



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2022-42

R E S O L U T I O N

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, this Sectional Map Amendment was initiated under the regulations of the Zoning Ordinance in effect on November 10, 2020; and

WHEREAS, pursuant to Section 27-220 of the prior Zoning Ordinance, the intent of establishing procedures for comprehensive rezoning includes: to provide for a systematic review of zoning and land use and how they conform to the principles of orderly comprehensive land use planning and staged development (as reflected in established public plans and policies) and planned public facilities; to limit piecemeal rezoning; to limit the number of certain Zoning Map Amendment cases heard by the Zoning Hearing Examiner; and to consider cases where sufficient evidence justifies rezoning but does not compel it; and

WHEREAS, on November 10, 2020, 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 prior Zoning Ordinance, adopted CR-123-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of the *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*; and

WHEREAS, the boundaries of this Sectional Map Amendment are contiguous to those of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and are depicted on Map 1 of this Resolution; and

WHEREAS, pursuant to Section 27-3503(a)(2), this Sectional Map Amendment was prepared and reviewed concurrently with the Adelphi Road-UMGC-UMD Purple Line Station Area 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 Area 66 (College Park and Vicinity), adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, comprehensive rezoning of the entirety of the plan area last occurred on April 1, 2022, pursuant to approval of Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, on November 29, 2021; and

Underline indicates language added to the proposed SMA pursuant to the motion of the Planning Board at its April 7, 2022 Work Session.

[Brackets] indicate language deleted from the proposed SMA pursuant to the motion of the Planning Board at its April 7, 2022 Work Session.

WHEREAS, amendments of the Zoning Map are necessary to implement and bring the zoning of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector into conformance with the concurrent Sector Plan; and

WHEREAS, pursuant to Section 27-225.01.05(b)(1) of the prior Zoning Ordinance, the Planning Board has prepared, and incorporated in this Sectional Map Amendment, a zoning map based upon the recommendations contained in the *2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*; and

[WHEREAS, the provisions of the County's 2018 Zoning Ordinance took effect on April 1, 2022; and]

WHEREAS, pursuant to Section 27-225.01.05(b)(2) of the prior Zoning Ordinance, this Sectional Map Amendment includes the information required in Section 27-225(c)(2) of the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-3503(a)(5)(A) of the Zoning Ordinance and Section 27-223(g)(1) of the prior Zoning Ordinance, no property was zoned by zoning map amendment within five years prior to the initiation of this SMA; and

WHEREAS, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance and Section 27-223(g)(2) of the prior Zoning Ordinance, no properties are being recommended for a less-intense zone resulting in the creation of a nonconforming use; and

WHEREAS, pursuant to Section 27-225(e)(3)(E) of the prior Zoning Ordinance, there are no "properties on which any use exists which is not allowed under the current zoning classification of that property[.]" [pursuant to Section 27-225(e)(3)(E) of the prior Zoning Ordinance]; and

WHEREAS, pursuant to Section 27-644(b)(3)(A) of the prior Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment by the Planning Board on October 28, 2021, concurrent to the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan[pursuant to Section 27-644(b)(3)(A) of the prior Zoning Ordinance]; and

WHEREAS, pursuant to Section 27-644(b)(3)(A) of the prior Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and to each municipality located within one-half mile of this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-225.01.05(e) of the prior Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of the January 18, 2022 joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

[WHEREAS, on January 18, 2022, the County Council, sitting as the District Council, and the Prince George's County Planning Board held a joint public hearing to receive testimony from the public; and

WHEREAS, on April 7, 2022, the Prince George's County Planning Board held a public worksession to review the testimony and exhibits received; and]

WHEREAS, there are no Zoning Map Amendments pending within the area of this Sectional Map Amendment, therefore, the provisions of Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance and Sections 27-225.01.05(f), 27-225(g), and 27-226(a) of the prior Zoning Ordinance are not applicable; and

WHEREAS, no lots or parcels of land within this Sectional Map Amendment are in a Commercial or Industrial Zone; therefore the provisions of Section 27-225.02(a)(1) of the prior Zoning Ordinance is not applicable; and

WHEREAS, no lots or parcels of land within this Sectional Map Amendment are in a nonresidential zone; therefore the provisions of Section 27-3503(b)(4)(D)(ii) of the prior Zoning Ordinance is not applicable; and

WHEREAS, Section 27-3502(g)(9) of the Zoning Ordinance requires 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 proposed Sectional Map Amendment for the Adelphi Road-UMGC-UMD Purple Line Station Area 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 Adelphi Road-UMGC-UMD Purple Line Station Area Sector; and

WHEREAS, the Sectional Map Amendment includes a description of the area covered, zoning maps delineating property boundaries, maps indicating where the proposed zones differ from existing zones, and scaled maps with a north arrow, and;

WHEREAS, on January 18, 2022, the County Council, sitting as the District Council, and the Prince George's County Planning Board held a joint public hearing to receive testimony from the public; and

WHEREAS, on April 1, 2022, the provisions of the County's 2018 adopted Zoning Ordinance took effect; and

WHEREAS, on April 7, 2022, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record four pieces of testimony received by the Clerk of the County Council after the close of the public hearing record by 5 p.m. on February 2, 2022

(Exhibits T-1 through T-4); and

WHEREAS, on April 7, 2022, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing (on January 18, 2022), and written testimonies (exhibits) contained within the Joint Public Hearing record; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Section 27-3502 and 27-3503 of the Zoning and Section 27-225.01.05 of the prior Zoning Ordinance;

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 Adelphi Road-UMGC-UMD Purple Line Station Area 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 [adopted sector plan and its concurrent SMA]endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment [SMA]; 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 Section 27-225.01.05 of the Zoning Ordinance; 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 *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*:

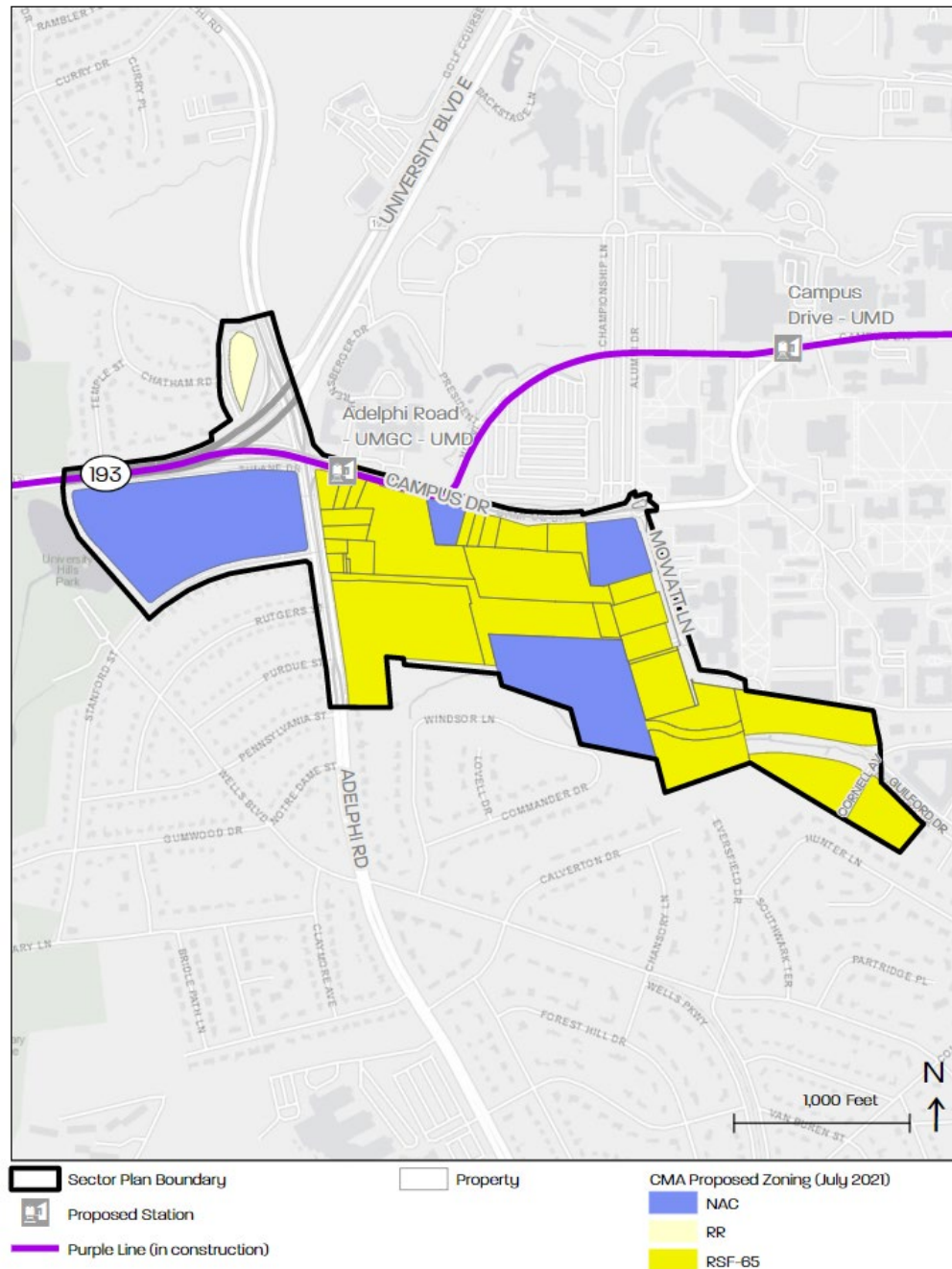
Table 1: Comprehensive Rezoning Changes

Change	Zoning Change	Acreage
1	NAC to LTO-c	14.86
2	RR to ROS	1.08
3	[NAC and]RSF-65 to LTO-e	<u>13.81</u> [22.61]
4	NAC and RSF-65 to LTO-c	30.30
5	RSF-65 to ROS	2.86
6	RSF-65 to LTO-e	2.75
7	RSF-65 to LTO-e	2.23
8	<u>NAC and RSF-65 to LTO-e and ROS</u>	<u>9.52</u>

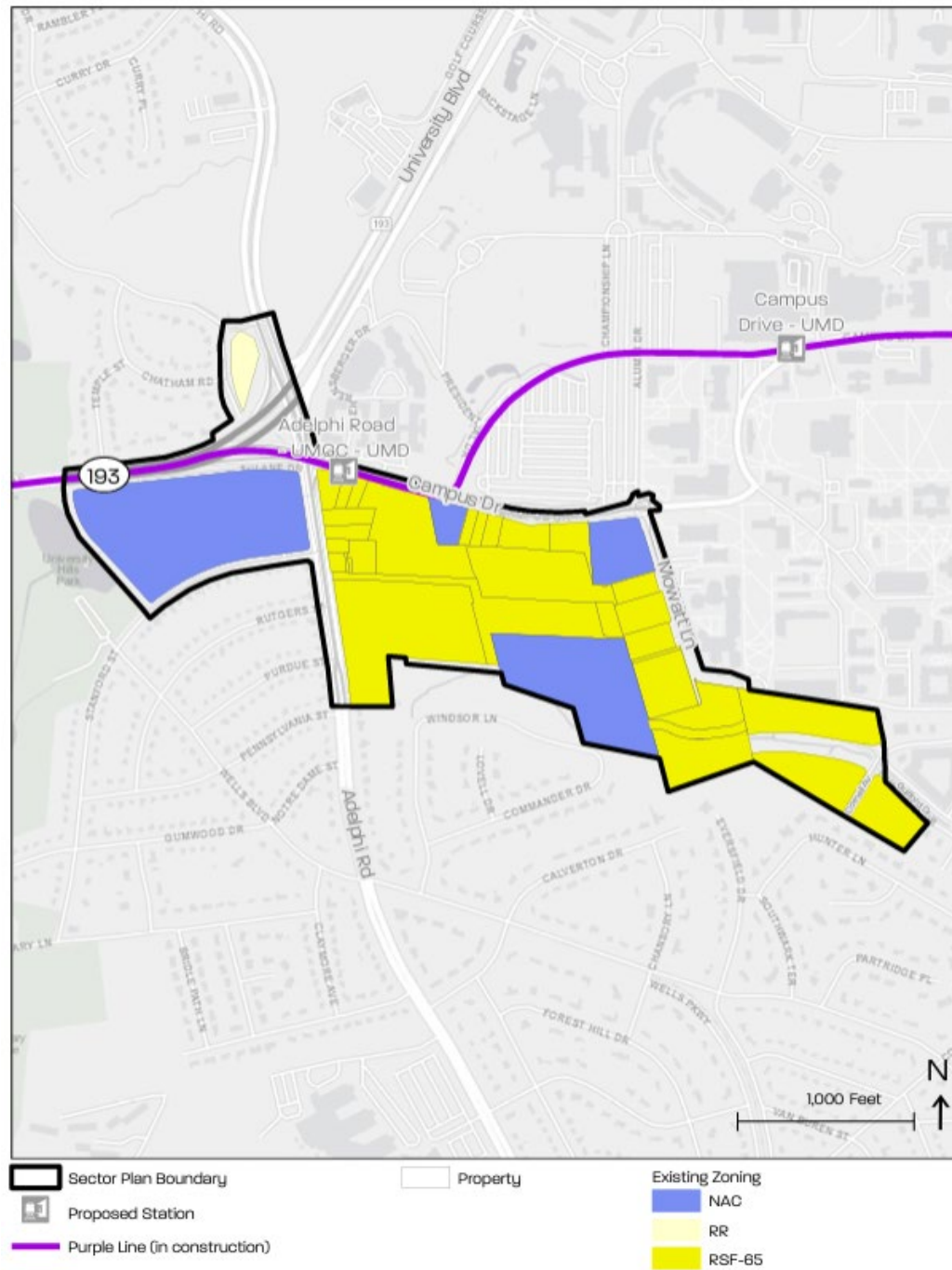
Table 2: Zoning Inventory (in acres)

Zoning Class	SMA Proposed Acreage	[Endorsed Countywide Sectional Map Amendment] <u>Existing</u> Acreage (on April 1, 2022)	Change in Acreage
ROS	<u>7.47</u> [3.94]	0	<u>7.47</u> [3.94]
LTO-c	45.17	0	45.17
LTO-e	<u>24.78</u> [28.31]	0	<u>24.78</u> [28.31]
NAC	0	27.13	-27.13
RSF-65	0	49.20	-49.20
RR	0	1.08	-1.08

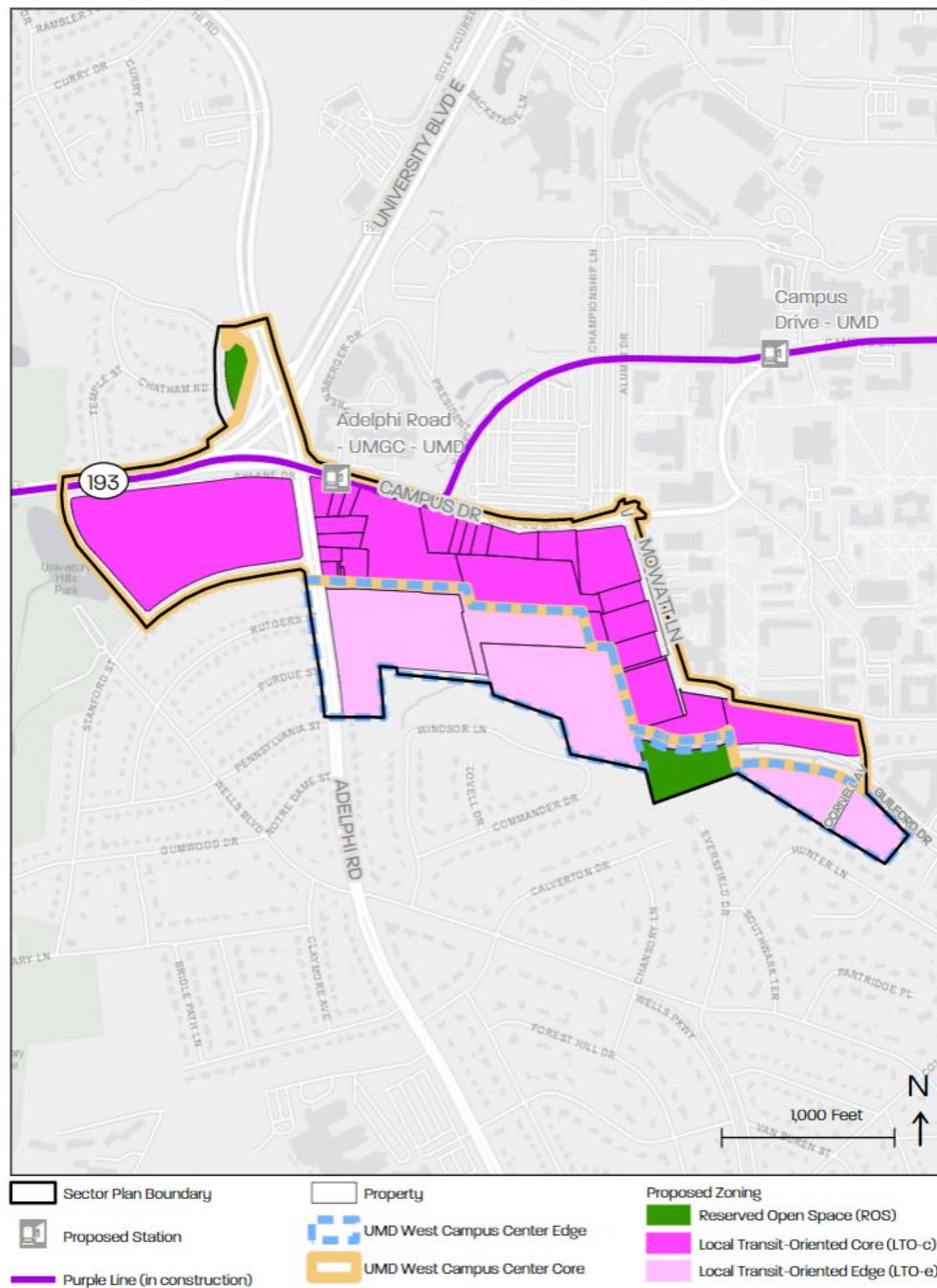
[Map 1: Endorsed Countywide Sectional Map Amendment Zoning (October 28, 2021)

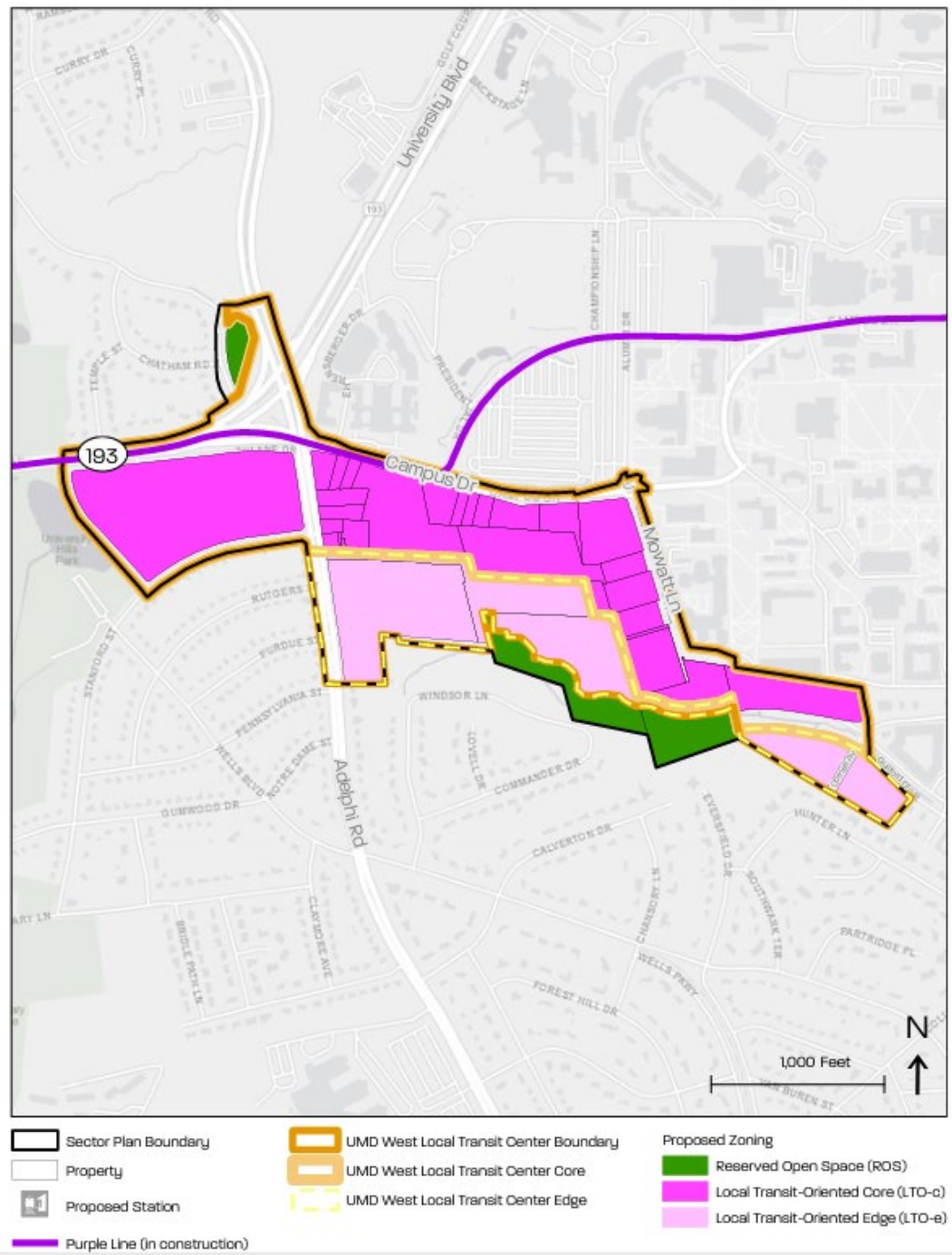


Map 1: Existing Zoning (on April 1, 2022)

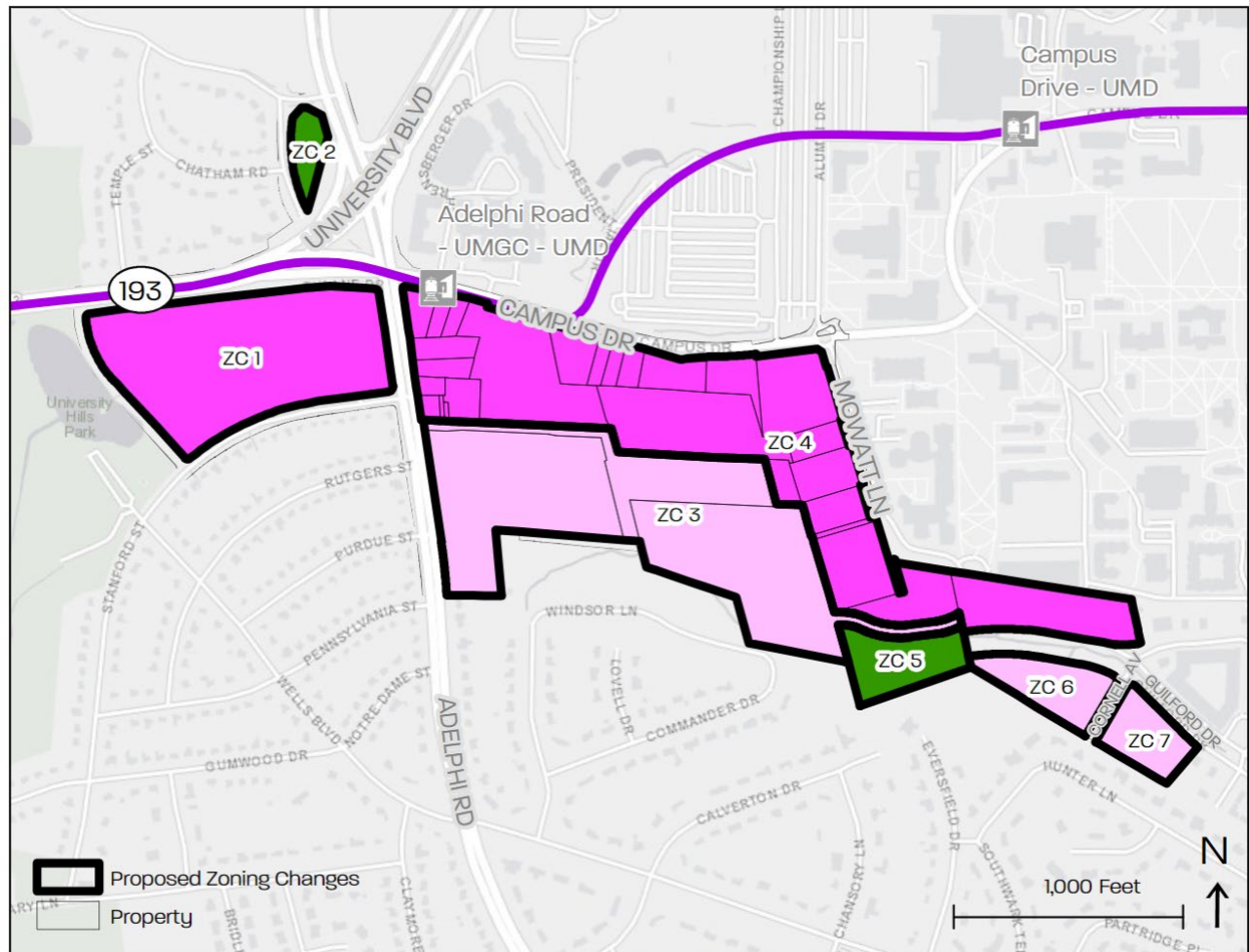


[Map 2: Proposed Zoning



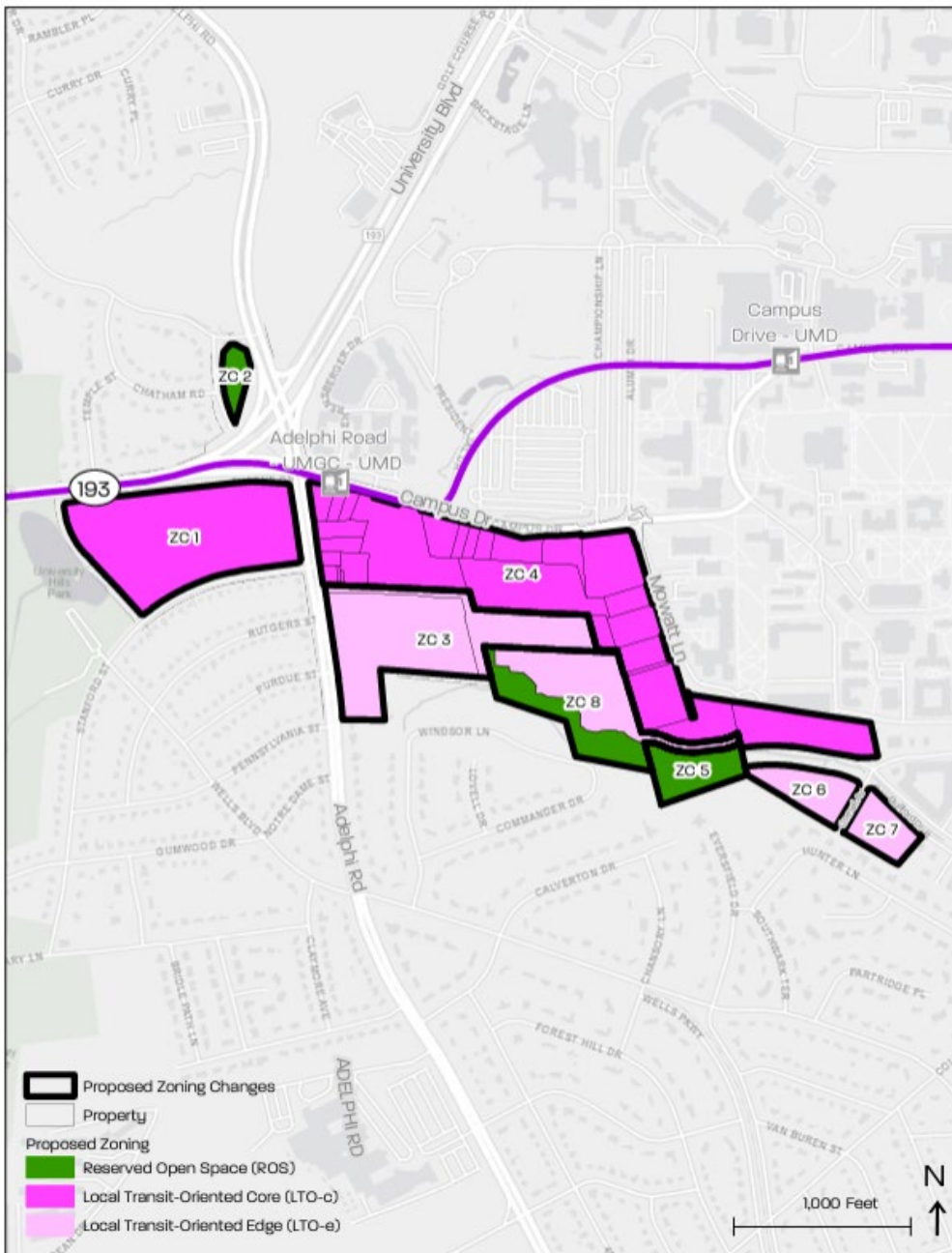


[Map 3: Change Map of Proposed Zoning



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Map 3: Endorsed Zoning Changes



Zoning Change 1: NAC to LTO-c ¹

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE +-Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
1	NAC - LTO-c	14.86	CMA	[Pending] <u>April 1, 2022</u>	209NE03
			[SMA	May 1, 1990]	

This property is within the Core of the UMD West Local Transit [Campus] Center (See Map 2. *Proposed Zoning*). The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on this property. (See Map 2. *Future Land Use Map* in the sector plan and Map 4: *Zoning Change (ZC) 1: NAC to LTO-c, Zoning Change (ZC) 2: RR to ROS*).

[The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends this parcel for classification] This property is currently classified in the Neighborhood Activity Center (NAC) Zone; the NAC Zone does not permit the density of the existing Graduate Hills Apartments, nor would it allow for redevelopment of this property at the same or greater density as recommended by the Sector Plan. In addition, being the single largest parcel located adjacent to the Purple Line station presents a unique opportunity to concentrate density and a mix of uses a short walk from the station. In addition, adjacency to the University of Maryland campus, and University of Maryland Global Campus, and proximity to the US 1 corridor makes it a prime location for the highest transit-supportive density and use through the recommended Local Transit-Oriented-Core (LTO-c) Zone. See also Policy HN 1 and Strategies LU [1.2]1.3, [HN 1.1,]NE 1.1, NE 3.6, and NE 3.8 in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

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.

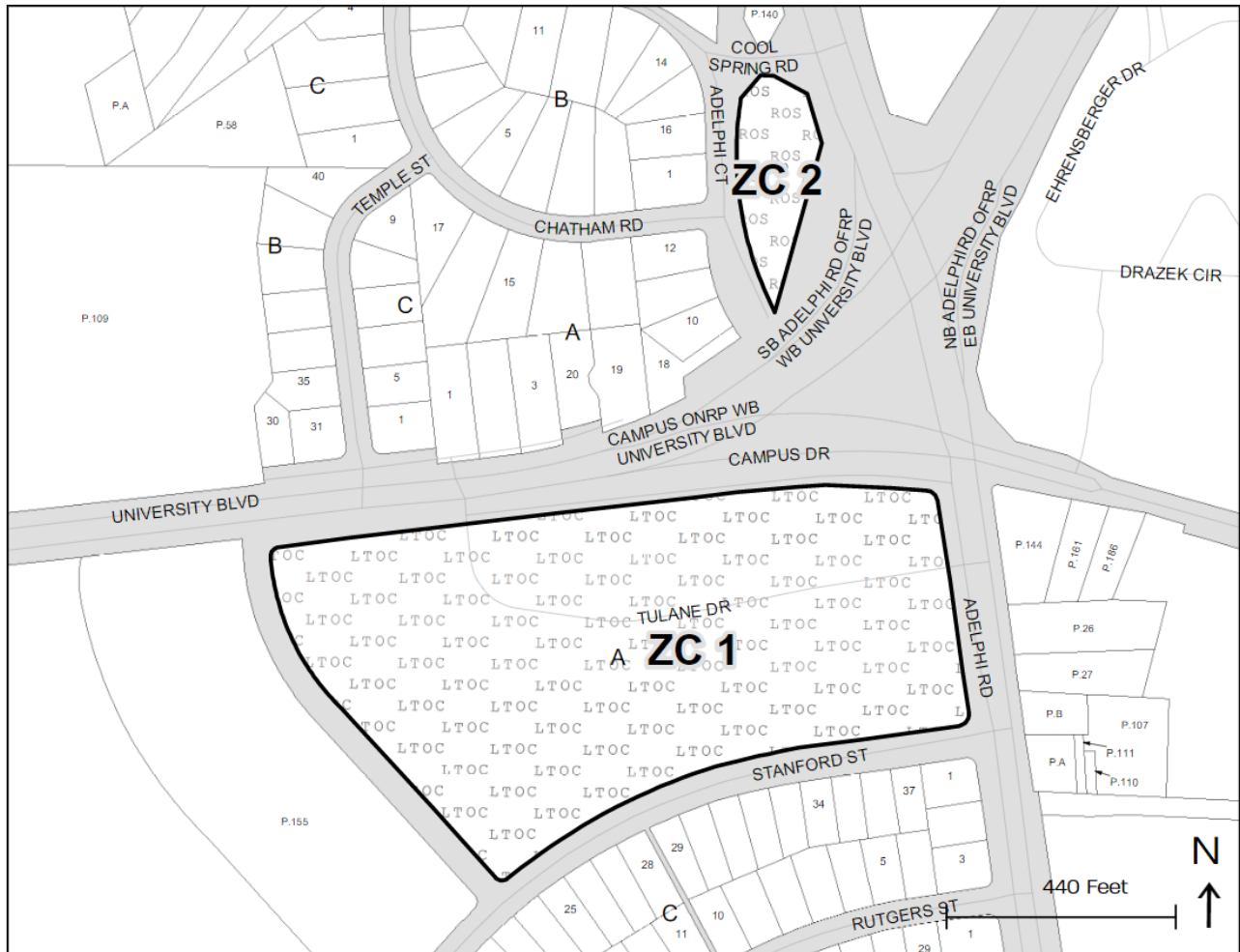
Zoning Change 2: RR to ROS

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
2	RR - ROS	1.08	CMA	[Pending] <u>April 1, 2022</u>	210NE03
			[SMA	May 1, 1990]	

The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends Parks and Open Space land uses on this property. (See Map 2: *Future Land Use Map* in the sector plan and Map 4: *Zoning Change (ZC) 1: NAC to LTO-c, Zoning Change (ZC) 2: RR to ROS* below).

This parcel is currently covered with trees and serves as a natural area. The sector plan recommends preserving this property as Conservation Area A due to its public ownership, and value to the neighborhood as a wooded area that acts a natural barrier and transition from the higher-density development at the core of the sector plan area to the low-density single-family detached homes to the north and west of the plan boundary. See also Policy LU 2, Strategies NE 1.1, NE 1.3, NE 1.4, NE 3.1, NE 3.6, NE 3.7, HC 1.6, PF 2.1, [and] PF 5.1, and Map 29: *Recommended Parks and Public Open Spaces* in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

Map 4: Zoning Change (ZC) 1: NAC to LTO-c, Zoning Change (ZC) 2: RR to ROS



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

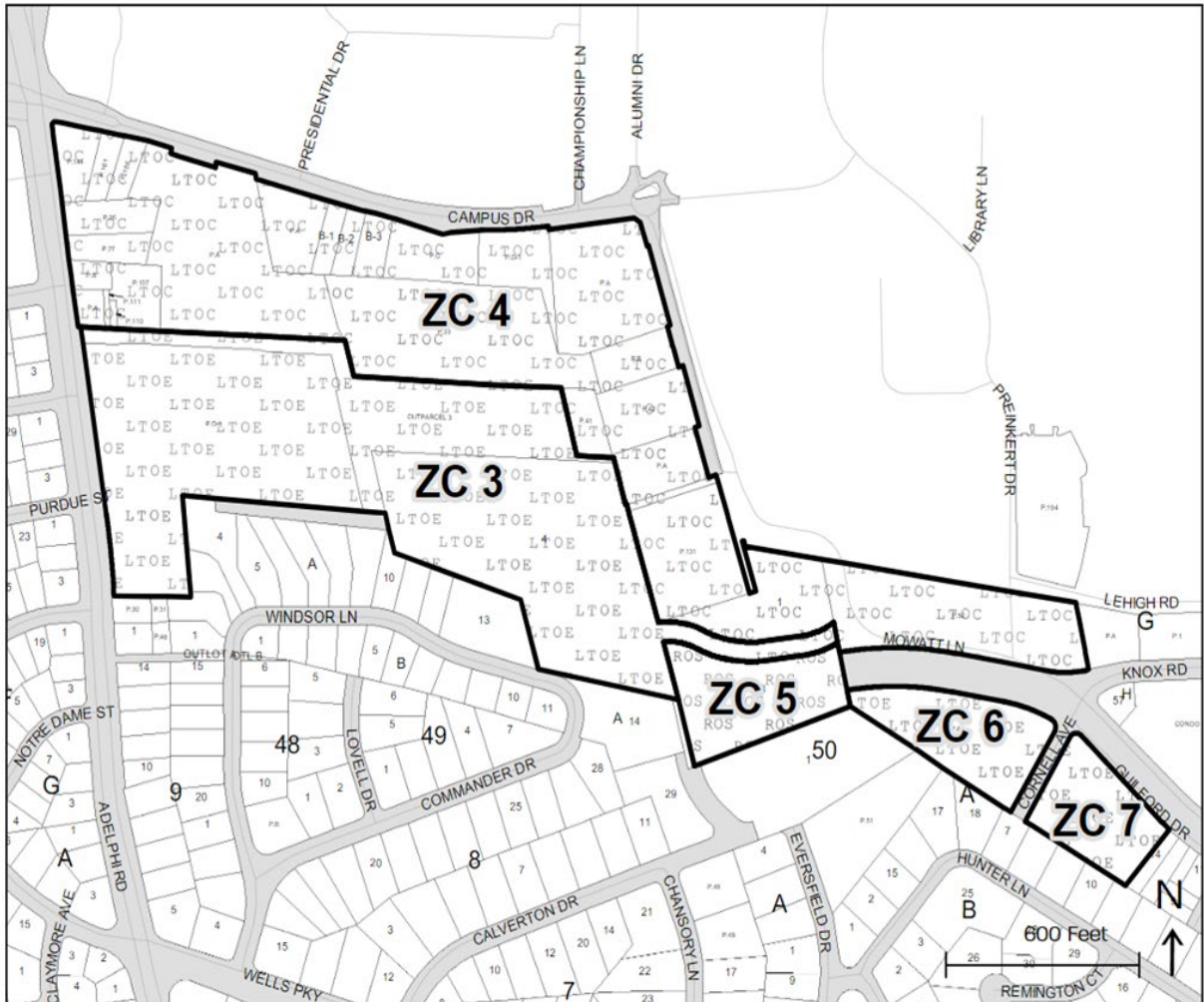
Zoning Change 3: [NAC and]RSF-65 to LTO-e

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
3	[NAC and] RSF-65 – LTO-e	<u>13.81</u> [22.61]	CMA	[Pending] <u>April 1, 2022</u>	209NE03
			[SMA	May 1, 1990]	
			[A-9983	September 18, 2006]	

The subject parcels comprise most of the UMD West Local Transit [Campus] Center Edge (see Map 5). The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on [this property] these properties. (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* below).

These parcels are largely undeveloped or places of worship. [The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends these parcels for classification] These parcels are currently classified in the Neighborhood Activity Center (NAC) and Residential, Single Family-65 (RSF-65) Zones; this zoning does not permit the development of these properties at the densities recommended by the Adopted Sector Plan. The proximity of these parcels to the Purple Line station, UMD campus and US 1 corridor presents a unique opportunity to concentrate high density and mix of uses a short walk from the station and other nearby destinations while allowing for a transition in densities and building heights between the UMD West Local Transit [Campus] Center Core (see Map 5) and adjacent neighborhoods. See also Policies LU 1, LU 2, and HN 1 [LU 1.3, LU 1.7, NE 1.1, NE 3.4, and NE 3.9]in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

[Map 5: Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, and Zoning Changes 6 & 7: RSF-65 to LTO-e



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

Zoning Change 4: NAC/RSF-65 to LTO-c

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
4	NAC and RSF-65 – LTO-c	30.30	CMA	[Pending] <u>April 1, 2022</u>	209NE03, 209NE04
			[SMA	May 1, 1990]	
			[A-10011	July 13, 2009]	

These properties are located within the Core of the UMD West Local Transit [Campus] Center. The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on these properties[this property]. (See Map 2. *Future Land Use Map* in the [sector plan] Adopted Sector Plan and Map 5 *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

[The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends these parcels for classification] These parcels are currently classified in the Neighborhood Activity Center (NAC) and Residential, Single Family-65 (RSF-65) Zones; this zoning does not permit the development of these properties at the densities recommended by the Sector Plan. Their adjacency to the Purple Line station, University of Maryland campus, and University of Maryland Global Campus, and proximity to the US 1 corridor makes them prime locations for the highest transit-supportive densities and uses through the recommended Local Transit-Oriented-Core (LTO-c) Zone. Existing uses include a parking garage, places of worship, public utilities, and single-family detached housing (which is inappropriate for a transit station area); several parcels are currently vacant. See also[Policy] Policies LU 1, EP 1, and HN 1 and Strategy[ies LU 1.2, LU 1.4, LU 1.5, LU 1.8, LU 1.9, and] PF 2.1 in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

The sector plan recommends consolidation of several of these properties to facilitate the envisioned transit-oriented development. See Strategy LU 3.1 in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 5: RSF-65 to ROS

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
5	RSF-65 - ROS	2.86	CMA	[Pending] <u>April 1, 2022</u>	209NE03
			[SMA	May 1, 1990]	

The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends Parks and Open Space land uses on this property (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e*, *Zoning Change 4: NAC/RSF-65 to LTO-c*, *Zoning Change 5: RSF-65 to ROS*, [and]*Zoning Changes 6 & 7: RSF-65 to LTO-e*, and *Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

This parcel is entirely located within recommended Conservation Area C and predominantly contains Regulated Areas of the Countywide Green Infrastructure Network, and the remainder of the property contains additional environmental constraints that greatly limit its potential for development. The sector plan recommends preserving this property due to its public ownership, infeasibility for development, and value to the adjacent neighborhood as a forested area that acts a natural barrier and transition from the higher-density development at the edge of the sector plan area to the low-density, single-family detached homes to the southeast of the plan boundary. See Policy LU 2 and Strategies NE 1.3, NE 1.4, NE 3.1, NE 3.4, NE 3.5, NE 3.6, NE 3.7, NE 3.9, HC 1.6, PF 2.1, [and]PF 5.1, and Map 29. Recommended Parks and Public Open Spaces in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 6: RSF-65 to LTO-e

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
6	RSF-65 - LTO-e	2.75	CMA	[Pending] <u>April 1, 2022</u>	209NE04
			[SMA	May 1, 1990]	

[These parcels are] This property is located within the Edge of the UMD West Local Transit [Campus] Center. The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e*, *Zoning Change 4: NAC/RSF-65 to LTO-c*, *Zoning Change 5: RSF-65 to ROS*, [and]*Zoning Changes 6 & 7: RSF-65 to LTO-e*, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS above).

The parcel currently consists of a place for worship. [The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends this property for classification]This property is currently classified in the Residential, Single Family-65 (RSF-65) Zones; its adjacency to the University of Maryland campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for allowing higher, transit-supportive densities through the recommended Local Transit-Oriented-Edge (LTO-e) Zone. See Strategies LU 1.4[3] and LU 1.7[6] in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 7: RSF-65 to LTO-e

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
7	RSF-65 - LTO-e	2.23	CMA	[Pending] <u>April 1, 2022</u>	209NE04
			[SMA	May 1, 1990]	

This property is located within the Edge of the UMD West Local Transit Center. The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and] Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

The parcel currently consists of a place for worship. [The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends this property for classification]This property is classified in the Residential, Single Family-65 (RSF-65) Zone[s]; its adjacency to the University of Maryland campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for allowing higher, transit-supportive densities through the recommended Local Transit-Oriented-Edge (LTO-e) Zone. See Strategies LU 1.4[3] and LU 1.7[6] in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 8: NAC/RSF-65 to LTO-e/ROS

<u>Change Number</u>	<u>Zoning Change</u>	<u>Area of Change (Acres)</u>	<u>Approved CMA/SMA/ZMA/SE Number</u>	<u>Approved CMA/SMA/ZMA/SE Date</u>	<u>200' Scale Index Map</u>
<u>8</u>	<u>NAC to LTO-e</u>	<u>5.28</u>	<u>CMA</u>	<u>April 1, 2022</u>	<u>209NE03</u>
	<u>NAC to ROS</u>	<u>3.53</u>			
	<u>RSF-65 to LTO-e</u>	<u>0.71</u>			

Strategy LU 2.2 of the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan states “encourage the University of Maryland to subdivide the parcel at 7500 Mowatt Lane to facilitate conservation of southern portion of that property. Any new parcel or lot abutting Guilford Run created by such a subdivision should be reclassified to the Reserved Open Space (ROS) Zone.”

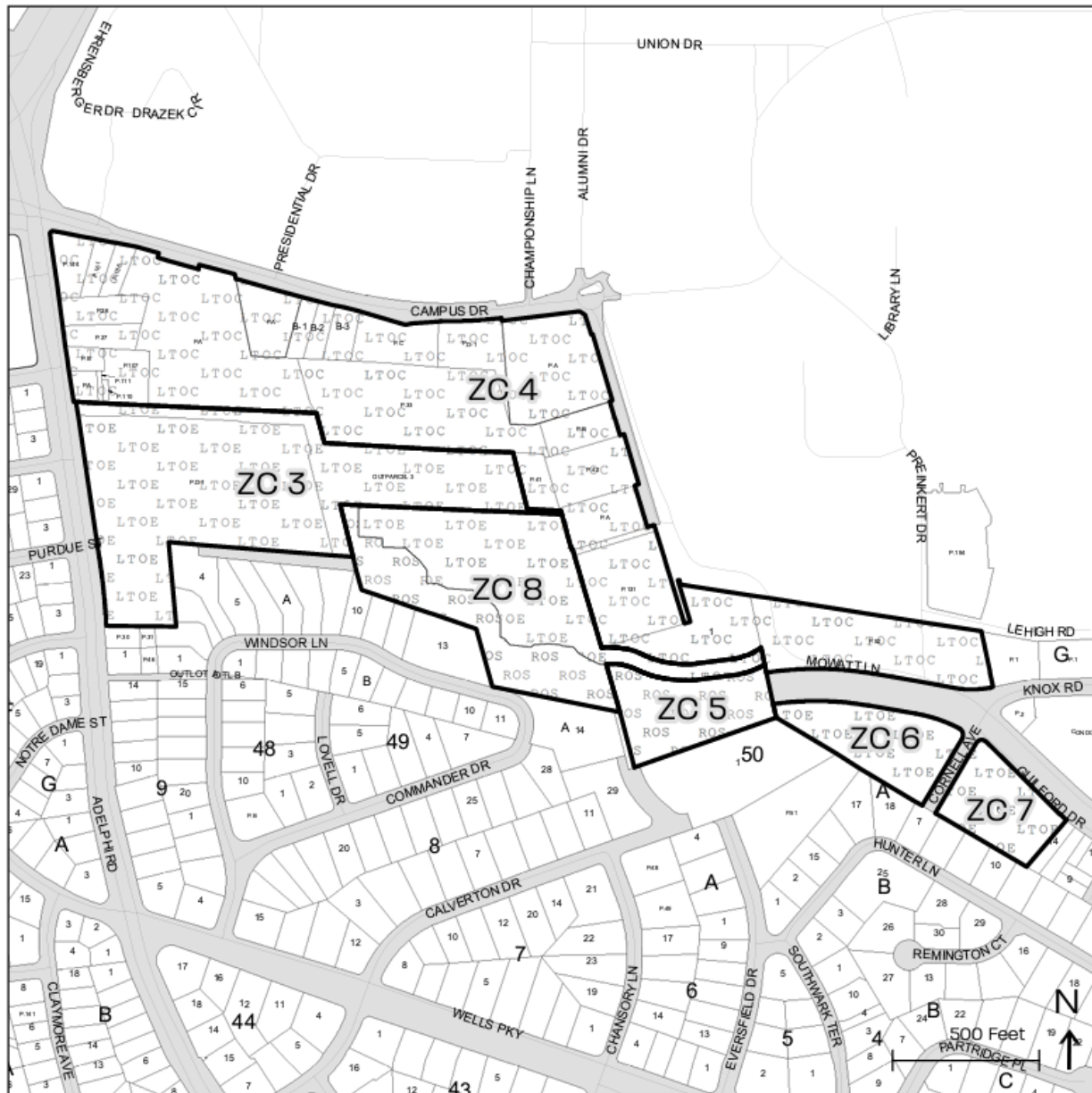
The northern 6.07 acres of the subject property are located in the Edge of the UMD West Local Transit Center. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this portion of the property.

The southern 3.46 acres of the subject property are not located within the UMD West Local Transit Center. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space land uses on this property (See Map 2. *Future Land Use Map* in the Adopted Sector Plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

The northern portion of the subject property is currently classified in the Neighborhood Activity Center (NAC) Zone; this zone does not permit the development of this portion of the subject property at the densities recommended by the Adopted Sector Plan. The proximity of this portion of the subject property to the Purple Line station, UMD campus and US 1 corridor presents a unique opportunity to concentrate high density and a mix of uses a short walk from the station and other nearby destinations while allowing for a transition in densities and building heights between the UMD West Local Transit Center Core (see Map 5) and adjacent neighborhoods. See also LU 1.4, LU 1.8, LU 2.1, and LU 2.2 in the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

The southern portion of the subject property is currently classified in the NAC and RSF-65 Zones; these zones would inhibit the recommendations of the Adopted Sector Plan to preserve the southern portion of the subject property. This portion of the subject property is entirely part of recommended Conservation Area C and contains Regulated Areas of the Countywide Green Infrastructure Network; this portion of the subject property contains environmental constraints that greatly limit its potential for development. The Adopted Sector Plan recommends preserving this property due to its public ownership, infeasibility for development, and value to the adjacent neighborhood as a forested area that acts a natural barrier and transition from the higher-density development at the edge of the sector plan area to the low-density, single-family detached homes to the southeast of the plan boundary. See Policy LU 2 and Strategies NE 1.3, NE 1.4, NE 3.1, NE 3.4, NE 3.5, NE 3.6, NE 3.7, NE 3.9, HC 1.6, PF 2.1, PF 5.1, and Map 29. *Recommended Parks and Public Open Spaces* in the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Map 5: Zoning Change 3: RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS



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

Map 6: Parcel Information

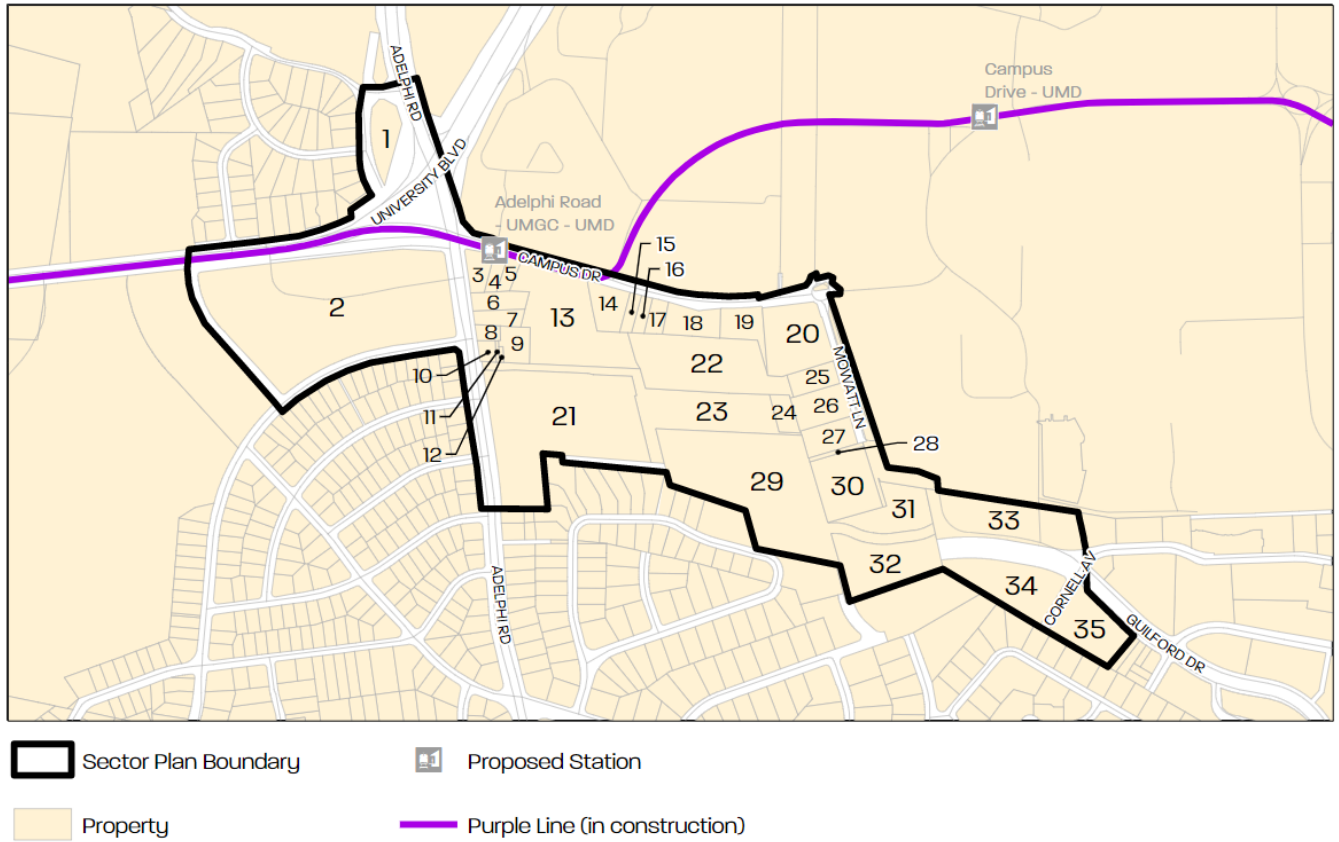


Table 3 Parcels Subject to this Sectional Map Amendment

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 1	2	3424 Tulane Drive	032F3	1965334	University of Md University Hills Apartments	N/A	A	N/A	State
ZC 2	1	3841 Campus Drive	033B2	2411122	Pt Par 140	N/A	N/A	140	State
ZC 3	21	7501 Adelphi Road,	033A3	2379394	Parcel D-1	N/A	N/A	P D-1	Nonprofit
	23	3623 Campus Drive,	033A3	2424737	Outparcel 3	N/A	N/A	Parcel 034	Private
	[29	7500 Mowatt Lane	033A3	4018024	N/A	4	N/A	N/A	State]
ZC 4	3	Adelphi Road	033A3	2400109	SE Cor Colesville Rd & Univ Lane	N/A	N/A	144	State
	4	University Lane	033A3	2411379	NR University of Maryland	N/A	N/A	161	State
	5	University Lane	033A3	2411387	Near University of Maryland	N/A	N/A	186	State
	6	7715 Adelphi Road	033A3	2314870	Colesville Rd	N/A	N/A	26	State
	7	7713 Adelphi Road	033A3	2342988	N/A	N/A	N/A	027	Private
	8	7703 Adelphi Road	033A3	2402303	Rawleys Addn Parcel B	N/A	N/A	P.B	Private

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4 (cont.)	9	7607 Adelphi Road	033A3	2384410	Colesville Rd	N/A	N/A	107	Private
	10	7601 Adelphi Road	033A3	2384386	Rawleys Addn Par A	N/A	N/A	N/A	Private
	11	7601 Adelphi Road	033A3	2297349	Rawleys Addn Par A	N/A	N/A	Parcel 111	Private
	12	Adelphi Road	033A3	2384394	N/A	N/A	N/A	110	Private
	13	Campus Drive	033A3	2382919	Baptist Ch Prop Pt Par A Eq .04a	N/A	N/A	P.A	County
	13	Campus Drive	033A3	5636031	Pt Par A Eq 29,589 sf	N/A	N/A	N/A	State
	13	Campus Drive	033A3	3345402	Baptist Chrch Prop Pt Par A Cell Tower (Town DNX 05)	N/A	N/A	N/A	Nonprofit
	13	3515 Campus Drive	033A3	2411049	Baptist Ch Prop Pt Par A	N/A	N/A	N/A	Nonprofit
	14	Campus Drive	033A3	2411528	Parcel A	N/A	N/A	N/A	State
	15	3617 Campus Drive	033A3	2411056	Lots B1.B2	N/A	N/A	N/A	Nonprofit
	16	3617 Campus Drive	033A3	5533451	Leasehold Interest Pt Lots B1.B2	N/A	N/A	B-1	Private
	17	Campus Drive	033A3	2411627	Church Parking	N/A	N/A	B-3	Nonprofit

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4 (cont.)	18	3621 Campus Drive	033A3	2411593	Par C & Pt Aband Rd Btw Par C & Univ La	N/A	N/A	P.C.	Nonprofit
	19	3701 Campus Drive	033A3	4000956	Parcel D-1	N/A	N/A	P.D-1	Nonprofit
	22	3621 Campus Drive	033A3	2411577	Cat Tail Hill	N/A	N/A	033	Nonprofit
	20	3711 Campus Drive	033B3	5516582	Domain College Park, Parcel A	N/A	N/A	N/A	Private
	25	7706 Mowatt Lane	033B3	2382372	Parcel B Public Utility Oper Perperty	N/A	N/A	P.B.	Utility
	26	7618 Mowatt Lane	033B3	2287043	N/A	N/A	N/A	042	Private
	24	7620 Mowatt Lane	033B3	2340404	N/A	N/A	N/A	Parcel 041	Private
	27	7612 Mowatt Lane	033B3	2292571	Parcel A	N/A	N/A	P.A.	Nonprofit
	30	7604 Mowatt Lane	033B3	2287050	N/A	N/A	N/A	131	Private
	31	7601 Mowatt Lane	033B3	4007274	N/A	1	N/A	1	Nonprofit
	33	Knox Road	033B3	2411171	N/A	N/A	N/A	052	State
ZC 5	32	Mowatt Lane	033B4	4018016	N/A	3	N/A	3	State

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 6	34	4141 Guilford Drive	033B4	2379410	Parcel A	N/A	N/A	N/A	Nonprofit
ZC 7	35	4201 Guilford Drive	033B4	2347151	Parcel A	N/A	Eye	N/A	Nonprofit
<u>ZC 8</u>	<u>29</u>	<u>7500 Mowatt Lane</u>	<u>033A3</u>	<u>4018024</u>	<u>N/A</u>	<u>4</u>	<u>N/A</u>	<u>N/A</u>	<u>State</u>

BE IT FURTHER RESOLVED that there are no pending Zoning Map Amendment applications before the Planning Board or Zoning Hearing Examiner within the area of this Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the provisions of Section 27-3502(g)(9) of the Zoning Ordinance only apply to land within a municipality, and do not apply to any part of a property outside municipal boundaries; and

BE IT FURTHER RESOLVED that endorsed Zoning Changes 6 and 7 are contrary to the recommendations of the City of College Park for the properties at 4201 Guilford Drive (Tax Account 2347151) and 4141 Guilford Drive (Tax Account 2379410), which lie entirely within the City of College Park, and that, pursuant to Section 3502(g)(9), a two-thirds majority vote of the full Council shall be required to approve these amendments to the Zoning Map; and

BE IT FURTHER RESOLVED that the recommendation of the City of College Park that the properties at 4201 Guilford Drive (Tax Account 2347151) and 4141 Guilford Drive (Tax Account 2379410) be reclassified into the Residential, Multifamily-20 (RMF-20 Zone) is not consistent with the 2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, for several reasons, including, a) Euclidean, single-use zones such as the RMF-20 Zone allow for the flexibility to construct modern buildings and landscape, but also to create traditional suburban apartment development, including garden-style apartments and “towers in the park” that ignore or disregard the street and the community and are designed for increased automobile usage; b) the RMF-20 Zone permits a maximum 40 percent net lot coverage, and a maximum building height of 50 feet at 20 dwelling units to the acre; and c) given the size of these two parcels and the Neighborhood Compatibility Standards, construction of the desired uses requires additional permissible building heights and the up-to-90 percent lot coverage for residential uses permitted in the LTO-e Zone, along with the other design standards that make LTO-e zoning preferable to Euclidean zoning; and

BE IT FURTHER RESOLVED that the recommendation of the City of College Park that the properties at 4201 Guilford Drive (Tax Account 2347151) and 4141 Guilford Drive (Tax Account 2379410) be reclassified into the Residential, Multifamily-20 (RMF-20 Zone) recommends a zone that is not the same as the one existing on the land prior to this endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 8 is contrary to the recommendations of the City of College Park for the portion of the property at 7500 Mowatt Lane (Tax Account 4018024) that lies within the City of College Park, and that, pursuant to Section 27-3502(g)(9) of the Zoning Ordinance, a two-thirds majority vote of the full Council shall be required to approve this amendment to the Zoning Map; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 8 is contrary to the recommendations of the City of College Park for the portion of the property at 7500 Mowatt Lane (Tax Account 4018024) that lies within the City of College Park, and that the City’s recommendation that this parcel be reclassified into the Reserved open Space (ROS) Zone is consistent with the 2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, since this portion of the property is identified for preservation within the recommended Conservation Area C. However, the zone is inconsistent with the University of Maryland survey submitted on their testimony that did not identify this portion of their property for ROS zone; and

BE IT FURTHER RESOLVED that the recommendation of the City of College Park that the property at 7500 Mowatt Lane (Tax Account 4018024) be reclassified into the Reserved open Space (ROS) Zone recommends a zone that is not the same as the one existing on the land prior to this endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 4 is contrary to the recommendations of the City of College Park for the portion of the property at 7601 Mowatt Lane (Tax

Account 4007274) that lies within the City of College Park, and that, pursuant to Section 27-3502(g)(9) of the Zoning Ordinance, a two-thirds majority vote of the full Council shall be required to approve this amendment to the Zoning Map; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 4 is contrary to the recommendations of the City of College Park for the portion of the property at 7601 Mowatt Lane (Tax Account 4007274) that lies within the City of College Park, and that the City's recommendation that this parcel be retained in its existing Residential, Single-Family-65 (RSF-65) Zone is not consistent with the 2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, for several reasons, including, a) that this property fronts Mowatt Lane, which, along with Campus Drive, are the primary streets through this neighborhood; b) the subject property lies immediately across the street from a six-story parking deck and is singularly located across from the Robert H. Smith School of Business and the William E. and Kathy Mayer Mall; this is a prime location for new residential or academic-related construction at densities commensurate with those of the University campus and walking distance to a Purple Line station; and c) the importance of developable and re-developable property to the success of the University of Maryland, the City's and County's largest employer, makes this zone inappropriate for any non-residential property abutting the University of Maryland campus; and

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 *Adelphi Road-UMGC-UMD Purple Line Station Area 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 Geraldo, seconded by Vice Chair Bailey, and Commissioners Bailey, Doerner, and Geraldo voting in favor of the motion, with Chair Shapiro abstaining, and Commissioner Washington absent at its regular meeting held on Thursday, April 14, 2022, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of April 2022

Peter A. Shapiro
Chairman



By Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department

Date: April 14, 2022