

Prince George's County  
Annual Report  
January 2009 through December 2009

Pursuant to

*SB280—Smart, Green, and Growing—Smart and  
Sustainable Growth Act of 2009*

and

*SB273—Smart, Green, and Growing—Local Government  
Planning—Planning Visions*



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## EXECUTIVE SUMMARY

This report is to fulfill the requirements of two pieces of state legislation passed by the Maryland General Assembly in 2009. The first part of this report satisfies the requirements of Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. The second part of this report satisfies the requirement of Senate Bill 273—Smart, Green, and Growing—Local Government Planning—Planning Visions. SB280 requires an annual report, and SB273 also requires a biennial report. Both reports are due to the Maryland Department of Planning (MDP) by July 1, 2010.

This report is structured so that the requirements for each bill are presented in two different sections. The first section of the report covers the requirements for Senate Bill 280, and the second fulfills the requirements for Senate Bill 273. This report concludes that the development patterns in Prince George's County continue to be consistent with the 2002 *Prince George's County Approved General Plan*.

## PURPOSE

The purpose of this report is to document changes in development patterns that occurred from January to December 2009 as part of the requirement of the 2009 Senate Bill 280 bill entitled Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. This report concludes that the development patterns in Prince George's County continue to be consistent with the 2002 *Prince George's County Approved General Plan*. Through the analysis done in this report, there are no known conflicts with any of the plans adopted by the county or state, or with other plans of surrounding jurisdictions. It should be noted that because of the economic climate, the pace of development has drastically decreased from previous years, while many initiatives involving long-range planning have increased in Prince George's County.

## BACKGROUND

An analysis of community indicators between 2007 and 2008 show that despite some minor setbacks, county residents are experiencing improvements in overall quality of life. Notable changes during the period included changes in income levels, employment, housing, and crime.

In line with the trend that began in 2006, the county's population declined by one percent from 2007 to 2008. The median age of county residents increased by one year, from 35 to 36 years. Conversely, the population under 18 years decreased by 3.3 percent, while the population aged 65 years and older increased by 4.3 percent.

There was a noticeable increase in household incomes during the one-year period. The median household income increased by \$3,796, a substantial 5.5 percent. The number of households with incomes below poverty also decreased by 3,055 (14.2 percent). Unfortunately, during the same time period, the number of households receiving food stamps increased by 1,569 (13.5 percent), likely attributable to the economic decline.

In spite of the economic conditions, there was a modest 1.6 percent increase in the population employed in the county. This positive trend also resulted in a significant reduction in the number of the unemployed (14.1 percent). For males, the decrease was 20.3 percent, while for females, it was 7.4 percent.

The effects of the housing market crisis, beginning in 2007, remained evident during the period. The median value of owner-occupied housing units decreased by \$6,900, or a two percent decrease. Homeowners spent an increasing share of their incomes on housing. The median housing costs for homeowners per month, expressed as a percentage of household income, increased by one percentage point. The median housing cost per month for units without a mortgage increased at a slightly lower rate of 0.9 percentage point. For renters, the increase was higher, at 1.4 percentage points.

On another quality of life measure, there were significant reductions in certain types of crimes. Major decreases were recorded for crimes such as motor vehicle theft (16.3 percent), murder (13.5 percent), domestic violence (13.3 percent), and rape (6.4 percent). There was an overall 20.2 percent increase in arrests, including a 16.8 percent increase for adult arrests, and a 31.9 percent increase for juveniles. The highest increase occurring during the period was for breaking and entering (14.2 percent).

Prince George’s County continues to track these community indicators in order to strategically address these countywide issues.

## DEVELOPMENT PATTERNS

### NEW SUBDIVISIONS CREATED

In 2009, approximately 144 subdivision plats were recorded. As was true in 2008, the majority of the plats were recorded within the Priority Funding Areas (PFA) of the county. The areas with the most activity included Marlboro Ridge and Balmoral, which are both located in the PFA in the central-eastern portion of the county, just west of US 301. **Map 1** displays the locations of the platted lots for the entire county in calendar year 2009.

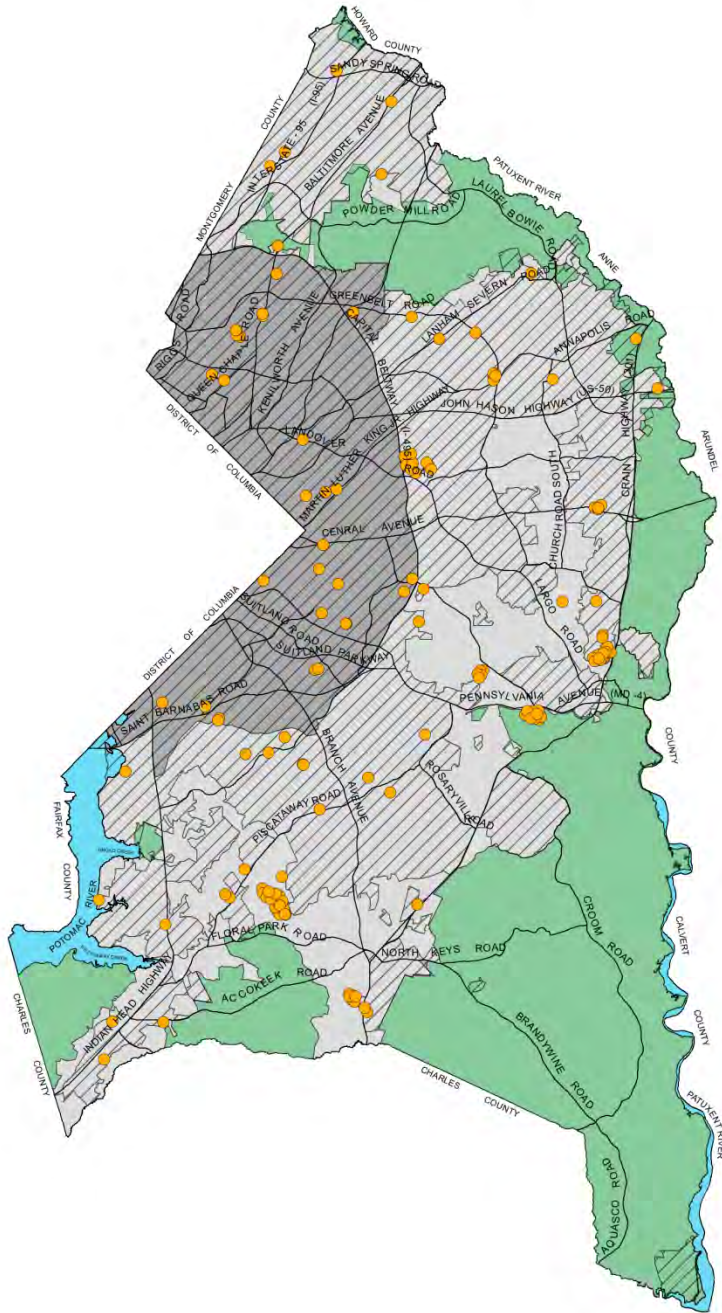
**Table 1** shows the comparison of new subdivisions platted in 2008 and 2009. Because of national and local economic conditions, it appears that development has greatly decreased over the period. The 2008 data were obtained from the 2008 MDP Annual Report.

**Table 1. New Subdivisions Created by Calendar Year**

Year	Number of New Subdivisions Platted
2008	280
2009	144

# FINAL PLAT ACTIVITY IN 2009

## Prince George's County



Map 1

Legend	
<span style="color: orange;">●</span>	2009 Final Plat
	Priority Funding Area (PFA)
	General Plan Tier Rural
	Developing
	Developed



## NEW BUILDING PERMITS ISSUED

In 2009, there were approximately 1,492 residential building permits and 40 commercial building permits issued in Prince George's County. **Map 2** shows the locations of the residential permits by tier, and **Map 3** shows the locations of the commercial permits by tier. **Table 2** contains the number of residential and commercial permits by year, including the 2008 information that was included in the MDP annual report.

The majority of the residential permits that were issued in 2009 occurred within the PFA in Prince George's County. Comparatively, the Developing Tier saw the most residential permits, with a smaller portion being issued within the Developed Tier. Similar to 2008, Westphalia and Brandywine, which are located outside of the PFA, saw concentrations of permit activity. Despite the economic decline, the total number of residential permits issued in 2009 was similar to the number issued in 2008.

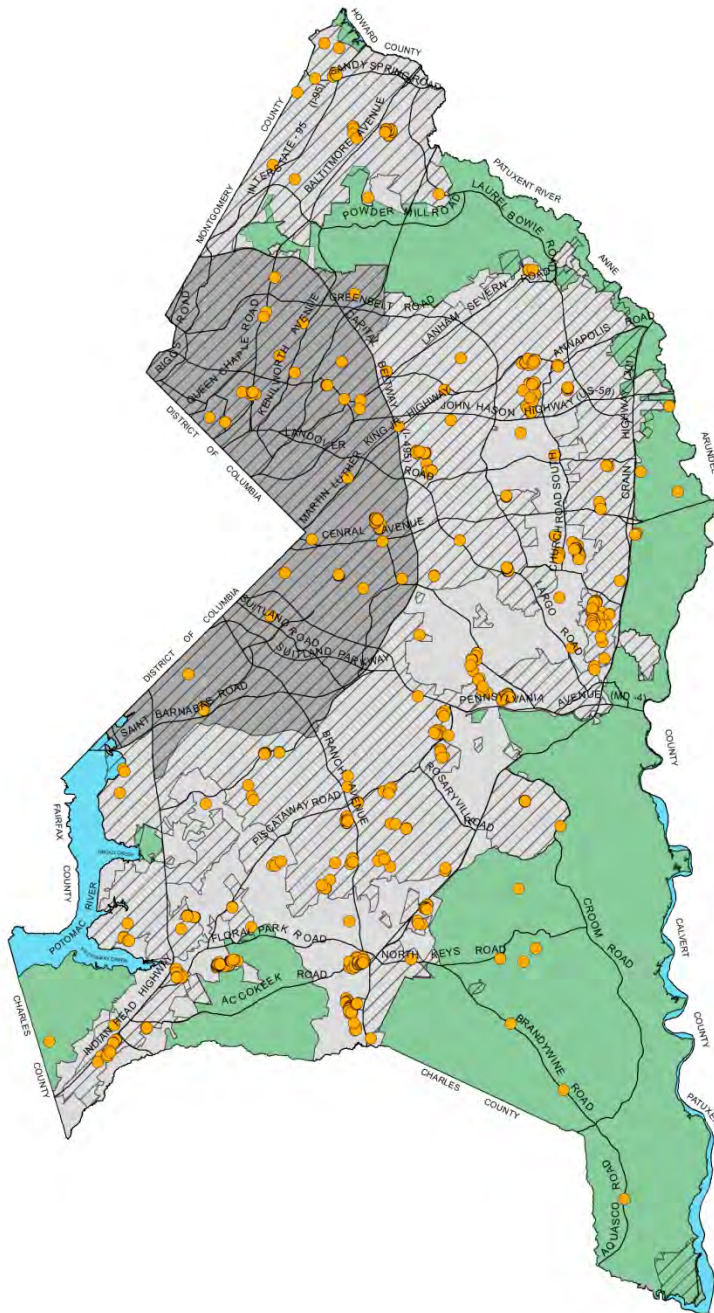
The majority of the commercial permits issued in 2009 were located within the PFA of Prince George's County. Most were located within the Developed or Developing Tier, close to the I-95/I-495 Beltway, and along other major corridors within the county. The only commercial permit located in the Rural Tier was located within the PFA that includes the Eagle Harbor area. Unlike the residential permit trend, the economic downturn affected the number of commercial building permits issued in 2009 when compared to 2008.

**Table 2. Residential and Commercial Building Permits by Year**

<b>Year</b>	<b>Residential Building Permits Issued</b>	<b>Commercial Building Permits Issued</b>
2008	1,554	116
2009	1,492	40

# RESIDENTIAL BUILDING PERMIT ACTIVITY IN 2009

## Prince George's County



Map 2

Legend	
<span style="color: orange;">●</span>	2009 Residential Building Permit
	Priority Funding Area (PFA)
	General Plan Tier - Rural
	General Plan Tier - Developing
	General Plan Tier - Developed





## ZONING MAP AMENDMENTS

There were nine zoning map amendments (ZMAs) approved in 2009. Four were clustered around the interchange of US 301 and MD 5. **Map 4** shows the ZMAs for 2009. Two of the remaining five were located inside the Capital Beltway in the northern and central section of the Developed Tier, while a third was just south of the Capital Beltway in the southern Developed Tier. The last two were located inside the Beltway at the intersection of Steed Road and Piscataway Road. In the majority of cases, the change in zoning significantly modified the previously approved development. Seven of the amendments changed employment areas in the southern section of the county to a mix of retail commercial, office commercial, and residential uses, both multifamily and townhouses. The other two changed residentially zoned land to commercial zones. In the seven amendments from employment to mixed uses, the intensity of use was not significantly increased beyond that envisioned by the master plans for the areas, since they were planned for an intensive employment use. Two of the seven (A-10009 and A-10017) were approved as part of the sectional map amendment for Subregion 5 and were thus part of a comprehensive rezoning rather than piecemeal. Of the two remaining amendments, one (A-10015) was a small, relatively insignificant single-lot zoning change to bring the property into conformance with the surrounding commercial uses. The other (A-10011) significantly changed the intensity of development beyond that envisioned by the master plan from medium density single-family residences to a mix of high-density, multifamily, and commercial uses. **Table 3** shows the ZMAs over two years.

**Table 3. Zoning Map Amendments by Year**

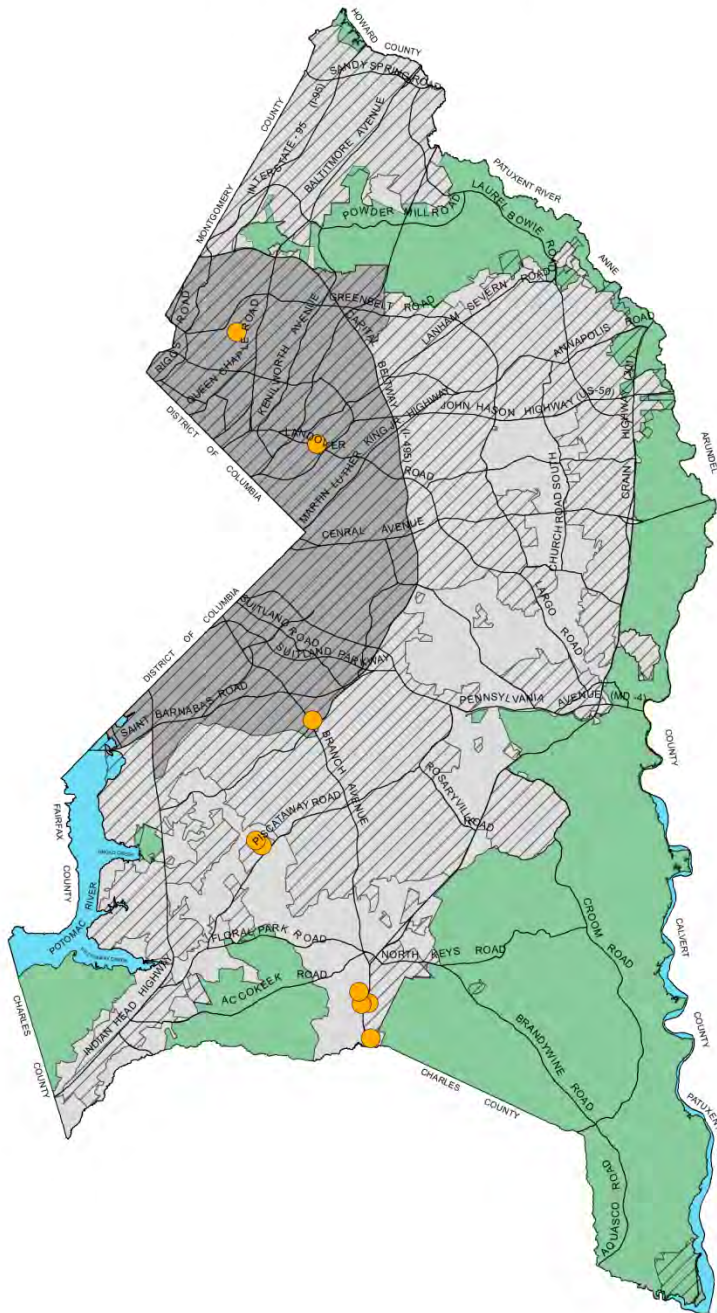
Year	Total Number of Zoning Map Amendments
2008	16
2009	9

## ZONING TEXT AMENDMENTS






In 2009, there were 29 proposed zoning text amendments, 14 of which were approved. None of these text amendments has the potential to change the development pattern of Prince George's County in any significant way from that stated in the 2002 Approved General Plan. **Table 4** gives a summary of the 14 text amendments in 2009.

# ZONING MAP AMENDMENT ACTIVITY IN 2009

## Prince George's County



Map 4

Legend	
	2009 Zoning Map Amendment
	Priority Funding Area (PFA)
	General Plan Tier Rural
	Developing
	Developed



**Table 4: Summary of 2009 Zoning Text Amendments**

<b>Name</b>	<b>Official County Title</b>	<b>Date Enacted</b>
CB-07-2009	A bill for the purpose of temporarily suspending or tolling the validity periods of all approved applications for detailed site plans and specific design plans that are currently in a valid status as of January 1, 2009*	June 2, 2009
CB-14-2009	An ordinance for the purpose of varying bedroom percentages for multifamily dwellings within one-half mile of the campus center (the Adele H. Stamp Student Union) of the University of Maryland at College Park	July 21, 2009
CB-15-2009	An ordinance for the purpose of providing regulations for gateway signs in an integrated shopping center	July 21, 2009
CB-20-2009	An ordinance concerning appeals for the purpose of amending the notification period by an appellant to the Board of Zoning Appeals for a refusal of permit, zoning violation notice, or other decision	July 21, 2009
CB-22-2009	An ordinance concerning fences and walls for the purpose of defining how fences and walls are measured and prohibiting barbed, razor wire and electrically charged/energized fences and walls	July 21, 2009
CB-23-2009	An ordinance concerning check cashing businesses for the purpose of defining a check cashing business, requiring a special exception for this use under certain circumstances, and grandfathering those with valid use and occupancy permits issued prior to April 1, 2009	November 17, 2009
CB-28-2009	An ordinance concerning adult book stores and/or adult video stores for the purpose of revising the definition of adult book store and/or adult video store; establishing certain timeframes and administrative procedures for processing adult book store and adult video store use and occupancy permit applications; extending the time period that adult book stores and adult video stores may continue in operation; continuing to permit adult book stores and adult video stores by right in the I-2 Zone, under certain circumstances; making additional legislative findings regarding adult book stores and adult video stores; increasing certain requirements for adult book stores and adult video stores; and generally relating to adult book stores and/or adult video stores	September 9, 2009
CB-36-2009	An ordinance defining farm wineries and permitting this use in residential zones assessed for agricultural use subject to certain requirements	November 17, 2009
CB-39-2009	An ordinance defining agritourism and bed and breakfast inn and permitting these uses in certain residential zones	November 17, 2009
*Temporarily suspended until December 31, 2010.		

Name	Official County Title	Date Enacted
CB-43-2009	An ordinance amending the minimum lot size requirements of certain lots in the R-R Zone recorded prior to November 29, 1949	November 17, 2009
CB-47-2009	An ordinance amending the net lot area for certain one-family detached dwellings in the O-S Zone	November 17, 2009
CB-57-2009	An ordinance modifying the regulations applicable to development of open space in the R-L Zone	November 17, 2009
CB-60-2009	An ordinance amending the commercial uses permitted in the R-R and C-O Zones	November 17, 2009

## WATER AND SEWER

Environment Article Title 9, Subtitle 5 of the Maryland Annotated Code sets procedures for amendments and revisions to the Water and Sewer Plan. At least 30 days prior to the public hearing on the amendments, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission and the Washington Suburban Sanitary Commission for recommendations.

The 2008 Water and Sewer Plan provides for three cycles of category request for changes annually to amend the plan. Between January and December 2009, there was one cycle of amendments adopted by the County Council. The April 2009 cycle was adopted on September 29, 2009. The cycle contained three applications requesting water and/or sewer category changes.

Application 09/W-01, Mountain of Fire Miracle Ministries, located in the Western Branch sewershed, was retained in Category 5. Category 5 consists of all areas outside the sewer envelope that are eligible for public water and sewer but should not be developed until water and sewer lines are available to serve the proposed development. Application 09/P-01, Pranger Property, and Application 09/P-02, Canterbury/Dhalwala Properties, located in the Piscataway sewershed, were moved from a Category 5 to a 4. Category 4 includes virtually all properties eligible for public water and sewer for which a subdivision is required.

## TRANSPORTATION

In Prince George's County, there were several transportation-related projects for which construction was ongoing or completed during 2009. All of the projects identified are state or county highway or trails projects. No significant transit projects were identified, nor were any federally funded or privately funded projects. **Table 5** includes a comprehensive list of the status of various transportation-related projects in 2009.

**Table 5: Transportation Project Status, 2009**

Project Name	Agency	Status
Woodrow Wilson Bridge Inner Loop Span	SHA	Completed
I-95/I-495 and Arena Drive Interchange Upgrade	SHA	Completed
MD 5 and MD 373 Intersection Upgrade—Phase I	SHA	Ongoing
MD 450 and CSX Crossing Grade Separation—Bladensburg	SHA	Ongoing
Ammendale and Virginia Manor Roads Widening and Reconstruction	SHA & DPW&T	Completed
MD 704 Restriping—D.C. Line to Hill Road	SHA	Ongoing
MD 193 and MD 650 Streetscape and Safety Improvements	SHA	Ongoing
Intercounty Connector (ICC)	MdTA	Ongoing
Cherry Hill Road Widening—MD 212 to Sellman Road	DPW&T	Ongoing
Realignment/Reconstruction of Church Road and Woodmore/Mount Oak Road Intersection	DPW&T	Ongoing
Woodrow Wilson Bridge Bicycle and Pedestrian Connection	SHA	Completed
Ammendale Road Bicycle Lanes and Sidepaths	SHA & DPW&T	Completed
<b>Agency Key:</b> SHA—Maryland State Highway Administration; MdTA—Maryland Transportation Authority; DPW&T—Department of Public Works and Transportation (county).		

**PUBLIC FACILITIES**

**SCHOOLS**

Between January and December 2009, Prince George’s County Public Schools (PGCPS) constructed a classroom addition and auditorium to an existing high school, began construction on the second public school to be U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certified in the county, as well as opened the second pre–K thru 8<sup>th</sup> grade performing arts school in the county.

Laurel High School, located at 800 Cherry Lane in Laurel, was the site for construction of a new two-story classroom addition and auditorium. PGCPS began construction in 2009 of the new Subregion 6 elementary school, which will be open in fall 2010. In 2009, the Prince George’s County Board of Education voted to name the school Barack Obama Elementary School, after the first African-American President of the United States. This school site is located in Upper Marlboro and is the second public school to be LEED certified in the county. During the same period, Benjamin Foulois Elementary School was renovated, upgraded, and converted to a pre–K through 8<sup>th</sup> grade performing arts school. It is located at 4601 Beauford Road in Morningside and is the second performing arts school in the county.

## **PUBLIC SAFETY**

Between January and December 2009, the Prince George's County Fire/EMS Department completed construction and opened the Northview Fire/EMS Station, Company 816. The newly constructed station is located at 14901 Health Center Drive in Bowie, Maryland. Though not LEED certified, the 12,500-square-foot facility was constructed with LEED elements in mind.

## **PUBLIC LIBRARIES**

Prince George's County broke ground for the new South Bowie Branch Library at 15600 Central Avenue in Bowie in December 2009. The future 45,000-square-foot library will be operated by the Prince George's County Memorial Library System.

## **HISTORIC PRESERVATION**

In 2009 the Prince George's County Planning Board awarded \$500,000 in Historic Property Grants to 16 projects located throughout the county. Before work funded by the awards can commence, Article 28-5-306(e) requires that a perpetual preservation easement be granted to M-NCPPC. As of December 31, 2009, three easements had been recorded, protecting over two acres in the historic communities of Bladensburg, Cheverly, and Brandywine. Eleven similar easements are expected to be recorded in 2010.

In February 2004 the Prince George's County Planning Board implemented an archeology review initiative to focus on the identification and investigation of archeological sites. The initiative required that potential archeological sites be considered in the review of development applications, and potential means for preservation of these resources should be considered. In November 2005 the County Council passed, and the County Executive signed, new regulations (Subtitle 24-104, Section 24-121(18), and 24-135.01) that require review of all subdivision applications to determine whether archeological investigations should occur on developing properties. The new regulations also implemented the Planning Board's "Guidelines for Archeological Review" (May 2005).

In 2009, there were 79 development cases reviewed for archeology requirements. In 22 of those cases, an archeological survey was recommended. Of those 22 cases reviewed for archeology, 26 archeological sites were identified. **Table 6** shows the total number of development cases reviewed for archeology, how many archeological surveys were recommended, and how many resulting archeological sites were identified through the process.

**Table 6. Development Cases Reviewed for Archeology in 2009**

<b>Total Number of Development Cases Reviewed</b>	<b>Archeological Survey Recommended</b>	<b>Archeological Sites Identified</b>
79	22	26

Phase II investigations were requested on archeological sites located on seven of the development properties reviewed in 2009. These investigations are used to determine whether archeological resources on the subject property are potentially eligible for listing in the National

Register of Historic Places and/or the Prince George’s County Inventory of Historic Resources. Phase II investigations have not been completed on two of the developing properties. Phase III mitigation or preservation-in-place was recommended on four sites. The Historic Preservation Commission forwarded recommendations to the Prince George’s County Planning Board that two historic archeological sites met the criteria for designation as county historic sites. One prehistoric site located in a conservation area of the development will be preserved-in-place within a conservation easement unless stream restoration efforts will adversely affect the site. One historic archeological site that was determined to contain significant historical information cannot be avoided by construction and will be excavated.

**AGRICULTURAL PRESERVATION**

In 2009, approximately 690 acres of agricultural land was preserved in Prince George’s County. **Table 7** describes the specific acreages for each parcel, and under which agricultural preservation program they were preserved. Under the Maryland Agricultural Land Preservation Foundation (MALPF), Historic Agricultural Resource Preservation Program (HARPP), Rural Legacy, and Maryland Environmental Trust land preservation programs, over 3,000 acres have been permanently preserved in Prince George’s County.

HARPP is a county purchase of development rights (PDR) initiative administered by the M-NCPPC Department of Parks and Recreation and designed to preserve agricultural areas and activities which are assessed by historic resource professionals to be vital aspects of Prince George’s County’s history. HARPP was established pursuant to CB-24-2007 to implement the policies of the Prince George’s County General Plan and the Green Infrastructure Plan relating to the Rural Tier; preserve, protect, and enhance properties that provide historic agricultural character, culture, and practices; encourage others to preserve, protect, and enhance such properties; and maintain historic rural character and way of life through the limitation of non-agricultural uses and the preservation of scenic viewsheds, vistas and related natural resources.

**Table 7. Total Number of Acres Preserved Through the Historic Agricultural Resource Preservation Program in 2009**

<b>Property</b>	<b>Easement Purchase Price</b>	<b>Total Acreage</b>	<b>Date Settled</b>
Parcel 69	\$634,403.39	75.16	November 5, 2009
Parcels 120, 121	\$2,188,046.70	312.58	February 12, 2009
Parcel 23	\$397,851.87	52.43	December 17, 2009
Parcels 98, 101	\$475,572.00	56.14	April 6, 2009
<b>Total</b>	<b>\$3,695,873.96</b>	<b>496.31</b>	

As of the end of FY 2009, MALPF had helped landowners to permanently protect more than 270,000 acres on approximately 2,000 farms, having preserved land in every county in the State of Maryland. To date, over 1,100 acres of land have been preserved in Prince George’s County under the MALPF program.

**Table 8. Total Number of Acres Preserved Through the Maryland Agricultural Land Preservation Foundation in 2009**

<b>Property</b>	<b>Easement Purchase Price</b>	<b>Total Acreage</b>	<b>Date Settled</b>
Parcel 48	\$450,088.45	56.2	2009
Parcel 65	\$494,088.45	56.2	2009
Parcel 22	\$178,292.42	23.12	2009
Parcel 25	\$888,617.28	57.43	2009
<b>Total</b>	<b>\$2,011,086.60</b>	<b>192.95</b>	

## COUNTYWIDE FUNCTIONAL MASTER PLANS AND STUDIES

### MASTER PLANS

While no new countywide functional master plans were initiated in 2009, there were several plans that were ongoing or approved. A description of these countywide plans is included below.

#### **WATER RESOURCES FUNCTIONAL MASTER PLAN**

The Prince George’s County Water Resources Functional Master Plan (WRFMP) was initiated in November 2008, and public outreach and plan writing continued through 2009. This plan amends the 2002 *Prince George’s County Approved General Plan*. The water resources plan provides information relating to county water and sewer service capacity relative to planned growth to 2030, summarizes and provides a technical model to estimate the nutrient loadings on watersheds from existing and future conditions, and identifies the policies and strategies to amend the General Plan that are needed to maintain adequate drinking water supply and wastewater treatment capacity to 2030 and to meet water quality regulatory requirements as the county continues to grow. It satisfies the requirements of Statute 66B, 3.05(a)(vi), Maryland House Bill 1141.

A final public meeting for the WRFMP was held on March 18, 2009, to allow for the input of public comment on the draft version of the plan. Several briefing sessions to the County Council and the Planning Board also occurred during the earlier part of 2009. The Planning Department staff requested permission to print from the Planning Board in December 2009 and transmitted the plan to the Maryland Department of Planning and Maryland Department of the Environment for their review in December 2009. The WRFMP public hearing was held on February 23, 2010, and the plan is expected to be approved in the summer of 2010.

#### **HISTORIC SITES AND DISTRICT PLAN**

The Prince George’s County Historic Sites and Districts Plan establishes countywide preservation policy and provides citizens and government with guidance on historic preservation. The plan is a blueprint to assist in implementing effective historic preservation policies and strategies. It provides information about the county’s historic resources, presents an overview of preservation tools and techniques, and serves as a guide to the roles played by the Historic Preservation Commission, the Planning Board, the County Council, and citizens. The plan identifies goals, policies, and strategies that can be used to direct public and private efforts

for the next five to ten years. The plan lists all historic resources regulated by the Prince George's County Historic Preservation Ordinance.

In November 2008, the Prince George's County Council, sitting as the District Council, directed M-NCPPC to update the 1992 adopted and approved Historic Sites and Districts Plan. During 2009 staff conducted a public participation process consisting of workshops and community meetings, newsletters, a website, and public forums. The preliminary plan was published in December 2009, and a public hearing was scheduled for January 2010. The Preliminary Historic Sites and Districts Plan, December 2009, is expected to be adopted and approved in the spring of 2010.

### **MASTER PLAN OF TRANSPORTATION**

The Preliminary Countywide Master Plan of Transportation (MPOT) was taken to a joint Prince George's County Planning Board and County Council public hearing on February 3, 2009. Testimony and written exhibits were received from approximately 39 witnesses and stakeholders, including county and state transportation and planning departments and agencies. The Prince George's County Planning Department staff submitted a digest of this testimony to the Prince George's County Planning Board, who conducted work sessions on the MPOT on April 9 and 23, 2009.

By PGCPB Resolution 09-61, the Prince George's County Planning Board adopted the MPOT on May 6, 2009, and transmitted it to the Prince George's County Council. The council held work sessions on the MPOT on June 9, June 23, and July 13, 2009, at which time, by Council Resolution CR-54-2009, they directed that a second public hearing be held on 31 proposed amendments to the MPOT, which was held on October 26, 2009. The council held a work session on November 10, 2009, and approved 40 amendments to the MPOT. On November 17, 2009, by CR-89-2009, the County Council approved the Countywide Master Plan of Transportation. Planning staff is preparing a printer's draft of the Approved Countywide Master Plan of Transportation that will be published later in 2010.

## **COUNTYWIDE STUDIES**

### **PLANNING DEPARTMENT STUDIES**

One of the functions of the Planning Department is to provide ongoing research, forecasting, reporting, and data collection on various economic and social trends within Prince George's County. There are a constant number of studies that are initiated, ongoing, or approved in any given year. In 2009, 11 studies were ongoing, 1 was initiated, and 3 were approved. **Table 9** describes the studies that were initiated, ongoing, or approved in 2009.

**Table 9: Countywide Planning Department Studies**

Study Name	Summary	Status
Alternative Adequate Public Facilities Requirements and Review Procedures for Transportation	This study will evaluate the county’s public facilities requirements for transportation in defined centers and corridors, research best practices, propose alternative public facility requirements, and recommend alternative or enhanced legislation and administrative procedures. The goal of this study is to provide flexibility for managing traffic congestion where current public facility requirements and practices conflict with other goals of a targeted growth center or corridor.	Ongoing
Best Practices Survey for Economic Incentives	This is a best practices survey and assessment of national and regional incentives for commercial office space attraction and development. The study will identify appropriate incentives and provide guidance on the successful employment of incentives to attract commercial office space to the county, including necessary variations in application for transit centers.	Ongoing
Prince George’s County Biotechnology Research and Development Center Study	This study defines and evaluates the feasibility of developing a biotechnology research and development center, inclusive of biomedical research, in the county to promote economic and community development. The study identifies the appropriate type of biotechnology and related market niche for the county and opportunities to develop partnerships with area biotechnology and medical research institutions and academic institutions. In addition, as part of the study, feasible sites in the county for a biotechnology research and development center were identified.	Approved
Capitalizing on Economic Generators and Economic Catalysts Study	The purposes of this consultant-led project are to conduct research on strategies and best practices models to capitalize on economic generators and build on economic catalysts to better attract and retain high-growth industry business development; and to identify the economic engines that will drive this county’s future. This study will build on the <i>Envision Prince George’s</i> initiative that began in 2008.	Initiated

<b>Study Name</b>	<b>Summary</b>	<b>Status</b>
Countywide Industrial Land Needs and Employment Study	The purpose of this study is to assess county industrial employment, land use patterns, and real estate market trends; explore the fiscal and economic impacts of industrial land use and employment; and include an inventory and analysis of industrial and warehouse space. The study provides policy-making bodies and decision-makers with essential information to support ongoing and future sector and master planning decisions related to the designation and supply of industrial land to meet projected future demand.	Ongoing
2008 Development Activity Trends Report for Prince George’s County	This study assesses development activity patterns and trends vs. preferred development patterns and the potential impact of each on quality of life, jobs-to-population ratio, business development, employment, and regional economic positioning.	Approved
Housing Affordability Survey	Countywide mail survey conducted in spring 2008 to research the extent of housing cost burdens on residents, highlighting various population groups such as seniors, single-parent families, and selected groups of the workforce, and provide information regarding residents’ satisfaction with their current housing situations. The survey also solicited additional household information to assist with various county planning and policy initiatives.	Ongoing
International Office and Warehouse Incubator Facility Feasibility Study	The purpose of this consultant study is to define and evaluate the feasibility of establishing an international warehouse and office incubator at Steeplechase 95 International Business Park in Prince George’s County that will target the needs of (1) small- to medium-sized companies in and outside of Maryland engaged in global trade and (2) foreign companies seeking to penetrate U.S. markets. The study examines economic and community development “inside the Beltway” in an enterprise zone and foreign trade zone in accordance with the 2002 General Plan goals for the county.	Ongoing

Study Name	Summary	Status
Occupational Shifts and Workforce Characteristics Study	Study will identify industries with an aging workforce and occupations with growth potential to assist decision-makers in formulating appropriate policies to improve the jobs-to-population ratio and promote better planning to meet current and future local workforce demand. This study will examine county, regional, and national occupational and workforce trends relative to the county's workforce characteristics. It will attempt to project workforce demand by type and to evaluate the potential impact of occupational trends and projections on Prince George's County's economic environment.	Ongoing
Prince George's County 2008 Community Indicators Study	As follow-on to the work of the <i>Envision Prince George's</i> initiative, the purpose of the 2008 Prince George's County Community Indicators Study is to assess community conditions and trends. Information will be evaluated with reference to housing, mass transit, education, health, life expectancy, arts and culture, children and social welfare, community development, homelessness, literacy, and citizenship, among others. This report provides a view of current community conditions and trends, and a reflection of the health of the county as a whole. The information is based on selected quantitative data from the U.S. Census Bureau American Community Survey (2007) and from county agencies. The goal is to provide a view of current community conditions and trends, highlight opportunities for improvement, facilitate program planning, and provide updated information to policy-makers to inform policy discussions and decision-making.	Ongoing

Study Name	Summary	Status
General Plan Growth Policy Update	The General Plan Growth Policy Update is a progress report on the implementation of the 2002 <i>Prince George's County Approved General Plan</i> . In 2000, Prince George's County adopted the Biennial Growth Policy Plan, which helps keep policies up-to-date and implementation efforts on track. This report is the second Growth Policy Update completed since the approval of the 2002 General Plan. It contains a Highlights section that summarizes the progress for each General Plan Element. The Monitoring Progress section shows in detail how well the county is meeting the measurable objectives contained in the General Plan. The Appendix provides a brief description of planning projects and studies that support the General Plan and have been completed, are underway, or are in the preplanning stage.	Approved
Shopping Center Directory	This is a database consisting of 160 county shopping centers over 20,000 square feet that includes descriptive information such as center establishments by square footage and industrial classification, location and aerial site maps, property management information, geographic and applicable special area designation(s) for each center, and a number of thematic maps.	Ongoing
Urban Agriculture: A Tool for Creating Economic Development and Health Communities	The food system is defined as the flow of products from production through processing, distribution, consumption, and the management of wastes and associated processes. The purpose of the study is to research local food systems with an emphasis on urban agriculture as a strategy to enhance urban food security and health, support community building, contribute to urban environmental management, and provide educational and recreational services. The study will assess existing patterns of access to food choices in the county, identify gaps, look at ways in which agriculture and agriculture-related industries (agritourism, agribusiness, forestry, etc.) can be supported in south county, and recommend solutions. Having equitable access to food is an important component of healthy communities.	Ongoing

Study Name	Summary	Status
Workforce Housing Market Study	This study consists of an assessment of workforce housing trends and implications for projected demand and includes policy recommendations for the preservation and/or expansion of workforce housing to meet current and projected future demand associated with population, economic growth, and escalating residential property values.	Ongoing
Round 7.2 Cooperative Forecast	The Cooperative Forecast for Prince George's County is the product of a joint effort by individual jurisdictions in the Washington, D.C., area to produce forecasts that are based on a common set of assumptions on growth in the region. The forecast is produced with support from the Metropolitan Washington Council of Governments and depicts the Planning Department's assessment of the timing and location of population, household, dwelling unit, and employment growth in Prince George's County through the year 2040.	Ongoing

### PARKS AND RECREATION 2010 AND BEYOND STUDY

In addition to the countywide studies undertaken by the Planning Department, the Department of Parks and Recreation continued work on the Parks and Recreation: 2010 and Beyond planning effort. The purpose of this project is to create a vision for the future of the parks and recreation system in Prince George's County and provide a road map for how to make this vision a reality. This project will identify Prince George's County's recreation programs, parks, trails, and open space needs currently and into the future. The project will provide a strategic focus for the provision of future parks and recreation services and facilities to meet the needs of a diverse and growing county. This needs assessment and corresponding strategic planning documents will be a proactive guide for staff and policy-makers to equitably plan for and provide countywide parks and recreation facilities and services. Various public meetings were conducted throughout the county in winter 2008 and 2009, while simultaneously inventorying and assessing existing facilities. Volume 2, the 2040 Vision and Framework document, was produced in late 2009 and includes an FY 2010 to FY 2013 implementation plan that will guide the Department of Parks and Recreation work program into the future.

## COMMUNITY PLANS

### MASTER PLANS AND SECTIONAL MAP AMENDMENTS

The Prince George's County Council approved a number of master plans, sector plans and small area plans between January 2009 and December 2009. A number of ongoing plans are anticipated to be approved in 2010, including the Bowie State-MARC Station sector plan, and several new plans, including the Morningside-Andrews-Camp Springs and Clinton sector plans, are expected to be initiated. One special study, Joint Base Andrews Naval Air Facility Washington Joint Land Use Study, was completed November 17, 2009. **Appendix I** includes all of the sectional map amendment maps for each plan listed

below. **Table 10** shows all of the Prince George’s County Planning Department plans approved in 2009, while **Table 11** lists the ongoing and proposed plans for 2009.

**Table 10. Approved Master and Sector Plans in 2009**

<b>Plan Name</b>	<b>Approval Date</b>
Landover Gateway Sector Plan and Sectional Map Amendment	May 19, 2009
Marlboro Pike Sector Plan and Sectional Map Amendment	November 17, 2009
Port Towns Sector Plan and Sectional Map Amendment	October 6, 2009
Subregion 5 Master Plan and Sectional Map Amendment	September 9, 2009
Subregion 6 Master Plan and Sectional Map Amendment	September 9, 2009
Takoma/Langley Crossroads Sector Plan	November 10, 2009

**Table 11. Ongoing and Proposed Master and Sectional Map Amendments for 2009**

<b>Ongoing Preliminary Master Plans and Proposed Sectional Map Amendments</b>	<b>Initiation Date</b>
Bowie State MARC Station Sector Plan and Sectional Map Amendment	July 31, 2008
Central Annapolis Road Sector Plan and Sectional Map Amendment	June 18, 2009
Central US 1 Corridor Sector Plan and Sectional Map Amendment	October 28, 2008
City of Mount Rainier Mixed-Use Town Center Zone Development Plan	June 4, 2009
Glenn Dale, Seabrook, Lanham and Vicinity Sector Plan and Sectional Map Amendment	May 8, 2008
New Carrollton Transit District Development Plan (TDDP) and Transit District Overlay Zone (TDOZ)	September 16, 2008
Subregion 1 Master Plan and Sectional Map Amendment	November 16, 2004
Subregion 4 Master Plan and Sectional Map Amendment	September 16, 2008

## CONSISTENCY WITH NEIGHBORING JURISDICTIONS

Prince George’s County is bordered by Charles, Anne Arundel, and Calvert Counties to the south, the District of Columbia to the west, and Montgomery, Howard, and Anne Arundel Counties to the north. A review of the consistency of Prince George’s plans with those of the bordering counties is detailed here.

### NORTH COUNTY

The 2009 Anne Arundel County General Development Plan was approved in October 2009. The plan does not include any proposals that are inconsistent with the 2002 *Prince George’s County Approved General Plan* or other subsequent master plans, particularly those located along the borders between the two counties. The Prince George’s County boundaries with Anne Arundel County fall into the Rural Tier. Both counties have areas of Rural Legacy

designated, primarily along and around the Patuxent River, which focus on environmental protection and stewardship for rural and open spaces, as reflected in the General Plans of both counties. Most of the future development projected in Anne Arundel County will be focused on redevelopment and reinvestment in existing urban centers and priority funding areas, all of which do not pose significant inconsistencies with Prince George's County and follow the same smart growth general principles set by the state. For example, to support proposed population growth related to the federal government Base Realignment and Closure (BRAC), a commercial revitalization area is established at I-295 at the Prince George's County border near Fort Meade.

The draft Montgomery County 2009-2011 Growth Policy was released in June 2009, presenting the county's vision and policies to guide its development growth and to meet the public facilities needed to support it. This latest draft, and other recent supplements and amendments to the 1993 approved General Plan, are not inconsistent with the Prince George's County General Plan, but rather reflect similar guiding principles for development patterns focusing future development in existing urban centers, particularly transit stations, and creating better quality-of-life amenities and improving pedestrian access to these centers directly, or indirectly through encouraging public transit. Most of the land located near the boundaries between the two counties is either mature, existing residential neighborhoods or industrial properties. Both counties seek to provide redevelopment opportunities throughout these established communities while maintaining and improving their historical socio-economic and cultural characters.

The 2000 approved General Plan for Howard County outlines the county's goal in protecting the open spaces around and the watershed of the Patuxent River along the areas bordering Prince George's County, which is consistent with the Prince George's County General Plan and Countywide Green Infrastructure Plan. The overall growth policy in Howard County is also consistent with Prince George's County's policy in focusing on centers and corridors, particularly in those within the designated priority funding areas.

The 2009 adopted Subregion 1 master plan and proposed sectional map amendment establishes land use and development policies, objectives, and strategies for approximately 44 square miles in northeastern Prince George's County. The preliminary plan includes Planning Areas 60, 61, 62, and 64 and the five communities of Beltsville, North Beltsville, West Laurel, South Laurel and the Montpelier subdivision. Subregion I adjoins Montgomery County to the west, Anne Arundel County to the east, and the City of Laurel to the north. The City of Laurel is not included in the master plan because it has its own planning and zoning authority.

The City of Laurel updated its comprehensive plan in 2007. The plan serves as a long-range guide, which will shape the form of new development/redevelopment in the city and also provide a framework for providing a cohesive, well-balanced community. The City of Laurel Comprehensive Master Plan focuses development on the US 1 corridor, the main street, and at the Laurel MARC Station; for that reason the plan establishes Revitalization Overlay Zones in these areas. The Prince George's County Planning Department reviewed and provided comments to the City of Laurel prior to plan approval. The plan does not include any proposals that are inconsistent with the 2002 *Prince George's County Approved General Plan* or the Subregion I master plan.

The Subregion I master plan is consistent with the recommendations of the 2002 *Prince George's County Approved General Plan*. The Subregion I master plan advances recommendations for the Developing and Rural Tiers of the Approved General Plan. This plan recommends the preservation of the predominant rural land use character and appropriate residential densities that will protect land for wooded wildlife habitat, recreation, and agriculture. Within the Developing Tier, the master plan discourages new isolated commercial activities and promotes new mixed-use development at the Konterra Center and at designated nodes along the US 1 Corridor. The master plan also encourages the revitalization and redevelopment of existing, underutilized commercial areas, compact employment areas, and transit-oriented and pedestrian friendly mixed-use development. The Subregion I master plan is consistent with the land use plans of both Montgomery and Anne Arundel Counties.

The 2009 *Approved Takoma/Langley Crossroads Sector Plan* involved coordinated planning efforts by Prince George's and Montgomery Counties. The planning area includes both commercial and residential properties along the intersections of University Boulevard (MD 193) with New Hampshire Avenue (MD 650) and Riggs Road (MD 212). The sector planning efforts by both counties are consistent with the recommendations of the Prince George's and Montgomery Counties' approved General Plans. The Takoma/Langley Crossroads sector plan's goals, policies, and strategies will enhance the community's character by establishing a transit-oriented land use, development, and redevelopment plan that will be concurrent with the proposed Purple Line light rail transit line and stations. The plan's recommendations will not only guide future growth, but also pursue strategies to celebrate and build upon the cultural diversity of the existing and future residents and businesses that form the community. The primary objectives of the sector plan include supporting resident and business retention; providing opportunities for housing choice; promoting business activity within the "International Corridor"; creating a vital, safe, pedestrian-oriented community with accessible community and recreation resources.

## **SOUTH COUNTY**

The 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment* identified the future land uses and updated the zoning for Planning Areas 81A, 81B, 83, 84, and 85A. This area adjoins Charles County to the south. The Subregion 5 master plan affirms the 2002 *Prince George's County Approved General Plan* designation of the Rural and Developing Tiers policy areas with several amendments. The 2009 *Approved Subregion 6 Master Plan and Sectional Map Amendment* identifies future land uses and zoning for Planning Areas 77, 78, 79, 82A, 82B, 86A, 86B, 87A and 87B. This subregion is contiguous to Charles County along the southern border; along the Patuxent River to the east it shares a border with Calvert and Anne Arundel Counties.

The vision for the Rural Tier is protection of large amounts of land for woodland, wildlife habitat, recreation, and agricultural pursuits, and preservation of the rural character and vistas that now exist. The Subregion 5 master plan designated two areas as the Rural Tier adjacent to the Charles County line: in Accokeek, north of MD 210 to the Potomac River, and between Accokeek and Brandywine extending north of MD 373 with a small portion extending just north of Floral Park Road. The 2002 General Plan identified Brandywine as a potential community center. A community center is defined as an area with concentrations of activities, services, and land uses that serve the immediate community near these centers. Consistent with that goal, the Subregion 5 master plan designated a core area along US 301 as the Brandywine Community

Center, which includes mixed-use and commercial areas. The 2009 master plan also identified the Maryland Transit Authority (MTA) Southern Maryland Transit Corridor preferred alignment. Areas for transit-oriented development (TOD) are located at planned interchanges along MD 5/US 301 where future light rail or bus rapid transit (BRT) stations may be located. Four potential stations were identified: Woodyard, TB, Southern Maryland Hospital, and Brandywine.

The land use plans between Charles County and Prince George's County are generally consistent along their common boundary, with the exception of the Charles County Development District, which is adjacent to Prince George's County's Rural Tier in Subregion 5. Charles County has designated the land adjacent to the Subregion 5 master plan as a Development District in the 2005 Charles County Comprehensive Plan Land Use Concept Plan. The development district is the established growth area for Charles County and where new growth will be directed and served by public water and sewer. The development district is intended to allow high residential densities along with activity centers that promote high-density, mixed-use development. The Charles County Development District boundary abuts Planning Area 85A west toward Planning Area 83 in Accokeek. Although the two jurisdictions offer different visions for their planning areas, the Mattawoman Creek provides a buffer between them. The land uses along the MD 210 and US 301 transportation corridors are consistent with the commercial and employment activity planned for Charles County. Also, rural land use designated for Planning Area 85B in Subregion 6 is adjacent to and compatible with Charles County's designated agricultural conservation district, which promotes low-density development to encourage agricultural conservation. Adjacent to Charles County, the future land use in Subregion 6 is designated rural and proposed for agricultural land, forest, and very low-density residential development. This region is also part of the county's designated priority preservation area (PPA) and rural legacy area. Charles County's intent is for these areas to remain rural and to conserve the area's natural resources for future generations. New residential housing is permitted at a maximum density of one dwelling unit per five acres. Charles County has designated the land adjacent to Subregion 6 as an agricultural conservation district. Cedarville State Forest covers land in both Prince George's and Charles Counties in this general location.

Adjacent to the Patuxent River to the east, both Anne Arundel and Calvert Counties share similar land use designations to those in Prince George's County. In Prince George's County, this area is designated public parks/open space and planned stream valley park. The land along the entire length of this border is designated in the PPA. The rural legacy area also runs along the entire length of the eastern boundary, excluding Chalk Point. Anne Arundel County has designated the entire border as rural legacy area, containing agricultural and very low-density (one dwelling unit per 20 acres) residential land uses. Along Calvert County's shoreline, the designated land use is primarily resource preservation/farm community district, which is the most restrictive district in the county. A small area just south of Anne Arundel County is developed with single-family detached homes and is designated as rural community/residential.

# ORDINANCES AND REGULATIONS

## COMPREHENSIVE AMENDMENTS TO THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission (M-NCPPC) has initiated a Comprehensive Amendment to the Zoning Ordinance and Subdivision Regulations. The Zoning Ordinance and Subdivision Regulations are tools to implement the county's land use vision and policies. The 2002 General Plan, which divides the county into centers, corridors, and three different growth tiers (Developed, Developing, and Rural), provides a comprehensive vision for future growth and development of the county. However, the current Zoning Ordinance and Subdivision Regulations are not related directly to the land use vision and policies of the 2002 General Plan. In addition, piecemeal amendments over the years have resulted in codes that are lengthy, overly complicated, internally inconsistent, and not user-friendly. It is time to comprehensively examine the zoning and subdivision codes and amend them in order to turn the vision of the General Plan into reality. The comprehensive amendment involves three major tasks:

- To evaluate the effectiveness of current regulations and suggest changes needed to implement the General Plan's policy recommendations for the centers and corridors, and the Developed, Developing, and Rural Tiers
- To analyze the development review process and to recommend streamlining measures to promote efficiency, transparency, and certainty in the decision-making process to ensure high-quality development
- To examine the form and layout of the Zoning Ordinance and Subdivision Regulations, and to recommend revisions and produce a user-friendly format

Because of fiscal exigencies related to legislation SB683/HB892, the County Council eliminated funding for completion of this effort. It is hoped that funding may be restored in the next fiscal year if funds become available.

### LANDSCAPE MANUAL UPDATE

The Comprehensive Update to the Landscape Manual was initiated in order to improve and clarify the landscape requirements for developments within Prince George's County. On October 3, 1989, the Prince George's County Council approved Council Bill CB-1-1989, which removed sections of the Zoning Ordinance that addressed landscaping, buffering, and screening and consolidated them into the *Prince George's County Landscape Manual*. County Council Bill CB-1-1989 adopted the Landscape Manual by reference as part of the Zoning Ordinance. The revision of the Landscape Manual began in January of 2009 and is proposed to end in June 2010. The purpose of this comprehensive update is to:

- Create an effective and efficient regulatory tool to govern landscaping of public and private development by clarifying previously established standards
- Provide standards to foster revitalization efforts by allowing greater freedom of design in urban areas of the county

- Evaluate recommended plant lists, including minimum requirements for native plant species and prohibiting the use of invasive species
- Explore the feasibility of developing urban and rural area regulations for use in the three tiers and in centers and corridors as adopted in the General Plan
- Explore the use of sustainable landscaping requirements
- Streamline the review of landscape plans
- Incorporate landscaping for energy conservation
- Incorporate Crime Prevention Through Environmental Design techniques (CPTED)
- Incorporate technical advances in the fields of landscape architecture and horticultural as they relate to woody landscape plants

#### MIXED-USE ZONING CODE

The new Urban Centers and Corridor Nodes Development and Zoning Code of Prince George's County was presented by the County Council on December 1, 2009. This subtitle is an extension of the Zoning Ordinance and establishes four design-based, mixed-use zones to implement the 2002 General Plan's policy guidance for centers and corridor nodes. The Planning Board transmitted the legislation on May 14, 2009. The legislation, which consists of three bills, was transmitted to the County Council for consideration. Planning Department staff spent the summer working closely with the County Council staff to amend the proposed legislation, which was formally presented and introduced in the fall. The Council deferred formal action on the legislation in November, and on December 1, 2009, CB-1-2010 was presented. This ordinance was enacted by the County Council on March 9, 2010.

#### ENVIRONMENTAL LEGISLATION PACKAGE

The Environmental Legislation to Implement the Green Infrastructure Plan is a package of draft legislation that would update the existing environmental regulations. The Prince George's County Planning Board transmitted the legislation to the County Council and is awaiting introduction in 2010. The legislation was written in order to implement the regulatory changes recommended in the 2005 *Countywide Green Infrastructure Plan*, including wider minimum stream buffers, better consolidation of woodland conservation areas to reduce fragmentation, and improved evaluation of existing resources during the development review process. The draft legislation was developed using an extensive public participation process that included two public meetings and work sessions with the building industry, coordinated with watershed groups and state and county agencies. This update was started in the spring of 2008 and is expected to be completed in 2010 with enactment of the legislation.

#### CHESAPEAKE BAY CRITICAL AREA ORDINANCE UPDATE

In 2008 and throughout 2009, the state regulations regarding the Chesapeake Bay Critical Area were substantially updated to include stronger enforcement provisions and regulations regarding

impervious surfaces on land within the critical area (land within 1,000 feet of the mean high tide of tidal waterways). Draft legislation was prepared to bring the County Code into conformance with the new state regulations. This update was started in the summer of 2008, the draft legislation was completed in December of 2009, and it is expected to be enacted in 2010. An informational brochure will be prepared to educate property owners in the Chesapeake Bay Critical Area about the importance of land conservation in the critical area and the applicable regulations regarding land disturbance.

## PROCESS IMPROVEMENTS

### SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE

The expansion and renaming of the Subdivision Review Committee, to the Subdivision and Development Review Committee (SDRC) (June 2009), was an effort by the Development Review Division of the Prince George's County Planning Department of M-NCPPC to bring greater coordination to all the development review cases, not just subdivision cases. By code, subdivisions are required to be reviewed by the SDRC (Section 24-116). In general, the SDRC assists in coordinating the interagency review and comments on preliminary plans and any other development review case inclusive of Urban Design and Zoning, where in the discretion of the case reviewer, the applicant and/or staff may benefit from the meeting.

The SDRC membership is composed of representatives from the Planning Department, the Department of Parks and Recreation, the Department of Public Works and Transportation, the Washington Suburban Sanitary Commission, the Department of Environmental Resources, the State Highway Administration, the Health Department, the Historic Preservation Commission, and, when appropriate, the Soil Conservation District, the Department of Housing and Community Development, the Fire/EMS Department, and Prince George's County Public Schools.

The SDRC meets regularly and posts its agenda informing applicants of the date, time, and place that their applications are expected to be reviewed. At the meeting, agency representatives inform the applicant and/or their designated representative of any features of a proposal that are, or appear to be, in violation of any laws, ordinances, or policies. This is especially important when such violations may jeopardize the future approval of the application or the issuance of any permit, such as a site grading, building, or storm drainage permit, or when capital improvement projects will be required in support of the development.

**APPENDIX I**  
**2009 SECTIONAL MAP AMENDMENTS MAPS**

Landover-Gateway Zoning Changes

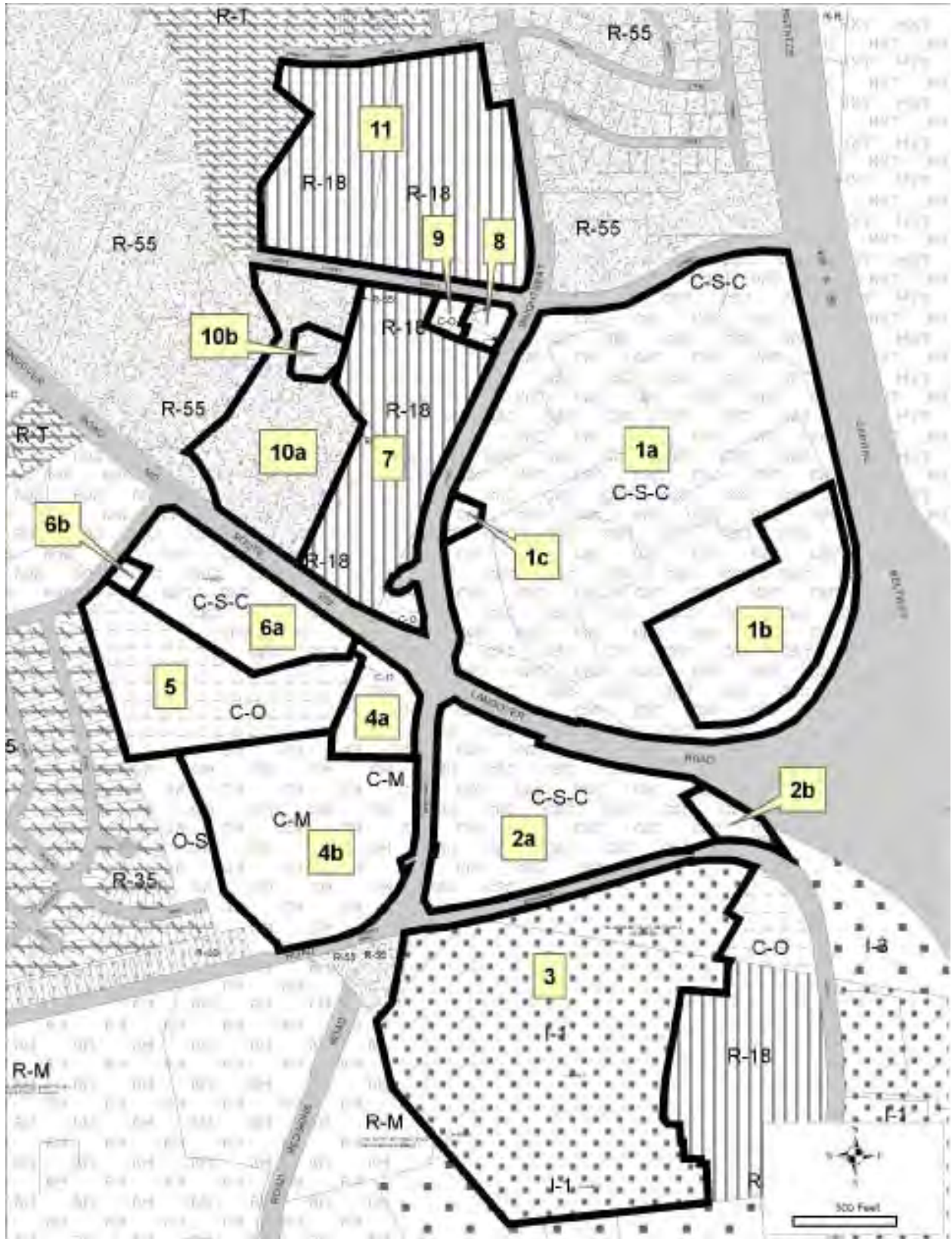
Marlboro Pike Sectional Map Amendment Zoning Changes (2 pages)

Port Towns Area–Bladensburg–Colmar Manor–Cottage City–Edmonston Zoning Changes

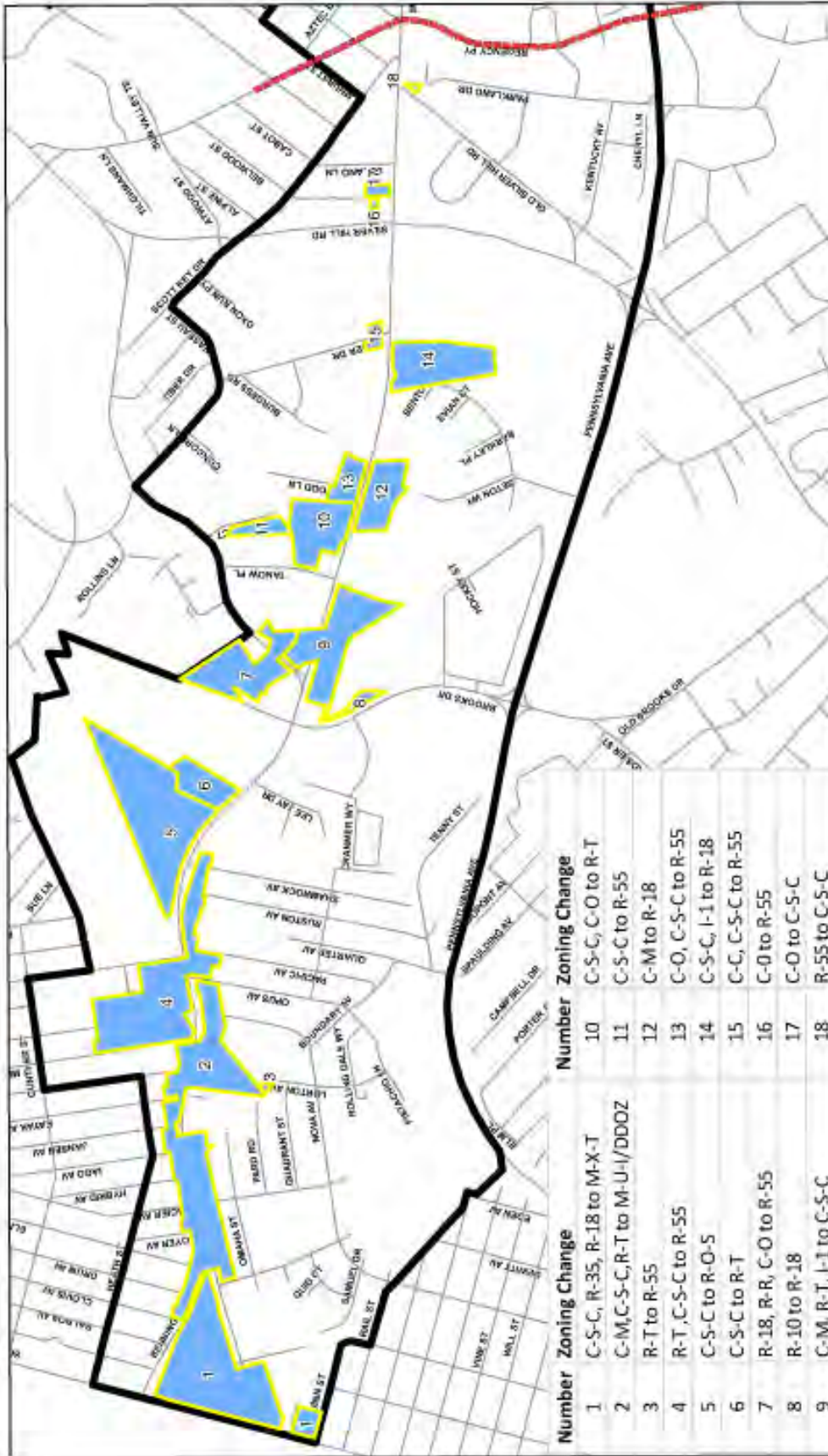
Subregion 5 Sectional Map Amendment Zoning Changes

Subregion 6 Approved Zoning

**Landover-Gateway Zoning Changes**  
**R-18, C-O, C-A, C-S-C, R-55, C-M, I-1, I-3 to M-X-T**



# Marlboro Pike Sectional Map Amendment Zoning Changes



Number	Zoning Change	Number	Zoning Change
1	C-S-C, R-35, R-18 to M-X-T	10	C-S-C, C-O to R-T
2	C-M, C-S-C, R-T to M-U-I/DDOZ	11	C-S-C to R-55
3	R-T to R-55	12	C-M to R-18
4	R-T, C-S-C to R-55	13	C-O, C-S-C to R-55
5	C-S-C to R-O-S	14	C-S-C, I-1 to R-18
6	C-S-C to R-T	15	C-C, C-S-C to R-55
7	R-18, R-R, C-O to R-55	16	C-O to R-55
8	R-10 to R-18	17	C-O to C-S-C
9	C-M, R-T, I-1 to C-S-C	18	R-55 to C-S-C

**Legend**

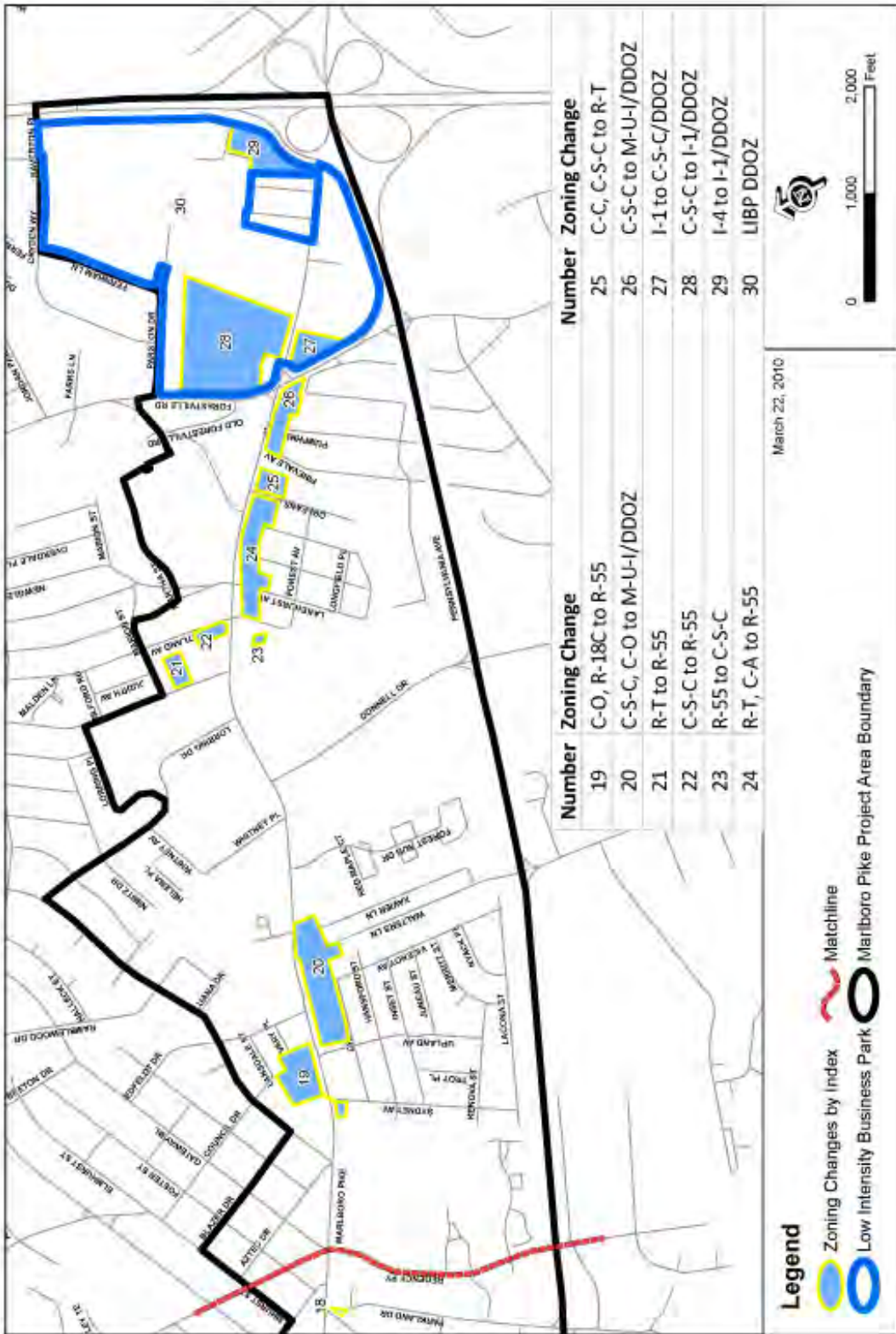
- Zoning Changes by Index
- Marlboro Pike Project Area Boundary
- Matchline

March 22, 2010

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# Marlboro Pike (Continued)



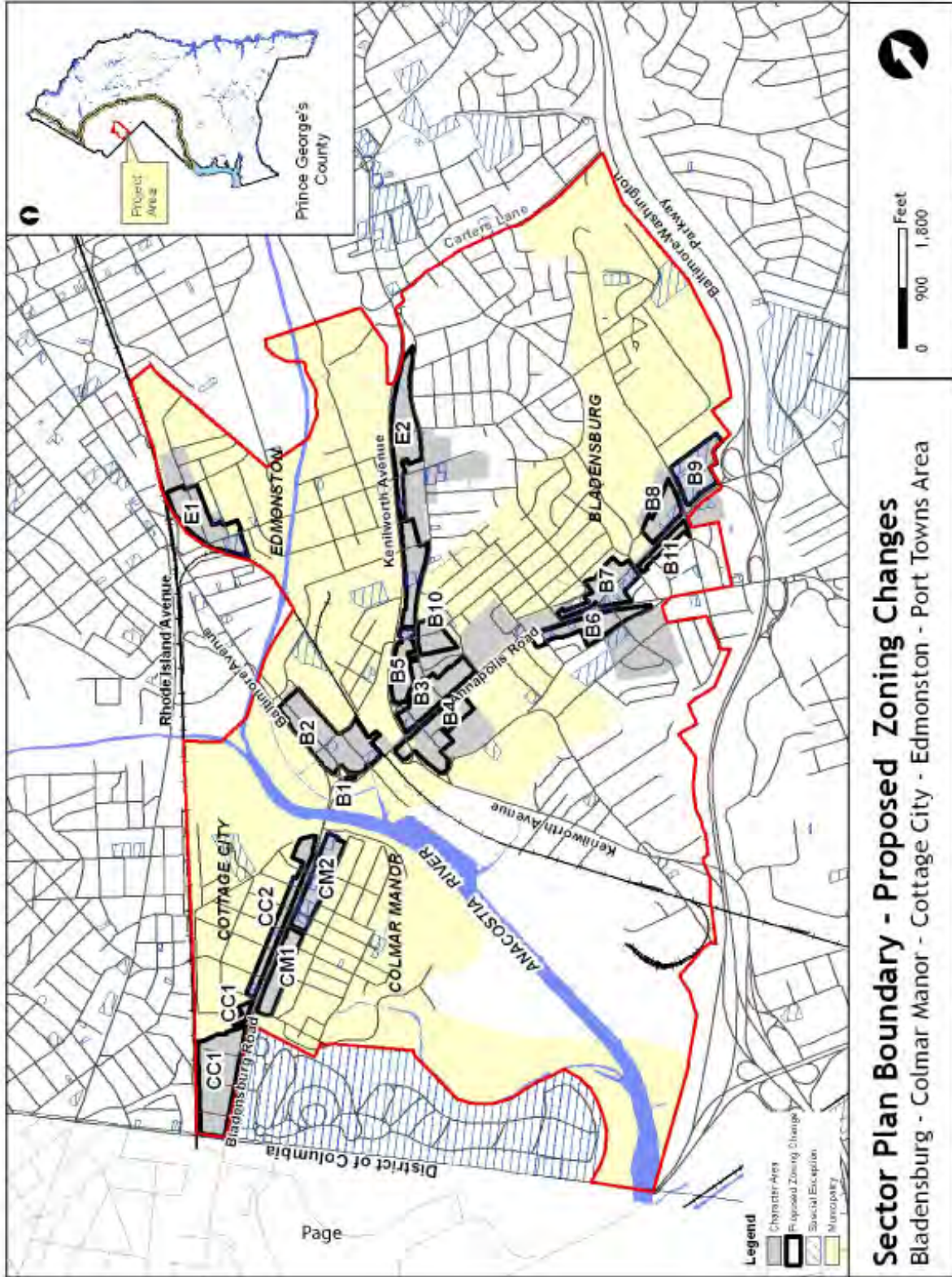
Number	Zoning Change	Number	Zoning Change
19	C-O, R-18C to R-55	25	C-C, C-S-C to R-T
20	C-S-C, C-O to M-U-I/DDOZ	26	C-S-C to M-U-I/DDOZ
21	R-T to R-55	27	I-1 to C-S-C/DDOZ
22	C-S-C to R-55	28	C-S-C to I-1/DDOZ
23	R-55 to C-S-C	29	I-4 to I-1/DDOZ
24	R-T, C-A to R-55	30	LIBP DDOZ

**Legend**

- Zoning Changes by Index
- Matchline
- Low Intensity Business Park
- Marlboro Pike Project Area Boundary

March 22, 2010

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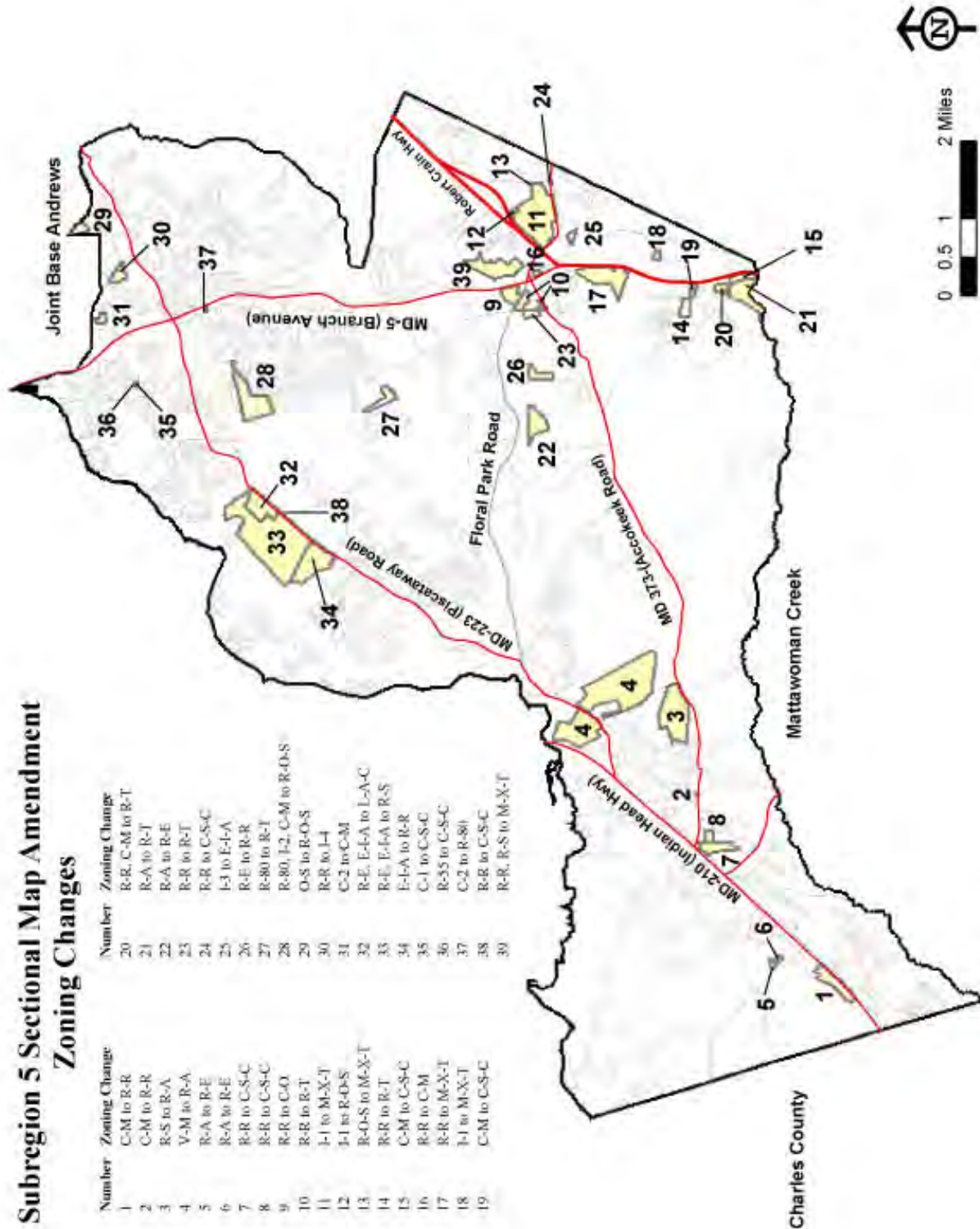
**Sector Plan Boundary - Proposed Zoning Changes**  
 Bladensburg - Colmar Manor - Cottage City - Edmonston - Port Towns Area

J:\Port Towns Sector Plan\_SMAP\MAPS\ zoning change maps

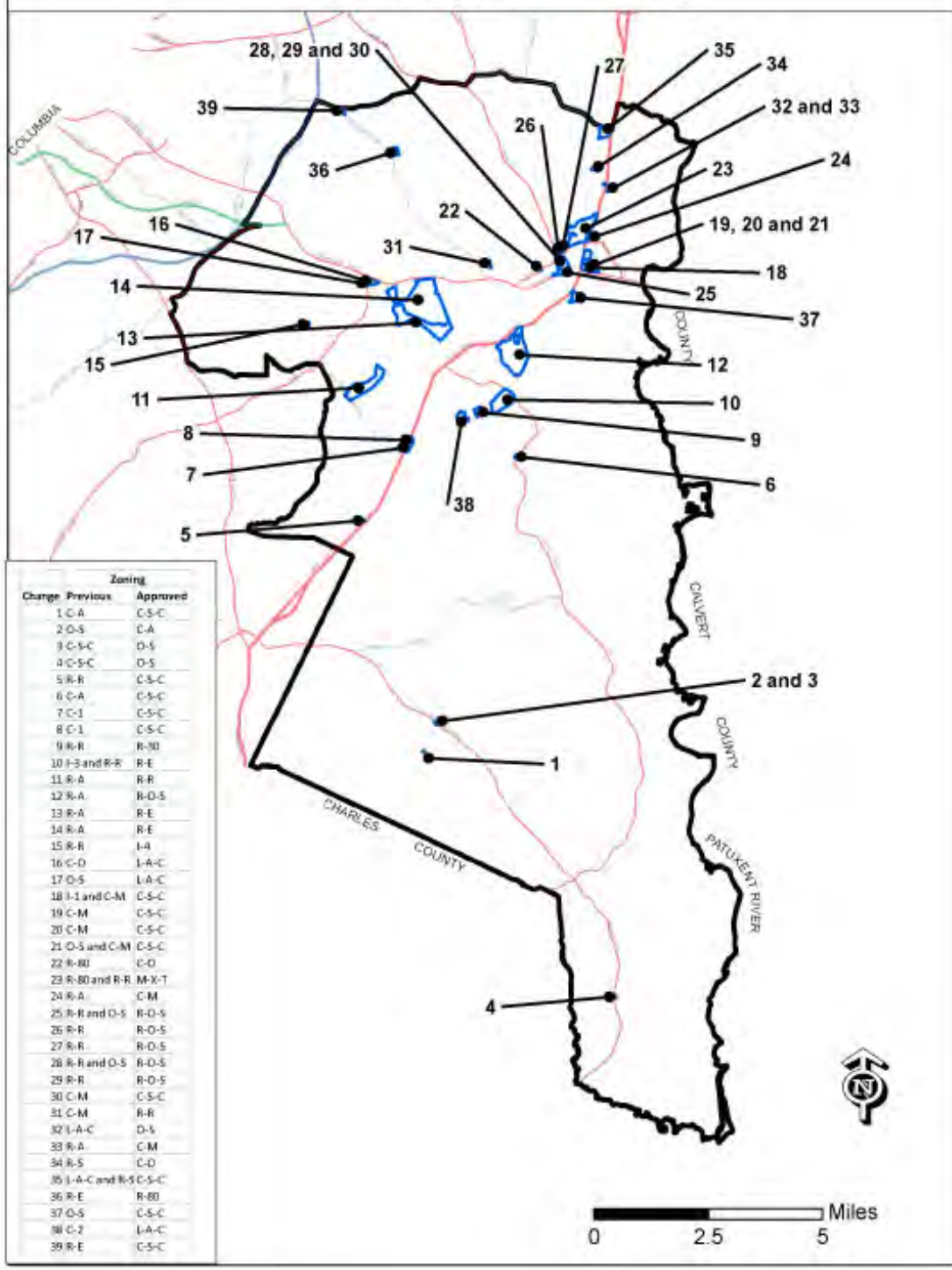
Page

# Subregion 5 Sectional Map Amendment Zoning Changes

Number	Zoning Change	Number	Zoning Change
1	C-M to R-R	20	R-R, C-M to R-T
2	C-M to R-R	21	R-A to R-T
3	R-S to R-A	22	R-A to R-E
4	V-M to R-A	23	R-R to R-T
5	R-A to R-E	24	R-R to C-S-C
6	R-A to R-E	25	I-J to E-I-A
7	R-R to C-S-C	26	R-E to R-R
8	R-R to C-S-C	27	R-80 to R-T
9	R-R to C-O	28	R-80, I-2, C-M to R-O-S
10	R-R to R-T	29	O-S to R-O-S
11	I-1 to M-X-T	30	R-R to I-4
12	I-1 to R-O-S	31	C-2 to C-M
13	R-O-S to M-X-T	32	R-E, E-I-A to L-A-C
14	R-R to R-T	33	R-E, E-I-A to R-S
15	C-M to C-S-C	34	E-I-A to R-R
16	R-R to C-M	35	C-1 to C-S-C
17	R-R to M-X-T	36	R-25 to C-S-C
18	I-1 to M-X-T	37	C-2 to R-80
19	C-M to C-S-C	38	R-R to C-S-C
		39	R-R, R-S to M-X-T



# Subregion 6 Approved Zoning



# SB273—Smart, Green, and Growing— Local Government Planning—Planning Visions

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## Purpose

The purpose of this report is to fulfill the requirements of Senate Bill 273-2009: Smart, Green, and Growing—Local Government Planning—Planning Visions. This bill requires local jurisdictions to report on certain restrictions that are the result of an adequate public facilities ordinance, specifically restrictions located within the Priority Funding Area (PFA). Local jurisdictions are required to report on this on or before July 1 every two years, starting in 2010.

There are several report requirements detailed in this legislation, which include:

- The location of the restriction
- The type of infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- The estimated date for the resolution of the restriction (if available)
- If a restriction was lifted, the date the restriction was lifted
- The resolution that lifted the restriction

The report is also to include the geographic areas and facilities within the PFA that fail to meet local adequate public facility standards, and should include any facilities scheduled or proposed in the local jurisdiction's capital improvement program. This report fulfills the requirement.

## Background

An adequate public facilities (APF) ordinance was adopted in Prince George's County in 1977 and is located in the Subdivision Ordinance, Subtitle 24. APF is defined as existing public facilities or public facilities programmed to serve an area within which a subdivision or proposed subdivision is located, meeting specified guidelines. Public facilities and services include, but are not limited to, schools, libraries, police protection, fire and emergency service, water, sewerage, transportation (i.e., streets, transit), and recreation.

The purpose of this ordinance is to ensure that adequate public facilities are available, or will be available in the foreseeable future, to serve all proposed development. Determination of adequacy is made for fire and rescue facilities, police facilities, public roads, public water, and sewer facilities. Applicants are responsible for submitting information for staff to review, and are approved by the Planning Board for adequacy.

## Data Analysis

Between January 1, 2008, and December 31, 2009, the Prince George's County Planning Board acted on 33 cases involving 29 separate properties within the priority funding area wherein the application of the adequate public facilities ordinance resulted in a restriction involving transportation facilities. In all circumstances, the restriction involved the placement of a condition on development that would potentially be lifted by an applicant providing the transportation improvements required by the condition. During that time period, restrictions on transportation facilities at 75 locations in Prince George's County were identified. **Map 1** shows the restrictions resulting from the APF Ordinance located within the PFA from 2008 and 2009.

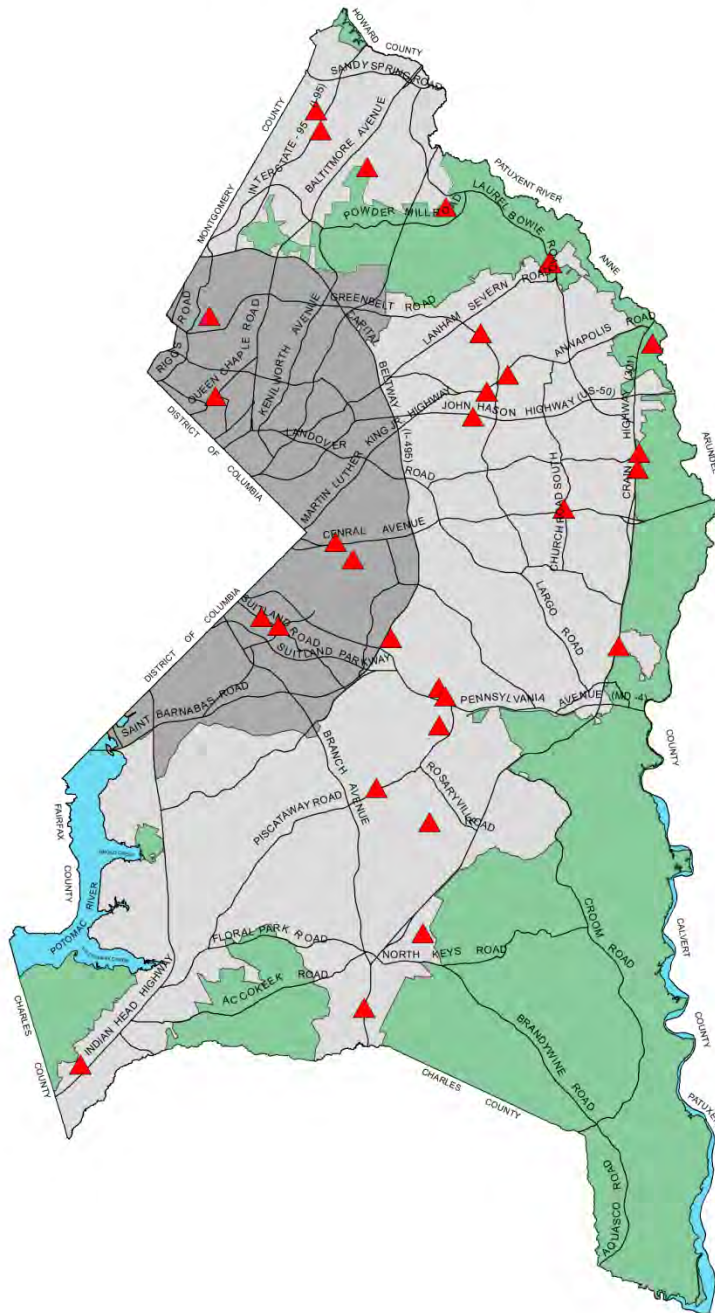
During the same time period, one restriction was lifted upon satisfactory completion by the applicant by a determination based on further study that the restriction was no longer appropriate or applicable.

The listing of transportation restrictions is directly tied to a determination of transportation adequacy pursuant to Subtitle 27 (the Zoning Ordinance) and Subtitle 24 (the Subdivision Ordinance) of the Prince George's County Code. Transportation conditions placed pursuant to applicant proposals, frontage and access requirements, safety concerns, and development standards contained within area master or sector plans are not treated as restrictions under the definition provided by Senate Bill 273, and are not documented herein.

**Table 1** displays the list of transportation restrictions that occurred within the PFA in 2008 and 2009.

**RESTRICTIONS RESULTING FROM THE APF ORDINANCE IN THE PFA FROM 2008-2009**

**Prince George's County**



Map 1 (SB273)

Legend		General Plan Tier
	2008, 2009 Restriction	Rural
	Priority Funding Area (PFA)	Developing
		Developed



	Case Name	Case Number	Case Type	Location of the Restriction	Type of Infrastructure Affected	Proposed Resolution of the Restriction	Estimated Date for the Resolution	Date Restriction was Lifted	Resolution That Lifted the Restriction
1	Alexander Square Business Park	4-09012	Preliminary Plan of Subdivision	MD 223 and Old Alexandria Ferry Road/Dangerfield Road	Transportation Facility	Condition imposed on 10/22/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Old Alexandria Ferry Road and Ferry Avenue	Transportation Facility	Condition imposed on 10/22/2009 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
2	BP Amoco, Crain Highway	4-07075	Preliminary Plan of Subdivision	US 301 and Village Drive	Transportation Facility	Condition imposed on 2/14/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
3	Brandywine Crossing, Phase II	4-07112	Preliminary Plan of Subdivision	US 301/MD 5 and Chadds Ford Drive/Timothy Branch Drive	Transportation Facility	Condition imposed on 7/10/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 301/MD 5 and Clymer Drive/Matapeake Business Drive	Transportation Facility	Condition imposed on 7/10/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
4	Brickyard	4-07053	Preliminary Plan of Subdivision	Muirkirk Road and Muirkirk Meadows Road	Transportation Facility	Condition imposed on 5/15/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Muirkirk Road and Conway Road/MARC Access	Transportation Facility	Condition imposed on 5/15/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Muirkirk Road and west site access	Transportation Facility	Condition imposed on 5/15/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
5	Bunting Property	4-08036	Preliminary Plan of Subdivision	US 301 and Cherry Tree Crossing Road	Transportation Facility	Condition imposed on 11/6/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 301 and Dyson Road	Transportation Facility	Condition imposed on 11/6/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
6	Capitol Heights Shopping Center	4-06139	Preliminary Plan of Subdivision	MD 214 and Hill Road/Shady Glen Drive	Transportation Facility	Condition imposed on 7/17/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 214 and Ritchie Road	Transportation Facility	Condition imposed on 7/17/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Shady Glen Drive and Walker Mill Drive	Transportation Facility	Condition imposed on 7/17/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 214 and site access	Transportation Facility	Condition imposed on 7/17/2008 requiring signal warrant study and construction of new intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
7	Colts Neck	4-08056	Preliminary Plan of Subdivision	Jericho Park Road and Race Track Road	Transportation Facility	Condition imposed on 4/16/2009 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
8	Enclave at Beechfield	4-08043	Preliminary Plan of Subdivision	MD 193 and Chantilly Lane	Transportation Facility	Condition imposed on 12/18/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 193 and MD 953	Transportation Facility	Condition imposed on 12/18/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
9	Equinox Condominiums	4-08058	Preliminary Plan of Subdivision	MD 218 (Suitland Road) and MD 458	Transportation Facility	Condition imposed on 12/3/2009 requiring extension of bus services and additional transit facilities	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 218 and Huron Avenue	Transportation Facility	Condition imposed on 12/3/2009 requiring geometric modifications to the intersection to eliminate left turns	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
10	Fairland Park Community	4-09005	Preliminary Plan of Subdivision	Old Gunpowder Road and Van Dusen Road	Transportation Facility	Condition imposed on 9/10/2009 requiring signal warrant study	Not available; determination was made that signal is warranted and must be bonded prior to building permit	Not lifted to date	Not lifted to date
11	Glenn Dale Commons, Phase III	4-06123	Preliminary Plan of Subdivision	MD 193 and Forbes Boulevard	Transportation Facility	Condition imposed on 3/13/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
12	Glenn Dale Golf Course Community	4-07025	Preliminary Plan of	MD 193 and MD 564	Transportation Facility	Condition imposed on 4/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date

Table 1

	Case Name	Case Number	Case Type	Location of the Restriction	Type of Infrastructure Affected	Proposed Resolution of the Restriction	Estimated Date for the Resolution	Date Restriction was Lifted	Resolution That Lifted the Restriction
			Subdivision	MD 193 and Prospect Hill Road	Transportation Facility	Condition imposed on 4/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 193 and Daisy Lane	Transportation Facility	Condition imposed on 4/24/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
13	Hall Station	CDP-0602 and 4-06126	Concept Plan and Preliminary Plan of Subdivision	MD 214 and Church Road	Transportation Facility	Condition imposed on 5/15/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 214 and Hall Road	Transportation Facility	Condition imposed on 5/15/2008 requiring signal warrant study	Restriction has been resolved	Lifted on 2/5/2009	During review of the detailed plan, determination was made that signal was not warranted
14	Holy Cross PBS Church	4-07019	Preliminary Plan of Subdivision	Addison Road and site access	Transportation Facility	Condition imposed on 4/3/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 214 and Addison Road	Transportation Facility	Condition imposed on 4/3/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit for development beyond 38,225 square feet	Not lifted to date	Not lifted to date
				Addison Road and Walker Mill Road	Transportation Facility	Condition imposed on 4/3/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit for development beyond 38,225 square feet	Not lifted to date	Not lifted to date
15	Konterra Town Center East	CSP-07003 and 4-07108	Concept Plan and Preliminary Plan of Subdivision	US 1 and Contee Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 1 and Muirkirk Meadows Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 1 and Ritz Way	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit, with additional needed improvements tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
				Contee Road and Van Dusen Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit, with additional needed improvements tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
				Old Gunpowder Road and Greencastle Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications and signalization at the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				I-95 and Contee Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring construction of new interchange	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Contee Road Extended between I-95 and Old Gunpowder Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring construction of new roadway	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Kenilworth Avenue Extended between I-95 and Virginia Manor Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring construction of new roadway	Not available; condition tied to building permit, with additional needed improvements tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
				MD 198 and Bond Mill Road/Old Gunpowder Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
				MD 198 and Sweitzer Lane	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
				MD 198 and Van Dusen Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
				Cherry Lane and Van Dusen Road	Transportation Facility	Conditions imposed on 6/12/2008 and 7/24/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit for development beyond Phase I	Not lifted to date	Not lifted to date
16	Melford, Phase 2	4-07055	Preliminary Plan of Subdivision	MD 3 and MD 450	Transportation Facility	Condition imposed on 5/29/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date

Table 1

	Case Name	Case Number	Case Type	Location of the Restriction	Type of Infrastructure Affected	Proposed Resolution of the Restriction	Estimated Date for the Resolution	Date Restriction was Lifted	Resolution That Lifted the Restriction
				US 301 and Governor Bridge Road/Harbor Way	Transportation Facility	Condition imposed on 5/29/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
17	Mill Branch Crossing	4-08052	Preliminary Plan of Subdivision	US 301 and Governor Bridge Road/Harbor Way	Transportation Facility	Condition imposed on 5/28/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 301 and Heritage Boulevard/Ball Park Way	Transportation Facility	Condition imposed on 5/28/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 301 and MD 197	Transportation Facility	Condition imposed on 5/28/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				US 301 and Excalibur Road/Mill Branch Road	Transportation Facility	Condition imposed on 5/28/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Mill Branch Road and site access	Transportation Facility	Condition imposed on 5/28/2009 requiring geometric modifications and signalization at a new intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
18	Naz Auto	4-08034	Preliminary Plan of Subdivision	MD 210 and Pine Lane	Transportation Facility	Condition imposed on 5/7/2009 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
19	Norbourne Property	4-07086	Preliminary Plan of Subdivision	MD 223 and Marlboro Pike	Transportation Facility	Condition imposed on 6/19/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 223 and Dower House Road	Transportation Facility	Condition imposed on 6/19/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 223 and Marlboro Pike Relocated	Transportation Facility	Condition imposed on 6/19/2008 requiring geometric modifications and signalization at a new intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
20	Royal House Chapel International	4-07042	Preliminary Plan of Subdivision	MD 212 and Cool Spring Lane/20th Avenue	Transportation Facility	Condition imposed on 4/17/2008 requiring geometric modifications and signalization at the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
21	Suitland Gateway	4-08051	Preliminary Plan of Subdivision	MD 218 (Suitland Road) and MD 458	Transportation Facility	Condition imposed on 5/21/2009 requiring extension of bus services and additional transit facilities	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
22	Sylla Business Park	4-06150	Preliminary Plan of Subdivision	MD 197 and site access	Transportation Facility	Condition imposed on 10/9/2008 requiring signal warrant study	Not available; condition tied to detailed site plan	Not lifted to date	Not lifted to date
23	TLBU Property	CDP-0701 and 4-07005	Concept Plan and Preliminary Plan of Subdivision	MD 223 and Rosaryville Road	Transportation Facility	Conditions imposed on 10/30/2008 and 10/29/2009 requiring payments in support of a county capital project to improve the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Rosaryville Road and Frank Tippet Road	Transportation Facility	Conditions imposed on 10/30/2008 and 10/29/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Rosaryville Road and Gambier Drive	Transportation Facility	Conditions imposed on 10/30/2008 and 10/29/2009 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Rosaryville Road and Williamsburg Drive	Transportation Facility	Conditions imposed on 10/30/2008 and 10/29/2009 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
24	Walker Pontiac	4-08012	Preliminary Plan of Subdivision	US 301 and Mitchellville Road/Queen Anne Bridge Road	Transportation Facility	Condition imposed on 5/14/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date

Table 1

	Case Name	Case Number	Case Type	Location of the Restriction	Type of Infrastructure Affected	Proposed Resolution of the Restriction	Estimated Date for the Resolution	Date Restriction was Lifted	Resolution That Lifted the Restriction
25	West Hyattsville Commons	CSP-05006	Concept Plan	MD 500 and MD 501	Transportation Facility	Condition imposed on 2/28/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 500 and Hamilton Street	Transportation Facility	Condition imposed on 2/28/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Ager Road and Lancaster Drive	Transportation Facility	Condition imposed on 2/28/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Ager Road and Nicholson Road	Transportation Facility	Condition imposed on 2/28/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 500 between MD 501 and Ager Road	Transportation Facility	Condition imposed on 2/28/2008 requiring a widening of the northbound link	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
26	Westphalia Center	CDP-0701 and 4-07005	Concept Plan and Preliminary Plan of Subdivision	MD 4 and Forestville Road	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 223 and Marlboro Pike	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 223 and Perrywood Road	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 223 and Dower House Road	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Old Marlboro Pike and Ritchie Marlboro Road	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 4 and Westphalia Road	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring geometric modifications to the intersection and payments to fund planned interchange	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 4 and Dower House Road	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring construction of new interchange	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 4 and MD 223	Transportation Facility	Conditions imposed on 12/18/2008 and 6/4/2009 requiring modifications to existing interchange	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
27	Westphalia Towns	4-07060	Preliminary Plan of Subdivision	MD 4 and Westphalia Road	Transportation Facility	Condition imposed on 1/10/2008 requiring payments to fund planned interchange	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				D'Arcy Road and Sansbury Road	Transportation Facility	Condition imposed on 1/10/2008 requiring geometric modifications and signalization at the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				Ritchie Marlboro Road and Sansbury Road	Transportation Facility	Condition imposed on 1/10/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				D'Arcy Road and Westphalia Road	Transportation Facility	Condition imposed on 1/10/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
28	Westphalia United Methodist Church	4-08030	Preliminary Plan of Subdivision	D'Arcy Road and Westphalia Road	Transportation Facility	Condition imposed on 10/23/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
29	Zoglio Commercial	4-07051	Preliminary Plan of Subdivision	MD 450 and Bell Station Road/Fairwood Parkway	Transportation Facility	Condition imposed on 1/31/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date

Table 1

	Case Name	Case Number	Case Type	Location of the Restriction	Type of Infrastructure Affected	Proposed Resolution of the Restriction	Estimated Date for the Resolution	Date Restriction was Lifted	Resolution That Lifted the Restriction
				MD 193 and Bell Station Road	Transportation Facility	Condition imposed on 1/31/2008 requiring signal warrant study	Not available; condition tied to building permit	Not lifted to date	Not lifted to date
				MD 193 and MD 450	Transportation Facility	Condition imposed on 1/31/2008 requiring geometric modifications to the intersection	Not available; condition tied to building permit	Not lifted to date	Not lifted to date