

September 25, 2017

MEMORANDUM

TO: Andree Green Checkley, Planning Director

VIA: Scott Rowe, Acting Division Chief, Community Planning Division *SR*

FROM: Chidy Umeozulu, Planner Coordinator, Community Planning Division *CU*

SUBJECT: Authorization to Correct Zoning Map Error for Parcel 153 (6604 Central Avenue) and Adjacent Parcels

This memo requests permission to administratively change the Prince George's County Zoning Map to correct the zoning error for Parcel 153 (6604 Central Avenue) as approved by the 2000 *Approved Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* (2000 SMA), which changed the zoning on the property from the Commercial-Miscellaneous (C-M) Zone to the Commercial Shopping Center (C-S-C) Zone, shown in Attachments 1 and 2. This parcel is currently split-zoned between the C-S-C Zone and the R-55 Zone as shown in Attachment 3. After encountering difficulties obtaining permits for the commercial building that partially sits in the R-55 zoned portion of the property, as depicted in Attachments 4 and 5, the applicant requested that planning staff provide justification for the split zoning.

Upon planning staff review of the 2000 SMA, the 1993 *Approved Sectional Map Amendment for Landover and Vicinity* (1993 SMA), and any approved Zoning Map Amendments for the property, it was found that Parcel 153, in its entirety, was in the C-M Zone in 1993 and was rezoned in its entirety to the C-S-C Zone in 2000. Further verification and review using the historic GIS data (property and zoning) could not identify any documentation of the R-55 Zone on Parcel 153. Rather, it was discovered that adjacent properties have split zones that are also inconsistent with the approved SMA zoning changes. In the absence of finding the support for these zoning errors, staff concludes they may have been caused by error in digitizing manual mapping. Parcels other than Parcel 153 believed to have been affected by this mapping error and need correction include:

No.	Parcel #	Tax Account	Owner or Description	Split Zones	Revise Zones
1.	P. 150	2110781	Owner: by Prince George's County	R-T & R-55	Wholly R-T
2.	P. 151	2070662	Owner: Mulder Michael T	R-T & R-55	Wholly R-T
3.	P. 152	2014058	Owner: Osborn Reginald W	R-55 & C-S-C	Wholly R-55
4.	None	9999999	Jagged-shaped property in the middle of the other parcels	C-S-C, R-T & R-55	Wholly R-55

Notes: P. 150 and P. 151 were retained in the R-T Zone by the 2000 ARM SMA, shown in Attachment 6. SDAT erroneously identifies P. 151 as being rezoned on 10/24/2000 to the C-S-C Zone.

In order to enable property owners to obtain building permits needed to improve their properties and to correct map errors, planning staff recommends that the County Zoning Map and corresponding GIS zoning layer be revised as identified above. With your concurrence and authorization, James Cannistra, Chief, Information Management Division, will instruct his staff to proceed with the revisions. Mr. Cannistra will also ensure that SDAT is updated to reflect corrections.

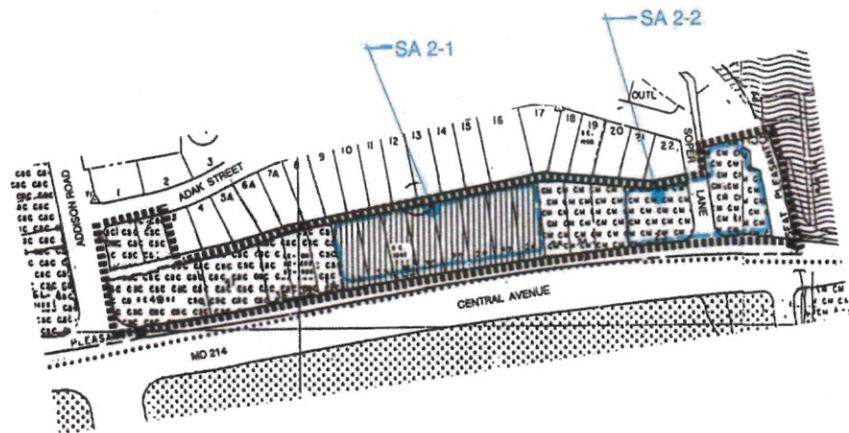
Authorized: Andree Green Checkley
Andree Green Checkley, Planning Director

cc: Whitney Chellis, Acting Chief, Development Review Division
James Cannistra, Chief, Information Management Division
Debra Borden, Principal Counsel, Legal Department
Henry Zhang, Planning Supervisor, Development Review Division
Sherri Conner, Acting Planning Supervisor, Development Review Division
Debbie Gallagher-Tucker, Planning Supervisor, Development Review Division
Helen Smith, Supervisor, Development Review Division
Cheryl Summerlin, Supervisor, Development Review Division
David A. Green, Planning Supervisor, Community Planning Division
Frederick Stachura, Planning Supervisor, Community Planning Division
Michael Shean, Supervisor, Information Management Division
Daniel Hartmann, Administrative Manager, Office of the Planning Director
Chad Williams, Master Planner, Countywide Planning Division
Betty Carlson-Jameson, Planner Coordinator, Countywide Planning Division
Kierre McCune, Planner Coordinator, Countywide Planning Division

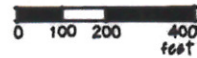
Attachment 1: 2000 ARM SMA (SA 2.2)

Metro North

Retail and office redevelopment adjacent to the Metro station...



SA 2-1: R-18 to C-S-C
SA 2-2: C-M to C-S-C



SUBAREA 2 (SA 2)
PROPOSED ZONING CHANGES

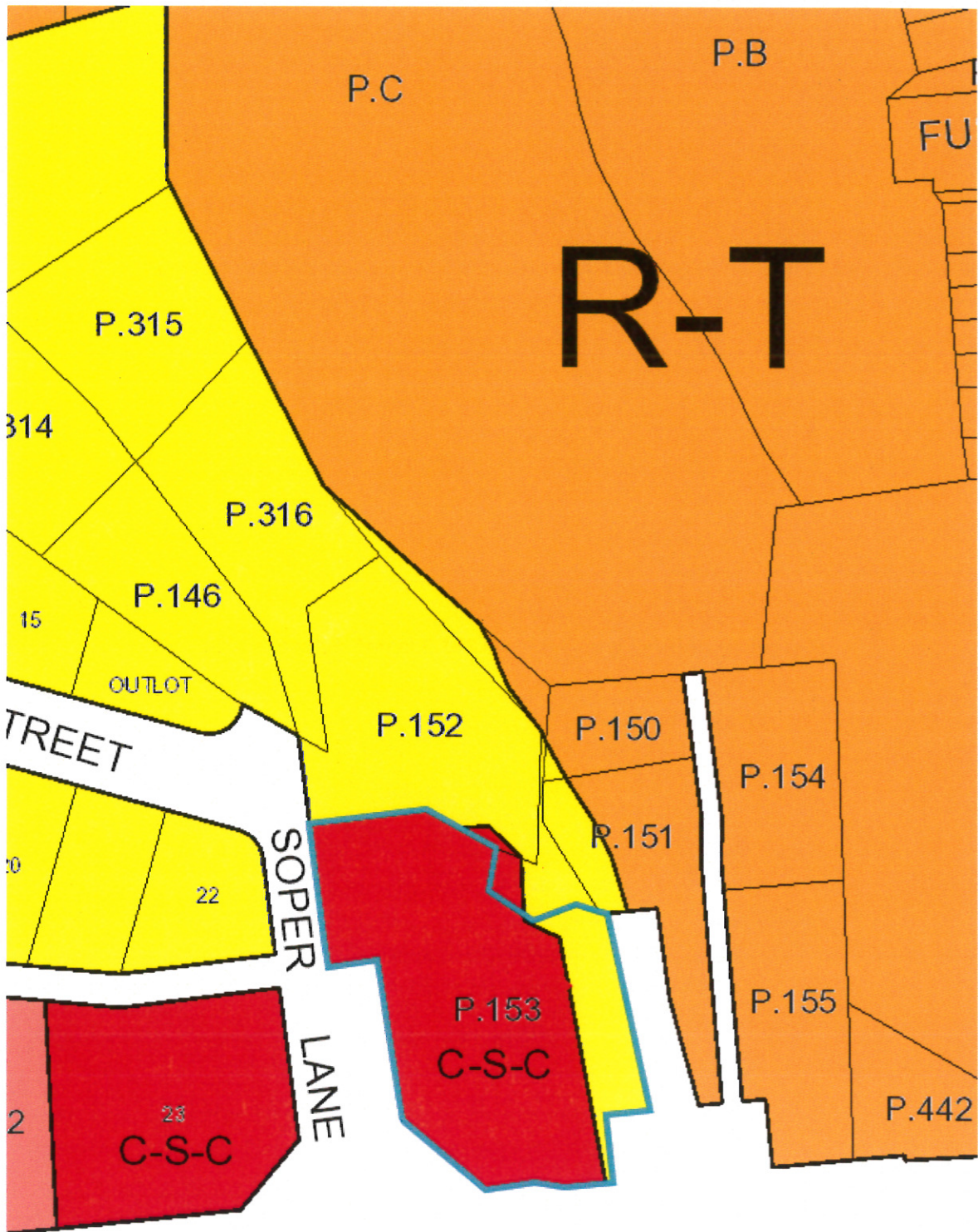


Attachment 2: Description of Change SA2-2

Table 14
APPROVED ZONING CHANGES
ADDISON ROAD METRO TOWN CENTER

Approved SMA/ZAP/SE						
Change Number	Zone Change	Area of Change	Number	Date	Pending ZAP	200' Scale Index Maps
TC-1	Superimpose D-D-O	244.3± ac.	SMA SMA	3/4/86 7/27/93	– –	201NE5R, 6L, 6R 201SE5R, 6L, 6R 202SE6L
<u>Use and Location:</u> All uses within the Addison Road Metro Town Center. For boundary description see the resolution of initiation of the SMA (CR 35-1998).						
<u>Discussion:</u> The Development District Overlay Zone (DDOZ) is recommended to ensure that development of land in the town center meets the goals established in the plan (see Appendix A).						
SA2-1	R-18 to C-S-C	1.6± ac.	SMA SE1361 (law office)	7/27/93 6/17/66	–	201SE6L, 6R
<u>Use and Location:</u> Apartments (includes law office), and vacant land, located on the north side of Central Avenue across from the Addison Road Metro Station. (Tax Map 73, Grid B-1 and B-2, Addison Heights Subdivision, SDAT 2107/Plat 21-75, Block C, Lots 26-33.)						
<u>Discussion:</u> The C-S-C Zone is recommended in accordance with the sector plan proposal for redevelopment of Metro North into a mix of new retail and office uses.						
SA2-2	C-M to C-S-C	1.3± ac.	SMA	7/27/93	–	201SE6L
<u>Use and Location:</u> Auto related uses (former Silver Auto Care, residence [previously used for auto repair] and Palmer Car Service), located on the north side of Central Avenue, east and west of its intersection with Soper Lane (Tax Map 66, Grid D-4, Parcels 151 (p/o), 153; Tax Map 73, Grid D-1, Addison Heights Subdivision, Record Plat 21-75/SDAT 2107, Block C, Lot 23.)						
<u>Discussion:</u> The C-S-C Zone is recommended in accordance with the sector plan proposal for redevelopment of Metro North into a mix of new retail and office uses.						
SA3-1	C-M to C-S-C	1.8 ± ac.	SMA	7/27/93		201SE5R 201SE6L
<u>Use and Location:</u> Warehouse, Franklin Marble Co., 2 dwelling units located south of East Capitol Street, east of Yeoman Place, north of Old Central Avenue. (Tax Map 73, Grid B-1, Maryland Park Subdivision, Record Plat 1-21/SDAT 7619, Block 4, Lots 9 - 12 (part), 13-17, 18-20 (part); Block 5, Lots 1-6, 7½, 8, 13-14, 15-18 (part); SDAT 12185/Record Plat 121-085, Block 5, Lot 19.) Note: This change is intended to include all of Maryland Park, Blocks 4 & 5, located south of East Capitol Street.						
<u>Discussion:</u> The C-S-C Zone is recommended in accordance with the sector plan recommendation for retail/office uses.						

Attachment 3: Parcel P.153 Boundary and Existing Zoning



Attachment 4: Building Footprint on Split C-S-C and R-55 Zones



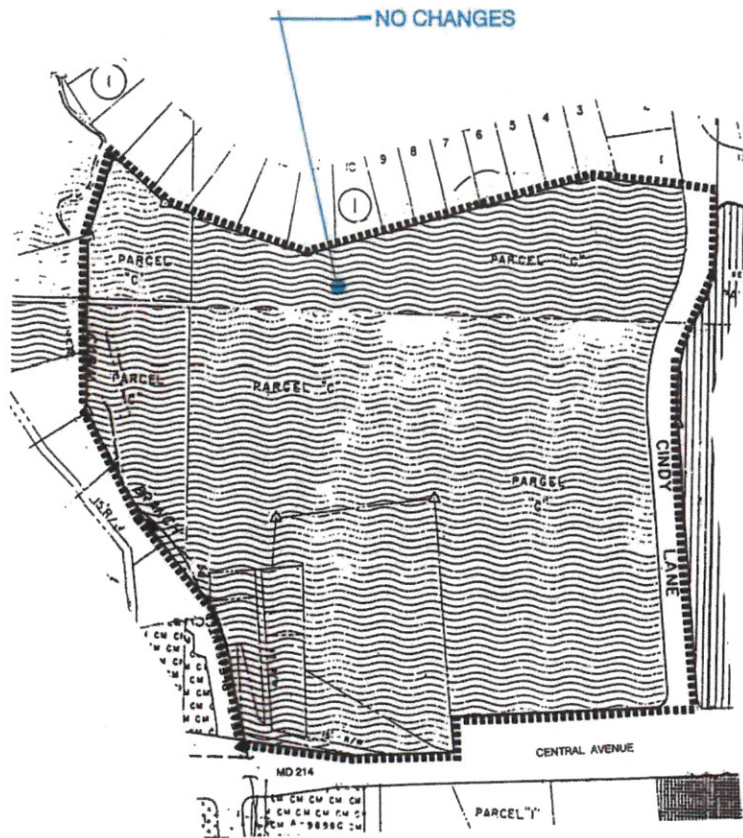
Attachment 5: Parcel P 153 Building Locations



Attachment 6: ARM SMA Retained the Existing R-T Zone on Parcel 150 and Parcel 151

Baber Village

A new single-family neighborhood near the Metro station and the Town Center...



SUBAREA 6 (SA 6)
PROPOSED ZONING CHANGES

