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PGCPB No. 2025- [insert resolution number]

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning of all planning areas in Prince George's County by adoption of a Sectional Map Amendment; and

WHEREAS, on January 18, 2022, the County Council of Prince George's County, Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the Zoning Ordinance in effect on that date, adopted CR-002-2022, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of the *West Hyattsville-Queens Chapel Sector Plan*; and

WHEREAS, the boundaries of this Sectional Map Amendment are congruent to those of the West Hyattsville-Queens Chapel Sector Plan and are depicted on Map 1 of this Resolution; and

WHEREAS, pursuant to Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with the West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, this Sectional Map Amendment covers the portion of the Prince George's County Zoning Map identified in Map 1 of this Resolution within Planning Areas 65 and 68, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, the Zoning Map for this plan area became effective on April 1, 2022, pursuant to Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, approved on November 29, 2021; and

WHEREAS, comprehensive rezoning of portions of the plan area previously occurred on May 1, 1990, pursuant to approval of CR-39-1990, the *Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67*, on May 17, 1994, pursuant to CR-45-1994, the *Approved Master Plan and Sectional Map Amendment for Planning Area 68*, on November 30, 2004, pursuant to approval of CR-78-2004, the *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, and on May 23 and June 20, 2006, pursuant to approval of CR-24-2006 and CR-59-2006, respectively, the *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*; and

WHEREAS, additional amendments of the Zoning Map are necessary to implement, and bring the zoning of the West Hyattsville-Queens Chapel Sector into conformance with, the concurrent Sector Plan; and

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of this Sectional Map Amendment for which a change in zoning is proposed of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to existing Sections 27-3407(b) and 27-3502(d)(3) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within 1 mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, no property was zoned by zoning map amendment within five years prior to the initiation of this Sectional Map Amendment, therefore, the limitation in Section 27-3503(a)(5)(A) of the Zoning Ordinance does not apply; and

WHEREAS, the West Hyattsville-Queens Chapel Sector Plan does not recommend any modifications to the Chesapeake Bay Critical Area, Intense Development Zone (CBCAO/IDO), the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone (CBCAO/RCO), or the Mount Rainier Neighborhood Conservation Overlay (NCO) Zone; and

WHEREAS, Section 27-3503(a)(5)(B) of the Zoning Ordinance provides that no property may be zoned to a less intense category if, based on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use, but this zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, and in recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal; and

WHEREAS, the property at 2308 Chillum Road, Tax Map and Grid 49E1, Tax Account 1882810, Parcel A-15 is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 13 below; and

WHEREAS, the property at 4501 Eastern Avenue, Tax Map and Grid 49D2, Tax Account 1902337, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 17 below; and

WHEREAS, pursuant to Section 27-3503(b)(4)(F)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council; and

WHEREAS, pursuant to Section 27-3503(b)(4)(F)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped; and

WHEREAS, pursuant to Section 27-3503(b)(4)(F)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the Zoning Hearing Examiner shall be postponed until final action on this Sectional Map Amendment; and

WHEREAS, the Prince George's County Planning Board must make its recommendation in accordance with Section 27-3503(b)(5), Sectional Map Amendment Decision Standards; and

WHEREAS, pursuant to Section 27-3502(d)(2), (4), and (5) of the Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment as authorized by the Planning Board on April 24, 2025, concurrent to the Staff Draft West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, pursuant to Section 27-3502(d)(3) of the Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, the District Council and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission held a duly advertised joint public hearing on *[insert date]*; and

WHEREAS, pursuant to Section 27-3502(f)(4) of the Zoning Ordinance, the Planning Board adopted the concurrent West Hyattsville-Queens Chapel Sector Plan on *[insert date]*; and

WHEREAS, Section 27-3502(g)(9) of the Zoning Ordinance permits the District Council to approve any portion of this Sectional Map Amendment that is contrary to the recommendation of a municipality concerning land within its boundaries by a two-thirds majority vote; and

WHEREAS, the purpose of the proposed West Hyattsville-Queens Chapel Sectional Map Amendment is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the West Hyattsville-Queens Chapel Sector; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse this Sectional Map Amendment for the West Hyattsville-Queens Chapel Sector by this resolution and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County;

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George's County Zoning Ordinance, a copy of this endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality within, or within one mile of, the area of the Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Sectional Map Amendment has been prepared in accordance with the requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that, while this Sectional Map Amendment rezones property in the West Hyattsville-Queens Chapel Sector, this Sectional Map Amendment does not amend the CBCAO/IDO Zone, the CBCAO/RCO Zone, or the NCO Zone, and therefore carries forward these Overlay Zones as they currently exist; and

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the *Adopted West Hyattsville-Queens Chapel Sector Plan*:

Table ~~III~~: Comprehensive Rezoning Changes (Base Zones)

| Change | Zoning Change | Acreage |
|--------|---------------------------------|---------|
| 1 | RSF-65 to RTO-H-E | 14.57 |
| 2 | RSF-65 to RSF-A | 0.98 |
| 3 | LTO-C to LTO-E | 8.09 |
| 4 | RSF-65/LTO-E to LTO-C | 4.68 |
| 5 | CGO to CN | 0.52 |
| 6 | RSF-65 to ROS | 2.03 |
| 7 | CGO to CN | 4.56 |
| 8 | CGO to CN | 1.06 |
| 9 | CGO/RMF-20 and RMF-20 to RMF-48 | 8.08 |
| 10 | RMF-20 to LTO-C | 32.25 |
| 11 | LTO-E to CS | 1.80 |
| 12 | LTO-C/LTO-E to CS | 5.50 |
| 13 | LTO-C to CS | 2.32 |
| 14 | LTO-C to ROS | 2.05 |
| 15 | AG, LTO-E, and RSF-65 to ROS | 22.10 |
| 16 | AG to ROS | 11.84 |
| 17 | CGO/RSF-65 to CN | 8.51 |
| 18 | RMF-20 to RMF-48 | 4.38 |
| 19 | LTO-E/CGO to LTO-C | 7.49 |
| 20 | RMF-20/CGO to LTO-E | 9.64 |
| 21 | LTO-E to LTO-C | 13.95 |
| 22 | RMF-48 to ROS | 6.62 |
| 23 | AG to ROS | 0.47 |
| 24 | AG to ROS | 1.06 |
| 25 | AG to ROS | 0.49 |
| 26 | AG to ROS | 0.16 |
| 27 | AG to ROS | 0.13 |
| 28 | RSF-65 to LTO-C | 0.11 |
| 29 | RMF-48 to RMF-20 | 5.81 |
| 30 | RSF-A to LTO-E | 3.00 |
| 31 | RSF-65 to RSF-A | 97.31 |
| 32 | LTO-E to CS | 16.49 |
| 33 | CGO to LTO-E | 0.61 |
| 34 | LTO-E to LTO-C | 1.37 |
| 35 | LTO-E to LTO-C | 2.00 |
| 36 | RSF-65 to RSF-A | 67.10 |
| 37 | RSF-65 to RSF-A | 56.78 |
| 38 | AG to LTO-E | 21.27 |

Table ~~222~~: Zoning Inventory (in acres), Base Zones¹

| Zoning Class | Proposed Acreage | Existing Acreage | Change in Acreage |
|--------------|------------------|------------------|-------------------|
| RTO-H-E | 14.57 | 0 | 14.57 |
| RSF-A | 265.00 | 45.84 | 219.16 |
| LTO-C | 111.66 | 68.4 | 43.26 |
| LTO-E | 46.37 | 51.77 | -5.4 |
| CN | 14.66 | 0 | 14.66 |
| ROS | 249.36 | 202.41 | 46.95 |
| RMF-48 | 22.79 | 22.76 | 0.03 |
| CS | 26.1 | 0 | 26.1 |
| RSF-65 | 50.01 | 303.58 | -253.57 |
| CGO | 1.24 | 18.14 | -16.9 |
| RMF-20 | 43.56 | 90.45 | -46.89 |
| AG | 51.29 | 93.27 | -41.98 |

Table ~~333~~: Zoning Inventory (in acres), Overlay Zones²

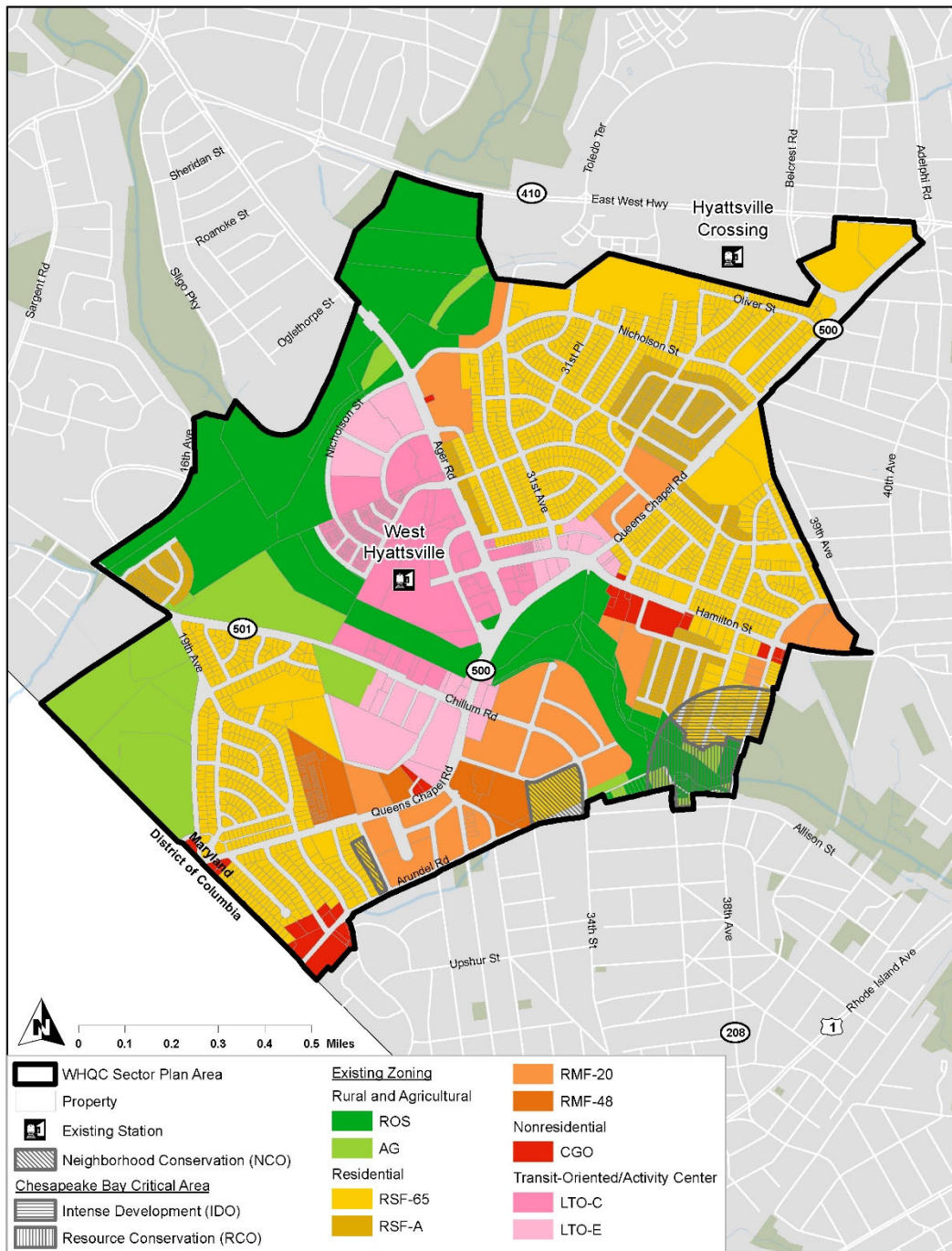
| Zoning Class | Existing Acreage |
|---|------------------|
| Neighborhood Conservation (NCO) | 9.08 |
| Chesapeake Bay Critical Area, Intense Development (IDO) | 13.61 |
| Chesapeake Bay Critical Area, Resource Conservation (RCO) | 14.60 |

Note: Zoning Change Maps within this Proposed SMA are for illustrative purposes only and may not reflect the exact dimensions/size of a proposed change in zoning; upon approval of this SMA, zoning reclassifications will be mapped to exclude public rights-of-way.

¹ The acreages shown in the tables in this Sectional Map Amendment are estimates of acreage to be rezoned; the actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

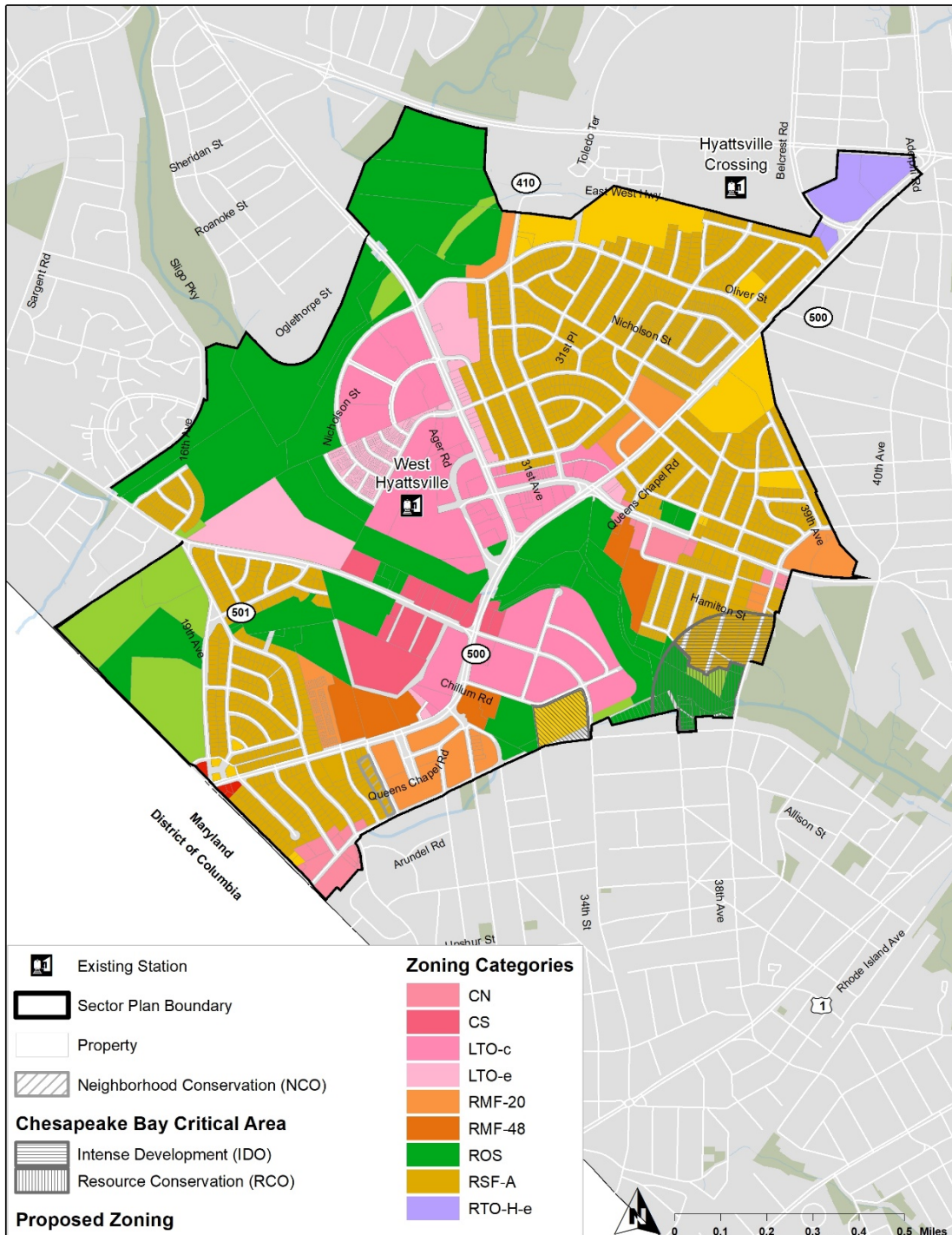
² The presence of overlay zones is noted in this SMA, in the text and maps, for reference only. This SMA makes no amendments to any overlay zones. The CBCAO Overlay zones are subject to their own procedures for establishment and amendment as set forth in the Zoning Ordinance in Section 27-4400. In the areas where there is an overlay zone, this SMA only changes the underlying base zones.

Map 1: Existing Zoning



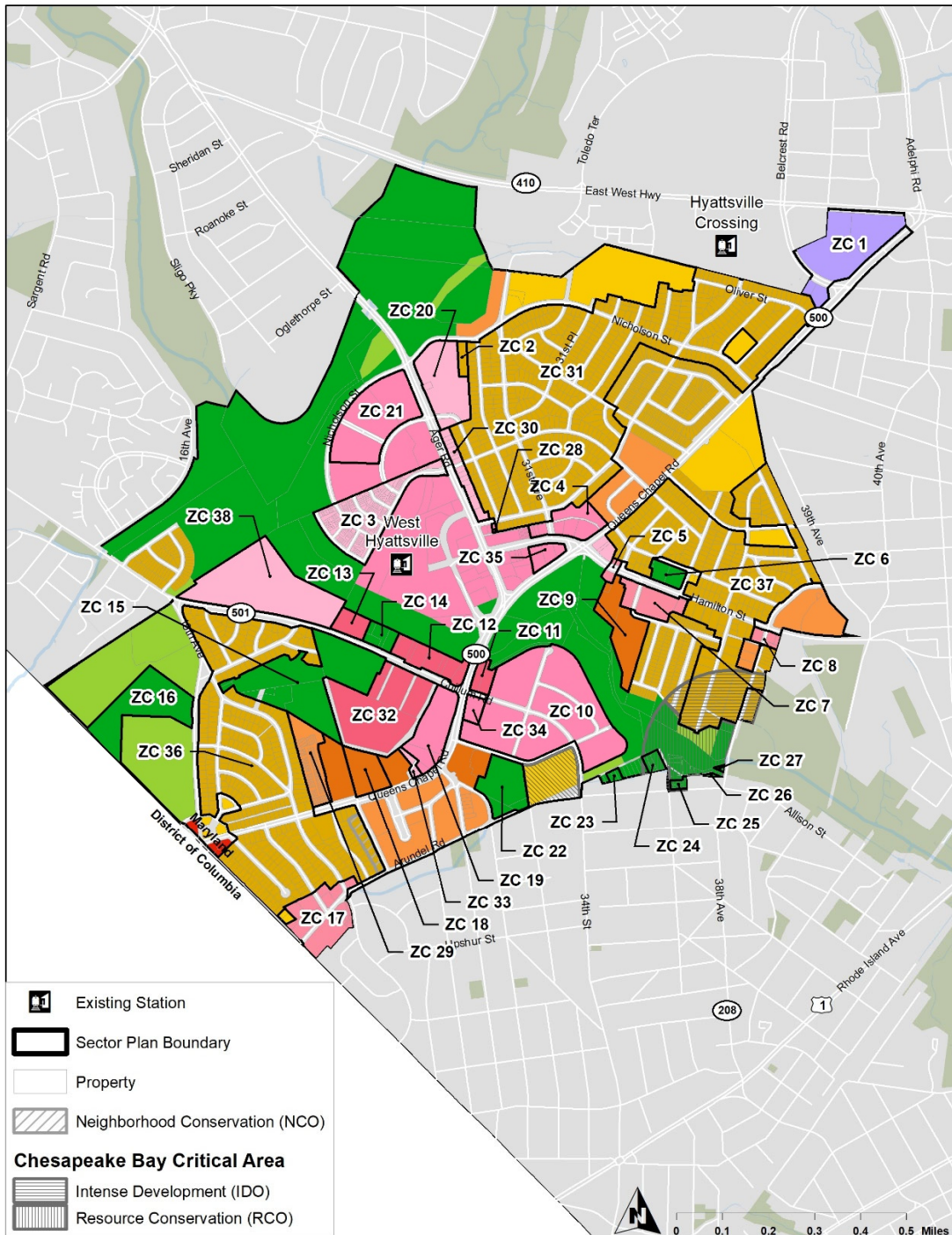
Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>

Map 2: Proposed Zoning



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>

Map 3: Proposed Zoning Changes



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 1: RSF-65 to RTO-H-E³

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 1 | RSF-65 to RTO-H-E | 14.57 | CMA | April 1, 2022 | 207NE03 |
| | | | SMA | November 30, 2004 | |
| | | | SE-1419 | August 19, 1966 | |
| | | | SE-2705 | January 23, 1974 | |

These properties are within the City of Hyattsville and the Edge of the Prince George's Plaza Regional Transit District as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 4: Zoning Change (ZC) 1: RSF-65 to RTO-H-E below.)

These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which is inappropriate for their proximity to the Hyattsville Crossing Metro Station and current institutional uses. These properties' location adjacent to, and across Belcrest Road from, a Metro station and institutional uses makes them extremely well-located for redevelopment to vertical, residential mixed-use development commensurate with their location within one of the County's Downtowns.

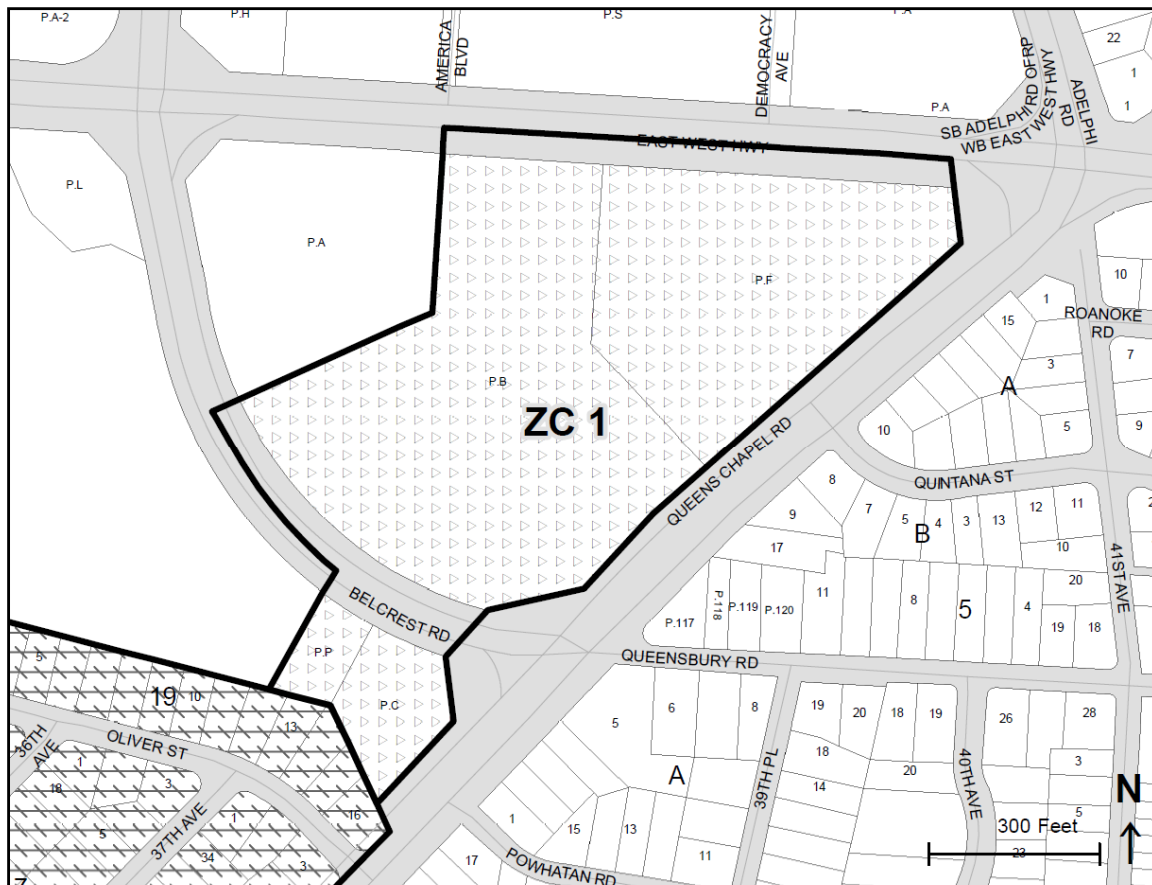
The Regional Transit-Oriented, High, Edge (RTO-H-E) Zone permits appropriate, transit-supportive densities, while providing the flexibility recommended in Policy LU 8 and Strategy HD 4.7 of the Adopted West Hyattsville-Queens Chapel Sector Plan to ensure appropriate transitions to MD 500 (Queens Chapel Road). This zone also permits the current institutional uses to stay indefinitely. The transit-adjacent residential potential of these properties maximizes the ability to locate housing here for car-free households, increasing the availability and diversity of housing offerings consistent with Policy HN 1 of the Adopted Sector Plan.

This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

³ The acreages shown in the tables in this Sectional Map Amendment are estimates of acreage to be rezoned; the actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|--------------------|------------------|-------------|--|-----|-------|--------|-----------------------|
| ZC 1 | 3799 East West Hwy | 042A3 | 1820695 | PT PARCEL F | N/A | N/A | N/A | Religious Institution |
| | 6200 Belcrest Road | 042A3 | 1812601 | PARCEL C | N/A | N/A | N/A | Nonprofit |
| | 6201 Belcrest Road | 042A2 | 1800036 | PT PARCEL B | N/A | N/A | N/A | Religious Institution |
| | 6206 Belcrest Road | 042A3 | 1835180 | PLAZA-ADDN PARCEL P (TOWN ANNEXATION 2006) | N/A | N/A | N/A | Nonprofit |

Map 4. Zoning Change (ZC) 1: RSF-65 to RTO-H-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 2: RSF-65 to RSF-A

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 2 | RSF-65 to RSF-A | 0.98 | CMA | April 1, 2022 | 207NE02 |
| | | | SMA | November 30, 2004 | |

This property (2901 Nicholson Street) is located within the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 5: Zoning Change (ZC) 2: RSF-65 to RSF-A below.)

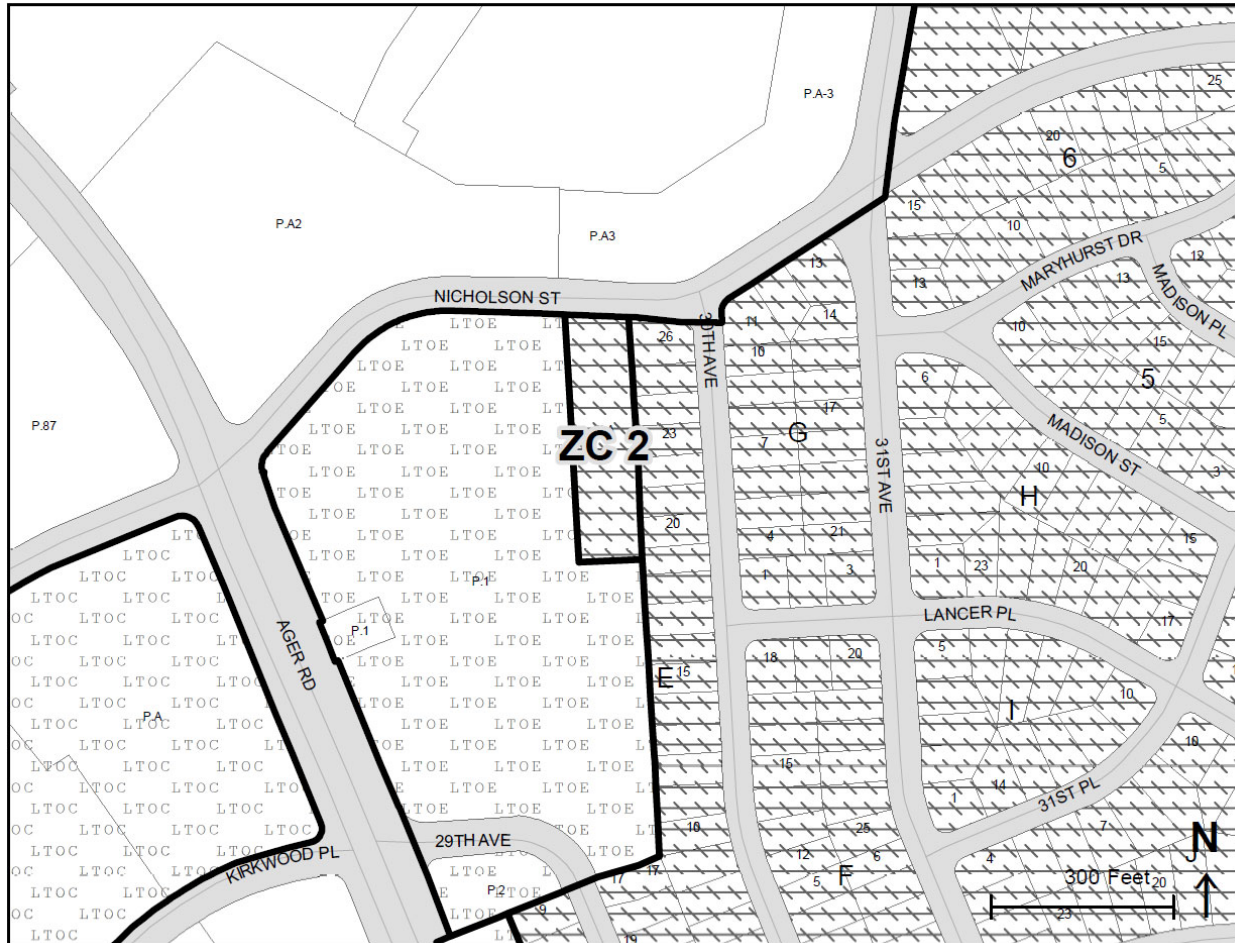
This property represents a unique opportunity to provide “Missing Middle” housing options by maximizing its location abutting North Pointe Apartment Homes and Heurich Park to offer context-sensitive, one-, two-, or three-family housing at a transitional density to the existing adjacent single-family detached neighborhood.

The subject property is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports.

This reclassification also implements Strategies LU 10.2, LU 10.3, and HN 1.4 of the Adopted Sector Plan.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|-------------------|------------------|-------------|---------------------------------------|-----|-------|--------|-----------|
| ZC 2 | 2901 Nicholson St | 041E3 | 1789874 | PARCEL A EX 260 SQ FT EQ TRI AT | N/A | E | N/A | Private |

Map 5. Zoning Change (ZC) 2: RSF-65 to RSF-A



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 3: LTO-C to LTO-E

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 3 | LTO-C to LTO-E | 8.09 | CMA | April 1, 2022 | 207NE02 |
| | | | TDOZMA | May 23, 2006 | |

All of the parcels between Little Branch Run and the northern boundary of Preliminary Plan of Subdivision 4-15020 are within the City of Hyattsville and the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 6: Zoning Change (ZC) 3: LTO-C to LTO-E below.)

The properties between Little Branch Run and Lancer Drive comprise all of the townhouse development known as the Riverfront at West Hyattsville, which is developing pursuant to Preliminary Plan of Subdivision 4-15020 and subsequent Detailed Site Plans. This subdivision consists wholly of single-family attached townhouses, a use and a density that is inappropriate for its proximity to a Metro station and inconsistent with goals of the Adopted Sector Plan for vertical-mixed use development in the Core of the West Hyattsville Local Transit Center. Though uses approved pursuant to the prior Zoning Ordinance are currently allowed to continue operating, staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.

This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). These reclassifications also implement Policy LU 6 of the Adopted Sector Plan, which recommends concentrating lower-density residential development in the Edge.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|----------------------|------------------|-------------|--|-----|-------|--------|-----------|
| ZC 3 | 0 Ager Rd | 041E4 | 1972769 | KIRKWOOD VILLAGE PT PAR 1 EQ 42195 SQ FT | N/A | N/A | N/A | WMATA |
| ZC 3 | 0 Ager Rd | 041E4 | 5666050 | | N/A | N/A | 190 | Private |
| ZC 3 | 0 Alpha Ridge Ave | 041E4 | 5651195 | PLAT 7 PARCEL U COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 5600 Alpha Ridge Ave | 041E4 | 5650681 | PLAT 6 | 141 | N/A | N/A | Private |
| ZC 3 | 5601 Alpha Ridge Ave | 041E4 | 5651105 | PLAT 7 | 127 | N/A | N/A | Private |
| ZC 3 | 5602 Alpha Ridge Ave | 041E4 | 5650670 | PLAT 6 | 140 | N/A | N/A | Private |
| ZC 3 | 5603 Alpha Ridge Ave | 041E4 | 5651116 | PLAT 7 | 128 | N/A | N/A | Private |
| ZC 3 | 5604 Alpha Ridge Ave | 041E4 | 5650668 | PLAT 6 | 139 | N/A | N/A | Private |
| ZC 3 | 5605 Alpha Ridge Ave | 041E4 | 5651127 | PLAT 7 | 129 | N/A | N/A | Private |
| ZC 3 | 5606 Alpha Ridge Ave | 041E4 | 5650657 | PLAT 6 | 138 | N/A | N/A | Private |
| ZC 3 | 5607 Alpha Ridge Ave | 041E4 | 5651138 | PLAT 7 | 130 | N/A | N/A | Private |
| ZC 3 | 5608 Alpha Ridge Ave | 041E4 | 5650646 | PLAT 6 | 137 | N/A | N/A | Private |
| ZC 3 | 5609 Alpha Ridge Ave | 041E4 | 5651140 | PLAT 7 | 131 | N/A | N/A | Private |
| ZC 3 | 5610 Alpha Ridge Ave | 041E4 | 5650635 | PLAT 6 | 136 | N/A | N/A | Private |
| ZC 3 | 5611 Alpha Ridge Ave | 041E4 | 5651151 | PLAT 7 | 132 | N/A | N/A | Private |
| ZC 3 | 5612 Alpha Ridge Ave | 041E4 | 5650624 | PLAT 6 | 135 | N/A | N/A | Private |
| ZC 3 | 5613 Alpha Ridge Ave | 041E4 | 5651162 | PLAT 7 | 133 | N/A | N/A | Private |
| ZC 3 | 5615 Alpha Ridge Ave | 041E4 | 5651173 | PLAT 7 | 134 | N/A | N/A | Private |
| ZC 3 | 0 Crimson Fox Dr | 041E4 | 5649556 | PLAT 3 PARCEL F COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Crimson Fox Dr | 041E4 | 5649567 | PLAT 3 PARCEL G COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Crimson Fox Dr | 041E4 | 5649580 | PLAT 3 PARCEL I COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 2500 Crimson Fox Dr | 041E4 | 5649523 | PLAT 3 | 41 | N/A | N/A | Private |
| ZC 3 | 2501 Crimson Fox Dr | 041E4 | 5649330 | PLAT 3 | 22 | N/A | N/A | Private |
| ZC 3 | 2502 Crimson Fox Dr | 041E4 | 5649512 | PLAT 3 | 40 | N/A | N/A | Private |
| ZC 3 | 2503 Crimson Fox Dr | 041E4 | 5649341 | PLAT 3 | 23 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------------|------------------|-------------|--------------------------------------|-----|-------|--------|-----------|
| ZC 3 | 2504 Crimson Fox Dr | 041E4 | 5649501 | PLAT 3 | 39 | N/A | N/A | Private |
| ZC 3 | 2505 Crimson Fox Dr | 041E4 | 5649352 | PLAT 3 | 24 | N/A | N/A | Private |
| ZC 3 | 2506 Crimson Fox Dr | 041E4 | 5649498 | PLAT 3 | 38 | N/A | N/A | Private |
| ZC 3 | 2507 Crimson Fox Dr | 041E4 | 5649363 | PLAT 3 | 25 | N/A | N/A | Private |
| ZC 3 | 2508 Crimson Fox Dr | 041E4 | 5649487 | PLAT 3 | 37 | N/A | N/A | Private |
| ZC 3 | 2509 Crimson Fox Dr | 041E4 | 5649374 | PLAT 3 | 26 | N/A | N/A | Private |
| ZC 3 | 2510 Crimson Fox Dr | 041E4 | 5649476 | PLAT 3 | 36 | N/A | N/A | Private |
| ZC 3 | 2512 Crimson Fox Dr | 041E4 | 5649465 | PLAT 3 | 35 | N/A | N/A | Private |
| ZC 3 | 2515 Crimson Fox Dr | 041E4 | 5649385 | PLAT 3 | 27 | N/A | N/A | Private |
| ZC 3 | 2516 Crimson Fox Dr | 041E4 | 5649454 | PLAT 3 | 34 | N/A | N/A | Private |
| ZC 3 | 2517 Crimson Fox Dr | 041E4 | 5649396 | PLAT 3 | 28 | N/A | N/A | Private |
| ZC 3 | 2518 Crimson Fox Dr | 041E4 | 5649443 | PLAT 3 | 33 | N/A | N/A | Private |
| ZC 3 | 2519 Crimson Fox Dr | 041E4 | 5649408 | PLAT 3 | 29 | N/A | N/A | Private |
| ZC 3 | 2520 Crimson Fox Dr | 041E4 | 5649432 | PLAT 3 | 32 | N/A | N/A | Private |
| ZC 3 | 2521 Crimson Fox Dr | 041E4 | 5649410 | PLAT 3 | 30 | N/A | N/A | Private |
| ZC 3 | 2522 Crimson Fox Dr | 041E4 | 5649421 | PLAT 3 | 31 | N/A | N/A | Private |
| ZC 3 | 0 Emerald Branch Dr | 041E4 | 5650008 | PLAT 4 PARCEL J COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Emerald Branch Dr | 041E4 | 5650021 | PLAT 4 PARCEL L COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Emerald Branch Dr | 041E4 | 5650032 | PLAT 4 PARCEL M COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Emerald Branch Dr | 041E4 | 5650043 | PLAT 4 PARCEL N COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Emerald Branch Dr | 041E4 | 5650054 | PLAT 4 PARCEL P COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 2500 Emerald Branch Dr | 041E4 | 5649990 | PLAT 4 | 82 | N/A | N/A | Private |
| ZC 3 | 2501 Emerald Branch Dr | 041E4 | 5649660 | PLAT 4 | 49 | N/A | N/A | Private |
| ZC 3 | 2502 Emerald Branch Dr | 041E4 | 5649988 | PLAT 4 | 81 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 3 | 2503 Emerald Branch Dr | 041E4 | 5649671 | PLAT 4 | 50 | N/A | N/A | Private |
| ZC 3 | 2504 Emerald Branch Dr | 041E4 | 5649977 | PLAT 4 | 80 | N/A | N/A | Private |
| ZC 3 | 2505 Emerald Branch Dr | 041E4 | 5649682 | PLAT 4 | 51 | N/A | N/A | Private |
| ZC 3 | 2506 Emerald Branch Dr | 041E4 | 5649966 | PLAT 4 | 79 | N/A | N/A | Private |
| ZC 3 | 2507 Emerald Branch Dr | 041E4 | 5649693 | PLAT 4 | 52 | N/A | N/A | Private |
| ZC 3 | 2508 Emerald Branch Dr | 041E4 | 5649955 | PLAT 4 | 78 | N/A | N/A | Private |
| ZC 3 | 2509 Emerald Branch Dr | 041E4 | 5649705 | PLAT 4 | 53 | N/A | N/A | Private |
| ZC 3 | 2510 Emerald Branch Dr | 041E4 | 5649944 | PLAT 4 | 77 | N/A | N/A | Private |
| ZC 3 | 2511 Emerald Branch Dr | 041E4 | 5649716 | PLAT 4 | 54 | N/A | N/A | Private |
| ZC 3 | 2512 Emerald Branch Dr | 041E4 | 5649933 | PLAT 4 | 76 | N/A | N/A | Private |
| ZC 3 | 2513 Emerald Branch Dr | 041E4 | 5649727 | PLAT 4 | 55 | N/A | N/A | Private |
| ZC 3 | 2514 Emerald Branch Dr | 041E4 | 5649922 | PLAT 4 | 75 | N/A | N/A | Private |
| ZC 3 | 2515 Emerald Branch Dr | 041E4 | 5649738 | PLAT 4 | 56 | N/A | N/A | Private |
| ZC 3 | 2516 Emerald Branch Dr | 041E4 | 5649911 | PLAT 4 | 74 | N/A | N/A | Private |
| ZC 3 | 2518 Emerald Branch Dr | 041E4 | 5649900 | PLAT 4 | 73 | N/A | N/A | Private |
| ZC 3 | 2520 Emerald Branch Dr | 041E4 | 5649897 | PLAT 4 | 72 | N/A | N/A | Private |
| ZC 3 | 2522 Emerald Branch Dr | 041E4 | 5649886 | PLAT 4 | 71 | N/A | N/A | Private |
| ZC 3 | 2524 Emerald Branch Dr | 041E4 | 5649875 | PLAT 4 | 70 | N/A | N/A | Private |
| ZC 3 | 2527 Emerald Branch Dr | 041E4 | 5649740 | PLAT 4 | 57 | N/A | N/A | Private |
| ZC 3 | 2528 Emerald Branch Dr | 041E4 | 5649864 | PLAT 4 | 69 | N/A | N/A | Private |
| ZC 3 | 2529 Emerald Branch Dr | 041E4 | 5649751 | PLAT 4 | 58 | N/A | N/A | Private |
| ZC 3 | 2530 Emerald Branch Dr | 041E4 | 5649853 | PLAT 4 | 68 | N/A | N/A | Private |
| ZC 3 | 2531 Emerald Branch Dr | 041E4 | 5649762 | PLAT 4 | 59 | N/A | N/A | Private |
| ZC 3 | 2532 Emerald Branch Dr | 041E4 | 5649842 | PLAT 4 | 67 | N/A | N/A | Private |
| ZC 3 | 2533 Emerald Branch Dr | 041E4 | 5649773 | PLAT 4 | 60 | N/A | N/A | Private |
| ZC 3 | 2534 Emerald Branch Dr | 041E4 | 5649831 | PLAT 4 | 66 | N/A | N/A | Private |
| ZC 3 | 2535 Emerald Branch Dr | 041E4 | 5649784 | PLAT 4 | 61 | N/A | N/A | Private |
| ZC 3 | 2536 Emerald Branch Dr | 041E4 | 5649820 | PLAT 4 | 65 | N/A | N/A | Private |
| ZC 3 | 2537 Emerald Branch Dr | 041E4 | 5649795 | PLAT 4 | 62 | N/A | N/A | Private |
| ZC 3 | 2538 Emerald Branch Dr | 041E4 | 5649818 | PLAT 4 | 64 | N/A | N/A | Private |
| ZC 3 | 2540 Emerald Branch Dr | 041E4 | 5649807 | PLAT 4 | 63 | N/A | N/A | Private |
| ZC 3 | 5600 Hyattsville Dr | 041E4 | 5650191 | PLAT 5 | 161 | N/A | N/A | Private |
| ZC 3 | 5601 Hyattsville Dr | 041E4 | 5650761 | PLAT 6 | 149 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------------|------------------|-------------|--------------------------------------|-----|-------|--------|-----------|
| ZC 3 | 5602 Hyattsville Dr | 041E4 | 5650180 | PLAT 5 | 160 | N/A | N/A | Private |
| ZC 3 | 5603 Hyattsville Dr | 041E4 | 5650772 | PLAT 6 | 150 | N/A | N/A | Private |
| ZC 3 | 5604 Hyattsville Dr | 041E4 | 5650178 | PLAT 5 | 159 | N/A | N/A | Private |
| ZC 3 | 5605 Hyattsville Dr | 041E4 | 5650783 | PLAT 6 | 151 | N/A | N/A | Private |
| ZC 3 | 5606 Hyattsville Dr | 041E4 | 5650167 | PLAT 5 | 158 | N/A | N/A | Private |
| ZC 3 | 5607 Hyattsville Dr | 041E4 | 5650794 | PLAT 6 | 152 | N/A | N/A | Private |
| ZC 3 | 5608 Hyattsville Dr | 041E4 | 5650156 | PLAT 5 | 157 | N/A | N/A | Private |
| ZC 3 | 5609 Hyattsville Dr | 041E4 | 5650806 | PLAT 6 | 153 | N/A | N/A | Private |
| ZC 3 | 5610 Hyattsville Dr | 041E4 | 5650145 | PLAT 5 | 156 | N/A | N/A | Private |
| ZC 3 | 5611 Hyattsville Dr | 041E4 | 5650817 | PLAT 6 | 154 | N/A | N/A | Private |
| ZC 3 | 5613 Hyattsville Dr | 041E4 | 5650828 | PLAT 6 | 155 | N/A | N/A | Private |
| ZC 3 | 0 Kirkwood Pl | 041E4 | 5649545 | PLAT 3 PARCEL E COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Kirkwood Pl | 041E4 | 5649578 | PLAT 3 PARCEL H COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 2550 Kirkwood Pl | 041E4 | 5649250 | PLAT 3 | 14 | N/A | N/A | Private |
| ZC 3 | 2552 Kirkwood Pl | 041E4 | 5649248 | PLAT 3 | 13 | N/A | N/A | Private |
| ZC 3 | 2554 Kirkwood Pl | 041E4 | 5649237 | PLAT 3 | 12 | N/A | N/A | Private |
| ZC 3 | 2556 Kirkwood Pl | 041E4 | 5649226 | PLAT 3 | 11 | N/A | N/A | Private |
| ZC 3 | 2558 Kirkwood Pl | 041E4 | 5649215 | PLAT 3 | 10 | N/A | N/A | Private |
| ZC 3 | 2560 Kirkwood Pl | 041E4 | 5649204 | PLAT 3 | 9 | N/A | N/A | Private |
| ZC 3 | 0 Little Branch Run | 041E4 | 5649146 | PLAT 2 PARCEL A COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Little Branch Run | 041E4 | 5649157 | PLAT 2 PARCEL B COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Little Branch Run | 041E4 | 5649168 | PLAT 2 PARCEL C COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Little Branch Run | 041E4 | 5649534 | PLAT 3 PARCEL D COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Little Branch Run | 041E4 | 5650010 | PLAT 4 PARCEL K COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 5600 Little Branch Run | 041E4 | 5651025 | PLAT 7 | 119 | N/A | N/A | Private |
| ZC 3 | 5602 Little Branch Run | 041E4 | 5651014 | PLAT 7 | 118 | N/A | N/A | Private |
| ZC 3 | 5604 Little Branch Run | 041E4 | 5651003 | PLAT 7 | 117 | N/A | N/A | Private |
| ZC 3 | 5606 Little Branch Run | 041E4 | 5650998 | PLAT 7 | 116 | N/A | N/A | Private |

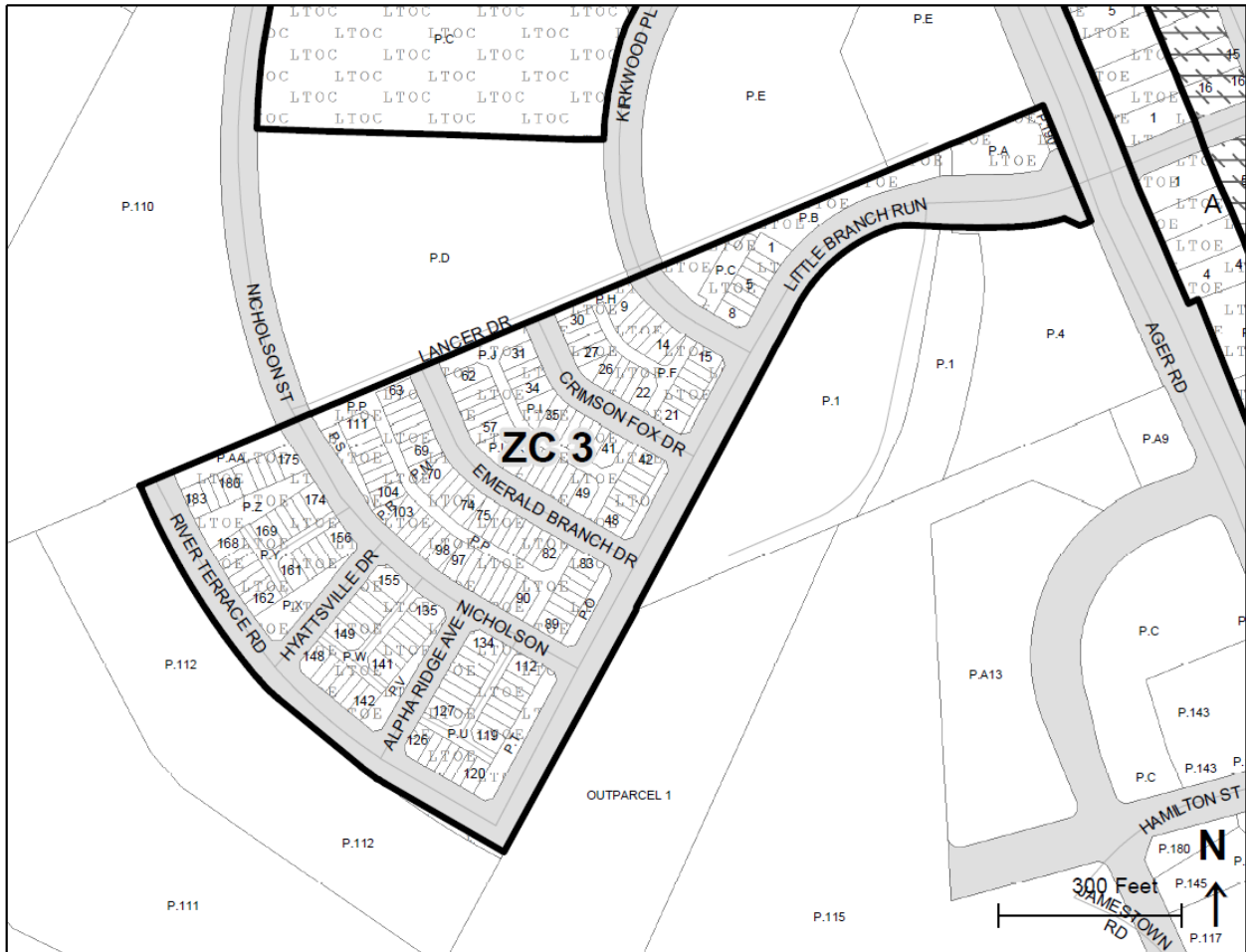
| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 3 | 5608 Little Branch Run | 041E4 | 5650987 | PLAT 7 | 115 | N/A | N/A | Private |
| ZC 3 | 5610 Little Branch Run | 041E4 | 5650976 | PLAT 7 | 114 | N/A | N/A | Private |
| ZC 3 | 5612 Little Branch Run | 041E4 | 5650965 | PLAT 7 | 113 | N/A | N/A | Private |
| ZC 3 | 5614 Little Branch Run | 041E4 | 5650954 | PLAT 7 | 112 | N/A | N/A | Private |
| ZC 3 | 5616 Little Branch Run | 041E4 | 5650943 | PLAT 7 | 89 | N/A | N/A | Private |
| ZC 3 | 5618 Little Branch Run | 041E4 | 5650932 | PLAT 7 | 88 | N/A | N/A | Private |
| ZC 3 | 5620 Little Branch Run | 041E4 | 5650921 | PLAT 7 | 87 | N/A | N/A | Private |
| ZC 3 | 5622 Little Branch Run | 041E4 | 5650910 | PLAT 7 | 86 | N/A | N/A | Private |
| ZC 3 | 5624 Little Branch Run | 041E4 | 5650908 | PLAT 7 | 85 | N/A | N/A | Private |
| ZC 3 | 5626 Little Branch Run | 041E4 | 5650896 | PLAT 7 | 84 | N/A | N/A | Private |
| ZC 3 | 5628 Little Branch Run | 041E4 | 5650885 | PLAT 7 | 83 | N/A | N/A | Private |
| ZC 3 | 5630 Little Branch Run | 041E4 | 5649658 | PLAT 4 | 48 | N/A | N/A | Private |
| ZC 3 | 5632 Little Branch Run | 041E4 | 5649647 | PLAT 4 | 47 | N/A | N/A | Private |
| ZC 3 | 5634 Little Branch Run | 041E4 | 5649636 | PLAT 4 | 46 | N/A | N/A | Private |
| ZC 3 | 5636 Little Branch Run | 041E4 | 5649625 | PLAT 4 | 45 | N/A | N/A | Private |
| ZC 3 | 5638 Little Branch Run | 041E4 | 5649614 | PLAT 4 | 44 | N/A | N/A | Private |
| ZC 3 | 5640 Little Branch Run | 041E4 | 5649603 | PLAT 4 | 43 | N/A | N/A | Private |
| ZC 3 | 5642 Little Branch Run | 041E4 | 5649591 | PLAT 4 | 42 | N/A | N/A | Private |
| ZC 3 | 5650 Little Branch Run | 041E4 | 5649328 | PLAT 3 | 21 | N/A | N/A | Private |
| ZC 3 | 5652 Little Branch Run | 041E4 | 5649317 | PLAT 3 | 20 | N/A | N/A | Private |
| ZC 3 | 5654 Little Branch Run | 041E4 | 5649306 | PLAT 3 | 19 | N/A | N/A | Private |
| ZC 3 | 5656 Little Branch Run | 041E4 | 5649294 | PLAT 3 | 18 | N/A | N/A | Private |
| ZC 3 | 5658 Little Branch Run | 041E4 | 5649283 | PLAT 3 | 17 | N/A | N/A | Private |
| ZC 3 | 5660 Little Branch Run | 041E4 | 5649272 | PLAT 3 | 16 | N/A | N/A | Private |
| ZC 3 | 5662 Little Branch Run | 041E4 | 5649261 | PLAT 3 | 15 | N/A | N/A | Private |
| ZC 3 | 5670 Little Branch Run | 041E4 | 5649135 | PLAT 2 | 8 | N/A | N/A | Private |
| ZC 3 | 5672 Little Branch Run | 041E4 | 5649124 | PLAT 2 | 7 | N/A | N/A | Private |
| ZC 3 | 5674 Little Branch Run | 041E4 | 5649113 | PLAT 2 | 6 | N/A | N/A | Private |
| ZC 3 | 5676 Little Branch Run | 041E4 | 5649102 | PLAT 2 | 5 | N/A | N/A | Private |
| ZC 3 | 5678 Little Branch Run | 041E4 | 5649090 | PLAT 2 | 4 | N/A | N/A | Private |
| ZC 3 | 5680 Little Branch Run | 041E4 | 5649088 | PLAT 2 | 3 | N/A | N/A | Private |
| ZC 3 | 5682 Little Branch Run | 041E4 | 5649077 | PLAT 2 | 2 | N/A | N/A | Private |
| ZC 3 | 5684 Little Branch Run | 041E4 | 5649066 | PLAT 2 | 1 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|-------------------|------------------|-------------|--|-----|-------|--------|-----------|
| ZC 3 | 0 Nicholson St | 041E4 | 5650464 | PLAT 5 PARCEL AA COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650420 | PLAT 5 PARCEL R COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650431 | PLAT 5 PARCEL S COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650442 | PLAT 5 PARCEL Y COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650453 | PLAT 5 PARCEL Z COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650475 | PLAT 5 PT. PARCEL P COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650830 | PLAT 6 PARCEL Q COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650841 | PLAT 6 PARCEL V COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650852 | PLAT 6 PARCEL W COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5650874 | PLAT 6 PT. PARCEL P COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5651184 | PLAT 7 PARCEL O COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 Nicholson St | 041E4 | 5651220 | PLAT 7 PT. PARCEL P COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 2501 Nicholson St | 041E4 | 5650486 | PLAT 6 | 90 | N/A | N/A | Private |
| ZC 3 | 2503 Nicholson St | 041E4 | 5650497 | PLAT 6 | 91 | N/A | N/A | Private |
| ZC 3 | 2505 Nicholson St | 041E4 | 5650500 | PLAT 6 | 92 | N/A | N/A | Private |
| ZC 3 | 2507 Nicholson St | 041E4 | 5650511 | PLAT 6 | 93 | N/A | N/A | Private |
| ZC 3 | 2509 Nicholson St | 041E4 | 5650522 | PLAT 6 | 94 | N/A | N/A | Private |
| ZC 3 | 2511 Nicholson St | 041E4 | 5650533 | PLAT 6 | 95 | N/A | N/A | Private |
| ZC 3 | 2513 Nicholson St | 041E4 | 5650544 | PLAT 6 | 96 | N/A | N/A | Private |
| ZC 3 | 2515 Nicholson St | 041E4 | 5650555 | PLAT 6 | 97 | N/A | N/A | Private |
| ZC 3 | 2517 Nicholson St | 041E4 | 5650566 | PLAT 6 | 98 | N/A | N/A | Private |
| ZC 3 | 2519 Nicholson St | 041E4 | 5650577 | PLAT 6 | 99 | N/A | N/A | Private |
| ZC 3 | 2521 Nicholson St | 041E4 | 5650588 | PLAT 6 | 100 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|-----------------------|------------------|-------------|--------------------------------------|-----|-------|--------|-----------|
| ZC 3 | 2523 Nicholson St | 041E4 | 5650590 | PLAT 6 | 101 | N/A | N/A | Private |
| ZC 3 | 2525 Nicholson St | 041E4 | 5650602 | PLAT 6 | 102 | N/A | N/A | Private |
| ZC 3 | 2527 Nicholson St | 041E4 | 5650613 | PLAT 6 | 103 | N/A | N/A | Private |
| ZC 3 | 2531 Nicholson St | 041E4 | 5650065 | PLAT 5 | 104 | N/A | N/A | Private |
| ZC 3 | 2533 Nicholson St | 041E4 | 5650076 | PLAT 5 | 105 | N/A | N/A | Private |
| ZC 3 | 2535 Nicholson St | 041E4 | 5650087 | PLAT 5 | 106 | N/A | N/A | Private |
| ZC 3 | 2536 Nicholson St | 041E4 | 5650327 | PLAT 5 | 174 | N/A | N/A | Private |
| ZC 3 | 2537 Nicholson St | 041E4 | 5650098 | PLAT 5 | 107 | N/A | N/A | Private |
| ZC 3 | 2538 Nicholson St | 041E4 | 5650316 | PLAT 5 | 173 | N/A | N/A | Private |
| ZC 3 | 2539 Nicholson St | 041E4 | 5650101 | PLAT 5 | 108 | N/A | N/A | Private |
| ZC 3 | 2540 Nicholson St | 041E4 | 5650305 | PLAT 5 | 172 | N/A | N/A | Private |
| ZC 3 | 2541 Nicholson St | 041E4 | 5650112 | PLAT 5 | 109 | N/A | N/A | Private |
| ZC 3 | 2542 Nicholson St | 041E4 | 5650293 | PLAT 5 | 171 | N/A | N/A | Private |
| ZC 3 | 2543 Nicholson St | 041E4 | 5650123 | PLAT 5 | 110 | N/A | N/A | Private |
| ZC 3 | 2544 Nicholson St | 041E4 | 5650282 | PLAT 5 | 170 | N/A | N/A | Private |
| ZC 3 | 2545 Nicholson St | 041E4 | 5650134 | PLAT 5 | 111 | N/A | N/A | Private |
| ZC 3 | 2546 Nicholson St | 041E4 | 5650271 | PLAT 5 | 169 | N/A | N/A | Private |
| ZC 3 | 2550 Nicholson St | 041E4 | 5650418 | PLAT 5 | 183 | N/A | N/A | Private |
| ZC 3 | 2552 Nicholson St | 041E4 | 5650407 | PLAT 5 | 182 | N/A | N/A | Private |
| ZC 3 | 2554 Nicholson St | 041E4 | 5650395 | PLAT 5 | 181 | N/A | N/A | Private |
| ZC 3 | 2556 Nicholson St | 041E4 | 5650384 | PLAT 5 | 180 | N/A | N/A | Private |
| ZC 3 | 2558 Nicholson St | 041E4 | 5650373 | PLAT 5 | 179 | N/A | N/A | Private |
| ZC 3 | 2560 Nicholson St | 041E4 | 5650362 | PLAT 5 | 178 | N/A | N/A | Private |
| ZC 3 | 2562 Nicholson St | 041E4 | 5650351 | PLAT 5 | 177 | N/A | N/A | Private |
| ZC 3 | 2564 Nicholson St | 041E4 | 5650340 | PLAT 5 | 176 | N/A | N/A | Private |
| ZC 3 | 2566 Nicholson St | 041E4 | 5650338 | PLAT 5 | 175 | N/A | N/A | Private |
| ZC 3 | 0 River Terrace Rd | 041E4 | 5650863 | PLAT 6 PARCEL X COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 0 River Terrace Rd | 041E4 | 5651207 | PLAT 7 PARCEL T COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 3 | 2501 River Terrace Rd | 041E4 | 5651036 | PLAT 7 | 120 | N/A | N/A | Private |
| ZC 3 | 2503 River Terrace Rd | 041E4 | 5651047 | PLAT 7 | 121 | N/A | N/A | Private |
| ZC 3 | 2505 River Terrace Rd | 041E4 | 5651058 | PLAT 7 | 122 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|-----------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 3 | 2507 River Terrace Rd | 041E4 | 5651060 | PLAT 7 | 123 | N/A | N/A | Private |
| ZC 3 | 2509 River Terrace Rd | 041E4 | 5651071 | PLAT 7 | 124 | N/A | N/A | Private |
| ZC 3 | 2511 River Terrace Rd | 041E4 | 5651082 | PLAT 7 | 125 | N/A | N/A | Private |
| ZC 3 | 2513 River Terrace Rd | 041E4 | 5651093 | PLAT 7 | 126 | N/A | N/A | Private |
| ZC 3 | 2517 River Terrace Rd | 041E4 | 5650692 | PLAT 6 | 142 | N/A | N/A | Private |
| ZC 3 | 2519 River Terrace Rd | 041E4 | 5650704 | PLAT 6 | 143 | N/A | N/A | Private |
| ZC 3 | 2521 River Terrace Rd | 041E4 | 5650715 | PLAT 6 | 144 | N/A | N/A | Private |
| ZC 3 | 2523 River Terrace Rd | 041E4 | 5650726 | PLAT 6 | 145 | N/A | N/A | Private |
| ZC 3 | 2525 River Terrace Rd | 041E4 | 5650737 | PLAT 6 | 146 | N/A | N/A | Private |
| ZC 3 | 2527 River Terrace Rd | 041E4 | 5650748 | PLAT 6 | 147 | N/A | N/A | Private |
| ZC 3 | 2529 River Terrace Rd | 041E4 | 5650750 | PLAT 6 | 148 | N/A | N/A | Private |
| ZC 3 | 2533 River Terrace Rd | 041E4 | 5650203 | PLAT 5 | 162 | N/A | N/A | Private |
| ZC 3 | 2535 River Terrace Rd | 041E4 | 5650214 | PLAT 5 | 163 | N/A | N/A | Private |
| ZC 3 | 2537 River Terrace Rd | 041E4 | 5650225 | PLAT 5 | 164 | N/A | N/A | Private |
| ZC 3 | 2539 River Terrace Rd | 041E4 | 5650236 | PLAT 5 | 165 | N/A | N/A | Private |
| ZC 3 | 2541 River Terrace Rd | 041E4 | 5650247 | PLAT 5 | 166 | N/A | N/A | Private |
| ZC 3 | 2543 River Terrace Rd | 041E4 | 5650258 | PLAT 5 | 167 | N/A | N/A | Private |
| ZC 3 | 2545 River Terrace Rd | 041E4 | 5650260 | PLAT 5 | 168 | N/A | N/A | Private |

Map 6: Zoning Change (ZC) 3: LTO-C to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>

Zoning Change 4: RSF-65/LTO-E to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 4 | RSF-65/LTO-E to LTO-C | 4.68 | CMA | April 1, 2022 | 207NE03 |
| | | | SMA (RSF-65 Zone) | November 30, 2004 | |
| | | | TDOZMA (Remainder of Property) | May 23, 2006 | |
| | | | SE-15 | May 15, 1950 | |

These properties, located north of Hamilton Street between Ager Road and MD 500 (Queens Chapel Road) are located within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

The subject properties comprise portions of the Queens Chapel Town Center shopping area currently classified in the LTO-E Zone. This reclassification implements Policies LU 5 and HD 5 and Strategies LU 4.4 and EP 2.3 of the Adopted Sector Plan. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The house at 5601 Jamestown Road and the portion of the existing Queens Chapel Town Center surface parking lot immediately south of this house along 31st Avenue are in the RSF-65 Zone. The subject house functions as an island on its block, surrounded by streets and Queens Chapel Town Center. This zone does not permit redevelopment of these properties at the densities recommended by Policy LU 5. This reclassification will make the single-family detached house at 5601 Jamestown Road nonconforming. However, as this reclassification is not to a less-intense zone, the provisions of Section 27-3503(a)(5)(B) are not applicable.

This reclassification eliminates a current split zoning.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|-------------------------|------------------|-------------|--|-----|-------|--------|-----------|
| ZC 4 | 5601 Jamestown Road | 041F4 | 1819648 | | N/A | N/A | N/A | Private |
| | 0 Manor Drive | 041F4 | 1797075 | 2695 SQFT EQ STRIP ALONG W SIDE PAR F ALONG ALLEY BK N | N/A | N/A | N/A | County |
| | 5418 Queens Chapel Road | 041F4 | 1817360 | MANOR PAR F EX 8640.32 SQ FT | N/A | N | N/A | Private |
| | 3018 Hamilton Street | 041F4 | 1817428 | PARCEL A5 | | | | Private |
| | 3020 Hamilton Street | 041F4 | 1817410 | PARCEL A4 | | | | Private |
| | 3026 Hamilton Street | 041F4 | 1817402 | PARCEL A2 | | | | Private |
| | 3032 Hamilton Street | 041F4 | 1817394 | PARCEL A1 | | | | Private |
| | 3100 Hamilton Street | 041F4 | 1817386 | PARCEL B3 | | | | Private |
| | 3110 Hamilton Street | 041F4 | 1817519 | PARCEL B2 | | | | Private |
| | 3118 Hamilton Street | 041F4 | 1817378 | PARCEL B1 | | | | Private |

Zoning Change 5: CGO to CN

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 5 | CGO to CN | 0.52 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |

These properties are located at 3415 and 3430 Hamilton Street in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

This reclassification implements Strategy LU 9.2 of the Adopted Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). The current auto-oriented site layout of both properties, with surface parking abutting the street on the side of the buildings, is incompatible with the Adopted Sector Plan's vision for MD 208 (Hamilton Street).

While the current single-family house at 3430 Hamilton Street that serves as an office use is of a compatible scale with the houses in the neighborhood north of MD 208 (Hamilton Street), its current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to primarily residential uses in the next block east. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures.

The structure on the property at 3430 Hamilton Street was originally constructed as a single-family house that was subsequently converted for office use. Single-family detached housing as a use is not permitted in the property's current CGO Zone.

The building at 3415 Hamilton Street is of an appropriate scale and mix of uses for the CN Zone.

Overall, the proposed reclassification facilitates a more appropriate transition between the higher intensity, transit-oriented development envisioned for the Local Transit Center and lower density residential development east of the subject properties. Reclassifying both parcels to the CN Zone will help eliminate zoning that would otherwise result in development out of scale with the surrounding context. In particular, the CN Zone enables redevelopment that supports neighborhood-serving commercial uses while preserving the scale and character of the adjacent residential areas. Lastly, the existing development is more in line with the development standards, scale, and intent of the CN Zone than the higher density and standards of the CGO Zone.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------|---------------------------|----------------|-------------|-----|-------|--------|-----------|
| ZC 5 | 3430 Hamilton St | 041F4 | 1797273 | N/A | 8 | 8 | N/A | Private |
| | 3415 Hamilton St | 041F4 | 1803014 | PARCEL 1 | N/A | N/A | N/A | Private |

Zoning Change 6: RSF-65 to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 6 | RSF-65 to ROS | 2.03 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |

The subject properties are located between MD 208 (Hamilton Street) and Jefferson Street, west of 36th Avenue, in the Established Communities and the City of Hyattsville and comprise Hyatt Park. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space land uses on the subject property. See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying County and municipal parks in the ROS Zone to preserve them to the maximum extent practicable. See also Policy PF 1 of the Adopted Sector Plan. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 6 | Jefferson St | 041F4 | 1796994 | OUTLOT | N/A | 3 | N/A | M-NCPPC |
| | 3512 Hamilton St | 041F4 | 1797000 | N/A | N/A | N/A | 004 | M-NCPPC |
| | Hamilton St | 041F4 | 1832310 | N/A | N/A | N/A | 005 | M-NCPPC |

Zoning Change 7: CGO to CN

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 7 | CGO to CN | 4.56 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |
| | | | SE-3131 | June 10, 1980 | |
| | | | SE-37 | September 20, 1950 | |

These properties are located along the south side of MD 208 (Hamilton Street) in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

The subject properties currently host a range of businesses.

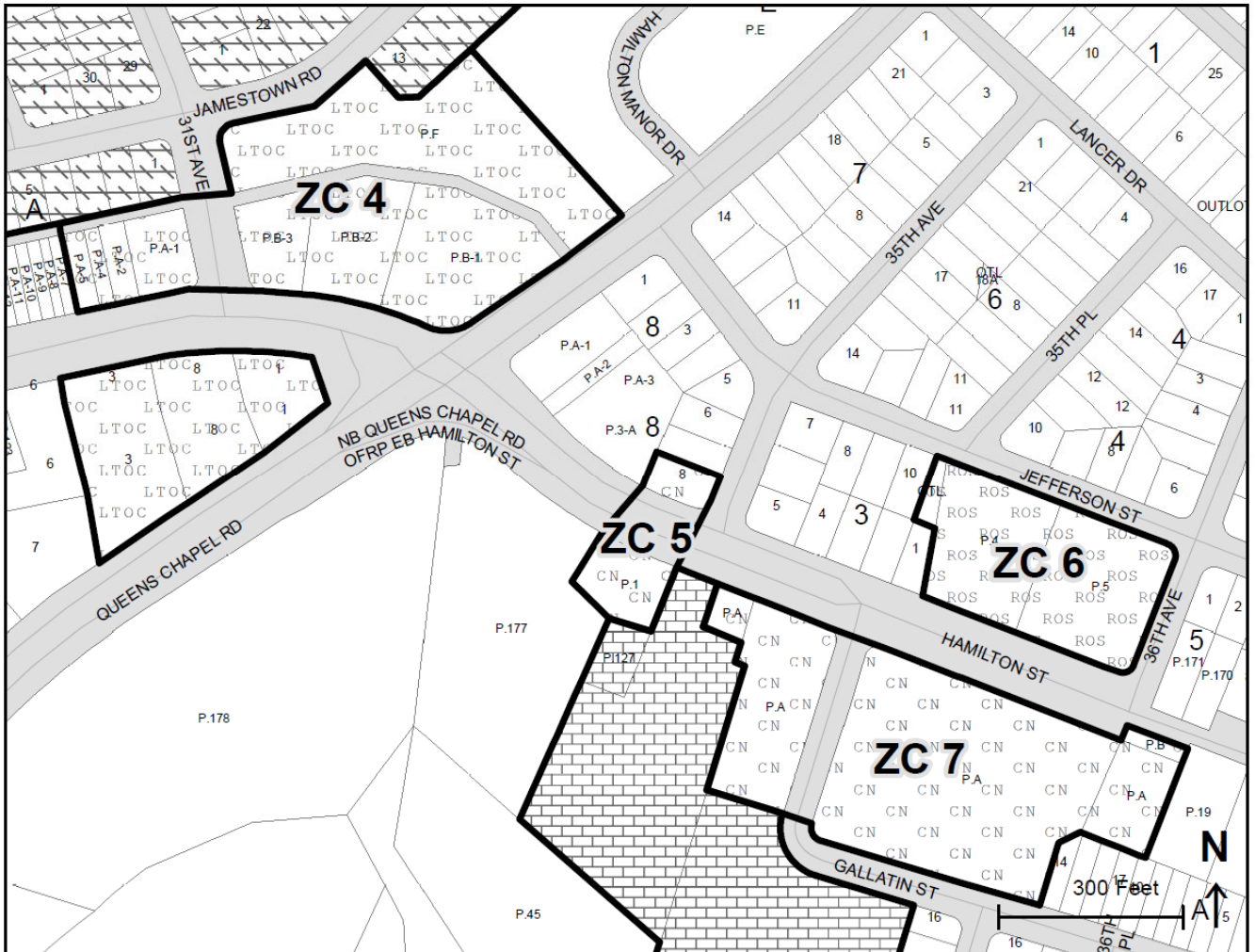
This reclassification implements Strategy LU 9.2 of the Adopted Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layouts, with surface parking in front of buildings, are incompatible with the Adopted Sector Plan's vision for MD 208 (Hamilton Street). The current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to primarily residential uses along this block. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

See also Strategies EP 2.3 of the Adopted Sector Plan.

Overall, the proposed reclassification facilitates a more appropriate transition between the higher intensity, transit-oriented development envisioned for the Local Transit Center and lower density residential development east of the subject properties. Reclassifying these parcels to the CN Zone will help eliminate zoning that would otherwise result in development out of scale with the surrounding context. In particular, the CN Zone enables redevelopment that supports neighborhood-serving commercial uses while preserving the scale and character of the adjacent residential areas. Lastly, the existing development is more in line with the development standards, scale, and intent of the CN Zone than the higher density and standards of the CGO Zone.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------|------------------|-------------|----------------------------------|-----|-------|--------|-----------|
| ZC 7 | 3501 Hamilton St | 041F4 | 1813005 | PARCEL A | N/A | N/A | N/A | Private |
| | 3505 Hamilton St | 041F4 | 1805803 | PARCEL A EQ 1 ACRE (TEP 3/31/10) | N/A | N/A | N/A | Municipal |
| | 3511 Hamilton St | 049F1 | 1794213 | PARCEL A | N/A | N/A | N/A | Private |
| | 3601 Hamilton St | 041F4 | 1807411 | PARCEL A | N/A | N/A | N/A | Private |
| | | | | PARCEL B | N/A | N/A | N/A | |

Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 8: CGO to CN

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 8 | CGO to CN | 1.06 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |
| | | | SE-71 | October 17, 1951 | |
| | | | SE-2064 | August 20, 1969 | |
| | | | SE-3318 | September 22, 1982 | |

These properties are located along the south side of MD 208 (Hamilton Street) in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 8: Zoning Change (ZC) 8: CGO to CN below.)

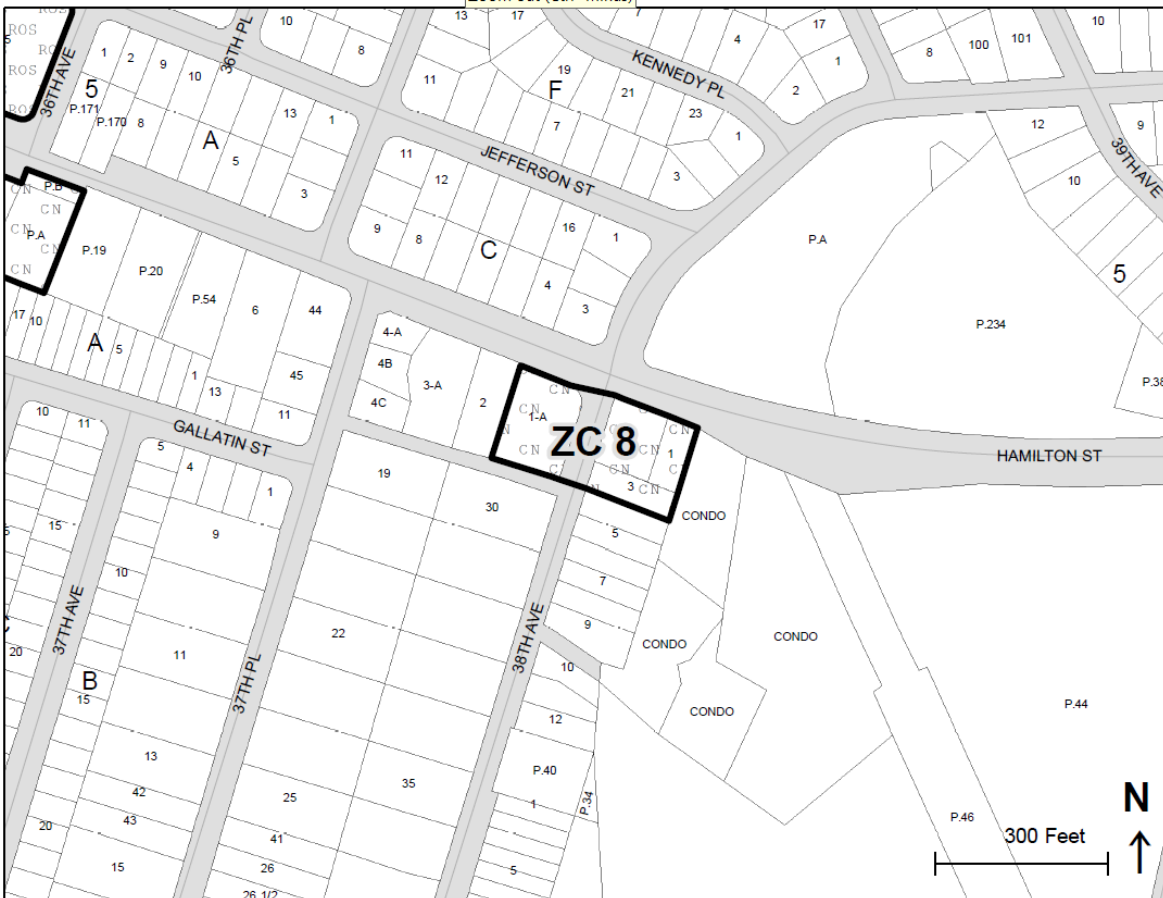
The subject properties currently host a variety of retail and service businesses.

This reclassification implements Strategy LU 9.2 of the Adopted Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layouts, with surface parking in front of the buildings, are incompatible with the Adopted Sector Plan's vision for MD 208 (Hamilton Street). The current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to primarily residential uses along this block. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

See also Strategy EP 2.3 of the Adopted Sector Plan.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 8 | 3737 Hamilton St | 050A1 | 1802685 | N/A | 1-A | N/A | N/A | Private |
| | 3801 Hamilton St | 050A1 | 1810050 | LOTS 1.2.3 | 2 | N/A | N/A | Private |
| | 3801 Hamilton St | 050A1 | 1810050 | LOTS 1.2.3 | 1 | N/A | N/A | Private |
| | 3801 Hamilton St | 050A1 | 1810050 | LOTS 1.2.3 | 3 | N/A | N/A | Private |

Map 8: Zoning Change (ZC) 8: CGO to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 9: CGO/RMF-20 and RMF-20 to RMF-48

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------------------------|------------------------|---|---------------------------------------|----------------------|
| 9 | CGO/RMF-20 and RMF-20 to RMF-48 | 8.08 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |

These properties are located at 3421 Hamilton Street and 3601 Gallatin Street in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 9: Zoning Change (ZC) 9: CGO/RMF-20 and RMF-20 to RMF-48 below.)

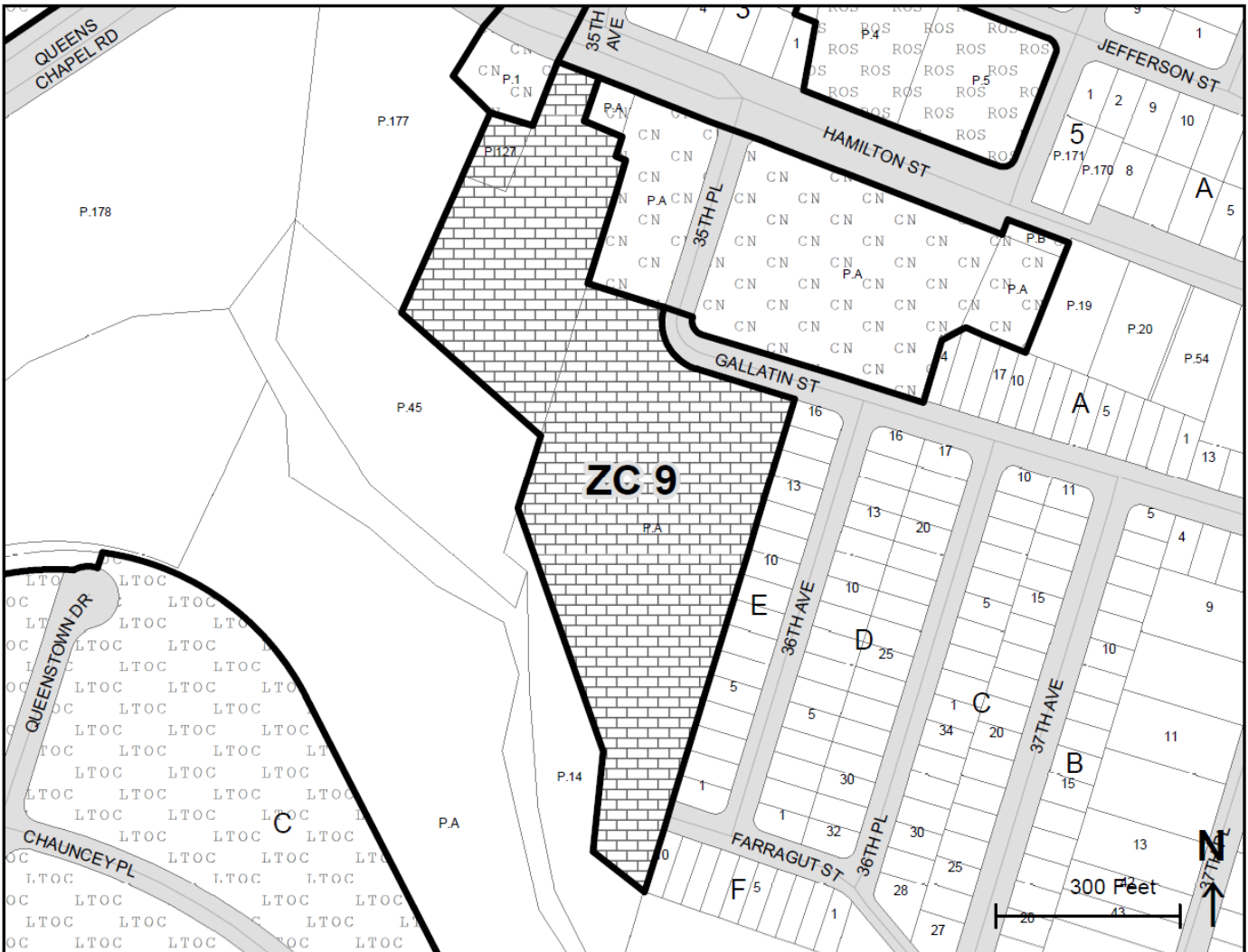
The subject property at 3601 Gallatin Street comprises Landon Court Apartments. The property at 3421 Hamilton Street contains at least one business that appears to be a landscaping business and a telecommunications antenna. The property at 3421 Hamilton Street is currently split-zoned CGO/RMF-20.

This reclassification to the RMF-48 Zone implements Strategy LU 10.1 of the Adopted Sector Plan, which specifically recommends reclassifying Landon Court Apartments and the property at 3421 Hamilton Street into the RMF-48 Zone to implement Policy LU 10 of the Adopted Sector Plan, which recommends redevelopment that creates a range of market- and below-market-rate housing opportunities on the periphery of the West Hyattsville Local Transit Center. This reclassification also implements Strategies HN 1.1 of the Adopted Sector Plan, which recommend redevelopment of Landon Court Apartments; and Strategy HN 1.2, which recommends redevelopment of 3421 Hamilton Street, to include a mix of unit types; and Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

This Zoning Change carries forward a nonconforming use on the property at 3421 Hamilton Street.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 9 | Hamilton St | 041F4 | 1831460 | N/A | N/A | N/A | 127 | Private |
| | 3421 Hamilton St | 041F4 | 1831478 | N/A | N/A | N/A | N/A | Private |
| | 3601 Gallatin St | 049F1 | 1808922 | N/A | N/A | N/A | N/A | Private |

Map 9: Zoning Change (ZC) 9: CGO/RMF-20 and RMF-20 to RMF-48



Source: Prince George's County Planning Department, GIS Open Data Portal, 2021,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 10: RMF-20 to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------|------------------------|---|---------------------------------------|----------------------|
| 10 | RMF-20 to LTO-C | 32.25 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | November 30, 2004 | 206NE03 |

These parcels are located at 3301 Chillum Road in the Core of the West Hyattsville Local Transit Center. A portion of the east side of the property is within the Town of Brentwood; the remainder of the property is in the City of Mount Rainier. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 10: Zoning Change (ZC) 10: RMF-20 to LTO-C and Zoning Change (ZC) 11: LTO-E to CS below.)

The subject parcels comprise Queenstown Apartments.

This reclassification to the LTO-C Zone implements Strategy LU 5.5 of the Adopted Sector Plan, which recommends that:

“Queenstown Apartments, located at 3301 Chillum Road (See Map 14, Properties Subject to LU 5.5 and LU 5.6), should be redeveloped into a sustainable, retrofitted, transit-oriented, pedestrian-friendly, mixed-use development with the quality and density commensurate with the Local Transit-Oriented, Core (LTO-C) Zone.”

This reclassification also implements Strategies LU 5.6 and HN 1.3 of the Adopted Sector Plan, which recommends redevelopment of Queenstown Apartments to include a mix of unit types, sizes, and price points. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------|------------------|---------------------|---|-----|-------|--------|-----------|
| ZC 10 | 3301 Chillum Rd | 049F1 | 1943786 | BLK E EQ 4.0451 AC | N/A | E | N/A | Private |
| | 3301 Chillum Rd | 049F1 | 1943810/ 1943844 | E PT BLK D/W PT BLK D EQ 3.7751 ACRES | N/A | D | N/A | Private |
| | 3301 Chillum Rd | 049F1 | 1943836/ 1943802 | S PT BLK C EQ 2.6400 ACRES/N PT BLK C EQ 3.9080 ACRES | N/A | C | N/A | Private |
| | 3301 Chillum Rd | 049E1 | 1943778 | PARCEL 1 | N/A | B | N/A | Private |
| | 3301 Chillum Rd | 049E1 | 1943794 | PARCEL 1 | N/A | A | N/A | Private |
| | 3301 Chillum Rd | 049F1 | 1943828 | BLK G EQ 5.1070 AC | N/A | G | N/A | Private |
| | | | | | | | | |

Zoning Change 11: LTO-E to CS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 11 | LTO-E to CS | 1.80 | CMA | April 1, 2022 | 206NE03 |
| | | | TDOZMA | May 23, 2006 | |

These properties are located at 3201, 3213, and 3299 Queens Chapel Road in the Established Communities and the City of Mount Rainier. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 10: Zoning Change (ZC) 10: RMF-20 to RMF-48 and Zoning Change (ZC) 11: LTO-E to CS below.

The subject properties currently host a laundromat with hair salon, a gas station, a carry-out restaurant, and convenience store.

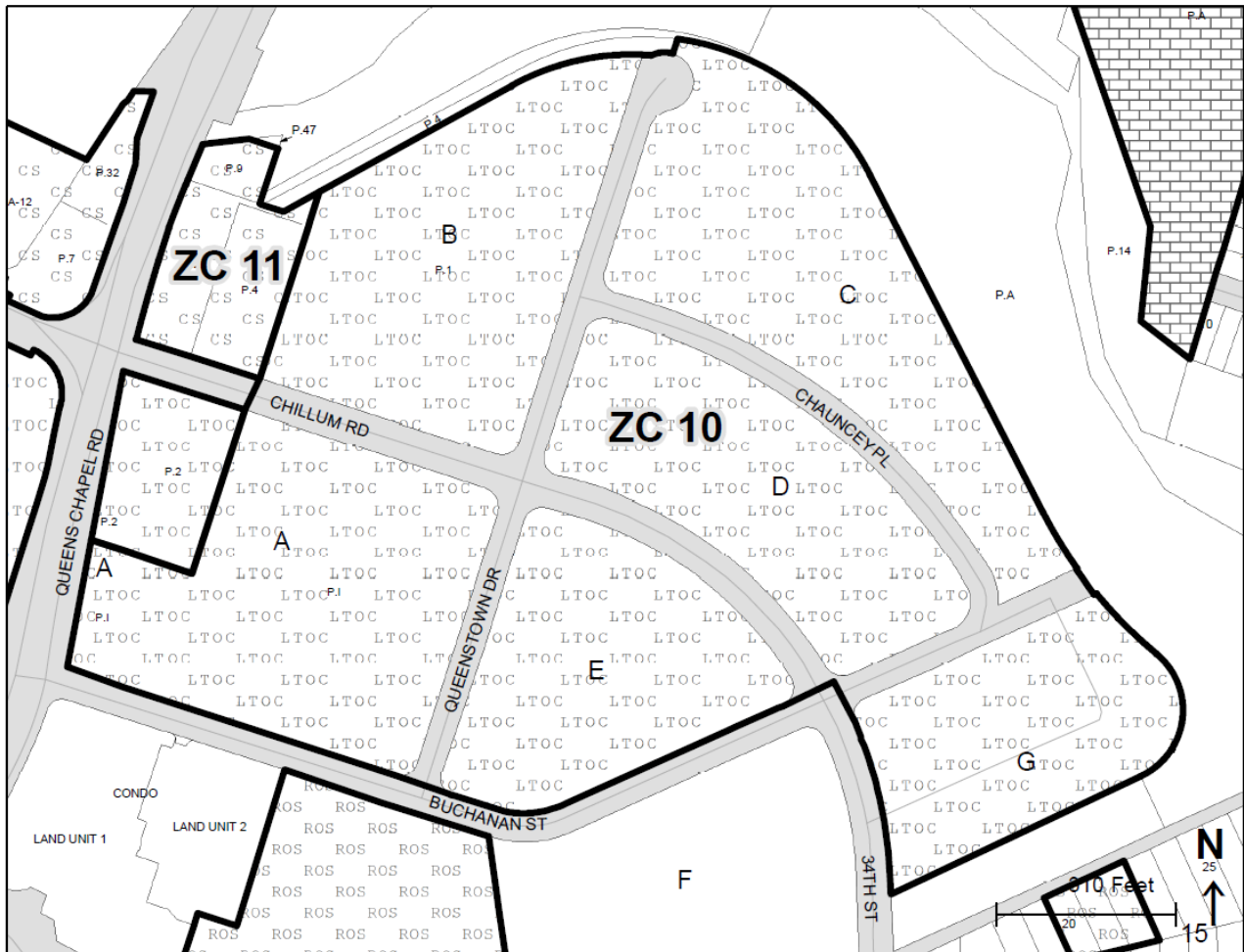
This reclassification implements Strategy LU 7.3 of the Adopted Sector Plan “to preserve neighborhood-serving retail and commercial areas...” by reclassifying the subject properties into the CS Zone “...to allow existing businesses to continue operations, for newly permitted businesses to adaptively reuse existing structures, and for future commercial redevelopment to occur.” This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The proposed rezoning of the subject properties to the Commercial, Service (CS) Zone is justified as it supports the continued viability and adaptive reuse of small-scale, neighborhood-serving commercial uses that currently operate on the site. These businesses provide essential services to the surrounding community and contribute to local economic diversity. Reclassifying to the CS Zone will ensure business continuity while enabling future redevelopment consistent with community goals. This reclassification aligns with the Adopted West Hyattsville–Queens Chapel Sector Plan’s designation of the area for Commercial use on the Future Land Use Map (Map 9) and supports the vision for a walkable commercial corridor along Chillum Road, as recommended in TM 1.18 for segment UC-227. Overall, the rezoning provides significant public benefit by preserving existing businesses and encouraging neighborhood serving retail.

As the properties redevelop, they should be designed and constructed using best management practices (BMPs) and low impact development (LID) techniques to minimize environmental impacts, manage stormwater effectively, and promote sustainable site design.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|---|-----|-------|--------|-----------|
| ZC 11 | 3110 Queens Chapel Rd | 049E1 | 1943638 | PT PARCEL 4 EQ 28,303 SQ FT BLK B | N/A | B | N/A | Private |
| | 0 Queens Chapel Rd | 049E1 | 1972405 | PT PARCEL 2 | N/A | B | N/A | Private |
| | 3201 Queens Chapel Rd | 049E1 | 1837665 | LOT 140 FT X 100FT AT S W COR PAR 2 | N/A | B | N/A | Private |
| | 3213 Queens Chapel Rd | 049E1 | 1978451 | LOT 140X100 FT ADJ PARCEL AT SW COR PARCEL 2 | N/A | B | N/A | Private |
| | 3299 Queens Chapel Rd | 049E1 | 1971712 | N/A | N/A | N/A | 009 | Private |

Map 10: Zoning Change (ZC) 10: RMF-20 to LTO-C and Zoning Change (ZC) 11: LTO-E to CS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023, <https://gisdata.pgplanning.org/opendata/>.

Zoning Change 12: LTO-C/LTO-E to CS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 12 | LTO-C/LTO-E to CS | 5.50 | CMA | April 1, 2022 | 206NE02 |
| | | | TDOZMA | May 23, 2006 | |

These properties are located between MD 501 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

These properties currently host a dialysis center, a barber/beauty shop, a nail salon, a beauty supply store, a gas station, and several auto shops.

This reclassification implements Strategy LU 7.3 of the Adopted Sector Plan, “to preserve neighborhood-serving retail and commercial areas...” by reclassifying them into the CS Zone “...to allow existing businesses to continue operations, for newly permitted businesses to adaptively reuse existing structures, and for future commercial redevelopment to occur.” This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The current use for these properties is nonconforming under the LTO-C Zone. The current use at 2430 Chillum Road (Tax Account 1839166) will continue to be nonconforming to the requirements of the CS Zone and may continue operation pursuant to Certification of Nonconforming Use CNU-61169-2016.

All other existing uses in this Zoning Change are permitted in the CS Zone and will no longer be nonconforming.

The proposed rezoning of the subject properties to the Commercial, Service (CS) Zone is justified as it supports the continued viability and adaptive reuse of small-scale, neighborhood-serving commercial uses that currently operate on the site. These businesses provide essential services to the surrounding community and contribute to local economic diversity. Reclassifying to the CS Zone will ensure business continuity while enabling future redevelopment consistent with community goals. This reclassification aligns with the Adopted West Hyattsville–Queens Chapel Sector Plan’s designation of the area for Commercial use on the Future Land Use Map (Map 9) and supports the vision for a walkable, commercial corridor along Chillum Road, as recommended in TM 1.18 for segment UM-227. Overall, the rezoning provides significant public benefit by preserving existing businesses and encouraging neighborhood serving retail.

Furthermore, under the LTO-C/LTO-E Zone, several of the existing uses are nonconforming, creating regulatory uncertainty and potential barriers to redevelopment. Reclassifying these properties will bring

most of these uses into conformity thereby supporting business continuity while enabling adaptive reuse or redevelopment in the future.

As the properties redevelop, they should be designed and constructed using best management practices (BMPs) and low impact development (LID) techniques to minimize environmental impacts, manage stormwater effectively, and promote sustainable site design.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|--|-----|-------|--------|-----------|
| ZC 12 | 2428 Chillum Rd | 049E1 | 1840669 | W 35 FT OF PARCEL A3 & E 5 FT OF PARCEL A4 | N/A | N/A | N/A | Private |
| | 2430 Chillum Rd | 049E1 | 1839166 | CENTRE E HALF PARCEL A3 | N/A | N/A | N/A | Private |
| | 2426 Chillum Rd | 049E1 | 1840636 | E 40 FT OF W HALF PARCEL A3 | N/A | N/A | N/A | Private |
| | 2434 Chillum Rd | 049E1 | 1853605 | N/A | N/A | N/A | 005 | Private |
| | 2440 Chillum Rd | 049E1 | 1848159 | N/A | N/A | N/A | 006 | Private |
| | 2460 Chillum Rd | 049E1 | 1965086 | PARCEL A-14 | N/A | N/A | N/A | Private |
| | 2480 Chillum Rd | 049E1 | 1905678 | E 50 FT PARCEL A1 | N/A | N/A | N/A | Private |
| | 2486 Chillum Rd | 049E1 | 1922574 | PARCEL A12 | N/A | N/A | N/A | Private |
| | 3200 Queens Chapel Rd | 049E1 | 1871482 | PT PAR 007 | N/A | N/A | 007 | Private |
| | 3290 Queens Chapel Rd | 049E1 | 1874221 | N/A | N/A | N/A | 032 | Private |
| | 0 Queens Chapel Rd | 049E1 | 5644428 | N/A | N/A | N/A | 052 | State |

Zoning Change 13: LTO-C to CS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---|---------------------------------------|----------------------|
| 13 | LTO-C to CS | 2.32 | CMA | April 1, 2022 | 206NE02 |
| | | | TDOZMA | May 23, 2006 | |

This property is located at 2308 Chillum Road, between MD 501 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

This property currently hosts a self-storage facility.

This reclassification implements Strategy LU 7.3 of the Adopted Sector Plan, “to preserve neighborhood-serving retail and commercial areas...” by reclassifying the subject properties into the CS Zone “...to allow existing businesses to continue operations, for newly permitted businesses to adaptively reuse existing structures, and for future commercial redevelopment to occur.” This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The proposed rezoning of the subject properties to the Commercial, Service (CS) Zone is justified as it supports the continued viability and adaptive reuse of small-scale, neighborhood-serving commercial uses that currently operate on the site. These businesses provide essential services to the surrounding community and contribute to local economic diversity. Reclassifying to the CS Zone will ensure business continuity while enabling future redevelopment consistent with community goals. This reclassification aligns with the Adopted West Hyattsville–Queens Chapel Sector Plan’s designation of the area for Commercial use on the Future Land Use Map (Map 9) and supports the vision for a walkable, s commercial corridor along Chillum Road, as recommended in TM 1.18 for segment UM-227. Overall, the rezoning provides significant public benefit by preserving existing businesses and encouraging neighborhood serving retail.

As the properties redevelop, they should be designed and constructed using best management practices (BMPs) and low impact development (LID) techniques to minimize environmental impacts, manage stormwater effectively, and promote sustainable site design.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 13 | 2308 Chillum Rd | 049E1 | 1882810 | PARCEL A-15 | N/A | N/A | N/A | Private |

Zoning Change 13: Justification of Nonconforming Use

Section 27-3503(a)(5)(B) of the Zoning Ordinance states:

No property may be zoned to a less intense category (see Section 27-4102(b)) if...[b]ased on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any District Council action in the approval of the sectional map amendment.

Zoning Change 13, if approved, will create a nonconforming use.

The subject property hosts a consolidated storage facility. The facility dates to the late 1980s and was considered “not nonconforming” to the Transit District Overlay Zone on the property between 1992 and 2022 because no development applications were submitted for the property.

The Countywide Map Amendment placed the subject property in the LTO-C Zone. Consolidated storage is prohibited in the LTO-C Zone; however, the existing consolidated storage use is currently a legal conforming use.

The proposed reclassification of the subject property to the CS Zone, a lower-intensity zone, makes the subject consolidated storage facility nonconforming because the subject facility as constructed cannot meet the requirements for approval of a consolidated storage facility in the CS Zone pursuant to Section 27-5102(f)(4)(A).

However, this reclassification provides a significant public benefit based on facts peculiar to the subject property and the immediate neighborhood, namely that the subject property supports the Adopted Sector Plan’s vision to create a pedestrian-friendly commercial corridor along Chillum Road per the Future Land Use Map (Map 9) and Strategy TM 1.18 for segment UM-227. The Adopted Sector Plan reclassifies Chillum Road as a mixed-use boulevard that includes recommendations for upgraded bicycle and pedestrian facilities, that create a more walkable, transit-oriented environment. The existing use, a consolidated storage facility, classified as an industrial use by the Zoning Ordinance, does not contribute to the desired land use pattern as depicted in the Future Land Use Map (Map 9) nor does it contribute to street level activity envisioned for this transit-oriented area near the Metro station per Strategies LU 5.2 and EP 2.4, since consolidated storage in particular offers little in terms of pedestrian/bicycle traffic. In contrast, rezoning to the CS Zone would allow for the adaptive reuse of existing buildings or new commercial development that better aligns with the land use strategies in LU 7.3, which reflect the desire to transition away from industrial uses while activating the street and creating a more inviting public realm.

Zoning Change 14: LTO-C to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---|---------------------------------------|----------------------|
| 14 | LTO-C to ROS | 2.05 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | May 23, 2006 | |

These properties are located between MD 501 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Parks and Open Space on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

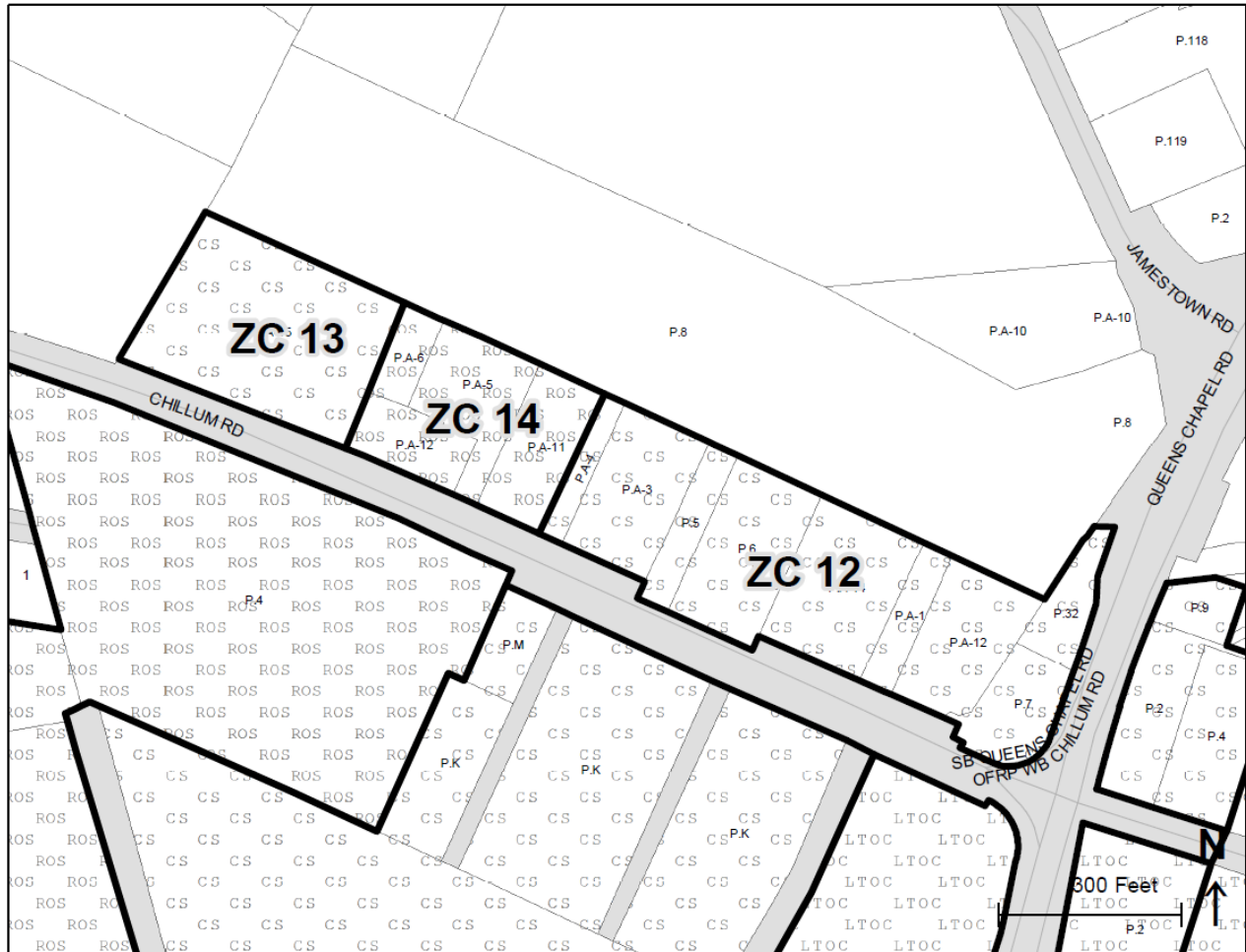
The subject properties are currently owned by the Washington Metropolitan Area Transit Authority. The Green Line elevated structure and associated support piers are located on this property, along with an area for maintenance vehicle and equipment storage, and the existing bicycle/pedestrian trail/bridge that connects MD 501 (Chillum Road) with the West Hyattsville Metro Station. The proximity of the elevated tracks, which bisect the properties, make redevelopment difficult.

This reclassification implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategies NE 1.1 of the Adopted Sector Plan by encouraging natural restoration of the properties. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also helps continue the existing bicycle/pedestrian trail/bridge that connects MD 501 (Chillum Road) with the West Hyattsville Metro Station and supports implementation of the West Hyattsville Greenway as recommended in Strategies PF 1.1 and PF 1.2.

This reclassification is justified due to the presence of the elevated rail tracks and the associated support infrastructure, which bisect the site, making it difficult to redevelop by a private property owner should the property ever be sold. The physical constraints created by the transit infrastructure, combined with the existing trail, currently limit the potential for private redevelopment. Classifying these parcels in the ROS (Reserved Open Space) Zone reflects the long-term vision for open space preservation. Furthermore, because the Washington Metropolitan Area Transit Authority (WMATA) is a government agency, it is not subject to local Zoning and Subdivision Regulations and retains the ability to redevelop the property in accordance with its operational needs, regardless of the zoning designation. Therefore, the ROS zoning will not impede WMATA's future use of the property.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------|------------------|-------------|---|-----|-------|--------|-----------|
| ZC 14 | 2222 Chillum Rd | 049E1 | 1943752 | NE 65X150 FT PAR A6 | N/A | N/A | N/A | WMATA |
| | 2222 Chillum Rd | 049E1 | 1943760 | W 110 FT PAR A5 EX 11000 SQFT AT S PT | N/A | N/A | N/A | WMATA |
| | 2222 Chillum Rd | 049E1 | 1969815 | CENTRE-RESUB PARCEL A12 | N/A | N/A | N/A | WMATA |
| | 2310 Chillum Rd | 049E1 | 1943745 | 30X250 FT EQ PT PAR A-4 PAR A- 11 E 40 FT PAR A-5 | N/A | N/A | N/A | WMATA |

Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

Zoning Change 15: AG, LTO-E, and RSF-65 to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|------------------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 15 | AG, LTO-E, and RSF-65 to ROS | 22.10 | CMA | April 1, 2022 | 206NE02 |
| | | | TDOZMA (LTO-E and AG-zoned portion) | May 23, 2006 | |
| | | | SMA (remainder of property) | May 19, 1994 | |

These properties are located generally between MD 501 (Chillum Road) and single-family neighborhoods in the Avondale Grove and Avondale Terrace Subdivisions in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Parks and Open Space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 12: Zoning Change (ZC) 15: AG, LTO-E, and RSF-65 to ROS below.)

The subject properties are currently owned by the Washington Metropolitan Area Transit Authority and M-NCPPC. The Green Line elevated structure and associated support piers, as well as the portal for the tunnel to the Fort Totten Metro Station, along with an area for maintenance vehicle and equipment storage, are located on these properties. The proximity of the elevated tracks, which bisect the WMATA properties make their development difficult.

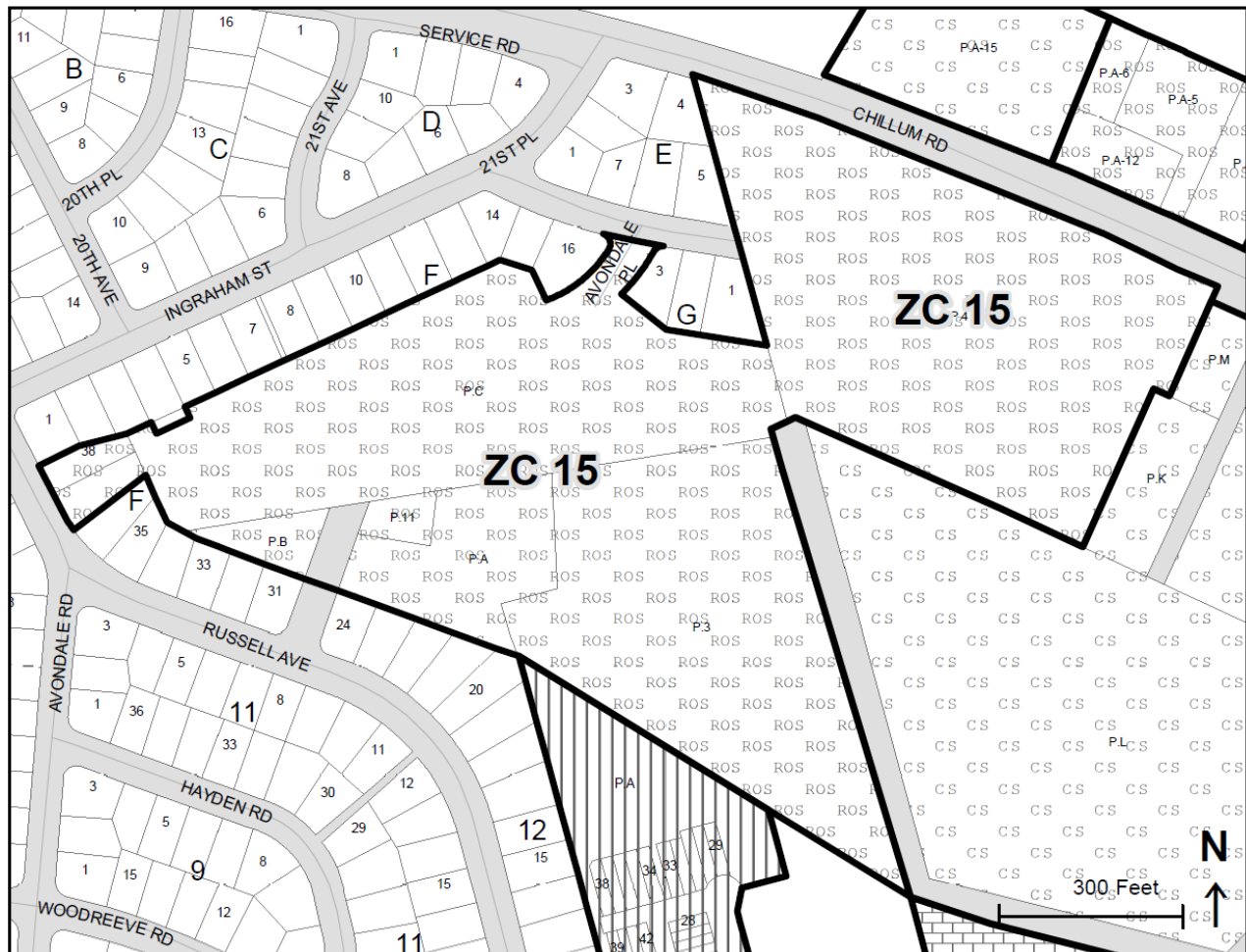
The M-NCPPC properties comprise the Chillum Road Park and contain significant tree cover and a wetland area.

This reclassification specifically implements Strategies LU 2.1 and LU 7.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategies NE 1.1 and PF 1.1 of the Adopted Sector Plan. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

This reclassification is justified due to the presence of the Metro tunnel entrance, elevated rail tracks and the associated support infrastructure, which bisect the site, making it difficult to redevelop by a private property owner should the property ever be sold. The physical constraints created by the transit infrastructure currently limit the potential for private redevelopment. Classifying these parcels in the ROS (Reserved Open Space) Zone reflects the long-term vision for open space preservation. Furthermore, because the Washington Metropolitan Area Transit Authority (WMATA) and M-NCPPC are government agencies, the properties are not subject to local Zoning and Subdivision Regulations and retain the right to redevelop the property in accordance with their operational needs, regardless of the zoning designation. Therefore, the ROS zoning will not impede WMATA's or M-NCPPC's future use of their respective properties.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------------------|-----|-------|--------|-----------|
| ZC 15 | Avondale Pl | 049D1 | 1879683 | PARCEL A | N/A | 12 | N/A | M-NCPPC |
| | 2201 Chillum Rd | 049D1 | 1912229 | JH86 2191 | N/A | N/A | 004 | WMATA |
| | 0 Ingraham St | 049D1 | 1978923 | PT OF PAR C EQ 2.2681 A | N/A | N/A | N/A | WMATA |
| | Queens Chapel Rd | 049D1 | 1978527 | N/A | N/A | N/A | 011 | WMATA |
| | Queens Chapel Rd | 049D1 | 1879691 | N/A | N/A | N/A | 003 | M-NCPPC |
| | Russell Ave | 049D1 | 1891126 | PT PAR C EQ 4.062 AC | N/A | N/A | N/A | WMATA |
| | Russell Ave | 049D1 | 1896752 | PARCEL B | N/A | F | N/A | WMATA |
| | 4919 Russell Ave | 049D1 | 1837293 | N/A | 38 | F | N/A | WMATA |
| | 4917 Russell Ave | 049D1 | 1983667 | N/A | 37 | F | N/A | WMATA |

Map 12: Zoning Change (ZC) 15: AG, LTO-E, and RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 16: AG to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 16 | AG to ROS | 11.84 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | May 19, 1994 | |
| | | | SE-2449 | May 4, 1971 | |

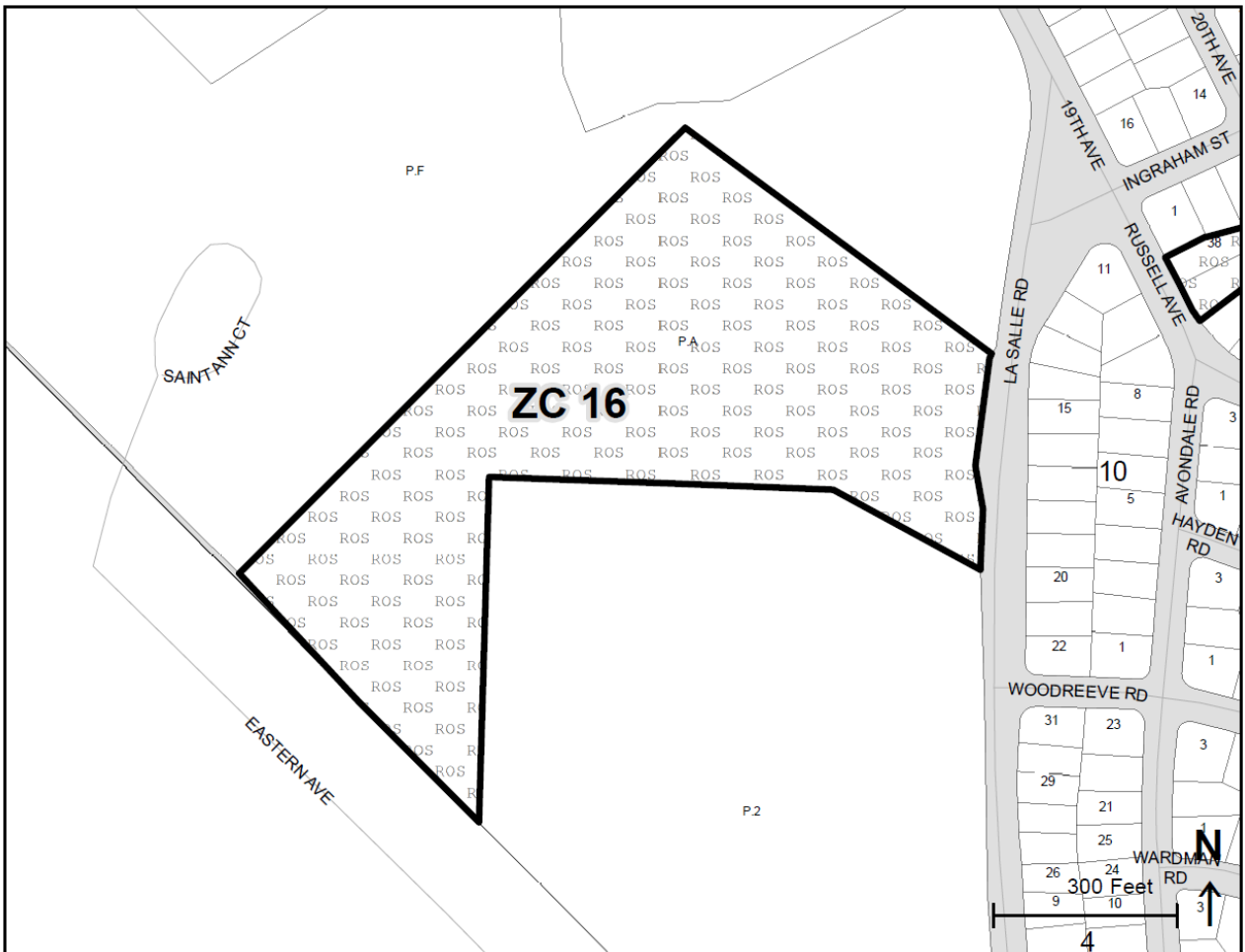
The subject property is located on La Salle Road between Woodreeve Road and Ingraham Street in the Established Communities and comprises Avondale Park. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space land uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 13: Zoning Change (ZC) 16: AG to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying County and municipal parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

A portion of SE-2449, which is the Special Exception for Redemptoris Mater Seminary at 4900 La Salle Road, appears to fall on part of the subject property.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 16 | La Salle Rd | 049C1 | 1915487 | PARCEL A | N/A | N/A | N/A | M-NCPPC |

Map 13: Zoning Change (ZC) 16: AG to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 17: CGO/RSF-65 to CN

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|------------------|------------------------|---|-------------------------------------|----------------------|
| 17 | CGO/RSF-65 to CN | 8.51 | CMA | April 1, 2022 | 206NE02 205NE02 |
| | | | SMA (parcels outside the City of Mount Rainier) | May 19, 1994 | |
| | | | SMA (parcels in the City of Mount Rainier) | November 30, 2004 | |
| | | | SE-30 | August 22, 1950 | |
| | | | SE-447 | November 19, 1958 | |
| | | | SE-882 | June 4, 1963 | |
| | | | SE-2290 | April 24, 1970 | |
| | | | SE-3767 | November 30, 1987 | |
| | | | SE-3908 | February 22, 1990 | |
| | | | SE-4469 | July 29, 2003 | |

These properties are located generally along Varnum Street and Arundel Street in the Established Communities. Several parcels are within the City of Mount Rainier. The Future Land Use Map and Strategy LU 9.1 in the Adopted West Hyattsville-Queens Chapel Sector Plan recommend a mix of uses at the neighborhood scale on the subject properties in furtherance of Policy LU 9 of the Adopted Sector Plan, “Create walkable, neighborhood shopping and dining destinations along existing commercial streets.” (See Map 9. Future Land Use Map in the sector plan and Map 14: Zoning Change (ZC) 17: CGO/RSF-65 to CN below.)

The subject properties currently host several institutional, medical, and other commercial uses.

The current auto-oriented site layouts, with surface parking lots and set-back buildings with parking in front of the buildings on the north side of Varnum Street are incompatible with the Adopted Sector Plan’s vision for this neighborhood commercial corridor. The current CGO zoning permits densities that would be out of place along this block. The recommended CN Zone will permit commercial redevelopment at a neighborhood-scale density more compatible with surrounding structures, and is the zone intended to best replicate or complement the historic shopfronts and walkable environment on the south side of Varnum Street anchored by the Kaywood Theatre.

This reclassification specifically implements Strategy LU 9.1 of the Adopted Sector Plan, which recommends reclassifying the subject properties in the CN Zone to create the walkable, neighborhood shopping and dining destination recommended by Policy LU 9. This recommendation also implements Strategy EP 2.5 of the Adopted Sector Plan.

This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|---|-----|-------|--------|--------------------------|
| ZC 17 | 22nd Ave | 049D2 | 1902402 | N/A | N/A | N/A | 026 | Private |
| | 4507 22nd Ave | 049D2 | 1908102 | N/A | 5 | N/A | N/A | Private |
| | Arundel Rd | 049D2 | 1902394 | N/A | N/A | N/A | 025 | Private |
| | 2300 Arundel Rd | 049D2 | 1926286 | PARCEL F EQ 12711.00 SQ FT | N/A | N/A | N/A | Private |
| | Eastern Ave | 049D2 | 1925528 | LOT 1 EQ 7998 SQFT CHURCH PARKING | N/A | A | N/A | Religious Institution |
| | 4501 Eastern Ave | 049D2 | 1902337 | PT BLK A EQ 60408 SQFT | N/A | A | N/A | Private |
| | Russell Ave | 049D2 | 1902360 | OUTLOT A | N/A | B | N/A | Private |
| | Russell Ave | 049D2 | 1958602 | N/A | 8 | N/A | N/A | Private |
| | Varnum St | 049D2 | 1902386 | N/A | 2 | B | N/A | Private |
| | Varnum St | 049D2 | 1902352 | 20 FT CONCRETE DRIVEWAY BLK B | N/A | B | N/A | Private |
| | 2201 Varnum St | 049D2 | 1902345 | PT PAR A EQ 2.75 ACRES | N/A | B | N/A | Private |
| | 2310 Varnum St | 049D2 | 1906338 | N/A | 7 | N/A | N/A | Private |
| | 2319 Varnum St | 049D2 | 1902378 | N/A | 1 | B | N/A | Private |

Zoning Change 17: Justification of Nonconforming Use

Section 27-3503(a)(5)(B) of the Zoning Ordinance states:

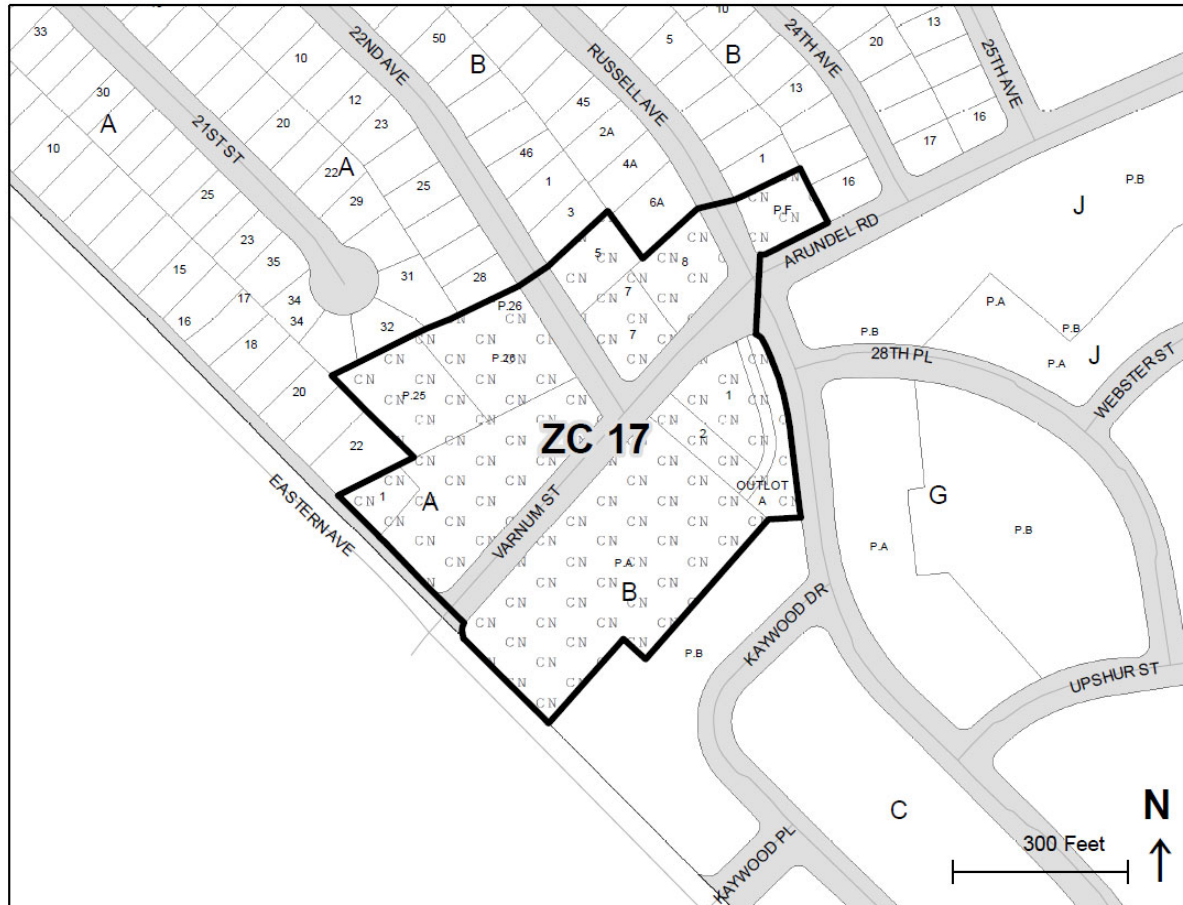
No property may be zoned to a less intense category (see Section 27-4102(b)) if...[b]ased on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any District Council action in the approval of the sectional map amendment.

Zoning Change 17, if approved, will create a nonconforming use.

The property at 4501 Eastern Avenue is a gas station currently permitted by Special Exception (SE-3767) in the CGO Zone but prohibited in the proposed CN Zone. There is a significant public benefit to be served by the CN zoning since a gas station, by its nature, is incompatible with the walkable, mixed-use neighborhood recommended by the Adopted Sector Plan for Varnum Street. A gas station not only invites vehicular traffic and supports automobile use, it contains several driveways that create vehicular-pedestrian interfaces that inhibit the safe travel and comfort of pedestrians. There is significant public benefit to be gained by redeveloping the subject property pursuant to the provisions of the CN Zone.

The current gas station can continue to operate as a nonconforming use pursuant to its approved Special Exception under the provisions of Section 27-3604(d)(11)(C)(ii) of the Zoning Ordinance.

Map 14: Zoning Change (ZC) 17: CGO/RSF-65 to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 18: RMF-20 to RMF-48

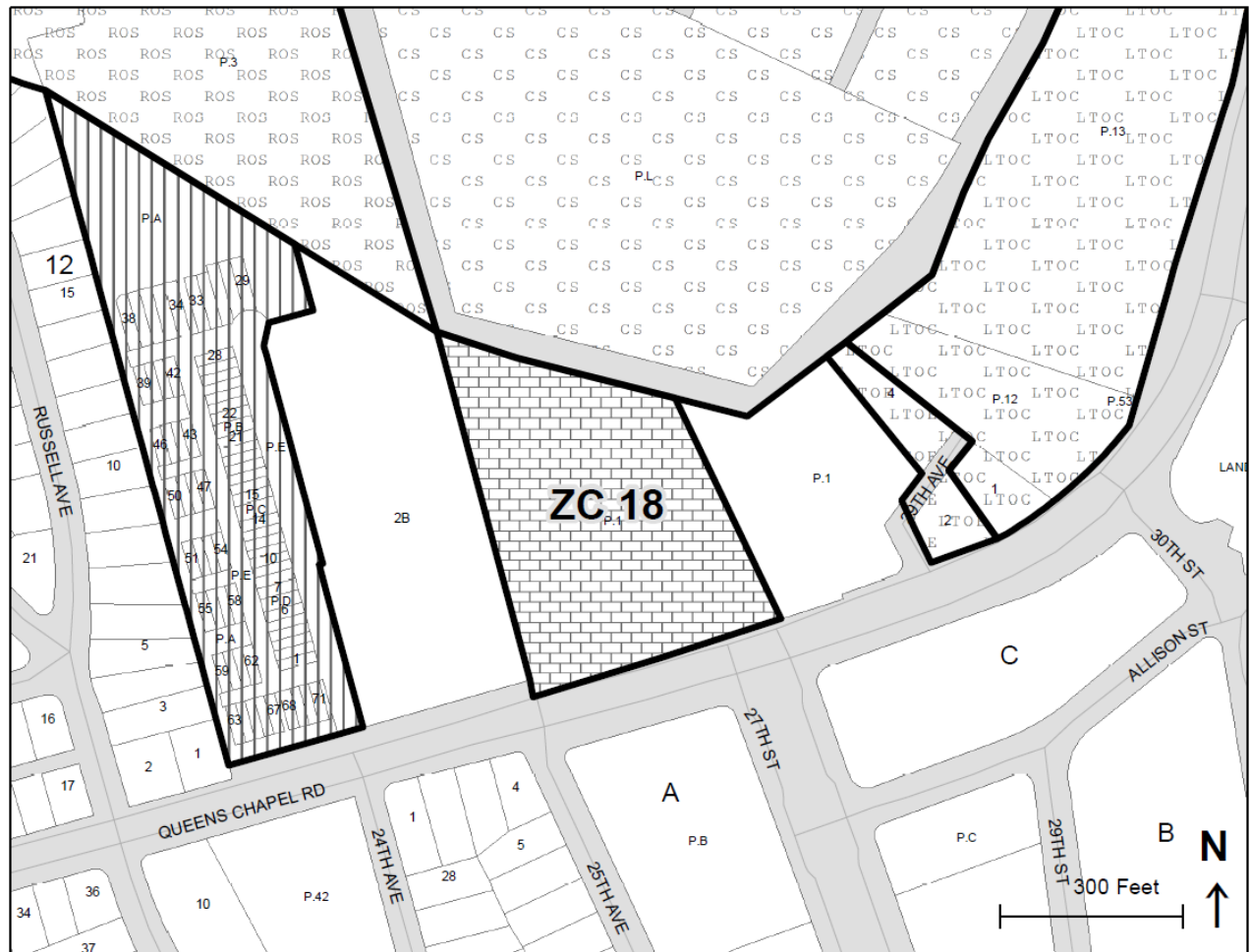
| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 18 | RMF-20 to RMF-48 | 4.39 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | May 19, 1994 | |

These properties are located at 2500 Queens Chapel Road in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48 below).

The subject property comprises Queens Park Plaza Apartments. The subject property contains at least 94 dwelling units on 4.39 acres, a density that exceeds the maximum permitted density of 20 dwelling units per acre in the RMF-20 zone. This reclassification to the RMF-48 zone will allow Queens Park Plaza to conform to the Zoning Ordinance density regulations. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|--------------------------|-----|-------|--------|-----------|
| ZC 18 | 2500 Queens Chapel Rd | 049E1 | 5644235 | PT PARCEL 1 EQ 334 SF | N/A | N/A | N/A | State |
| | 2500 Queens Chapel Rd | 049E1 | 1978576 | PT PARCEL 1 | N/A | N/A | N/A | Private |

Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 19: LTO-E/CGO to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|--------------------|------------------------|---|---------------------------------------|----------------------|
| 19 | LTO-E/CGO to LTO-C | 7.49 | CMA | April 1, 2022 | 206NE02 |
| | | | TDOZMA | May 23, 2006 | |
| | | | SMA | May 19, 1994 | |

These properties comprise the Shops at Queens Chillum (3100 Queens Chapel Road) and are within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 16: Zoning Change (ZC) 19: LTO-E/CGO to LTO-C below.)

These parcels are currently classified in the LTO-E and CGO Zones. While this zone would generally permit implementation of the Adopted Sector Plan’s recommendations for a walkable, transit-supportive environment, the size of this area (7.49 acres) under a sole owner creates the potential for organized and phased redevelopment that, through the proposed LTO-C Zone, best advances the Adopted Sector Plan’s housing goals at densities that support the goal of retaining and attracting new community-serving retail to this neighborhood.

This reclassification implements Strategy LU 5.3 of the Adopted Sector Plan by allowing redevelopment with the consistent high-quality urban design standards of the LTO-C Zone to be applied to the entire redevelopment of the Shops at Queens Chillum. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also implements Policies HN 1 and EP 1 and Strategies LU 4.2, LU 4.4, LU 5.1, and EP 2.7 of the Adopted Sector Plan.

This reclassification eliminates the split zoning of a single-owner property.

Map 16: Zoning Change (ZC) 19: LTO-E/CGO to LTO-C



Zoning Change 20: RMF-20/CGO to LTO-E

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 20 | RMF-20/CGO to LTO-E | 9.64 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | November 30, 2004 | 206NE03 |

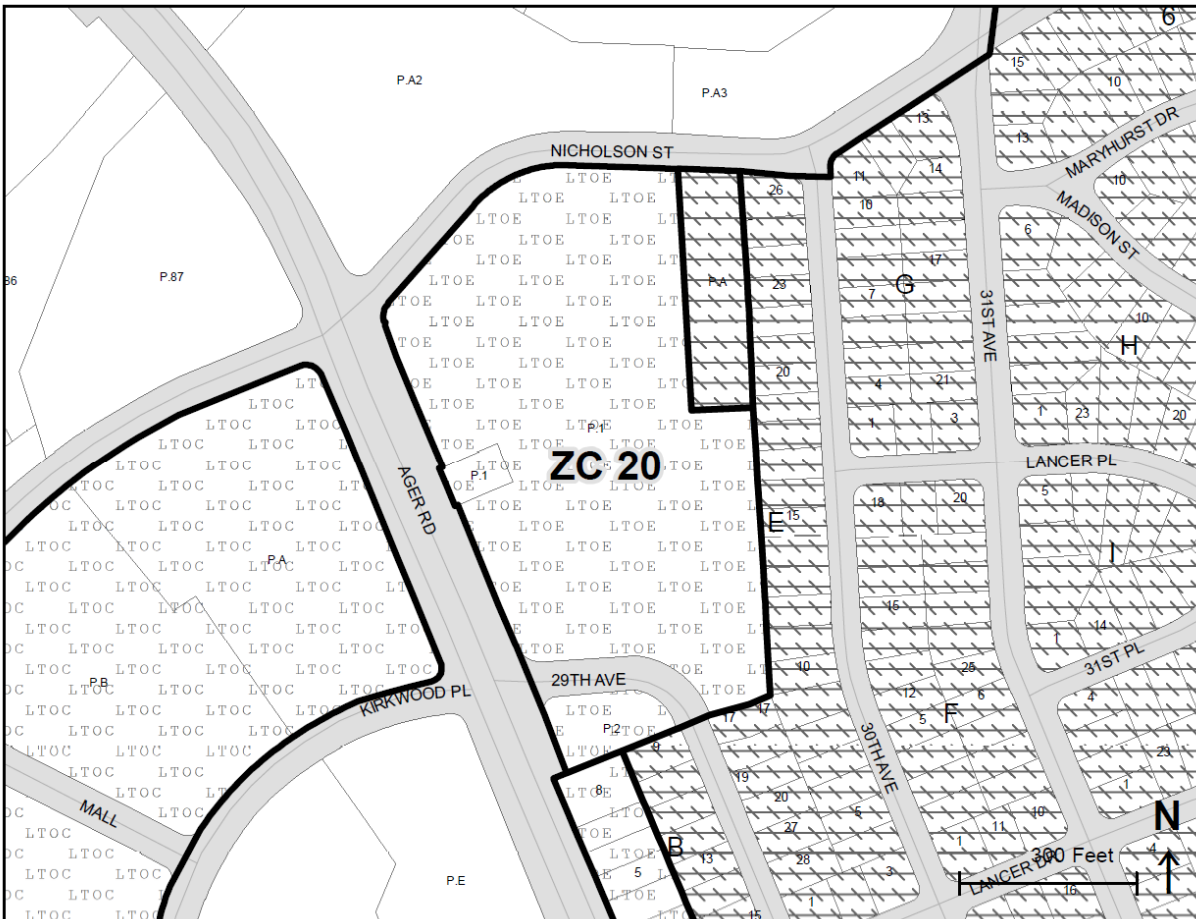
These parcels are located at 5720 29th Avenue and 5855 Ager Road within the City of Hyattsville and the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 17 below.)

The subject parcels at 5720 29th Avenue comprise North Pointe Apartment homes. The property at 5855 Ager Road is a disused commercial building.

This reclassification is necessary to implement Policy LU 6 of the Adopted Sector Plan to facilitate lower-intensity multifamily development as a transitional area between the Core of the Local Transit Center and surrounding neighborhoods. This reclassification also implements Strategy HN 1.8 of the Adopted Sector Plan, which recommends long-term redevelopment of North Pointe Apartment Homes, and Strategy LU 1.1 by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|----------------------------------|-----|-------|--------|-----------|
| ZC 20 | 5720 29th Avenue | 041E3 | 1791409 | N PT OF PARCEL 1 EQ 4.4909 ACRES | N/A | N/A | N/A | Private |
| | | | 1791425 | S PT OF PARCEL 1 EQ 4.4910 ACRES | N/A | N/A | N/A | Private |
| | | | 1791417 | PARCEL 2 EQ 19359 SQ FT | N/A | N/A | N/A | Private |
| | 5855 Ager Road | | 1801109 | PT PARCEL A EQ 7500.00 SQFT | N/A | N/A | 001 | Private |

Map 17: Zoning Change (ZC) 20: RMF-20/CGO to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 21: LTO-E to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 21 | LTO-E to LTO-C | 13.95 | CMA | April 1, 2022 | 206NE02 |
| | | | TDOZMA | May 23, 2006 | 206NE03 |

These parcels are located at 2623 Nicholson Street and 2700/2722 Kirkwood Place within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan and the City of Hyattsville. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 18 below.)

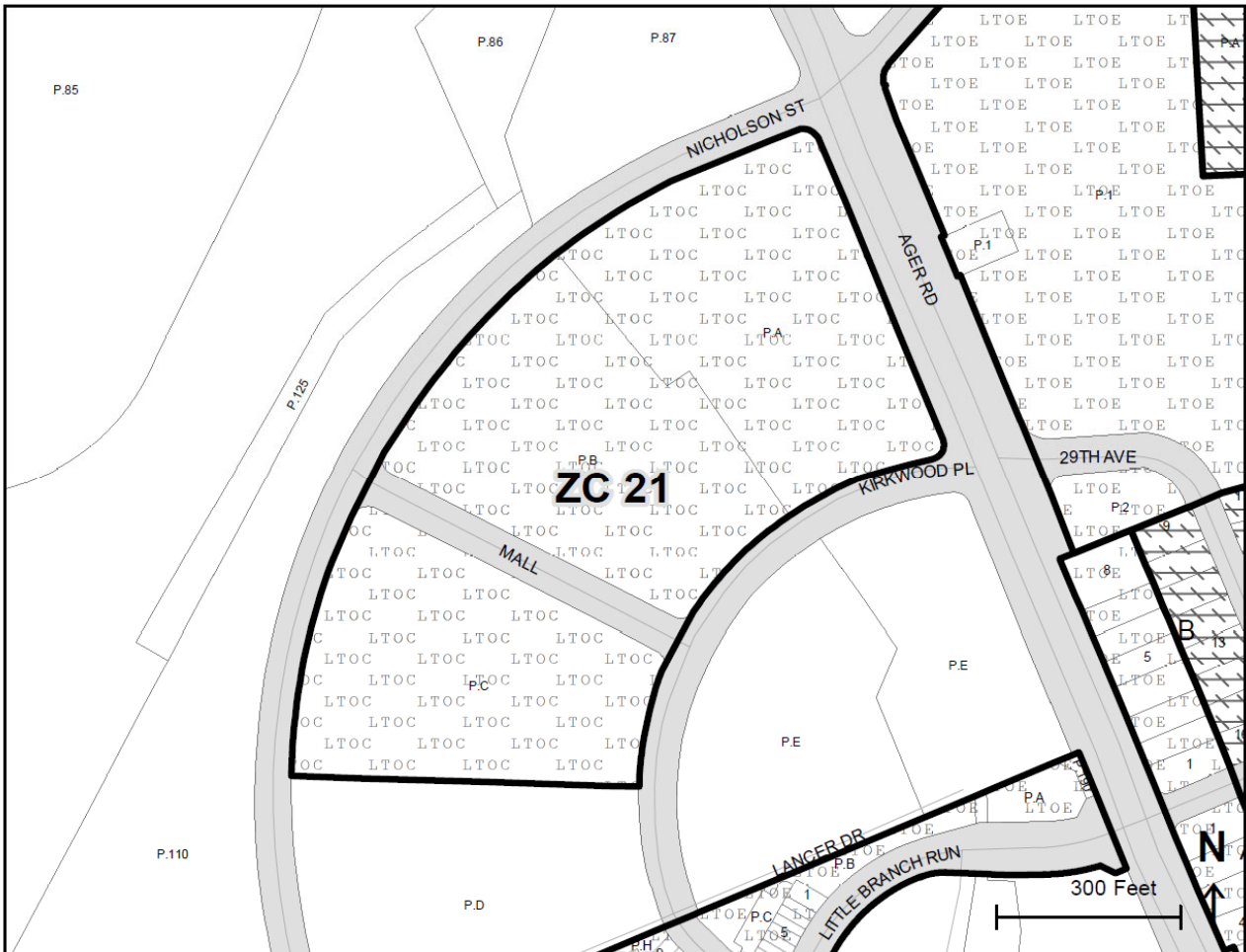
The subject parcels comprise a portion of Kirkwood Apartments.

This reclassification specifically implements Strategies LU 4.2 and LU 5.1 of the Adopted Sector Plan to facilitate mixed-income development within the Core of the Local Transit Center. This reclassification also implements Strategy HN 1.3 of the Adopted Sector Plan, which recommends long-term redevelopment of Kirkwood Apartments, and Strategy LU 1.1 by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

This reclassification eliminates the existing split-zoning of Kirkwood Apartments.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|-------------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 21 | 2722 Kirkwood Place | 041E3 | 1836824 | PARCEL A | | | | Private |
| | 2700 Kirkwood Place | 041D3 041E3 | 1836832 | PARCEL B | | | | Private |
| | 2623 Nicholson Street | 041D3 041D4 041E3 | 1836840 | PARCEL C | | | | Private |

Map 18: Zoning Change (ZC) 21: LTO-E to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 22: RMF-48 to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 22 | RMF-48 to ROS | 6.62 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |

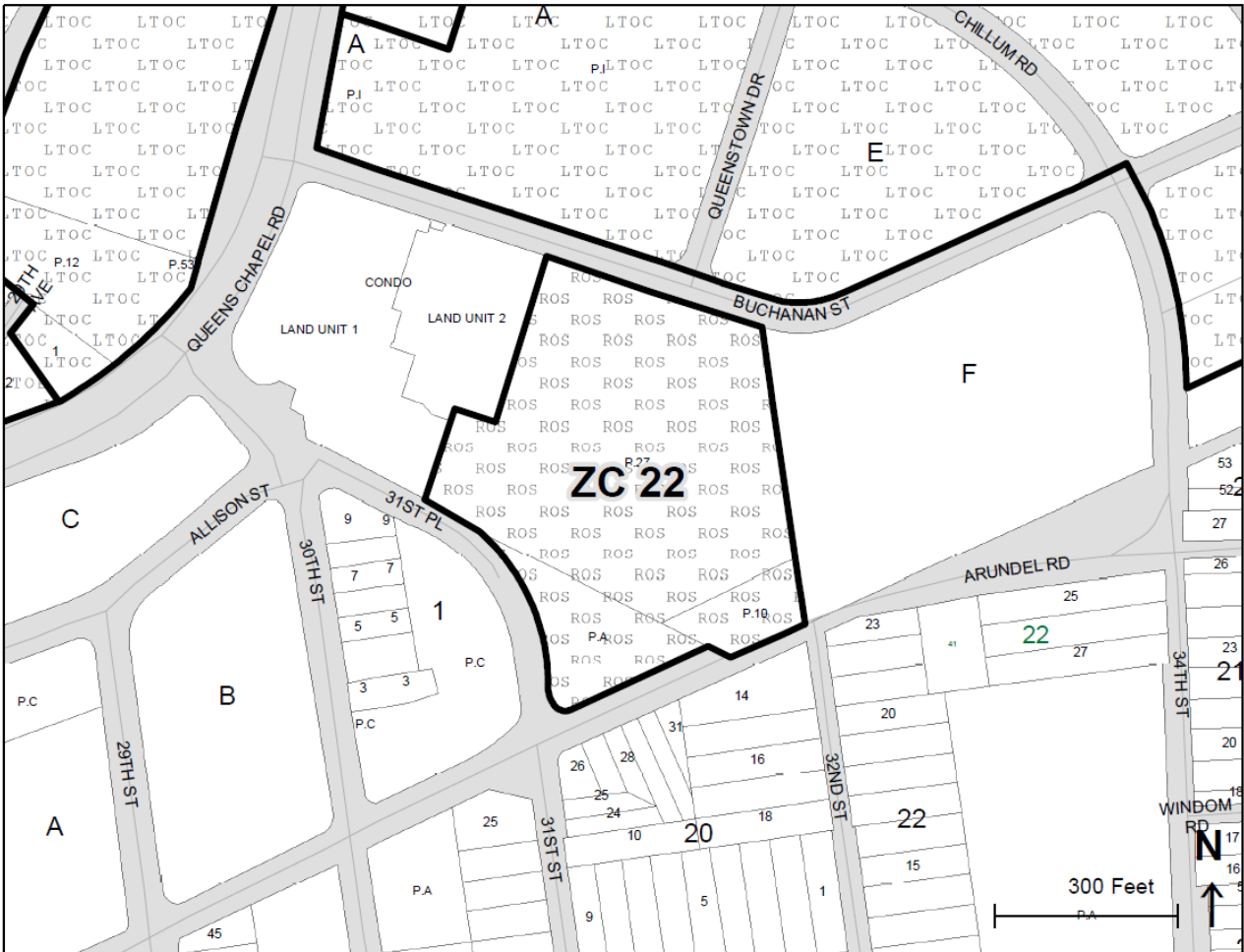
These properties are located generally between 31st Place, Buchanan Street, and Arundel Road in the Established Communities and the City of Mount Rainier and comprise the Mount Rainier Nature/Recreation Center and a portion of the County's Arundel Road flood control/stormwater management facility. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 19: Zoning Change (ZC) 22: RMF-48 to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The rezoning of the subject properties is justified because the reclassification to the ROS (Reserved Open Space) Zone reflects the current, long-term public use of the property as the Mount Rainier Nature Center and the Arundel Road flood control/stormwater management facility. Furthermore, M-NCPPC, as a government agency, is not subject to local zoning and subdivision regulations. M-NCPPC retains the ability to redevelop these properties in accordance with its operational needs, regardless of the zoning designation. Therefore, applying ROS zoning will not restrict M-NCPPC's ability to use or improve the site, but rather affirms the intended public purpose of these properties.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------|------------------|-------------|----------------------------------|-----|-------|--------|-----------|
| ZC 22 | 4701 31st Pl | 049E2 | 1897362 | PARCEL A EX 12648.53 SQ FT AT FR | N/A | N/A | N/A | M-NCPPC |
| | Arundel Rd | 049E2 | 1975119 | N/A | N/A | N/A | 110 | County |
| | 3100 Arundel Rd | 049E1 | 1845882 | N/A | N/A | N/A | 027 | M-NCPPC |

Map 19: Zoning Change (ZC) 22: RMF-48 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 23: AG to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 23 | AG to ROS | 0.47 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |

These parcels are owned by M-NCPPC and located on the south side of Arundel Road east of Chillum Road/34th Street in the Established Communities and the Town of Brentwood and comprise a portion of Brentwood-Allison Park. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG to ROS, Zoning Change (ZC) 25: AG to ROS, Zoning Change (ZC) 26: AG to ROS, and Zoning Change (ZC) 27: AG to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The rezoning of the subject properties is justified because the reclassification to the ROS (Reserved Open Space) Zone reflects the current, long-term public use of the properties as the Brentwood-Allison Park. Furthermore, M-NCPPC, as a local government agency, is not subject to local zoning and subdivision regulations. M-NCPPC retains the ability to manage and redevelop these properties in accordance with their operational needs, regardless of the zoning designation. Therefore, applying ROS zoning will not restrict M-NCPPC's ability to use or improve the site, but rather affirms the intended public purpose of these properties.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|--------------|------------------|-------------|--------------|-----|-------|--------|-----------|
| ZC 23 | 0 Arundel Rd | 049F1 | 1878446 | LOTS 20 & 21 | 20 | 15 | N/A | M-NCPPC |
| | 0 Arundel Rd | 049F1 | 1878446 | LOTS 20 & 21 | 21 | 15 | N/A | M-NCPPC |
| | 0 Arundel Rd | 049F1 | 1878420 | N/A | N/A | 15 | N/A | M-NCPPC |

Zoning Change 24: AG to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---|---------------------------------------|----------------------|
| 24 | AG to ROS | 1.06 | CMA | April 1, 2022 | 206NE03 |
| | | | SMA | November 30, 2004 | |

These parcels are owned by the Town of Brentwood. These parcels are located at 4604 37th Street in the Established Communities and the Town of Brentwood and comprise the Town of Brentwood Maintenance Yard. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG to ROS, Zoning Change (ZC) 25: AG to ROS, Zoning Change (ZC) 26: AG to ROS, and Zoning Change (ZC) 27: AG to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The rezoning of the subject properties is justified because the reclassification to the ROS (Reserved Open Space) Zone reflects the current, long-term public use of the properties as a municipal maintenance yard. Furthermore, the Town of Brentwood, as a local government, is not subject to local zoning and subdivision regulations. Town of Brentwood retains the ability to manage and redevelop these properties in accordance with their operational needs, regardless of the zoning designation. Therefore, applying ROS zoning will not restrict the Town of Brentwood's ability to use or improve the site, but rather affirms the intended public purpose of these properties.

These properties are in the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone and this SMA makes no amendments to the overlay zone; it carries forward the overlay and only changes the underlying base zone. Zoning Change 34 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|--------------|------------------|-------------|-------------------------------|-----|-------|--------|-----------|
| ZC 24 | 4604 37th St | 049F1 | 1848324 | LOTS 29 & 30 | 29 | 15 | N/A | Municipal |
| | 4604 37th St | 049F1 | 1848324 | LOTS 29 & 30 | 30 | 15 | N/A | Municipal |
| | 0 Arundel Rd | 049F1 | 1976877 | TRIANGLES LOT E OF 31 & LT 31 | N/A | 15 | N/A | Municipal |

Zoning Changes 25, 26, and 27: AG to ROS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 25 | AG to ROS | 0.49 | CMA | April 1, 2022 | 206NE03 |
| 26 | | 0.16 | SMA | November 30, 2004 | |
| 27 | | 0.13 | | | |

These parcels are located between MD 208 (38th Street) and the intersection of Allison Street and 37th Street in the Established Communities and the Town of Brentwood and comprise a portion of the Anacostia Flood Control System and the Brentwood Levee. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG to ROS, Zoning Change (ZC) 25: AG to ROS, Zoning Change (ZC) 26: AG to ROS, and Zoning Change (ZC) 27: AG to ROS below.)

The properties are owned by the Washington Suburban Sanitary Commission (WSSC), and include a levee, trail (levee hard surface trail), and parks and open space.

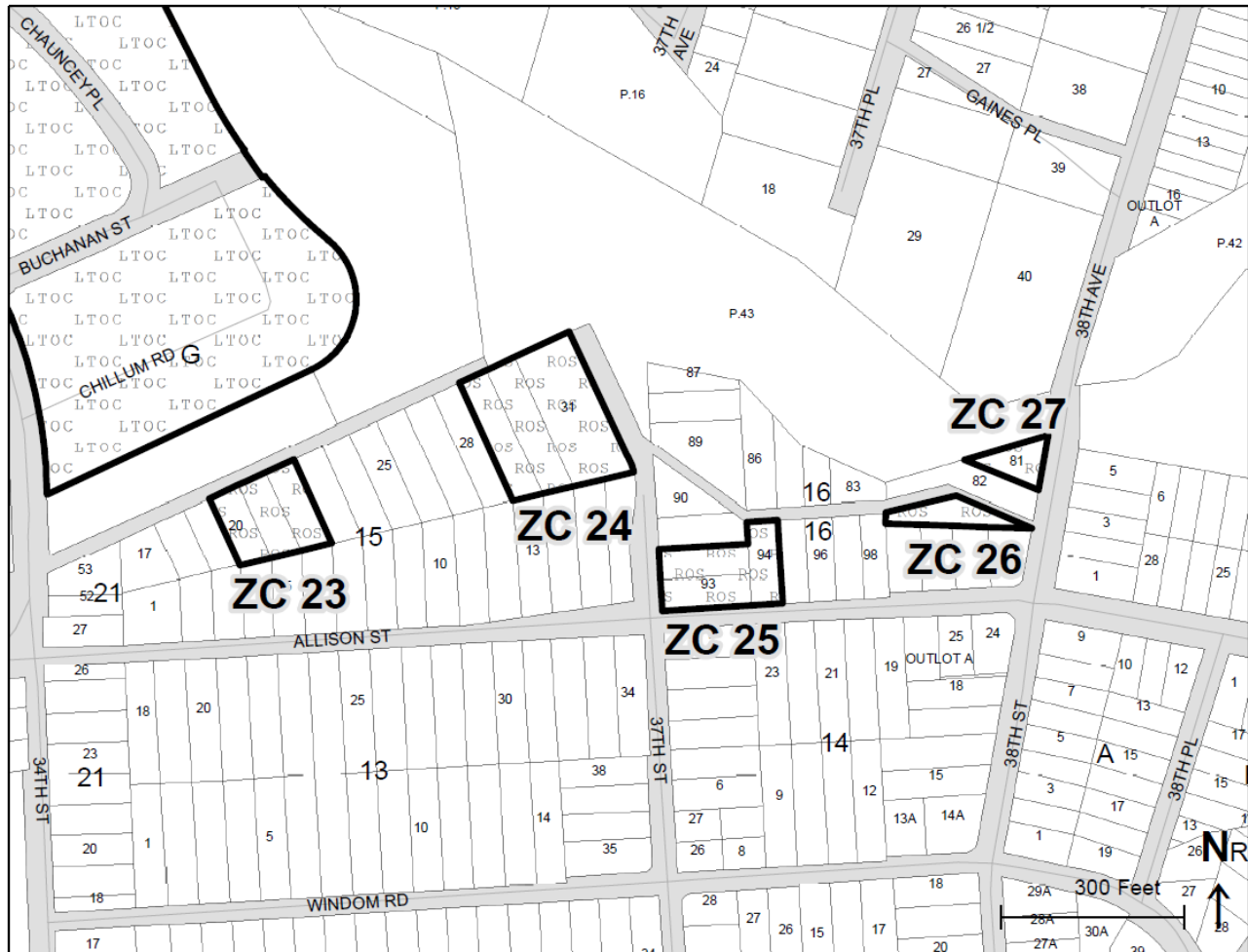
This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The rezoning of the subject properties is justified because the reclassification to the ROS (Reserved Open Space) Zone reflects the current, long-term public use of the properties as a levee, trail, and parks and open space. Furthermore, WSSC, as a government agency, is not subject to local zoning and subdivision regulations. WSSC retains the ability to manage and redevelop these properties in accordance with its operational needs, regardless of the zoning designation. Therefore, applying ROS zoning will not restrict WSSC's ability to use or improve the site, but rather affirms the intended public purpose of these properties.

These properties are in the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone and this SMA makes no amendments to the overlay zone; it carries forward the overlay and only changes the underlying base zone. Zoning Change 34 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------|------------------|-------------|--------------------------------------|-----|-------|--------|-----------|
| ZC 25 | 0 37th St | 049F1 | 1976901 | CZARRAS ADDN | 92 | 16 | N/A | WSSC |
| | 0 37th St | 049F2 | 1976919 | CZARRAS ADDN | 93 | 16 | N/A | WSSC |
| | 0 Allison St | 049F2 | 1976927 | CZARRAS ADDN | 94 | 16 | N/A | WSSC |
| ZC 26 | 0 Hamilton St | 050A1 | 1976760 | CZARRAS ADDN .188 AC EQ PT OF BLK 16 | N/A | 16 | N/A | WSSC |
| ZC 27 | 0 38th St | 050A1 | 1976885 | CZARRAS ADDN PT LOT 81 | N/A | 16 | N/A | WSSC |

Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG to ROS, Zoning Change (ZC) 25: AG to ROS, Zoning Change (ZC) 26: AG to ROS, and Zoning Change (ZC) 27: AG to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>.

Zoning Change 28: RSF-65 to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 28 | RSF-65 to LTO-C | 0.11 | CMA | April 1, 2022 | 207NE03 |
| | | | SMA | November 30, 2004 | |

This property (2805 Jamestown Road) is within the City of Hyattsville and the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of future land uses on this property; the size of the lot is so small that single-, two, or three-family attached housing would create a density equivalent to the recommended 8-20 dwelling units per acre. (See Map 9. Future Land Use Map in the sector plan and Map 21: Zoning Change (ZC) 28: RSF-65 to LTO-C below).

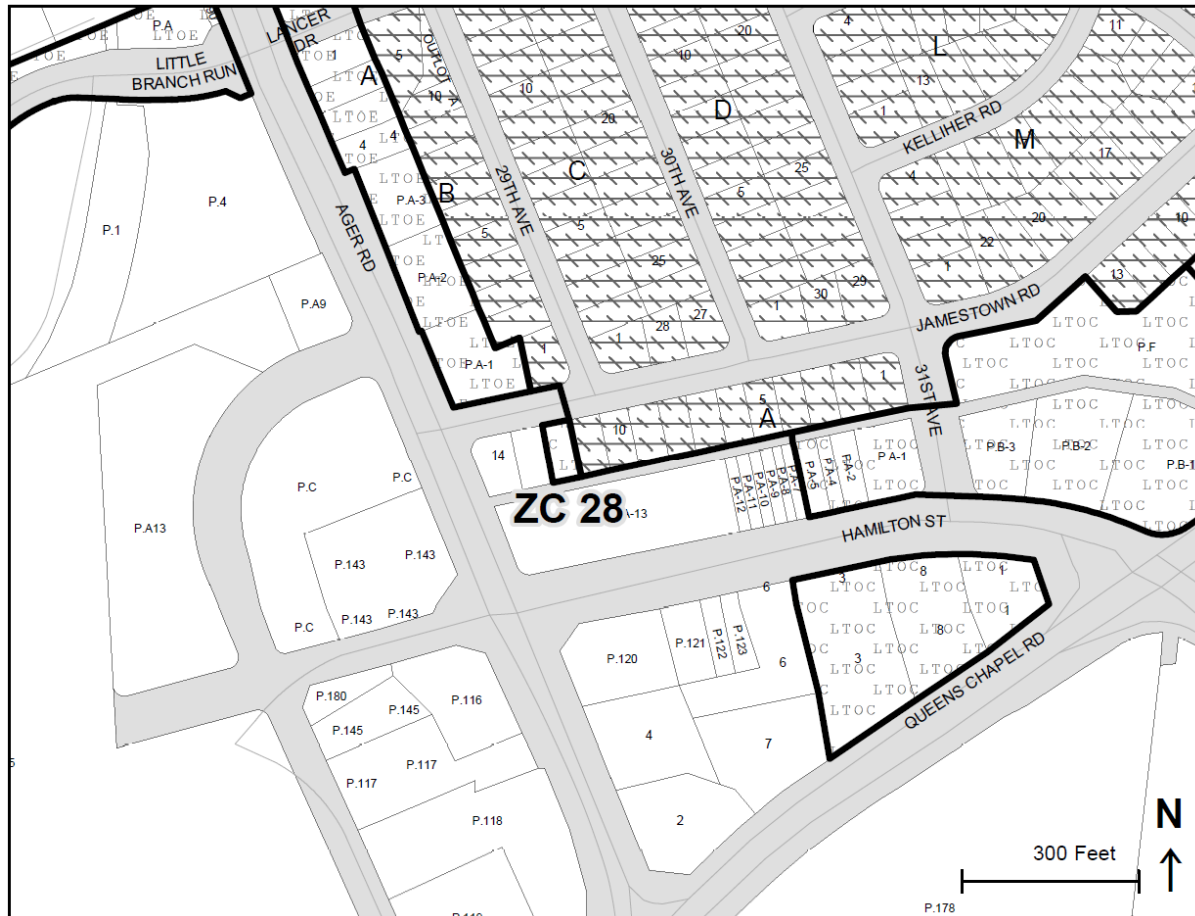
This reclassification increases the potential to combine the subject property with parcels at 2801 Jamestown Road, 2803 Jamestown Road, and 2906 Hamilton Street to expand opportunities to create the type of walkable, transit-oriented development recommended by the Adopted Sector Plan.

The subject property is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity, mix, and density of development recommended by the Adopted Sector Plan.

This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also implements Strategies LU 4.1, LU 4.4, LU 5.1, and EP 2.3 of the Adopted Sector Plan.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 28 | 2805 Jamestown Rd | 041E4 | 1800101 | N/A | 12 | A | N/A | Private |

Map 21: Zoning Change (ZC) 28: RSF-65 to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 29: RMF-48 to RMF-20

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|------------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 29 | RMF-48 to RMF-20 | 5.81 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | May 19, 1994 | |

These properties comprise the Avondale Ridge townhouse development. This development was approved and constructed in 2019 pursuant to DSP-05114-02. At the time of its approval and construction, townhouses were permitted on the properties' Multifamily High Density Residential (R-10) Zone pursuant to CB-29-2001 and the provisions of Section 27-445.10 of the prior Zoning Ordinance. Subsequent to their construction and occupancy, the 2021 *Approved Countywide Map Amendment* placed the subject properties in the RMF-48 Zone. Townhouses are prohibited in the RMF-48 Zone.

Though uses permitted by the prior Zoning Ordinance are deemed legal and conforming, staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.

This reclassification implements Strategy LU 1.1 of the Adopted West Hyattsville-Queens Chapel Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). (See Map 22: Zoning Change (ZC) 29: RMF-48 to RMF-20 below).

This reclassification of the existing Avondale Ridge townhouse development more closely aligns with the regulations and development standards of the RMF-20 Zone. The RMF-20 Zone is intended to accommodate lower-density housing types, including townhouses, and reflects the actual built form, scale, and density. The current RMF-48 Zone is designed for higher-density multifamily residential development and does not permit townhouses, creating a disconnect between the zoning classification and the physical development on the ground. Reclassifying these properties to the RMF-20 Zone reduces the risk of regulatory complications for future permits or property improvements.

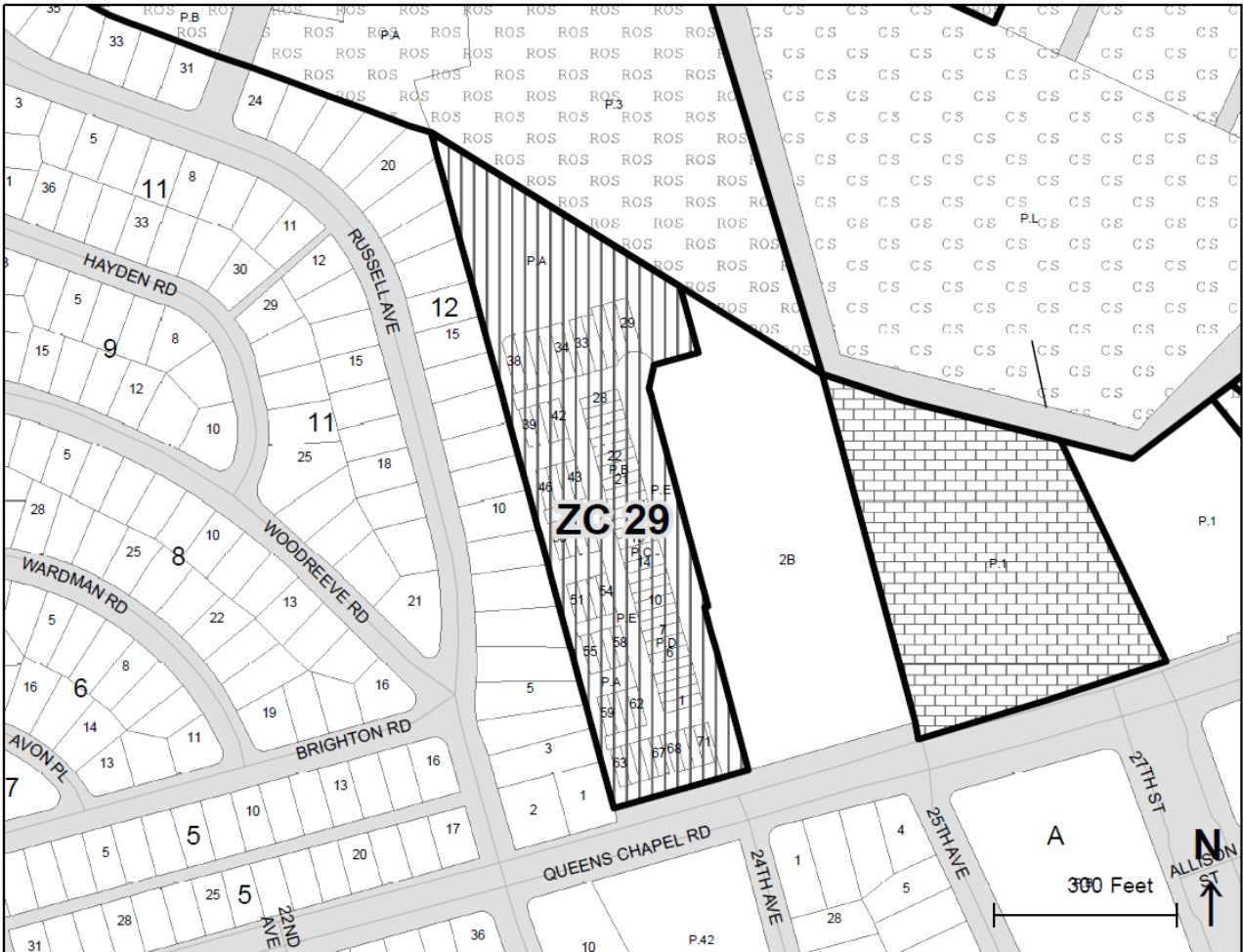
| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------------------|------------------|-------------|---|-----|-------|--------|-----------|
| ZC 29 | 0 Avondale Overlook Dr | 049D1 | 5599314 | PLAT 1 PT PARCEL E COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 29 | 0 Avondale Overlook Dr | 049D1 | 5599702 | PLAT 2 PT PARCEL E | N/A | N/A | N/A | Private |
| ZC 29 | 2400 Avondale Overlook Dr | 049D1 | 5599154 | PLAT 1 | 38 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------------------|------------------|-------------|---|-----|-------|--------|-----------|
| ZC 29 | 2401 Avondale Overlook Dr | 049D1 | 5599165 | PLAT 1 | 39 | N/A | N/A | Private |
| ZC 29 | 2402 Avondale Overlook Dr | 049D1 | 5599143 | PLAT 1 | 37 | N/A | N/A | Private |
| ZC 29 | 2403 Avondale Overlook Dr | 049D1 | 5599176 | PLAT 1 | 40 | N/A | N/A | Private |
| ZC 29 | 2404 Avondale Overlook Dr | 049D1 | 5599132 | PLAT 1 | 36 | N/A | N/A | Private |
| ZC 29 | 2405 Avondale Overlook Dr | 049D1 | 5599187 | PLAT 1 | 41 | N/A | N/A | Private |
| ZC 29 | 2406 Avondale Overlook Dr | 049D1 | 5599121 | PLAT 1 | 35 | N/A | N/A | Private |
| ZC 29 | 2407 Avondale Overlook Dr | 049D1 | 5599198 | PLAT 1 | 42 | N/A | N/A | Private |
| ZC 29 | 2408 Avondale Overlook Dr | 049D1 | 5599110 | PLAT 1 | 34 | N/A | N/A | Private |
| ZC 29 | 2410 Avondale Overlook Dr | 049D1 | 5599108 | PLAT 1 | 33 | N/A | N/A | Private |
| ZC 29 | 2412 Avondale Overlook Dr | 049D1 | 5599096 | PLAT 1 | 32 | N/A | N/A | Private |
| ZC 29 | 2414 Avondale Overlook Dr | 049D1 | 5599085 | PLAT 1 | 31 | N/A | N/A | Private |
| ZC 29 | 2416 Avondale Overlook Dr | 049D1 | 5599074 | PLAT 1 | 30 | N/A | N/A | Private |
| ZC 29 | 2418 Avondale Overlook Dr | 049D1 | 5599063 | PLAT 1 | 29 | N/A | N/A | Private |
| ZC 29 | 0 Crest View Dr | 049D1 | 5599291 | PLAT 1 PT PARCEL B COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 29 | 0 Crest View Dr | 049D1 | 5599303 | PLAT 1 PT PARCEL C COMMON AREA PER PLAT | N/A | N/A | N/A | Private |
| ZC 29 | 0 Crest View Dr | 049D1 | 5599688 | PLAT 2 PT PARCEL C | N/A | N/A | N/A | Private |
| ZC 29 | 0 Crest View Dr | 049D1 | 5599690 | PLAT 2 PT PARCEL D | N/A | N/A | N/A | Private |
| ZC 29 | 4701 Crest View Dr | 049D1 | 5599325 | PLAT 2 | 1 | N/A | N/A | Private |
| ZC 29 | 4703 Crest View Dr | 049D1 | 5599336 | PLAT 2 | 2 | N/A | N/A | Private |
| ZC 29 | 4705 Crest View Dr | 049D1 | 5599347 | PLAT 2 | 3 | N/A | N/A | Private |
| ZC 29 | 4707 Crest View Dr | 049D1 | 5599358 | PLAT 2 | 4 | N/A | N/A | Private |
| ZC 29 | 4708 Crest View Dr | 049D1 | 5599280 | PLAT 1 PT PARCEL A COMMON AREA PER PLAT | N/A | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|--------------------|------------------|-------------|--------------------|-----|-------|--------|-----------|
| ZC 29 | 4708 Crest View Dr | 049D1 | 5599677 | PLAT 2 PT PARCEL A | N/A | N/A | N/A | Private |
| ZC 29 | 4709 Crest View Dr | 049D1 | 5599360 | PLAT 2 | 5 | N/A | N/A | Private |
| ZC 29 | 4711 Crest View Dr | 049D1 | 5599371 | PLAT 2 | 6 | N/A | N/A | Private |
| ZC 29 | 4800 Crest View Dr | 049D1 | 5599531 | PLAT 2 | 58 | N/A | N/A | Private |
| ZC 29 | 4801 Crest View Dr | 049D1 | 5599382 | PLAT 2 | 7 | N/A | N/A | Private |
| ZC 29 | 4802 Crest View Dr | 049D1 | 5599520 | PLAT 2 | 57 | N/A | N/A | Private |
| ZC 29 | 4803 Crest View Dr | 049D1 | 5599393 | PLAT 2 | 8 | N/A | N/A | Private |
| ZC 29 | 4804 Crest View Dr | 049D1 | 5599518 | PLAT 2 | 56 | N/A | N/A | Private |
| ZC 29 | 4805 Crest View Dr | 049D1 | 5599405 | PLAT 2 | 9 | N/A | N/A | Private |
| ZC 29 | 4806 Crest View Dr | 049D1 | 5599507 | PLAT 2 | 55 | N/A | N/A | Private |
| ZC 29 | 4807 Crest View Dr | 049D1 | 5599416 | PLAT 2 | 10 | N/A | N/A | Private |
| ZC 29 | 4808 Crest View Dr | 049D1 | 5599495 | PLAT 2 | 54 | N/A | N/A | Private |
| ZC 29 | 4809 Crest View Dr | 049D1 | 5599427 | PLAT 2 | 11 | N/A | N/A | Private |
| ZC 29 | 4810 Crest View Dr | 049D1 | 5599484 | PLAT 2 | 53 | N/A | N/A | Private |
| ZC 29 | 4811 Crest View Dr | 049D1 | 5599438 | PLAT 2 | 12 | N/A | N/A | Private |
| ZC 29 | 4812 Crest View Dr | 049D1 | 5599473 | PLAT 2 | 52 | N/A | N/A | Private |
| ZC 29 | 4813 Crest View Dr | 049D1 | 5599440 | PLAT 2 | 13 | N/A | N/A | Private |
| ZC 29 | 4814 Crest View Dr | 049D1 | 5599462 | PLAT 2 | 51 | N/A | N/A | Private |
| ZC 29 | 4815 Crest View Dr | 049D1 | 5599451 | PLAT 2 | 14 | N/A | N/A | Private |
| ZC 29 | 4817 Crest View Dr | 049D1 | 5598924 | PLAT 1 | 15 | N/A | N/A | Private |
| ZC 29 | 4819 Crest View Dr | 049D1 | 5598935 | PLAT 1 | 16 | N/A | N/A | Private |
| ZC 29 | 4821 Crest View Dr | 049D1 | 5598946 | PLAT 1 | 17 | N/A | N/A | Private |
| ZC 29 | 4823 Crest View Dr | 049D1 | 5598957 | PLAT 1 | 18 | N/A | N/A | Private |
| ZC 29 | 4900 Crest View Dr | 049D1 | 5599245 | PLAT 1 | 47 | N/A | N/A | Private |
| ZC 29 | 4901 Crest View Dr | 049D1 | 5598968 | PLAT 1 | 19 | N/A | N/A | Private |
| ZC 29 | 4902 Crest View Dr | 049D1 | 5599256 | PLAT 1 | 48 | N/A | N/A | Private |
| ZC 29 | 4903 Crest View Dr | 049D1 | 5598970 | PLAT 1 | 20 | N/A | N/A | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|--------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 29 | 4904 Crest View Dr | 049D1 | 5599267 | PLAT 1 | 49 | N/A | N/A | Private |
| ZC 29 | 4905 Crest View Dr | 049D1 | 5598981 | PLAT 1 | 21 | N/A | N/A | Private |
| ZC 29 | 4906 Crest View Dr | 049D1 | 5599278 | PLAT 1 | 50 | N/A | N/A | Private |
| ZC 29 | 4908 Crest View Dr | 049D1 | 5599201 | PLAT 1 | 43 | N/A | N/A | Private |
| ZC 29 | 4909 Crest View Dr | 049D1 | 5598992 | PLAT 1 | 22 | N/A | N/A | Private |
| ZC 29 | 4910 Crest View Dr | 049D1 | 5599212 | PLAT 1 | 44 | N/A | N/A | Private |
| ZC 29 | 4911 Crest View Dr | 049D1 | 5599006 | PLAT 1 | 23 | N/A | N/A | Private |
| ZC 29 | 4912 Crest View Dr | 049D1 | 5599223 | PLAT 1 | 45 | N/A | N/A | Private |
| ZC 29 | 4913 Crest View Dr | 049D1 | 5599017 | PLAT 1 | 24 | N/A | N/A | Private |
| ZC 29 | 4914 Crest View Dr | 049D1 | 5599234 | PLAT 1 | 46 | N/A | N/A | Private |
| ZC 29 | 4915 Crest View Dr | 049D1 | 5599028 | PLAT 1 | 25 | N/A | N/A | Private |
| ZC 29 | 4917 Crest View Dr | 049D1 | 5599030 | PLAT 1 | 26 | N/A | N/A | Private |
| ZC 29 | 4919 Crest View Dr | 049D1 | 5599041 | PLAT 1 | 27 | N/A | N/A | Private |
| ZC 29 | 4921 Crest View Dr | 049D1 | 5599052 | PLAT 1 | 28 | N/A | N/A | Private |
| ZC 29 | 2400 Marsh Pt | 049D1 | 5599542 | PLAT 2 | 59 | N/A | N/A | Private |
| ZC 29 | 2401 Marsh Pt | 049D1 | 5599586 | PLAT 2 | 63 | N/A | N/A | Private |
| ZC 29 | 2402 Marsh Pt | 049D1 | 5599553 | PLAT 2 | 60 | N/A | N/A | Private |
| ZC 29 | 2403 Marsh Pt | 049D1 | 5599597 | PLAT 2 | 64 | N/A | N/A | Private |
| ZC 29 | 2404 Marsh Pt | 049D1 | 5599564 | PLAT 2 | 61 | N/A | N/A | Private |
| ZC 29 | 2405 Marsh Pt | 049D1 | 5599600 | PLAT 2 | 65 | N/A | N/A | Private |
| ZC 29 | 2406 Marsh Pt | 049D1 | 5599575 | PLAT 2 | 62 | N/A | N/A | Private |
| ZC 29 | 2407 Marsh Pt | 049D1 | 5599611 | PLAT 2 | 66 | N/A | N/A | Private |
| ZC 29 | 2409 Marsh Pt | 049D1 | 5599622 | PLAT 2 | 67 | N/A | N/A | Private |
| ZC 29 | 2411 Marsh Pt | 049D1 | 5599633 | PLAT 2 | 68 | N/A | N/A | Private |
| ZC 29 | 2413 Marsh Pt | 049D1 | 5599644 | PLAT 2 | 69 | N/A | N/A | Private |
| ZC 29 | 2415 Marsh Pt | 049D1 | 5599655 | PLAT 2 | 70 | N/A | N/A | Private |
| ZC 29 | 2417 Marsh Pt | 049D1 | 5599666 | PLAT 2 | 71 | N/A | N/A | Private |

Map 22: Zoning Change (ZC) 29: RMF-48 to RMF-20



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 30: RSF-A to LTO-E

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 30 | RSF-A to LTO-E | 3.00 | CMA | April 1, 2022 | 207NE02 |
| | | | TDOZMA | May 23, 2006 | 207NE03 |
| | | | SMA | November 30, 2004 | |

These properties along the east side of Ager Road are within the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan and in the City of Hyattsville. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 23: Zoning Change (ZC) 30: RSF-A to LTO-E below.)

The subject properties include a gas station, a nursing school, several vacant or abandoned businesses/properties, and several single-family detached houses. None of these uses are appropriate uses of land several hundred yards from a Metro Station. These properties are placed in the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to provide a step-down in intensity, and a potential for a broader range of housing types, between the Core and the Queens Chapel Manor neighborhood.

These reclassifications implement Policy LU 6 and Strategies LU 1.1 and LU 4.1 of the Adopted Sector Plan, which recommend classifying the subject properties to the LTO Edge Zone to “facilitate lower-intensity multifamily development and higher intensity single-family development as a transitional area between the Core of the Local Transit Center and surrounding neighborhoods.”

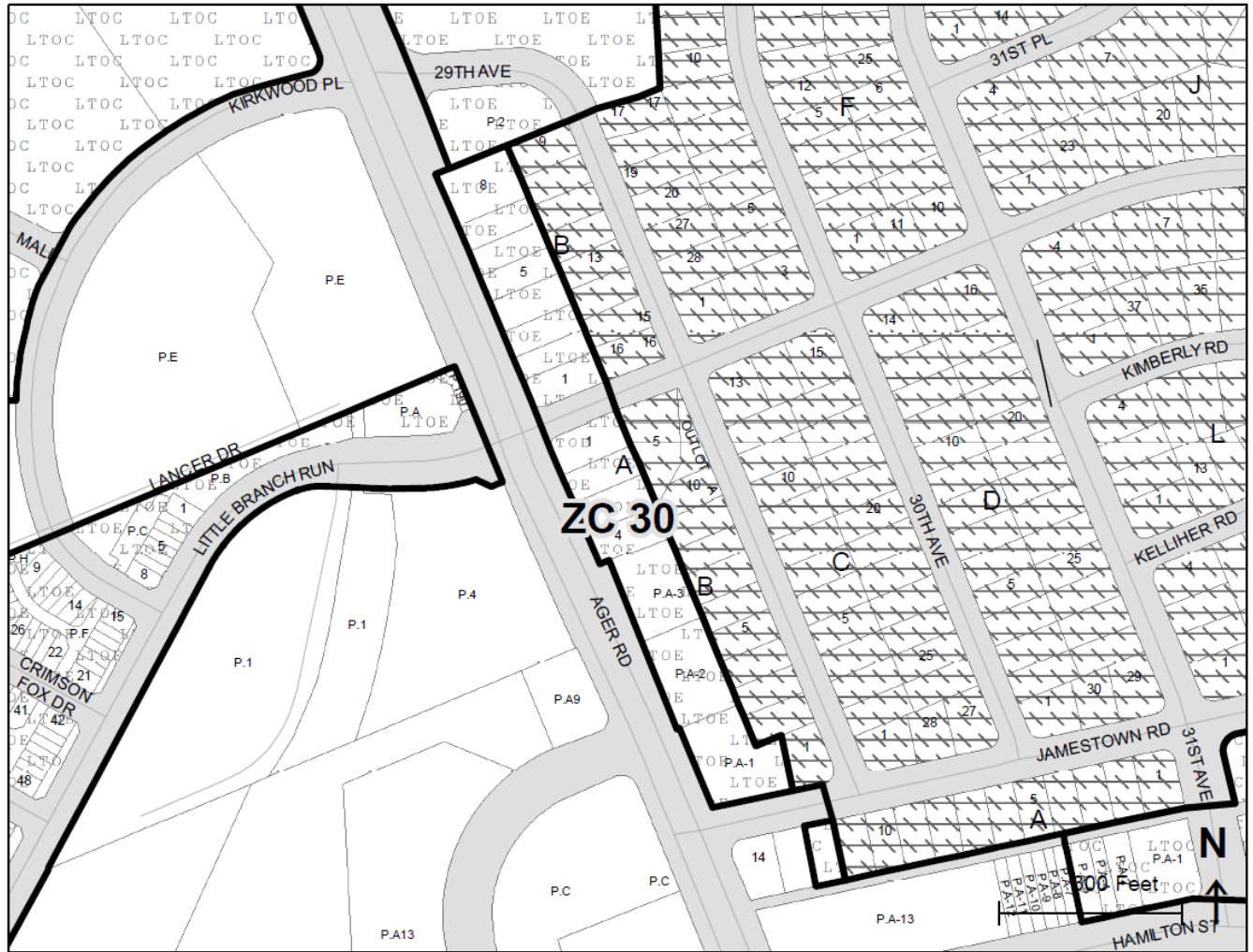
Single-family detached dwellings are prohibited in the LTO-E Zone. The following properties contain single-family houses.

| Address |
|-------------------|
| 5619 Ager Road |
| 5621 Ager Road |
| 5705 Ager Road |
| 5707 Ager Road |
| 5709 Ager Road |
| 5711 Ager Road |
| 2800 Lancer Drive |

However, as this reclassification is not to a less-intense zone, the provisions of Section 27-3503(a)(5)(B) are not applicable.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------|------------------|-------------|---|-----|-------|--------|-----------|
| ZC 30 | 5601 Ager Road | 041E4 | 1828409 | PARCEL A1 | N/A | B | N/A | Private |
| ZC 30 | 5605 Ager Road | 041E4 | 1821099 | PARCEL A2 | N/A | B | N/A | Private |
| ZC 30 | 5611 Ager Road | 041E4 | 1827344 | PARCEL A3 | N/A | B | N/A | Private |
| ZC 30 | 5615 Ager Road | 041E4 | 1793918 | LT 4 EX 192.5SF AT FR & ADJ 1813SF | N/A | A | N/A | Private |
| ZC 30 | 5617 Ager Road | 041E4 | 1798875 | LOT 3 EX STRIP AT FR | N/A | A | N/A | Private |
| ZC 30 | 5619 Ager Road | 041E4 | 1826130 | LOT 2 EX 125 SQFT AT FR | N/A | A | N/A | Private |
| ZC 30 | 5621 Ager Road | 041E4 | 1806322 | LOT 1 EX 176 SQ FT AT FR NCONF USE-HOUSE | N/A | A | N/A | Private |
| ZC 30 | 5705 Ager Road | 041E4 | 1828821 | LT 3 EX 86 SQ FT AT FR | N/A | B | N/A | Private |
| ZC 30 | 5707 Ager Road | 041E4 | 1823442 | LOT 4 EX110 SF AT FR | N/A | B | N/A | Private |
| ZC 30 | 5709 Ager Road | 041E4 | 1823434 | LOT 5 EX 90 SQFT AT FR | N/A | B | N/A | Private |
| ZC 30 | 5711 Ager Road | 041E4 | 1823426 | LT 6 EX 86 FT AT FR | N/A | B | N/A | Private |
| ZC 30 | 5713 Ager Road | 041E4 | 1826197 | LOT 7 EX 90 SQFT AT FR | N/A | B | N/A | Private |
| ZC 30 | 5715 Ager Road | 041E4 | 1826205 | LOT 8 EX 183 SQFT AT FR | N/A | B | N/A | Private |
| ZC 30 | 2800 Lancer Drive | 041E4 | 1832286 | LOT 1 EX 156 SQFT AT FR & LOT 2 EX 86 SQ FT AT FR | N/A | B | N/A | Private |

Map 23: Zoning Change (ZC) 30: RSF-A to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 31: RSF-65 to RSF-A

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 31 | RSF-65 to RSF-A | 97.31 | CMA | April 1, 2022 | 207NE02 |
| | | | SMA | November 30, 2004 | 207NE03 |

These properties are located within the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on these properties (See Map 9. Future Land Use Map in the sector plan and Map 24: Zoning Change (ZC) 31: RSF-65 to RSF-A below.)

These properties represent a unique opportunity to provide “Missing Middle” housing options by maximizing their location between the Hyattsville Crossing and West Hyattsville Metrorail stations to provide context-sensitive, one-, two-, or three-family housing at densities comparable to existing conditions.

The subject properties are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports. RSF-65 zoning is wholly inappropriate within a 15-minute walkshed and bikeshed of a Metro station.

This reclassification implements Strategy LU 10.3 of the Adopted Sector Plan:

“As redevelopment opportunities arise, develop context-sensitive one-, two-, or three-family dwelling units (detached or attached) within the Avondale Terrace, Avondale Grove, Avondale, North Woodridge, Evans Addition to Hyattsville, Czarra, Castle Manor, Clearwood, and Queens Chapel Manor neighborhood and subdivisions within the sector plan area. Implement this strategy by reclassifying the subject neighborhoods/subdivisions from the Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone.”

This reclassification also implements Strategies LU 1.1 and HN 1.4 of the Adopted Sector Plan.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------------------------------|-----|-------|--------|-----------|
| ZC 31 | 0 29th Avenue | 041E4 | 1791870 | OUTLOT A EX TRI AT N E COR | | B | | Private |
| ZC 31 | 0 29th Avenue | 041E4 | 1803048 | TRI AT NE COR OUTLOT A EQ 3020SF | | B | | Private |
| ZC 31 | 5602 29th Avenue | 041E4 | 1820083 | | 2 | B | | Private |
| ZC 31 | 5603 29th Avenue | 041E4 | 1825249 | | 2 | C | | Private |
| ZC 31 | 5604 29th Avenue | 041E4 | 1798636 | | 3 | B | | Private |
| ZC 31 | 5605 29th Avenue | 041E4 | 1799253 | | 3 | C | | Private |
| ZC 31 | 5606 29th Avenue | 041E4 | 1798180 | | 4 | B | | Private |
| ZC 31 | 5607 29th Avenue | 041E4 | 1813161 | | 4 | C | | Private |
| ZC 31 | 5608 29th Avenue | 041E4 | 1806637 | | 5 | B | | Private |
| ZC 31 | 5609 29th Avenue | 041E4 | 1809953 | | 5 | C | | Private |
| ZC 31 | 5610 29th Avenue | 041E4 | 1816396 | | 6 | B | | Private |
| ZC 31 | 5611 29th Avenue | 041E4 | 1792928 | | 6 | C | | Private |
| ZC 31 | 5612 29th Avenue | 041E4 | 1829225 | | 7 | B | | Private |
| ZC 31 | 5613 29th Avenue | 041E4 | 1821248 | | 7 | C | | Private |
| ZC 31 | 5614 29th Avenue | 041E4 | 1789593 | | 8 | B | | Private |
| ZC 31 | 5615 29th Avenue | 041E4 | 1801836 | | 8 | C | | Private |
| ZC 31 | 5616 29th Avenue | 041E4 | 1791276 | | 9 | B | | Private |
| ZC 31 | 5617 29th Avenue | 041E4 | 1793553 | TRI AT NE COR OUTLOT A EQ 3020SF | 9 | C | | Private |
| ZC 31 | 5618 29th Avenue | 041E4 | 1791862 | | 10 | B | | Private |
| ZC 31 | 5619 29th Avenue | 041E4 | 1826429 | | 10 | C | | Private |
| ZC 31 | 5621 29th Avenue | 041E4 | 1797810 | | 11 | C | | Private |
| ZC 31 | 5623 29th Avenue | 041E4 | 1818681 | | 12 | C | | Private |
| ZC 31 | 5702 29th Avenue | 041E4 | 1791037 | | 15 | B | | Private |
| ZC 31 | 5704 29th Avenue | 041E4 | 1797430 | | 14 | B | | Private |
| ZC 31 | 5705 29th Avenue | 041E4 | 1829464 | | 28 | E | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5706 29th Avenue | 041E4 | 1803873 | | 13 | B | | Private |
| ZC 31 | 5707 29th Avenue | 041E4 | 1801901 | | 27 | E | | Private |
| ZC 31 | 5708 29th Avenue | 041E4 | 1831411 | | 12 | B | | Private |
| ZC 31 | 5709 29th Avenue | 041E4 | 1791003 | | 20 | B | | Private |
| ZC 31 | 5710 29th Avenue | 041E4 | 1816339 | | 11 | B | | Private |
| ZC 31 | 5711 29th Avenue | 041E3 | 1820802 | | 19 | B | | Private |
| ZC 31 | 5712 29th Avenue | 041E4 | 1805506 | | 10 | B | | Private |
| ZC 31 | 5713 29th Avenue | 041E3 | 1804582 | | 18 | B | | Private |
| ZC 31 | 5715 29th Avenue | 041E3 | 1807072 | | 17 | B | | Private |
| ZC 31 | 5716 29th Avenue | 041E4 | 1826213 | | 9 | B | | Private |
| ZC 31 | 5602 30th Avenue | 041E4 | 1799162 | | 26 | C | | Private |
| ZC 31 | 5603 30th Avenue | 041E4 | 1789056 | | 2 | D | | Private |
| ZC 31 | 5604 30th Avenue | 041E4 | 1794098 | | 25 | C | | Private |
| ZC 31 | 5605 30th Avenue | 041E4 | 1809078 | | 3 | D | | Private |
| ZC 31 | 5606 30th Avenue | 041E4 | 1809862 | | 24 | C | | Private |
| ZC 31 | 5607 30th Avenue | 041E4 | 1821412 | | 4 | D | | Private |
| ZC 31 | 5608 30th Avenue | 041E4 | 1788645 | | 23 | C | | Private |
| ZC 31 | 5609 30th Avenue | 041E4 | 1797281 | | 5 | D | | Private |
| ZC 31 | 5610 30th Avenue | 041E4 | 1820646 | | 22 | C | | Private |
| ZC 31 | 5611 30th Avenue | 041E4 | 1805027 | | 6 | D | | Private |
| ZC 31 | 5612 30th Avenue | 041E4 | 1819697 | | 21 | C | | Private |
| ZC 31 | 5613 30th Avenue | 041E4 | 1788918 | | 7 | D | | Private |
| ZC 31 | 5614 30th Avenue | 041E4 | 1802602 | | 20 | C | | Private |
| ZC 31 | 5615 30th Avenue | 041E4 | 1796168 | | 8 | D | | Private |
| ZC 31 | 5616 30th Avenue | 041E4 | 1809888 | | 19 | C | | Private |
| ZC 31 | 5617 30th Avenue | 041E4 | 1793587 | | 9 | D | | Private |
| ZC 31 | 5618 30th Avenue | 041E4 | 1832203 | | 18 | C | | Private |
| ZC 31 | 5619 30th Avenue | 041E4 | 1811223 | | 10 | D | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5620 30th Avenue | 041E4 | 1811470 | | 17 | C | | Private |
| ZC 31 | 5621 30th Avenue | 041E4 | 1832088 | | 11 | D | | Private |
| ZC 31 | 5622 30th Avenue | 041E4 | 1816008 | | 16 | C | | Private |
| ZC 31 | 5623 30th Avenue | 041E4 | 1830777 | | 12 | D | | Private |
| ZC 31 | 5625 30th Avenue | 041E4 | 1791938 | | 13 | D | | Private |
| ZC 31 | 5702 30th Avenue | 041E4 | 1806793 | | 4 | E | | Private |
| ZC 31 | 5703 30th Avenue | 041E4 | 1827708 | | 2 | F | | Private |
| ZC 31 | 5704 30th Avenue | 041E4 | 1823541 | | 5 | E | | Private |
| ZC 31 | 5705 30th Avenue | 041E3 | 1818665 | | 3 | F | | Private |
| ZC 31 | 5706 30th Avenue | 041E4 | 1802172 | | 6 | E | | Private |
| ZC 31 | 5707 30th Avenue | 041E3 | 1818806 | | 4 | F | | Private |
| ZC 31 | 5708 30th Avenue | 041E3 | 1812999 | MANOR | 7 | E | | Private |
| ZC 31 | 5709 30th Avenue | 041E3 | 1821479 | | 5 | F | | Private |
| ZC 31 | 5710 30th Avenue | 041E3 | 1822220 | | 8 | E | | Private |
| ZC 31 | 5711 30th Avenue | 041E3 | 1807502 | | 12 | F | | Private |
| ZC 31 | 5712 30th Avenue | 041E3 | 1819440 | | 9 | E | | Private |
| ZC 31 | 5713 30th Avenue | 041E3 | 1822162 | | 13 | F | | Private |
| ZC 31 | 5714 30th Avenue | 041E3 | 1810365 | | 10 | E | | Private |
| ZC 31 | 5715 30th Avenue | 041E3 | 1812973 | | 14 | F | | Private |
| ZC 31 | 5716 30th Avenue | 041E3 | 1797596 | | 11 | E | | Private |
| ZC 31 | 5717 30th Avenue | 041E3 | 1799451 | | 15 | F | | Private |
| ZC 31 | 5718 30th Avenue | 041E3 | 1802446 | | 12 | E | | Private |
| ZC 31 | 5719 30th Avenue | 041E3 | 1788629 | | 16 | F | | Private |
| ZC 31 | 5720 30th Avenue | 041E3 | 1812981 | MANOR | 13 | E | | Private |
| ZC 31 | 5721 30th Avenue | 041E3 | 1813039 | | 17 | F | | Private |
| ZC 31 | 5722 30th Avenue | 041E3 | 1794031 | | 14 | E | | Private |
| ZC 31 | 5724 30th Avenue | 041E3 | 1802917 | | 15 | E | | Private |
| ZC 31 | 5726 30th Avenue | 041E3 | 1829001 | | 16 | E | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5800 30th Avenue | 041E3 | 1802677 | | 17 | E | | Private |
| ZC 31 | 5802 30th Avenue | 041E3 | 1804889 | | 18 | E | | Private |
| ZC 31 | 5803 30th Avenue | 041E3 | 1824937 | | 4 | G | | Private |
| ZC 31 | 5804 30th Avenue | 041E3 | 1799378 | | 19 | E | | Private |
| ZC 31 | 5805 30th Avenue | 041E3 | 1796077 | | 5 | G | | Private |
| ZC 31 | 5806 30th Avenue | 041E3 | 1802255 | | 20 | E | | Private |
| ZC 31 | 5807 30th Avenue | 041E3 | 1815158 | | 6 | G | | Private |
| ZC 31 | 5808 30th Avenue | 041E3 | 1824879 | | 21 | E | | Private |
| ZC 31 | 5809 30th Avenue | 041E3 | 1802552 | | 7 | G | | Private |
| ZC 31 | 5810 30th Avenue | 041E3 | 1793348 | | 22 | E | | Private |
| ZC 31 | 5811 30th Avenue | 041E3 | 1813344 | | 8 | G | | Private |
| ZC 31 | 5812 30th Avenue | 041E3 | 1825744 | | 23 | E | | Private |
| ZC 31 | 5813 30th Avenue | 041E3 | 1789692 | | 9 | G | | Private |
| ZC 31 | 5814 30th Avenue | 041E3 | 1798909 | MANOR | 24 | E | | Private |
| ZC 31 | 5815 30th Avenue | 041E3 | 1794577 | | 10 | G | | Private |
| ZC 31 | 5816 30th Avenue | 041E3 | 1827435 | | 25 | E | | Private |
| ZC 31 | 5817 30th Avenue | 041E3 | 1819424 | | 11 | G | | Private |
| ZC 31 | 5818 30th Avenue | 041E3 | 1804657 | | 26 | E | | Private |
| ZC 31 | 5600 31st Avenue | 041F4 | 1828300 | | 29 | D | | Private |
| ZC 31 | 5601 31st Avenue | 041F4 | 1791557 | | 1 | M | | Private |
| ZC 31 | 5602 31st Avenue | 041F4 | 1795541 | | 28 | D | | Private |
| ZC 31 | 5603 31st Avenue | 041F4 | 1808542 | | 2 | M | | Private |
| ZC 31 | 5604 31st Avenue | 041F4 | 1808690 | | 27 | D | | Private |
| ZC 31 | 5605 31st Avenue | 041F4 | 1789262 | | 3 | M | | Private |
| ZC 31 | 5606 31st Avenue | 041F4 | 1816669 | | 26 | D | | Private |
| ZC 31 | 5607 31st Avenue | 041F4 | 1819333 | | 4 | M | | Private |
| ZC 31 | 5608 31st Avenue | 041F4 | 1821115 | | 25 | D | | Private |
| ZC 31 | 5609 31st Avenue | 041F4 | 1793835 | | 1 | L | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5610 31st Avenue | 041F4 | 1795475 | | 24 | D | | Private |
| ZC 31 | 5611 31st Avenue | 041F4 | 1826288 | | 2 | L | | Private |
| ZC 31 | 5612 31st Avenue | 041E4 | 1794361 | WDA 1 226 | 23 | D | | Private |
| ZC 31 | 5613 31st Avenue | 041F4 | 1818335 | | 3 | L | | Private |
| ZC 31 | 5614 31st Avenue | 041E4 | 1803899 | | 22 | D | | Private |
| ZC 31 | 5615 31st Avenue | 041F4 | 1798107 | | 4 | L | | Private |
| ZC 31 | 5616 31st Avenue | 041E4 | 1804822 | | 21 | D | | Private |
| ZC 31 | 5617 31st Avenue | 041F4 | 1810175 | | 1 | K | | Private |
| ZC 31 | 5618 31st Avenue | 041E4 | 1790583 | | 20 | D | | Private |
| ZC 31 | 5619 31st Avenue | 041F4 | 1790658 | | 2 | K | | Private |
| ZC 31 | 5620 31st Avenue | 041E4 | 1798206 | | 19 | D | | Private |
| ZC 31 | 5621 31st Avenue | 041F4 | 1798891 | | 3 | K | | Private |
| ZC 31 | 5622 31st Avenue | 041E4 | 1794056 | | 18 | D | | Private |
| ZC 31 | 5623 31st Avenue | 041E4 | 1816065 | | 4 | K | | Private |
| ZC 31 | 5624 31st Avenue | 041E4 | 1818053 | | 17 | D | | Private |
| ZC 31 | 5701 31st Avenue | 041E4 | 1799055 | | 1 | J | | Private |
| ZC 31 | 5702 31st Avenue | 041E3 | 1791581 | | 9 | F | | Private |
| ZC 31 | 5703 31st Avenue | 041E3 | 1803683 | | 2 | J | | Private |
| ZC 31 | 5704 31st Avenue | 041E3 | 1805332 | | 8 | F | | Private |
| ZC 31 | 5705 31st Avenue | 041E3 | 1795137 | | 3 | J | | Private |
| ZC 31 | 5706 31st Avenue | 041E3 | 1811751 | | 7 | F | | Private |
| ZC 31 | 5708 31st Avenue | 041E3 | 1818079 | | 6 | F | | Private |
| ZC 31 | 5710 31st Avenue | 041E3 | 1829639 | | 25 | F | | Private |
| ZC 31 | 5711 31st Avenue | 041E3 | 1789429 | | 2 | I | | Private |
| ZC 31 | 5712 31st Avenue | 041E3 | 1805050 | | 24 | F | | Private |
| ZC 31 | 5713 31st Avenue | 041E3 | 1793538 | | 3 | I | | Private |
| ZC 31 | 5714 31st Avenue | 041E3 | 1799972 | | 23 | F | | Private |
| ZC 31 | 5715 31st Avenue | 041E3 | 1806488 | | 4 | I | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5716 31st Avenue | 041E3 | 1796721 | | 22 | F | | Private |
| ZC 31 | 5718 31st Avenue | 041E3 | 1822493 | | 21 | F | | Private |
| ZC 31 | 5802 31st Avenue | 041E3 | 1827138 | | 21 | G | | Private |
| ZC 31 | 5803 31st Avenue | 041E3 | 1804103 | | 2 | H | | Private |
| ZC 31 | 5804 31st Avenue | 041E3 | 1801703 | | 20 | G | | Private |
| ZC 31 | 5805 31st Avenue | 041E3 | 1790195 | | 3 | H | | Private |
| ZC 31 | 5806 31st Avenue | 041E3 | 1827419 | | 19 | G | | Private |
| ZC 31 | 5807 31st Avenue | 041E3 | 1830546 | | 4 | H | | Private |
| ZC 31 | 5808 31st Avenue | 041E3 | 1789403 | | 18 | G | | Private |
| ZC 31 | 5809 31st Avenue | 041E3 | 1813211 | | 5 | H | | Private |
| ZC 31 | 5810 31st Avenue | 041E3 | 1801000 | | 17 | G | | Private |
| ZC 31 | 5811 31st Avenue | 041E3 | 1796747 | | 6 | H | | Private |
| ZC 31 | 5812 31st Avenue | 041E3 | 1830249 | | 16 | G | | Private |
| ZC 31 | 5814 31st Avenue | 041E3 | 1831775 | | 15 | G | | Private |
| ZC 31 | 5815 31st Avenue | 041E3 | 1817964 | | 14 | 6 | | Private |
| ZC 31 | 5816 31st Avenue | 041E3 | 1823194 | | 14 | G | | Private |
| ZC 31 | 5817 31st Avenue | 041E3 | 1832443 | | 15 | 6 | | Private |
| ZC 31 | 5700 31st Place | 041E3 | 1832484 | | 1 | I | | Private |
| ZC 31 | 5701 31st Place | 041E3 | 1803535 | | 4 | J | | Private |
| ZC 31 | 5702 31st Place | 041E3 | 1790922 | | 14 | I | | Private |
| ZC 31 | 5703 31st Place | 041F3 | 1790997 | | 5 | J | | Private |
| ZC 31 | 5704 31st Place | 041E3 | 1805217 | | 13 | I | | Private |
| ZC 31 | 5705 31st Place | 041F3 | 1831205 | | 6 | J | | Private |
| ZC 31 | 5706 31st Place | 041F3 | 1804830 | | 12 | I | | Private |
| ZC 31 | 5707 31st Place | 041F3 | 1801646 | | 7 | J | | Private |
| ZC 31 | 5708 31st Place | 041F3 | 1793504 | | 11 | I | | Private |
| ZC 31 | 5709 31st Place | 041F3 | 1828136 | | 8 | J | | Private |
| ZC 31 | 5711 31st Place | 041F3 | 1805431 | | 9 | J | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5720 31st Place | 041F3 | 1828672 | | 16 | H | | Private |
| ZC 31 | 5803 31st Place | 041F3 | 1827955 | | 2 | P | | Private |
| ZC 31 | 5806 31st Place | 041F3 | 1808500 | | 3 | 5 | | Private |
| ZC 31 | 5808 31st Place | 041F3 | 1831221 | | 2 | 5 | | Private |
| ZC 31 | 5809 31st Place | 041F3 | 1794320 | | 17 | 3 | | Private |
| ZC 31 | 5811 31st Place | 041F3 | 1828128 | | 18 | 3 | | Private |
| ZC 31 | 5813 31st Place | 041F3 | 1808716 | | 19 | 3 | | Private |
| ZC 31 | 5814 31st Place | 041F3 | 1828359 | | 7 | 4 | | Private |
| ZC 31 | 5815 31st Place | 041F3 | 1793561 | | 20 | 3 | | Private |
| ZC 31 | 5816 31st Place | 041F3 | 1804236 | | 6 | 4 | | Private |
| ZC 31 | 5817 31st Place | 041F3 | 1826916 | | 21 | 3 | | Private |
| ZC 31 | 5818 31st Place | 041F3 | 1829415 | | 5 | 4 | | Private |
| ZC 31 | 5819 31st Place | 041F3 | 1811686 | | 22 | 3 | | Private |
| ZC 31 | 5820 31st Place | 041F3 | 1821982 | | 4 | 4 | | Private |
| ZC 31 | 5821 31st Place | 041F3 | 1813575 | | 23 | 3 | | Private |
| ZC 31 | 5822 31st Place | 041F3 | 1802792 | | 3 | 4 | | Private |
| ZC 31 | 5823 31st Place | 041F3 | 1821503 | | 24 | 3 | | Private |
| ZC 31 | 5824 31st Place | 041F3 | 1799980 | MANOR | 2 | 4 | | Private |
| ZC 31 | 5825 31st Place | 041F3 | 1792811 | | 25 | 3 | | Private |
| ZC 31 | 5826 31st Place | 041F3 | 1832518 | | 1 | 4 | | Private |
| ZC 31 | 5827 31st Place | 041F3 | 1802891 | | 26 | 3 | | Private |
| ZC 31 | 5829 31st Place | 041F3 | 1795897 | | 27 | 3 | | Private |
| ZC 31 | 5831 31st Place | 041F3 | 1799196 | | 28 | 3 | | Private |
| ZC 31 | 5901 31st Place | 041F3 | 1788983 | | 4 | 9 | | Private |
| ZC 31 | 5802 32nd Avenue | 041F3 | 1813278 | | 13 | 3 | | Private |
| ZC 31 | 5803 32nd Avenue | 041F3 | 1791888 | | 18 | 2 | | Private |
| ZC 31 | 5804 32nd Avenue | 041F3 | 1791185 | | 12 | 3 | | Private |
| ZC 31 | 5805 32nd Avenue | 041F3 | 1823319 | | 19 | 2 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5806 32nd Avenue | 041F3 | 1809870 | | 11 | 3 | | Private |
| ZC 31 | 5807 32nd Avenue | 041F3 | 1820968 | | 20 | 2 | | Private |
| ZC 31 | 5808 32nd Avenue | 041F3 | 1792274 | | 10 | 3 | | Private |
| ZC 31 | 5809 32nd Avenue | 041F3 | 1793470 | | 21 | 2 | | Private |
| ZC 31 | 5810 32nd Avenue | 041F3 | 1791730 | | 9 | 3 | | Private |
| ZC 31 | 5811 32nd Avenue | 041F3 | 1826031 | | 22 | 2 | | Private |
| ZC 31 | 5812 32nd Avenue | 041F3 | 1823160 | | 8 | 3 | | Private |
| ZC 31 | 5813 32nd Avenue | 041F3 | 1798610 | | 23 | 2 | | Private |
| ZC 31 | 5814 32nd Avenue | 041F3 | 1803501 | | 7 | 3 | | Private |
| ZC 31 | 5815 32nd Avenue | 041F3 | 1821453 | c | 24 | 2 | | Private |
| ZC 31 | 5816 32nd Avenue | 041F3 | 1799436 | | 6 | 3 | | Private |
| ZC 31 | 5817 32nd Avenue | 041F3 | 1815679 | | 25 | 2 | | Private |
| ZC 31 | 5818 32nd Avenue | 041F3 | 1789387 | | 5 | 3 | | Private |
| ZC 31 | 5819 32nd Avenue | 041F3 | 1820059 | | 26 | 2 | | Private |
| ZC 31 | 5820 32nd Avenue | 041F3 | 1812841 | | 4 | 3 | | Private |
| ZC 31 | 5821 32nd Avenue | 041F3 | 1794247 | | 27 | 2 | | Private |
| ZC 31 | 5822 32nd Avenue | 041F3 | 1807692 | | 3 | 3 | | Private |
| ZC 31 | 5823 32nd Avenue | 041F3 | 1792456 | | 28 | 2 | | Private |
| ZC 31 | 5824 32nd Avenue | 041F3 | 1791961 | | 2 | 3 | | Private |
| ZC 31 | 5825 32nd Avenue | 041F3 | 1829670 | | 29 | 2 | | Private |
| ZC 31 | 5826 32nd Avenue | 041F3 | 1806272 | | 1 | 3 | | Private |
| ZC 31 | 5900 32nd Avenue | 041F3 | 1793991 | | 1 | 9 | | Private |
| ZC 31 | 5901 32nd Avenue | 041F3 | 1789502 | | 3 | 10 | | Private |
| ZC 31 | 5902 32nd Avenue | 041F3 | 1815992 | | 18 | 9 | | Private |
| ZC 31 | 5903 32nd Avenue | 041F3 | 1818269 | | 4 | 10 | | Private |
| ZC 31 | 5904 32nd Avenue | 041F3 | 1816156 | | 17 | 9 | | Private |
| ZC 31 | 5905 32nd Avenue | 041F3 | 1831767 | | 5 | 10 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|---------------------------------|-----|-------|--------|-----------|
| ZC 31 | 0 33rd Avenue | 041F3 | 1812916 | PT LOT 10 EQ TRI AT REAR OF LOT | | P | | Private |
| ZC 31 | 5701 33rd Avenue | 041F3 | 1802420 | | 11 | O | | Private |
| ZC 31 | 5702 33rd Avenue | 041F3 | 1821578 | | 15 | J | | Private |
| ZC 31 | 5703 33rd Avenue | 041F3 | 1824952 | | 12 | O | | Private |
| ZC 31 | 5801 33rd Avenue | 041F3 | 1815083 | | 13 | O | | Private |
| ZC 31 | 5803 33rd Avenue | 041F3 | 1806801 | | 14 | O | | Private |
| ZC 31 | 5805 33rd Avenue | 041F3 | 1796846 | | 15 | O | | Private |
| ZC 31 | 5806 33rd Avenue | 041F3 | 1816289 | | 15 | 2 | | Private |
| ZC 31 | 5807 33rd Avenue | 041F3 | 1807643 | | 16 | O | | Private |
| ZC 31 | 5808 33rd Avenue | 041F3 | 1819820 | | 14 | 2 | | Private |
| ZC 31 | 5809 33rd Avenue | 041F3 | 1818517 | | 17 | O | | Private |
| ZC 31 | 5810 33rd Avenue | 041F3 | 1796697 | | 13 | 2 | | Private |
| ZC 31 | 5811 33rd Avenue | 041F3 | 1830959 | | 15 | 1 | | Private |
| ZC 31 | 5812 33rd Avenue | 041F3 | 1819234 | | 12 | 2 | | Private |
| ZC 31 | 5813 33rd Avenue | 041F3 | 1830256 | | 14 | 1 | | Private |
| ZC 31 | 5814 33rd Avenue | 041F3 | 1802826 | | 11 | 2 | | Private |
| ZC 31 | 5815 33rd Avenue | 041F3 | 1799071 | | 13 | 1 | | Private |
| ZC 31 | 5816 33rd Avenue | 041F3 | 1793272 | | 10 | 2 | | Private |
| ZC 31 | 5817 33rd Avenue | 041F3 | 1822279 | | 12 | 1 | | Private |
| ZC 31 | 5818 33rd Avenue | 041F3 | 1827070 | | 9 | 2 | | Private |
| ZC 31 | 5819 33rd Avenue | 041F3 | 1828532 | | 11 | 1 | | Private |
| ZC 31 | 5820 33rd Avenue | 041F3 | 1809805 | | 8 | 2 | | Private |
| ZC 31 | 5821 33rd Avenue | 041F3 | 1826718 | | 10 | 1 | | Private |
| ZC 31 | 5822 33rd Avenue | 041F3 | 1791060 | | 7 | 2 | | Private |
| ZC 31 | 5823 33rd Avenue | 041F3 | 1820349 | | 9 | 1 | | Private |
| ZC 31 | 5824 33rd Avenue | 041F3 | 1809607 | | 6 | 2 | | Private |
| ZC 31 | 5825 33rd Avenue | 041F3 | 1808393 | | 8 | 1 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5826 33rd Avenue | 041F3 | 1803766 | | 5 | 2 | | Private |
| ZC 31 | 5827 33rd Avenue | 041F3 | 1827757 | | 7 | 1 | | Private |
| ZC 31 | 5828 33rd Avenue | 041F3 | 1825843 | | 4 | 2 | | Private |
| ZC 31 | 5829 33rd Avenue | 041F3 | 1824846 | | 6 | 1 | | Private |
| ZC 31 | 5830 33rd Avenue | 041F3 | 1816255 | | 3 | 2 | | Private |
| ZC 31 | 5831 33rd Avenue | 041F3 | 1818087 | | 5 | 1 | | Private |
| ZC 31 | 5832 33rd Avenue | 041F3 | 1832005 | | 2 | 2 | | Private |
| ZC 31 | 5833 33rd Avenue | 041F3 | 1805738 | | 4 | 1 | | Private |
| ZC 31 | 5834 33rd Avenue | 041F3 | 1818558 | | 1 | 2 | | Private |
| ZC 31 | 5835 33rd Avenue | 041F3 | 1809060 | | 3 | 1 | | Private |
| ZC 31 | 5837 33rd Avenue | 041F3 | 1820240 | | 2 | 1 | | Private |
| ZC 31 | 5839 33rd Avenue | 041F3 | 1795954 | | 1 | 1 | | Private |
| ZC 31 | 5900 33rd Avenue | 041F3 | 1809524 | | 1 | 10 | | Private |
| ZC 31 | 5901 33rd Avenue | 041F3 | 1812650 | | 4 | 12 | | Private |
| ZC 31 | 5902 33rd Avenue | 041F3 | 1827641 | | 20 | 10 | | Private |
| ZC 31 | 5903 33rd Avenue | 041F3 | 1828441 | | 5 | 12 | | Private |
| ZC 31 | 5904 33rd Avenue | 041F3 | 1832500 | | 19 | 10 | | Private |
| ZC 31 | 5905 33rd Avenue | 041F3 | 1809938 | | 6 | 12 | | Private |
| ZC 31 | 5907 33rd Avenue | 041F3 | 1802610 | | 7 | 12 | | Private |
| ZC 31 | 5900 34th Avenue | 041F3 | 1803170 | | 1 | 12 | | Private |
| ZC 31 | 5901 34th Avenue | 041F3 | 1803477 | | 17 | 13 | | Private |
| ZC 31 | 5902 34th Avenue | 041F3 | 1802669 | | 24 | 12 | | Private |
| ZC 31 | 5903 34th Avenue | 041F3 | 1795574 | | 18 | 13 | | Private |
| ZC 31 | 5904 34th Avenue | 041F3 | 1818798 | | 23 | 12 | | Private |
| ZC 31 | 5905 34th Avenue | 041F3 | 1828243 | | 19 | 13 | | Private |
| ZC 31 | 5906 34th Avenue | 041F3 | 1830421 | | 22 | 12 | | Private |
| ZC 31 | 5907 34th Avenue | 041F3 | 1797174 | | 20 | 13 | | Private |
| ZC 31 | 5908 34th Avenue | 041F3 | 1821800 | | 21 | 12 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------------------|-----|-------|--------|-----------|
| ZC 31 | 5909 34th Avenue | 041F3 | 1788975 | | 21 | 13 | | Private |
| ZC 31 | 5911 34th Avenue | 041F3 | 1817915 | | 22 | 13 | | Private |
| ZC 31 | 6000 34th Avenue | 041F3 | 1826593 | | 20 | 12 | | Private |
| ZC 31 | 6001 34th Avenue | 041F3 | 1805068 | | 23 | 13 | | Private |
| ZC 31 | 6002 34th Avenue | 041F3 | 1816180 | | 19 | 12 | | Private |
| ZC 31 | 6003 34th Avenue | 041F3 | 1795533 | | 24 | 13 | | Private |
| ZC 31 | 6004 34th Avenue | 041F3 | 1795640 | LOTS 17 & 18 | | 12 | | Private |
| ZC 31 | 6005 34th Avenue | 041F3 | 1801380 | | 25 | 13 | | Private |
| ZC 31 | 5904 35th Avenue | 041F3 | 1832237 | | 29 | 13 | | Private |
| ZC 31 | 6000 35th Avenue | 041F3 | 1830397 | | 30 | 13 | | Private |
| ZC 31 | 6001 35th Avenue | 042A3 | 1794858 | | 7 | 14 | | Private |
| ZC 31 | 6002 35th Avenue | 041F3 | 1825728 | | 31 | 13 | | Private |
| ZC 31 | 6003 35th Avenue | 042A3 | 1803832 | | 8 | 14 | | Private |
| ZC 31 | 6004 35th Avenue | 041F3 | 1791136 | | 32 | 13 | | Private |
| ZC 31 | 6005 35th Avenue | 042A3 | 1792183 | LOTS 9 10 | | 14 | | Private |
| ZC 31 | 6006 35th Avenue | 041F3 | 1827971 | | 33 | 13 | | Private |
| ZC 31 | 6008 35th Avenue | 041F3 | 3462439 | | 34 | 13 | | Private |
| ZC 31 | 6009 35th Avenue | 042A3 | 1792191 | | 11 | 14 | | Private |
| ZC 31 | 6010 35th Avenue | 041F3 | 1828037 | | 35 | 13 | | Private |
| ZC 31 | 0 36th Avenue | 042A3 | 1797133 | TRI AT NW COR OF LOT 10 | | 16 | | Private |
| ZC 31 | 5900 36th Avenue | 042A3 | 1828011 | | 15 | 16 | | Private |
| ZC 31 | 5902 36th Avenue | 042A3 | 1813468 | | 14 | 16 | | Private |
| ZC 31 | 5904 36th Avenue | 042A3 | 1813476 | | 13 | 16 | | Private |
| ZC 31 | 5906 36th Avenue | 042A3 | 1820554 | | 12 | 16 | | Private |
| ZC 31 | 5908 36th Avenue | 042A3 | 1827468 | | 11 | 16 | | Private |
| ZC 31 | 5910 36th Avenue | 042A3 | 1797125 | LOT 10 EX TRI AT NW COR | | 16 | | Private |
| ZC 31 | 5912 36th Avenue | 042A3 | 1807031 | | 9 | 16 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 6000 36th Avenue | 042A3 | 1803584 | | 8 | 16 | | Private |
| ZC 31 | 6001 36th Avenue | 042A3 | 1832351 | | 12 | 17 | | Private |
| ZC 31 | 6002 36th Avenue | 042A3 | 1803741 | | 7 | 16 | | Private |
| ZC 31 | 6003 36th Avenue | 042A3 | 1794775 | | 13 | 17 | | Private |
| ZC 31 | 6004 36th Avenue | 042A3 | 1797604 | | 6 | 16 | | Private |
| ZC 31 | 6005 36th Avenue | 042A3 | 1817980 | | 14 | 17 | | Private |
| ZC 31 | 6006 36th Avenue | 042A3 | 1828193 | | 5 | 16 | | Private |
| ZC 31 | 6007 36th Avenue | 042A3 | 1817659 | | 15 | 17 | | Private |
| ZC 31 | 6008 36th Avenue | 042A3 | 1796648 | | 4 | 16 | | Private |
| ZC 31 | 6009 36th Avenue | 042A3 | 1826056 | | 16 | 17 | | Private |
| ZC 31 | 6011 36th Avenue | 042A3 | 1793884 | | 17 | 17 | | Private |
| ZC 31 | 6013 36th Avenue | 042A3 | 1806306 | | 18 | 17 | | Private |
| ZC 31 | 5903 37th Avenue | 042A3 | 1793488 | | 21 | 18 | | Private |
| ZC 31 | 5905 37th Avenue | 042A3 | 1829068 | | 22 | 18 | | Private |
| ZC 31 | 5907 37th Avenue | 042A3 | 1789601 | | 23 | 18 | | Private |
| ZC 31 | 5909 37th Avenue | 042A3 | 1805746 | | 24 | 18 | | Private |
| ZC 31 | 5911 37th Avenue | 042A3 | 1809193 | | 25 | 18 | | Private |
| ZC 31 | 6000 37th Avenue | 042A3 | 1829050 | | 11 | 17 | | Private |
| ZC 31 | 6001 37th Avenue | 042A3 | 1816107 | | 26 | 18 | | Private |
| ZC 31 | 6002 37th Avenue | 042A3 | 1803840 | | 10 | 17 | | Private |
| ZC 31 | 6003 37th Avenue | 042A3 | 1820836 | | 27 | 18 | | Private |
| ZC 31 | 6004 37th Avenue | 042A3 | 1801042 | | 9 | 17 | | Private |
| ZC 31 | 6005 37th Avenue | 042A3 | 1789213 | | 28 | 18 | | Private |
| ZC 31 | 6006 37th Avenue | 042A3 | 1821966 | | 8 | 17 | | Private |
| ZC 31 | 6007 37th Avenue | 042A3 | 1797935 | | 29 | 18 | | Private |
| ZC 31 | 6008 37th Avenue | 042A3 | 1795483 | | 7 | 17 | | Private |
| ZC 31 | 6009 37th Avenue | 042A3 | 1804558 | | 30 | 18 | | Private |
| ZC 31 | 6010 37th Avenue | 042A3 | 1794643 | | 6 | 17 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 6011 37th Avenue | 042A3 | 1809466 | | 31 | 18 | | Private |
| ZC 31 | 6012 37th Avenue | 042A3 | 1815067 | | 5 | 17 | | Private |
| ZC 31 | 6013 37th Avenue | 042A3 | 1822295 | | 32 | 18 | | Private |
| ZC 31 | 6014 37th Avenue | 042A3 | 1792357 | | 4 | 17 | | Private |
| ZC 31 | 6015 37th Avenue | 042A3 | 1801547 | | 33 | 18 | | Private |
| ZC 31 | 6017 37th Avenue | 042A3 | 1818889 | | 34 | 18 | | Private |
| ZC 31 | 6019 37th Avenue | 042A3 | 1809052 | | 1 | 18 | | Private |
| ZC 31 | 2806 Jamestown Road | 041E4 | 1797471 | | 1 | B | | Private |
| ZC 31 | 2807 Jamestown Road | 041E4 | 1808302 | | 11 | A | | Private |
| ZC 31 | 2900 Jamestown Road | 041E4 | 1801406 | | 1 | C | | Private |
| ZC 31 | 2901 Jamestown Road | 041E4 | 1821396 | | 10 | A | | Private |
| ZC 31 | 2902 Jamestown Road | 041E4 | 1807569 | | 28 | C | | Private |
| ZC 31 | 2903 Jamestown Road | 041E4 | 1793744 | | 9 | A | | Private |
| ZC 31 | 2904 Jamestown Road | 041E4 | 1797950 | | 27 | C | | Private |
| ZC 31 | 2905 Jamestown Road | 041E4 | 1792134 | | 8 | A | | Private |
| ZC 31 | 2907 Jamestown Road | 041E4 | 1798230 | | 7 | A | | Private |
| ZC 31 | 2909 Jamestown Road | 041E4 | 1799147 | PLAT 2 | 6 | A | | Private |
| ZC 31 | 2911 Jamestown Road | 041E4 | 1813260 | | 5 | A | | Private |
| ZC 31 | 3000 Jamestown Road | 041E4 | 1828698 | | 1 | D | | Private |
| ZC 31 | 3001 Jamestown Road | 041F4 | 1794023 | | 4 | A | | Private |
| ZC 31 | 3002 Jamestown Road | 041F4 | 1831593 | | 30 | D | | Private |
| ZC 31 | 3003 Jamestown Road | 041F4 | 1811520 | | 3 | A | | Private |
| ZC 31 | 3005 Jamestown Road | 041F4 | 1795202 | | 2 | A | | Private |
| ZC 31 | 3007 Jamestown Road | 041F4 | 1796655 | | 1 | A | | Private |
| ZC 31 | 5600 Jamestown Road | 041F4 | 1828342 | | 22 | M | | Private |
| ZC 31 | 5602 Jamestown Road | 041F4 | 1811033 | | 21 | M | | Private |
| ZC 31 | 5604 Jamestown Road | 041F4 | 1831247 | | 20 | M | | Private |
| ZC 31 | 5606 Jamestown Road | 041F4 | 1818459 | | 19 | M | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 5608 Jamestown Road | 041F4 | 1819325 | | 18 | M | | Private |
| ZC 31 | 5610 Jamestown Road | 041F4 | 1797588 | | 17 | M | | Private |
| ZC 31 | 5611 Jamestown Road | 041F4 | 1824838 | | 13 | N | | Private |
| ZC 31 | 5612 Jamestown Road | 041F4 | 1792571 | | 16 | M | | Private |
| ZC 31 | 5613 Jamestown Road | 041F4 | 1800580 | | 12 | N | | Private |
| ZC 31 | 5614 Jamestown Road | 041F4 | 1825819 | | 15 | M | | Private |
| ZC 31 | 5615 Jamestown Road | 041F4 | 1796390 | | 11 | N | | Private |
| ZC 31 | 5617 Jamestown Road | 041F4 | 1810787 | | 10 | N | | Private |
| ZC 31 | 5618 Jamestown Road | 041F4 | 1818970 | | 24 | K | | Private |
| ZC 31 | 5619 Jamestown Road | 041F4 | 1809680 | | 9 | N | | Private |
| ZC 31 | 5620 Jamestown Road | 041F4 | 1804608 | | 23 | K | | Private |
| ZC 31 | 5621 Jamestown Road | 041F4 | 1812791 | | 8 | N | | Private |
| ZC 31 | 5623 Jamestown Road | 041F4 | 1822774 | | 7 | N | | Private |
| ZC 31 | 5625 Jamestown Road | 041F4 | 1825132 | | 6 | N | | Private |
| ZC 31 | 5627 Jamestown Road | 041F4 | 1827625 | | 5 | N | | Private |
| ZC 31 | 5629 Jamestown Road | 041F4 | 1804459 | | 4 | N | | Private |
| ZC 31 | 5631 Jamestown Road | 041F4 | 1819887 | | 3 | N | | Private |
| ZC 31 | 5633 Jamestown Road | 041F4 | 1806504 | | 2 | N | | Private |
| ZC 31 | 5635 Jamestown Road | 041F4 | 1825488 | | 1 | N | | Private |
| ZC 31 | 5900 Jamestown Road | 041F3 | 1790484 | | 27 | 13 | | Private |
| ZC 31 | 5902 Jamestown Road | 041F3 | 1792316 | | 28 | 13 | | Private |
| ZC 31 | 5903 Jamestown Road | 041F3 | 1791466 | | 20 | 16 | | Private |
| ZC 31 | 5905 Jamestown Road | 042A3 | 1809664 | | 21 | 16 | | Private |
| ZC 31 | 6001 Jamestown Road | 042A3 | 1816768 | | 22 | 16 | | Private |
| ZC 31 | 6002 Jamestown Road | 042A3 | 1790930 | | 6 | 14 | | Private |
| ZC 31 | 6003 Jamestown Road | 042A3 | 1827682 | | 23 | 16 | | Private |
| ZC 31 | 6004 Jamestown Road | 042A3 | 1798339 | | 5 | 14 | | Private |
| ZC 31 | 6005 Jamestown Road | 042A3 | 1820034 | | 24 | 16 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 6006 Jamestown Road | 042A3 | 1803592 | | 4 | 14 | | Private |
| ZC 31 | 6007 Jamestown Road | 042A3 | 1811264 | | 25 | 16 | | Private |
| ZC 31 | 6008 Jamestown Road | 042A3 | 1798081 | | 3 | 14 | | Private |
| ZC 31 | 6009 Jamestown Road | 042A3 | 1796291 | | 26 | 16 | | Private |
| ZC 31 | 6010 Jamestown Road | 042A3 | 1788561 | | 2 | 14 | | Private |
| ZC 31 | 6011 Jamestown Road | 042A3 | 1815968 | | 27 | 16 | | Private |
| ZC 31 | 6012 Jamestown Road | 042A3 | 1823269 | | 1 | 14 | | Private |
| ZC 31 | 6013 Jamestown Road | 042A3 | 1805514 | | 28 | 16 | | Private |
| ZC 31 | 6015 Jamestown Road | 042A3 | 1813559 | | 29 | 16 | | Private |
| ZC 31 | 6017 Jamestown Road | 042A3 | 1815869 | | 30 | 16 | | Private |
| ZC 31 | 6019 Jamestown Road | 042A3 | 1801372 | | 31 | 16 | | Private |
| ZC 31 | 6021 Jamestown Road | 042A3 | 1791987 | | 1 | 16 | | Private |
| ZC 31 | 3102 Kelliher Road | 041F4 | 1820810 | | 13 | L | | Private |
| ZC 31 | 3103 Kelliher Road | 041F4 | 1807015 | | 5 | M | | Private |
| ZC 31 | 3104 Kelliher Road | 041F4 | 1832492 | | 12 | L | | Private |
| ZC 31 | 3105 Kelliher Road | 041F4 | 1793314 | | 6 | M | | Private |
| ZC 31 | 3106 Kelliher Road | 041F4 | 1793876 | | 11 | L | | Private |
| ZC 31 | 3107 Kelliher Road | 041F4 | 1793322 | | 7 | M | | Private |
| ZC 31 | 3108 Kelliher Road | 041F4 | 1788868 | | 10 | L | | Private |
| ZC 31 | 3109 Kelliher Road | 041F4 | 1810506 | | 8 | M | | Private |
| ZC 31 | 3111 Kelliher Road | 041F4 | 1807205 | | 9 | M | | Private |
| ZC 31 | 3113 Kelliher Road | 041F4 | 1829365 | | 10 | M | | Private |
| ZC 31 | 3100 Kimberly Road | 041F4 | 1831387 | | 37 | K | | Private |
| ZC 31 | 3101 Kimberly Road | 041F4 | 1807783 | | 5 | L | | Private |
| ZC 31 | 3102 Kimberly Road | 041F4 | 1803436 | | 36 | K | | Private |
| ZC 31 | 3103 Kimberly Road | 041F4 | 1816321 | | 6 | L | | Private |
| ZC 31 | 3104 Kimberly Road | 041F4 | 1816347 | | 35 | K | | Private |
| ZC 31 | 3105 Kimberly Road | 041F4 | 1797984 | | 7 | L | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|--------------------|------------------|-------------|--------------------------------|-----|-------|--------|-----------|
| ZC 31 | 3106 Kimberly Road | 041F4 | 1795129 | | 34 | K | | Private |
| ZC 31 | 3107 Kimberly Road | 041F4 | 1796184 | | 8 | L | | Private |
| ZC 31 | 3108 Kimberly Road | 041F4 | 1795582 | | 33 | K | | Private |
| ZC 31 | 3109 Kimberly Road | 041F4 | 1820992 | | 9 | L | | Private |
| ZC 31 | 3110 Kimberly Road | 041F4 | 1798115 | | 32 | K | | Private |
| ZC 31 | 3112 Kimberly Road | 041F4 | 1807908 | | 31 | K | | Private |
| ZC 31 | 3114 Kimberly Road | 041F4 | 1828607 | | 30 | K | | Private |
| ZC 31 | 3116 Kimberly Road | 041F4 | 1832229 | | 29 | K | | Private |
| ZC 31 | 3200 Kimberly Road | 041F4 | 1825611 | | 28 | K | | Private |
| ZC 31 | 3201 Kimberly Road | 041F4 | 1827872 | | 11 | M | | Private |
| ZC 31 | 3202 Kimberly Road | 041F4 | 1816032 | | 27 | K | | Private |
| ZC 31 | 3203 Kimberly Road | 041F4 | 1819119 | | 12 | M | | Private |
| ZC 31 | 3204 Kimberly Road | 041F4 | 1793157 | | 26 | K | | Private |
| ZC 31 | 3205 Kimberly Road | 041F4 | 1797612 | | 13 | M | | Private |
| ZC 31 | 3206 Kimberly Road | 041F4 | 1815182 | | 25 | K | | Private |
| ZC 31 | 3207 Kimberly Road | 041F4 | 1829316 | | 14 | M | | Private |
| ZC 31 | 2802 Lancer Drive | 041E4 | 1812940 | | 16 | B | | Private |
| ZC 31 | 2803 Lancer Drive | 041E4 | 1812585 | W PT OF LOT 5 EQ 7279 SQ FT | | A | | Private |
| ZC 31 | 2805 Lancer Drive | 041E4 | 1803030 | E 55 FT OF LOT 5 | | A | | Private |
| ZC 31 | 2900 Lancer Drive | 041E4 | 1800127 | | 1 | E | | Private |
| ZC 31 | 2901 Lancer Drive | 041E4 | 1794197 | | 13 | C | | Private |
| ZC 31 | 2902 Lancer Drive | 041E4 | 1816081 | | 2 | E | | Private |
| ZC 31 | 2903 Lancer Drive | 041E4 | 1806397 | | 14 | C | | Private |
| ZC 31 | 2904 Lancer Drive | 041E4 | 1796481 | | 3 | E | | Private |
| ZC 31 | 2905 Lancer Drive | 041E4 | 1821560 | | 15 | C | | Private |
| ZC 31 | 3000 Lancer Drive | 041E4 | 1790724 | | 1 | F | | Private |
| ZC 31 | 3001 Lancer Drive | 041E4 | 1791458 | | 14 | D | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------|------------------|-------------|---------------|-----|-------|--------|-----------|
| ZC 31 | 3002 Lancer Drive | 041E4 | 1810027 | | 11 | F | | Private |
| ZC 31 | 3003 Lancer Drive | 041E4 | 1795111 | | 15 | D | | Private |
| ZC 31 | 3004 Lancer Drive | 041E4 | 1802545 | | 10 | F | | Private |
| ZC 31 | 3005 Lancer Drive | 041E4 | 1820067 | | 16 | D | | Private |
| ZC 31 | 3100 Lancer Drive | 041F3 | 1813021 | | 23 | J | | Private |
| ZC 31 | 3101 Lancer Drive | 041F4 | 1801844 | | 5 | K | | Private |
| ZC 31 | 3102 Lancer Drive | 041F3 | 1800192 | | 22 | J | | Private |
| ZC 31 | 3103 Lancer Drive | 041F4 | 1809391 | | 6 | K | | Private |
| ZC 31 | 3104 Lancer Drive | 041F3 | 1793223 | | 21 | J | | Private |
| ZC 31 | 3105 Lancer Drive | 041F4 | 1818962 | | 7 | K | | Private |
| ZC 31 | 3106 Lancer Drive | 041F3 | 1816743 | | 20 | J | | Private |
| ZC 31 | 3107 Lancer Drive | 041F4 | 1813351 | | 8 | K | | Private |
| ZC 31 | 3108 Lancer Drive | 041F3 | 1797349 | | 19 | J | | Private |
| ZC 31 | 3109 Lancer Drive | 041F4 | 1790609 | | 9 | K | | Private |
| ZC 31 | 3110 Lancer Drive | 041F3 | 1798313 | | 18 | J | | Private |
| ZC 31 | 3111 Lancer Drive | 041F4 | 1795608 | | 10 | K | | Private |
| ZC 31 | 3112 Lancer Drive | 041F3 | 1791672 | | 17 | J | | Private |
| ZC 31 | 3113 Lancer Drive | 041F4 | 1804673 | | 11 | K | | Private |
| ZC 31 | 3114 Lancer Drive | 041F3 | 1822212 | | 16 | J | | Private |
| ZC 31 | 3115 Lancer Drive | 041F4 | 1826379 | | 12 | K | | Private |
| ZC 31 | 3117 Lancer Drive | 041F4 | 1801745 | | 13 | K | | Private |
| ZC 31 | 3300 Lancer Drive | 041F3 | 1804061 | | 10 | O | | Private |
| ZC 31 | 3301 Lancer Drive | 041F4 | 1815596 | | 14 | K | | Private |
| ZC 31 | 3302 Lancer Drive | 041F3 | 1810209 | LOT 9 EX R PT | | O | | Private |
| ZC 31 | 3303 Lancer Drive | 041F4 | 1805548 | | 15 | K | | Private |
| ZC 31 | 3304 Lancer Drive | 041F3 | 1802719 | LT 8 EX R PT | | O | | Private |
| ZC 31 | 3305 Lancer Drive | 041F4 | 1829175 | | 16 | K | | Private |
| ZC 31 | 3306 Lancer Drive | 041F3 | 1815299 | LOT 7 EX R PT | | O | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------|------------------|-------------|------------------|-----|-------|--------|-----------|
| ZC 31 | 3307 Lancer Drive | 041F4 | 1789726 | | 17 | K | | Private |
| ZC 31 | 3308 Lancer Drive | 041F4 | 1790260 | LOT 6 EX REAR PT | | O | | Private |
| ZC 31 | 3309 Lancer Drive | 041F4 | 1818673 | | 18 | K | | Private |
| ZC 31 | 3310 Lancer Drive | 041F4 | 1828631 | | 5 | O | | Private |
| ZC 31 | 3311 Lancer Drive | 041F4 | 1822105 | | 19 | K | | Private |
| ZC 31 | 3312 Lancer Drive | 041F4 | 1806348 | | 4 | O | | Private |
| ZC 31 | 3313 Lancer Drive | 041F4 | 1803774 | | 20 | K | | Private |
| ZC 31 | 3314 Lancer Drive | 041F4 | 1826973 | | 3 | O | | Private |
| ZC 31 | 3315 Lancer Drive | 041F4 | 1826122 | | 21 | K | | Private |
| ZC 31 | 3316 Lancer Drive | 041F4 | 1817808 | | 2 | O | | Private |
| ZC 31 | 3317 Lancer Drive | 041F4 | 1789395 | | 22 | K | | Private |
| ZC 31 | 3318 Lancer Drive | 041F4 | 1825181 | | 1 | O | | Private |
| ZC 31 | 3000 Lancer Place | 041E3 | 1820158 | | 1 | G | | Private |
| ZC 31 | 3001 Lancer Place | 041E3 | 1804806 | | 18 | F | | Private |
| ZC 31 | 3002 Lancer Place | 041E3 | 1806686 | | 2 | G | | Private |
| ZC 31 | 3003 Lancer Place | 041E3 | 1803857 | | 19 | F | | Private |
| ZC 31 | 3004 Lancer Place | 041E3 | 1789247 | | 3 | G | | Private |
| ZC 31 | 3005 Lancer Place | 041E3 | 1801638 | | 20 | F | | Private |
| ZC 31 | 3100 Lancer Place | 041E3 | 1828334 | | 1 | H | | Private |
| ZC 31 | 3101 Lancer Place | 041E3 | 1798404 | | 5 | I | | Private |
| ZC 31 | 3102 Lancer Place | 041E3 | 1815919 | | 23 | H | | Private |
| ZC 31 | 3103 Lancer Place | 041E3 | 1798594 | | 6 | I | | Private |
| ZC 31 | 3104 Lancer Place | 041E3 | 1815257 | | 22 | H | | Private |
| ZC 31 | 3105 Lancer Place | 041E3 | 1831940 | | 7 | I | | Private |
| ZC 31 | 3106 Lancer Place | 041F3 | 1801570 | | 21 | H | | Private |
| ZC 31 | 3107 Lancer Place | 041F3 | 1826981 | | 8 | I | | Private |
| ZC 31 | 3108 Lancer Place | 041F3 | 1826304 | | 20 | H | | Private |
| ZC 31 | 3109 Lancer Place | 041F3 | 1819267 | | 9 | I | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|--------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 3110 Lancer Place | 041F3 | 1818871 | | 19 | H | | Private |
| ZC 31 | 3111 Lancer Place | 041F3 | 1822360 | | 10 | I | | Private |
| ZC 31 | 3112 Lancer Place | 041F3 | 1803915 | | 18 | H | | Private |
| ZC 31 | 3113 Lancer Place | 041F3 | 1829191 | | 10 | J | | Private |
| ZC 31 | 3114 Lancer Place | 041F3 | 1802198 | | 17 | H | | Private |
| ZC 31 | 3115 Lancer Place | 041F3 | 1794924 | | 11 | J | | Private |
| ZC 31 | 3116 Lancer Place | 041F3 | 1819432 | | 1 | P | | Private |
| ZC 31 | 3117 Lancer Place | 041F3 | 1793371 | | 12 | J | | Private |
| ZC 31 | 3118 Lancer Place | 041F3 | 1803121 | | 14 | P | | Private |
| ZC 31 | 3119 Lancer Place | 041F3 | 1819481 | | 13 | J | | Private |
| ZC 31 | 3120 Lancer Place | 041F3 | 1793785 | | 13 | P | | Private |
| ZC 31 | 3121 Lancer Place | 041F3 | 1799121 | | 14 | J | | Private |
| ZC 31 | 3122 Lancer Place | 041F3 | 1815075 | | 12 | P | | Private |
| ZC 31 | 3124 Lancer Place | 041F3 | 1821826 | LT 11 PT 10 | | P | | Private |
| ZC 31 | 3300 Lancer Place | 041F3 | 1819051 | | 26 | O | | Private |
| ZC 31 | 3301 Lancer Place | 041F3 | 1830991 | | 18 | O | | Private |
| ZC 31 | 3302 Lancer Place | 041F3 | 1807114 | | 27 | O | | Private |
| ZC 31 | 3303 Lancer Place | 041F3 | 1818541 | | 19 | O | | Private |
| ZC 31 | 3304 Lancer Place | 041F3 | 1816578 | | 28 | O | | Private |
| ZC 31 | 3305 Lancer Place | 041F3 | 1800218 | | 20 | O | | Private |
| ZC 31 | 3306 Lancer Place | 041F3 | 1800093 | | 29 | O | | Private |
| ZC 31 | 3307 Lancer Place | 041F3 | 1793728 | | 21 | O | | Private |
| ZC 31 | 3308 Lancer Place | 041F3 | 1808336 | | 30 | O | | Private |
| ZC 31 | 3309 Lancer Place | 041F3 | 1809920 | | 22 | O | | Private |
| ZC 31 | 3311 Lancer Place | 041F3 | 1827716 | | 23 | O | | Private |
| ZC 31 | 3313 Lancer Place | 041F4 | 1796630 | | 24 | O | | Private |
| ZC 31 | 3315 Lancer Place | 041F4 | 1806629 | | 25 | O | | Private |
| ZC 31 | 3100 Madison Place | 041F3 | 1815281 | | 12 | 4 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|---------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 3102 Madison Place | 041F3 | 1795970 | | 11 | 4 | | Private |
| ZC 31 | 3103 Madison Place | 041F3 | 1803006 | | 14 | 5 | | Private |
| ZC 31 | 3104 Madison Place | 041F3 | 1803113 | | 10 | 4 | | Private |
| ZC 31 | 3105 Madison Place | 041F3 | 1812619 | | 15 | 5 | | Private |
| ZC 31 | 3106 Madison Place | 041F3 | 1828433 | | 9 | 4 | | Private |
| ZC 31 | 3107 Madison Place | 041F3 | 1819002 | | 16 | 5 | | Private |
| ZC 31 | 3108 Madison Place | 041F3 | 1807171 | | 8 | 4 | | Private |
| ZC 31 | 3109 Madison Place | 041F3 | 1815851 | | 17 | 5 | | Private |
| ZC 31 | 3111 Madison Place | 041F3 | 1792019 | | 18 | 5 | | Private |
| ZC 31 | 3113 Madison Place | 041F3 | 1831007 | | 1 | 5 | | Private |
| ZC 31 | 3100 Madison Street | 041E3 | 1802735 | | 10 | 5 | | Private |
| ZC 31 | 3102 Madison Street | 041F3 | 1829159 | | 9 | 5 | | Private |
| ZC 31 | 3103 Madison Street | 041E3 | 1795764 | | 7 | H | | Private |
| ZC 31 | 3104 Madison Street | 041F3 | 1802693 | | 8 | 5 | | Private |
| ZC 31 | 3105 Madison Street | 041E3 | 1802560 | | 8 | H | | Private |
| ZC 31 | 3106 Madison Street | 041F3 | 1801232 | | 7 | 5 | | Private |
| ZC 31 | 3107 Madison Street | 041E3 | 1795442 | | 9 | H | | Private |
| ZC 31 | 3108 Madison Street | 041F3 | 1798669 | | 6 | 5 | | Private |
| ZC 31 | 3109 Madison Street | 041F3 | 1821263 | | 10 | H | | Private |
| ZC 31 | 3110 Madison Street | 041F3 | 1808732 | | 5 | 5 | | Private |
| ZC 31 | 3111 Madison Street | 041F3 | 1829357 | | 11 | H | | Private |
| ZC 31 | 3112 Madison Street | 041F3 | 1807866 | | 4 | 5 | | Private |
| ZC 31 | 3113 Madison Street | 041F3 | 1804038 | | 12 | H | | Private |
| ZC 31 | 3115 Madison Street | 041F3 | 1818384 | | 13 | H | | Private |
| ZC 31 | 3116 Madison Street | 041F3 | 1826189 | | 16 | 3 | | Private |
| ZC 31 | 3117 Madison Street | 041F3 | 1816453 | | 14 | H | | Private |
| ZC 31 | 3118 Madison Street | 041F3 | 1794338 | | 15 | 3 | | Private |
| ZC 31 | 3119 Madison Street | 041F3 | 1828664 | | 15 | H | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|----------------------|------------------|-------------|----------------------------------|-----|-------|--------|-----------|
| ZC 31 | 3120 Madison Street | 041F3 | 1799006 | | 14 | 3 | | Private |
| ZC 31 | 3121 Madison Street | 041F3 | 1807858 | | 3 | P | | Private |
| ZC 31 | 3123 Madison Street | 041F3 | 1789981 | | 4 | P | | Private |
| ZC 31 | 3125 Madison Street | 041F3 | 1832047 | | 5 | P | | Private |
| ZC 31 | 3127 Madison Street | 041F3 | 1798990 | | 6 | P | | Private |
| ZC 31 | 3200 Madison Street | 041F3 | 1789445 | | 17 | 2 | | Private |
| ZC 31 | 3201 Madison Street | 041F3 | 1817337 | | 7 | P | | Private |
| ZC 31 | 3202 Madison Street | 041F3 | 1800366 | | 16 | 2 | | Private |
| ZC 31 | 3203 Madison Street | 041F3 | 1812924 | | 8 | P | | Private |
| ZC 31 | 3205 Madison Street | 041F3 | 1792209 | LOT 9 PT LOT 10 EQ 1734 SQ FT | | P | | Private |
| ZC 31 | 5800 Maryhurst Drive | 041E3 | 1826791 | | 13 | 6 | | Private |
| ZC 31 | 5802 Maryhurst Drive | 041E3 | 1826437 | | 12 | 6 | | Private |
| ZC 31 | 5803 Maryhurst Drive | 041F3 | 1795731 | | 11 | 5 | | Private |
| ZC 31 | 5804 Maryhurst Drive | 041E3 | 1806900 | | 11 | 6 | | Private |
| ZC 31 | 5805 Maryhurst Drive | 041F3 | 1800051 | | 12 | 5 | | Private |
| ZC 31 | 5806 Maryhurst Drive | 041E3 | 1829142 | | 10 | 6 | | Private |
| ZC 31 | 5807 Maryhurst Drive | 041F3 | 1818988 | | 13 | 5 | | Private |
| ZC 31 | 5808 Maryhurst Drive | 041F3 | 1828888 | | 9 | 6 | | Private |
| ZC 31 | 5810 Maryhurst Drive | 041F3 | 1828375 | | 8 | 6 | | Private |
| ZC 31 | 5811 Maryhurst Drive | 041F3 | 1793827 | | 13 | 4 | | Private |
| ZC 31 | 5812 Maryhurst Drive | 041F3 | 1804434 | | 7 | 6 | | Private |
| ZC 31 | 5813 Maryhurst Drive | 041F3 | 1805100 | | 14 | 4 | | Private |
| ZC 31 | 5814 Maryhurst Drive | 041F3 | 1802578 | | 6 | 6 | | Private |
| ZC 31 | 5815 Maryhurst Drive | 041F3 | 1828839 | | 15 | 4 | | Private |
| ZC 31 | 5816 Maryhurst Drive | 041F3 | 1829134 | | 5 | 6 | | Private |
| ZC 31 | 5817 Maryhurst Drive | 041F3 | 1820885 | | 16 | 4 | | Private |
| ZC 31 | 5818 Maryhurst Drive | 041F3 | 1790948 | | 4 | 6 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|--------------------------------|-----|-------|--------|-----------|
| ZC 31 | 5819 Maryhurst Drive | 041F3 | 1801398 | | 17 | 4 | | Private |
| ZC 31 | 5820 Maryhurst Drive | 041F3 | 1790989 | | 3 | 6 | | Private |
| ZC 31 | 5821 Maryhurst Drive | 041F3 | 1827948 | | 18 | 4 | | Private |
| ZC 31 | 5822 Maryhurst Drive | 041F3 | 1803295 | | 2 | 6 | | Private |
| ZC 31 | 0 Nicholson Street | 042A3 | 1795194 | PT LOT 16 EQ .1000 ACRES | | 20 | | Private |
| ZC 31 | 2901 Nicholson Street | 041E3 | 1789874 | PARCEL A EX 260 SQFT EQ TRI AT | | E | | Private |
| ZC 31 | 3003 Nicholson Street | 041E3 | 1793595 | | 12 | G | | Private |
| ZC 31 | 3005 Nicholson Street | 041E3 | 1791326 | | 13 | G | | Private |
| ZC 31 | 3103 Nicholson Street | 041E3 | 1794049 | | 16 | 6 | | Private |
| ZC 31 | 3105 Nicholson Street | 041E3 | 1827450 | | 17 | 6 | | Private |
| ZC 31 | 3107 Nicholson Street | 041E3 | 1815489 | | 18 | 6 | | Private |
| ZC 31 | 3109 Nicholson Street | 041F3 | 1823400 | | 19 | 6 | | Private |
| ZC 31 | 3111 Nicholson Street | 041F3 | 1805233 | | 20 | 6 | | Private |
| ZC 31 | 3113 Nicholson Street | 041F3 | 1819531 | | 21 | 6 | | Private |
| ZC 31 | 3115 Nicholson Street | 041F3 | 1826932 | | 22 | 6 | | Private |
| ZC 31 | 3117 Nicholson Street | 041F3 | 1798420 | | 23 | 6 | | Private |
| ZC 31 | 3119 Nicholson Street | 041F3 | 1792308 | | 24 | 6 | | Private |
| ZC 31 | 3121 Nicholson Street | 041F3 | 1809698 | | 25 | 6 | | Private |
| ZC 31 | 3123 Nicholson Street | 041F3 | 1810118 | | 1 | 6 | | Private |
| ZC 31 | 3127 Nicholson Street | 041F3 | 1825702 | | 19 | 4 | | Private |
| ZC 31 | 3129 Nicholson Street | 041F3 | 1788678 | | 20 | 4 | | Private |
| ZC 31 | 3134 Nicholson Street | 041F3 | 1791078 | | 3 | 9 | | Private |
| ZC 31 | 3135 Nicholson Street | 041F3 | 1802339 | | 29 | 3 | | Private |
| ZC 31 | 3136 Nicholson Street | 041F3 | 1801885 | | 2 | 9 | | Private |
| ZC 31 | 3201 Nicholson Street | 041F3 | 1799543 | | 30 | 2 | | Private |
| ZC 31 | 3202 Nicholson Street | 041F3 | 1826601 | | 2 | 10 | | Private |

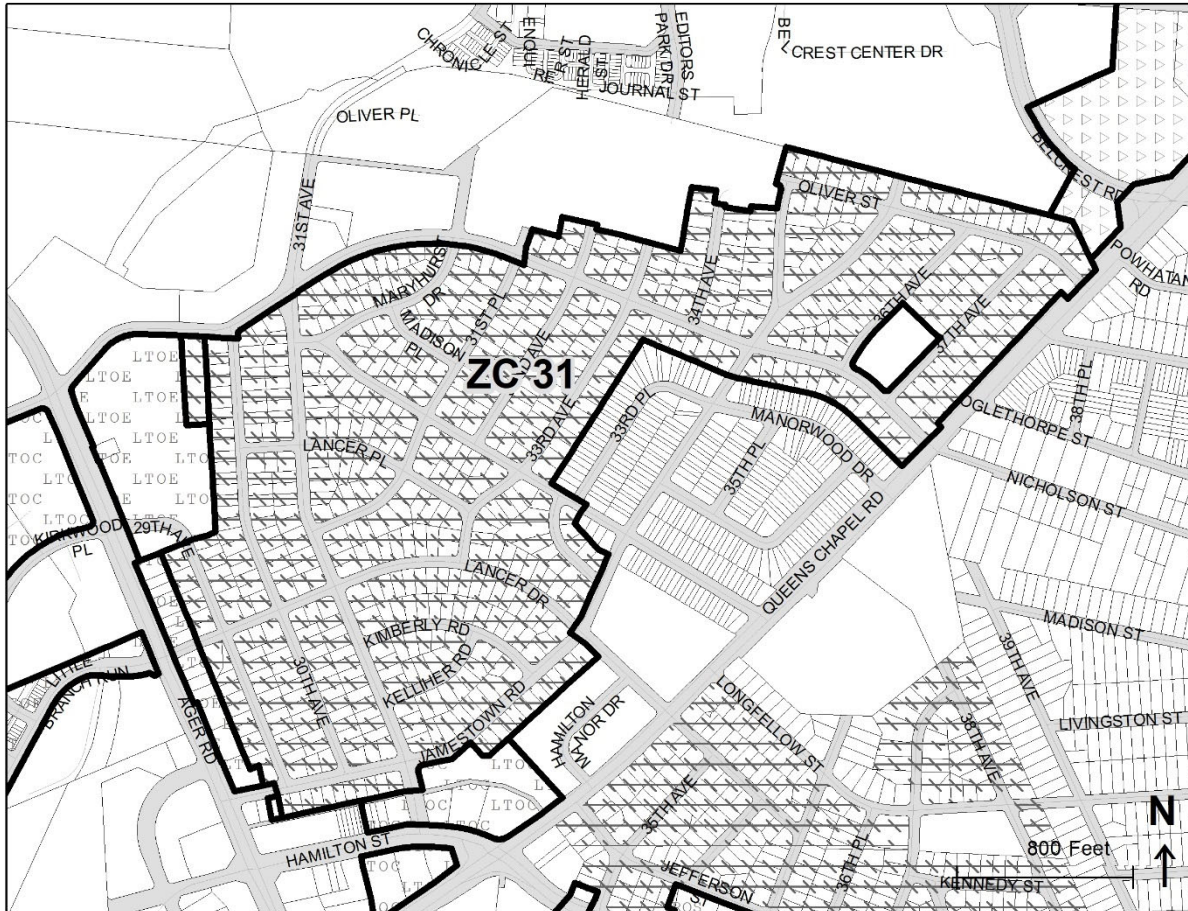
| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 3203 Nicholson Street | 041F3 | 1825033 | | 31 | 2 | | Private |
| ZC 31 | 3302 Nicholson Street | 041F3 | 1815265 | | 3 | 12 | | Private |
| ZC 31 | 3303 Nicholson Street | 041F3 | 1813484 | | 22 | 1 | | Private |
| ZC 31 | 3304 Nicholson Street | 041F3 | 1811132 | | 2 | 12 | | Private |
| ZC 31 | 3305 Nicholson Street | 041F3 | 1791524 | | 21 | 1 | | Private |
| ZC 31 | 3307 Nicholson Street | 041F3 | 1810357 | | 20 | 1 | | Private |
| ZC 31 | 3401 Nicholson Street | 041F3 | 1827559 | | 19 | 1 | | Private |
| ZC 31 | 3402 Nicholson Street | 041F3 | 1817345 | | 16 | 13 | | Private |
| ZC 31 | 3403 Nicholson Street | 041F3 | 1828599 | | 18 | 1 | | Private |
| ZC 31 | 3404 Nicholson Street | 041F3 | 1798347 | | 26 | 13 | | Private |
| ZC 31 | 3405 Nicholson Street | 041F3 | 1818137 | | 17 | 1 | | Private |
| ZC 31 | 3407 Nicholson Street | 041F3 | 1816149 | | 16 | 1 | | Private |
| ZC 31 | 3500 Nicholson Street | 041F3 | 1820588 | | 19 | 16 | | Private |
| ZC 31 | 3501 Nicholson Street | 041F3 | 1803238 | | 1 | 20 | | Private |
| ZC 31 | 3502 Nicholson Street | 041F3 | 1793306 | | 18 | 16 | | Private |
| ZC 31 | 3503 Nicholson Street | 041F3 | 1819382 | | 2 | 20 | | Private |
| ZC 31 | 3504 Nicholson Street | 042A3 | 1826767 | | 17 | 16 | | Private |
| ZC 31 | 3505 Nicholson Street | 041F3 | 1789130 | | 3 | 20 | | Private |
| ZC 31 | 3506 Nicholson Street | 042A3 | 1826569 | | 16 | 16 | | Private |
| ZC 31 | 3507 Nicholson Street | 041F3 | 1793298 | | 4 | 20 | | Private |
| ZC 31 | 3509 Nicholson Street | 042A3 | 1815638 | | 5 | 20 | | Private |
| ZC 31 | 3511 Nicholson Street | 042A3 | 1820687 | | 6 | 20 | | Private |
| ZC 31 | 3513 Nicholson Street | 042A3 | 1793637 | | 7 | 20 | | Private |
| ZC 31 | 3601 Nicholson Street | 042A3 | 1827674 | | 8 | 20 | | Private |
| ZC 31 | 3603 Nicholson Street | 042A3 | 1798834 | | 9 | 20 | | Private |
| ZC 31 | 3605 Nicholson Street | 042A3 | 1808708 | | 10 | 20 | | Private |
| ZC 31 | 3607 Nicholson Street | 042A3 | 1797869 | | 11 | 20 | | Private |
| ZC 31 | 3700 Nicholson Street | 042A3 | 1792001 | | 20 | 18 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 3701 Nicholson Street | 042A3 | 1789148 | | 12 | 20 | | Private |
| ZC 31 | 3702 Nicholson Street | 042A3 | 1803931 | PT LOT 19 | | 18 | | Private |
| ZC 31 | 3703 Nicholson Street | 042A3 | 1788819 | | 13 | 20 | | Private |
| ZC 31 | 3705 Nicholson Street | 042A3 | 1796754 | | 14 | 20 | | Private |
| ZC 31 | 3707 Nicholson Street | 042A3 | 1821834 | | 15 | 20 | | Private |
| ZC 31 | 0 Oliver Street | 042A3 | 1821230 | PT LOT 3 | | 18 | | Private |
| ZC 31 | 3420 Oliver Street | 042A3 | 1797539 | | 10 | 15 | | Private |
| ZC 31 | 3500 Oliver Street | 042A3 | 1791490 | | 11 | 15 | | Private |
| ZC 31 | 3501 Oliver Street | 042A3 | 1809250 | | 12 | 14 | | Private |
| ZC 31 | 3502 Oliver Street | 042A3 | 1794700 | | 12 | 15 | | Private |
| ZC 31 | 3503 Oliver Street | 042A3 | 1827633 | | 13 | 14 | | Private |
| ZC 31 | 3504 Oliver Street | 042A3 | 1811587 | | 13 | 15 | | Private |
| ZC 31 | 3505 Oliver Street | 042A3 | 1820125 | | 14 | 14 | | Private |
| ZC 31 | 3506 Oliver Street | 042A3 | 1820489 | | 14 | 15 | | Private |
| ZC 31 | 3507 Oliver Street | 042A3 | 1797778 | | 15 | 14 | | Private |
| ZC 31 | 3508 Oliver Street | 042A3 | 1794601 | | 15 | 15 | | Private |
| ZC 31 | 3509 Oliver Street | 042A3 | 1794635 | | 16 | 14 | | Private |
| ZC 31 | 3510 Oliver Street | 042A3 | 1820133 | | 16 | 15 | | Private |
| ZC 31 | 3512 Oliver Street | 042A3 | 1800473 | | 17 | 15 | | Private |
| ZC 31 | 3514 Oliver Street | 042A3 | 1818228 | | 18 | 15 | | Private |
| ZC 31 | 3515 Oliver Street | 042A3 | 1817840 | | 2 | 16 | | Private |
| ZC 31 | 3516 Oliver Street | 042A3 | 1792944 | | 1 | 19 | | Private |
| ZC 31 | 3517 Oliver Street | 042A3 | 1801596 | | 3 | 16 | | Private |
| ZC 31 | 3518 Oliver Street | 042A3 | 1823350 | | 2 | 19 | | Private |
| ZC 31 | 3520 Oliver Street | 042A3 | 1809441 | | 3 | 19 | | Private |
| ZC 31 | 3522 Oliver Street | 042A3 | 1812817 | | 4 | 19 | | Private |
| ZC 31 | 3524 Oliver Street | 042A3 | 1818640 | | 5 | 19 | | Private |
| ZC 31 | 3600 Oliver Street | 042A3 | 1821081 | | 6 | 19 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 3601 Oliver Street | 042A3 | 1798685 | | 1 | 17 | | Private |
| ZC 31 | 3602 Oliver Street | 042A3 | 1790682 | | 7 | 19 | | Private |
| ZC 31 | 3603 Oliver Street | 042A3 | 1825629 | | 2 | 17 | | Private |
| ZC 31 | 3604 Oliver Street | 042A3 | 1792514 | | 8 | 19 | | Private |
| ZC 31 | 3605 Oliver Street | 042A3 | 1807387 | | 3 | 17 | | Private |
| ZC 31 | 3606 Oliver Street | 042A3 | 1820935 | | 9 | 19 | | Private |
| ZC 31 | 3608 Oliver Street | 042A3 | 1823582 | | 10 | 19 | | Private |
| ZC 31 | 3610 Oliver Street | 042A3 | 1802834 | | 11 | 19 | | Private |
| ZC 31 | 3700 Oliver Street | 042A3 | 1792779 | | 12 | 19 | | Private |
| ZC 31 | 3702 Oliver Street | 042A3 | 1803790 | | 13 | 19 | | Private |
| ZC 31 | 3703 Oliver Street | 042A3 | 1818210 | | 2 | 18 | | Private |
| ZC 31 | 3704 Oliver Street | 042A3 | 1796465 | | 14 | 19 | | Private |
| ZC 31 | 3706 Oliver Street | 042A3 | 1815604 | | 15 | 19 | | Private |
| ZC 31 | 3708 Oliver Street | 042A3 | 1822014 | PT LOT 16 | | 19 | | Private |
| ZC 31 | 5902 Queens Chapel Road | 042A3 | 1792076 | | 44 | 18 | | Private |
| ZC 31 | 5904 Queens Chapel Road | 042A3 | 1792126 | | 43 | 18 | | Private |
| ZC 31 | 5906 Queens Chapel Road | 042A3 | 1792118 | | 42 | 18 | | Private |
| ZC 31 | 6000 Queens Chapel Road | 042A3 | 1792068 | | 41 | 18 | | Private |
| ZC 31 | 6002 Queens Chapel Road | 042A3 | 1792050 | | 40 | 18 | | Private |
| ZC 31 | 6004 Queens Chapel Road | 042A3 | 1792100 | | 39 | 18 | | Private |
| ZC 31 | 6006 Queens Chapel Road | 042A3 | 1792092 | | 38 | 18 | | Private |
| ZC 31 | 6008 Queens Chapel Road | 042A3 | 1792084 | | 37 | 18 | | Private |
| ZC 31 | 6010 Queens Chapel Road | 042A3 | 1792043 | | 36 | 18 | | Private |

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|----------------------------|---------------------|----------------|-------------|-----|-------|--------|-----------|
| ZC 31 | 6012 Queens Chapel Road | 042A3 | 1792035 | | 35 | 18 | | Private |

Map 24: Zoning Change (ZC) 31: RSF-65 to RSF-A



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024, <https://gisdata.pgplanning.org/opendata/>

Zoning Change 32: LTO-E to CS

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 32 | LTO-E to CS | 16.49 | CMA | April 1, 2022 | 206NE03 |
| | | | TDOZMA | May 23, 2006 | |

These properties are located at 2309, 2421, and 2425 Chillum Road in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 25. Zoning Change (ZC) 32: LTO-E to CS below.

The subject properties currently host an integrated shopping center (the Chillum Road Shopping Center) and a moving and storage facility.

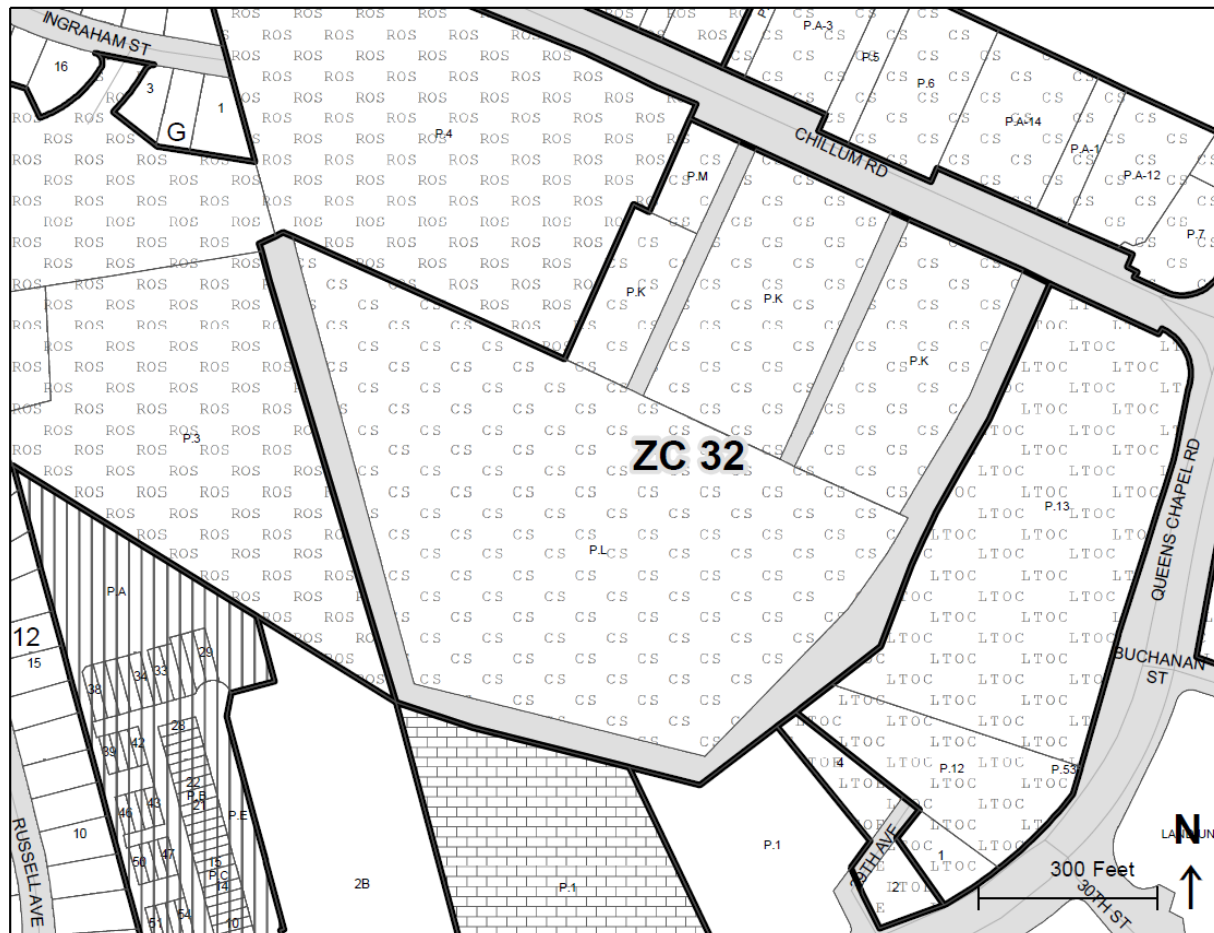
This reclassification implements Strategy LU 7.3 of the Adopted Sector Plan, “to preserve neighborhood-serving retail and commercial areas...” by reclassifying them into the CS Zone “...to allow existing businesses to continue operations, for newly permitted businesses to adaptively reuse existing structures, and for future commercial redevelopment to occur.” This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). The CS Zone allows property owners opportunities to adaptively reuse buildings.

The proposed rezoning of the subject properties to the Commercial, Service (CS) Zone is justified as it supports the continued viability and adaptive reuse of small-scale, neighborhood-serving commercial uses that currently operate on the site. These businesses provide essential services to the surrounding community and contribute to local economic diversity. Reclassifying to the CS Zone will ensure business continuity while enabling future redevelopment consistent with community goals. This reclassification aligns with the Adopted West Hyattsville–Queens Chapel Sector Plan’s designation of the area for Commercial use on the Future Land Use Map (Map 9) and supports the vision for a walkable, s commercial corridor along Chillum Road, as recommended in TM 1.18 for segment UM-227. Overall, the rezoning provides significant public benefit by preserving existing businesses and encouraging neighborhood serving retail.

As the properties redevelop, they should be designed and constructed using best management practices (BMPs) and low impact development (LID) techniques to minimize environmental impacts, manage stormwater effectively, and promote sustainable site design.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|----------|-------------------|------------------|-------------|---|-----|-------|--------|-----------|
| ZC 32 | 2309 Chillum Rd | 049E1 | 1912245 | PARCEL M | N/A | N/A | N/A | Private |
| | 2425 Chillum Rd | 049E1 | 1912237 | PT PARCEL K | N/A | N/A | N/A | Private |
| | Chillum Road | 049D1 | 2923548 | PT PARCEL L (STR # ADDED NEW FROM #1898618) | N/A | N/A | L | Public |
| | 2421 Chillum Road | 049D1, 049E1 | 1898618 | PART PAR L | N/A | N/A | L | Private |

Map 25: Zoning Change (ZC) 32: LTO-E to CS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024, <https://gisdata.pgplanning.org/opendata/>

Zoning Change 33: CGO to LTO-E

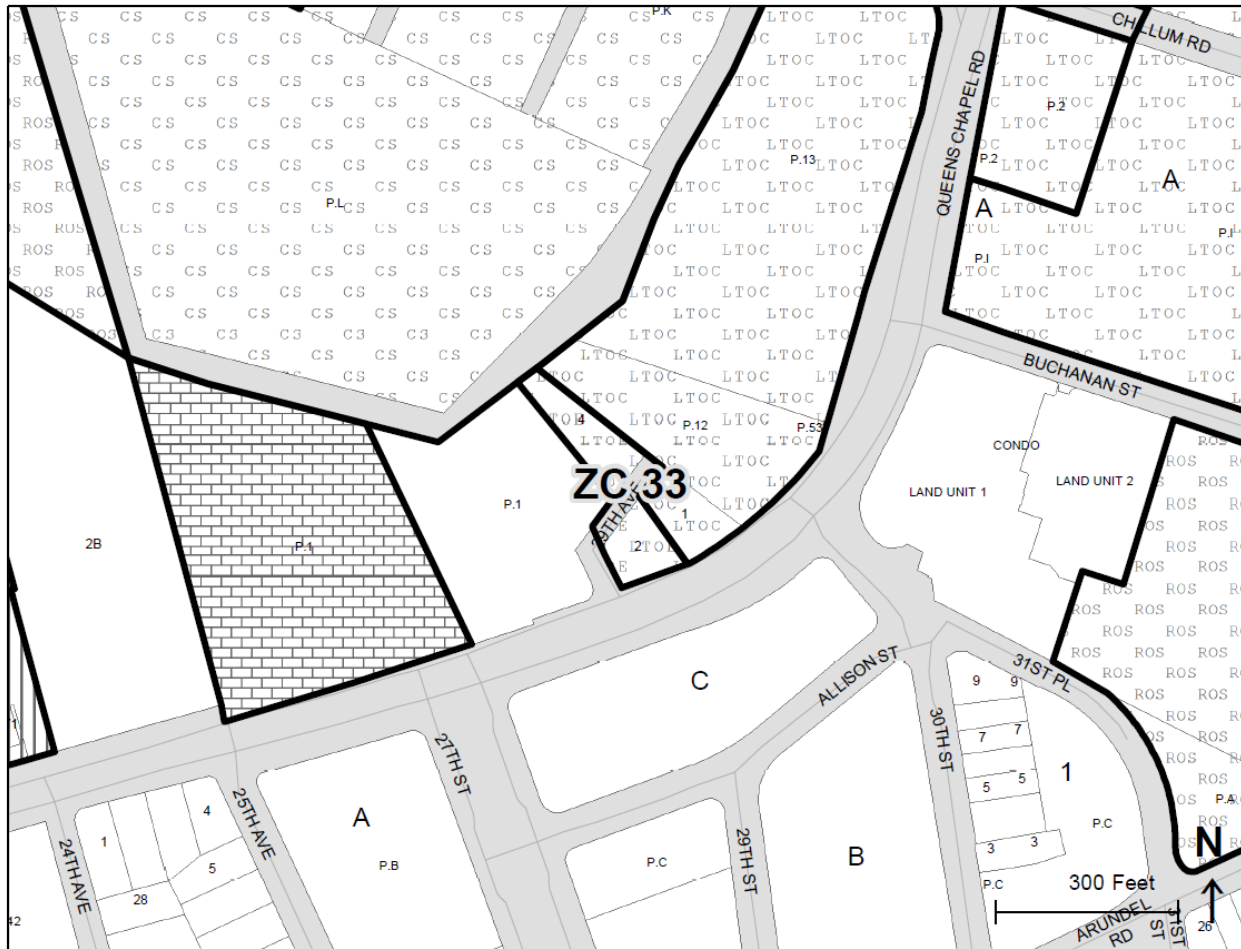
| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/ TDOZMA/ ZMA/SE Number | Approved CMA/SMA/ TDOZMA/ ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---|---------------------------------------|----------------------|
| 33 | CGO to LTO-E | 0.61 | CMA | April 1, 2022 | 206NE02 |
| | | | SMA | May 19, 1994 | |

These properties, located along 29th Avenue, are located within the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject properties. (See Map 9. Future Land Use Map in the adopted sector plan and Map 26: Zoning Change (ZC) 33: CGO to LTO-E below.)

This reclassification allows for the consistent high-quality urban design standards of the LTO Zones to be applied to the entire redevelopment of commercial properties immediately south of The Shops at Queens Chillum. This reclassification also implements Policy LU 6 and Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------------|------------------|-------------|-----------------------------------|-----|-------|--------|-----------|
| ZC 33 | 3006 29th Avenue | 049E1 | 1919877 | NCONF USE-HOUSE | 4 | N/A | N/A | Private |
| | 2900 Queens Chapel Road | 049E1 | 1921048 | LOT 2 EX 86 SQ FT NCONF USE-HOUSE | 2 | N/A | N/A | Private |

Map 26: Zoning Change (ZC) 33: CGO to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata>

Zoning Change 34: LTO-E to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 34 | LTO-E to LTO-C | 1.37 | CMA | April 1, 2022 | 206NE02 |
| | | | TDOZMA | May 23, 2006 | 206NE03 |

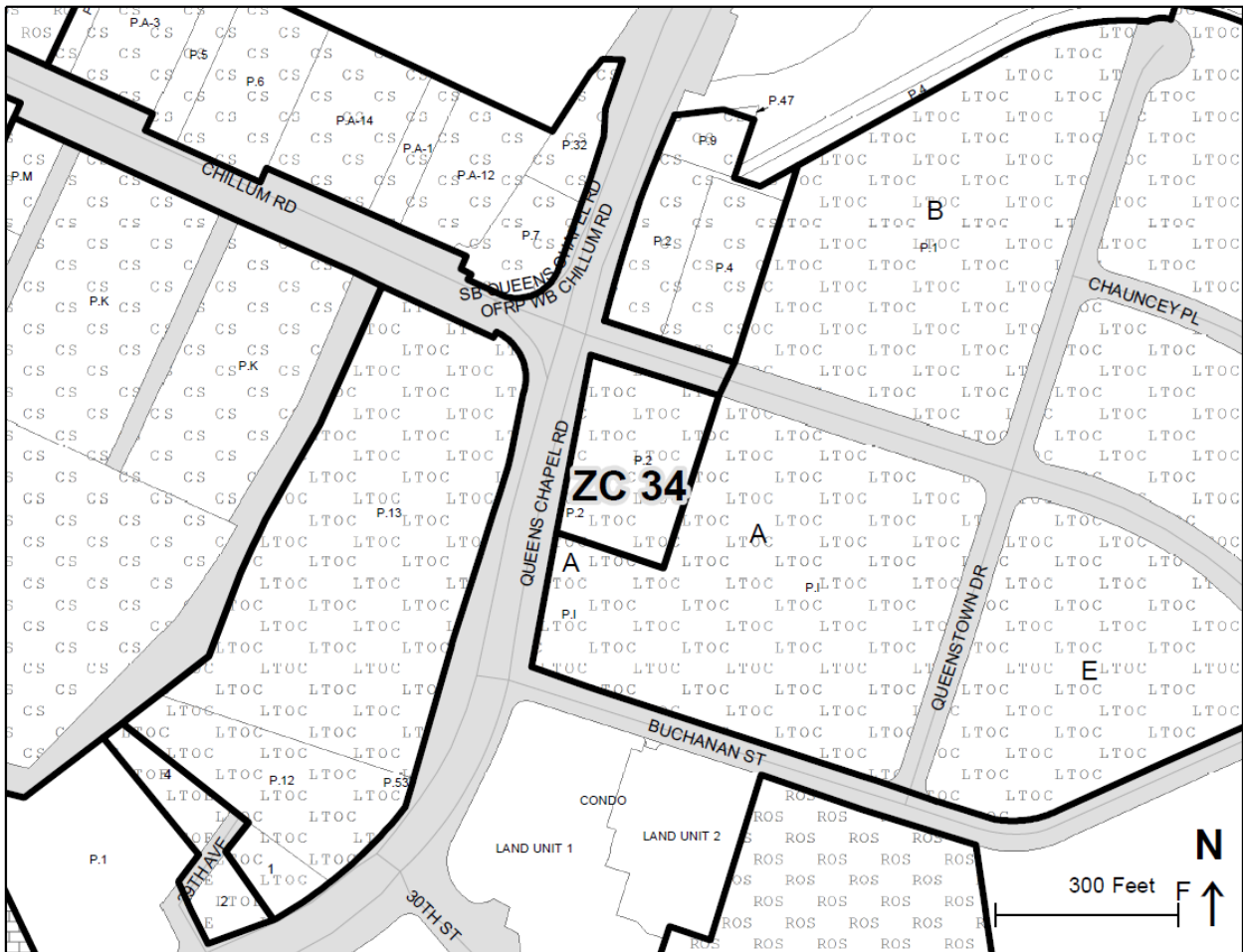
3171 Queens Chapel Road consists of a strip shopping center within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 27: Zoning Change (ZC) 34: LTO-E to LTO-C below.)

This parcel is currently classified in the LTO-E Zone. While this zone would generally permit implementation of the Adopted Sector Plan's recommendations for a walkable, transit-supportive environment, the size of this area (1.3 acres) under a sole owner creates the potential for organized and phased redevelopment that, through the proposed LTO-C Zone, best advances the Adopted Sector Plan's housing goals at densities that support the goal of retaining and attracting new community-serving retail to this neighborhood.

This reclassification implements Strategy LU 5.3 of the Adopted Sector Plan by allowing redevelopment with the consistent high-quality urban design standards of the LTO-C Zone to be applied to this entire block on the east side of MD 500 (Queens Chapel Road). This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also implements Policies HN 1 and EP 1 and Strategies LU 4.4, LU 5.1, and EP 2.7 of the Adopted Sector Plan.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 34 | 3171 Queens Chapel Road | 049-E1 | 1971928 | PT PARCEL 2 | N/A | A | N/A | Private |
| | 0 Queens Chapel Road | 049-E1 | 5643936 | PT PAR 2 | N/A | A | N/A | Public |

Map 27: Zoning Change (ZC) 34: LTO-E to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 35: LTO-E to LTO-C

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 35 | LTO-E to LTO-C | 2.00 | CMA | April 1, 2022 | 206NE03 207NE03 |
| | | | TDOZMA (Remainder of Property) | May 23, 2006 | |

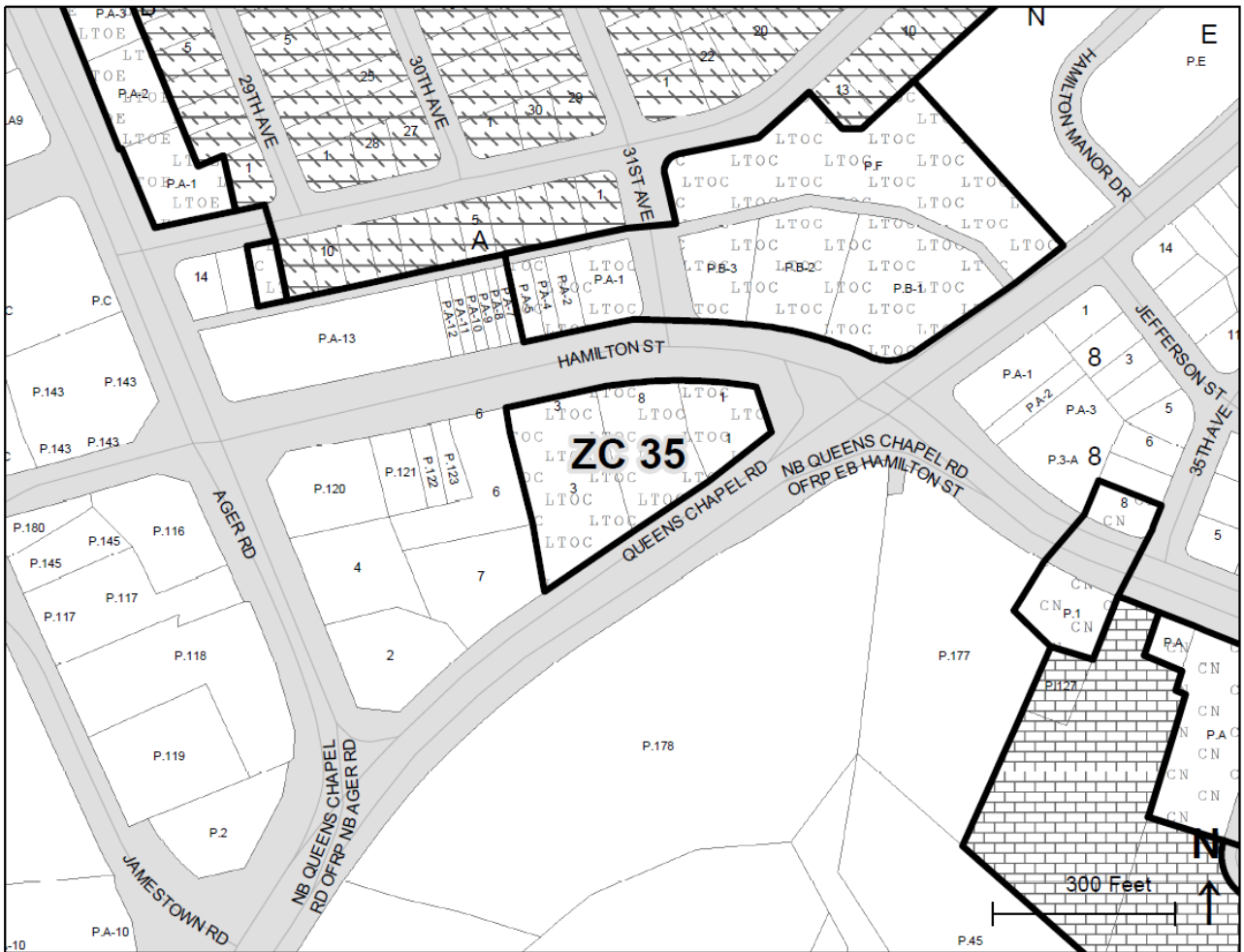
These properties, located between Hamilton Street and MD 500 (Queens Chapel Road) are located within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 28: Zoning Change (ZC) 35: LTO-E to LTO-C below.)

The subject properties consist of a grocery store, a liquor store, and a gas station currently classified in the LTO-E Zone. This reclassification implements Policies LU 5 and HD 5 and Strategies LU 4.4 and EP 2.3 of the Adopted Sector Plan.

This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------------|------------------|-------------|-----------------|-----|-------|--------|-----------|
| ZC 35 | 3025 Hamilton Street | 41F4 | 1964550 | LOT 3 EX 794 SF | 3 | | | Private |
| | 5350 Queens Chapel Road | 41F4 | 1860022 | LOT 8 EX 438 SF | 8 | | | Private |
| | 5398 Queens Chapel Road | 41F4 | 1834530 | PT LOT 1 | 1 | | | Private |
| | 0 Queens Chapel Road | 41F4 | 5643925 | PT LT 1 | | | | State |

Map 28: Zoning Change (ZC) 35: LTO-E to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,
<https://gisdata.pgplanning.org/opendata/>

Zoning Change 36: RSF-65 to RSF-A

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 36 | RSF-65 to RSF-A | 67.10 | CMA | April 1, 2022 | 206NE02 205NE02 |
| | | | SMA | November 30, 2004 | |
| | | | SMA | May 19, 1994 | |
| | | | SE-2037 | Date Unknown | |

These properties are located within the Established Communities and the City of Mount Rainier. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on these properties (See Map 9. Future Land Use Map in the sector plan and Map 29: Zoning Change (ZC) 36: RSF-65 to RSF-A below.)

These properties represent a unique opportunity to provide “Missing Middle” housing options by maximizing their location near the West Hyattsville Metrorail stations to provide context-sensitive, one-, two-, or three-family housing at densities comparable to existing conditions.

The subject properties are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports; further, RSF-65 zoning does not offer the most appropriate densities within a 15-minute walkshed and bikeshed of a Metro station.

This reclassification implements Strategy LU 10.3 of the Adopted Sector Plan:

“As redevelopment opportunities arise, develop context-sensitive one-, two-, or three-family dwelling units (detached or attached) within the Avondale Terrace, Avondale Grove, Avondale, North Woodridge, Evans Addition to Hyattsville, Czarra, Castle Manor, Clearwood, and Queens Chapel Manor neighborhood and subdivisions within the Adopted Sector Plan area. Implement this strategy by reclassifying the subject neighborhoods/subdivisions from the Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone.”

This reclassification also implements Strategies LU 1.1 and HN 1.4 of the Adopted Sector Plan.

Eleven of the subject properties (Tax IDs 1858372, 1983857, 1954940, 1930510, 1900190, 1852235, 1903103, 1858380, 1917517, 1910512, and 1956812) are in the Mount Rainier Neighborhood Conservation Overlay Zone and this SMA makes no amendments to the overlay zone; it carries forward the overlay and only changes the underlying base zone. Zoning Change 36 does not remove any properties from the Neighborhood Conservation Overlay Zone.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|----------------------|------------------|-------------|----------------------|-----|-------|--------|-----------|
| ZC 36 | 5425 19th Avenue | 49D1 | 1834332 | LOT 1 EX 125 SQFT | | A | | Private |
| ZC 36 | 1901 Chillum Road | 49D1 | 1900083 | | 2 | A | | Private |
| ZC 36 | 1903 Chillum Road | 49D1 | 1919752 | | 3 | A | | Private |
| ZC 36 | 5420 20th Avenue | 49D1 | 1943729 | | 4 | A | | Private |
| ZC 36 | 5418 20th Avenue | 49D1 | 1848951 | | 5 | A | | Private |
| ZC 36 | 5416 20th Avenue | 49D1 | 1950286 | | 6 | A | | Private |
| ZC 36 | 5414 20th Avenue | 49D1 | 1883222 | | 7 | A | | Private |
| ZC 36 | 5412 20th Avenue | 49D1 | 1970029 | | 8 | A | | Private |
| ZC 36 | 5410 20th Avenue | 49D1 | 1873678 | | 9 | A | | Private |
| ZC 36 | 5408 20th Avenue | 49D1 | 1878123 | | 10 | A | | Private |
| ZC 36 | 5406 20th Avenue | 49D1 | 1965938 | | 11 | A | | Private |
| ZC 36 | 5404 20th Avenue | 49D1 | 1893999 | | 12 | A | | Private |
| ZC 36 | 5402 20th Avenue | 49D1 | 1839323 | | 13 | A | | Private |
| ZC 36 | 5400 20th Avenue | 49D1 | 1861053 | | 14 | A | | Private |
| ZC 36 | 1902 Ingraham Street | 49D1 | 1923341 | | 15 | A | | Private |
| ZC 36 | 1900 Ingraham Street | 49D1 | 1907682 | | 16 | A | | Private |
| ZC 36 | 5403 19th Avenue | 49D1 | 1921063 | | 17 | A | | Private |
| ZC 36 | 5405 19th Avenue | 49D1 | 1869742 | | 18 | A | | Private |
| ZC 36 | 5407 19th Avenue | 49D1 | 1922426 | | 19 | A | | Private |
| ZC 36 | 5409 19th Avenue | 49D1 | 1933076 | | 20 | A | | Private |
| ZC 36 | 5411 19th Avenue | 49D1 | 1929454 | | 21 | A | | Private |
| ZC 36 | 5413 19Th Avenue | 49D1 | 1928795 | | 22 | A | | Private |
| ZC 36 | 5415 19th Avenue | 49D1 | 1867498 | | 23 | A | | Private |
| ZC 36 | 5417 19th Avenue | 49D1 | 1896125 | | 24 | A | | Private |
| ZC 36 | 5419 19th Avenue | 49D1 | 1913748 | | 25 | A | | Private |
| ZC 36 | 5421 19th Avenue | 49D1 | 1863687 | | 26 | A | | Private |
| ZC 36 | 5423 19th Avenue | 49D1 | 1852631 | | 27 | A | | Private |
| ZC 36 | 5413 20th Avenue | 49D1 | 1882356 | | 1 | B | | Private |
| ZC 36 | 2001 Chillum Road | 49D1 | 1869759 | | 2 | B | | Private |
| ZC 36 | 2003 Chillum Road | 49D1 | 1865914 | | 3 | B | | Private |
| ZC 36 | 2005 Chillum Road | 49D1 | 1893007 | | 4 | B | | Private |
| ZC 36 | 5410 20th Place | 49D1 | 1929215 | | 5 | B | | Private |

| | | | | | | | | |
|-------|----------------------|------|-------------|----------------------|----|---|--|---------|
| ZC 36 | 5408 20th Place | 49D1 | 1972694 | | 6 | B | | Private |
| ZC 36 | 5406 20th Place | 49D1 | 1948405 | | 7 | B | | Private |
| ZC 36 | 5405 20th Avenue | 49D1 | 1943380 | | 8 | B | | Private |
| ZC 36 | 5407 20th Avenue | 49D1 | 1858653 | | 9 | B | | Private |
| ZC 36 | 5409 20th Avenue | 49D1 | 1898170 | | 10 | B | | Private |
| ZC 36 | 5411 20th Avenue | 49D1 | 1853571 | | 11 | B | | Private |
| ZC 36 | 2009 Chillum Road | 49D1 | 1967660 | | 1 | C | | Private |
| ZC 36 | 5408 21St Avenue | 49D1 | 1897636 | | 2 | C | | Private |
| ZC 36 | 5406 21St Avenue | 49D1 | 1979442 | | 3 | C | | Private |
| ZC 36 | 5404 21St Avenue | 49D1 | 1972413 | | 4 | C | | Private |
| ZC 36 | 5402 21St Avenue | 49D1 | 1836741 | | 5 | C | | Private |
| ZC 36 | 2006 Ingraham Street | 49D1 | 1881523 | | 6 | C | | Private |
| ZC 36 | 2004 Ingraham Street | 49D1 | 1896331 | | 7 | C | | Private |
| ZC 36 | 2002 Ingraham Street | 49D1 | 1875186 | | 8 | C | | Private |
| ZC 36 | 5401 20th Avenue | 49D1 | 184673 2 | | 9 | C | | Private |
| ZC 36 | 5403 20th Avenue | 49D1 | 1909852 | | 10 | C | | Private |
| ZC 36 | 5405 20th Place | 49D1 | 1895812 | | 11 | C | | Private |
| ZC 36 | 5407 20th Place | 49D1 | 1839406 | | 12 | C | | Private |
| ZC 36 | 5409 20th Place | 49D1 | 1848571 | | 13 | C | | Private |
| ZC 36 | 5411 20th Place | 49D1 | 1982073 | | 14 | C | | Private |
| ZC 36 | 5413 20th Place | 49D1 | 1895689 | | 15 | C | | Private |
| ZC 36 | 2007 Chillum Road | 49D1 | 1858182 | | 16 | C | | Private |
| ZC 36 | 5407 21St Avenue | 49D1 | 1966167 | | 1 | D | | Private |
| ZC 36 | 2103 Chillum Road | 49D1 | 1834837 | | 2 | D | | Private |
| ZC 36 | 2105 Chillum Road | 49D1 | 1891381 | | 3 | D | | Private |
| ZC 36 | 5408 21St Place | 49D1 | 1912120 | | 4 | D | | Private |
| ZC 36 | 5406 21St Place | 49D1 | 1983055 | | 5 | D | | Private |
| ZC 36 | 2104 Ingraham Street | 49D1 | 1931138 | | 6 | D | | Private |
| ZC 36 | 2102 Ingraham Street | 49D1 | 1967157 | | 7 | D | | Private |
| ZC 36 | 2100 Ingraham Street | 49D1 | 1977396 | | 8 | D | | Private |
| ZC 36 | 5403 21St Avenue | 49D1 | 1837814 | | 9 | D | | Private |
| ZC 36 | 5405 21St Avenue | 49D1 | 1851237 | | 10 | D | | Private |
| ZC 36 | 5413 21St Place | 49D1 | 1957729 | | 1 | E | | Private |
| ZC 36 | 5415 21St Place | 49D1 | 1982495 | | 2 | E | | Private |
| ZC 36 | 5417 21St Place | 49D1 | 1897016 | LOT 3 EX 825 SQFT | | E | | Private |

| | | | | | | | | |
|-------|----------------------|------|---------|----------------------|----|---|--|---------|
| ZC 36 | 2111 Chillum Road | 49D1 | 1832781 | LOT 4 EX 385 SQFT | | E | | Private |
| ZC 36 | 2116 Ingraham Street | 49D1 | 1960707 | | 5 | E | | Private |
| ZC 36 | 2114 Ingraham Street | 49D1 | 1882158 | | 6 | E | | Private |
| ZC 36 | 2112 Ingraham Street | 49D1 | 1900059 | | 7 | E | | Private |
| ZC 36 | 1901 Ingraham Street | 49D1 | 1861772 | | 1 | F | | Private |
| ZC 36 | 1903 Ingraham Street | 49D1 | 1889344 | | 2 | F | | Private |
| ZC 36 | 1905 Ingraham Street | 49D1 | 1980770 | | 3 | F | | Private |
| ZC 36 | 1907 Ingraham Street | 49D1 | 1863158 | | 4 | F | | Private |
| ZC 36 | 2001 Ingraham Street | 49D1 | 1911692 | | 5 | F | | Private |
| ZC 36 | 2003 Ingraham Street | 49D1 | 1871805 | | 6 | F | | Private |
| ZC 36 | 2005 Ingraham Street | 49D1 | 1835156 | | 7 | F | | Private |
| ZC 36 | Ingraham Street | 49D1 | 9999999 | | | F | | Unknown |
| ZC 36 | 2007 Ingraham Street | 49D1 | 1954395 | | 8 | F | | Private |
| ZC 36 | 2009 Ingraham Street | 49D1 | 1955301 | | 9 | F | | Private |
| ZC 36 | 2101 Ingraham Street | 49D1 | 1865898 | | 10 | F | | Private |
| ZC 36 | 2103 Ingraham Street | 49D1 | 1916808 | | 11 | F | | Private |
| ZC 36 | 2105 Ingraham Street | 49D1 | 1956838 | | 12 | F | | Private |
| ZC 36 | 2107 Ingraham Street | 49D1 | 1968734 | | 13 | F | | Private |
| ZC 36 | 2109 Ingraham Street | 49D1 | 1894120 | | 14 | F | | Private |
| ZC 36 | 2111 Ingraham Street | 49D1 | 1866367 | | 15 | F | | Private |
| ZC 36 | 2113 Ingraham Street | 49D1 | 1863356 | | 16 | F | | Private |
| ZC 36 | 2119 Ingraham Street | 49D1 | 1950393 | | 1 | G | | Private |
| ZC 36 | 2117 Ingraham Street | 49D1 | 1879576 | | 2 | G | | Private |
| ZC 36 | 2115 Ingraham Street | 49D1 | 1874155 | | 3 | G | | Private |
| ZC 36 | 4905 Russell Avenue | 49D1 | 1896745 | | 31 | F | | Private |
| ZC 36 | 4907 Russell Avenue | 49D1 | 1896943 | | 32 | F | | Private |
| ZC 36 | 4909 Russell Avenue | 49D1 | 1862341 | | 33 | F | | Private |
| ZC 36 | 4911 Russell Avenue | 49D1 | 1838622 | | 34 | F | | Private |
| ZC 36 | 4913 Russell Avenue | 49D1 | 1910132 | | 35 | F | | Private |
| ZC 36 | 4915 Russell Avenue | 49D1 | 1930148 | | 36 | F | | Private |
| ZC 36 | 4801 La Salle Road | 49D2 | 1908433 | | 1 | 4 | | Private |
| ZC 36 | 4803 La Salle Road | 49D2 | 1905991 | | 2 | 4 | | Private |
| ZC 36 | 4805 La Salle Road | 49D2 | 1981604 | | 3 | 4 | | Private |
| ZC 36 | 4807 La Salle Road | 49D2 | 1955764 | | 4 | 4 | | Private |
| ZC 36 | 4809 La Salle Road | 49D2 | 1880228 | PLAT 83 | 5 | 4 | | Private |
| ZC 36 | 4811 La Salle Road | 49D2 | 1854769 | | 6 | 4 | | Private |

| | | | | | | | |
|-------|---------------------|------|-------------|-----------------------|----|---|---------|
| ZC 36 | 4813 La Salle Road | 49D1 | 1860311 | | 7 | 4 | Private |
| ZC 36 | 4815 La Salle Road | 49D1 | 1923549 | | 8 | 4 | Private |
| ZC 36 | 4817 La Salle Road | 49D1 | 1927383 | | 9 | 4 | Private |
| ZC 36 | 4816 Avondale Road | 49D1 | 1944396 | | 10 | 4 | Private |
| ZC 36 | 4814 Avondale Road | 49D1 | 1913789 | | 11 | 4 | Private |
| ZC 36 | 4812 Avondale Road | 49D1 | 1862275 | | 12 | 4 | Private |
| ZC 36 | 4810 Avondale Road | 49D2 | 1911916 | | 13 | 4 | Private |
| ZC 36 | 4808 Avondale Road | 49D2 | 1981109 | | 14 | 4 | Private |
| ZC 36 | 4806 Avondale Road | 49D2 | 1849959 | | 15 | 4 | Private |
| ZC 36 | 4804 Avondale Road | 49D2 | 1880160 | | 16 | 4 | Private |
| ZC 36 | 4802 Avondale Road | 49D2 | 1902543 | | 17 | 4 | Private |
| ZC 36 | 4800 Avondale Road | 49D2 | 1956341 | | 18 | 4 | Private |
| ZC 36 | 4820 Avondale Road | 49D1 | 1916402 | LOTS 21.25 | | 4 | Private |
| ZC 36 | 4824 Avondale Road | 49D1 | 1848423 | | 22 | 4 | Private |
| ZC 36 | 1903 Woodreeve Road | 49D1 | 1977883 | | 23 | 4 | Private |
| ZC 36 | 4818 Avondale Road | 49D1 | 1869932 | | 24 | 4 | Private |
| ZC 36 | 4819 La Salle Road | 49D1 | 1919851 | | 26 | 4 | Private |
| ZC 36 | 4823 La Salle Road | 49D1 | 198027 5 | LOTS 27.28. | | 4 | Private |
| ZC 36 | 4825 La Salle Road | 49D1 | 1966290 | 5260 SQFT EQ LT 29 | | 4 | Private |
| ZC 36 | 4827 La Salle Road | 49D1 | 191332 6 | | 30 | 4 | Private |
| ZC 36 | 4829 La Salle Road | 49D1 | 1871672 | | 31 | 4 | Private |
| ZC 36 | 2001 Brighton Road | 49D2 | 1880210 | | 1 | 5 | Private |
| ZC 36 | 2003 Brighton Road | 49D2 | 1963750 | | 2 | 5 | Private |
| ZC 36 | 2005 Brighton Road | 49D2 | 195690 3 | | 3 | 5 | Private |
| ZC 36 | 2007 Brighton Road | 49D2 | 1912070 | | 4 | 5 | Private |
| ZC 36 | 2009 Brighton Road | 49D2 | 1965128 | | 5 | 5 | Private |
| ZC 36 | 2011 Brighton Road | 49D2 | 188031 9 | | 6 | 5 | Private |
| ZC 36 | 2013 Brighton Road | 49D2 | 1861954 | | 7 | 5 | Private |
| ZC 36 | 2015 Brighton Road | 49D2 | 1846211 | | 8 | 5 | Private |
| ZC 36 | 2017 Brighton Road | 49D2 | 1856475 | | 9 | 5 | Private |
| ZC 36 | 2019 Brighton Road | 49D2 | 1887199 | | 10 | 5 | Private |
| ZC 36 | 2101 Brighton Road | 49D2 | 1931096 | | 11 | 5 | Private |
| ZC 36 | 2103 Brighton Road | 49D2 | 1960699 | | 12 | 5 | Private |

| | | | | | | | | |
|-------|----------------------------|------|---------|----------------------|----|---|--|---------|
| ZC 36 | 2105 Brighton Road | 49D2 | 1859883 | | 13 | 5 | | Private |
| ZC 36 | 2107 Brighton Road | 49D2 | 1913839 | | 14 | 5 | | Private |
| ZC 36 | 2109 Brighton Road | 49D2 | 1925478 | | 15 | 5 | | Private |
| ZC 36 | 4802 Russell Avenue | 49D2 | 1908441 | | 16 | 5 | | Private |
| ZC 36 | Russell Avenue | 49D2 | 5644361 | PT LOT 17 EQ 3 SF | | 5 | | Public |
| ZC 36 | 4800 Russell Avenue | 49D2 | 1891829 | | 17 | 5 | | Private |
| ZC 36 | 2208 Queens Chapel Road | 49D2 | 1980697 | | 18 | 5 | | Private |
| ZC 36 | 2206 Queens Chapel Road | 49D2 | 1912666 | | 19 | 5 | | Private |
| ZC 36 | 2204 Queens Chapel Road | 49D2 | 1890185 | | 20 | 5 | | Private |
| ZC 36 | 2202 Queens Chapel Road | 49D2 | 1850197 | LOT 21 EX 55 SQFT | | 5 | | Private |
| ZC 36 | 2200 Queens Chapel Road | 49D2 | 1950443 | | 22 | 5 | | Private |
| ZC 36 | 2116 Queens Chapel Road | 49D2 | 1867670 | | 23 | 5 | | Private |
| ZC 36 | 2114 Queens Chapel Road | 49D2 | 1871581 | | 24 | 5 | | Private |
| ZC 36 | 2112 Queens Chapel Road | 49D2 | 1905850 | | 25 | 5 | | Private |
| ZC 36 | 2110 Queens Chapel Road | 49D2 | 1974740 | | 26 | 5 | | Private |
| ZC 36 | 2108 Queens Chapel Road | 49D2 | 1860196 | | 27 | 5 | | Private |
| ZC 36 | 2106 Queens Chapel Road | 49D2 | 1972637 | | 28 | 5 | | Private |
| ZC 36 | 2104 Queens Chapel Road | 49D2 | 1920586 | | 29 | 5 | | Private |
| ZC 36 | 2102 Queens Chapel Road | 49D2 | 1923622 | | 30 | 5 | | Private |
| ZC 36 | 2100 Queens Chapel Road | 49D2 | 1903525 | | 31 | 5 | | Private |
| ZC 36 | 4811 Avondale Road | 49D2 | 1908458 | | 1 | 6 | | Private |
| ZC 36 | 4813 Avondale Road | 49D2 | 1875038 | | 2 | 6 | | Private |
| ZC 36 | 4815 Avondale Road | 49D1 | 1859214 | | 3 | 6 | | Private |
| ZC 36 | 2001 Wardman Road | 49D1 | 1931682 | | 4 | 6 | | Private |
| ZC 36 | 2003 Wardman Road | 49D1 | 1948314 | | 5 | 6 | | Private |

| | | | | | | | | |
|-------|---------------------|------|-------------|--|----|---|--|---------|
| ZC 36 | 2005 Wardman Road | 49D1 | 1957117 | | 6 | 6 | | Private |
| ZC 36 | 2007 Wardman Road | 49D2 | 1917921 | | 7 | 6 | | Private |
| ZC 36 | 2009 Wardman Road | 49D2 | 1949627 | | 8 | 6 | | Private |
| ZC 36 | 2011 Wardman Road | 49D2 | 1898097 | | 9 | 6 | | Private |
| ZC 36 | 2013 Wardman Road | 49D2 | 1865765 | | 10 | 6 | | Private |
| ZC 36 | 2012 Brighton Road | 49D2 | 1922582 | | 11 | 6 | | Private |
| ZC 36 | 2010 Brighton Road | 49D2 | 1834506 | | 12 | 6 | | Private |
| ZC 36 | 2008 Brighton Road | 49D2 | 189589 5 | | 13 | 6 | | Private |
| ZC 36 | 6 Avon Place | 49D2 | 195486 6 | | 14 | 6 | | Private |
| ZC 36 | 4 Avon Place | 49D2 | 1956879 | | 15 | 6 | | Private |
| ZC 36 | 2 Avon Place | 49D2 | 1838754 | | 16 | 6 | | Private |
| ZC 36 | 2000 Wardman Road | 49D1 | 1931716 | | 1 | 8 | | Private |
| ZC 36 | 4819 Avondale Road | 49D1 | 1886324 | | 2 | 8 | | Private |
| ZC 36 | 2001 Woodreeve Road | 49D1 | 1889278 | | 3 | 8 | | Private |
| ZC 36 | 2003 Woodreeve Road | 49D1 | 1868181 | | 4 | 8 | | Private |
| ZC 36 | 2005 Woodreeve Road | 49D1 | 1908151 | | 5 | 8 | | Private |
| ZC 36 | 2007 Woodreeve Road | 49D1 | 1863794 | | 6 | 8 | | Private |
| ZC 36 | 2009 Woodreeve Road | 49D1 | 187279 5 | | 7 | 8 | | Private |
| ZC 36 | 2011 Woodreeve Road | 49D1 | 1870419 | | 8 | 8 | | Private |
| ZC 36 | 2013 Woodreeve Road | 49D1 | 1856343 | | 9 | 8 | | Private |
| ZC 36 | 2015 Woodreeve Road | 49D1 | 1867027 | | 10 | 8 | | Private |
| ZC 36 | 2017 Woodreeve Road | 49D1 | 1841683 | | 11 | 8 | | Private |
| ZC 36 | 2019 Woodreeve Road | 49D1 | 1913607 | | 12 | 8 | | Private |
| ZC 36 | 2021 Woodreeve Road | 49D1 | 1956333 | | 13 | 8 | | Private |
| ZC 36 | 2023 Woodreeve Road | 49D1 | 1879097 | | 14 | 8 | | Private |
| ZC 36 | 2025 Woodreeve Road | 49D2 | 1851930 | | 15 | 8 | | Private |
| ZC 36 | 2027 Woodreeve Road | 49D2 | 1902097 | | 16 | 8 | | Private |
| ZC 36 | 2104 Brighton Road | 49D2 | 1896265 | | 17 | 8 | | Private |
| ZC 36 | 2102 Brighton Road | 49D2 | 1980747 | | 18 | 8 | | Private |
| ZC 36 | 2020 Wardman Road | 49D2 | 190351 7 | | 19 | 8 | | Private |
| ZC 36 | 2018 Wardman Road | 49D2 | 1950104 | | 20 | 8 | | Private |
| ZC 36 | 2016 Wardman Road | 49D2 | 188276 0 | | 21 | 8 | | Private |
| ZC 36 | 2014 Wardman Road | 49D1 | 1886183 | | 22 | 8 | | Private |

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|-------|---------------------|------|---------|--|----|----|--|---------|
| ZC 36 | 2012 Wardman Road | 49D1 | 1980408 | | 23 | 8 | | Private |
| ZC 36 | 2010 Wardman Road | 49D1 | 1864511 | | 24 | 8 | | Private |
| ZC 36 | 2008 Wardman Road | 49D1 | 1903954 | | 25 | 8 | | Private |
| ZC 36 | 2006 Wardman Road | 49D1 | 1871946 | | 26 | 8 | | Private |
| ZC 36 | 2004 Wardman Road | 49D1 | 1912989 | | 27 | 8 | | Private |
| ZC 36 | 2002 Wardman Road | 49D2 | 1886233 | | 28 | 8 | | Private |
| ZC 36 | 4901 Avondale Road | 49D1 | 1926195 | | 1 | 9 | | Private |
| ZC 36 | 4903 Avondale Road | 49D1 | 1896505 | | 2 | 9 | | Private |
| ZC 36 | 4905 Avondale Road | 49D1 | 1964568 | | 3 | 9 | | Private |
| ZC 36 | 2003 Hayden Road | 49D1 | 1857473 | | 4 | 9 | | Private |
| ZC 36 | 2005 Hayden Road | 49D1 | 1904630 | | 5 | 9 | | Private |
| ZC 36 | 2007 Hayden Road | 49D1 | 1980440 | | 6 | 9 | | Private |
| ZC 36 | 2009 Hayden Road | 49D1 | 1861442 | | 7 | 9 | | Private |
| ZC 36 | 2011 Hayden Road | 49D1 | 1979848 | | 8 | 9 | | Private |
| ZC 36 | 2013 Hayden Road | 49D1 | 1907559 | | 9 | 9 | | Private |
| ZC 36 | 2012 Woodreeve Road | 49D1 | 1881861 | | 10 | 9 | | Private |
| ZC 36 | 2010 Woodreeve Road | 49D1 | 1878313 | | 11 | 9 | | Private |
| ZC 36 | 2008 Woodreeve Road | 49D1 | 1901032 | | 12 | 9 | | Private |
| ZC 36 | 2006 Woodreeve Road | 49D1 | 1863414 | | 13 | 9 | | Private |
| ZC 36 | 2004 Woodreeve Road | 49D1 | 1964212 | | 14 | 9 | | Private |
| ZC 36 | 2002 Woodreeve Road | 49D1 | 1865021 | | 15 | 9 | | Private |
| ZC 36 | 4900 Avondale Road | 49D1 | 1922541 | | 1 | 10 | | Private |
| ZC 36 | 4902 Avondale Road | 49D1 | 1918713 | | 2 | 10 | | Private |
| ZC 36 | 4904 Avondale Road | 49D1 | 1979715 | | 3 | 10 | | Private |
| ZC 36 | 4906 Avondale Road | 49D1 | 1920149 | | 4 | 10 | | Private |
| ZC 36 | 4908 Avondale Road | 49D1 | 1930528 | | 5 | 10 | | Private |
| ZC 36 | 4910 Avondale Road | 49D1 | 1929587 | | 6 | 10 | | Private |
| ZC 36 | 4912 Avondale Road | 49D1 | 1926799 | | 7 | 10 | | Private |
| ZC 36 | 4914 Avondale Road | 49D1 | 1948934 | | 8 | 10 | | Private |
| ZC 36 | 4916 Avondale Road | 49D1 | 1872803 | | 9 | 10 | | Private |
| ZC 36 | 4918 Avondale Road | 49D1 | 1910009 | | 10 | 10 | | Private |
| ZC 36 | 4923 La Salle Road | 49D1 | 1920693 | | 11 | 10 | | Private |
| ZC 36 | 4921 La Salle Road | 49D1 | 1851542 | | 12 | 10 | | Private |
| ZC 36 | 4919 La Salle Road | 49D1 | 1967751 | | 13 | 10 | | Private |
| ZC 36 | 4917 La Salle Road | 49D1 | 1984186 | | 14 | 10 | | Private |

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|-------|---------------------|------|---------|--|----|----|--|---------|
| ZC 36 | 4915 La Salle Road | 49D1 | 1850478 | | 15 | 10 | | Private |
| ZC 36 | 4913 La Salle Road | 49D1 | 1960475 | | 16 | 10 | | Private |
| ZC 36 | 4911 La Salle Road | 49D1 | 1840990 | | 17 | 10 | | Private |
| ZC 36 | 4909 La Salle Road | 49D1 | 1892561 | | 18 | 10 | | Private |
| ZC 36 | 4907 La Salle Road | 49D1 | 1849710 | | 19 | 10 | | Private |
| ZC 36 | 4905 La Salle Road | 49D1 | 1890136 | | 20 | 10 | | Private |
| ZC 36 | 4903 La Salle Road | 49D1 | 1982503 | | 21 | 10 | | Private |
| ZC 36 | 4901 La Salle Road | 49D1 | 1927011 | | 22 | 10 | | Private |
| ZC 36 | 2000 Hayden Road | 49D1 | 1920073 | | 1 | 11 | | Private |
| ZC 36 | 4909 Avondale Road | 49D1 | 1867589 | | 2 | 11 | | Private |
| ZC 36 | 4911 Avondale Road | 49D1 | 1954122 | | 3 | 11 | | Private |
| ZC 36 | 4912 Russell Avenue | 49D1 | 1981778 | | 4 | 11 | | Private |
| ZC 36 | 4910 Russell Avenue | 49D1 | 1982800 | | 5 | 11 | | Private |
| ZC 36 | 4908 Russell Avenue | 49D1 | 1931880 | | 6 | 11 | | Private |
| ZC 36 | 4906 Russell Avenue | 49D1 | 1854199 | | 7 | 11 | | Private |
| ZC 36 | 4904 Russell Avenue | 49D1 | 1957893 | | 8 | 11 | | Private |
| ZC 36 | 4902 Russell Avenue | 49D1 | 1916758 | | 9 | 11 | | Private |
| ZC 36 | 4900 Russell Avenue | 49D1 | 1926211 | | 10 | 11 | | Private |
| ZC 36 | 4826 Russell Avenue | 49D1 | 1837012 | | 11 | 11 | | Private |
| ZC 36 | 4824 Russell Avenue | 49D1 | 1865294 | | 12 | 11 | | Private |
| ZC 36 | 4822 Russell Avenue | 49D1 | 1841048 | | 13 | 11 | | Private |
| ZC 36 | 4820 Russell Avenue | 49D1 | 1921220 | | 14 | 11 | | Private |
| ZC 36 | 4818 Russell Avenue | 49D1 | 1957554 | | 15 | 11 | | Private |
| ZC 36 | 4816 Russell Avenue | 49D1 | 1861665 | | 16 | 11 | | Private |
| ZC 36 | 4814 Russell Avenue | 49D1 | 1944842 | | 17 | 11 | | Private |
| ZC 36 | 4812 Russell Avenue | 49D1 | 1954817 | | 18 | 11 | | Private |
| ZC 36 | 4810 Russell Avenue | 49D1 | 1890037 | | 19 | 11 | | Private |
| ZC 36 | 4808 Russell Avenue | 49D1 | 1861590 | | 20 | 11 | | Private |
| ZC 36 | 2022 Woodreeve Road | 49D1 | 1840941 | | 21 | 11 | | Private |
| ZC 36 | 2020 Woodreeve Road | 49D1 | 1893775 | | 22 | 11 | | Private |
| ZC 36 | 2018 Woodreeve Road | 49D1 | 1931104 | | 23 | 11 | | Private |
| ZC 36 | 2016 Woodreeve Road | 49D1 | 1964089 | | 24 | 11 | | Private |
| ZC 36 | 2024 Hayden Road | 49D1 | 1847623 | | 25 | 11 | | Private |
| ZC 36 | 2022 Hayden Road | 49D1 | 1894765 | | 26 | 11 | | Private |

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|-------|-------------------------|------|---------|-------------------------------------|----|----|--|---------|
| ZC 36 | 2020 Hayden Road | 49D1 | 1833268 | | 27 | 11 | | Private |
| ZC 36 | 2018 Hayden Road | 49D1 | 1929728 | | 28 | 11 | | Private |
| ZC 36 | 2016 Hayden Road | 49D1 | 1943240 | | 29 | 11 | | Private |
| ZC 36 | 2014 Hayden Road | 49D1 | 1859685 | | 30 | 11 | | Private |
| ZC 36 | 2012 Hayden Road | 49D1 | 1912385 | | 31 | 11 | | Private |
| ZC 36 | 2010 Hayden Road | 49D1 | 1922004 | | 32 | 11 | | Private |
| ZC 36 | 2008 Hayden Road | 49D1 | 1850924 | | 33 | 11 | | Private |
| ZC 36 | 2006 Hayden Road | 49D1 | 1838697 | | 34 | 11 | | Private |
| ZC 36 | 2004 Hayden Road | 49D1 | 1891522 | | 35 | 11 | | Private |
| ZC 36 | 2002 Hayden Road | 49D1 | 1956796 | | 36 | 11 | | Private |
| ZC 36 | 2302 Queens Chapel Road | 49D2 | 1848530 | LT 1 EX 127 SQ FT TO ST OF MD | | 12 | | Private |
| ZC 36 | Russell Avenue | 49D2 | 5636042 | PT LOT 2 EQ 66 SF | | 12 | | |
| ZC 36 | 4801 Russell Avenue | 49D2 | 1889377 | LOT 2 EX 90 SQ FT | | 12 | | |
| ZC 36 | 4803 Russell Avenue | 49D2 | 1891696 | | 3 | 12 | | Private |
| ZC 36 | 4805 Russell Avenue | 49D2 | 1977701 | | 4 | 12 | | Private |
| ZC 36 | 4807 Russell Avenue | 49D2 | 1960871 | | 5 | 12 | | Private |
| ZC 36 | 4809 Russell Avenue | 49D2 | 1889369 | | 6 | 12 | | Private |
| ZC 36 | 4811 Russell Avenue | 49D1 | 1917301 | | 7 | 12 | | Private |
| ZC 36 | 4813 Russell Avenue | 49D1 | 1972090 | | 8 | 12 | | Private |
| ZC 36 | 4815 Russell Avenue | 49D1 | 1979368 | | 9 | 12 | | Private |
| ZC 36 | 4817 Russell Avenue | 49D1 | 1881960 | | 10 | 12 | | Private |
| ZC 36 | 4819 Russell Avenue | 49D1 | 1920057 | | 11 | 12 | | Private |
| ZC 36 | 4821 Russell Avenue | 49D1 | 1954486 | | 12 | 12 | | Private |
| ZC 36 | 4823 Russell Avenue | 49D1 | 1960715 | | 13 | 12 | | Private |
| ZC 36 | 4825 Russell Avenue | 49D1 | 1896059 | | 14 | 12 | | Private |
| ZC 36 | 4827 Russell Avenue | 49D1 | 1918788 | | 15 | 12 | | Private |
| ZC 36 | 4829 Russell Avenue | 49D1 | 1905595 | | 16 | 12 | | Private |
| ZC 36 | 4831 Russell Avenue | 49D1 | 1864404 | | 17 | 12 | | Private |
| ZC 36 | 4833 Russell Avenue | 49D1 | 1976364 | | 18 | 12 | | Private |
| ZC 36 | 4833 Russell Avenue | 49D1 | 1976372 | | 19 | 12 | | Private |
| ZC 36 | 4837 Russell Avenue | 49D1 | 1896737 | LTS 20.21.22.23.24 | | 12 | | Private |
| ZC 36 | 4635 Eastern Avenue | 49D2 | 1926146 | | 5 | | | Private |
| ZC 36 | 4633 Eastern Avenue | 49D2 | 1926138 | | 6 | | | Private |

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|-------|-------------------------|------|---------|-------------------|----|---|---------|
| ZC 36 | 4631 Eastern Avenue | 49D2 | 1864842 | | 7 | | Private |
| ZC 36 | 4629 Eastern Avenue | 49D2 | 1905835 | | 8 | | Private |
| ZC 36 | 4627 Eastern Avenue | 49D2 | 1956275 | | 9 | | Private |
| ZC 36 | 4625 Eastern Avenue | 49D2 | 1847300 | | 10 | | Private |
| ZC 36 | 4623 Eastern Avenue | 49D2 | 1956267 | | 11 | | Private |
| ZC 36 | 4621 Eastern Avenue | 49D1 | 1877992 | | 12 | | Private |
| ZC 36 | 4619 Eastern Avenue | 49D2 | 1833011 | | 13 | | Private |
| ZC 36 | 4617 Eastern Avenue | 49D2 | 1878396 | | 14 | | Private |
| ZC 36 | 4615 Eastern Avenue | 49D2 | 1949296 | | 15 | | Private |
| ZC 36 | 4613 Eastern Avenue | 49D2 | 1907484 | | 16 | | Private |
| ZC 36 | 4611 Eastern Avenue | 49D2 | 1977578 | | 17 | | Private |
| ZC 36 | 4609 Eastern Avenue | 49D2 | 1967868 | | 18 | | Private |
| ZC 36 | 4607 Eastern Avenue | 49D2 | 1908243 | | 19 | | Private |
| ZC 36 | 4605 Eastern Avenue | 49D2 | 1895515 | | 20 | | Private |
| ZC 36 | 2101 Queens Chapel Road | 49D2 | 1981927 | LOT 1 EX 56 SQFT | 1 | A | Private |
| ZC 36 | 2103 Queens Chapel Road | 49D2 | 1918457 | PT LOT 2 | | A | Private |
| ZC 36 | 2105 Queens Chapel Road | 49D2 | 1918853 | LOT 3 EX 56 SQ FT | | A | Private |
| ZC 36 | 2107 Queens Chapel Road | 49D2 | 1886142 | LOT 4 EX 50 SQ FT | | A | Private |
| ZC 36 | 0 Queens Chapel Road | 49D2 | 5636816 | PT LT 4 | | A | Public |
| ZC 36 | 2109 Queens Chapel Road | 49D2 | 1895010 | PT LOT 5 | | A | Private |
| ZC 36 | 4618 22nd Avenue | 49D2 | 1895077 | | 6 | A | Private |
| ZC 36 | 4616 22nd Avenue | 49D2 | 1954932 | | 7 | A | Private |
| ZC 36 | 4614 22nd Avenue | 49D2 | 1971878 | | 8 | A | Private |
| ZC 36 | 4612 22nd Avenue | 49D2 | 1911056 | | 9 | A | Private |
| ZC 36 | 4610 22nd Avenue | 49D2 | 1860998 | | 10 | A | Private |
| ZC 36 | 4608 22nd Avenue | 49D2 | 1978683 | | 11 | A | Private |
| ZC 36 | 4606 22nd Avenue | 49D2 | 1854066 | | 12 | A | Private |
| ZC 36 | 4619 21st Street | 49D2 | 1853753 | | 13 | A | Private |
| ZC 36 | 4617 21st Street | 49D2 | 1905322 | | 14 | A | Private |
| ZC 36 | 4615 21st Street | 49D2 | 1983089 | | 15 | A | Private |
| ZC 36 | 4613 21st Street | 49D2 | 1983071 | | 16 | A | Private |
| ZC 36 | 4611 21st Street | 49D2 | 1905314 | | 17 | A | Private |

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|-------|---------------------|------|-------------|-----------------|----|---|---------|
| ZC 36 | 4609 21st Street | 49D2 | 1852524 | | 18 | A | Private |
| ZC 36 | 4607 21st Street | 49D2 | 1858851 | | 19 | A | Private |
| ZC 36 | 4605 21st Street | 49D2 | 1839729 | | 20 | A | Private |
| ZC 36 | 4603 21st Street | 49D2 | 1863745 | | 21 | A | Private |
| ZC 36 | 4601 21st Street | 49D1 | 1944313 | | 22 | A | Private |
| ZC 36 | 4604 22nd Avenue | 49D2 | 195282 9 | | 23 | A | Private |
| ZC 36 | 4602 22nd Avenue | 49D2 | 1893536 | | 24 | A | Private |
| ZC 36 | 4600 22nd Avenue | 49D2 | 1865823 | | 25 | A | Private |
| ZC 36 | 4514 22nd Avenue | 49D2 | 1919422 | | 26 | A | Private |
| ZC 36 | 4512 22nd Avenue | 49D2 | 1852722 | | 27 | A | Private |
| ZC 36 | 4510 22nd Avenue | 49D2 | 1906387 | | 28 | A | Private |
| ZC 36 | 4505 21st Street | 49D2 | 1836915 | | 29 | A | Private |
| ZC 36 | 4503 21st Street | 49D2 | 1836923 | | 30 | A | Private |
| ZC 36 | 4501 21st Street | 49D2 | 1836931 | | 31 | A | Private |
| ZC 36 | 4500 21st Street | 49D2 | 1836949 | | 32 | A | Private |
| ZC 36 | 4502 21st Street | 49D2 | 1836956 | | 33 | A | Private |
| ZC 36 | 4504 21st Street | 49D2 | 1836964 | | 34 | A | Private |
| ZC 36 | 4506 21st Street | 49D2 | 1836972 | | 35 | A | Private |
| ZC 36 | 4602 21st Street | 49D2 | 1854306 | | 23 | | Private |
| ZC 36 | 4604 21st Street | 49D2 | 1865500 | | 24 | | Private |
| ZC 36 | 4606 21st Street | 49D2 | 1979798 | | 25 | | Private |
| ZC 36 | 4608 21st Street | 49D2 | 195191 2 | | 26 | | Private |
| ZC 36 | 4610 21st Street | 49D2 | 1896885 | | 27 | | Private |
| ZC 36 | 4612 21st Street | 49D2 | 1839067 | | 28 | | Private |
| ZC 36 | 4616 21st Street | 49D2 | 1850494 | LOTS 29.30 | | | Private |
| ZC 36 | 4618 21st Street | 49D2 | 1959725 | | 31 | | Private |
| ZC 36 | 4620 21st Street | 49D2 | 1977784 | | 32 | | Private |
| ZC 36 | 4622 21st Street | 49D2 | 1906213 | | 33 | | Private |
| ZC 36 | 4624 21st Street | 49D2 | 1873157 | | 34 | | Private |
| ZC 36 | 4626 21st Street | 49D2 | 1889492 | | 35 | | Private |
| ZC 36 | 4628 21st Street | 49D2 | 1872597 | | 36 | | Private |
| ZC 36 | 4511 22nd Avenue | 49D2 | 1924075 | RUSSELL AVE EXT | 1 | | Private |
| ZC 36 | 4508 Russell Avenue | 49D2 | 1868652 | RUSSELL AVE EXT | 2A | | Private |
| ZC 36 | 4509 22nd Avenue | 49D2 | 1840099 | RUSSELL AVE EXT | 3 | | Private |
| ZC 36 | 4506 Russell Avenue | 49D2 | 1984228 | | 4A | | Private |

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|-------|-------------------------|-----------|-------------|-----------------|----|---|--|---------|
| ZC 36 | 4504 Russell Avenue | 49D2 | 191951 3 | RUSSELL AVE EXT | 6A | | | Private |
| ZC 36 | 2201 Queens Chapel Road | 49D2 | 1944370 | | 32 | B | | Private |
| ZC 36 | Queens Chapel Road | 49D2 | 5644406 | PT LOT 32 130SF | 32 | | | Public |
| ZC 36 | 2203 Queens Chapel Road | 49D2 | 1882992 | | 33 | B | | Private |
| ZC 36 | 2205 Queens Chapel Road | 49D2 | 1866235 | | 34 | B | | Private |
| ZC 36 | 2207 Queens Chapel Road | 49D2 | 1958941 | | 35 | B | | Private |
| ZC 36 | 1618 Russell Avenue | 49D2 | 1919521 | PT LOT 36 | | B | | Private |
| ZC 36 | 0 Russell Avenue | 49D2 | 5643914 | PT LT 36 | | B | | Public |
| ZC 36 | 4614 Russell Avenue | 49D2 | 1919927 | LOTS 37.38 | | B | | Private |
| ZC 36 | 4610 Russell Avenue | 49D2 | 1868355 | | 39 | B | | Private |
| ZC 36 | 4608 Russell Avenue | 49D2 | 1929090 | | 40 | B | | Private |
| ZC 36 | 4606 Russell Avenue | 49D2 | 1890375 | | 41 | B | | Private |
| ZC 36 | 4604 Russell Avenue | 49D2 | 1866847 | | 42 | B | | Private |
| ZC 36 | 4602 Russell Avenue | 49D2 | 1836329 | | 43 | B | | Private |
| ZC 36 | 4600 Russell Avenue | 49D2 | 1860089 | | 44 | B | | Private |
| ZC 36 | 4510 Russell Avenue | 49D2 | 1918697 | | 45 | B | | Private |
| ZC 36 | 4513 22nd Avenue | 49D2 | 1860907 | | 46 | B | | Private |
| ZC 36 | 4601 22nd Avenue | 49D2 | 1881994 | | 47 | B | | Private |
| ZC 36 | 4603 22nd Avenue | 49D2 | 1909647 | | 48 | B | | Private |
| ZC 36 | 4605 22nd Avenue | 49D2 | 1921972 | | 49 | B | | Private |
| ZC 36 | 4607 22nd Avenue | 49D2 | 1879626 | | 50 | B | | Private |
| ZC 36 | 4609 22nd Avenue | 49D2 | 1854389 | | 51 | B | | Private |
| ZC 36 | 4611 22nd Avenue | 49D2 | 1974187 | | 52 | B | | Private |
| ZC 36 | 4613 22nd Avenue | 49D2 | 1983006 | | 53 | B | | Private |
| ZC 36 | 4615 22nd Avenue | 49D2 | 1921261 | | 54 | B | | Private |
| ZC 36 | 4617 22nd Avenue | 49D2 | 1960426 | | 55 | B | | Private |
| ZC 36 | 4609 24th Avenue | 49D2 | 1959469 | | 1 | A | | Private |
| ZC 36 | 2401 Queens Chapel Road | 49D2 | 1932177 | | 2 | A | | Private |
| ZC 36 | 2403 Queens Chapel Road | 49D2 | 1840685 | | 3 | A | | Private |
| ZC 36 | 4710 25th Avenue | #49E 2 | 1840693 | | 4 | A | | Private |

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|-------|-------------------|-----------|-------------|--------------------------------|----|---|---------|
| ZC 36 | 4708 25th Avenue | #49E 2 | 3223708 | SET UP NEW DUE TO N/B 99 | 5 | A | Private |
| ZC 36 | 4706 25th Avenue | #49E 2 | 1983857 | | 6 | A | Private |
| ZC 36 | 4704 25th Avenue | #49E 2 | 1852235 | | 7 | A | Private |
| ZC 36 | 4702 25th Avenue | #49E 2 | 1956812 | | 8 | A | Private |
| ZC 36 | 4700 25th Avenue | #49E 2 | 1900190 | | 9 | A | Private |
| ZC 36 | 4612 25th Avenue | #49E 2 | 1910512 | | 10 | A | Private |
| ZC 36 | 4610 25th Avenue | #49E 2 | 1917517 | | 11 | A | Private |
| ZC 36 | 4608 25th Avenue | 49D2 | 1930510 | | 12 | A | Private |
| ZC 36 | 4606 25th Avenue | 49D2 | 1954940 | | 13 | A | Private |
| ZC 36 | 4604 25th Avenue | #49E 2 | 190310 3 | | 14 | A | Private |
| ZC 36 | 4602 25th Avenue | #49E 2 | 1858372 | | 15 | A | Private |
| ZC 36 | 2416 Arundel Road | #49E 2 | 1858380 | | 16 | A | Private |
| ZC 36 | 4501 24th Avenue | 49D2 | 1858398 | | 17 | A | Private |
| ZC 36 | 4503 24th Avenue | #49E 2 | 1902121 | | 18 | A | Private |
| ZC 36 | 4505 24th Avenue | #49E 2 | 1958081 | Lots 19.20 | | A | Private |
| ZC 36 | 4509 24th Avenue | #49E 2 | 1863315 | | 21 | A | Private |
| ZC 36 | 4511 24th Avenue | #49E 2 | 1925460 | | 22 | A | Private |
| ZC 36 | 4513 24th Avenue | #49E 2 | 1944446 | | 23 | A | Private |
| ZC 36 | 4515 24th Avenue | 49D2 | 1983972 | | 24 | A | Private |
| ZC 36 | 4603 24th Avenue | 49D2 | 192109 7 | LOTS 25.26 | | A | Private |
| ZC 36 | 4605 24th Avenue | 49D2 | 184124 6 | | 27 | A | Private |
| ZC 36 | 4607 24th Avenue | 49D2 | 1922236 | | 28 | A | Private |

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|-------|-------------------------|-----------|-------------|--------------------------|----|---|--|---------|
| ZC 36 | 2305 Queens Chapel Road | 49D2 | 1919539 | PT PAR 42 | | | | Private |
| ZC 36 | 4602 24th Avenue | 49D2 | 1975200 | LOT 7 & N 35 FT OF LOT 8 | | B | | Private |
| ZC 36 | 4514 24th Avenue | 49D2 | 1966480 | S 20 FT OF LOT 8 & LOT 9 | | B | | Private |
| ZC 36 | 4512 24th Avenue | 49D2 | 1931526 | | 10 | B | | Private |
| ZC 36 | 4510 24th Avenue | 49D2 | 1868686 | | 11 | B | | Private |
| ZC 36 | 4508 24th Avenue | 49D2 | 1931591 | | 12 | B | | Private |
| ZC 36 | 4506 24th Avenue | #49E 2 | 189007 8 | | 13 | B | | Private |
| ZC 36 | 4504 24th Avenue | #49E 2 | 1838770 | | 14 | B | | Private |
| ZC 36 | 4502 24th Avenue | #49E 2 | 1841642 | | 15 | B | | Private |
| ZC 36 | 4500 24th Avenue | #49E 2 | 1868330 | | 16 | B | | Private |
| ZC 36 | 4505 Russell Avenue | 49D2 | 1838648 | | 1 | C | | Private |
| ZC 36 | 4507 Russell Avenue | 49D2 | 1981141 | | 2 | C | | Private |
| ZC 36 | 4509 Russell Avenue | 49D2 | 1972371 | | 3 | C | | Private |
| ZC 36 | 4511 Russell Avenue | 49D2 | 1964279 | | 4 | C | | Private |
| ZC 36 | 4513 Russell Avenue | 49D2 | 1956234 | | 5 | C | | Private |
| ZC 36 | 4601 Russell Avenue | 49D2 | 1910900 | | 6 | C | | Private |
| ZC 36 | 4603 Russell Avenue | 49D2 | 1965995 | | 7 | C | | Private |
| ZC 36 | 4605 Russell Avenue | 49D2 | 1870641 | | 8 | C | | Private |
| ZC 36 | 4609 Russell Avenue | 49D2 | 1919547 | | 9 | C | | Private |
| ZC 36 | 2301 Queens Chapel Road | 49D2 | 1919554 | PT LOT 10 | | C | | Private |

Map 29: Zoning Change (ZC) 36: RSF-65 to RSF-A



Zoning Change 37: RSF-65 to RSF-A

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|-----------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 37 | RSF-65 to RSF-A | 56.78 | CMA | April 1, 2022 | 207NE03 |
| | | | SMA | November 30, 2004 | 206NE03 |

These properties are located within the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on these properties (See Map 9. Future Land Use Map in the sector plan and Map 30: Zoning Change (ZC) 37: RSF-65 to RSF-A below.)

These properties represent a unique opportunity to provide “Missing Middle” housing options by maximizing their location near the West Hyattsville Metrorail stations to provide context-sensitive, one-, two-, or three-family housing at densities comparable to existing conditions.

The subject properties are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports; further, RSF-65 zoning does not offer the most appropriate densities within a 15-minute walkshed and bikeshed of a Metro station.

This reclassification implements Strategy LU 10.3 of the Adopted Sector Plan:

“As redevelopment opportunities arise, develop context-sensitive one-, two-, or three-family dwelling units (detached or attached) within the Avondale Terrace, Avondale Grove, Avondale, North Woodridge, Evans Addition to Hyattsville, Czarra, Castle Manor, Clearwood, and Queens Chapel Manor neighborhood and subdivisions within the sector plan area. Implement this strategy by reclassifying the subject neighborhoods/subdivisions from the Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone.”

This reclassification also implements Strategies LU 1.1 and HN 1.4 of the Adopted Sector Plan.

Several of these properties are in the Chesapeake Bay Critical Area, Intense Development Overlay Zone and this SMA makes no amendments to the overlay zone; it carries forward the overlay and only changes the underlying base zone. Zoning Change 37 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-----------------------|------------------|-------------|-------------|-----|-------|--------|-----------|
| ZC 37 | 5404 37th Avenue | 42A4 | 1809045 | | 1 | A | | Private |
| ZC 37 | 5402 37th Avenue | 42A4 | 1815133 | | 2 | A | | Private |
| ZC 37 | 3614 Hamilton Street | 42A4 | 1810514 | | 3 | A | | Private |
| ZC 37 | 3612 Hamilton Street | 42A4 | 1828508 | | 4 | A | | Private |
| ZC 37 | 3610 Hamilton Street | 42A4 | 1809318 | | 5 | A | | Private |
| ZC 37 | 3608 Hamilton Street | 42A4 | 1827096 | | 6 | A | | Private |
| ZC 37 | 3606 Hamilton Street | 42A4 | 1831072 | | 7 | A | | Private |
| ZC 37 | 3604 Hamilton Street | 41F4 | 1797646 | | 8 | A | | Private |
| ZC 37 | 3605 Jefferson Street | 42A4 | 1803485 | | 9 | A | | Private |
| ZC 37 | 3607 Jefferson Street | 42A4 | 1799303 | | 10 | A | | Private |
| ZC 37 | 3609 Jefferson Street | 42A4 | 1825199 | | 11 | A | | Private |
| ZC 37 | 3611 Jefferson Street | 42A4 | 1825710 | | 12 | A | | Private |
| ZC 37 | 3613 Jefferson Street | 42A4 | 1811090 | | 13 | A | | Private |
| ZC 37 | 5600 36th Place | 42A4 | 1817972 | | 1 | B | | Private |
| ZC 37 | 5602 36th Place | 42A4 | 1822667 | | 2 | B | | Private |
| ZC 37 | 5604 36th Place | 42A4 | 1795525 | | 3 | B | | Private |
| ZC 37 | 5606 36th Place | 42A4 | 1802768 | | 4 | B | | Private |
| ZC 37 | 5608 36th Place | 42A4 | 1790401 | | 5 | B | | Private |

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|----------|-----------------------|------|---------|--|----|---|--|---------|
| ZC 37 | 5610 36th Place | 42A4 | 1798701 | | 6 | B | | Private |
| ZC 37 | 3713 Jefferson Street | 50A1 | 1792886 | | 1 | C | | Private |
| ZC 37 | 5402 38th Avenue | 50A1 | 1795657 | | 2 | C | | Private |
| ZC 37 | 5400 38th Avenue | 50A1 | 1792845 | | 3 | C | | Private |
| ZC 37 | 3710 Hamilton Street | 50A1 | 1831098 | | 4 | C | | Private |
| ZC 37 | 3708 Hamilton Street | 50A1 | 1815455 | | 5 | C | | Private |
| ZC 37 | 3706 Hamilton Street | 50A1 | 1791813 | | 6 | C | | Private |
| ZC 37 | 3704 Hamilton Street | 50A1 | 1793025 | | 7 | C | | Private |
| ZC 37 | 3702 Hamilton Street | 50A1 | 1806983 | | 8 | C | | Private |
| ZC 37 | 5401 37th Avenue | 50A1 | 1807791 | | 9 | C | | Private |
| ZC 37 | 5403 37th Avenue | 42A4 | 1796051 | | 10 | C | | Private |
| ZC 37 | 5405 37th Avenue | 42A4 | 1810498 | | 11 | C | | Private |
| ZC 37 | 3703 Jefferson Street | 42A4 | 1831957 | | 12 | C | | Private |
| ZC 37 | 3705 Jefferson Street | 42A4 | 1795871 | | 13 | C | | Private |
| ZC 37 | 3707 Jefferson Street | 42A4 | 1815364 | | 14 | C | | Private |
| ZC 37 | 3709 Jefferson Street | 42A4 | 1820075 | | 15 | C | | Private |
| ZC 37 | 3711 Jefferson Street | 50A1 | 1802842 | | 16 | C | | Private |
| ZC 37 | 5614 37th Avenue | 42A4 | 1820109 | | 1 | D | | Private |
| ZC 37 | 5612 37th Avenue | 42A4 | 1793736 | | 2 | D | | Private |
| ZC 37 | 5610 37th Avenue | 42A4 | 1826676 | | 3 | D | | Private |
| ZC 37 | 5608 37th Avenue | 42A4 | 1829118 | | 4 | D | | Private |

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|----------|-----------------------|------|---------|--|----|---|--|---------|
| ZC 37 | 5606 37th Avenue | 42A4 | 1819358 | | 5 | D | | Private |
| ZC 37 | 5604 37th Avenue | 42A4 | 1790468 | | 6 | D | | Private |
| ZC 37 | 5602 37th Avenue | 42A4 | 1807544 | | 7 | D | | Private |
| ZC 37 | 3616 Jefferson Street | 42A4 | 1805688 | | 8 | D | | Private |
| ZC 37 | 3612 Jefferson Street | 42A4 | 1798917 | | 9 | D | | Private |
| ZC 37 | 5601 36th Place | 42A4 | 1821024 | | 10 | D | | Private |
| ZC 37 | 5603 36th Place | 42A4 | 1809458 | | 11 | D | | Private |
| ZC 37 | 5605 36th Place | 42A4 | 1799337 | | 12 | D | | Private |
| ZC 37 | 5607 36th Place | 42A4 | 1797406 | | 13 | D | | Private |
| ZC 37 | 5609 36th Place | 42A4 | 1797992 | | 14 | D | | Private |
| ZC 37 | 5611 36th Place | 42A4 | 1815174 | | 15 | D | | Private |
| ZC 37 | 5613 36th Place | 42A4 | 1831312 | | 16 | D | | Private |
| ZC 37 | 5600 38th Avenue | 42A4 | 1826221 | | 1 | E | | Private |
| ZC 37 | 3714 Kennedy Street | 42A4 | 1798297 | | 2 | E | | Private |
| ZC 37 | 3712 Kennedy Street | 42A4 | 1794254 | | 3 | E | | Private |
| ZC 37 | 3710 Kennedy Street | 42A4 | 1829381 | | 4 | E | | Private |
| ZC 37 | 3708 Kennedy Street | 42A4 | 1815372 | | 5 | E | | Private |
| ZC 37 | 3706 Kennedy Street | 42A4 | 1790302 | | 6 | E | | Private |
| ZC 37 | 3704 Kennedy Street | 42A4 | 1788827 | | 7 | E | | Private |
| ZC 37 | 3702 Kennedy Street | 42A4 | 1793967 | | 8 | E | | Private |
| ZC 37 | 3700 Kennedy Street | 42A4 | 1800572 | | 9 | E | | Private |

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|----------|-----------------------|------|---------|--|----|---|--|---------|
| ZC 37 | 5502 38th Avenue | 42A4 | 1822873 | | 1 | F | | Private |
| ZC 37 | 5500 38th Avenue | 42A4 | 1795939 | | 2 | F | | Private |
| ZC 37 | 3716 Jefferson Street | 42A4 | 1816222 | | 3 | F | | Private |
| ZC 37 | 3714 Jefferson Street | 42A4 | 1792407 | | 4 | F | | Private |
| ZC 37 | 3712 Jefferson Street | 42A4 | 1826544 | | 5 | F | | Private |
| ZC 37 | 3710 Jefferson Street | 42A4 | 1801810 | | 6 | F | | Private |
| ZC 37 | 3708 Jefferson Street | 42A4 | 1815505 | | 7 | F | | Private |
| ZC 37 | 3706 Jefferson Street | 42A4 | 1815109 | | 8 | F | | Private |
| ZC 37 | 3704 Jefferson Street | 42A4 | 1811645 | | 9 | F | | Private |
| ZC 37 | 3702 Jefferson Street | 42A4 | 1809227 | | 10 | F | | Private |
| ZC 37 | 5601 37th Avenue | 42A4 | 1802156 | | 11 | F | | Private |
| ZC 37 | 5603 37th Avenue | 42A4 | 1826361 | | 12 | F | | Private |
| ZC 37 | 5605 37th Avenue | 42A4 | 1803618 | | 13 | F | | Private |
| ZC 37 | 5607 37th Avenue | 42A4 | 1821685 | | 14 | F | | Private |
| ZC 37 | 5609 37th Avenue | 42A4 | 1810308 | | 15 | F | | Private |
| ZC 37 | 3701 Kennedy Place | 42A4 | 1799519 | | 16 | F | | Private |
| ZC 37 | 3703 Kennedy Place | 42A4 | 1799063 | | 17 | F | | Private |
| ZC 37 | 3705 Kennedy Place | 42A4 | 1805019 | | 18 | F | | Private |
| ZC 37 | 3707 Kennedy Place | 42A4 | 1830520 | | 19 | F | | Private |
| ZC 37 | 3709 Kennedy Place | 42A4 | 1791615 | | 20 | F | | Private |
| ZC 37 | 3711 Kennedy Place | 42A4 | 1798693 | | 21 | F | | Private |

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|----------|---------------------|------|---------|--|----|---|--|---------|
| ZC 37 | 3713 Kennedy Place | 42A4 | 1816271 | | 22 | F | | Private |
| ZC 37 | 3715 Kennedy Place | 42A4 | 1831148 | | 23 | F | | Private |
| ZC 37 | 5506 38th Avenue | 42A4 | 1831866 | | 1 | G | | Private |
| ZC 37 | 5504 38th Avenue | 42A4 | 1792548 | | 2 | G | | Private |
| ZC 37 | 3712 Kennedy Place | 42A4 | 1808468 | | 3 | G | | Private |
| ZC 37 | 3710 Kennedy Place | 42A4 | 1832260 | | 4 | G | | Private |
| ZC 37 | 3708 Kennedy Place | 42A4 | 1825637 | | 5 | G | | Private |
| ZC 37 | 3706 Kennedy Place | 42A4 | 1819143 | | 6 | G | | Private |
| ZC 37 | 3704 Kennedy Place | 42A4 | 1832211 | | 7 | G | | Private |
| ZC 37 | 3702 Kennedy Place | 42A4 | 1808005 | | 8 | G | | Private |
| ZC 37 | 3700 Kennedy Place | 42A4 | 1811611 | | 9 | G | | Private |
| ZC 37 | 3709 Kennedy Street | 42A4 | 1809490 | | 10 | G | | Private |
| ZC 37 | 3711 Kennedy Street | 42A4 | 1812460 | | 11 | G | | Private |
| ZC 37 | 3713 Kennedy Street | 42A4 | 1812890 | | 12 | G | | Private |
| ZC 37 | 3715 Kennedy Street | 42A4 | 1818830 | | 13 | G | | Private |
| ZC 37 | 3717 Kennedy Street | 42A4 | 1798941 | | 14 | G | | Private |
| ZC 37 | 5512 38th Avenue | 42A4 | 1790674 | | 15 | G | | Private |
| ZC 37 | 5510 38th Avenue | 42A4 | 1815190 | | 16 | G | | Private |
| ZC 37 | 5508 38th Avenue | 42A4 | 1796804 | | 17 | G | | Private |
| ZC 37 | 5601 38th Avenue | 42A4 | 1813245 | | 2 | H | | Private |
| ZC 37 | 5515 38th Avenue | 42A4 | 1811298 | | 3 | H | | Private |

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|----------|-------------------------|------|---------|----------|----|---|--|---------|
| ZC 37 | 5513 38th Avenue | 42A4 | 1826502 | | 4 | H | | Private |
| ZC 37 | 5511 38th Avenue | 42A4 | 1790518 | | 5 | H | | Private |
| ZC 37 | 5509 38th Avenue | 42A4 | 1800747 | | 6 | H | | Private |
| ZC 37 | 5507 38th Avenue | 42A4 | 1829019 | | 7 | H | | Private |
| ZC 37 | 3800 Jefferson Street | 42A4 | 1797414 | | 8 | H | | Private |
| ZC 37 | 5603 38th Avenue | 42A4 | 1798495 | PT LOT 1 | | H | | Private |
| ZC 37 | 0 38th Avenue | 42A4 | 1803345 | PT LOT 1 | | H | | Private |
| ZC 37 | 3512 Lancer Dr, | 41F4 | 1797018 | | 3 | 1 | | Private |
| ZC 37 | 3510 Lancer Dr, | 41F4 | 1798198 | | 4 | 1 | | Private |
| ZC 37 | 3508 Lancer Dr, | 41F4 | 1815224 | | 5 | 1 | | Private |
| ZC 37 | 3506 Lancer Dr, | 41F4 | 1795426 | | 6 | 1 | | Private |
| ZC 37 | 3504 Lancer Dr, | 41F4 | 1827377 | | 7 | 1 | | Private |
| ZC 37 | 3502 Lancer Dr, | 41F4 | 1816693 | | 8 | 1 | | Private |
| ZC 37 | 3500 Lancer Dr, | 41F4 | 1789957 | | 9 | 1 | | Private |
| ZC 37 | 3408 Lancer Dr, | 41F4 | 1812718 | | 10 | 1 | | Private |
| ZC 37 | 3406 Lancer Dr, | 41F4 | 1797208 | | 14 | 1 | | Private |
| ZC 37 | 3404 Lancer Dr, | 41F4 | 1819184 | | 15 | 1 | | Private |
| ZC 37 | 3402 Lancer Dr, | 41F4 | 1822626 | | 16 | 1 | | Private |
| ZC 37 | 5701 Queens Chapel Road | 41F4 | 1830462 | | 17 | 1 | | Private |
| ZC 37 | 3503 Longfellow Street | 41F4 | 1795905 | | 19 | 1 | | Private |
| ZC 37 | 3505 Longfellow Street | 41F4 | 1828565 | | 20 | 1 | | Private |

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|----------|-------------------------|------|---------|------------------------|----|---|--|---------|
| ZC 37 | 3507 Longfellow Street | 41F4 | 1815588 | | 21 | 1 | | Private |
| ZC 37 | 3509 Longfellow Street | 41F4 | 1796473 | | 22 | 1 | | Private |
| ZC 37 | 3511 Longfellow Street | 41F4 | 1811744 | | 23 | 1 | | Private |
| ZC 37 | 3513 Longfellow Street | 41F4 | 1828896 | | 24 | 1 | | Private |
| ZC 37 | 3515 Longfellow Street | 41F4 | 1827005 | | 25 | 1 | | Private |
| ZC 37 | 3517 Longfellow Street | 41F4 | 1796283 | | 26 | 1 | | Private |
| ZC 37 | 3519 Longfellow Street | 41F4 | 1819408 | | 27 | 1 | | Private |
| ZC 37 | 3521 Longfellow Street | 42A4 | 1812874 | | 28 | 1 | | Private |
| ZC 37 | 3523 Longfellow Street | 42A4 | 1808559 | | 29 | 1 | | Private |
| ZC 37 | 5614 36th Avenue | 42A4 | 1811181 | | 30 | 1 | | Private |
| ZC 37 | 5703 Queens Chapel Road | 41F4 | 1815091 | | 31 | 1 | | Private |
| ZC 37 | 0 Longfellow Street | 41F4 | 1822634 | OUTLOT C | | 1 | | Private |
| ZC 37 | 5612 36th Avenue | 42A4 | 1813237 | LOT 2 & OUTLOT D | | 1 | | Private |
| ZC 37 | 3501 Longfellow Street | 41F4 | 1797745 | LOT 18 EX 75 SQ FT | | 1 | | Private |
| ZC 37 | 5612 36th Avenue | 42A4 | 1813237 | LOT 2 & OUTLOT D | | 1 | | Private |
| ZC 37 | 5615 36th Avenue | 42A4 | 1790153 | | 3 | 2 | | Private |
| ZC 37 | 5613 36th Avenue | 42A4 | 1829027 | | 4 | 2 | | Private |
| ZC 37 | 5611 36th Avenue | 42A4 | 1789197 | | 5 | 2 | | Private |
| ZC 37 | 5609 36th Avenue | 42A4 | 1800374 | | 6 | 2 | | Private |

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|----------|------------------------|------|---------|-------------------|----|---|--|---------|
| ZC 37 | 5605 36th Avenue | 42A4 | 1804046 | | 7 | 2 | | Private |
| ZC 37 | 5612 36th Place | 42A4 | 1818954 | | 7 | 2 | | Private |
| ZC 37 | 5614 36th Place | 42A4 | 1791169 | | 8 | 2 | | Private |
| ZC 37 | 5603 36th Avenue | 41F4 | 1822386 | | 8 | 2 | | Private |
| ZC 37 | 5601 36th Avenue | 41F4 | 1817691 | | 9 | 2 | | Private |
| ZC 37 | 3605 Longfellow Street | 42A4 | 1789924 | | 9 | 2 | | Private |
| ZC 37 | 3601 Longfellow Street | 42A4 | 1831569 | | 11 | 2 | | Private |
| ZC 37 | 5617 36th Avenue | 42A4 | 1808849 | LOTS 1.2 | | 2 | | Private |
| ZC 37 | 3605 Longfellow Street | 42A4 | 1789932 | E 40 FT LOT 10 | | 2 | | Private |
| ZC 37 | 0 36th Avenue | 42A4 | 1808856 | OUTLOT A | | 2 | | Private |
| ZC 37 | 0 36th Place | 42A4 | 1790146 | OUTLOT B | | 2 | | Private |
| ZC 37 | 5617 36th Avenue | 42A4 | 1808849 | LOTS 1.2 | | 2 | | Private |
| ZC 37 | 3601 Longfellow Street | 42A4 | 1831577 | PT LOT 10 | | 2 | | Private |
| ZC 37 | 3508 Hamilton Street | 41F4 | 1819515 | | 1 | 3 | | Private |
| ZC 37 | 3506 Hamilton Street | 41F4 | 1807395 | | 2 | 3 | | Private |
| ZC 37 | 3504 Hamilton Street | 41F4 | 1792555 | | 3 | 3 | | Private |
| ZC 37 | 3502 Hamilton Street | 41F4 | 1796044 | | 4 | 3 | | Private |
| ZC 37 | 5401 35th Avenue | 41F4 | 1820539 | | 5 | 3 | | Private |
| ZC 37 | 5403 35th Avenue | 41F4 | 1825751 | | 6 | 3 | | Private |
| ZC 37 | 5405 35th Avenue | 41F4 | 1826353 | | 7 | 3 | | Private |

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|----------|-----------------------|------|---------|----------|----|---|--|---------|
| ZC 37 | 3503 Jefferson Street | 41F4 | 1797224 | | 8 | 3 | | Private |
| ZC 37 | 3505 Jefferson Street | 41F4 | 1792688 | | 9 | 3 | | Private |
| ZC 37 | 3507 Jefferson Street | 41F4 | 1792746 | | 10 | 3 | | Private |
| ZC 37 | 5610 36th Avenue | 41F4 | 1789064 | | 1 | 4 | | Private |
| ZC 37 | 5608 36th Avenue | 41F4 | 1804988 | | 2 | 4 | | Private |
| ZC 37 | 5606 36th Avenue | 41F4 | 1808344 | | 3 | 4 | | Private |
| ZC 37 | 5604 36th Avenue | 41F4 | 1828185 | | 4 | 4 | | Private |
| ZC 37 | 5602 36th Avenue | 41F4 | 1811496 | | 5 | 4 | | Private |
| ZC 37 | 3512 Jefferson Street | 41F4 | 1815752 | | 8 | 4 | | Private |
| ZC 37 | 3510 Jefferson Street | 41F4 | 1812957 | | 9 | 4 | | Private |
| ZC 37 | 3508 Jefferson Street | 41F4 | 1815984 | | 10 | 4 | | Private |
| ZC 37 | 5603 35th Place | 41F4 | 1828367 | | 11 | 4 | | Private |
| ZC 37 | 5605 35th Place | 41F4 | 1791482 | | 12 | 4 | | Private |
| ZC 37 | 5607 35th Place | 41F4 | 1789833 | | 13 | 4 | | Private |
| ZC 37 | 5609 35th Place | 41F4 | 1830371 | | 14 | 4 | | Private |
| ZC 37 | 5600 36th Avenue | 41F4 | 1806736 | LOTS 6.7 | | 4 | | Private |
| ZC 37 | 5600 36th Avenue | 41F4 | 1806736 | LOTS 6.7 | | 4 | | Private |
| ZC 37 | 3501 Lancer Drive | 41F4 | 1803980 | | 1 | 6 | | Private |
| ZC 37 | 3503 Lancer Drive | 41F4 | 1828144 | | 2 | 6 | | Private |
| ZC 37 | 3505 Lancer Drive | 41F4 | 1828847 | | 3 | 6 | | Private |
| ZC 37 | 3507 Lancer Drive | 41F4 | 1820224 | | 4 | 6 | | Private |

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|----------|-----------------------|------|---------|-----------------|---------|---|--|---------|
| ZC 37 | 5612 35th Place | 41F4 | 1804244 | | 5 | 6 | | Private |
| ZC 37 | 5610 35th Place | 41F4 | 1807197 | | 6 | 6 | | Private |
| ZC 37 | 5608 35th Place | 41F4 | 1792217 | | 7 | 6 | | Private |
| ZC 37 | 5606 35th Place | 41F4 | 1789338 | | 8 | 6 | | Private |
| ZC 37 | 5604 35th Place | 41F4 | 1795616 | | 9 | 6 | | Private |
| ZC 37 | 5602 35th Place | 41F4 | 1810043 | | 10 | 6 | | Private |
| ZC 37 | 3506 Jefferson Street | 41F4 | 1822410 | | 11 | 6 | | Private |
| ZC 37 | 3504 Jefferson Street | 41F4 | 1801422 | | 12 | 6 | | Private |
| ZC 37 | 3502 Jefferson Street | 41F4 | 1795368 | | 13 | 6 | | Private |
| ZC 37 | 3500 Jefferson Street | 41F4 | 1803212 | | 14 | 6 | | Private |
| ZC 37 | 5603 35th Avenue | 41F4 | 1809730 | LOT 15 BLK 6 | 15 | 6 | | Private |
| ZC 37 | 5605 35th Avenue | 41F4 | 1821487 | | 16 | 6 | | Private |
| ZC 37 | 5609 35th Avenue | 41F4 | 1812809 | | 18 | 6 | | Private |
| ZC 37 | 5611 35th Avenue | 41F4 | 1803402 | | 19 | 6 | | Private |
| ZC 37 | 5613 35th Avenue | 41F4 | 1828946 | | 20 | 6 | | Private |
| ZC 37 | 5615 35th Avenue | 41F4 | 1820851 | | 21 | 6 | | Private |
| ZC 37 | 0 35th Avenue | 41F4 | 1807460 | | 18 A | 6 | | Private |
| ZC 37 | 5607 35th Avenue | 41F4 | 1798149 | LOTS 17.17A | | 6 | | Private |
| ZC 37 | 3401 Lancer Drive | 41F4 | 1809839 | | 1 | 7 | | Private |
| ZC 37 | 3403 Lancer Drive | 41F4 | 1807874 | | 2 | 7 | | Private |

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|----------|-------------------------|------|---------|--|----|---|--|---------|
| ZC 37 | 3405 Lancer Drive | 41F4 | 1807809 | | 3 | 7 | | Private |
| ZC 37 | 5614 35th Avenue | 41F4 | 1815356 | | 4 | 7 | | Private |
| ZC 37 | 5612 35th Avenue | 41F4 | 1810183 | | 5 | 7 | | Private |
| ZC 37 | 5610 35th Avenue | 41F4 | 1827542 | | 6 | 7 | | Private |
| ZC 37 | 5608 35th Avenue | 41F4 | 1807536 | | 7 | 7 | | Private |
| ZC 37 | 5606 35th Avenue | 41F4 | 1815141 | | 8 | 7 | | Private |
| ZC 37 | 5604 35th Avenue | 41F4 | 1806520 | | 9 | 7 | | Private |
| ZC 37 | 5602 35th Avenue | 41F4 | 1809722 | | 10 | 7 | | Private |
| ZC 37 | 3406 Jefferson Street | 41F4 | 1795988 | | 11 | 7 | | Private |
| ZC 37 | 3404 Jefferson Street | 41F4 | 1821917 | | 12 | 7 | | Private |
| ZC 37 | 3402 Jefferson Street | 41F4 | 1798867 | | 13 | 7 | | Private |
| ZC 37 | 3400 Jefferson Street | 41F4 | 1807254 | | 14 | 7 | | Private |
| ZC 37 | 5603 Queens Chapel Road | 41F4 | 1798156 | | 15 | 7 | | Private |
| ZC 37 | 5605 Queens Chapel Road | 41F4 | 1803154 | | 16 | 7 | | Private |
| ZC 37 | 5607 Queens Chapel Road | 41F4 | 1788967 | | 17 | 7 | | Private |
| ZC 37 | 5609 Queens Chapel Road | 41F4 | 1793694 | | 18 | 7 | | Private |
| ZC 37 | 5611 Queens Chapel Road | 41F4 | 1812452 | | 19 | 7 | | Private |
| ZC 37 | 5613 Queens Chapel Road | 41F4 | 1822196 | | 20 | 7 | | Private |
| ZC 37 | 5615 Queens Chapel Road | 41F4 | 1829217 | | 21 | 7 | | Private |
| ZC 37 | 5403 Queens Chapel Road | 41F4 | 1790666 | | 1 | 8 | | Private |
| ZC 37 | 3403 Jefferson Street | 41F4 | 1831510 | | 2 | 8 | | Private |

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|----------|------------------------|------|---------|-------------------|----|----|--|---------|
| ZC 37 | 3405 Jefferson Street | 41F4 | 1803055 | | 3 | 8 | | Private |
| ZC 37 | 3407 Jefferson Street | 41F4 | 1823285 | | 4 | 8 | | Private |
| ZC 37 | 5406 35th Avenue | 41F4 | 1827856 | | 5 | 8 | | Private |
| ZC 37 | 5404 35th Avenue | 41F4 | 1795293 | | 6 | 8 | | Private |
| ZC 37 | 5402 35th Avenue | 41F4 | 1827021 | | 7 | 8 | | Private |
| ZC 37 | 5800 38th Avenue | 42A4 | 1809581 | | 1 | 10 | | Private |
| ZC 37 | 5714 37th Avenue | 42A4 | 1831031 | | 2 | 10 | | Private |
| ZC 37 | 5712 37th Avenue | 42A4 | 1789668 | | 3 | 10 | | Private |
| ZC 37 | 5710 37th Avenue | 42A4 | 1827732 | | 4 | 10 | | Private |
| ZC 37 | 5702 37th Avenue | 42A4 | 1806850 | | 9 | 10 | | Private |
| ZC 37 | 5708 37th Avenue | 42A4 | 1815422 | | 21 | 10 | | Private |
| ZC 37 | 5706 37th Avenue | 42A4 | 1827104 | | 22 | 10 | | Private |
| ZC 37 | 5704 37th Avenue | 42A4 | 1804087 | | 23 | 10 | | Private |
| ZC 37 | 5614 37th Avenue | 42A4 | 1820117 | OUTLOT B | | 11 | | Private |
| ZC 37 | 3607 Longfellow Street | 42A4 | 1809284 | PT LOT 1 | | 11 | | Private |
| ZC 37 | 5613 36th Place | 42A4 | 1831304 | OUTLOT A | | 11 | | Private |
| ZC 37 | 5607 38th Avenue | 42A4 | 1823616 | | 2 | 13 | | Private |
| ZC 37 | 5609 38th Avenue | 42A4 | 1803964 | | 3 | 13 | | Private |
| ZC 37 | 5611 38th Avenue | 42A4 | 1807056 | | 4 | 13 | | Private |
| ZC 37 | 5603 38th Avenue | 42A4 | 1798503 | PT OUTLOT A | | 13 | | Private |

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|----------|------------------------|------|---------|---------------------------|----|----|--|---------|
| ZC 37 | 5605 38th Avenue | 42A4 | 1803337 | PT OUTLOT A & LOT 1 | | 13 | | Private |
| ZC 37 | 5701 37th Avenue | 42A4 | 1797141 | | 1 | 14 | | Private |
| ZC 37 | 5703 37th Avenue | 42A4 | 1809516 | | 2 | 14 | | Private |
| ZC 37 | 5705 37th Avenue | 42A4 | 1804178 | | 3 | 14 | | Private |
| ZC 37 | 5707 37th Avenue | 42A4 | 1797737 | | 4 | 14 | | Private |
| ZC 37 | 5709 37th Avenue | 42A4 | 1806496 | | 5 | 14 | | Private |
| ZC 37 | 5711 37th Avenue | 42A4 | 1812775 | | 6 | 14 | | Private |
| ZC 37 | 5713 37th Avenue | 42A4 | 1799345 | | 7 | 14 | | Private |
| ZC 37 | 5710 38th Avenue | 42A4 | 1789411 | | 8 | 14 | | Private |
| ZC 37 | 5708 38th Avenue | 42A4 | 1822576 | | 9 | 14 | | Private |
| ZC 37 | 5706 38th Avenue | 42A4 | 1804228 | | 10 | 14 | | Private |
| ZC 37 | 5704 38th Avenue | 42A4 | 1793264 | | 11 | 14 | | Private |
| ZC 37 | 5702 38th Avenue | 42A4 | 1804517 | | 12 | 14 | | Private |
| ZC 37 | 3708 Longfellow Street | 42A4 | 1795350 | | 13 | 14 | | Private |
| ZC 37 | 3706 Longfellow Street | 42A4 | 1794460 | | 14 | 14 | | Private |
| ZC 37 | 3704 Longfellow Street | 42A4 | 1790450 | | 15 | 14 | | Private |
| ZC 37 | 3702 Longfellow Street | 42A4 | 1821933 | | 16 | 14 | | Private |
| ZC 37 | 5701 38th Avenue | 42A4 | 1816131 | | 1 | 15 | | Private |
| ZC 37 | 5703 38th Avenue | 42A4 | 1790500 | | 2 | 15 | | Private |
| ZC 37 | 5705 38th Avenue | 42A4 | 1803360 | | 3 | 15 | | Private |

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|----------|----------------------|------|---------|--|----|----|--|---------|
| ZC 37 | 5707 38th Avenue | 42A4 | 1809169 | | 4 | 15 | | Private |
| ZC 37 | 5709 38th Avenue | 42A4 | 1790781 | (ENTIRE IMPS RAZED EFF 7/1/02) | 5 | 15 | | Private |
| ZC 37 | 5711 38th Avenue | 42A4 | 1790278 | | 6 | 15 | | Private |
| ZC 37 | 5713 38th Avenue | 42A4 | 1808641 | | 7 | 15 | | Private |
| ZC 37 | 5715 38th Avenue | 42A4 | 1795020 | | 8 | 15 | | Private |
| ZC 37 | 5717 38th Avenue | 42A4 | 1794726 | | 9 | 15 | | Private |
| ZC 37 | 5719 38th Avenue | 42A4 | 1812783 | | 10 | 15 | | Private |
| ZC 37 | 5801 38th Avenue | 42A4 | 1812411 | | 11 | 15 | | Private |
| ZC 37 | 5803 38th Avenue | 42A4 | 1794783 | | 12 | 15 | | Private |
| ZC 37 | 5805 38th Avenue | 42A4 | 1799113 | | 13 | 15 | | Private |
| ZC 37 | 5611 35th Place | 41F4 | 1830579 | | 15 | 4 | | Private |
| ZC 37 | 5613 35th Place | 41F4 | 1800507 | | 16 | 4 | | Private |
| ZC 37 | 3511 Lancer Drive | 41F4 | 1830587 | | 17 | 4 | | Private |
| ZC 37 | 3615 Hamilton Street | 50A1 | 1811108 | | 6 | | | Private |
| ZC 37 | 5018 37th Place | 50A1 | 1791367 | | 9 | | | Private |
| ZC 37 | 5006 37th Place | 50A1 | 1812668 | | 13 | | | Private |
| ZC 37 | 5025 37th Place | 50A1 | 1803196 | | 21 | | | Private |
| ZC 37 | 5021 37th Place | 50A1 | 1788850 | | 22 | | | Private |
| ZC 37 | 5017 37th Place | 50A1 | 1789890 | | 23 | | | Private |

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|----------|------------------|-----------|---------|---|----|--|--|---------|
| ZC 37 | 5009 37th Place | 50A1 | 1831486 | | 25 | | | Private |
| ZC 37 | 4913 37th Place | 50A1 | 1793520 | | 28 | | | Private |
| ZC 37 | 5006 38th Avenue | 50A1 | 1802594 | | 37 | | | Private |
| ZC 37 | 5006 38th Avenue | 50A1 | 1802594 | | 37 | | | Private |
| ZC 37 | 5007 37th Place | 50A1 | 1804012 | | 41 | | | Private |
| ZC 37 | 0 37th Place | 50A1 | 1796952 | PT LOT 19 | | | | Private |
| ZC 37 | 5008 37th Place | 50A1 | 1805530 | LOT 12 EX N 20 FT | | | | Private |
| ZC 37 | 4994 37th Place | 049F 1 | 1810340 | S 50 FT OF LOT 16 | | | | Private |
| ZC 37 | 5003 37th Place | 50A1 | 1826163 | LOT 26 1/2 EX N 1 FT | | | | Private |
| ZC 37 | 4990 37th Place | 49F1 | 1803816 | S 25 FT LT 17 & LT 18 EX TRI AT SE & SW | | | | Private |
| ZC 37 | 5010 37th Place | 50A1 | 1804004 | S 40 FT LOT 11 & N 20 FT LOT 12 | | | | Private |
| ZC 37 | 4998 37th Place | 049F 1 | 1804533 | S 50 FT OF LOT 15 | | | | Private |
| ZC 37 | 4992 37th Place | 049F 1 | 1808948 | N 75 FT OF LOT 17 | | | | Private |
| ZC 37 | 4990 37th Place | 49F1 | 1803816 | S 25 FT LT 17 & LT 18 EX TRI AT SE & SW | | | | Private |

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|----------|------------------|-----------|---------|--|--|--|--|---------|
| ZC 37 | 5016 38th Avenue | 50A1 | 1803956 | S 85 FT OF LOT 34 & N 50 FT OF LOT 35 | | | | Private |
| ZC 37 | 5015 37th Place | 50A1 | 1796788 | N HALF OF LOT 24 | | | | Private |
| ZC 37 | 0 37th Place | 50A1 | 1825389 | PT LOT 27 | | | | Private |
| ZC 37 | 5020 38th Avenue | 50A1 | 1809433 | S HALF OF LOT 33 & N 15 FT OF LOT 34 | | | | Private |
| ZC 37 | 5012 37th Place | 50A1 | 1819846 | N 60 FT OF LOT 11 | | | | Private |
| ZC 37 | 5016 38th Avenue | 50A1 | 1803956 | S 85 FT OF LOT 34 & N 50 FT OF LOT 35 | | | | Private |
| ZC 37 | 4996 37th Place | 49F1 | 1815059 | N 50 FT OF LOT 16 | | | | Private |
| ZC 37 | 5022 38th Avenue | 50A1 | 1803287 | N HALF OF LOT 33 | | | | Private |
| ZC 37 | 5012 38th Avenue | 50A1 | 1790906 | NE 339 SF OF CTR 5 FT LT 36,N 20FTLT 36,S 50FT LT 35 | | | | Private |
| ZC 37 | 5000 37th Place | 049F 1 | 1796101 | N 50 FT OF LOT 15 | | | | Private |
| ZC 37 | 5014 37th Place | 50A1 | 1805704 | S HALF LOT 10 | | | | Private |

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|----------|----------------------|------|---------|---|--|--|--|---------|
| ZC 37 | 5000 38th Avenue | 50A1 | 1818616 | S 55 FT FR LOT 38 | | | | Public |
| ZC 37 | 5005 37th Place | 50A1 | 1820463 | S 50 FT LOT 26 & N 1 FT LOT 26 1/2 | | | | Private |
| ZC 37 | 5020 38th Avenue | 50A1 | 1809433 | S HALF OF LOT 33 & N 15 FT OF LOT 34 | | | | Private |
| ZC 37 | 5031 37th Place | 50A1 | 1810290 | PT LOT 19 | | | | Private |
| ZC 37 | 5016 37th Place | 50A1 | 1789908 | N HALF OF LOT 10 | | | | Private |
| ZC 37 | 5029 37th Place | 50A1 | 1805464 | N 50 FT OF LOT 20 | | | | Private |
| ZC 37 | 5033 37th Place | 50A1 | 1816024 | PT LOT 19 | | | | Private |
| ZC 37 | 5010 37th Place | 50A1 | 1804004 | S 40 FT LOT 11 & N 20 FT LOT 12 | | | | Private |
| ZC 37 | 5010 38th Avenue | 50A1 | 1815331 | 661 SQ FT OF CEN 5 FT OF LT 36,S 75 FT OF LT 36 | | | | Private |
| ZC 37 | 5013 37th Place | 50A1 | 1832302 | S HALF OF LOT 24 | | | | Private |
| ZC 37 | 5001 37th Place | 50A1 | 1805886 | PT LT 27 EQ 9700 SQ FT | | | | Private |
| ZC 37 | 5004 38th Avenue | 50A1 | 1827823 | N 75 FT FR LOT 38 | | | | Private |
| ZC 37 | 3711 Hamilton Street | 50A1 | 1790914 | PT LOT 2 | | | | Private |

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|----------|----------------------|------|---------|--|----|---|--|---------|
| ZC 37 | 5027 37th Place | 50A1 | 1792290 | S 50 FT OF LOT 20 | | | | Private |
| ZC 37 | 5012 38th Avenue | 50A1 | 1790906 | NE 339 SF OF CTR 5 FT LT 36,N 20FTLT 36,S 50FT LT 35 | | | | Private |
| ZC 37 | 4907 37th Place | 50A1 | 1788579 | TRI AT NW PART OF LOT 29 EQ 8237 SF | | | | Private |
| ZC 37 | 3714 Gallatin Street | 50A1 | 1811660 | | 11 | A | | Private |
| ZC 37 | 5004 37th Place | 50A1 | 1831445 | | 42 | | | Private |
| ZC 37 | 5002 37th Place | 50A1 | 1831452 | | 43 | | | Private |
| ZC 37 | 3701 Hamilton Street | 50A1 | 1805340 | | 44 | | | Private |
| ZC 37 | 5038 37th Place | 50A1 | 1805357 | | 45 | | | Private |
| ZC 37 | 3709 Hamilton Street | 50A1 | 1789973 | LTS 3A 4A 4B & 4C | | | | Private |
| ZC 37 | 3709 Hamilton Street | 50A1 | 1789973 | LTS 3A 4A 4B & 4C | | | | Private |
| ZC 37 | 3709 Hamilton Street | 50A1 | 1789973 | LTS 3A 4A 4B & 4C | | | | Private |
| ZC 37 | 3709 Hamilton Street | 50A1 | 1789973 | LTS 3A 4A 4B & 4C | | | | Private |
| ZC 37 | 5207 38th Avenue | 50A1 | 1796325 | | 4 | | | Private |
| ZC 37 | 5205 38th Avenue | 50A1 | 1818400 | | 5 | | | Private |
| ZC 37 | 5203 38th Avenue | 50A1 | 1815877 | | 6 | | | Private |
| ZC 37 | 5201 38th Avenue | 50A1 | 1795087 | | 7 | | | Private |

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|----------|----------------------|-----------|---------|--|----|--|---------|---------|
| ZC 37 | 5027 38th Avenue | 50A1 | 1832278 | | 8 | | | Private |
| ZC 37 | 5025 38th Avenue | 50A1 | 1827443 | | 9 | | | Private |
| ZC 37 | 5023 38th Avenue | 50A1 | 1825264 | | 10 | | | Private |
| ZC 37 | 5021 38th Avenue | 50A1 | 1822329 | | 11 | | | Private |
| ZC 37 | 5019 38th Avenue | 50A1 | 1829498 | | 12 | | | Private |
| ZC 37 | 3609 Hamilton Street | 49F1 | 1807437 | | | | 20 | Private |
| ZC 37 | 3605 Hamilton Street | 049F 1 | 1803808 | PARCEL B | | | 19 | Private |
| ZC 37 | 3600 Hamilton Street | 41F4 | 1815323 | GRUVER ST | | | 17 1 | Private |
| ZC 37 | 0 Hamilton Street | 50A1 | 1808914 | PT PARCEL D | | | 54 | Private |
| ZC 37 | 5017 38th Avenue | 50A1 | 1794619 | | | | 40 | Private |
| ZC 37 | 3602 Hamilton Street | 41F4 | 1815315 | GRUVERS FARM 7000F EQ PT 11.75A TRCT | | | 17 0 | Private |
| ZC 37 | Account Unknown | | 9999999 | | | | | Private |
| ZC 37 | Account Unknown | | 9999999 | | | | | Private |

Map 30: Zoning Change (ZC) 37: RSF-65 to RSF-A



Zoning Change 38: AG to LTO-E

| Change Number | Zoning Change | Area of Change (Acres) | Approved CMA/SMA/TDOZMA/ZMA/SE Number | Approved CMA/SMA/TDOZMA/ZMA/SE Date | 200' Scale Index Map |
|---------------|---------------|------------------------|---------------------------------------|-------------------------------------|----------------------|
| 38 | AG to LTO-E | 21.27 | CMA | April 1, 2022 | 207NE02 |
| | | | SMA | May 23, 2006 | 206NE02 |

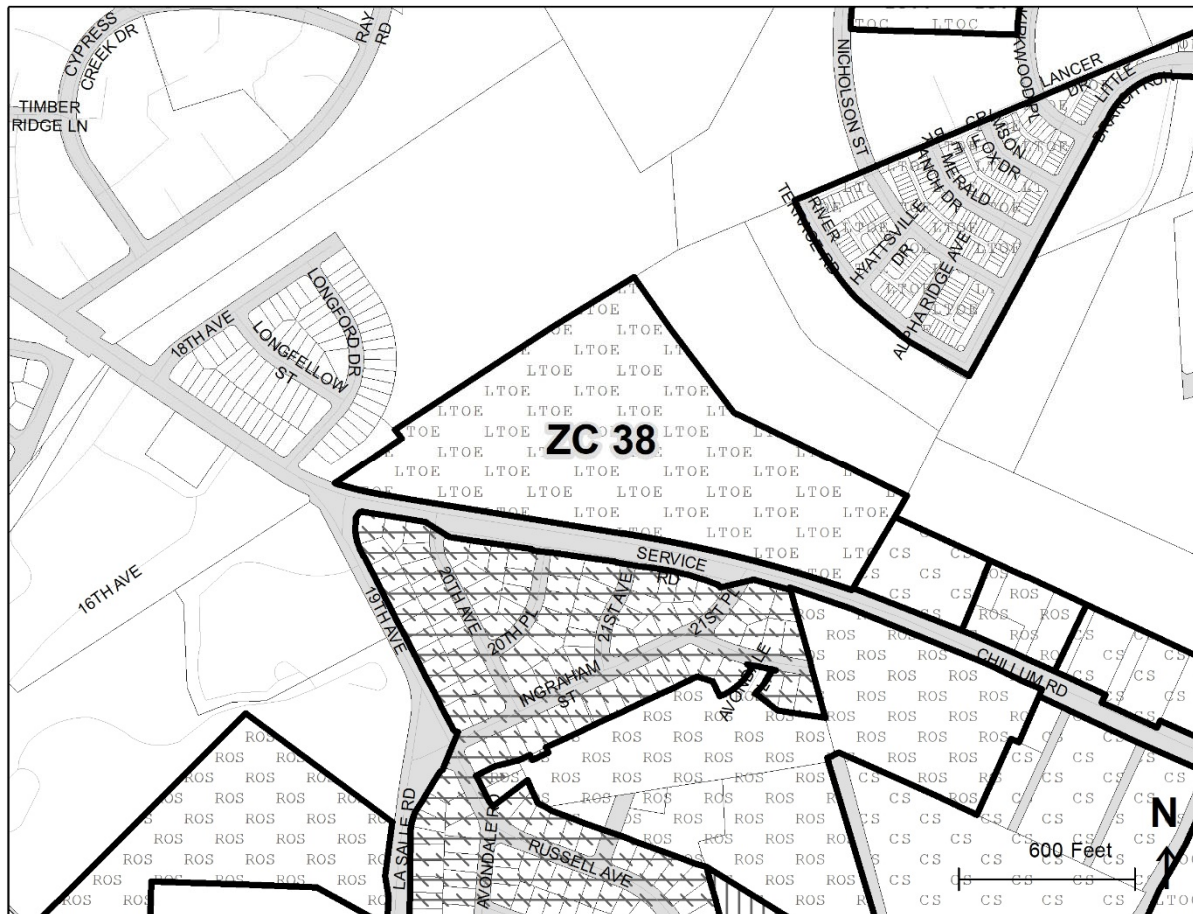
This property, located north of MD 501 (Chillum Road) between Longford Drive and the Metro overpass, is located within the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 31: Zoning Change (ZC) 38: AG to LTO-E below.)

The subject property currently functions as a long-term public utility, is owned by the Washington Gas Light Company and currently classified in the AG Zone. This reclassification implements Strategies LU 7.4 and 7.5. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing the land uses shown on the Future Land Use Map (Map 9).

This reclassification will allow for a mix of uses, including commercial and retail land uses. This change supports the vision of creating a vibrant, walkable community that is well connected to transit, helping to foster both sustainable growth and improved local amenities. Additionally, the reclassification aligns with the region's broader goals of reducing reliance on automobiles and promoting environmentally conscious development near transit hubs like the West Hyattsville Metro Station.

| ZC | Address | Tax Map and Grid | Tax Account | Description | Lot | Block | Parcel | Ownership |
|-------|-------------------|------------------|-------------|-----------------------------------|-----|-------|--------|----------------|
| ZC 38 | 2130 Chillum Road | 41D4 | 1976596 | PUBLIC UTILITY OPERATING PROPERTY | | | 113 | Public Utility |

Map 31: Zoning Change (ZC) 38: AG to LTO-E



BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sector plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the *Adopted West Hyattsville-Queens Chapel Sector Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner [insert name], seconded by Commissioner [insert name], with Commissioners [list names of voting commissioners] voting in favor of the motion at its regular meeting held on [insert date and underline], in Largo, Maryland.

Adopted by the Prince George's County Planning Board this [insert date] day of [insert month and year].

Peter A. Shapiro
Chair

By Jessica Jones
Planning Board Administrator