developing Tier Policy Area,” per 2009 Errata, 2013 Res. 13-75 Attachment A, to read, “Strongly encourage developers to use the Conservation Subdivision technique in transitional areas in the Developing Tier to provide significant expanses of open space adjacent to the Rural Tier.”</i></p> <p>B. Developing Tier Policy Area</p> <p>The Developing Tier comprises established neighborhoods and shopping areas, schools, libraries, employment areas, and a hospital center. It is where most of the Subregion 5 population will continue to reside and to work. This chapter describes where varying intensities of residential land use are to be located. It also describes where commercial, institutional, recreational and open space land uses are recommended. Planning considerations for future development in the vicinity of Andrews Air Force Base are also addressed. A transition area is provided to encourage the retention of open, natural areas in strategic locations where land in the Developing Tier is contiguous to land in the Rural Tier.</p> <p>Goals</p> <ul style="list-style-type: none"> • Promote a sustainable pattern of development that encourages economic vitality. • Encourage efficient use of existing and planned public facilities. • Enhance the quality and character of communities and neighborhoods. • Preserve rural, agricultural, and scenic areas and protect environmentally sensitive lands. <p>Policies</p> <ul style="list-style-type: none"> • Support redevelopment and infill development in existing and planned development areas over “green field” development that uses natural resource lands. • Direct new commercial development to targeted growth areas, rather than along highways. • Provide land in appropriate locations for residential and economic development opportunities. • Provide for a variety of housing types and opportunities. <p>Strategies</p> <ul style="list-style-type: none"> • Strongly encourage developers to use the Conservation Subdivision technique in transitional areas in the Developing Tier to provide significant expanses of open space adjacent to the Rural Tier. • At the time of subdivision, preserve significant expanses of open space in transition areas located between the Developing and Rural Tiers. • Revise land use and zoning needed to implement a General Plan designated community center in Brandywine.

Page # in approved plan, online (Preliminary)	Correction
51 (4 th paragraph) (54)	“Core [centers] areas should include the area that is between one-quarter and one-half of a mile walking distance from a transit station or stop,” per 2009 Errata, 2013 Res. 13-75 Attachment A.
116 (3 rd paragraph) (118)	Change map reference from “Map IV-5” to “Map VI-5” per 2009 Errata, 2013 Res. 13-75 Attachment A.
119 (119)	Modify Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements to remove Indian Head Highway (MD 210) MD 228 to Beltway Sidepath” and insert “Indian Head Highway in (limited to nodes) in keeping with the Preliminary 2009 Approved Master Plan of Transportation, per 2009 Errata, 2013 Res. 13-75 Attachment A.
125 (131)	The symbol for a <i>designated</i> historic and a <i>proposed</i> historic road on Map VI-[4]6: Special Roadways, is too similar to differentiate. Amend the symbol on the legend for one of these categories, per 2009 Errata, 2013 Res. 13-75 Attachment A.
129 (133)	Replace photo of the Upper Marlboro Branch library with a photo of Accokeek and/or Surratts-Clinton Branch libraries, per 2009 Errata, 2013 Res. 13-75 Attachment A.

Conclusion

Staff confirms these errors and recommends resolution. Upon approval of this Administrative Correction, this memorandum will be distributed with hard copies of the 2013 Approved Subregion 5 Master Plan and SMA at the Planning Information Services counter and posted to the Planning Department’s webpage for the Subregion 5 Master Plan at:

http://mncppcapps.org/planning/publications/BookDetail.cfm?item_id=317&Category_id=1.

Attachments

1. PGCPB No. 13-75, including Attachments A-D
2. CR-80-2013

READ AND AGREED

Andree Green Checkley, Planning Director

Date

cc: Division Chiefs

Planning Supervisors, Countywide Planning Division

Chad Williams, Master Planner, Countywide Planning Division

Dan Hartmann, Supervisor, Publications and Graphics

Kierre McCune, Planner Coordinator, Countywide Planning Division

Paul Patnode, GIS Specialist III, Information Management Division

Community Planning Division Staff

Development Review Division Staff

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* on April 11, 2013, and

WHEREAS, the planning area of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is bounded by the Joint Base Andrews Naval Air Facility Washington (JBA, North), the Piscataway Creek and the CSX (Popes Creek) rail line (East), Charles County (South), and the Potomac River, Piscataway Creek, Gallahan Road, and Tinkers Creek (West); and

WHEREAS, the purpose of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is to develop a comprehensive plan that sets policies and strategies that will improve the quality of life for the residential communities, improve the business climate, guide revitalization and redevelopment in the master plan area to ensure efficient use of existing transit infrastructure, protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is proposed to amend the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B, 83, 84, 85A, (excluding 85B))*; the 2002 *Prince George's County Approved General Plan*, the 2009 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 2005 *Countywide Green Infrastructure Plan*, the 2010 *Prince George's County Historic Sites and Districts Plan*; and the 2010 *Water Resources Functional Master Plan*; and

WHEREAS, the Preliminary Subregion 5 Master Plan incorporates and is superseded by recommendations in the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (CBA) for areas that overlap with the boundaries of the Subregion 5 Master Plan, except that the Subregion 5 Master Plan shall supersede said CBA Sector Plan with regard to the following:

1. Change the land use classification for Tax Accounts 3463304, 3463312, 3463320, 3463338, and 3463346, properties east of Ferry Avenue and south of Old Alexandria Ferry Road, from Residential Low to Commercial and rezone the properties from C-2 to C-M, per change C-5 in the preliminary plan,
2. Change the land use classification for Tax Account 0965129 on Old Branch Avenue opposite Fairview Court from Residential Low to Commercial -Neighborhood and rezone the property from R-80 to C-S-C; and,

3. Change the land use classification for Tax Account 0945067 at 7512 Surratts Road, from Residential Low to Commercial Office and rezone the property from R-R to C-O.

WHEREAS, on June 13, 2013, the Planning Board held a public work session to examine the analysis of testimony pertaining to the April 11, 2013 joint public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, including exhibits received before the close of the record on April 26, 2013 and additional exhibits accepted after the close of record by the Planning Board on June 13, 2013; and

WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, in response to said public testimony and County Executive and District Council input on the Public Facilities Report, and to adopt the master plan, endorse the sectional map amendment and transmit both the plan and sectional map amendment with further amendments, revisions, deletions, and additions in response to the public hearing record, as follows:

1. Modify the plan text and map(s) to reflect technical changes and errata presented at the March 31, 2009 joint public hearing and the Planning Board work session held on June 13, 2013, as shown in Attachments A and B. In the case of conflicting information, revisions shown in the 2009, Attachment A, will be superseded by revisions shown in 2013, Attachment B, or with the most current information available.
2. In the Executive Summary, address the remand and resubmission of the master plan and Sectional Map Amendment for reconsideration of adoption and approval and the relationship between the master plan and the 2013 *Approved Central Branch Avenue (CBA) Corridor Revitalization Sector Plan*. State that the Subregion 5 master plan recognizes and incorporates by reference all the recommendations for the portion of the CBA sector plan that falls within the Subregion 5 master plan boundary. Address specific CBA recommendations within Subregion 5 regarding land use, environment, transportation, public facilities and the public facilities cost estimates. Note that CBA prevails in any conflicts between the plans' recommendations and that CBA provides specific, detailed information on the planning vision, goals, development program, design guidelines, and public facilities recommendations for the portion of the CBA sector plan within Subregion 5, with exceptions noted in this Resolution.
3. Revise text and insert corresponding map to update information regarding the Area of Primary Concern within the Mount Vernon Viewshed in Subregion 5 as shown in Attachment D.

CHAPTER II – BACKGROUND

3. Page 1, in the chart, under "Community:" identify "Tippett" along with "Clinton" as Tippett is the name of Planning Area 81B.

CHAPTER IV – LAND USE AND DEVELOPMENT PATTERN

4. Page 29, add to plan text in 2nd paragraph and at page 169, 4th paragraph (modified) "The zoning decisions in the approved master plan are final until either a proposal to rezone a specific site is approved by the District Council or State Law allows a use for the property that is not allowed by the County Zoning Ordinance."