
MELWOOD WESTPHALIA

Approved Master Plan & Sectional Map Amendment
(PLANNING AREAS 77 AND 78)

I. INTRODUCTION

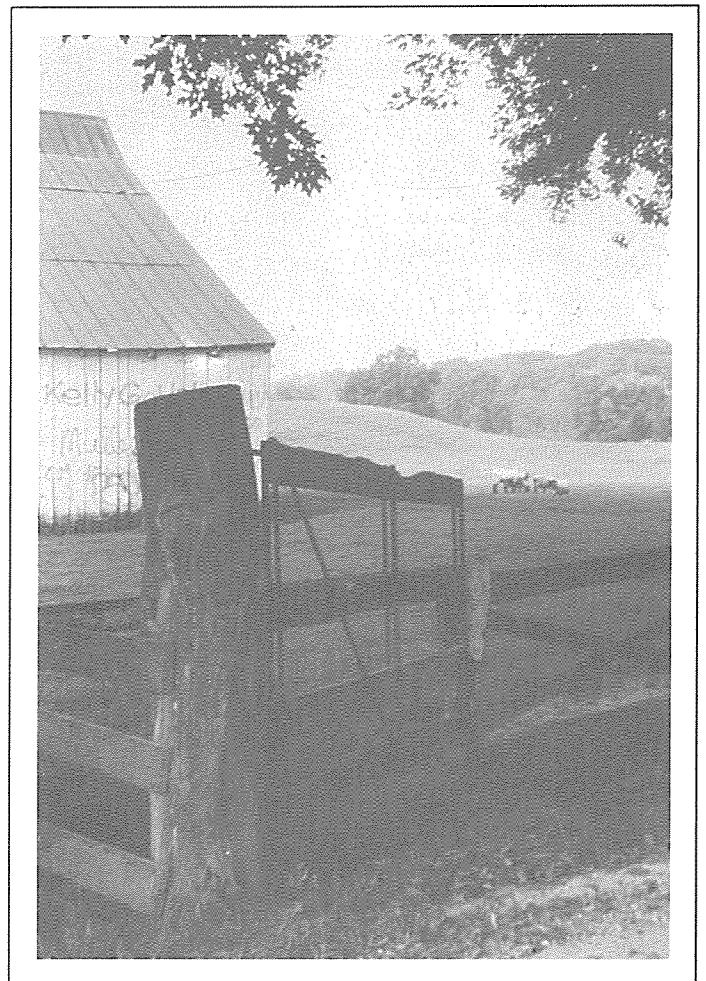


HIGHLIGHTS

- States goals and objectives to be achieved and recommendations and guidelines to be followed to implement all aspects of this Master Plan.
- Defines an environmental envelope based on natural and manmade features which will serve to identify the Patuxent River Policy Primary Management Areas, facilitate conservation of environmentally sensitive sites and woodlands, define an Open Space Network, guide the location and character of future development and provide the basis for public programs in water supply, sewage treatment, stormwater management, solid waste management, air quality maintenance and noise attenuation.
- Recommends a strategy for the extraction of sand and gravel prior to permanent development.
- Identifies historic assets and recommends their preservation through various techniques.
- Proposes a planned community north of MD 4 on approximately 1,300 acres.
- Proposes a broad spectrum of residential densities, house types, and prices to accommodate the typical mix of Prince George's County residents.
- Emphasizes the importance of the preservation, enhancement and protection of established residential areas from encroachment by incompatible uses.
- Fosters the evolution of residential areas into neighborhoods by recommending that sidewalks, plantings, street and pedestrian connections, and lights be incorporated into the design of residential development or redevelopment.
- Proposes future employment areas adjoining the Capital Beltway and MD 4 that are compatible with guidelines for development in the Andrews Air Force Base

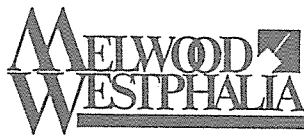
airfield impact areas, to increase the variety of job opportunities and to produce a more favorable tax base in the County.

- Analyzes the noise impact of Andrews Air Force Base (AAFB) on land uses within the Planning Areas.
- Recommends that the County adopt procedures and regulations to ensure that future development within airfield impact areas is compatible with AAFB operations.



Pastoral setting at the site of the Blythewood Plantation.

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- Recommends an efficient transportation system emphasizing separation of local and regional traffic and accommodation of different types of trips, with opportunities for pedestrian, equestrian and bicycle movement on trails and other public rights-of-way.
 - Recommends new and improved public facilities and services to (a) meet local and Countywide needs for buildout and (b) serve the future population that would be present if there were full buildout of all private land at densities equivalent to current zoning.
 - Recommends the addition of 415 acres of M-NCPPC parkland beyond pending acquisitions and the creation of a trails system.
 - Recommends plan implementation through the sectional map amendment to change the zoning where necessary to bring it into conformance with the Master Plan, with a further recommendation for the use of Comprehensive Design Zones.



ABOUT THIS PLAN

The Melwood-Westphalia Plan and SMA include Planning Areas 77 and 78, which are located in central Prince George's County. The regional setting is indicated on Map 1. The Planning Areas, containing 23 square miles (see Map 2), are bounded by the Capital Beltway, Allentown Road, Branch Avenue, Old Alexandria Ferry Road, Piscataway Creek, Woodyard Road, MD 4, Ritchie Marlboro Road, Brooke Lane, Brown Station Road, and White House Road. The Melwood-Westphalia Master Plan supersedes part or all of two previous plans: (1) Master Plan for Subregion VI (1973); and (2) Melwood-Special Treatment Area Plan (1980). Many factors require that these two Plans be reconsidered. These factors include deletion of the Outer Beltway and Metro extension, a new Air Installation Compatible Use Zone (AICUZ) study, new functional plans, new Historic Sites and District Plan and Equestrian Addendum to the Countywide Trails Plan.

Master Plan recommendations relate principally to five key elements covering many of the concerns expressed by residents, the business community, persons employed in the Planning Areas, and outside groups and individuals. The five elements concern (1) protection of relevant natural and other features of the physical environment; (2) preservation of historic sites; (3) improvement of housing; (4) proposals for retail and office services, and a range of employment and business opportunities; and (5) meeting the need for public facilities and adequate transportation. Figure 1 describes the concurrent process for the Mel-

wood-Westphalia Master Plan and Sectional Map Amendment.

In accordance with the Zoning Ordinance, a preliminary plan and SMA are presented at a duly advertised joint Planning Board/County Council public hearing. Following the hearing, and after review of the transcript and consideration of the comments made at the hearing, the Planning Board adopts the plan. The adopted plan and SMA are then submitted to the Prince George's County District Council (County Council) for consideration. The Council has the option to hold a second joint Planning Board/County Council public hearing. The Plan and SMA may then be approved by the District Council, approved with amendments, rejected, or returned to the Planning Board with recommendations for specific changes prior to approval by the District Council.

Note that use of the word "shall" in this report, with respect to land use recommendations, indicates that the action proposed is clearly mandated by either State or County law or states County desires regarding the manner in which the property should be developed. At the same time, the use of the word "should" should also be construed, while not necessarily legally binding, to reflect a very positive and strong feeling of the Planning Board that these guidelines will be followed in all instances where there are no extraordinary circumstances which would mitigate against it.

