

PGCPB No. 2026-049

RESOLUTION

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

WHEREAS, a sector plan and concurrent sectional map amendment (SMA) were initiated by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on September 28, 2023, and authorized by the Prince George's County Council, sitting as the District Council, pursuant to CR-094-2023 on October 24, 2023; and

WHEREAS, the boundaries of this Sectional Map Amendment are congruent to those of the Port Towns Sector Plan and are depicted on Map 1 of this Resolution, which is located within Planning Areas 68 and 69, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, pursuant to Section 27-3503(b)(1)(A) of the Zoning Ordinance, the District Council authorized and directed the Planning Director to prepare a proposed Sectional Map Amendment; and

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

WHEREAS, the plan area is located in the northwest part of Prince George's County, generally encompasses the municipal boundaries of Bladensburg and also includes properties south of MD 450 (Annapolis Road) to MD 295 (Baltimore-Washington Parkway); municipal boundaries of Cottage City; municipal boundaries of Edmonston, and some properties east of Edmonston's municipal boundary, west of Bladensburg municipal boundary, and south of Carter Lane; and the municipal boundaries of Colmar Manor and some properties north of the District of Columbia boundary and west of the Anacostia River, and includes portions of Planning Areas 68 and 69; and

WHEREAS, on April 1, 2022, the current Zoning Ordinance became effective; and

WHEREAS, on April 1, 2022, the entirety of the plan area was transitioned from zoning districts in the Zoning Ordinance, effective prior to April 1, 2022, to the most similar zoning districts established by the current Zoning Ordinance pursuant to approval of Council Resolution CR-136-2021, the Countywide Map Amendment, on November 29, 2021; and

WHEREAS, comprehensive rezoning of portions of the plan area previously occurred on May 4, 1994, pursuant to approval of CR-53-1994, the *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity (Planning Area 69)*, on May 17, 1994, pursuant to approval of CR-45-1994, the *Approved Master Plan and Sectional Map Amendment for Planning Area 68*, on June 12, 2007, pursuant to approval of CR-39-2007, the *Approved Bladensburg Town Center Sector Plan and Sectional Map Amendment*, and on

October 6, 2009, pursuant to approval of CR-72-2009, the *Approved Port Towns Sector Plan and Sectional Map Amendment*; and

WHEREAS, additional amendments of the Zoning Map are necessary to implement and bring the zoning of the Port Towns sector into conformance with the concurrent Port Towns Sector Plan; and

WHEREAS, pursuant to Section 27-3407(b)(1) 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 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 one 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, pursuant to Section 27-3503(a)(5)(A) of the Zoning Ordinance, no properties proposed to be zoned to a less intense category were zoned by zoning map amendment within five years prior to the initiation of this Sectional Map Amendment; and

WHEREAS, this proposed Sectional Map Amendment does not include any rezoning prohibited by Section 27-3503(a)(4) of the Zoning Ordinance, including any modifications to the Chesapeake Bay Critical Area, Intense Development Overlay (CBCAO/IDO) Zone or the Chesapeake Bay Critical Area, Resource Conservation Overlay (CBCAO/RCO) 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 5328 46th Avenue, Tax Map and Grid 042C4, Tax Account 1796572, Lot 6, Block B, 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, written justification supporting the zoning recommendation under Zoning Change 46 has been provided in the *Proposed Port Towns Sectional Map Amendment*; and

WHEREAS, the property at 5345 46th Avenue, Tax Map and Grid 042D4, Tax Account 1811694, Lot 10, Block A, 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, written justification supporting the zoning recommendation under Zoning Change 46 has been provided in the *Proposed Port Towns Sectional Map Amendment*; and

WHEREAS, the property at 5344 46th Avenue, Tax Map and Grid 042D4, Tax Account 1811702, Lot 8, Block B, 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, written justification supporting the zoning recommendation under Zoning Change 46 has been provided in the *Proposed Port Towns Sectional Map Amendment*; and

WHEREAS, the property at 5610 Lafayette Place, Tax Map and Grid 042C4, Tax Account 1811710, Lot 9, Block B, 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, written justification supporting the zoning recommendation under Zoning Change 46 has been provided in the *Proposed Port Towns Sectional Map Amendment*; and

WHEREAS, the property at 5700 Lafayette Place, Tax Map and Grid 042D4, Tax Account 1811728, Lot 10, Block B, 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, written justification supporting the zoning recommendation under Zoning Change 46 has been provided in the *Proposed Port Towns Sectional Map Amendment*; and

WHEREAS, the property at 5720 Lafayette Place, Tax Map and Grid 042D4, Tax Account 1822725, Lot 11, Block B, 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, written justification supporting the zoning recommendation under Zoning Change 46 has been provided in the *Proposed Port Towns Sectional Map Amendment*; and

WHEREAS, pursuant to Sections 27-3503(b)(2) and 27-3502(d)(2) of the Zoning Ordinance, the Proposed Port Towns Sectional Map Amendment was released for public review and comment on February 19, 2026; and

WHEREAS, pursuant to Sections 27-3503(b)(2) and 27-3502(d)(3) of the Prince George's County 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, pursuant to Section 27-3503(b)(3), on May 11, 2026, the Planning Board, along with the District Council, held a duly advertised joint public hearing on the Proposed Port Towns Sectional Map Amendment; and

WHEREAS, on July 23, 2026, pursuant to Section 27-3503(b)(4)(C) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record 2 pieces of testimony received by the Clerk of the County Council after the close of the public hearing record at 5:00 p.m. on May 26, 2026 (Exhibits T-1 through T-2); and

WHEREAS, on July 23, 2026, the Planning Board held a public work session on the Proposed Port Towns Sectional Map Amendment to examine the transcript analysis of the joint public hearing and all the exhibits received that constitute the hearing record; and

WHEREAS, pursuant to Section 27-3502(f)(4) of the Zoning Ordinance, the Planning Board adopted the concurrent Port Towns Sector Plan on September 3, 2026; and

WHEREAS, the Prince George's County Planning Board agrees to amend the Proposed Port Towns Sectional Map Amendment based on its review of the record of the joint public hearing, and incorporate the recommended staff changes as outlined in the transcript analysis;

WHEREAS, the purpose of the Proposed Port Towns 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 Port Towns Sectional Map Amendment area; and

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

WHEREAS, pursuant to Section 27-3503(b)(5)(A) of the Zoning Ordinance, the Planning Board has considered the factors listed in Section 27-3503(b)(5)(A)(i)–(ix) of the Zoning Ordinance and finds that this Sectional Map Amendment conforms the principles of orderly, comprehensive land use planning and staged development, and is based on the General Plan, applicable Functional Master Plans, and the Preliminary Port Towns Sector Plan;

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 the Port Towns Sectional Map Amendment by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows, 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;

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Amend the Proposed Port Towns Sectional Map Amendment by completing the following amendments, deletions, and additions:

1. Delete Zoning Change ZC 34, ZC 35, and ZC 36 and the associated tables, justification statements, and maps.
2. Revise Zoning Change ZC 38 justification.

These parcels are situated south of the Port Towns neighborhood center boundary as identified in the Adopted Sector Plan, and located along the south side of Quincy Street across from the Bostwick House site in Bladensburg and adjacent to the Bladensburg South Park. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use [~~LU Map 3~~]) and Strategy LU 1.1 in the Adopted Sector Plan and Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A below).

These properties currently consist of single-family units, with two units also operating as childcare centers. These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive, one-, two- or three-family housing [~~at a transitional density moving away from the neighborhood center, as recommended in Strategy LU 6.1~~]. The subject properties are currently classified in the Residential, Single-Family65 (RSF-65) Zone, which does not support a the diversity of housing types [~~the recommended~~] mentioned in LU 1.1, LU 6.2, HN 1, and HN 2 of the Adopted Sector Plan. The Residential, Single-Family-Attached (RSF-A) Zone supports the diversity of housing types recommended based on Section 27-5101 of the Zoning Ordinance. Notably, childcare facilities are allowed by Special Exception in both RSF-65 and RSF-A zones. [~~This reclassification also supports Policy HN 1 of the Adopted Sector Plan.~~]

The reclassification to RSF-A allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the intent of the neighborhood compatibility standards set forth in Section 27-61200 of the zoning ordinance.¹⁰ [~~This zoning change aims to provide a range of housing opportunities while maintaining the small town feel that residents value deeply.~~] This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

3. Revise Zoning Change ZC 39 justification.

These residential properties are situated south of the Port Towns neighborhood center boundary as identified in the Adopted Sector Plan and located along the south side of Quincy Street adjacent to Bladensburg South Park and across from Bladensburg Elementary School. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use [~~LU Map 3~~]) and Strategy LU 1.1. in the Adopted Sector Plan and Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A below).

These properties currently include single-family detached homes. This reclassification represents a unique opportunity to provide an increase in quantity and diversity of

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housing options by providing context-sensitive one-, two-, or three-family housing~~[at a transitional density between the neighborhood center and neighboring areas as recommended in Strategy LU 6.1]~~. The subject ~~[property is]~~ properties are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support a ~~[the]~~ diversity of housing types ~~[the recommended]~~ mentioned in LU 1.1, LU 6.2, HN 1, and HN 2 of the Adopted Sector Plan. The Residential, Single-Family Attached (RSF-A) Zone supports the diversity of housing types [recommended] based on Section 27-5101 of the Zoning Ordinance. ~~[This reclassification also supports Policy HN 1 of the Adopted Sector Plan.]~~

The reclassification to RSF-A allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the intent of the neighborhood compatibility standards set forth in Section 27-61200 of the zoning ordinance.¹⁴ ~~[This zoning change aims to provide a range of housing opportunities while maintaining the small town feel that residents value deeply.]~~ This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

4. Revise Zoning Change ZC 40 justification.

These properties are situated south of the Port Towns neighborhood center boundary as identified in the Adopted Sector Plan, and located along Annapolis Road, 52nd Street, 53rd Street, and Quincy Street near Bladensburg Elementary and St Michael Eritrean Orthodox Church. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential (see Map 8. Proposed Future Land Use ~~[LU Map 3]~~) and Strategy LU 1.1 in the Adopted Sector Plan and Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A below).

These properties currently comprise of single-family detached housing and a religious facility. The subject properties are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support a ~~[the]~~ diversity of housing types ~~[the recommended]~~ mentioned in LU 1.1, LU 6.2, HN 1, and HN 2 of the Adopted Sector Plan. The Residential, Single-Family-Attached (RSF-A) Zone supports the diversity of housing types [recommended] based on Section 27-5101 of the Zoning Ordinance. ~~[This reclassification also supports Policy HN 2 of the Adopted Sector Plan.]~~ This reclassification represents a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive one-, two-, or three-family housing~~[at a transitional density between the neighborhood center and neighboring areas as recommended in Strategy LU 6.1]~~. In addition, the reclassification bridges the gap between existing single-family neighborhoods and adjacent Residential, Multifamily-20 (RMF-20); Residential, Multifamily-48 (RMF-48); and the Neighborhood Activity

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Center (NAC) Zones of the Adopted Sector Plan supporting a more cohesive urban fabric.

The reclassification to RSF-A allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between the neighborhood center and established communities and aligns with the intent of the neighborhood compatibility standards set forth in Section 27-61200 of the zoning ordinance.^[12] ~~This zoning change aims to provide a range of housing opportunities while maintaining the small town feel that residents value deeply.~~ This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

5. ZC 36 resolved a zoning error staff identified from the 2009 Port Towns Sector Plan. The removal of ZC 36 requires adding a new Zoning Change X (ZC X) to correct it. See also AC 2026-007. Add Zoning Change X: ROS to RSF-65.

Zoning Change X: ROS to RSF-65

<u>Change Number</u>	<u>Zoning Change</u>	<u>Area of Change (Acres)</u>	<u>Approved CMA/ SMA/TDOZMA/ ZMA/SE Number</u>	<u>Approved CMA/ SMA/ TDOZMA/ ZMA/SE Date</u>	<u>200' Scale Index Map</u>
<u>X</u>	<u>ROS to RSF-65</u>	<u>0.115</u>	<u>CMA</u> <u>SMA</u>	<u>April 1, 2022</u> <u>October 6, 2009</u>	<u>205NE03</u>

The subject property, Lot 15 of the parcel identified with Tax ID 0179655, is privately owned with a single-family detached home. The Future Land Use Map in the Adopted Sector Plan recommends Residential Medium-High uses (see Map 18. Future Land Use, Strategy LU 1.1 in the Adopted Sector Plan, and Map X. Zoning Change (ZC) X: ROS to RSF-65 below).

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). Whereas the Residential, Single-Family-65 (RSF-65), is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)).

Research into this property and the 2009 SMA revealed that the zoning between Lot 14 (part of tax account: 0184465) and Lot 15 (tax account: 0179655) was erroneously reversed, resulting in the subject parcel being incorrectly zoned ROS while the neighboring parcel, containing a community garden, was erroneously zoned RSF-65 (see ZC 49). This reclassification corrects the zoning for this parcel to align with its existing use and future land use designation.

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Table X. Parcel Subject to ZC X.

<u>ZC</u>	<u>Address</u>	<u>Tax Map and Grid</u>	<u>Tax Account</u>	<u>Description</u>	<u>Lot</u>	<u>Block</u>	<u>Parcel</u>	<u>Ownership</u>
<u>X</u>	<u>3815 Newark Road</u>	<u>050A4</u>	<u>0179655</u>	<u>Lots 15.16 & Half of 17 1 St Addn</u>	<u>N/A</u>	<u>28</u>	<u>N/A</u>	<u>Private</u>

Map X. Zoning Change (ZC) X: ROS to RSF-65

6. Delete Zoning Change 51 and the associated tables, justification statements, and maps.
7. Update Table 1: Comprehensive Rezoning Changes (Base Zones) to reflect deletion of ZC 34, ZC 35, ZC 36, and ZC 51 and addition of ZC X.
8. Update Table 2: Zoning Inventory (in acres), Base Zones, to recalculate acreages to reflect deletion of ZC 34, ZC 35, ZC 36, and ZC 51 and addition of ZC X.
9. Update Map 2 to reflect deletion of ZC 34, ZC 35, ZC 36, and ZC 51 and addition of ZC X.
10. Update Map 3 to reflect deletion of ZC 34, ZC 35, ZC 36, and ZC 51 and addition of ZC X.
11. Update ZC numbering due to removal of ZC 34, ZC 35, ZC 36, and ZC 51 and addition of ZC X.
12. Update ZC reference in ZC 49 from ZC 37 to ZC X. See errata sheet.

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the Proposed Port Towns Sectional Map Amendment document as amended by this resolution; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3503(b)(4)(E) of the Prince George's County Zoning Ordinance, a copy of the endorsed Sectional Map Amendment, consisting of this resolution to be used in conjunction with the Proposed Port Towns Sectional Map Amendment and Errata Sheet (**See Attachment A: Errata Sheet**), will be transmitted to the District Council and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED, that 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 have been postponed until final action on this Sectional Map Amendment by the District Council; and

BE IT FURTHER RESOLVED, that, 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

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Amendment until after final action by the District Council 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; provided however that this restriction shall not apply to a lot or parcel of land for which a grading permit has been issued by Prince George's County, sediment and erosion control devices have been installed by the permittee, and site grading activities have been initiated by the permittee; and

BE IT FURTHER RESOLVED, that, pursuant to Section 27-3503(b)(4)(F)(iii) of the Zoning Ordinance, the Zoning Hearing Examiner shall postpone processing pending zoning map amendment applications within the area of the proposed sectional map amendment until after final sectional map amendment action by the District Council, and applications pending before the District Council in the area covered by the proposed sectional map shall be remanded to and held by the Zoning Hearing Examiner; 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 27-3502 and Section 27-3503 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that, while this Sectional Map Amendment rezones property in the Port Towns Sector, this Sectional Map Amendment does not amend the Chesapeake Bay Critical Area, Intense Development Overlay (CBCA/IDO) Zone or the Chesapeake Bay Critical Area, Resource Conservation Overlay (CBCA/RCO) 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 Port Towns Sector Plan:

Table 1. Comprehensive Rezoning Changes (Base Zones)¹

Change	Zoning Change	Acreage
1	CS to NAC	5.48
2	IE, IH, CGO, CS, CN, RSF-65, and AG to NAC	42.90
3	IE and AG to ROS	1.60
4	RSF-65 to ROS	3.32
5	RSF-65 to ROS	0.08
6	RSF-65 to ROS	0.28
7	AG to ROS	5.53
8	RSF-65 to ROS	0.06
9	RSF-65 to ROS	0.46
10	RSF-65 to ROS	0.41
11	RSF-65 to ROS	0.28
12	RSF-65 and NAC to ROS	5.12
13	AG to ROS	6.07
14	CGO and IE to ROS	3.81
15	AG and IE to ROS	0.30
16	RSF-65 to ROS	0.76
17	AG to ROS	1.35
18	AG to ROS	0.27
19	IH to ROS	0.02
20	AG to ROS	0.05
21	RSF-65 to ROS	0.35
22	AG to ROS	3.53
23	AG to ROS	1.01
24	AG and RMF-48 to ROS	1.17
25	AG to ROS	0.99
26	RSF-65 to ROS	3.67
27	RSF-65 to ROS	4.14
28	RSF-65 to ROS	0.37
29	RSF-65 to ROS	0.12
30	RSF-65 to ROS	0.25
31	RSF-65 to ROS	0.30
32	RSF-65 to ROS	4.63
33	RSF-A to ROS	0.50
34	RSF-65 to RSF-A	6.45
35	RSF-65 to RSF-A	0.80
36	RSF-65 to RSF-A	10.42
37	RSF-65 to RSF-A	0.42

¹ Roads were excluded from the acreage calculation.

Change	Zoning Change	Acreage
38	RSF-65 to RSF-A	3.14
39	RSF-65 to RSF-A	0.77
40	RSF-65 to RSF-A	8.97
41	RSF-65 and CGO to RSF-A	0.91
42	RSF-65 and RSF-95 to RSF-A	6.91
43	NAC to RMF-48	3.15
44	RSF-65 to RMF-48	4.17
45	NAC to RMF-48	0.53
46	NAC to CN	8.29
47	RSF-65 to CGO	1.12
48	IH to IE	6.52
49	RSF-65 to ROS	0.05
50	RSF-65 to ROS	0.15
51	RSF-A to RMF-20	4.62
52	CS to RMF-48	0.73
53	CGO and RSF-65 to CN	0.20
54	ROS to IE	0.57

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Table 2. Zoning Inventory (in acres), Base Zones²

Zoning Class	Proposed Acreage	Existing Acreage	Change in Acreage
AG	187.35	213.08	-25.73
CGO	31.63	32.29	-0.66
CN	9.02	10.28	-1.26
CS	40.80	55.85	-15.05
IE	74.56	81.02	-6.46
IH	25.05	32.65	-7.60
NAC	85.58	50.57	35.01
RMF-20	91.80	87.18	4.62
RMF-48	75.40	67.48	7.92
ROS	434.38	383.63	50.75
RSF-65	450.44	518.46	-68.02
RSF-95	0	6.78	-6.78
RSF-A	108.84	75.16	33.68

Table 3. Zoning Inventory (in acres), Overlay Zones³

Zoning Class	Existing Acreage
Chesapeake Bay Critical Area, Intense Development (IDO)	185.15
Chesapeake Bay Critical Area, Resource Conservation (RCO)	445.27

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.

² 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.

³ 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.

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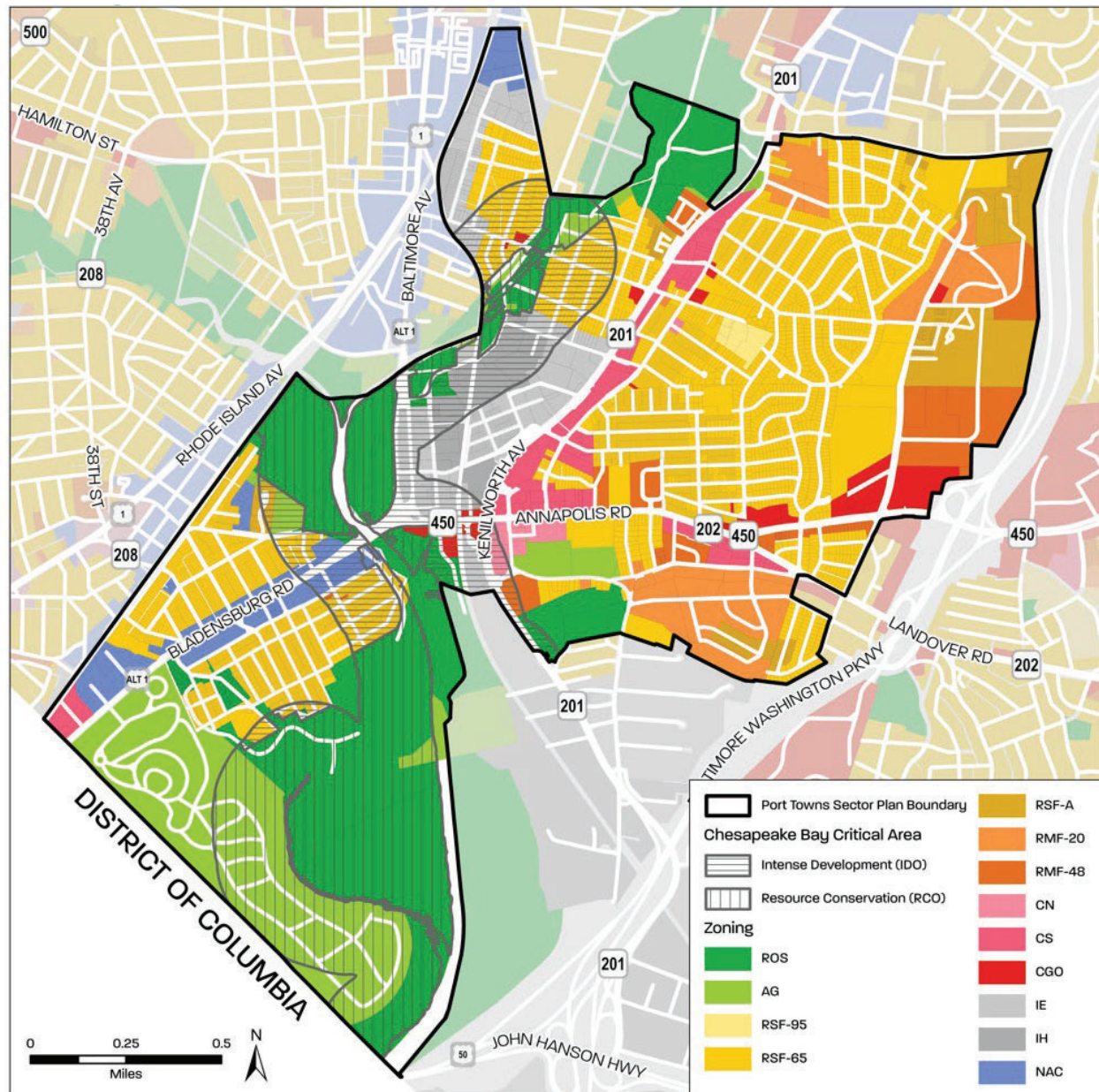
Figure 1. Zoning Change Legend

Residential	Nonresidential	Rural and Agricultural
 RE	 CN	 ROS
 RR	 CS	 AG
 RSF-95	 CGO	 AR
 RSF-65	 IE	
 RSF-A	 IH	
 RMF-12		
 RMF-20		
 RMF-48		
Transit-Oriented/Activity Center	Other	
 NAC	 LCD	
 TAC-E	 LMXC	
 TAC-C		

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Map 1. Existing Zoning



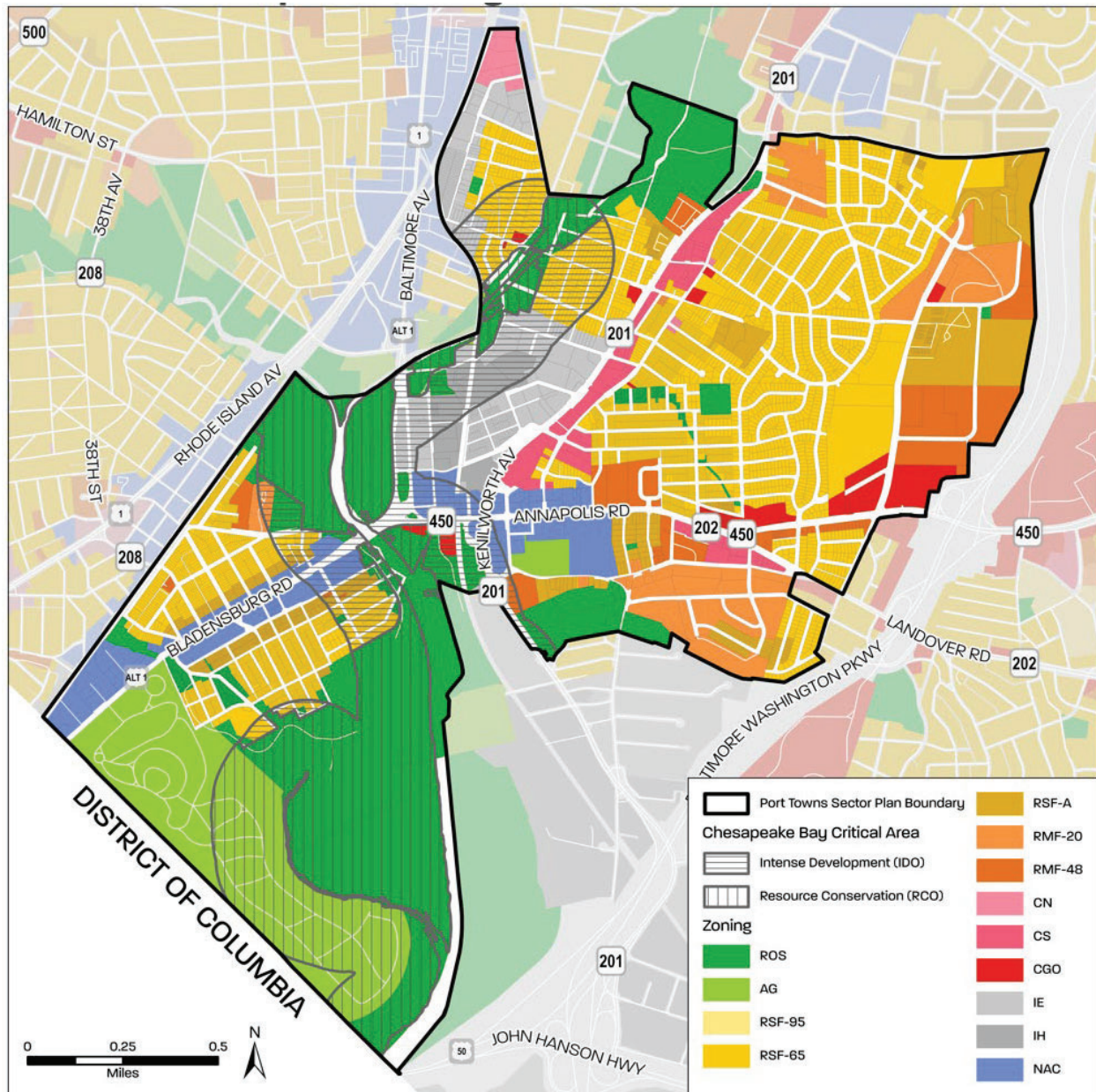
Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Map 2. Proposed Zoning



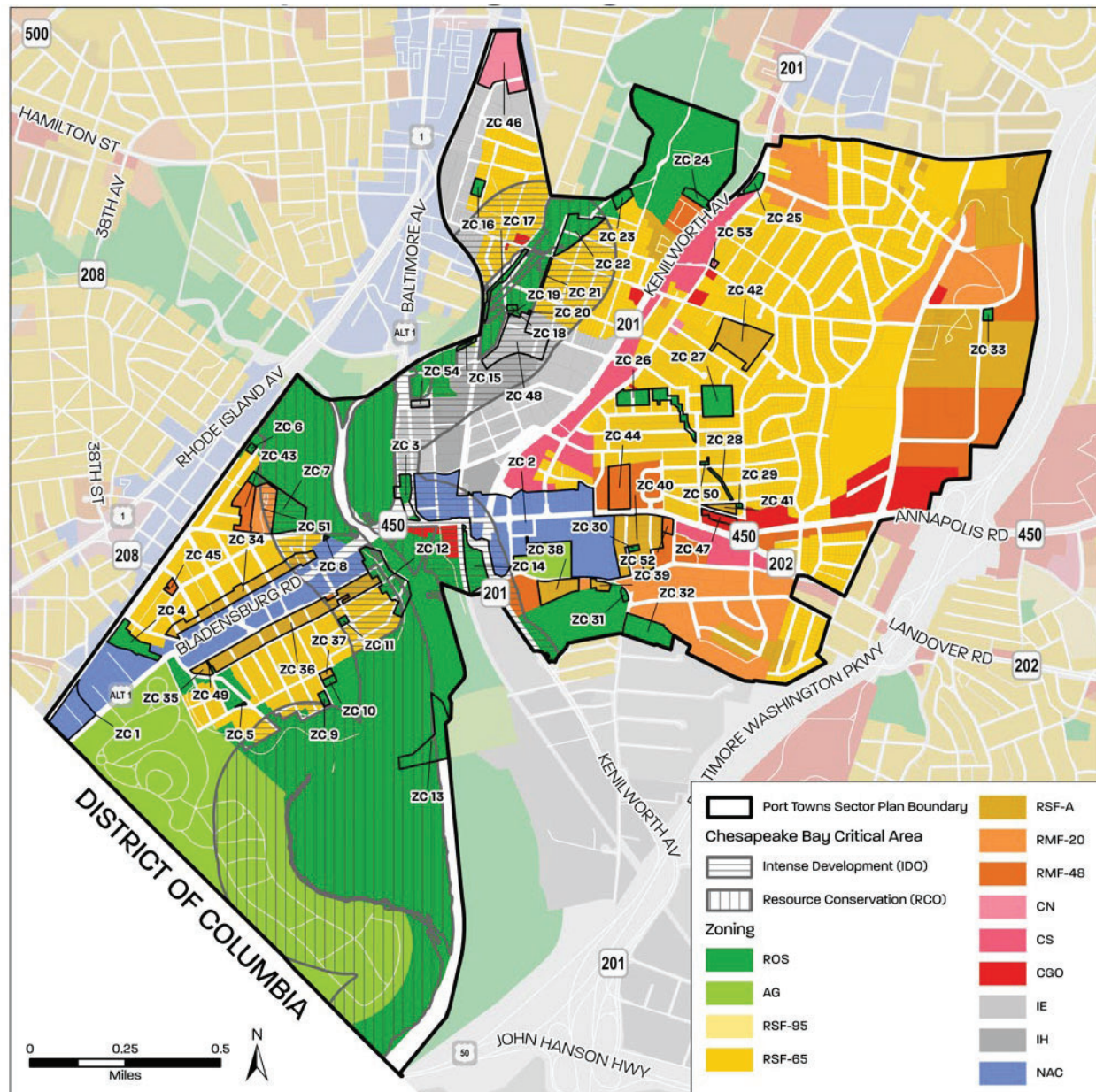
Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Map 3. Proposed Zoning Changes



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 1: CS to NAC⁴

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	CS to NAC	5.48	CMA	April 1, 2022	204NE03
			SMA	October 6, 2009	
			SMA	May 17, 1994	

These properties are located in Cottage City, adjacent to the District of Columbia line on US 1 Alt (Bladensburg Road), within the Port Towns Neighborhood Center, and are part of Opportunity Site E: Eastgate Industrial Center as indicated in the Adopted Port Towns Sector Plan. The Future Land Use Map in the Adopted Port Towns Sector Plan recommends mixed-use uses for these properties (See Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 4. Zoning Change (ZC) 1: CS to NAC below).

The current zoning classification of Commercial, Service (CS), allowing auto-oriented commercial uses and horizontal mixed-use development, limiting the potential for new compact, walkable, and vertical mixed-use opportunities envisioned in the Adopted Port Towns Sector Plan.⁵ Additionally, the CS zone only permits 20 dwelling units per net acre (du/ac of net lot), which will not provide the density needed for redevelopment financial feasibility to meet the vision of the Adopted Sector Plan's Opportunity Site E: Eastgate Industrial Center. This is particularly significant given the area's suitability as a gateway between the District of Columbia and Prince George's County.

The Neighborhood Activity Center (NAC) zone supports mixed-use centers that serve local neighborhood needs, are walkable and bikeable areas, and permits medium-high density mixed-use developments. This reclassification implements Strategy LU 4.2 and aligns these properties with the intent of the Adopted Sector Plan's neighborhood center designation and meets the requirements of the Zoning Ordinance Transit-Oriented/Activity Center Base Zones criteria in Section 27-4204(b)(2)(A). It also supports Policies LU 4, LU 5, LU 7, EP 4, EP 5, EP 8, and their associated Strategies, to ensure neighborhood serving, compact, medium-high density development near transit and multi-modal infrastructure and support the conceptual mixed-use redevelopment in Opportunity Site E: Eastgate Industrial Center per the Adopted Port Towns Sector Plan.

⁴ 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.

⁵ Zoning Ordinance Section 27-4203(c)(1)(a)

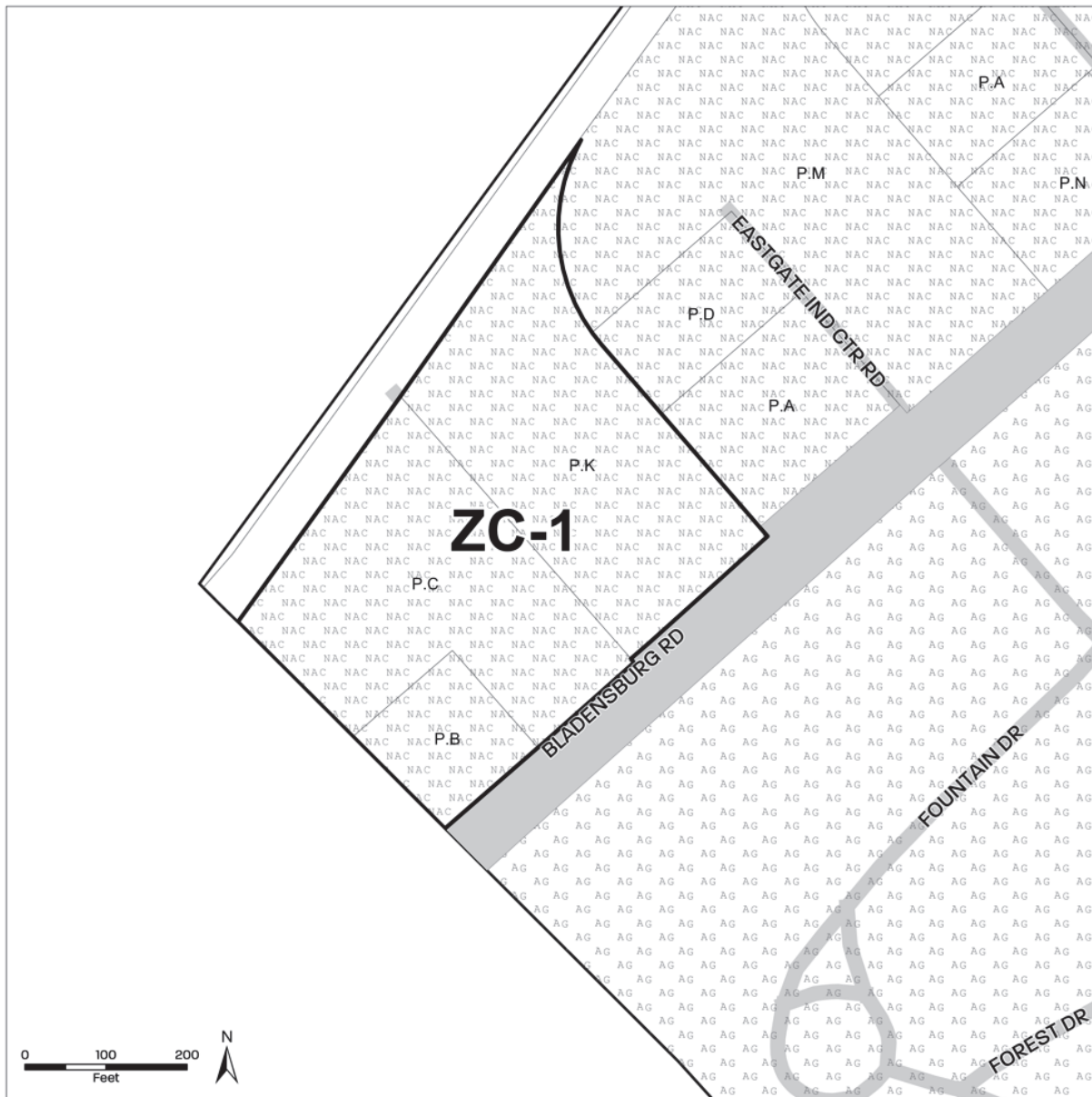
Underline indicates language added to the preliminary plan.

~~Brackets~~ indicate language deleted from the preliminary plan.

Table 4. Parcels Subject to ZC 1

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 1	3320 Bladensburg Road	058A1	0091421	PARCEL C	N/A	N/A	N/A	Private
	3308 Bladensburg Road	058A1	0139311	PT PAR B EQ .3880 ACRES	N/A	N/A	N/A	Private
	3342 Bladensburg Road	050A4	0139360	PARCEL K	N/A	N/A	N/A	Private

Map 4. Zoning Change (ZC) 1: CS to NAC



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>Underline indicates language added to the preliminary plan.~~Brackets~~ indicate language deleted from the preliminary plan.

Zoning Change 2: IE, IH, CGO, CS, CN, RSF-65, and AG to NAC

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	IE, IH, CGO, CS, CN, RSF-65, and AG to NAC	42.90	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	
			SMA	June 12, 2007	
			SE-4400	December 26, 2000	
			SMA	May 17, 1994	
			SE-3937	August 1, 1989	
			SE-2983	June 19, 1975	
			SE-2265	February 3, 1970	
			SE-1022	April 1, 1964	

These properties are located in the Town of Bladensburg and within the Port Towns Neighborhood Center as depicted in the Adopted Port Towns Sector Plan. They encompass the north and south side of MD 450 (Annapolis Road), extending between US 1 Alt (Baltimore Avenue) and Bladensburg Elementary School, and are near prominent landmarks within the Port Towns (e.g., Peace Cross, Bladensburg Waterfront Park, Bladensburg Branch Library, and Bostwick House). Some of these parcels are publicly owned and are indicated in *Table 5* below. The Future Land Use Map in the Adopted Sector Plan recommends mixed-use uses on these properties (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 5. Zoning Change (ZC) 2: IE, IH, CGO, CS, CN, RSF-65, and AG to NAC below).

The current zoning classifications of these properties are Industrial, Employment (IE) Zone; Industrial, Heavy (IH) Zone; Commercial, General and Office (CGO) Zone; Commercial, Service (CS) Zone; Commercial, Neighborhood (CN) Zone; Residential, Single-Family-65 (RSF-65) Zone; and Agriculture and Preservation (AG) Zone; which generally allow for a variety of industrial, commercial, residential, and open space uses. The current auto-oriented site layouts, with surface parking lots and set-back buildings with parking in front of the buildings are incompatible with the Adopted Sector Plan's vision for this neighborhood center.

The Neighborhood Activity Center (NAC) zone supports mixed-use centers that serve local neighborhood needs, is walkable and bikeable, and permits medium-high density development. This reclassification implements Strategy LU 4.2 and aligns these properties with the intent of the Adopted Sector Plan's center designation, meets the requirements of the Zoning Ordinance Transit-Oriented/Activity Center Base Zones criteria in Section 27-4204(b)(2)(A). It also implements or supports Policies LU 3, LU 4, LU 5, LU 7, EP 2, EP 4, EP 5, EP 8, HD 2, HD 7, and applicable supporting Strategies to ensure neighborhood serving, compact, medium-high density near transit with multi-modal infrastructure per the Adopted Sector Plan.

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

This reclassification also supports the conceptual mixed-use redevelopment recommendations for Site D: Peace Cross Industrial Area and Site G: Port of Bladensburg Shopping Center in the Adopted Sector Plan. These recommendations and the reclassification to NAC will facilitate the land surrounding Peace Cross area to be a walkable, sustainable, and vibrant community center that seamlessly integrates housing, commercial establishments, and public amenities, fostering long-term growth and enhancing connectivity within the Port Towns.

Some 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 2 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 5. Parcels Subject to ZC 2

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 2	4109 46th Street	050C3	0086629	PARCEL A	N/A	N/A	N/A	Private
	4801 Annapolis Road	050D3	0087502	PT LOT 43 EX 1878 SQ F1	N/A	N/A	N/A	Private
	0 Frolich Lane	058D1	0088278	ALEXANDRIA BRANCH R W ST 37-46.8 TO 158-99 .2 PUB UTIL OP	N/A	N/A	189	Private
	0 Baltimore Avenue	050C3	0088351	PT LOT 13 L5373 F308	N/A	N/A	N/A	Private
	4103 Baltimore Avenue	050C3	0088369	LOT 14 EX PT ON ROSS ST L5373 F308	N/A	N/A	N/A	Private
	0 Baltimore Avenue	050C3	0088377	CEN 14 FT LOT 13 L5373 F308	N/A	N/A	N/A	Private
	0 46th Street	050C3	0088419	PT LT 13 EQ 38 FT ON MAIN ST GSO2 F 357 L-5373 F-312	N/A	N/A	N/A	Private
	4519 46th Street	050C3	0088427	LOTS 1,2 L-5373 F-312	N/A	N/A	N/A	Private
	4107 Baltimore Avenue	050C3	0090563	PT LOTS 12.13 & 17	N/A	N/A	N/A	Private
	0 46th Street	050C3	0090605	PT LOT 13	N/A	N/A	N/A	Private
	4107 47th Street	050C3	0091405	N E PART LOT 21 EQ 5600.00 SQ FT NAME C HG PR ARTCLE OF MERGER	N/A	N/A	N/A	Religious Institution
	4918 Annapolis Road	050D3	0091439	PT PAR 99	N/A	N/A	99	Private
	4820 Annapolis Road	050D3	0092106	PT LT 47&PT LT 48 &6600SF DFR (PT LTS 47 & 48	N/A	N/A	N/A	County

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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
				RESUB A02-2893)				
	4915 Annapolis Road	050D3	0092155	BLADENSBURG ELEMENTARY PT PAR 107(.018A DFR SMD ANNAPOLIS RD 10) RW#5	N/A	N/A	107	Board of Education
	4103 48th Street	050D3	0093963	PT LT 41	N/A	N/A	N/A	Private
	4728 Annapolis Road	050D3	0094649	116.50 FT LOT 36 EX 2650 SQFT EQ 15910 SQFT	N/A	N/A	N/A	Private
	4808 Annapolis Road	050D3	0097741	PT LOTS 41,42, EQ 9167.00 SQ FT	N/A	N/A	N/A	Private
	4102 48th Street	050D3	0098657	PT LOT 35	N/A	N/A	N/A	Private
	4312 Baltimore Avenue	050C3	0099879	N/A	5	N/A	N/A	Private
	0 48th Avenue	050D3	0100883	LOT BLADENSBURG EQ 7540 SQ FT NAM CH G PER ART OF CONV 8/28/0	N/A	N/A	N/A	Private
	4005 48th Street	050D3	0100891	LOT BLADENSBURG NAME CHG PER ART OF CONVEYANCE 8/28/00	N/A	N/A	N/A	Private
	4805 Annapolis Road	050D3	0100925	PT LOT 43 EQ 4297 SQ FT T/DT S/B 4/10/08 L29563 F158	N/A	N/A	N/A	Private
	4129 Baltimore Avenue	050C3	0101618	NW PT OF LOT 12 EQ 134 X 168 FT	N/A	N/A	N/A	Private
	4006 48th Street	050D3	0107409	REAR 85X50 FT PT	N/A	N/A	N/A	Private
	4006 48th Street	050D3	0107417	PT LT 38 EQ 50X193 FT	N/A	N/A	N/A	Private
	4807 Annapolis Road	050D3	0107961	PAR 1 EX 1890 SQ FT	N/A	N/A	N/A	Private
	0 46th Street	050C3	0108985	PT OF LOT 13	N/A	N/A	N/A	Private
	3907 48th Street	050D3	0109827	LOT E SIDE 48TH ST P/O LOT 45	N/A	N/A	N/A	Private
	4917 Taylor Street	050D3	0114850	18A NCONF-USE PARKIN G AREA (USE CODE CHG 10)	N/A	C	N/A	Private
	4915 Taylor Street	050D3	0114868	LOT 18B W HALF LOT 18A NCONF-USE PARKIN G	N/A	C	N/A	Private

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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
				AREA (USE CODE CHNG 10				
	4950 Annapolis Road	050D3	0114876	BLADENSBURG	N/A	N/A	200	Private
	4960 Annapolis Road	050D3	0114884	BLADENSBURG ACREAGE	N/A	N/A	101	Private
	4004 48th Street	050D3	0117911	PT LOT 38	N/A	N/A	N/A	Private
	4507 Upshur Street	050C3	0118885	PT LTS 12 16 EQ 9956 SQ FT	N/A	N/A	N/A	Private
	4508 Annapolis Road	050C3	0122317	W PT 19 EX 705 SQ FT EQ 5565 SQ FT	N/A	N/A	N/A	Private
	4003 48th Street	050D3	0122465	PART OF LOT 44	N/A	N/A	N/A	Private
	4826 Annapolis Road	050D3	0122853	LOT 1 EX 1830 SQFT	1	N/A	N/A	Private
	4626 Annapolis Road	050C3	0124230	PT LTS 21.22 EQ 27242 SQ FT	N/A	N/A	N/A	Private
	4930 Annapolis Road	050D3	0133108	N/A	N/A	N/A	100	Private
	4940 Annapolis Road	050D3	0133116	BLADENSBURG ACREAGE	N/A	N/A	300	Private
	4703 Annapolis Road	050C3	0137133	PT LTS 32,33 NCONF USE-HOUSE	N/A	N/A	N/A	Nonprofit
	4701 Annapolis Road	050C3	0137141	PT LOTS 32.33 EQ 12000 SQ FT	N/A	N/A	N/A	Nonprofit
	0 Kenilworth Avenue	050C3	0139683	P/O LOT 20 ON W SIDE OF RR	N/A	N/A	N/A	Private
	4611 Upshur Street	050C3	0139691	N/A	N/A	N/A	245	Private
	3900 48th Street	050D3	0141424	1.0638 AC EQ PT LOT 40	N/A	N/A	N/A	Religious Institution
	4504 Annapolis Road	050C3	0142109	LOT ROSS AND SAND STS PT LOT 15 EQ 24814.00 SQFT	N/A	N/A	N/A	Private
	4602 Annapolis Road	050C3	0142554	PT LT 19 EQ 12397 SQ FT	N/A	N/A	N/A	Private
	0 46th Street	050C3	0142562	PT LOT EQ 5910 SF	N/A	N/A	N/A	Private
	4810 Annapolis Road	050D3	0143156	PT LOTS 41,42 EQ 7810.00 SQ FT	N/A	N/A	N/A	Private
	4713 Annapolis Road	050C3	0148957	PAR A EX 315 SQ FT	N/A	N/A	N/A	Private
	4800 Annapolis Road	050D3	0152355	PT LTS 41,42 EQ 7800 SQ FT	N/A	N/A	N/A	Private
	4210 46th Street	050C3	0155275	PT OF LOTS 12 & 16	N/A	N/A	N/A	Private
	4124 46th Street	050C3	0155283	PT LOT 13 & W PT LT 17 EQ 7897 SQFT	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

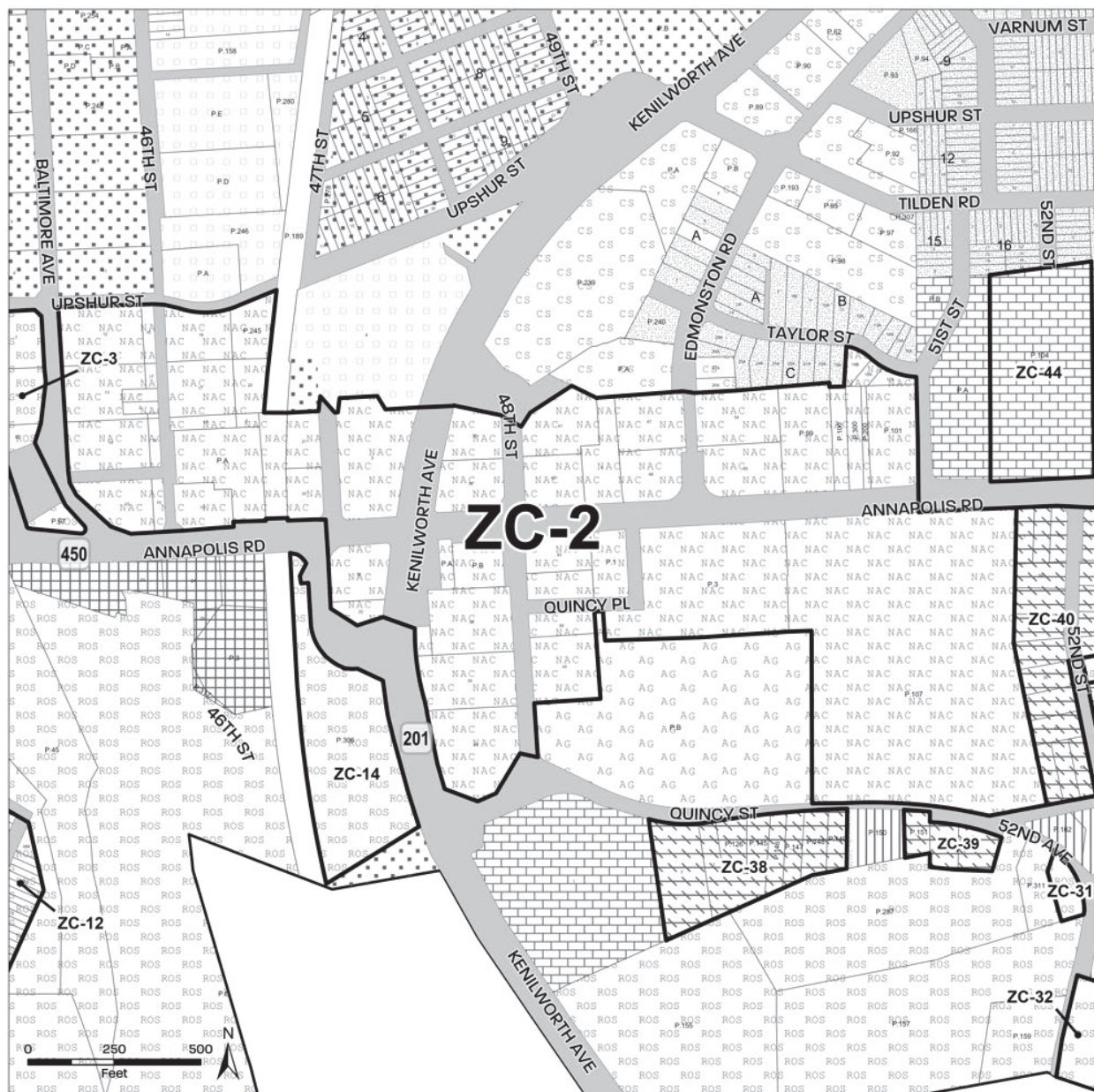
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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4115 46th Street	050C3	0155309	PT LOTS 17.18 EQ 40188 SQ FT	N/A	N/A	N/A	Private
	3950 48th Street	050D3	0156653	PT LOTS 38.39	N/A	N/A	N/A	Religious Institution
	0 48th Street	050C3	0162040	PT OF S 165 FT LT 39 EQ .1916 ACRES	N/A	N/A	N/A	Religious Institution
	3906 48th Street	050D3	0162057	PT OF SOUTH PT LOT 39 EQ 1.1140 ACRES	N/A	N/A	N/A	Religious Institution
	4719 Annapolis Road	050D3	0165605	PARCEL B	N/A	N/A	N/A	Municipal
	3905 48th Street	050D3	0168567	LOT E SIDE SOUTH ST. NUMBER 46	N/A	N/A	N/A	Private
	4125 46th Street	050C3	0169748	LOT ROSS ST	N/A	N/A	N/A	Private
	4001 48th Street	050D3	0174904	PT LOT 45	N/A	N/A	N/A	Private
	0 Bladensburg Road	050C4	0175273	PT LOTS 32,32 EQ 17250 SQ FT	N/A	N/A	N/A	State
	4002 48th Street	050C3	0178335	N 50 FT OF S 85 FT LT 38 (CORR USE 05)	N/A	N/A	N/A	Private
	4726 Annapolis Road	050C3	0179598	LOT ON SAND ST EX 1020 SQ FT TO ST OF MD EQ 9210 SQFT	N/A	N/A	N/A	Private
	4821 Annapolis Road	050D3	2833309	PARCEL 3	N/A	N/A	N/A	Private
	4700 Annapolis Road	050C3	3939121	PT LOT 3	N/A	N/A	N/A	Private
	4700 Annapolis Road	050C3	3939139	PT LOT 3	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

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Map 5. Zoning Change (ZC) 2: IE, IH, CGO, CS, CN, RSF-65, and AG to NAC



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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[Brackets] indicate language deleted from the preliminary plan.

Zoning Change 3: IE and 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
3	IE and AG to ROS	1.60	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	
			SMA	June 12, 2007	

These properties are located in the Town of Bladensburg at the intersection of US 1 Alt (Bladensburg Road), US 1 Alt (Baltimore Avenue), and MD 450 (Annapolis Road). The subject properties are also within the Port Towns Neighborhood Center as depicted in the Adopted Port Towns Sector Plan. As indicated in *Table 6* below, these parcels are publicly owned. Current uses on these properties include Bladensburg Balloon Park Historic Site and Peace Cross Historic Site. The Future Land Use Map in the Adopted Sector Plan recommends parks and open space uses on these subject properties (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 6: Zoning Change (ZC) 3: IE and AG to ROS below).

These parcels are currently classified as Industrial, Employment (IE) Zone and Agricultural-Residential (AG) Zone, which allow for light industrial, residential, agricultural, and nonintensive recreational uses, which do not support the current use and the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. It also supports the Adopted Sector Plan's recommendations for the Opportunity Site D: Peace Cross Industrial Area's "Sponge City" concept and preserves historic sites and land close to the Anacostia River for long-term parks to ensure access to recreational amenities and war memorials, for future generations as development occurs. It also maintains open space to preserve important ecosystem services that will complement the adjacent community and future neighboring development. Furthermore, it also implements or supports Policies LU 2, LU 3, NE 1, NE 3, NE 4, HD 7, HC 7, PF 3, PF 4, PF 5, PF 6, PF 10, and their associated strategies in the Adopted Sector Plan.

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 3 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

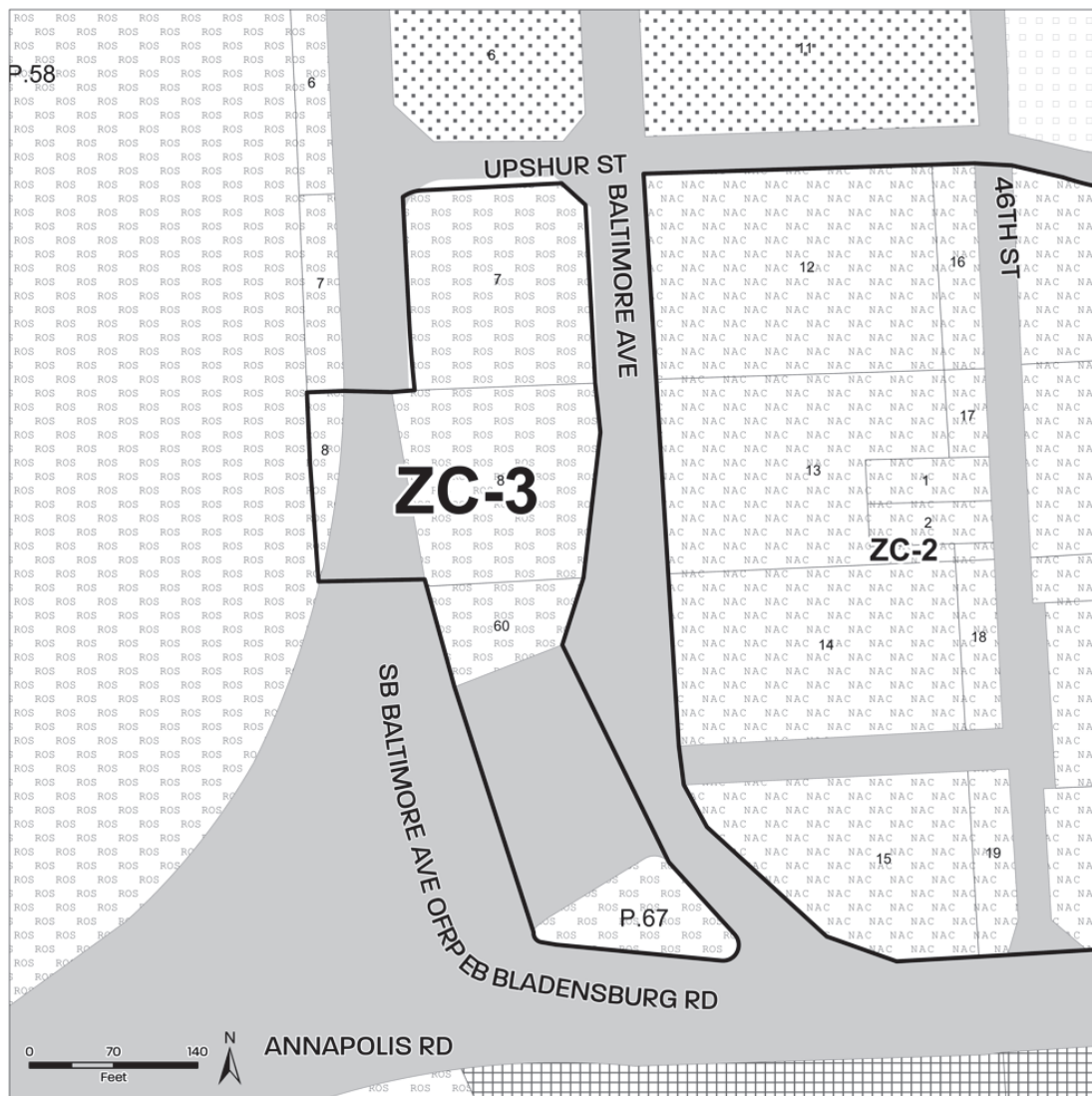
Underline indicates language added to the preliminary plan.

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Table 6. Parcels Subject to ZC 3

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	0 Baltimore Avenue	050C3	0086587	N/A	N/A	N/A	N/A	M-NCPPC
	4100 Baltimore Avenue	050C3	0088435	PT LOT 60 & PT LOT 8 EQ 26061 SQ FT	N/A	N/A	N/A	M-NCPPC
	4110 Baltimore Avenue	050C3	0099895	N 60 FT OF FR 98 AND ONE HALF OF LOT 8	N/A	N/A	N/A	County
	0 Annapolis Road	050C3	0145946	BLADENSBURG	N/A	N/A	67	M-NCPPC
	4401 Upshur Street	050C3	0151829	PT LOT 7 EQ 11969 SQ FT	N/A	N/A	N/A	M-NCPPC

Map 6. Zoning Change (ZC) 3: IE and AG to ROS



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>Underline indicates language added to the preliminary plan.~~[Brackets]~~ indicate language deleted from the preliminary plan.

Zoning Change 4: 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
4	RSF-65 to ROS	3.32	CMA	April 1, 2022	205NE03
			SMA	October 6, 2009	

The subject property is in Cottage City, is owned by M-NCPPC, and consists of Dueling Branch Park (Park ID: N17) and Dueling Creek, a tributary to the West Branch of the Anacostia River. The property extends from the railroad tracks to US 1 Alt (Bladensburg Road). The Future Land Use Map in the Adopted Sector Plan recommends parks and open space uses on this property (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 7. Zoning Change (ZC) 4: RSF-65 to ROS below).

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). This zoning designation is inconsistent with the recorded plat for this parcel. Plat Book NLP 99, p. 36 in the County Land Records dedicates this parcel as Dueling Branch Neighborhood Park and shows the building restriction lines for the adjacent subdivision in Plat Book BDS 1, p. 10. The building restriction lines are intended to maintain this parcel as open space.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). The property contains numerous environmental features, including existing woodland, steep slopes, Dueling Creek, and regulated areas of the Green Infrastructure Network. This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1.

This parcel presents a unique opportunity for environmental restoration and community enhancement by implementing Policies LU 2, LU 3, NE 1, NE 2, NE 3, HD 7, HC 7, PF 6, and their associated strategies of the Adopted Sector Plan. These policies and strategies aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary. Finally, this reclassification supports connectivity and holistic urban planning, enhancing access to green spaces for community members while promoting sustainable development.

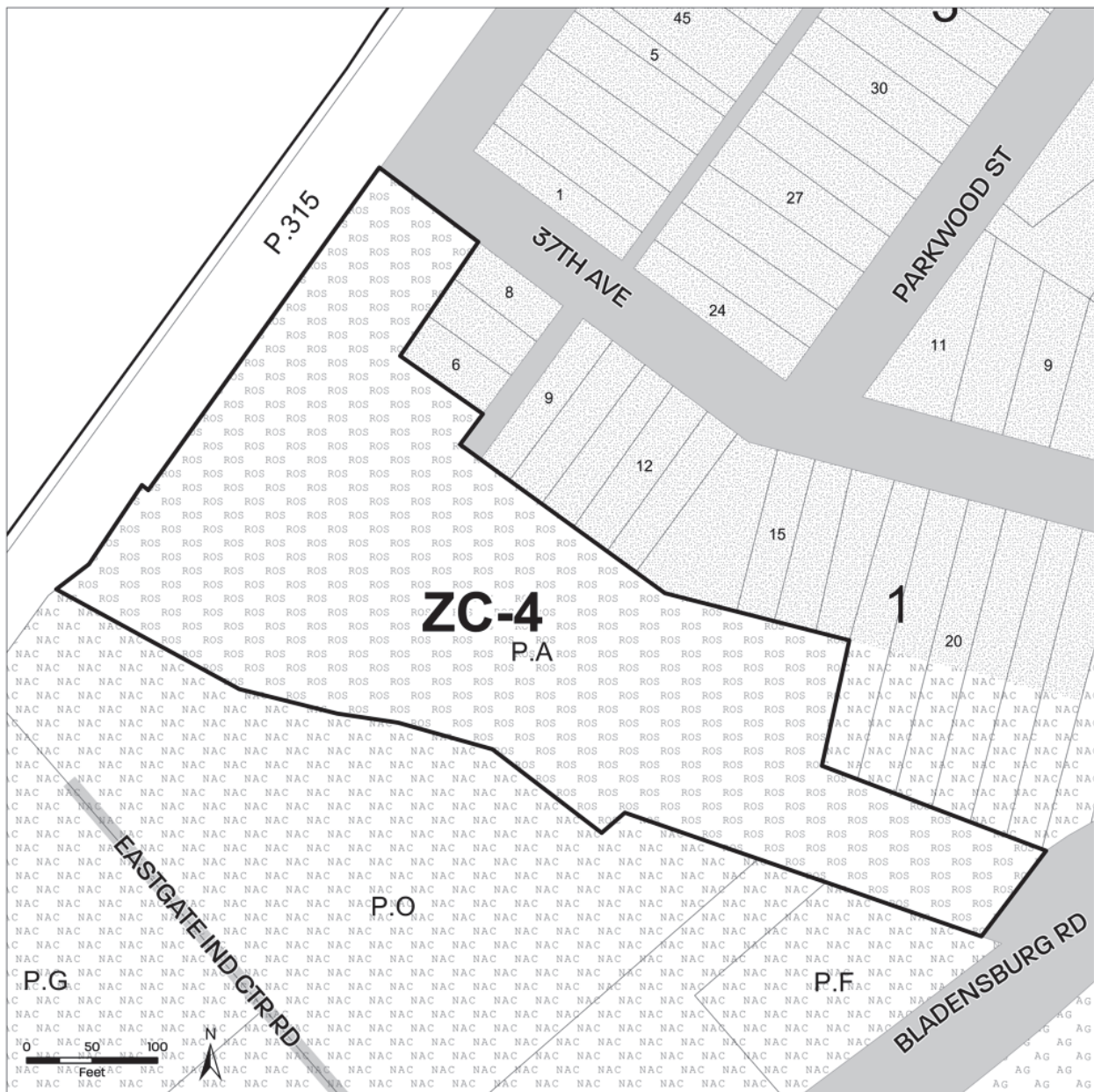
Table 7. Parcels Subject to ZC 4

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4	0 Bladensburg Road	050A4	0146183	PARCEL A	N/A	N/A	N/A	M-NCPPC

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 7. Zoning Change (ZC) 4: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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[Brackets] indicate language deleted from the preliminary plan.

Zoning Change 5: 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
5	RSF-65 to ROS	0.08	CMA	April 1, 2022	204NE03
			SMA	October 6, 2009	

This property is owned by the Town of Colmar Manor and is located at the intersection of 38th Avenue and Lawrence Street. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 8. Zoning Change (ZC) 5: RSF-65 to ROS below).

This parcel is currently classified in the Residential, Single-Family-65 (RSF-65) zone, a designation that does not align with the existing condition of the site. The property includes existing woodlands, steep slopes, riparian corridors along the West Branch of the Anacostia River that runs through the eastern end of the property, and regulated areas of the Green Infrastructure Network. The property is less than a tenth of an acre in size, and is separated from other residential areas by the adjacent parcels that are preserved as parks and open space as part of the Anacostia River Stream Valley Park and zoned Reserved Open Space (ROS). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. It also brings this property into alignment with the neighboring park parcels and is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active or passive recreational uses as recommended in Policy NE 1 and Strategy NE 1.8 of the Adopted Sector Plan.

The reclassification also implements or supports Strategy PF 3.5 of the Adopted Sector Plan.

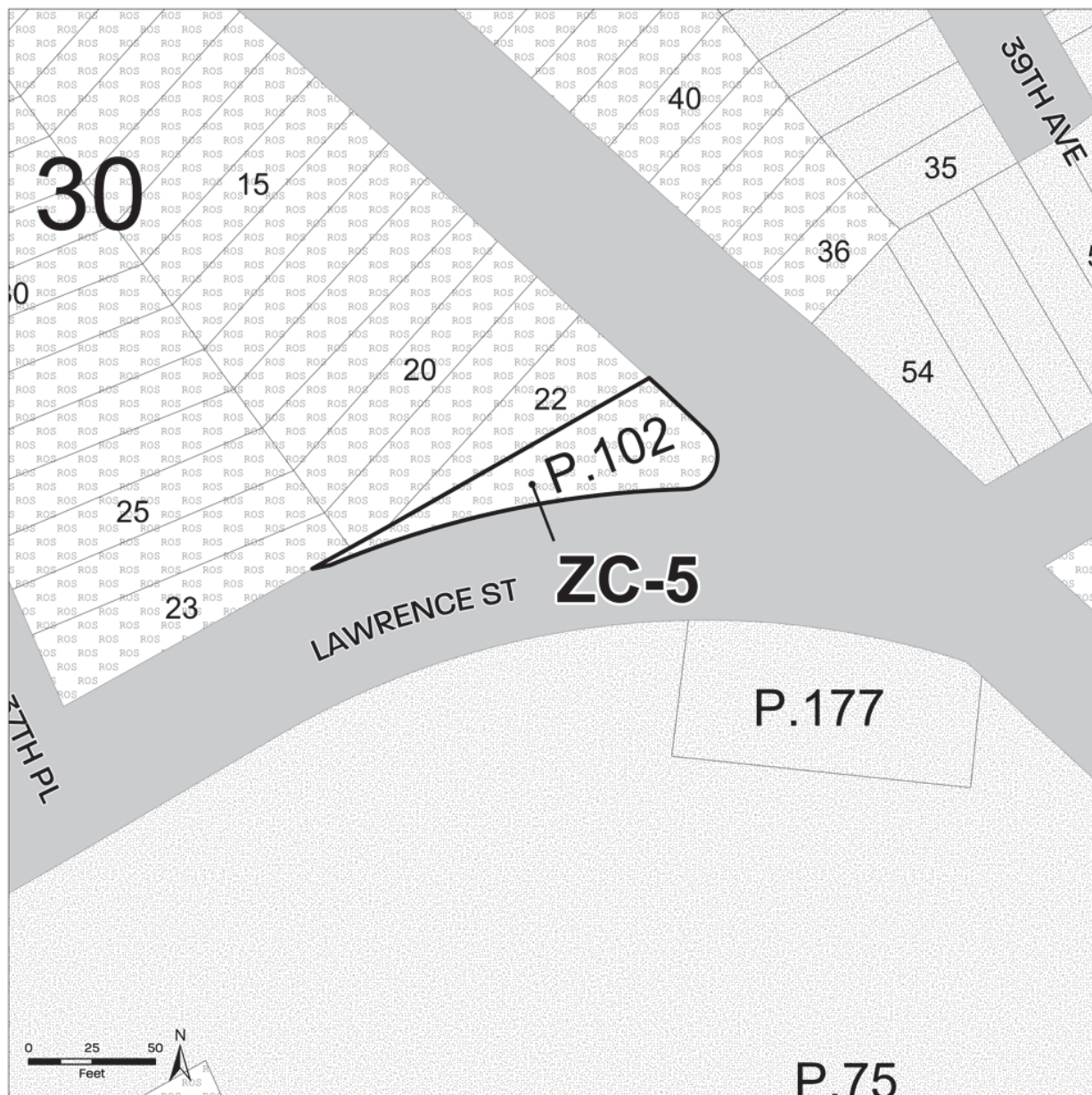
Table 8. Parcels Subject to ZC 5

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 5	0 Lawrence Street	050B4	0102467	COLMAR MANOR	N/A	N/A	102	Municipal

Underline indicates language added to the preliminary plan.

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Map 8. Zoning Change (ZC) 5: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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[~~Brackets~~] indicate language deleted from the preliminary plan.

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	0.28	CMA	April 1, 2022	205NE03
			SMA	October 6, 2009	

This property is located at 4222 Cottage Terrace and is located in and owned by the Town of Cottage City. The property is currently used as a community garden. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 9. Zoning Change (ZC) 6: RSF-65 to ROS, Zoning Change (ZC) 7: AG to ROS, and Zoning Change (ZC) 8: RSF-65 to ROS below).

This parcel is currently classified in the Residential, Single-Family-65 (RSF-65) zone, a designation that allows higher density single-family residential development. While both the ROS and RSF-65 zones permit community gardens, the ROS zone is specifically designed to support open space, conservation, and civic uses making it a more natural and compatible setting for community garden. In contrast, RSF-65 is primarily intended for residential development. ROS offers a more supportive and purpose-driven environment for establishing and sustaining community gardens. This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. The Reserved Open Space (ROS) classification will not restrict the town's ability to use the site and reflects the long-term public use of the property as recommended in Policies HC 4 and HC 5.

The reclassification also implements or supports Policy NE 7 and Strategies HC 6.3 and HC 7.2.

Table 9. Parcels Subject to ZC 6

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 6	4222 Cottage Terrace	050B3	0096941	LOTS 24 THRU 29	N/A	C	N/A	Municipal

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Zoning Change 7: 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
7	AG to ROS	5.53	CMA	April 1, 2022	205NE03
			SMA	October 6, 2009	

These parcels are owned by M-NCPPC and are located at 4200 Bunker Hill Road in Cottage City. These parcels are contiguous with the Anacostia Stream Valley Park and are currently utilized as a park (Cottage City Park). The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 9. Zoning Change (ZC) 6: RSF-65 to ROS, Zoning Change (ZC) 7: AG to ROS, and Zoning Change (ZC) 8: RSF-65 to ROS below).

The subject properties are presently zoned Agriculture and Preservation (AG). The proposed reclassification is intended to implement Policy LU 2 of the Adopted Sector Plan by facilitating the integration and long-term preservation of critical natural areas and environmentally sensitive features. It also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. Additionally, it supports Policy PF 5 by enhancing the utilization of existing park infrastructure through improved programming and strategic management of open space resources. This reclassification also implements or supports Policy NE 7 and Policy HC 8.

Some 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 7 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 10. Parcels Subject to ZC 7

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 7	0 Bunker Hill Road	050B3	0104265	PARCEL C (94 SMA R10 TO OS EFF 98)	N/A	N/A	N/A	M-NCPPC
	0 Bladensburg Road	050B3	0146076	PARCEL B	N/A	N/A	N/A	M-NCPPC
	4200 Bunker Hill Road	050B3	0146209	(94 SMA R10 TO OS EFF 98)	N/A	N/A	127	M-NCPPC

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Zoning Change 8: 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
8	RSF-65 to ROS	0.06	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This parcel owned by Prince George's County is located at the end of Bunker Hill Road, serving as a trailhead for the Anacostia River Trail. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 9. Zoning Change (ZC) 6: RSF-65 to ROS, Zoning Change (ZC) 7: AG to ROS, and Zoning Change (ZC) 8: RSF-65 to ROS below).

This parcel is currently zoned Residential, Single-Family-65 (RSF-65), a classification that permits higher-density single-family residential development. However, this designation is not conducive to preserving the land as open space, which is essential for protecting the Anacostia River, its surrounding buffer zones, and aligning with the property's intended future land use. Therefore, applying Reserved Open Space (ROS) enhances access to green space and the Anacostia River, while also promoting the health and well-being of residents, as recommended in Policy HC 7 and Strategy HC 7.3. This reclassification also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1.

The property is 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 8 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

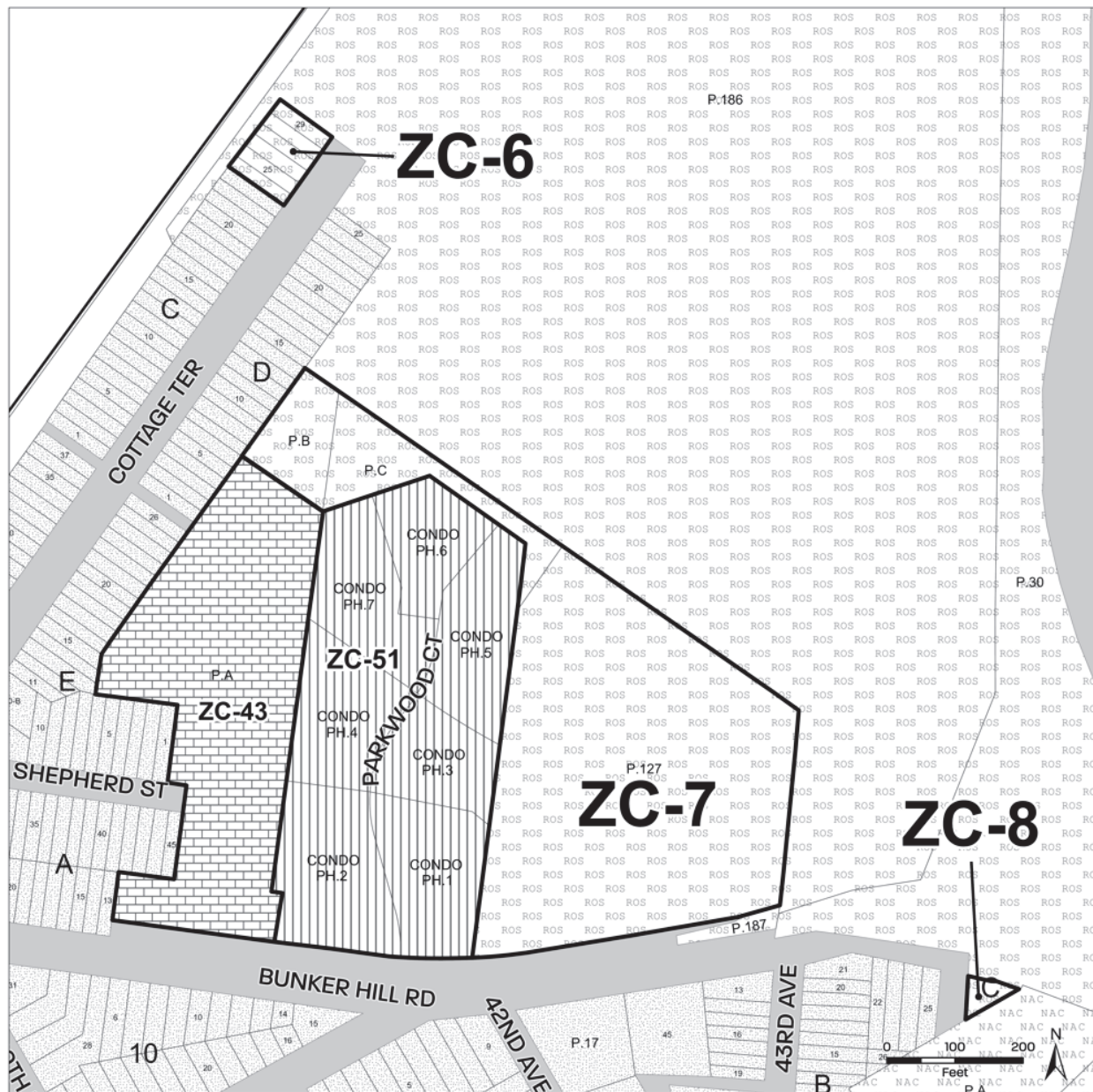
Table 11. Parcels Subject to ZC 8

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 8	0 Bunker Hill Road	050B3	0153486	BRUNKS ADDN	1	C	N/A	County

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Map 9. Zoning Change (ZC) 6: RSF-65 to ROS, Zoning Change (ZC) 7: AG to ROS, and
Zoning Change (ZC) 8: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 9: 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
9	RSF-65 to ROS	0.46	CMA	April 1, 2022	204NE04
			SMA	October 6, 2009	

These properties are owned by the Washington Suburban Sanitary Commission (WSSC) and are located at the south end and west side of the 41st in the Town of Colmar Manor. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS below).

The current zoning classification of these properties is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1). This zoning classification is inconsistent with and does not support the future land use of the property per the Approved Sector Plan.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally-sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1). These properties contain numerous environmental features such as regulated areas of the Green Infrastructure Network, mature woodlands, and steep slopes. These properties are adjacent to an existing residential area and both Colmar Manor Park and the Anacostia River Stream Valley Park. The two adjacent parks are zoned Reserved Open Space (ROS). The reclassification to ROS will help preserve this area as open space and provide passive recreation for the adjacent park, communities, and future neighboring development.

This reclassification to ROS implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1 and also brings this public property into alignment with the neighboring park parcels and the dominant adjacent zoning of comparable parcels. This reclassification also implements or supports Policy NE 1, Strategy NE 1.8, Policy LU 2, and Strategy PF 6.2 of the Adopted Sector Plan.

Some 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 9 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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Table 12. Parcels Subject to ZC 9

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 9	0 41st Avenue	050B4	0184440	LOTS 18.19 & S 10 FT 17	N/A	13	N/A	WSSC
	0 41st Avenue	050B4	0184457	LOTS 20.21.22.23 24.25.26.27	N/A	13	N/A	WSSC

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Zoning Change 10: 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
10	RSF-65 to ROS	0.41	CMA	April 1, 2022	204NE04
			SMA	October 6, 2009	
			SE-4091	August 27, 1992	
			SE-2886	May 1975	

This property is a portion of a larger parcel located near the southeast intersection of 41st Avenue and Lawrence Street in the Town of Colmar Manor and is owned by M-NCPPC. The site is part of the Anacostia River Stream Valley Park and the Future Land Use Map in the Adopted Sector Plan recommends parks and open space uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS below).

The larger parcel this property is part of is predominantly zoned Reserved Open Space (ROS) and is split-zoned with the subject portion of the property that is currently classified in the Residential, Single-Family-65 (RSF-65) zone. The RSF-65 zone is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1), which does not align with the existing conditions of the site. The site is designated parkland and includes existing woodland, tree canopy, a stream, and is located entirely within the regulated areas of the Green Infrastructure Network, which highlights its ecological sensitivity and importance.

This reclassification to ROS is appropriate as it is part of a larger parcel that is publicly owned and has been set aside for public open space. This reclassification also eliminates a split-zoning on this parcel, and brings this property into alignment with the neighboring park parcels and the dominant adjacent zone, and is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active or passive recreational uses as recommended in Policy NE 1, Strategy NE 1.8, and Policy LU 2 of the Adopted Sector Plan. This reclassification to ROS also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1.

The reclassification also implements Strategy PF 6.2 and supports Policy PF 2 of the Adopted Sector Plan to preserve access to park facilities, provide spaces for community gathering, and offer active and passive recreation for the surrounding neighborhood.

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Table 13. Parcel Subject to ZC 10

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 10	4105 Lawrence Street	058B1	0146142 (part)	PARCEL A SHEET 1	N/A	N/A	N/A	M-NCPPC

Underline indicates language added to the preliminary plan.

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Zoning Change 11: 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
11	RSF-65 to ROS	0.28	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These properties are located at the intersection of Monroe Street and 43rd Avenue in the Town of Colmar Manor and are owned by the Town. Currently, the land hosts Monroe Park, an established community space with playground equipment and a small pavilion. The Future Land Use Map in the Adopted Sector Plan recommends parks and open space uses (See Map 8 Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS below).

These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) zone, a classification that does not align with the existing and intended future use of the site. RSF-65 is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)).

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification to ROS also implements the zoning recommendations in Strategy LU 2.1 and supports Policy PF 6 of the Adopted Sector Plan to preserve access to park facilities, provide spaces for community gathering, and offer active and passive recreation for the surrounding neighborhood.

The 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 11 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 14. Parcels Subject to ZC 11

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 11	0 43rd Avenue	050B4	0102434	LTS 209.210.211	N/A	N/A	N/A	Municipal
	3500 43rd Avenue	050B4	0115980	LOTS 212.213	N/A	N/A	N/A	Municipal

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Zoning Change 12: RSF-65 and NAC 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
12	RSF-65 and NAC to ROS	5.12	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These properties are owned by M-NCPPC and are located on the banks of the Anacostia River in the Town of Colmar Manor. The Future Land Use Map in the Adopted Sector Plan recommends parks and open space uses (See Map 8 Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS below).

These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) and Neighborhood Activity Center (NAC) zones, which do not align with the current use and conditions of the site. The current use of these properties includes the existing Newark Road Park (Tax ID: 0145466, lots 146 through 149), the Anacostia River Stream Valley Park, and the Anacostia River Trail infrastructure. The particular characteristics of these parcels, their existing use, and intended future use for these parcels do not align with the intent of the existing zones.

The property contains numerous environmental features such as steep slopes, regulated areas of the Green Infrastructure Network, a portion of the Anacostia River, and the banks of the Anacostia River. Retaining this land as open space and a riparian buffer is essential to safeguarding the Anacostia River and its surrounding ecosystems, while providing recreational and environmental benefits to the community.

The Reserved Open Space (ROS) zoning reclassification is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active or passive recreational uses as recommended in Policy NE 1, Strategy NE 1.8, and Policy LU 2. This reclassification to ROS implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. The reclassification to ROS also supports Policies PF 3, PF 5, and HC 7, and Strategies PF 6.2, HC 7.1, HC 7.2, and HC 7.3 of the Adopted Sector Plan.

These properties are also in the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone and the Chesapeake Bay Critical Area, Intense Development Overlay Zone, and this SMA makes no amendments to the overlay zones; it carries forward the overlays and only changes the underlying base zone. Zoning Change 12 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone or from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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Table 15. *Parcels Subject to ZC 12*

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 12	0 Bladensburg Road	050C3	0114215	LOTS 35 THRU 38	N/A	N/A	N/A	M-NCPPC
	0 Lawrence Street	050C4	0145086	LTS 472.473	N/A	N/A	N/A	M-NCPPC
	0 Monroe Street	050C4	0145094	LOTS 283 & 284	N/A	N/A	N/A	M-NCPPC
	0 Newton Street	050C4	0145110	LTS 266.267	N/A	N/A	N/A	M-NCPPC
	0 43rd Avenue	050C4	0145128	LTS 260 TO 265 & 268 TO 282 & 285 & 286 & 287	N/A	N/A	N/A	M-NCPPC
	0 Lawrence Street	050C4	0145136	LTS 470.471	N/A	N/A	N/A	M-NCPPC
	0 Lawrence Street	050C4	0145144	LTS 468.469	N/A	N/A	N/A	M-NCPPC
	0 Newton Street	050C4	0145326	LTS 160 THRU 169	N/A	N/A	N/A	M-NCPPC
	0 Newark Road	050C3	0145375	LTS 55.56.57	N/A	N/A	N/A	M-NCPPC
	0 Newark Road	050C3	0145441	LTS 44.45.46.47.48 49-50,51,52,53	N/A	N/A	N/A	M-NCPPC
	0 Newark Road	050C3	0145458	N/A	54	N/A	N/A	M-NCPPC
	4323 Newark Road	050C4	0145466	LTS 146 THRU 158	N/A	N/A	N/A	M-NCPPC
	4333 Lawrence Street	050C4	0145730	LTS 465.466.467	N/A	N/A	N/A	M-NCPPC
	0 Lawrence Street	050C4	0146100	LOT 464 AND LOTS 474 THRU 484	N/A	N/A	N/A	M-NCPPC
	0 Bladensburg Road	050C3	0146159	LOTS 39.40.41.42. 43	N/A	N/A	N/A	M-NCPPC
	4321 Newton Street	050C4	0184507	LTS 257.258.259	N/A	N/A	N/A	M-NCPPC

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Zoning Change 13: 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
13	AG to ROS	6.07	CMA	April 1, 2022	204NE04
			SMA	October 6, 2009	

These properties are located within the Town of Colmar Manor and in an unincorporated area of the County. These properties encompass part of the Anacostia River, the riverbed, banks of the Anacostia River, and wetlands. They are also located within M-NCPPC's Anacostia River Stream Valley Park and the Anacostia Trails Heritage Area. Their ownership is M-NCPPC and unknown. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS below).

The current zoning classification of this property is Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1)). The AG zone does not align with the future land use of the property, per the Adopted Sector Plan. Additionally, these parcels are surrounded by similar properties of the same character that are zoned Reserved Open Space (ROS). A reclassification to ROS for this public property will follow the adjacent dominant zone and support and protect the existing, continuous, and intended use as a river and public open space, making the ROS classification most appropriate.

The ROS Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses. This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves a portion of the Anacostia River for long-term preservation of important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies in the Adopted Sector Plan, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

A portion of 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 13 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone.

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Table 16. Parcels Subject to ZC 13

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 13	0 Lloyd Street	058C1	The portion of 3868205 within the sector plan boundary	(NEW FR 0184697 STR 07)	N/A	N/A	190	M-NCPPC
	Unknown	Unknown	9999999	Unknown	Unknown	Unknown	Unknown	Unknown

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Zoning Change 14: CGO and IE 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	CGO and IE to ROS	3.81	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This property is located in the Town of Bladensburg between the railroad and Kenilworth Avenue. This property is owned by the state of Maryland and is undeveloped, in a natural state, and contains a significant amount of wetlands and tree canopy. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS below).

The current zoning classifications of this property are Commercial, General and Office (CGO) Zone, which is intended for a diverse range of business, civic, and mixed-use development (see Zoning Ordinance Section 27-4203(d)(1)); and Industrial, Employment (IE) Zone, which is intended to provide for a mix of employment, research and development, and light industrial development (see Zoning Ordinance Section 27-4203(e)(1)). These zoning classifications do not support the current use and the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses. This reclassification preserves land close to the Anacostia River for long-term preservation of important ecosystems, supports sustainable land use strategies, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Retaining this land as open space implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, and their associated strategies.

This property is 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 14 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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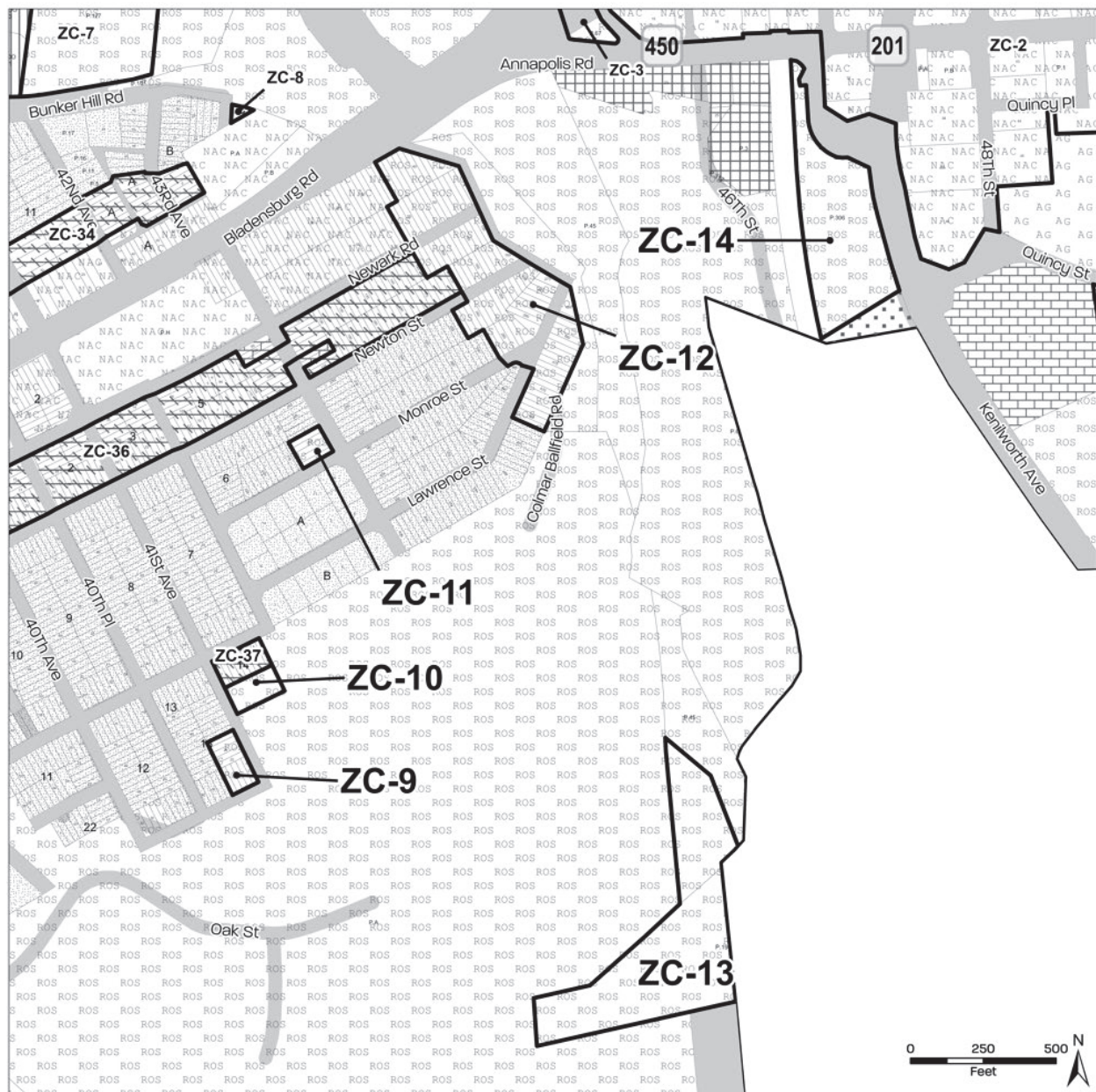
Table 17. Parcels Subject to ZC 14

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 14	0 Kenilworth Avenue	050C4	0175208	BLADENSBURG W SIDE KENILWORTH S ANNAPOLIS ROAD	N/A	N/A	306	State

Underline indicates language added to the preliminary plan.

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Map 10. Zoning Change (ZC) 9: RSF-65 to ROS, Zoning Change (ZC) 10: RSF-65 to ROS, Zoning Change (ZC) 11: RSF-65 to ROS, Zoning Change (ZC) 12: RSF-65 and NAC to ROS, Zoning Change (ZC) 13: AG to ROS, and Zoning Change (ZC) 14: CGO and IE to ROS



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>

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[Brackets] indicate language deleted from the preliminary plan.

Zoning Change 15: AG and IE 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 and IE to ROS	0.30	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

This property is owned by WSSC and is a vacant parcel within the Town of Edmonston adjacent to the Anacostia River. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on the subject property (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of this property is Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1)); and Industrial, Employment (IE) Zone, which is intended to provide for a mix of employment, research and development, and light industrial development (see Zoning Ordinance Section 27-4203(e)(1)). The AG zone does not align with the future land use of the property, per the Adopted Sector Plan. Additionally, these parcels are surrounded by similar properties of the same character that are zoned Reserved Open Space (ROS). A reclassification to ROS for this public property will follow the adjacent dominant zone and support and protect the existing, continuous, and intended use as a river and public open space, making the ROS classification most appropriate.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses. The property contains numerous environmental features such as steep slopes and regulated areas of the Green Infrastructure Network. Retaining this land as open space and a riparian buffer is essential to safeguarding the Anacostia River and its surrounding ecosystems, while providing recreational and environmental benefits to the community.

This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves a portion of the Anacostia River for long-term preservation of important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies in the Adopted Sector Plan, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative

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and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

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 15 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone.

Table 18. Parcels Subject to ZC 15

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 15	0 Tanglewood Drive	050C2	0148155	HYATTSVILLE ACREAGE	N/A	N/A	32	WSSC

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Zoning Change 16: 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
16	RSF-65 to ROS	0.76	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

These properties, owned by M-NCPPC, are located in the Town of Edmonston and lie between the CSX railroad tracks to the west and the Northeast Branch of the Anacostia River to the east. These parcels contain Edmonston Park (Park ID: N03) and a community garden. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of these properties is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). This zoning classification does not support the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). The ROS zone will help preserve this area as a park and recreational amenity for adjacent communities and future neighboring development.

This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. Furthermore, it also implements or supports Policies HC 4, HC 5, HC 6, HC 7, HC 8, PF 2, PF 3, PF 4, PF 5, PF 6 and their associated strategies, which aim to create equitable access to recreational opportunities and support urban agriculture.

Table 19. Parcels Subject to ZC 16

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 16	5006 47th Avenue	050C1	1791243	PARCEL A	N/A	N/A	N/A	M-NCPPC
	5010 47th Avenue	050C1	1816636	S E PT LOT 55	N/A	N/A	N/A	M-NCPPC

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Zoning Change 17: 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
17	AG to ROS	1.35	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

These properties, owned by M-NCPPC and an unknown owner, are located in Edmonston and are designated as part of the Anacostia River Stream Valley Park; they also encompass part of the Anacostia River and banks of the Anacostia River. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of these properties is the Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1). This zoning classification does not align with the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves a portion of the Anacostia River for long-term preservation of important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

These properties are in the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone and the Chesapeake Bay Critical Area, Intense Development Overlay Zone, and this SMA makes no amendments to the overlay zones; it carries forward the overlays and only changes the underlying base zone. Zoning Change 17 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone or from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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Table 20. Parcels Subject to ZC 17

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 17	0 Tanglewood Drive	050C2	5588526	EAST HYATTSVILLE	N/A	N/A	331	M-NCPPC
	Unknown	Unknown	9999999	Unknown	Unknown	Unknown	Unknown	Unknown

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Zoning Change 18: 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
18	AG to ROS	0.27	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

These properties are owned by WSSC and located within the Town of Edmonston. The properties include steep slopes, the lower Northeast Branch of the Anacostia River and its stream buffers, and regulated areas of the Green Infrastructure Network. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of these properties is the Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1)). This zoning classification does not align with the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves the Anacostia River's important ecosystems, providing recreational benefits, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

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 18 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone.

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Table 21. Parcels Subject to ZC 18

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC	0 Tanglewood Drive	050D2	1829993	N/A	5	P	N/A	WSSC
18	0 Tanglewood Drive	050D2	1830009	N/A	6	P	N/A	WSSC

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Zoning Change 19: IH 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
19	IH to ROS	0.02	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

These properties are owned by WSSC and are located on the banks of the Northeast Branch of the Anacostia River within the Town of Edmonston and are vacant. The property contains numerous environmental features, including mature woodland, steep slopes, and regulated areas of the Green Infrastructure Network. They also abut the Crittenden Street Park and are adjacent to the Anacostia River Stream Valley Park. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of these parcels, which total less than a tenth of an acre, is Industrial, Heavy (IH) Zone, which is intended for intense industrial development on sites that generally require larger sites (see Zoning Ordinance Section 27-4203(f)(1)). This zoning classification does not align with these parcels' existing characteristics or current use, nor their intended future land use.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves the Anacostia River's important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

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 19 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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Table 22. Parcels Subject to ZC 19

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 19	0 Tanglewood Drive	050D2	1829985	W PT LOT 3	N/A	P	N/A	WSSC
	0 Tanglewood Drive	050D2	1829977	PT LOT 2 EQ 67.142 SQ FT	N/A	P	N/A	WSSC

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Zoning Change 20: 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
20	AG to ROS	0.05	CMA	April 1, 2022	Unknown
			SMA	October 6, 2009	

The property has unknown ownership, is located within the Town of Edmonston, and is vacant. The property contains numerous environmental features, including stream and stream buffer and regulated areas of the Green Infrastructure Network, and forms part of the M-NCPPC Crittenden Street Park. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of this property is Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1)). This zoning classification does not align with the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). The adjacent parcels that form the rest of the Crittenden Street Park are all classified in the ROS zone, and this reclassification to ROS aligns this property's zoning to be consistent with similar adjacent parcels within the same park. This reclassification also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves the Anacostia River's important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

This property is in the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone and the Chesapeake Bay Critical Area, Intense Development Overlay Zone, and this SMA makes no amendments to the overlay zones; it carries forward the overlays and only changes the underlying base zone. Zoning Change 20 does not remove any properties from the Chesapeake

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Bay Critical Area, Resource Conservation Overlay Zone or from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 23. Parcels Subject to ZC 20

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 20	Unknown	Unknown	9999999	Unknown	Unknown	Unknown	Unknown	Unknown

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Zoning Change 21: 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
21	RSF-65 to ROS	0.35	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

This property, owned by WSSC, is located in the Town of Edmonston on the banks of the Northeast Branch of the Anacostia River, and contains numerous environmental features, including existing woodland, steep slopes, stream, and regulated areas of the Green Infrastructure Network. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on the subject property (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). This zoning classification does not align with the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves the Anacostia River's important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies in the Adopted Sector Plan, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

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 21 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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Table 24. Parcels Subject to ZC 21

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 21	0 Decatur Street	050D2	1829720	EAST HYATTSVILLE ACREAGE	N/A	N/A	20	WSSC

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Zoning Change 22: 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
22	AG to ROS	3.53	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

These properties are owned by M-NCPCC and WSSC, and are located in the Town of Edmonston, and encompass part of the Anacostia River, the riverbed, banks of the Anacostia River, and regulated areas of the Green Infrastructure Network. They also contain a portion of the Anacostia Stream Valley River Trail, part of a broader trail network in the County. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of this property is Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1)). This zoning classification does not align with the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification to ROS implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves a portion of the Anacostia River for long-term preservation of important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports Policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

These properties are in the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone and the Chesapeake Bay Critical Area, Intense Development Overlay Zone and this SMA makes no amendments to the overlay zones; it carries forward the overlays and only changes the underlying base zone. Zoning Change 22 does not remove any properties from the Chesapeake Bay Critical Area, Resource Conservation Overlay Zone or the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

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Table 25. *Parcels Subject to ZC 22*

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 22	0 Tanglewood Drive	050D1	1812189	N/A	18A	R	N/A	M-NCPPC
	0 50th Avenue	050D1	1829779	.418 AC PT BLK D	N/A	D	N/A	WSSC
	0 50th Avenue	050D1	1829787	.179 AC PT BLK D	N/A	D	N/A	WSSC
	0 Decatur Street	050D1	1829852	W 50 FT LOT 1	N/A	D	N/A	WSSC
	0 Decatur Street	050D1	1829860	LTS 2,8 & E 15 FT LT 7 & E 20 FT LT 1 & W 12 FT LT 3 & W 12 FT LT 9	N/A	D	N/A	WSSC
	0 Decatur Street	050D1	1829878	E 38 FT LOT 3 & W 12 FT LOT 4	N/A	D	N/A	WSSC
	0 Decatur Street	050D1	1829886	TRI AT R LOT 5 & TRI AT R OF E 38 FT LOT 4	N/A	D	N/A	WSSC
	0 Hamilton Street	050D1	1829894	LOT 6 & W 35 FT LOT 7	N/A	D	N/A	WSSC
	0 Hamilton Street	050D1	1829902	N 100 FT LOT 10 N 100 FT E 38 FT LOT 9	N/A	D	N/A	WSSC
	0 Hamilton Street	050D1	1829910	S 70 FT LOT 10 EX TRI A SE COR & S 70 FT OF E 38 FT LOT 9	N/A	D	N/A	WSSC
	0 Hamilton Street	050D1	1829928	W PT LOT 11	N/A	D	N/A	WSSC
	0 Hamilton Street	050D1	1829936	E PT LOT 11	N/A	D	N/A	WSSC
	0 Hamilton Street	050D1	1829944	N/A	12	D	N/A	WSSC
	0 Hamilton Street	050D1	1829951	N/A	13	D	N/A	WSSC
	0 Tanglewood Drive	050D1	1830025	LOT 16 EX SE PT & LOT 17 EX E PT EQ .304 ACRE	N/A	R	N/A	WSSC

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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	1.01	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

This property owned by WSSC is located in the Town of Edmonston and includes the banks of the Anacostia River, steep slopes, regulated areas of the Green Infrastructure Network, and a portion of the Anacostia River Stream Valley Trail. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space on these subject properties (see Map 6. Proposed Future Land Use Map and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The current zoning classification of this property is Agriculture and Preservation (AG) Zone, which is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses (see Zoning Ordinance Section 27-4201(c)(1)). This zoning classification does not align with the current use or the future land use of the property.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1, preserves a portion of the Anacostia River for long-term preservation of important ecosystems, and ensures the connectivity of green spaces that will complement adjacent communities and future neighboring development. Furthermore, it also implements or supports policies LU 2, NE 1, NE 3, NE 4, HC 7, PF 3, PF 5, PF 6, and their associated strategies, which aim to create a broader interconnected corridor of open spaces to improve access to passive recreation opportunities, provide innovative and natural stormwater management solutions, and enhance ecological value within the sector plan boundary.

Note: The ROS reclassification only applies to Tax Account 1830041, owned by WSSC. Tax account 1816552 is not part of this proposed reclassification and will retain its RSF-65 zoning classification.

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Table 26. Parcels Subject to ZC 23

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 23	0 Tanglewood Drive	050D1	1830041	PT LOT 20 EQ 1.110 ACRES	N/A	R	N/A	WSSC

Underline indicates language added to the preliminary plan.

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Zoning Change 24: AG and RMF-48 to ROS⁶

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 and RMF-48 to ROS	1.17	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

This property is owned by WSSC and located in the Town of Edmonston, and is a critical component of the Upper Anacostia River Watershed and the Green Infrastructure Network. The property is adjacent to Fletcher's Field Park. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The subject property is currently zoned Agriculture and Preservation (AG) and Residential, Multifamily-48 (RMF-48), which do not prioritize the preservation of open space and environmentally sensitive land. The property includes steep slopes, riparian corridors, the lower Northeast Branch of the Anacostia River and its stream buffers, and regulated areas of the Green Infrastructure Network. Maintaining this land as a natural buffer is vital for protecting the Anacostia River and its surrounding ecosystems, while also offering valuable recreational and environmental benefits to the community.

The proposed reclassification to the Reserved Open Space (ROS) zone is intended to implement Policy LU 2 of the Adopted Sector Plan by facilitating the integration and long-term preservation of critical natural areas and environmentally sensitive features. It also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. This reclassification also implements or supports Policy NE 1.

The ROS classification aligns with sustainable land use strategies and supports the connectivity of green spaces within the community. By maintaining this property as an open space, its contribution to the area's recreational infrastructure and overall quality of life can be protected and enhanced.

⁶ The proposed zoning amendment is limited to the portion of the subject property that lies within the boundaries of the Adopted Sector Plan and this SMA.

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Table 27. Parcels Subject to ZC 24

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 24	0 Kenilworth Avenue	050E1	1829803 (part)	EAST HYATTSVILLE ACREAGE	N/A	N/A	6	WSSC

Underline indicates language added to the preliminary plan.

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Zoning Change 25: 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	0.99	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

This parcel owned by M-NCPPC, situated in the Town of Bladensburg, serves as an open space featuring benches, trash cans, stream tributaries, and wildlife signs. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS below).

The subject properties are presently zoned Agriculture and Preservation (AG). While the AG (Agricultural and Preservation) zone supports conservation, its primary focus is on sustaining agricultural activity rather than providing public access or recreational amenities. In contrast, the ROS (Reserved Open Space) zone is specifically designed to support parks, trails, and passive recreation, making it more suitable for public open space planning. ROS zoning also offers stronger protections for natural features and ensures that land is permanently preserved from development. The proposed reclassification to the Reserved Open Space (ROS) zone is intended to implement Policy LU 2 of the Adopted Sector Plan by facilitating the integration and long-term preservation of critical natural areas and environmentally sensitive features. It also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. Additionally, it supports Policy PF 5 by enhancing the utilization of existing park infrastructure through improved programming and strategic management of open space resources. This reclassification also implements or supports Policy NE 1 and Policy HC 8.

The ROS classification aligns with sustainable land use strategies and supports the connectivity of green spaces within the community. By maintaining this property as an open space, its contribution to the area's recreational infrastructure and overall quality of life can be protected and enhanced.

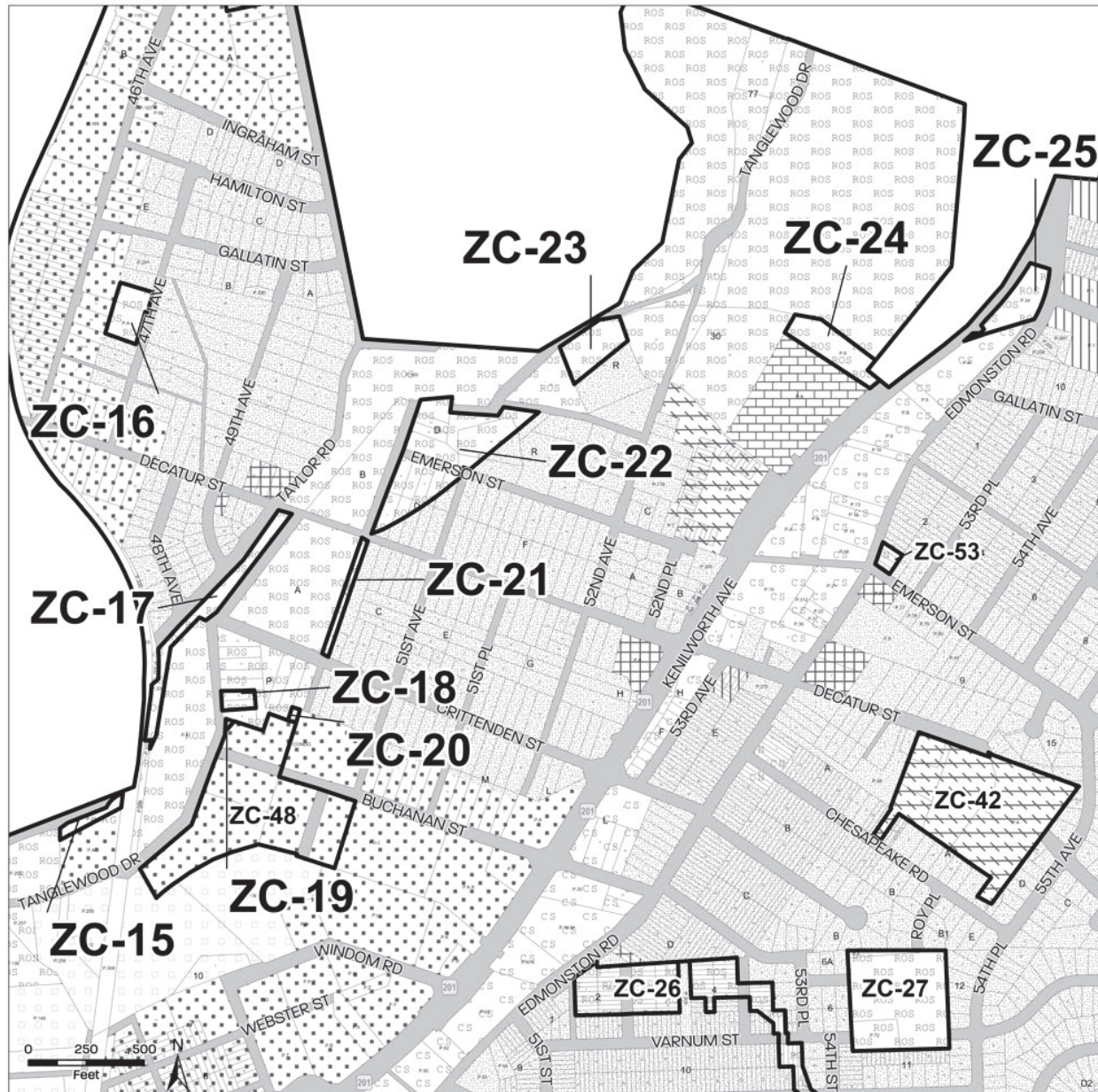
Table 28. Parcels Subject to ZC 25

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 25	5200 Kenilworth Avenue	042E4	2148609	TANGLEWOOD PARK	N/A	N/A	34	M-NCPPC

Underline indicates language added to the preliminary plan.

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Map 11. Zoning Change (ZC) 15: AG and IE to ROS, Zoning Change (ZC) 16: RSF-65 to ROS, Zoning Change (ZC) 17: AG to ROS, Zoning Change (ZC) 18: AG to ROS, Zoning Change (ZC) 19: IH to ROS, Zoning Change (ZC) 20: AG to ROS, Zoning Change (ZC) 21: RSF-65 to ROS, Zoning Change (ZC) 22: AG to ROS, Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: AG and RMF-48 to ROS, and Zoning Change (ZC) 25: AG to ROS



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

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Zoning Change 26: 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
26	RSF-65 to ROS	3.67	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	
			SE-2561	July 12, 1971	

These properties are owned by WSSC, Prince George's County, and the Town of Bladensburg, and are located between Edmonston and Tilden roads and Buchanan and 54th streets in the Town of Bladensburg. They comprise an integral section of the stream corridor for the blueway/greenway network, providing both ecological and recreational value. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 12. Zoning Change (ZC) 26: RSF-65 to ROS, and Zoning Change (ZC) 27: RSF-65 to ROS below).

These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) zone, which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). This classification does not align with the properties' existing condition and character nor its existing and future use. The property includes existing woodlands, steep slopes, riparian corridors, the North East Branch of the Anacostia River and its stream buffers, and regulated areas of the Green Infrastructure Network. Reclassifying to Reserved Open Space (ROS) protects scenic and environmentally sensitive areas, creating better connections between neighborhoods and open space areas while improving environmental quality as recommended in Policy LU 2, Policy NE 1, Strategy PF 3.5, and Strategy NE 1.8 of the Adopted Sector Plan. It also supports daylighting and naturalization of the Anacostia River Tributary as recommended in Strategy NE 1.5 of the Adopted Sector Plan.

Table 29. Parcels Subject to ZC 26

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 26	0 Upshur Street	050E3	0091488	OUTLOT B	N/A	13	N/A	Municipal
	0 52nd Place	050E2	0109066	E 40 FT LOTS 9.10. 11	N/A	4	N/A	County
	0 Varnum Street	050E2	0176461	LT 55.LT 56 EX TRI ATNE COR. TRI AT R PT LT57.TRI SW LOT 58	N/A	10	N/A	County
	0 Varnum Street	050E2	0184242	LOTS 17 & 18 & W 10 FT LOT 19	N/A	5	N/A	WSSC
	0 Upshur Street	050E3	0184259	LOTS 117 & 118	N/A	10	N/A	WSSC
	0 52nd Place	050E2	0184267	LOTS 2,3,4	N/A	4	N/A	WSSC
	0 53rd Street	050E2	0184275	LOTS 24,25,26,27 28	N/A	4	N/A	WSSC

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4409 53rd Street	050E2	0184283	LOTS 6,7,8	N/A	5	N/A	WSSC
	0 Edmonston Road	050D2	0184291	LOTS 1,2,3,4,5	N/A	2	N/A	WSSC
	0 Edmonston Road	050D2	0184309	LOTS 6,7,8	N/A	2	N/A	WSSC
	0 Edmonston Road	050D2	0184317	LOTS 9,10	N/A	2	N/A	WSSC
	0 52nd Street	050D2	0184325	LOTS 21,22,23	N/A	2	N/A	WSSC
	0 52nd Street	050D2	0184333	N/A	27	2	N/A	WSSC
	0 52nd Street	050D2	0184341	LOTS 1,2,3,4,5,6	N/A	3	N/A	WSSC
	0 52nd Street	050D2	0184358	LOTS 7,8,9,10	N/A	3	N/A	WSSC
	0 52nd Place	050E2	0184366	LOTS 1,5,6,7	N/A	4	N/A	WSSC
	0 52nd Place	050E2	0184374	W 60 FT LOT 8	N/A	4	N/A	WSSC
	0 53rd Street	050E2	0184382	LOTS 9,10,11	N/A	5	N/A	WSSC
	0 Varnum Street	050E2	0184390	PT LOTS 13,14,15 & 16 EQ .048 AC	N/A	5	N/A	WSSC
	0 Upshur Street	050E2	0184408	PT LOTS 65,66,67, 68,69	N/A	10	N/A	WSSC
	0 53rd Street	050E2	0184473	LOT 29 & E 40 FT LOT 8	N/A	4	155	WSSC
	0 Varnum Street	050E2	0184515	TRI AT NE COR LT56 .LT57 EX TRI R PT. LT 58 EX TRI	N/A	10	N/A	WSSC
	0 52nd Street	050D2	0184580	LOTS 24,25,26	N/A	2	N/A	WSSC
	0 52nd Place	050E2	0184598	LOTS 21 THRU 31	N/A	3	N/A	WSSC
	0 52nd Street	050D2	0184606	LOTS 28,29,30	N/A	2	N/A	WSSC
	0 53rd Street	050E2	0184614	LOTS 22,23	N/A	4	N/A	WSSC
	0 Edmonston Road	050D2	0184689	PT LOT 1	N/A	D	N/A	WSSC

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Zoning Change 27: 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
27	RSF-65 to ROS	4.14	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These properties are located in the Town of Bladensburg, off Varnum Street and 54th Place, and are owned by the Maryland-National Capital Park and Planning Commission. Currently, the land hosts Rosina Baldi Park, an established community space. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 12. Zoning Change (ZC) 26: RSF-65 to ROS, and Zoning Change (ZC) 27: RSF-65 to ROS below).

The parcel is currently classified in the Residential, Single-Family-65 (RSF-65) zone, a designation that does not align with the existing use or the intent to continue its use as a community park long-term. Preserving this site for public benefit and use ensures its continued role as a vital recreational asset for the community. Maintaining its open space designation protects its value within the community, promoting sustainable land use and enriching the quality of life for local residents.

This reclassification to Reserved Open Space (ROS) implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. It also implements or supports Policy NE 7 and Policy PF 4 of the Adopted Sector Plan to support preserving the area, building on the existing park facilities and programs, and ensuring the retention of this property for non-intensive, active, or passive recreation uses.

By maintaining this property as open space, its contribution to the area's recreational infrastructure and overall quality of life can be protected and enhanced.

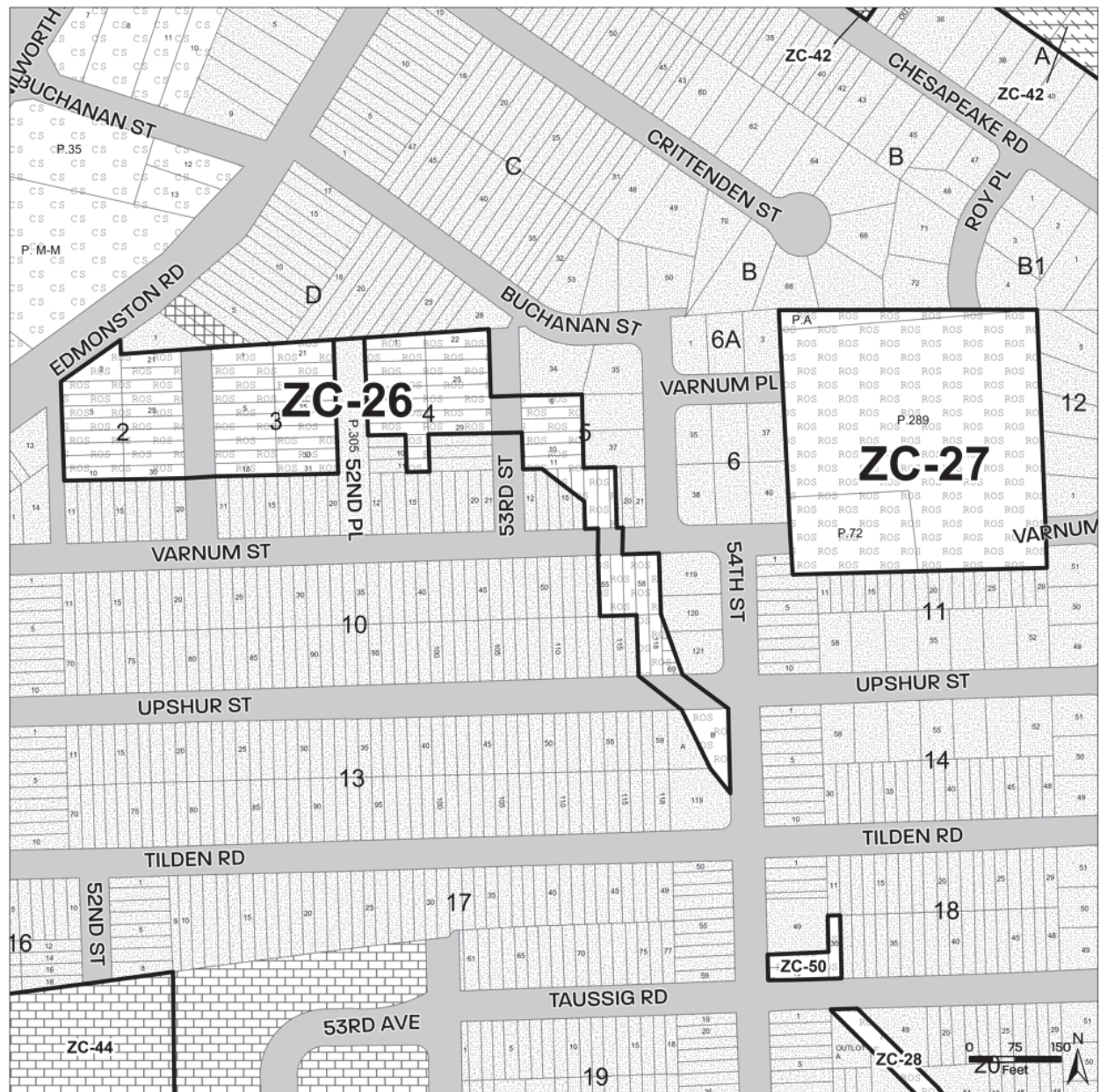
Table 30. Parcels Subject to ZC 27

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 27	0 Varnum Street	050E2	0089284	N/A	N/A	N/A	72	M-NCPPC
	0 Roy Place	050E2	0110676	PARCEL A	N/A	N/A	N/A	M-NCPPC
	5311 Varnum Place	050E2	0146050	N/A	N/A	N/A	289	M-NCPPC

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Map 12. Zoning Change (ZC) 26: RSF-65 to ROS, and Zoning Change (ZC) 27: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 28: 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
28	RSF-65 to ROS	0.37	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These properties owned by the Town of Bladensburg comprise a stream corridor situated between Taussig Road and Spring Road. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 13. Zoning Change (ZC) 28: RSF-65 to ROS, and Zoning Change (ZC) 29: RSF-65 to ROS below).

These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, a designation that allows higher density single-family residential development. However, this publicly owned land is an integral part of the stream corridor for the blueway/greenway network, providing both ecological and recreational value. These properties are less than half an acre in size, follow the stream channel, and are included in the green infrastructure network that supports water quality improvement, habitat connectivity, and flood resilience, while enhancing opportunities for public engagement with nature.

This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. This reclassification also supports Strategy PF 3.5 of the Adopted Sector Plan by preserving these properties as part of the blueway/greenway network, ensuring long-term protection of the stream corridor, and encouraging sustainable land use practices. The reclassification facilitates these properties to continue to serve as a vital link in the larger system of connected natural areas and waterways, benefiting both the environment and the community. The reclassification also implements or supports Policy NE 1 and Strategy NE 1.7 of the Adopted Sector Plan.

Table 31. Parcels Subject to ZC 28

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 28	0 Taylor Street	050E3	0091447	PT OF BLKS 13.20 & 22 STORM DRAINAGE EASEMENT	N/A	20	N/A	Municipal
	0 Taylor Street	050E3	0091470	PT OF BLKS 13.20 & 22 STORM DRAINAGE EASEMENT	N/A	22	N/A	Municipal

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Zoning Change 29: 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
29	RSF-65 to ROS	0.12	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This property owned by the Prince George's County is located at the intersection of Spring Road and 54th Place adjacent to the Adopted Sector Plan's Opportunity Site F: Publick Playhouse and Vicinity and contains part of the channelized stream. It is currently used by the community as an open space with trash cans and pet waste stations. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 13. Zoning Change (ZC) 28: RSF-65 to ROS, and Zoning Change (ZC) 29: RSF-65 to ROS below).

This parcel is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, a designation that allows higher density single-family residential development. This publicly owned land is an integral part of the stream corridor for the blueway/greenway network, providing both ecological and recreational value. The property is less than half an acre in size and included in the green infrastructure network that supports water quality improvement, habitat connectivity, and flood resilience, while enhancing opportunities for public engagement with nature.

This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. This reclassification also supports Strategy PF 3.5 of the Adopted Sector Plan by preserving these properties as part of the blueway/greenway network to ensure long-term protection of the stream corridor and encouraging sustainable land use practices. The reclassification facilitates this property to continue to serve as a vital link in the larger system of connected natural areas and waterways, benefiting both the environment and the community. The reclassification also implements or supports Policy NE 1, and Strategy NE 1.7 of the Adopted Sector Plan.

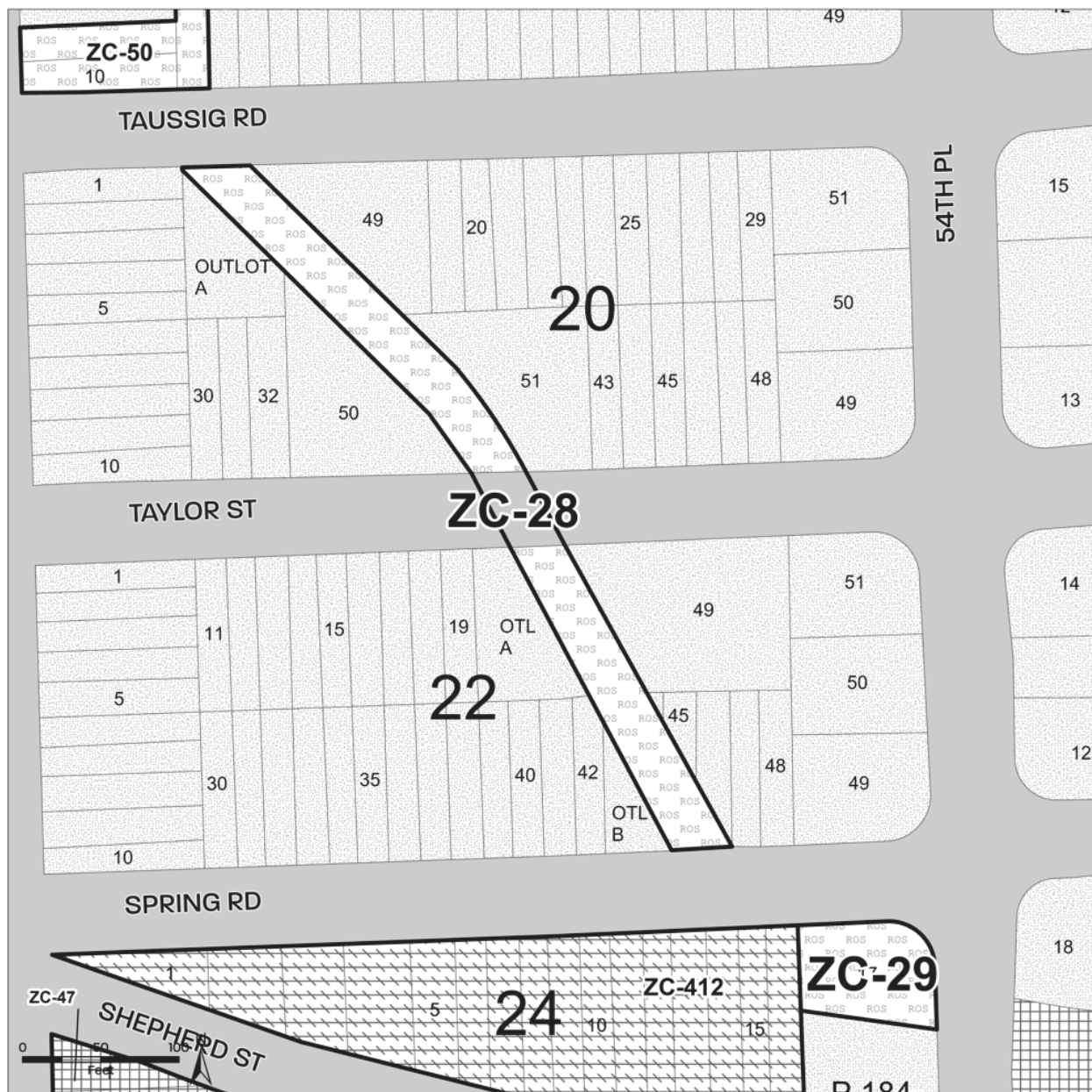
Table 32. Parcels Subject to ZC 29

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 29	0 54th Place	050E3	0155614	N/A	17	24	N/A	County

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Map 13. Zoning Change (ZC) 28: RSF-65 to ROS, and Zoning Change (ZC) 29: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 30: 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
30	RSF-65 to ROS	0.25	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This property is publicly owned by the Town of Bladensburg and is located at 52nd Street in Bladensburg. Currently, the land hosts the 52nd Street Tot Lot, an established community space. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 14. Zoning Change (ZC) 30: RSF-65 to ROS, Zoning Change (ZG) 31: RSF-65 to ROS, and Zoning Change (ZC) 32: RSF-65 to ROS below).

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). Accordingly, this designation does not align with the site's existing condition or the municipality's vision for this space to continue as a community space. This reclassification to Reserved Open Space (ROS) implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. It also implements or supports Policy NE 7 and Strategy PF 7.3 of the Adopted Sector Plan to support preserving the area, ensuring the retention of this property for non-intensive, active, or passive recreation uses.

By maintaining this property as open space, its contribution to the area's recreational infrastructure and overall quality of life can be protected and enhanced.

Table 33. Parcels Subject to ZC 30

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 30	0 52nd Street	050D3	0091496	N/A	30	N/A	N/A	Municipal

Underline indicates language added to the preliminary plan.

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Zoning Change 31: 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
31	RSF-65 to ROS	0.30	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This property is owned by M-NCPPC and is located at the intersection of Quincy Street and Newton Street in Bladensburg and is part of Bladensburg South Park. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 14. Zoning Change (ZC) 30: RSF-65 to ROS, Zoning Change (ZG) 31: RSF-65 to ROS, and Zoning Change (ZC) 32: RSF-65 to ROS below).

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). This designation does not align with the site's existing condition or intended character. The property includes natural features like woodland and steep slopes (greater than 25%), while the East Branch of the Anacostia River also runs through the southern portion of the property. The adjacent properties that make up part of the same park are classified as Reserved Open Space (ROS), ensuring the protection of the critical natural features. This ROS zoning reclassification brings this property into alignment with the neighboring open space parcels and is intended for preserving land for public open space, protecting environmentally sensitive areas, and ensuring the retention of certain areas for non-intensive, active or passive recreational uses as recommended in Policy NE 1 and Strategy NE 1.8 of the Adopted Sector Plan. This reclassification to ROS also implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. By maintaining this property as open space, its contribution to the area's recreational infrastructure and overall quality of life can be protected and enhanced.

Table 34. Parcel Subject to ZC 31

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	0 52nd Avenue	050D4	0090217	NR BLADENSBURG	N/A	N/A	154	M-NCPPC

Underline indicates language added to the preliminary plan.

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Zoning Change 32: 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
32	RSF-65 to ROS	4.63	CMA	April 1, 2022	050D4
			SMA	October 6, 2009	

The property identified as Evergreen Cemetery (ownership unknown) is located at 52nd Avenue near the southern edge of the plan boundary and Bladenwoods Condominiums. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 14. Zoning Change (ZC) 30: RSF-65 to ROS, Zoning Change (ZG) 31: RSF-65 to ROS, and Zoning Change (ZC) 32: RSF-65 to ROS below).

This parcel is currently classified in the Residential, Single-Family-65 (RSF-65) zone, a designation that does not align with the site's existing use or condition. Evergreen Cemetery is a significant burial ground and historic site dating back to the 1700s that warrants protection through a zoning change to Reserved and Open Space (ROS).

Cemeteries are only permitted in RSF-65 zones with a special exception. Reclassifying this property to ROS would preserve this historic site, one of the oldest and largest cemeteries in the County. It would safeguard its historical and cultural character and value, ensuring the preservation of its role as a resting place for the community's ancestors and as a heritage landmark. This reclassification to Reserved Open Space (ROS) implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1.

By implementing this change, Evergreen Cemetery can continue to serve as a meaningful site for heritage and reflection while maintaining its contribution to the community's cultural landscape as recommended in Strategy HD 3.7 of the Adopted Sector Plan.

The ROS classification aligns with sustainable land use strategies and supports the connectivity of green spaces within the community as recommended in Strategy LU 3.2 of the Adopted Sector Plan.

Table 35. Parcel Subject to ZC 32

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 32	Unknown (Near the Intersection of 52 nd and Newton streets)	Unknown	9999999	Unknown	Unknown	Unknown	Unknown	Unknown

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 14. Zoning Change (ZC) 30: RSF-65 to ROS, Zoning Change (ZG) 31: RSF-65 to ROS, and Zoning Change (ZC) 32: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

Zoning Change 33: RSF-A 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
33	RSF-A to ROS	0.50	CMA	April 1, 2022	206NE05
			SMA	October 6, 2009	

This property is owned by M-NCPPC and is located at the intersection of Emerson Street and 58th Avenue in Bladensburg. The property currently hosts Rogers Heights Park. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Spaces (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 15. ZC 33: RSF-65 to ROS below).

This parcel is currently classified as Residential, Single-Family-Attached (RSF-A) zone, a classification intended for higher density single-family residential developments with small lots and dwellings of various sizes and styles. This classification does not align with the existing condition or intended future use. This reclassification to Reserved Open Resource (ROS) implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. It also implements or supports Policy NE 7 and Strategy PF 7.3 of the Adopted Sector Plan to support preserving the area, continuing its use as a park, and ensuring the retention of this property for non-intensive, active, or passive recreation uses.

Preserving this site for public benefit and use ensures its continued role as a vital recreational asset for the community. Maintaining its open space designation protects its value within the community, promoting sustainable land use and enriching the quality of life for residents.

By maintaining this property as an open space, its contribution to the area's recreational infrastructure and overall quality of life can be protected and enhanced.

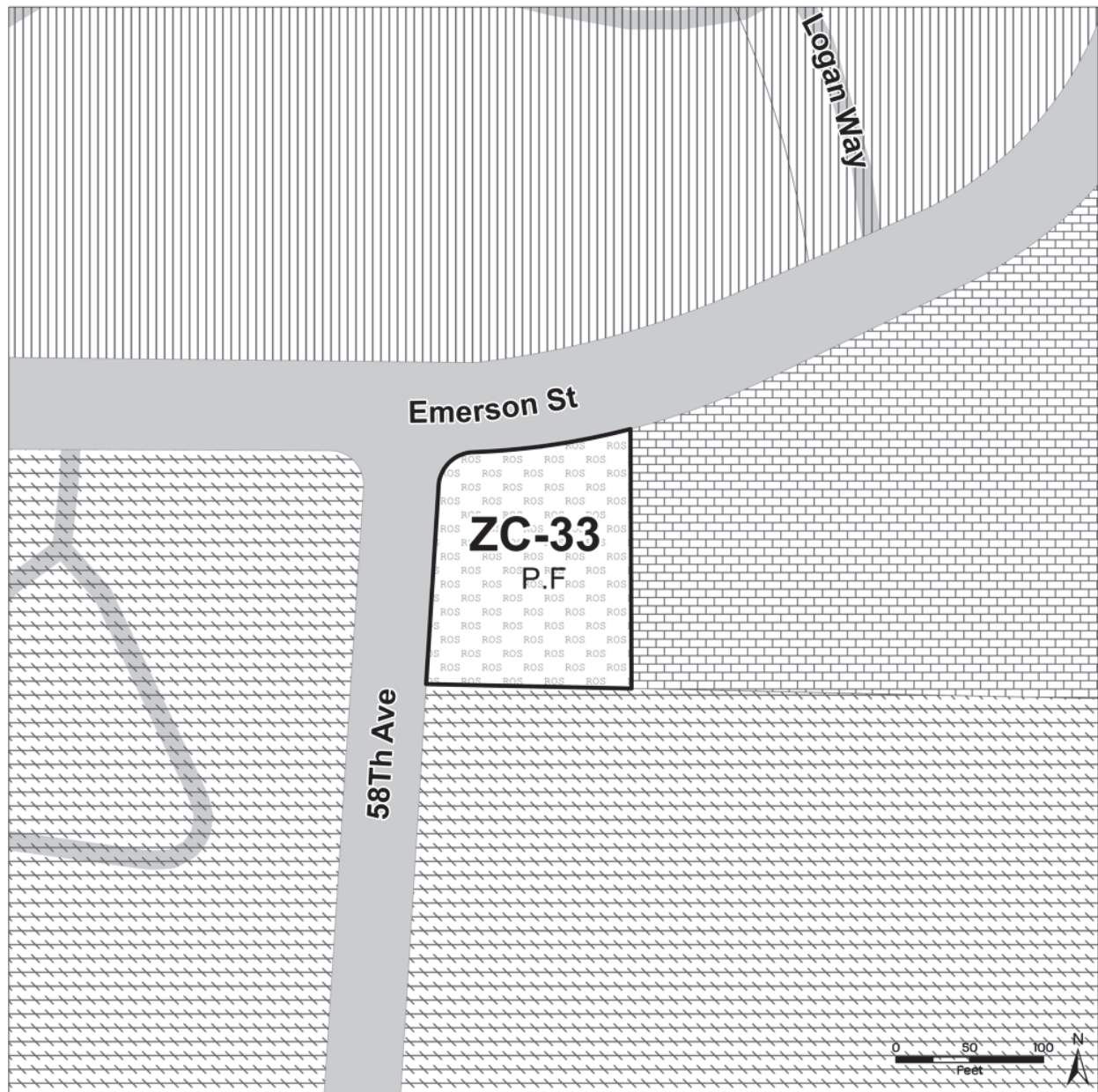
Table 36. Parcel Subject to ZC 33

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 33	5801 Emerson Street	051A2	0179739	WEST PART PARCEL F EQ .5220 ACRES	N/A	N/A	N/A	M-NCPPC

Underline indicates language added to the preliminary plan.

~~Brackets~~ indicate language deleted from the preliminary plan.

Map 15. Zoning Change (ZC) 33: RSF-A to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

~~Brackets~~ indicate language deleted from the preliminary plan.

Zoning Change 34: 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
34	RSF-65 to RSF-A	6.45	CMA	April 1, 2022	205NE03
			SMA	October 6, 2009	205NE04

These parcels are located north of the Port Towns Neighborhood Center boundary and Opportunity Site A per the Adopted Sector Plan. This area north of Bladensburg Road in Cottage City spans several blocks and includes privately owned residential properties and a religious institution. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 16. ZC 34: RSF-65 to RSF-A below).

These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive, one-, two-, or three-family housing at a transitional density between the existing adjacent single-family detached neighborhood and the neighborhood center, as recommended in Strategy LU 6.1 of the Adopted Sector Plan. 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. The Residential, Single-Family-Attached (RSF-A) Zone would support the diversity of housing types recommended. This reclassification also supports Policy HN 1 of the Adopted Sector Plan.

The reclassification to RSF-A allows for the current single-family homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the compatibility requirements set forth in the zoning ordinance.⁷ This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply.

Some of the 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 35 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 37. Parcels Subject to ZC 34

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 34	3707 38th Avenue	050A4	0084830	LOT 40 & HALF OF 41 -RESEARCHED-	N/A	5	N/A	Private
	3708 40th Avenue	050B4	0089052	FR 139 FT LOT 21 & FR 139 FT OF S 10 FT LOT 20	N/A	5	N/A	Private
	3704 43rd Avenue	050B3	0092411	LOTS 26,27,28 BRUNKS ADDN	N/A	A	N/A	Private

⁷ Zoning Ordinance [Section 27-61200](#)

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	3707 37th Place	050A4	0110700	N 20 FT LOT 31 & S 23 FT OF LT 32	N/A	4	N/A	Private
	0 43rd Avenue	050B4	0111393	R 50 FT OF S 10 FT OF LT 16 & REAR 50 FT LOTS 17 TO 25	N/A	5	N/A	Private
	3702 40th Avenue	050B4	0111427	FR 139 FT OF S 10 FT OF LOT 24 & FR 139 FT OF LT 25	N/A	5	N/A	Private
	3707 43rd Avenue	050B3	0111765	LOTS 6,7,8 BRUNKS ADDN	N/A	B	N/A	Private
	3707 40th Place	050B4	0113159	LOT 35 & S HALF OF LOT 36	N/A	9	N/A	Private
	3713 42nd Avenue	050B3	0113233	LOTS 8,9,10,11 BRUNKS ADDN	N/A	A	N/A	Religious Institution
	3706 40th Avenue	050B4	0116236	FR 139 FT LOT 22 & FR 139 FT OF N 10 FT LOT 23	N/A	5	N/A	Private
	3701 41st Avenue	050B4	0117861	LOT 32 S 6 FT OF LOT 33	N/A	11	N/A	Private
	3702 43rd Avenue	050B3	0118935	LOTS 29,30,31 BRUNKS ADDN	N/A	A	N/A	Private
	3704 42nd Avenue	050B3	0119248	LOT 19 & S HALF LOT 18	N/A	11	N/A	Private
	3708 40th Place	050B4	0119941	LOT 17 AND N HALF OF LOT 18	N/A	8	N/A	Private
	3705 43rd Avenue	050B3	0120154	LOTS 4,5 BRUNKS ADDN	N/A	B	N/A	Private
	3703 43rd Avenue	050B3	0121251	LOTS 2,3 BRUNKS ADDN	N/A	B	N/A	Private
	3705 37th Place	050A4	0123588	LOT 30 & S 10 FT OF LOT 31	N/A	4	N/A	Private
	3709 40th Avenue	050B4	0124214	LOT 36 AND S 10 FT 37	N/A	8	N/A	Private
	3709 42nd Avenue	050B3	0128249	LOTS 6 & 7 IMPS ON 6 BRUNKS ADDN	N/A	A	N/A	Private
	3709 37th Place	050A4	0128892	LOT 33 AND N 7 FT OF LOT 32 AND S 4 FT OF LOT 34	N/A	4	N/A	Private
	3701 37th Avenue	050A4	0129205	S 115 FT OF LOT 6	N/A	2	N/A	Private
	3703 40th Place	050B4	0136044	LT 32 & S HALF LT 33	N/A	9	N/A	Private
	3702 38th Avenue	050A4	0137166	LT 20 AND S 10 FT 19	N/A	4	N/A	Private

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	3711 37th Place	050A4	0143776	N 26 FT LOT 34 AND S 15 FT LOT 35	N/A	4	N/A	Private
	3705 40th Place	050B4	0144121	LOT34 & N HALF OF LOT 33	N/A	9	N/A	Private
	3703 41st Avenue	050B4	0151266	LOT 34 N 9 FT OF S 15 FT OF LT 33 & N HALF LT 33	N/A	11	N/A	Private
	3704 40th Place	050B4	0153015	LT 20 AND N HALF OF LOT 21	N/A	8	N/A	Private
	3706 43rd Avenue	050B3	0154229	LOTS 23.24.25 BRUNKS ADDN	N/A	A	N/A	Private
	3702 40th Place	050B4	0154492	LOT 22 AND S HALF OF LOT 21	N/A	8	N/A	Private
	3704 40th Avenue	050B4	0160085	S 20 FT LOT 23, DEP OF 139 FT & N 20 FT LOT 24 DEP OF 139 FT	N/A	5	N/A	Private
	3703 40th Avenue	050B4	0162446	LOT 32 AND 10 FT OF 33	N/A	8	N/A	Private
	3705 40th Avenue	050B4	0163170	N 20 FT OF LT 33 & S20 FT OF 34	N/A	8	N/A	Private
	3704 38th Avenue	050A4	0164988	S 20 FT OF LOT 18 AND N 20 FT OF LOT 19	N/A	4	N/A	Private
	3704 41st Avenue	050B4	0167734	LOT 20 & N HALF OF 21	N/A	9	N/A	Private
	3702 41st Avenue	050B4	0168989	LOT 22 AND S HALF OF LOT 21	N/A	9	N/A	Private
	3707 40th Avenue	050B4	0170514	LT 35.AND N 10 FT. OF 34	N/A	8	N/A	Private
	3706 41st Avenue	050B4	0170886	LOT 19 & S HALF OF 18	N/A	9	N/A	Private
	3700 37th Place	050A4	0172007	PT LTS 6,7 EQ 4551 SQ FT	N/A	2	N/A	Private
	3705 37th Avenue	050A4	0176750	NW COR LOT 6 AND W HALF LOT 7 AND SE COR LOT 8	N/A	2	N/A	Private
	3706 40th Place	050B4	0176990	FR 134 FT LOT 19 AND S HALF OF 18	N/A	8	N/A	Private
	3709 38th Avenue	050A4	0180786	LT 42 & N 15F LT 41	N/A	5	N/A	Private
	3705 42nd Avenue	050B3	0180943	LOTS 4 & 5 IMPS ON LOT 4 BRUNKS ADDN	N/A	A	N/A	Private

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	3705 41st Avenue	050B4	0185983	LT 35 & S HALF 36	N/A	11	N/A	Private
	3702 42nd Avenue	050B4	3703261	LOTS 20-22 (NEW FR0094888STR 06)	N/A	N/A	N/A	Private

Map 16. Zoning Change (ZC) 34: RSF-65 to RSF-A



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>Underline indicates language added to the preliminary plan.~~[Brackets]~~ indicate language deleted from the preliminary plan.

Zoning Change 35: 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
35	RSF-65 to RSF-A	0.80	CMA	April 1, 2022	204NE03
			SMA	October 6, 2009	205NE03

These parcels are situated south of the Port Towns Neighborhood Center boundary and lie adjacent to Opportunity Site A, as identified in the Adopted Sector Plan. They are located along Newark Road, Newton Street, and 38th Avenue in Colmar Manor. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 17. Zoning Change (ZC) 35: RSF-65 to RSF-A and Zoning Change (ZC) 36: RSF-65 to RSF-A below).

These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive one-, two-, or three-family housing at a transitional density between the existing adjacent single-family detached neighborhood and the neighborhood center, as recommended in Strategy LU 6.1 of the Adopted Sector Plan. 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. Residential, Single-Family-Attached (RSF-A) Zone would support such a diversity of housing types. This reclassification also supports Policy HN 1 of the Adopted Sector Plan.

The reclassification to RSF-A allows for the current single-family homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the compatibility requirements set forth in the zoning ordinance.⁸ This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply.

Table 38. Parcels Subject to ZC 35

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 35	3805 Newark Road	050A4	0131862	LOTS 5.6 1 ST ADDN	N/A	28	N/A	Private
	3803 Newark Road	050A4	0131870	LOTS 1.2.3.4 1 ST ADDN	N/A	28	N/A	Private
	3800 Newton Street	050A4	0166181	LTS 48.49 1 ST ADDN	N/A	28	N/A	Private
	3807 Newark Road	050A4	0169029	LTS 7.8.9 1 ST ADDN	N/A	28	N/A	Private

⁸ Zoning Ordinance [Section 27-61200](#)

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

	3503 38th Avenue	050A4	0179051	LOTS 50,51,52,53 & 54 1 ST ADDN	N/A	28	N/A	Private
	0 Newark Road	050A4	0179663	LOT 10.11.12.13 1 ST ADDN	N/A	28	N/A	Private

Underline indicates language added to the preliminary plan.

~~Brackets~~ indicate language deleted from the preliminary plan.

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	10.42	CMA	April 1, 2022	204NE03
			SMA	October 6, 2009	205NE03 205NE04

These parcels are situated south of the Port Towns Neighborhood Center boundary and adjacent to Opportunity Site A, as identified in the Adopted Sector Plan. These properties span several blocks and are located between Newark Road and Newton Street in Colmar Manor. Their ownership is mostly private, but there are a few parcels with municipal and County ownership as indicated in *Table 39* below. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 17. Zoning Change (ZC) 35: RSF-65 to RSF-A and Zoning Change (ZC) 36: RSF-65 to RSF-A below).

These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive one-, two-, or three-family housing at a transitional density between the existing adjacent single-family detached neighborhood and the neighborhood center, as recommended in Strategy LU 6.1 of the Adopted Sector Plan. 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. Residential, Single-Family-Attached (RSF-A) Zone supports the diversity of housing types recommended. This reclassification also supports Policy HN 1 of the Adopted Sector Plan.

The reclassification to RSF-A allows for the current single-family homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the compatibility requirements set forth in the zoning ordinance.⁹ This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply.

Some of the 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.

⁹ Zoning Ordinance [Section 27-61200](#)

Underline indicates language added to the preliminary plan.

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Table 39. *Parcels Subject to ZC 36*

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 36	3902 Newton Street	050B4	0084467	LOTS 18.19 1 ST ADDN	N/A	24	N/A	Private
	3603 40th Place	050B4	0085019	N HALF OF LOTS 29.30.31.32.33 CA84-0425	N/A	2	N/A	Private
	4006 Newton Street	050B4	0085738	LOTS 18.19	N/A	1	N/A	Private
	4317 Newark Road	050C4	0086355	LOTS 142 THRU 145	N/A	N/A	N/A	Private
	3607 43rd Avenue	050B4	0088104	N HALF LOT 122 LOT 123	N/A	N/A	N/A	Private
	4200 Newton Street	050B4	0088567	LOTS 10.11	N/A	5	N/A	Private
	0 42nd Avenue	050B4	0088575	PT LOT 15	N/A	5	N/A	Private
	0 42nd Avenue	050B4	0088583	LOT 15 EX 800 SF	N/A	5	N/A	Private
	3603 40th Avenue	050B4	0088591	LOTS 28.29	N/A	1	N/A	Private
	3605 40th Avenue	050B4	0088625	LOT 30 & PT LOT 31 EQ 5376 SQ FT	N/A	1	N/A	Private
	4205 Newark Road	050B4	0089912	LT 95 & E 22.96 FT LT 94 PER DEED	N/A	N/A	N/A	Private
	0 Newark Road	050B4	0089920	NE COR LOT 6	N/A	5	N/A	Private
	3600 43rd Avenue	050B4	0090415	LOTS 107.108	N/A	N/A	N/A	Private
	4307 Newark Road	050C4	0090811	LOTS 133.134.	N/A	N/A	N/A	Private
	0 Newton Street	050B4	0091090		115	N/A	N/A	Private
	4204 Newton Street	050B4	0091108	E 18 FT OF LOT 7	N/A	5	N/A	Private
	3911 Newark Road	050B4	0092379	LOTS 16,17 TOP NOTCH ADDN	N/A	N/A	N/A	Private
	3601 41st Avenue	050B4	0092965	LOTS 29.30	N/A	3	N/A	Private
	4203 Newark Road	050B4	0093948	LTS 4 5 & 6 EX N E COR	N/A	5	N/A	Private
	0 Newark Road	050B4	0093955	PT LOT 94	N/A	N/A	N/A	Private
	3602 43rd Avenue	050B4	0097360	LOTS 104.105.106.	N/A	N/A	N/A	Private
	4208 Newton Street	050B4	0097378	LOTS 111.112.	N/A	N/A	N/A	Private
	3608 39th Avenue	050B4	0097485	N 40 FT LTS 26.27. 28 AND N 40 FT 29.30. 1 ST ADDN	N/A	28	N/A	Private
	3605 43rd Avenue	050B4	0098715	LOTS 120.121. AND S HALF OF 122.	N/A	N/A	N/A	Private
	3901 Newark Road	050B4	0101113	LOTS 5.6 1 ST ADDN	N/A	24	N/A	Private
	4002 Newton Street	050B4	0102590	LTS 23.24.25	N/A	1	N/A	Private
	3605 41st Avenue	050B4	0102632	LOTS 31.32.33	N/A	3	N/A	Private

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4312 Newton Street	050C4	0102640	LTS 180.181.182.	N/A	N/A	N/A	Private
	0 Newark Road	050B4	0102681	PT LOTS 20.21 TOP NOTCH ADDN	N/A	N/A	N/A	Municipal
	0 40th Avenue	050B4	0102707	PT LOT 31 EQ 95 SQ FT	N/A	1	N/A	Municipal
	3604 41st Avenue	050B4	0103101	LOTS 22.23	N/A	2	N/A	Private
	3802 Newton Street	050B4	0103572	LTS 43.44.45 1 ST ADDN	N/A	28	N/A	Private
	3601 39th Avenue	050B4	0107557	LOTS 23.24.25 1 ST ADDN	N/A	24	N/A	Private
	4318 Newton Street	050C4	0108357	LTS 174.175	N/A	N/A	N/A	Private
	3819 Newark Road	050B4	0110130	LTS 20.21 1 ST ADDN	N/A	28	N/A	Private
	4305 Newark Road	050B4	0110742	LOTS 131.132. AND E HALF LOT 130	N/A	N/A	N/A	Private
	4210 Newton Street	050B4	0112615	LOTS 109.110.	N/A	N/A	N/A	Private
	4309 Newark Road	050C4	0113415	LOTS 135.136	N/A	N/A	N/A	Private
	0 Newark Road	050B4	0113654	PT OUTLOT A EQ 206 SQ FT EDLAVITCHS ADDN	N/A	N/A	N/A	Municipal
	4100 Newton Street	050B4	0116186	LTS 26 27 28 IMPS ON 26 27	N/A	3	N/A	Private
	3600 42nd Avenue	050B4	0116608	LOTS 16.17.18	N/A	3	N/A	Private
	3608 41st Avenue	050B4	0117218		19	2	N/A	Municipal
	3603 42nd Avenue	050B4	0117358	S E HALF OF LT 16	N/A	5	N/A	County
	3814 Newton Street	050B4	0120378	LTS 40.41.42 1 ST ADDN	N/A	28	N/A	Private
	3601 43rd Avenue	050B4	0120741	LOTS 116.117	N/A	N/A	N/A	Private
	4110 Newton Street	050B4	0121665	LTS 19.20.21.22.23	N/A	3	N/A	Religious Institution
	3601 42nd Avenue	050B4	0121673	LOTS 12.13.14.	N/A	5	N/A	Private
	4310 Newton Street	050C4	0122341	LOTS 183.184.185.	N/A	N/A	N/A	Private
	3816 Newton Street	050B4	0125054	LOTS 38.39 1 ST ADDN	N/A	28	N/A	Private
	4206 Newton Street	050B4	0125377	LOTS 113.114.	N/A	N/A	N/A	Private
	3908 Newton Street	050B4	0126524	LOTS 28.29.30 TOP NOTCH ADDN	N/A	24	N/A	Private
	3903 Newark Road	050B4	0128025	LOTS 7,8 1 ST ADDN	N/A	24	N/A	Private
	3607 40th Place	050B4	0129155		38	2	N/A	Municipal
	3818 Newton Street	050B4	0131656	LOTS 36.37 1 ST ADDN	N/A	28	N/A	Private
	3605 40th Place	050B4	0133082	LOTS 34.35.36.37	N/A	2	N/A	Private
	4314 Newton Street	050C4	0135459	LOTS 178.179	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4201 Newark Road	050B4	0138446	LOTS 2.3	N/A	5	N/A	Private
	4311 Newark Road	050C4	0139170	LOT 137.AND W 10 FT.OF 138	N/A	N/A	N/A	Private
	4320 Newton Street	050C4	0139782	LOTS 172.173.	N/A	N/A	N/A	Private
	3910 Newton Street	050B4	0139824	LOTS 25,26,27 INCLUDING E 48.75 FT OF LOT 13	N/A	24	N/A	Private
	4322 Newton Street	050C4	0141820	LOTS 170.171	N/A	N/A	N/A	Private
	3606 41st Avenue	050B4	0142976	LTS 20.21	N/A	2	N/A	Private
	4102 Newton Street	050B4	0143289	LOTS 24.25	N/A	3	N/A	Private
	4306 Newton Street	050C4	0144352	LTS 188.189	N/A	N/A	N/A	Private
	3909 Newark Road	050B4	0146852	LOTS 13,14,15 EQ .117 ACRES TOP NOTCH ADDN	N/A	N/A	N/A	Private
	3609 43rd Avenue	050B4	0148254	LOTS 124.125	N/A	N/A	N/A	Private
	3606 39th Avenue	050B4	0149252	SECOND 40 FT LTS 26.27.28.29.30 1 ST ADDN	N/A	28	N/A	Private
	3913 Newark Road	050B4	0150664	LOTS 18.19 TOP NOTCH ADDN	N/A	N/A	N/A	Private
	3602 39th Avenue	050B4	0152082	CN 40 FT LOTS 31 THRU 35 1 ST ADDN	N/A	28	N/A	Private
	4207 Newark Road	050B4	0152579	LOTS 96.97.98.	N/A	N/A	N/A	Private
	3904 Newton Street	050B4	0153643	LTS 16.17 1 ST ADDN	N/A	24	N/A	Private
	3600 39th Avenue	050B4	0153783	FR 40 FT LOTS 31 32.33.34.35 1ST ADDN	N/A	28	N/A	Private
	3600 40th Place	050B4	0156364	LOTS 16.17	N/A	1	N/A	Private
	4315 Newark Road	050C4	0158600	LOTS 140.141	N/A	N/A	N/A	Private
	4304 Newton Street	050B4	0160176	LOTS 190.191.	N/A	N/A	N/A	Private
	3601 40th Avenue	050B4	0160465	LOTS 26.27	N/A	1	N/A	Private
	3604 43rd Avenue	050B4	0163717	LOTS 102.103	N/A	N/A	N/A	Private
	3605 42nd Avenue	050B4	0164129	LOT 17 NW HALF OF LOT 16	N/A	5	N/A	Private
	3607 42nd Avenue	050B4	0164533	LOTS 1.18	N/A	5	N/A	Private
	4316 Newton Street	050C4	0165480	LOTS 176.177.	N/A	N/A	N/A	Private
	3823 Newark Road	050B4	0168906	LTS 24.25 1 ST ADDN	N/A	28	N/A	Private
	3912 Newton Street	050B4	0170878	LOTS 22,23,24 TOP NOTCH ADDN	N/A	N/A	N/A	Private
	3817 Newark Road	050B4	0173419	NE HALF LOT 17 LOTS	N/A	28	N/A	Private

Underline indicates language added to the preliminary plan.

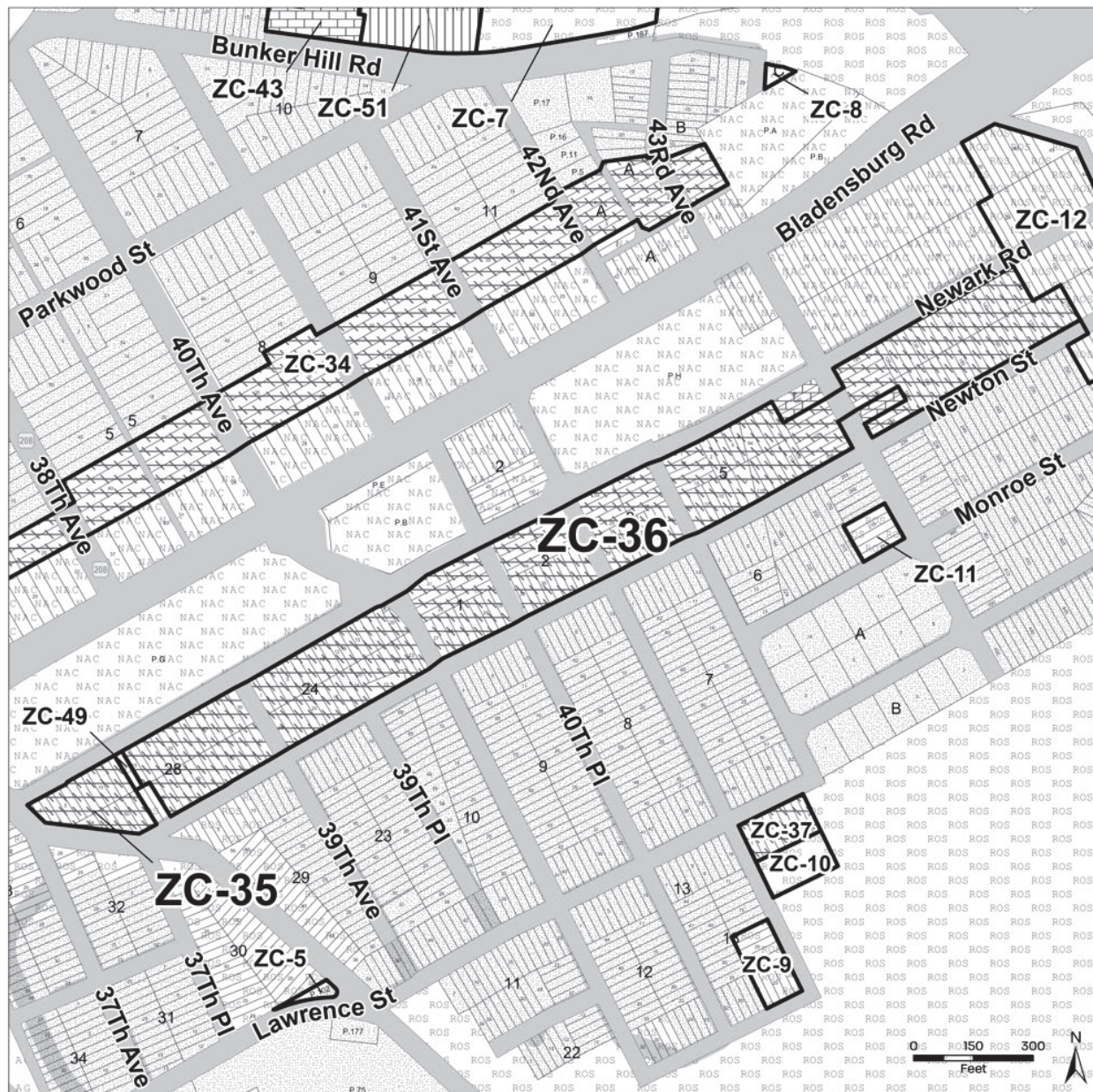
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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
				18 19 1 ST ADDN				
	3604 42nd Avenue	050B4	0173591	LTS 14.15	N/A	3	N/A	Private
	3821 Newark Road	050B4	0173625	LTS 22.23 1 ST ADDN	N/A	28	N/A	Private
	4202 Newton Street	050B4	0174136	LOTS 8.9 AND W 10 FT OF 7	N/A	5	N/A	Private
	3604 39th Avenue	050B4	0176099	R 20 FT LOTS 26 THRU 35 1 ST ADDN	N/A	28	N/A	Private
	3601 40th Place	050B4	0176768	S HALF LTS 29.30. 31.32.33	N/A	2	N/A	Private
	3905 Newark Road	050B4	0176925	LTS 9.10	N/A	24	N/A	Private
	4302 Newton Street	050B4	0177196	LOTS 192.193.	N/A		N/A	Private
	3907 Newark Road	050B4	0177519	LOTS 11.12 1 ST ADDN	N/A	24	N/A	Private
	3815 Newark Road	050A4	0179655	LOTS 15.16 & HALF OF 17 1 ST ADDN	N/A	28	N/A	Private
	3900 Newton Street	050B4	0180257	LOTS 20.21.22 1 ST ADDN	N/A	24	N/A	Private
	4303 Newark Road	050B4	0181362	W HALF OF LOT 130 LOTS 128.129	N/A	N/A	N/A	Private
	4004 Newton Street	050B4	0181420	LTS 20.21.22	N/A	1	N/A	Private
	4301 Newark Road	050B4	0181750	LOTS 126.127.	N/A	N/A	N/A	Private
	3600 41st Avenue	050B4	0182303	S HALF LOTS 24.25 26.27.28	N/A	2	N/A	Private
	3906 Newton Street	050B4	0184788	LOTS 14,15 1 ST ADDN	N/A	24	N/A	Private
	3602 41st Avenue	050B4	0186262	N HALF LOTS 24.25. 26.27.28.	N/A	2	N/A	Private
	3605 39th Avenue	050B4	0186593	LOTS 1.2.3.4 1 ST ADDN	N/A	24	N/A	Private
	4308 Newton Street	050C4	0188672	LOTS 186.187	N/A	N/A	N/A	Private
	4313 Newark Road	050C4	0189654	LOT 139.AND E 10 FT.LT 138	N/A	N/A	N/A	Private
	3602 40th Place	050B4	0189852	LTS 13.14.15	N/A	1	N/A	Private

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 17. Zoning Change (ZC) 35: RSF-65 to RSF-A and Zoning Change (ZC) 36: RSF-65 to RSF-A



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

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	0.42	CMA	April 1, 2022	204NE04
			SMA	October 6, 2009	
			SE-4091	April 5, 1995	
			SE-2886	March 14, 1974	

These parcels are located at 4103 Lawrence Street in Colmar Manor and are adjacent to the Anacostia River Stream Valley Park. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 18. ZC 37: RSF-65 to RSF-A below).

These properties are currently developed as the headquarters for the American Legion Colmar Manor Post 131, a veterans' organization, and its associated parking lot. These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by facilitating context-sensitive one-, two-, or three-family housing adjacent to the existing single-family detached neighborhood as recommended in Policy LU 6 and Strategy LU 6.2 in the Adopted Sector Plan.

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). The current zoning designation does not permit or support a range of housing options (see Table 27-5101(c) in the Zoning Ordinance).

The Residential, Single-Family-Attached (RSF-A) Zone is intended to provide areas that support residential living and walkability and is compatible with surrounding lands (see Zoning Ordinance 27-4202(f)(1)). This reclassification to RSF-A allows for moderate-density housing, a greater range of housing options, and more attainable housing (see Table 27-5101(c) in the Zoning Ordinance), as recommended by Policy LU 6, Strategy LU 6.2, Policy HN 2, and Strategy HN 2.5 in the Adopted Sector Plan. It also aligns with the surrounding RSF-65 and complements the existing neighborhood character, helping to maintain the small-town feel that residents value deeply.

Table 40. Parcels Subject to ZC 37

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 37	4103 Lawrence Street	050B4	0102384	LOTS 1.2.	N/A	14	N/A	Nonprofit
	4103 Lawrence Street	050B4	0102400	LTS 6.7.8.9	N/A	14	N/A	Nonprofit
	4103 Lawrence Street	050B4	0102418	LOTS 3.4.5	N/A	14	N/A	Nonprofit

Underline indicates language added to the preliminary plan.

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Map 18. Zoning Change (ZC) 37: RSF-65 to RSF-A



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

Zoning Change 38: 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
38	RSF-65 to RSF-A	3.14	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	
			SE-0552	January 27, 1960	

These parcels are situated south of the Port Towns neighborhood center boundary as identified in the Adopted Sector Plan, and located along the south side of Quincy Street across from the Bostwick House site in Bladensburg and adjacent to the Bladensburg South Park. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A below).

These properties currently consist of single-family units, with two units also operating as child care centers. These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive, one-, two- or three-family housing at a transitional density moving away from the neighborhood center, as recommended in Strategy LU 6.1. 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. Residential, Single-Family-Attached (RSF-A) Zone supports the diversity of housing types recommended. Notably, child care facilities are allowed by Special Exception in both RSF-65 and RSF-A zones. This reclassification also supports Policy HN 1 of the Adopted Sector Plan.

The reclassification to RSF-A allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the intent of the neighborhood compatibility standards set forth in the zoning ordinance.¹⁰ This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply. This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

Table 41. Parcels Subject to ZC 38

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 38	5003 Quincy Street	050D4	0085167	BLADENSB URG	N/A	N/A	148	Private
	5001 Quincy Street	050D4	0109173	BLADENSB URG	N/A	N/A	147	Private
	4913 Quincy Street	050D4	0109181	N/A	N/A	N/A	146	Private

¹⁰ Zoning Ordinance [Section 27-61200](#)

Underline indicates language added to the preliminary plan.

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	4907 Quincy Street	050D4	0132811	N/A	N/A	N/A	126	Private
	4901 Quincy Street	050D4	0165886	N/A	2	N/A	N/A	Private
	4905 Quincy Street	050D4	0172445	N/A	1	N/A	N/A	Private
	4909 Quincy Street	050D4	0172452	LT ON OLD LANDOVE R RD BLADENSB URG EQ 129 02 SF EX 653 SQ FT	N/A	N/A	145	Private
	5005 Quincy Street	050D4	0174912	BLADENSB URG	N/A	N/A	149	Private

Underline indicates language added to the preliminary plan.

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Zoning Change 39: 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
39	RSF-65 to RSF-A	0.77	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These residential properties are situated south of the Port Towns neighborhood center boundary as identified in the Adopted Sector Plan and located along the south side of Quincy Street adjacent to Bladensburg South Park and across from Bladensburg Elementary School. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1. in the Adopted Sector Plan and Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A below).

These properties currently include single-family detached homes. This reclassification represents a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive one-, two-, or three-family housing at a transitional density between the neighborhood center and neighboring areas as recommended in Strategy LU 6.1. 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. Residential, Single-Family-Attached (RSF-A) Zone supports the diversity of housing types recommended. This reclassification also supports Policy HN 1 of the Adopted Sector Plan.

The reclassification to RSF-A allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the intent of the neighborhood compatibility standards set forth in the zoning ordinance.¹¹ This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply. This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

Table 42. Parcels Subject to ZC 39

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 39	5017 Quincy Street	050D4	0157925	N/A	1	A	N/A	Private
	5019 Quincy Street	050D4	0157933	N/A	2	A	N/A	Private
	5015 Quincy Street	050D4	0169383	N/A	N/A	N/A	151	Private

¹¹ Zoning Ordinance [Section 27-61200](#)

Underline indicates language added to the preliminary plan.

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Zoning Change 40: 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
40	RSF-65 to RSF-A	8.97	CMA	April 1, 2022	205NE04
			SE-4799	July 2, 2020	
			SE-4723	June 12, 2013	
			SMA	October 6, 2009	

These properties are situated south of the Port Towns neighborhood center boundary as identified in the Adopted Sector Plan, and located along Annapolis Road, 52nd Street, 53rd Street, and Quincy Street near Bladensburg Elementary and St Michael Eritrean Orthodox Church. The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A below).

These properties currently comprise of single-family detached housing and a religious facility. 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. The Residential, Single-Family-Attached (RSF-A) Zone supports the diversity of housing types recommended. This reclassification also supports Policy HN 2 of the Adopted Sector Plan. This reclassification represents a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive one-, two-, or three-family housing at a transitional density between the neighborhood center and neighboring areas as recommended in Strategy LU 6.1. In addition, the reclassification bridges the gap between existing single-family neighborhoods and adjacent Residential, Multifamily-20 (RMF-20); Residential, Multifamily-48 (RMF-48); and the Neighborhood Activity Center (NAC) Zones of the Adopted Sector Plan supporting a more cohesive urban fabric.

The reclassification to RSF-A allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between the neighborhood center and established communities and aligns with the intent of the neighborhood compatibility standards set forth in the zoning ordinance.¹² This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply. This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

Table 43. Parcels Subject to ZC 40

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4005 52nd Street	050D3	0088112	N/A	26	N/A	N/A	Private

¹² Zoning Ordinance [Section 27-61200](#)

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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 40	5207 Annapolis Road	050D3	0093880	LOT 6 EX 592 SF LOT 7 EX 683 SF	N/A	N/A	N/A	Private
	4007 52nd Street	050D3	0097808	N/A	52	N/A	N/A	Private
	5203 Annapolis Road	050D3	0097816	N/A	53	N/A	N/A	Private
	3907 52nd Street	050D3	0099085	LOT 31 EX S 8 FT	N/A	N/A	N/A	Private
	3900 52nd Street	050D3	0101493	N 50 FT OF LOTS 40.41.42	N/A	N/A	N/A	Private
	3908 52nd Street	050D3	0120386	LOT 36 EX STRIP ALONG S SIDE EQ 10,897.00 SQFT	N/A	N/A	N/A	Private
	4000 52nd Street	050D3	0124982	N/A	37	N/A	N/A	Private
	3900 53rd Street	050D3	0126201	N/A	47	N/A	N/A	Private
	5303 Annapolis Road	050D3	0144345	LTS 10 11 PT LT 12 EX PT TO ST OF MD	11	N/A	N/A	Private
	3906 52nd Street	050D3	0148312	LOT 35 & STR ALONG S SIDE OF LOT 36 EQ 67	N/A	N/A	N/A	Private
	4002 52nd Street	050D3	0152017	N/A	38	N/A	N/A	Private
	5103 Annapolis Road	050D3	0152025	LTS 1,2,3 EX PT TO ST OF MD	N/A	N/A	N/A	Private
	4003 52nd Street	050D3	0152033	N/A	27	N/A	N/A	Private
	3908 53rd Street	050D3	0153247	N/A	21	N/A	N/A	Private
	5108 Quincy Street	050D4	0153460	S 125 FT LT 41, LT 42	N/A	N/A	N/A	Private
	4000 53rd Street	050E3	0155267	N/A	24	N/A	N/A	Private
	3904 52nd Street	050D3	0155291	N/A	34	N/A	N/A	Private

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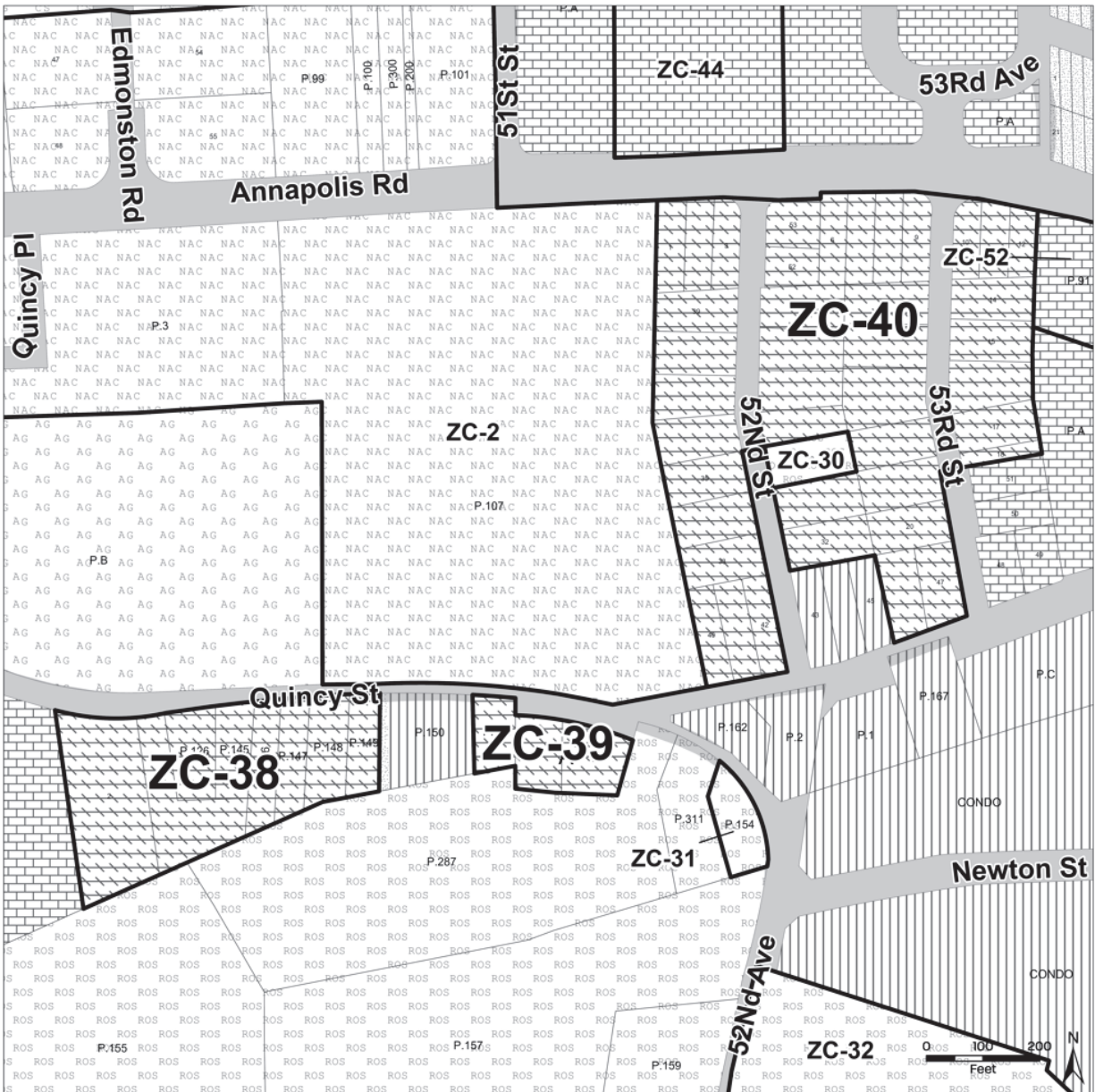
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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4004 52nd Street	050D3	0156513	N/A	39	N/A	N/A	Private
	4007 53rd Street	050E3	0160952	N/A	14	N/A	N/A	Private
	4001 52nd Street	050D3	0164772	N/A	28	N/A	N/A	Private
	3911 52nd Street	050D3	0164780	N/A	29	N/A	N/A	Private
	3902 52nd Street	050D3	0165530	N/A	33	N/A	N/A	Private
	5202 Quincy Street	050E3	0166892	N/A	46	N/A	N/A	Private
	3905 52nd Street	050D3	0166942	LOT 32 & S 8 FT LT 31	N/A	N/A	N/A	Private
	3910 53rd Street	050E3	0167379	N/A	22	N/A	N/A	Private
	4006 53rd Street	050E3	0168385	LOTS 8,9 EX PT TO ST OF MD DECATUR HEIGHTS	N/A	N/A	N/A	Religious Institution
	4002 53rd Street	050E3	0168393	N/A	25	N/A	N/A	Religious Institution
	3902 53rd Street	050E3	0177444	N/A	20	N/A	N/A	Private
	3909 53rd Street	050E3	0180885	LOT 17 AND N 23 FT LOT 18	N/A	N/A	N/A	Private
	0 53rd Street	050E3	0181586	CHURCH PARKING	23	N/A	N/A	Religious Institution
	4003 53rd Street	050E3	0181594	LOTS 15.16	N/A	N/A	N/A	Private
	5106 Quincy Street	050D4	2958031	PT LOT 40 R 50 FT BY FULL WIDTH (STR FR #0153460 FOR 96)	N/A	N/A	N/A	Private

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Map 19. Zoning Change (ZC) 38: RSF-65 to RSF-A, Zoning Change (ZC) 39: RSF-65 to RSF-A, and Zoning Change (ZC) 40: RSF-65 to RSF-A



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 41: RSF-65 and CGO 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
41	RSF-65 and CGO to RSF-A	0.91	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These properties are adjacent to Opportunity Site F (Publick Playhouse and Vicinity) of the Adopted Sector Plan and located between Shepherd Street, 54th Place, and Spring Road. This zoning change group consists of several properties, one of which is owned by Prince George's County (see *Table 44* below). The Future Land Use Map in the Adopted Sector Plan recommends Medium-High Density Residential uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Sector Plan and Map 20. Zoning Change (ZC) 41: RSF-65 and CGO to RSF-A below).

The properties include single-family residential units and a religious facility. The lower branch of the Anacostia River tributary runs through the site. These properties represent a unique opportunity to provide an increase in quantity and diversity of housing options by providing context-sensitive one-, two-, or three-family housing at a transitional density between high intensity commercial corridors and the existing adjacent single-family detached neighborhood as recommended in Strategy LU 6.1.

The properties are currently zoned Residential, Single-Family-65 (RSF-65) and Commercial, General and Office (CGO), which allow residential development; however, they do not accommodate the broader range of housing types supported by the proposed RSF-A zoning classification. This reclassification also supports Policy HN 2 of the Adopted Sector Plan.

The existing single-family detached residential use on Lots 13 and 14 (Tax ID 0103143) constitutes a nonconforming use within the existing CGO zone. Rezoning the property to RSF-A would make this residential use conforming and ensure compatibility and consistency with the surrounding residential parcels.

The reclassification to Residential, Single-Family-Attached (RSF-A) allows for the current single-family detached homes to continue to exist while also allowing for diverse housing types. This zoning change establishes a suitable transition between uses and aligns with the intent of the neighborhood compatibility standards set forth in the zoning ordinance.¹³ This zoning change aims to provide a range of housing opportunities while maintaining the small-town feel that residents value deeply. This approach aligns with sustainable development goals and builds upon the County's commitment to balanced, inclusive growth.

¹³ Zoning Ordinance [Section 27-61200](#)

Underline indicates language added to the preliminary plan.

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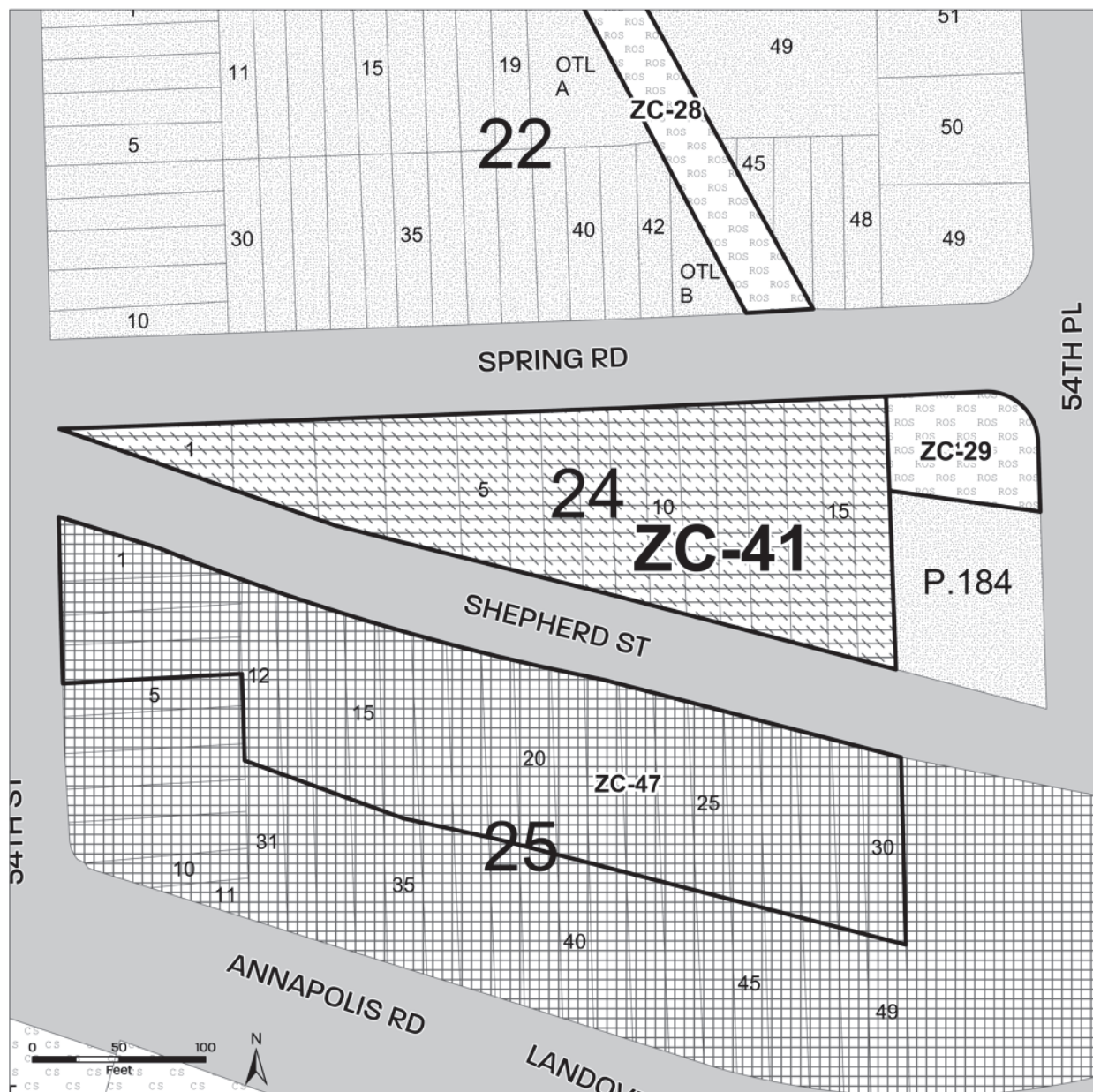
Table 44. *Parcels Subject to ZC 41*

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 41	5407 Spring Road	050E3	0099432	LOTS 1 THRU 6	N/A	24	N/A	Private
	0 Shepherd Street	050E3	0099440	LOTS 15.16	N/A	24	N/A	Private
	0 Shepherd Street	050E3	0099457	LOTS 9.10.11.12.	N/A	24	N/A	Religious Institution
	5414 Shepherd Street	050E3	0103143	LOTS 13,14 NCONF USE-HOUSE	N/A	24	N/A	Private
	5409 Spring Road	050E3	0111054	LOTS 7,8	N/A	24	N/A	Private
	0 54th Place	050E3	0155614	N/A	17	24	N/A	County

Underline indicates language added to the preliminary plan.

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Map 20. Zoning Change (ZC) 41: RSF-65 and CGO to RSF-A



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

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Zoning Change 42: RSF-65 and RSF-95 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
42	RSF-65 and RSF-95 to RSF-A	6.91	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	206NE05

These properties are located at 5407 Decatur Street between Edmonston Road, Chesapeake Road, and 55th Avenue in the Town of Bladensburg and are part of Opportunity Site C: Residential Infill Along Decatur Street of the Adopted Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends residential medium-high uses (See Map 8 Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 21. Zoning Change (ZC) 42: RSF-95 and RSF-65 to RSF-A below).

These properties are currently zoned Residential, Single-Family-65 (RSF-65) and Residential, Single-Family-95 (RSF-95) which are intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). These properties currently comprise of several vacant lots (lots 1-3), a single-family detached residential building, and a church.

The Residential, Single-Family-Attached (RSF-A) Zone reclassification aims to maximize the potential of underutilized land by exploring and encouraging infill development in targeted areas as recommended in Policy LU 6 and Strategy LU 6.2, and to allow for a diversity of housing choices as recommended in Strategy LU 7.8 of the Adopted Sector Plan. These properties represent a unique opportunity to provide an increase in housing diversity by providing context-sensitive, one-, two-, or three three-family housing. The reclassification to RSF-A aims to support a range of housing opportunities while maintaining the small-town feel that residents value deeply.

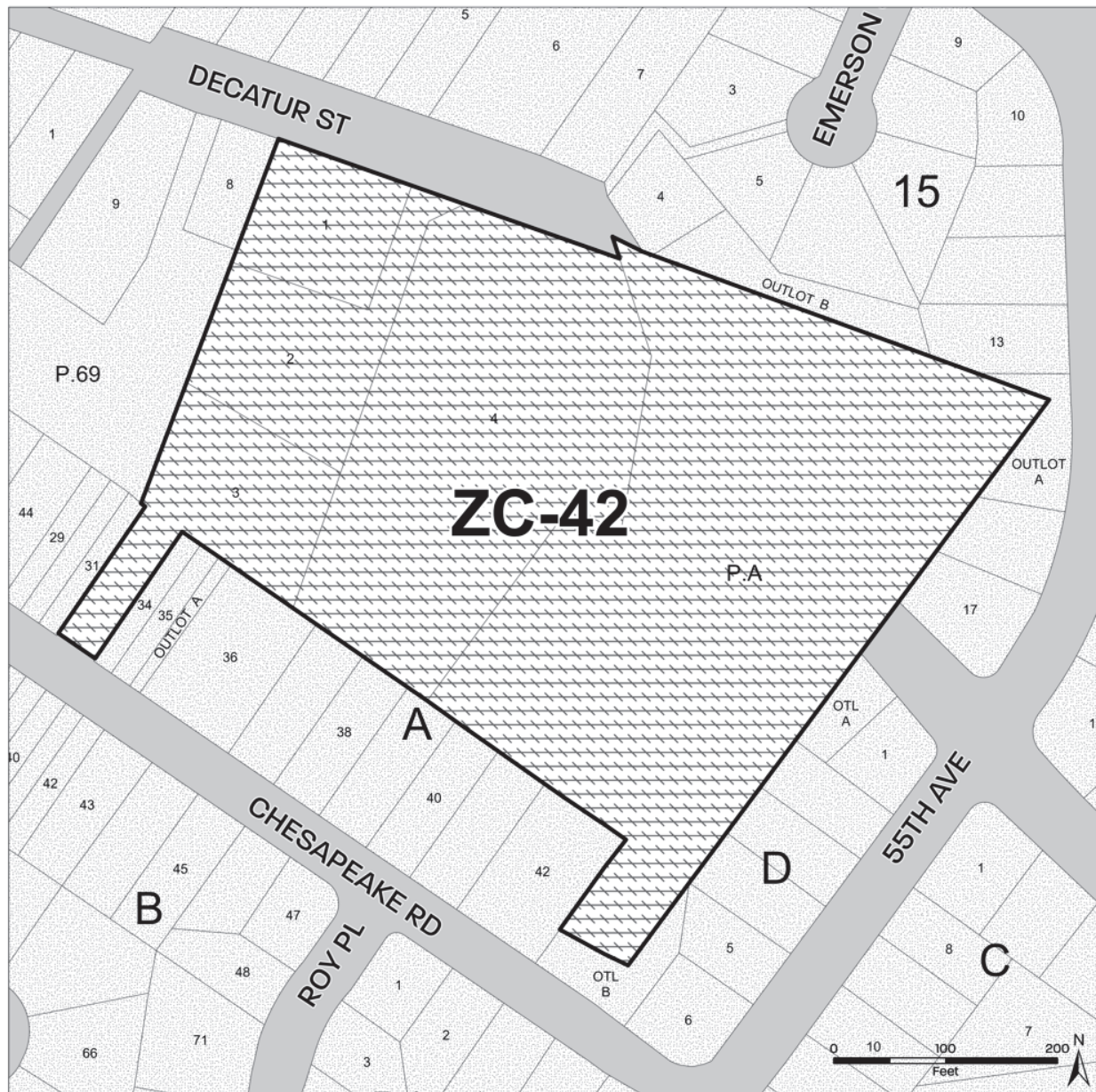
Table 45. Parcels Subject to ZC 42

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 42	5407 Decatur Street	050E2	3463163	N/A	1	N/A	N/A	Private
	5415 Decatur Street	050E2	3463197	N/A	4	N/A	N/A	Private
	5322 Chesapeake Road	050E2	3463189	N/A	3	N/A	N/A	Private
	5409 Decatur Street	050E2	3463171	N/A	2	N/A	N/A	Private
	5423 Decatur Street	050E2	3171030	PARCEL A	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

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Map 21. Zoning Change (ZC) 42: RSF-65 and RSF-95 to RSF-A



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

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Zoning Change 43: NAC 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
43	NAC to RMF-48	3.15	CMA	April 1, 2022	205NE03
			SMA	October 6, 2009	
			SE-3302	September 29, 1981	

This parcel owned by the Housing Authority of Prince George's County is located at 4142 Bunker Hill Road in the Town of Cottage City. The Future Land Use Map in the Adopted Sector Plan recommends residential high uses (See Map 8 Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 22. Zoning Change (ZC) 43: NAC to RMF-48 below).

The parcel is currently classified in the Neighborhood Activity Center (NAC) zone and encompasses an existing affordable multifamily housing complex for seniors (Cottage City Towers). Its current zoning classification is intended to provide land for mixed-use centers in areas well-connected to transit with up to 90 dwelling units per acre. NAC zones are generally located along or near transit routes to support transit-oriented development. According to the Adopted Sector Plan, the most suitable location for a property to be zoned NAC is inside the neighborhood center boundary. Since this property is not located within the neighborhood center boundary, its reclassification to Residential, Multifamily-48 (RMF-48) provides a compatible transition between and complement to the surrounding Residential, Single-Family-Attached (RSF-A) and Residential, Single-Family-65 (RSF-65) Zones.

The RMF-48 zone is intended for high-density multifamily residential development, which is consistent with the property's existing use and density. This reclassification to RMF-48 would allow for residential redevelopment in the future at high densities, or infill development on undeveloped portions of the property since the current development does not meet the maximum density permitted under this zone. This reclassification supports preservation of affordable housing and naturally occurring affordable housing as recommended in Policy LU 5, Strategy LU 5.3, Policy HN 6, Strategy HN 3.3, and Strategy HN 3.4.

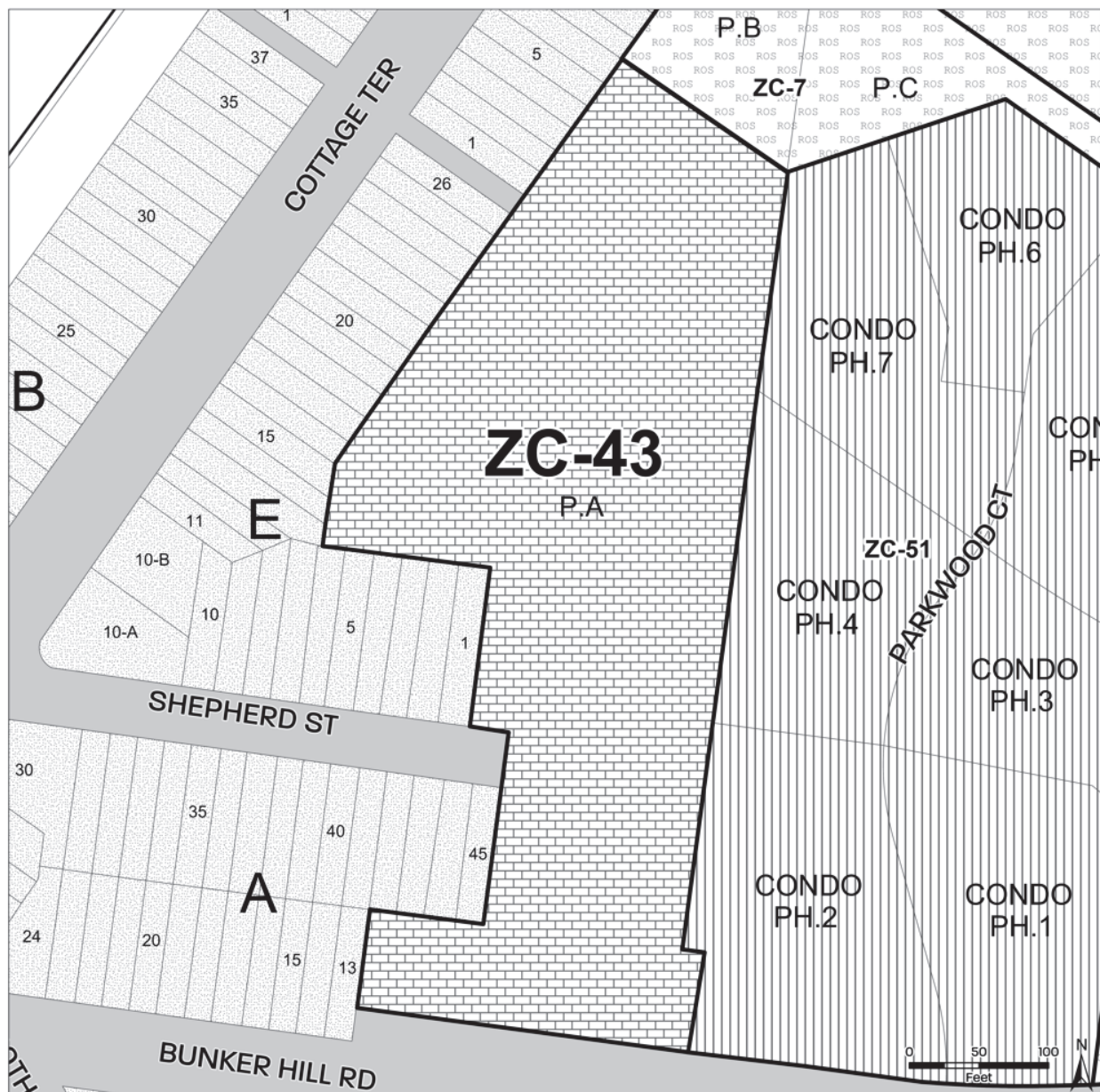
Table 46. Parcel Subject to ZC 43

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
43	4142 Bunker Hill Road	050B3	0109835	PARCEL A	N/A	N/A	N/A	Public

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 22. Zoning Change (ZC) 43: NAC to RMF-48



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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[~~Brackets~~] indicate language deleted from the preliminary plan.

Zoning Change 44: RSF-65 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
44	RSF-65 to RMF-48	4.17	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This property is located at 5150 Annapolis Road in the Town of Bladensburg, is owned by the State of Maryland, and is currently used as a school (International High School). The Future Land Use Map in the Adopted Sector Plan recommends maintaining the current institutional land use (See Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 23. Zoning Change (ZC) 44: RSF-65 to RMF-48 below).

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). This zoning classification does not support adding residential infill near centers and opportunity sites that create more walkable communities, as recommended by Policy LU 5 and Strategy LU 5.3 in the Adopted Sector Plan.

The Residential, Multifamily-48 (RMF-48) Zone is intended for high-density multifamily and other forms of development that support residential living and walkability close to centers (see Zoning Ordinance 27-4204(i)(1)).

If the school were to relocate in the future, and the existing building built in the 1920s deemed obsolete, the site's location near the neighborhood center, transit, and opportunity sites would make it well-suited for high-density residential infill development. Additionally, the large property size is an uncommon occurrence within the sector plan boundary and presents a unique opportunity for redevelopment without lot consolidation. This reclassification also aligns the property with the adjacent parcels' zoning and existing uses, in addition to supporting the broader goals of increasing housing opportunities near amenities and services as recommended by Policy LU 5 and Strategy LU 5.3 of the Adopted Sector Plan.

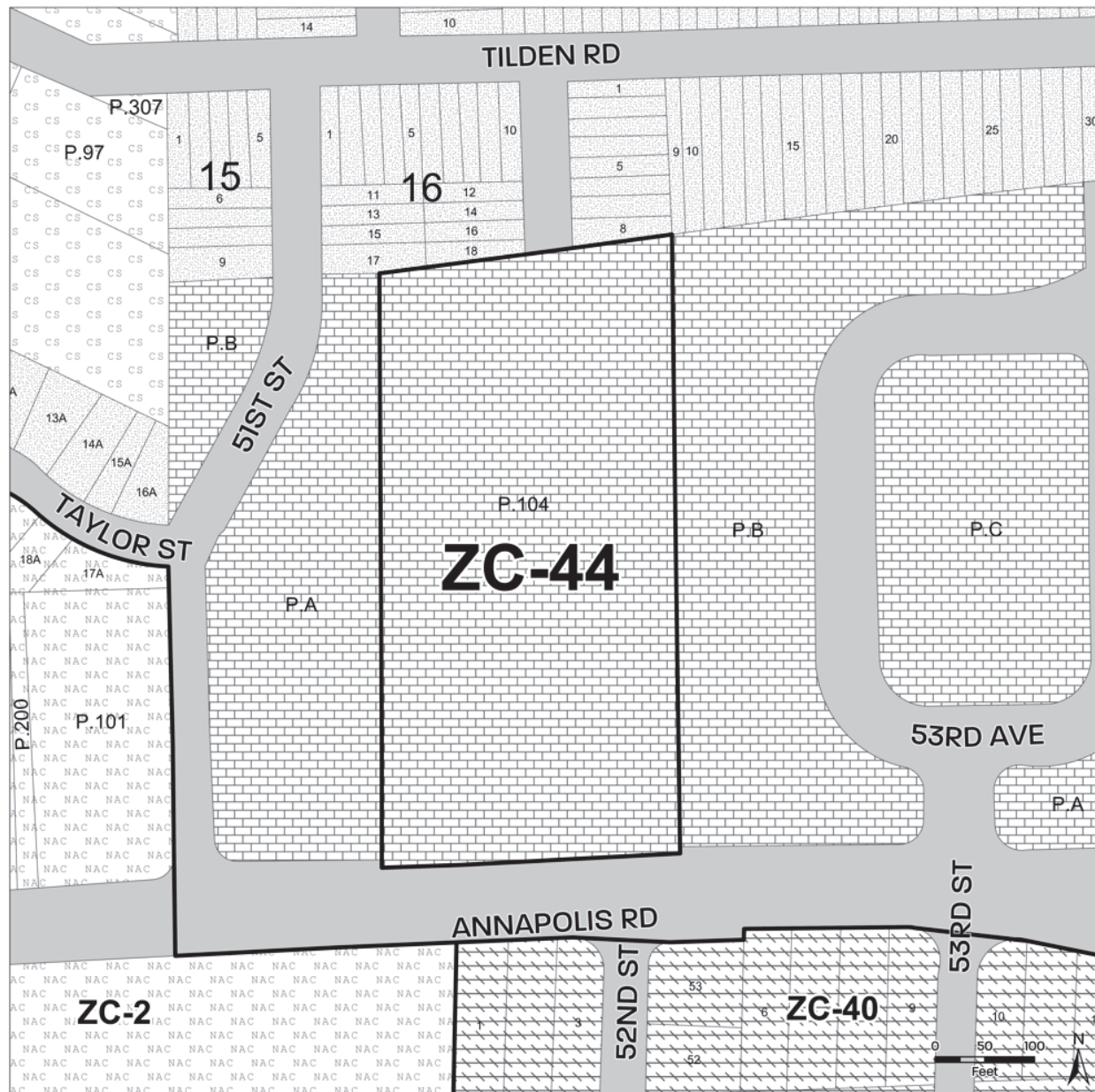
Table 47. Parcel Subject to ZC 44

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 44	5150 Annapolis Road	050D3	0092148	BLADENSBURG ELEM SCH PT PAR 104(.013A DFR SMD ANNAPOLIS RD 10)RW#582	N/A	N/A	104	State

Underline indicates language added to the preliminary plan.

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Map 23. Zoning Change (ZC) 44: RSF-65 to RMF-48



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

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Zoning Change 45: NAC 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
45	NAC to RMF-48	0.53	CMA	April 1, 2022	205NE03
			SMA	October 6, 2009	

This parcel is located at the intersection of 38th Avenue and Parkwood Street in the Town of Cottage City and includes a series of small-scale apartments buildings containing four to five units. The Future Land Use Map in the Adopted Sector Plan recommends residential high uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 24. Zoning Change (ZC) 45: NAC to RMF-48 below).

The current zoning classification is the Neighborhood Activity Center (NAC) Zone, which is intended to provide land for mixed-use centers in areas well-connected to transit with up to 90 dwelling units per acre. NAC zones are generally located along or near transit routes to support transit-oriented development. According to the Adopted Sector Plan, the most suitable location for a property to be zoned NAC is inside the neighborhood center boundary. Since this property is not located within the neighborhood center boundary, its reclassification to Residential, Multifamily-48 (RMF-48) provides a compatible transition between and complement to the surrounding Residential, Single-Family-Attached (RSF-A) and Residential, Single-Family-65 (RSF-65) Zones.

The RMF-48 Zone is intended for high-density multifamily and other forms of development that support residential living and walkability close to centers (see Zoning Ordinance 27-4204(i)(1)). This reclassification is consistent with the property's existing use, density, and location. It also supports preservation of naturally occurring affordable housing and housing variety as recommended in Policy LU 5, Strategy LU 5.3, Policy HN 3, and Strategies HN 3.3 and HN 3.5.

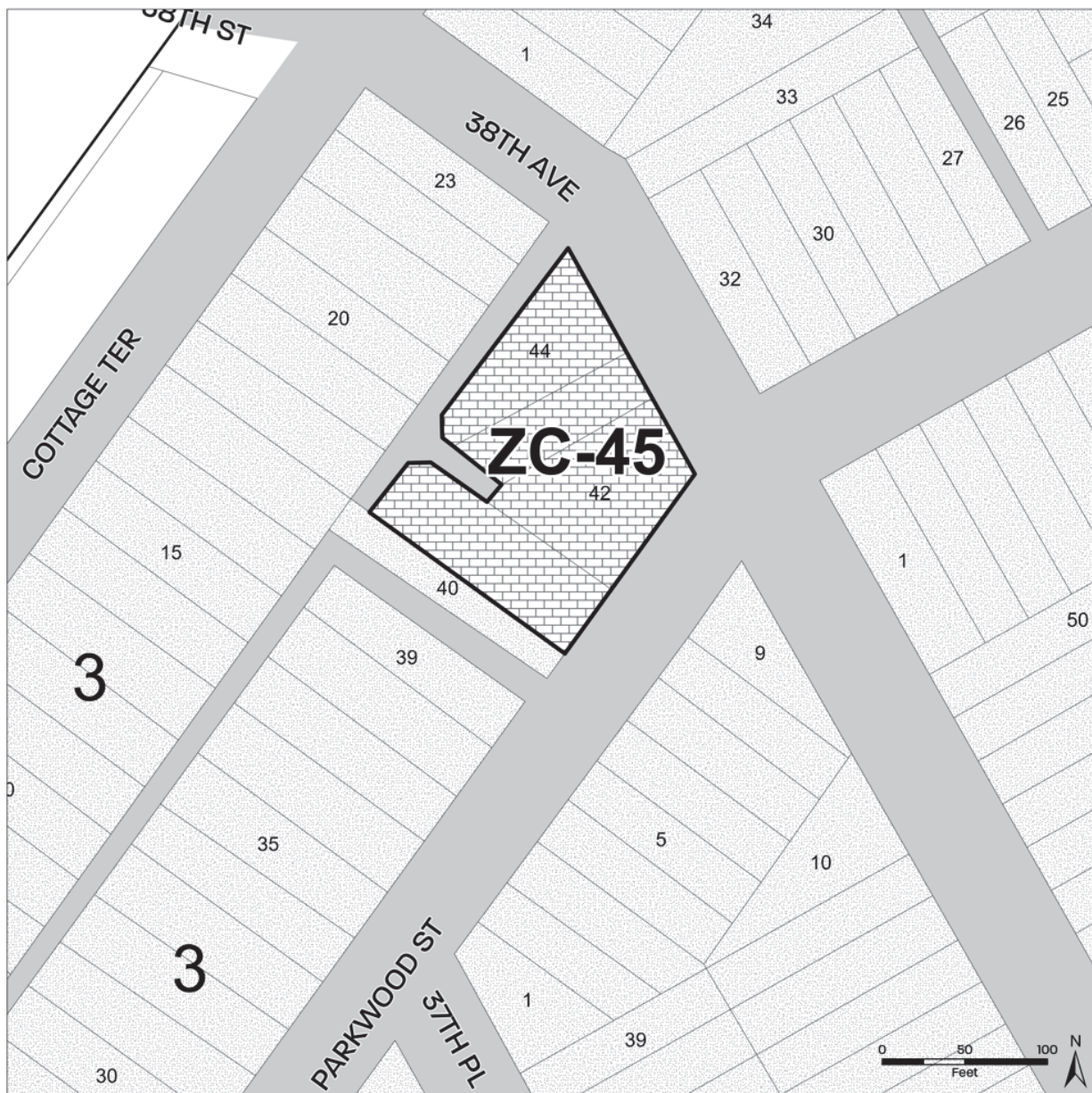
Table 48. Parcels Subject to ZC 45

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 45	3804 38th Avenue	050A4	0134585	LOT 44 EX 275 SQFT	N/A	3	N/A	Private
	3802 38th Avenue	050A4	0134593	N/A	43	3	N/A	Private
	3800 38th Avenue	050A4	0134601	N/A	42	3	N/A	Private
	3722 Parkwood Street	050A4	0134619	L7565 F682	41	3	N/A	Private

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

Map 24. Zoning Change (ZC) 45: NAC to RMF-48



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 46: NAC 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
46	NAC to CN	8.29	CMA	April 1, 2022	042C4
			SMA	October 6, 2009	042D4

These parcels are located between Madison Street, Lafayette Place, and 46th Avenue in the Town of Edmonston. The Future Land Use Map in the Adopted Sector Plan recommends commercial uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 25. Zoning Change (ZC) 46: NAC to CN below).

The subject properties contain different industrial and artisanal uses such as storage warehouses, distribution warehouses, wholesale, recreational or entertainment establishments of a commercial nature, manufacturing, vocational or trade school uses, artisan manufacturing, and catering or food processing. These uses are compatible with the surrounding Industrial, Employment (IE) Zone, which allows for a mix of industrial and limited residential development.

The current zoning classification is the Neighborhood Activity Center (NAC) Zone, which is intended to provide land for mixed-use centers in areas well-connected to transit with up to 90 dwelling units per acre (see Zoning Ordinance 27-4204(c)(1)). NAC zones are generally located along or near transit routes to support transit-oriented development. The properties are not well connected to transit routes due to the railroad tracks along the western edge and Lafayette Place, a dead-end road, on the eastern edge. This limits and directs traffic to go south which leads to residential, single-family detached neighborhoods. The lack of access to primary and arterial roads, and limited connection to transit, does not make the NAC Zone suitable for these properties. Further, according to the Adopted Sector Plan, the most suitable location for a property to be zoned NAC is inside the neighborhood center boundary. Since these properties are not located within a neighborhood center boundary, per Strategies LU 4.1 of the Adopted Sector Plan, their reclassification to Commercial, Neighborhood (CN) Zone will better align with the existing land use context, while maintaining a zoning designation that is more consistent with the surrounding light industrial and employment area character.

The Commercial, Neighborhood (CN) Zone classification is intended for small-scale, low-intensity retail and service commercial development serving the daily needs of residents in immediately surrounding neighborhoods and does not attract significant traffic from outside of the immediate area (see Zoning Ordinance 27-4203(b)(1)). This reclassification will better align with the adjacent neighborhood and provide walkable and bikeable amenities to the community, as recommended by Strategy LU 4.10, Policy LU 5, Strategy LU 5.2, and Policy EP 4 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 8. Proposed Future Land Use (LU Map 3)).

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Table 49. *Parcels Subject to ZC 46*

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 46	5328 46th Avenue	042C4	1796572	N/A	6	B	N/A	Private
	5345 46th Avenue	042D4	1811694	N/A	10	A	N/A	Private
	5344 46th Avenue	042D4	1811702	N/A	8	B	N/A	Private
	5610 Lafayette Place	042C4	1811710	N/A	9	B	N/A	Private
	5700 Lafayette Place	042D4	1811728	N/A	10	B	N/A	Private
	5720 Lafayette Place	042D4	1822725	N/A	11	B	N/A	Private

Zoning Change 46: 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 46, if approved, will create nonconforming uses for some of the existing uses, including storage warehouse, distribution, storage, and wholesale facilities on the subject properties.

The Countywide Map Amendment placed the subject properties in the NAC Zone. Storage warehouses, distribution warehouses, wholesale, and light manufacturing are prohibited in the NAC Zone. This SMA rezones these properties to the CN zone, a lower-intensity zone, thereby causing the uses to continue to be nonconforming. However, pursuant to the Transitional Provisions in Section 27-1704 of the Zoning Ordinance, various uses that were permitted under the property's former I-1 zoning on March 31, 2022 are deemed legal and conforming until the District Council approves a new zone for the property. However, this reclassification provides a significant public benefit based on facts peculiar to the subject property and the immediate neighborhood.

The existing industrial uses do not contribute to the desired land use pattern as depicted in Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 of the Adopted Sector Plan, which recommend commercial uses. Further, these uses also contribute to industrial trips through adjacent single-family detached neighborhoods which contributed to the Town of Edmonston

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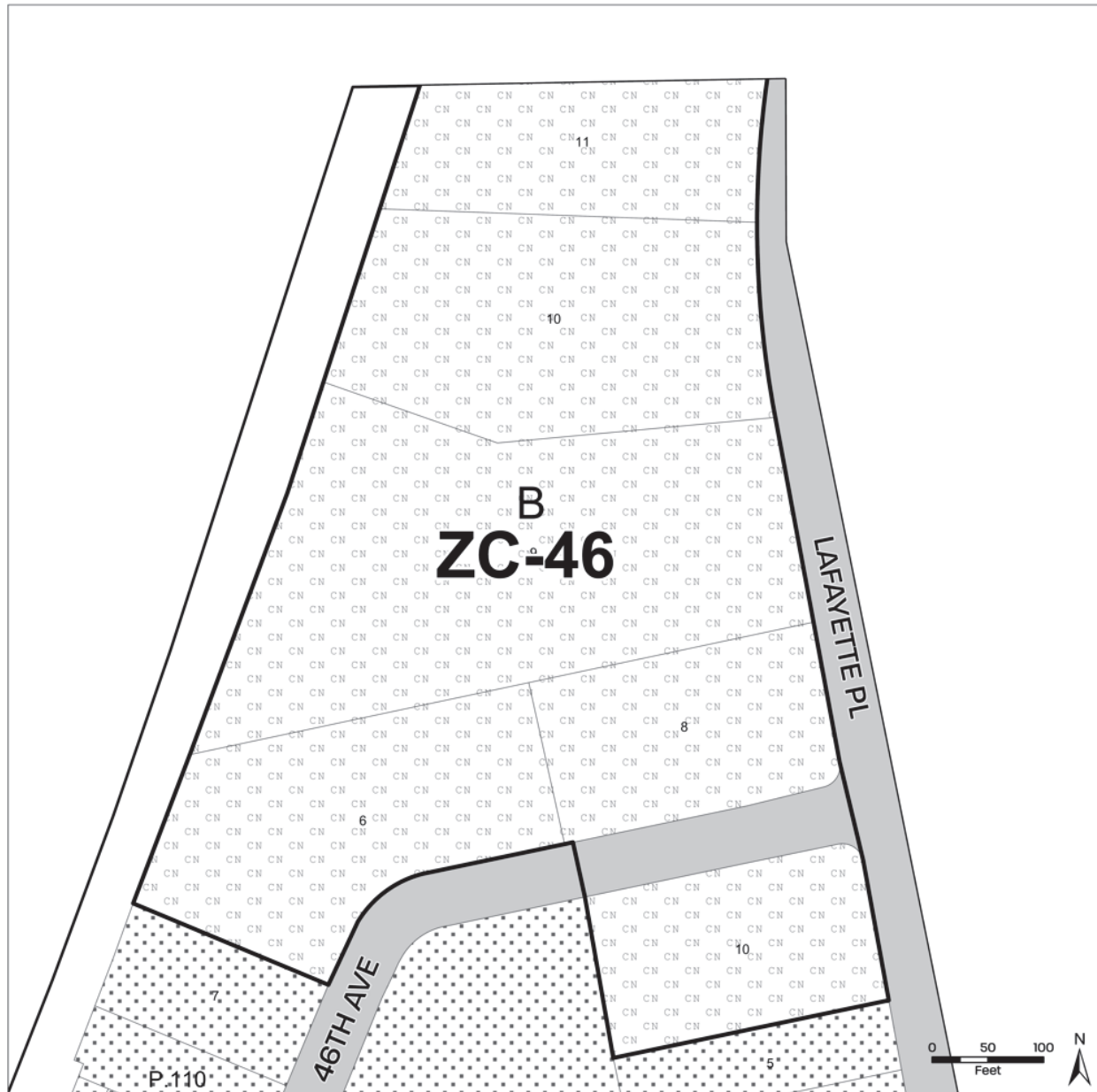
[Brackets] indicate language deleted from the preliminary plan.

prohibiting trucks and buses from using residential roads serving these homes. These restrictions have limited industrial access to a single entry/exit point (46th Avenue and Decatur Street) for this industrial park. Providing additional access to other primary and arterial roads is problematic due to the railroad tracks and existing development.

The existing NAC zone would limit additional industrial uses, but the high density permitted of 90 dwelling units per net acre, limited access, and lack of transit would still contribute to a high level of traffic on residential roads with limited access. In contrast, the CN zone is intended for serving the daily needs of residents in immediately surrounding neighborhoods (see Zoning Ordinance 27-4203(b)(1)); it is more compatible with the adjacent neighborhood to provide walkable and bikeable amenities to the nearby community, as recommended by Strategy LU 4.10, Policy LU 5, Strategy LU 5.2, and Policy EP 4 of the Adopted Sector Plan. This commercial node can also complement the nearby Riverdale MARC Local Neighborhood Center across the railroad tracks, as recommended by TM 5.1 and supports Policy HN 2 and Strategy HN 2.6.

Lastly, this reclassification provides a more compatible transitional buffer between the industrial uses and adjacent residential areas, while offering opportunities for arts and artisanal production uses as shown in the conceptual “Maker District” design (see Section III of the Adopted Sector Plan). The rezoning to the CN Zone aligns with Polic HD 5 and Strategy HD 5.1 to build opportunities for art as an economic generator. There is significant public benefit to be gained by redeveloping the subject properties pursuant to the provisions of the CN Zone.

Map 25. Zoning Change (ZC) 46: NAC to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 47: RSF-65 to CGO

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
47	RSF-65 to CGO	1.12	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This group of properties is located along Shepherd Street, Annapolis Road, and 54th Street in the Town of Bladensburg. The Future Land Use Map in the Adopted Sector Plan recommends commercial uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 26. Zoning Change (ZC) 47: RSF-65 to CGO below).

These properties are currently classified in the Residential, Single-Family-65 (RSF-65) zone which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). The existing uses include a church, parking lots for churches, and open space.

The subject properties are comprised of a group of 23 lots owned by two property owners, which presents a unique opportunity for infill redevelopment of an underutilized area that can further support Opportunity Site F: Publick Playhouse and Vicinity as recommended in Policy LU 5, Strategy LU 5.1, and Strategy LU 7.14 of the Adopted Sector Plan.

The Commercial, General and Office (CGO) Zone is intended for a diverse range of business, civic, and mixed-use development (see Zoning Ordinance 27-4203(d)(1)). This reclassification also supports Policy EP 4 of the Adopted Sector Plan to revitalize commercial corridors and hubs to serve neighboring communities, as recommended by EP 4.7 in the Adopted Sector Plan.

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Table 50. *Parcels Subject to ZC 47*

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 47	0 Shepherd Street	050E3	0099465	LTS 17,18,19 & 20 CHURCH ADDITION	N/A	25	N/A	Private
	5412 Annapolis Road	050E3	0099473	LOTS 15,16,21,22, 23	N/A	25	N/A	Private
	0 Shepherd Street	050E3	0099481	LOTS 24,25,26,27,28 CHURCH PARKING	N/A	25	N/A	Private
	0 Shepherd Street	050E3	0099499	LOTS 29 & 30 CHURCH PARKING	N/A	25	N/A	Private
	4105 54th Street	050E3	0160887	LOTS 1.2.3.4 DECATUR HEIGHTS, ADDN A	N/A	25	N/A	Private
	5403 Shepherd Street	050E3	0160895	LOTS 12.13.14	N/A	25	N/A	Private

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This is a detailed plat map of a portion of the City of Annapolis, Maryland. The map shows a grid of lots, many of which are numbered (e.g., 10, 30, 35, 40, 42, 48, 49, 37, 49, 1, 5, 10, 15, 1, 12, 5, 15, 25, 30, 31, 10, 11, 35, 40, 45, 49). Several streets are shown: 54TH ST, SPRING RD, SHEPHERD ST, ANNAPOLIS RD, and LANDOVER RD. Zoning districts are indicated by codes: ZC-28, ZC-29, ZC-41, ZC-47, and ZC-25. Other labels include OTL B, P.184, P.108, P.109, and OUTLOT 3. A scale bar in feet (0 to 30) and a north arrow are located in the bottom right corner.

Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025
<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 48: IH to IE

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
48	IH to IE	6.52	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

The subject properties are located at the intersection of Tanglewood Drive and Buchanan Street in the Town of Edmonston and are part of Opportunity Site B: Buchanan Street Industrial Area. The Future Land Use Map in the Adopted Sector Plan recommends industrial/employment uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 27. Zoning Change (ZC) 48: IH to IE below).

The properties are currently zoned Industrial, Heavy (IH), which allows for intense industrial development. The existing uses are personal vehicle repair and maintenance, storage warehouses, and warehouse showroom. The Industrial, Employment (IE) Zone allows for a mix of industrial and limited residential development. This reclassification to IE is based on the concept for Opportunity Site B in the Adopted Sector Plan. The IE zone will better accommodate residential and live-work units to help to complement higher intensity mixed use development, along with creation of a “maker” district with appropriate light industrial, commercial and residential uses as recommended in Policy 5, Strategy 5.5, Policy LU 7, and Strategy LU 7.6 of the Adopted Sector Plan.

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 49 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 51. Parcels Subject to ZC 48

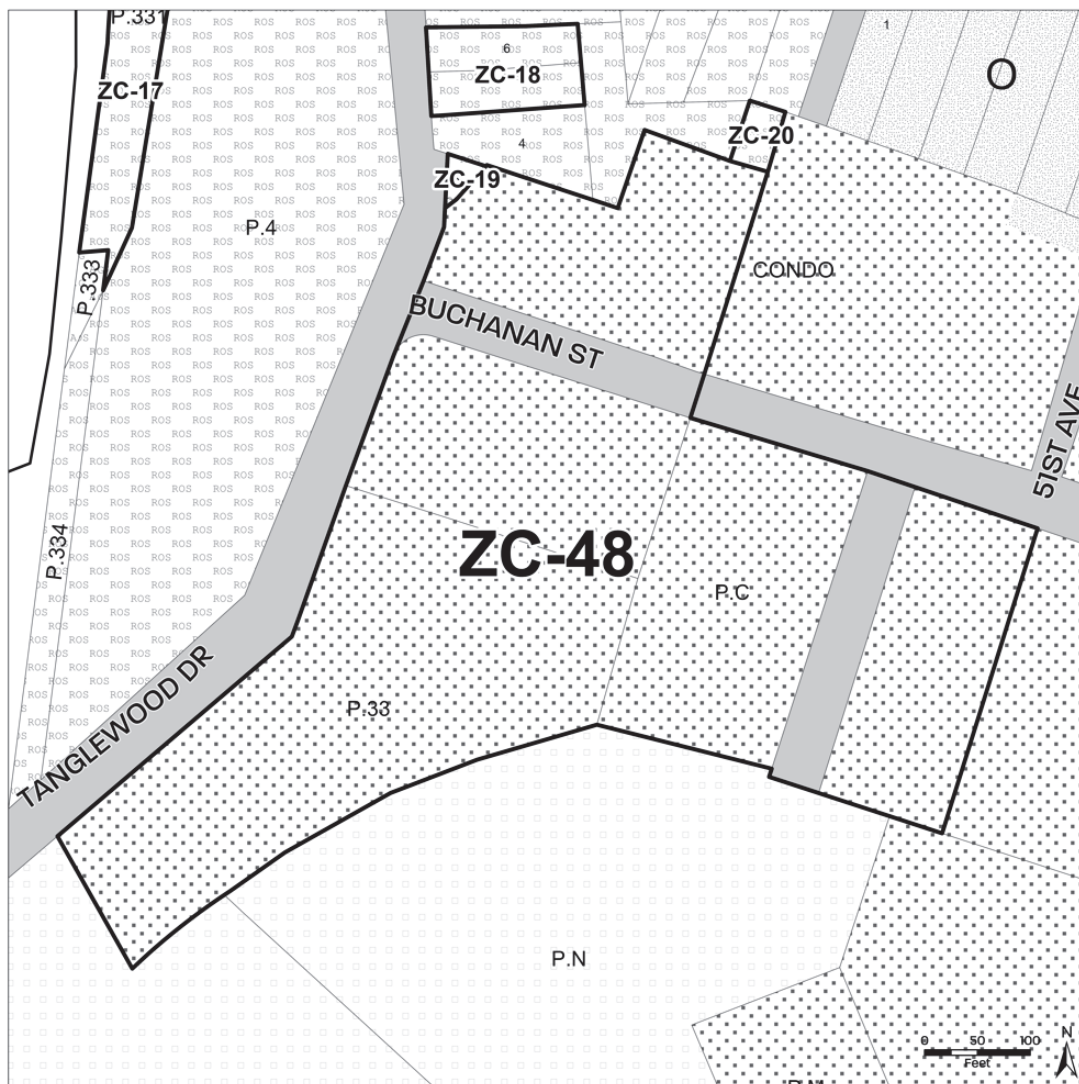
ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 48	4905 Buchanan Street	050D2	1791052	PARCEL C (ETT 7-1-10)	N/A	N/A	N/A	Private
	4901 Buchanan Street	050D2	1811462	PARCEL LL	N/A	N/A	N/A	Washington Gas
	4609 Tanglewood Drive	050D2	1819739	PT PAR 33 (.08A 05 DFR TO ST OF MD RW/38)	N/A	N/A	33	Washington Gas
	5101 Buchanan Street	050D2	1827815	PARCEL JJ	N/A	N/A	N/A	Private
	4900 Buchanan Street	050D2	5570167	UNIT 4900	N/A	N/A	N/A	Private
	4902 Buchanan Street	050D2	5570178	UNIT 4902	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

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ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4904 Buchanan Street	050D2	5570180	UNIT 4904	N/A	N/A	N/A	Private
	4906 Buchanan Street	050D2	5570191	UNIT 4906	N/A	N/A	N/A	Private
	4908 Buchanan Street	050D2	5570203	UNIT 4908	N/A	N/A	N/A	Private
	4910 A Buchanan Street	050D2	5570214	UNIT 4910 A	N/A	N/A	N/A	Private
	4910 B Buchanan Street	050D2	5570225	UNIT 4910 B	N/A	N/A	N/A	Private
	4912 Buchanan Street	050D2	5570236	UNIT 4912	N/A	N/A	N/A	Private

Map 27. Zoning Change (ZC) 48: IH to IE



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

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Zoning Change 49: 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
49	RSF-65 to ROS	0.05	CMA	April 1, 2022	204NE03
			SMA	October 6, 2009	

The subject property, Lot 14 of the parcel identified with Tax ID 0184465, is an M-NCPPC property located on Newton Street, northwest of Colmar Manor Community Garden. The Future Land Use Map in the Adopted Sector Plan recommends parks and open space uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 28. Zoning Change (ZC) 49: RSF-65 to ROS below).

The existing zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). The parcel is owned by M-NCPPC and is an access point to the existing community garden from Newark Road. The property also contains various environmental features, including existing woodland and steep slopes.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1.

Research into this property and the 2009 SMA also revealed that the zoning between Lot 14 (part of tax account: 0184465) and Lot 15 (tax account: 0179655) was erroneously reversed, resulting in the subject parcel being incorrectly zoned RSF-65 while the neighboring parcel containing a home was erroneously zoned ROS. This reclassification corrects the zoning for this parcel to align with its existing and future use serving the community garden (it also corrects for the neighboring parcel—see ZC 37).

This reclassification also implements or supports Policies LU 2, NE 1, NE 2, HC 3, HC 4, and PF 5 of the Adopted Sector Plan by supporting connectivity, enhancing access to green spaces for community members while promoting sustainable development.

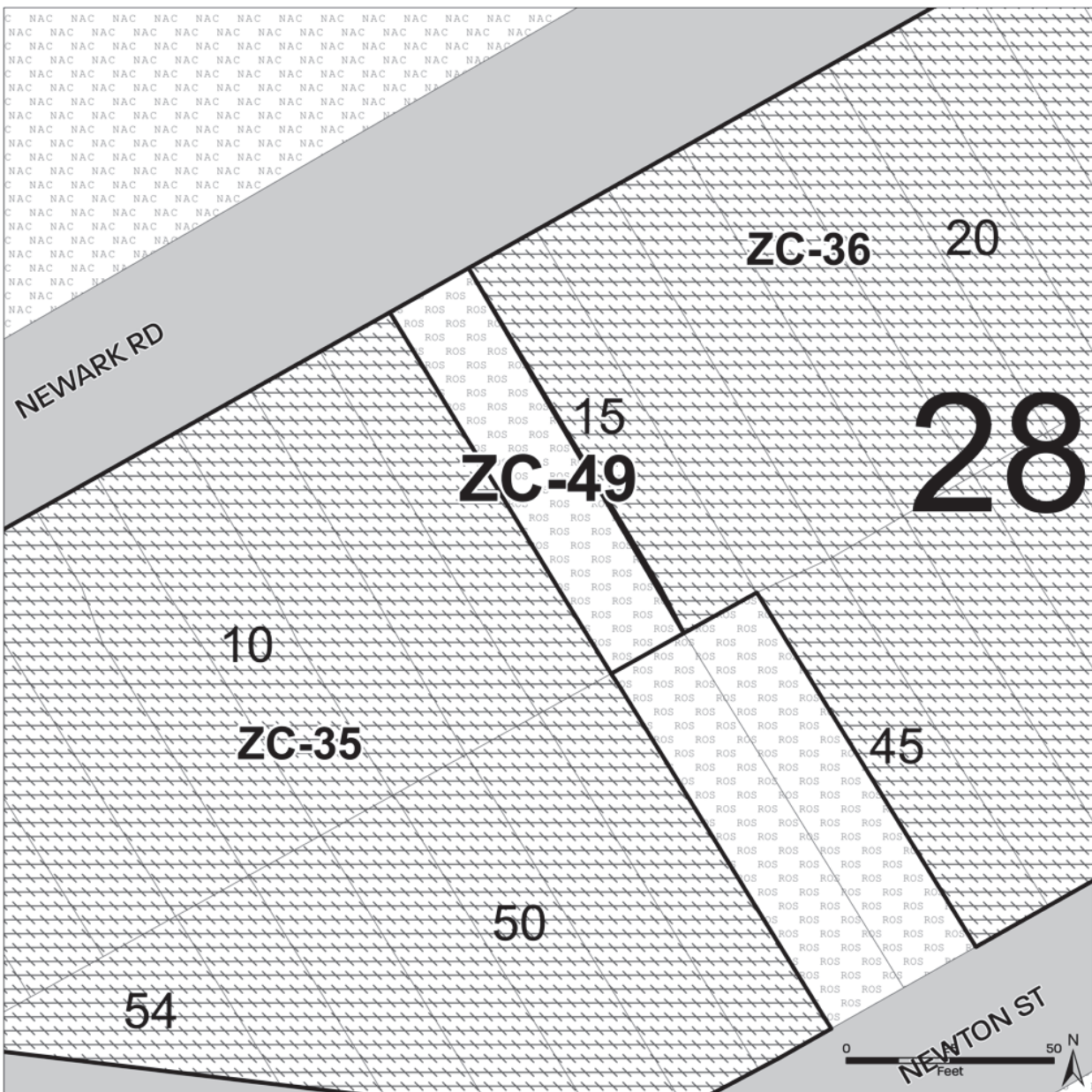
Table 52. Parcels Subject to ZC 49

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 49	0 Newton Street	050A4	0184465 (part)	LOTS 14,46,47 1 ST ADDN	N/A	28	N/A	M-NCPPC

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Map 28. Zoning Change (ZC) 49: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

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Zoning Change 50: 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
50	RSF-65 to ROS	0.15	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These public properties, owned by the Town of Bladensburg, are located at the intersection of Taussig Road and 54th Street. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 29. Zoning Change (ZC) 50: RSF-65 to ROS below).

The current zoning classification of this property is Residential, Single-Family-65 (RSF-65), which is intended to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots (see Zoning Ordinance Section 27-4202(e)(1)). The subject lots are currently used as a neighborhood-serving green and open space area with benches, landscaping, and trash cans. This classification is inconsistent with the existing use of the site and the desire of the Town of preserving these properties as open space long term.

The Reserved Open Space (ROS) Zone is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses, and providing for a limited range of public, recreational, and agricultural uses (see Zoning Ordinance Section 27-4201(c)(1)). This reclassification implements the land use and zoning recommendations in the Adopted Sector Plan's Strategy LU 2.1. This publicly owned land is an integral part of the stream corridor for the blueway/greenway network. Preserving these properties ensures long-term protection of the stream corridor as recommended in Strategy PF 3.5 of the Adopted Sector Plan.

This reclassification also implements or supports Policies LU 2, NE 1, NE 2, HC 3, HC 4, and PF 5 of the Adopted Sector Plan by supporting connectivity, enhancing access to green spaces for community members while promoting sustainable development.

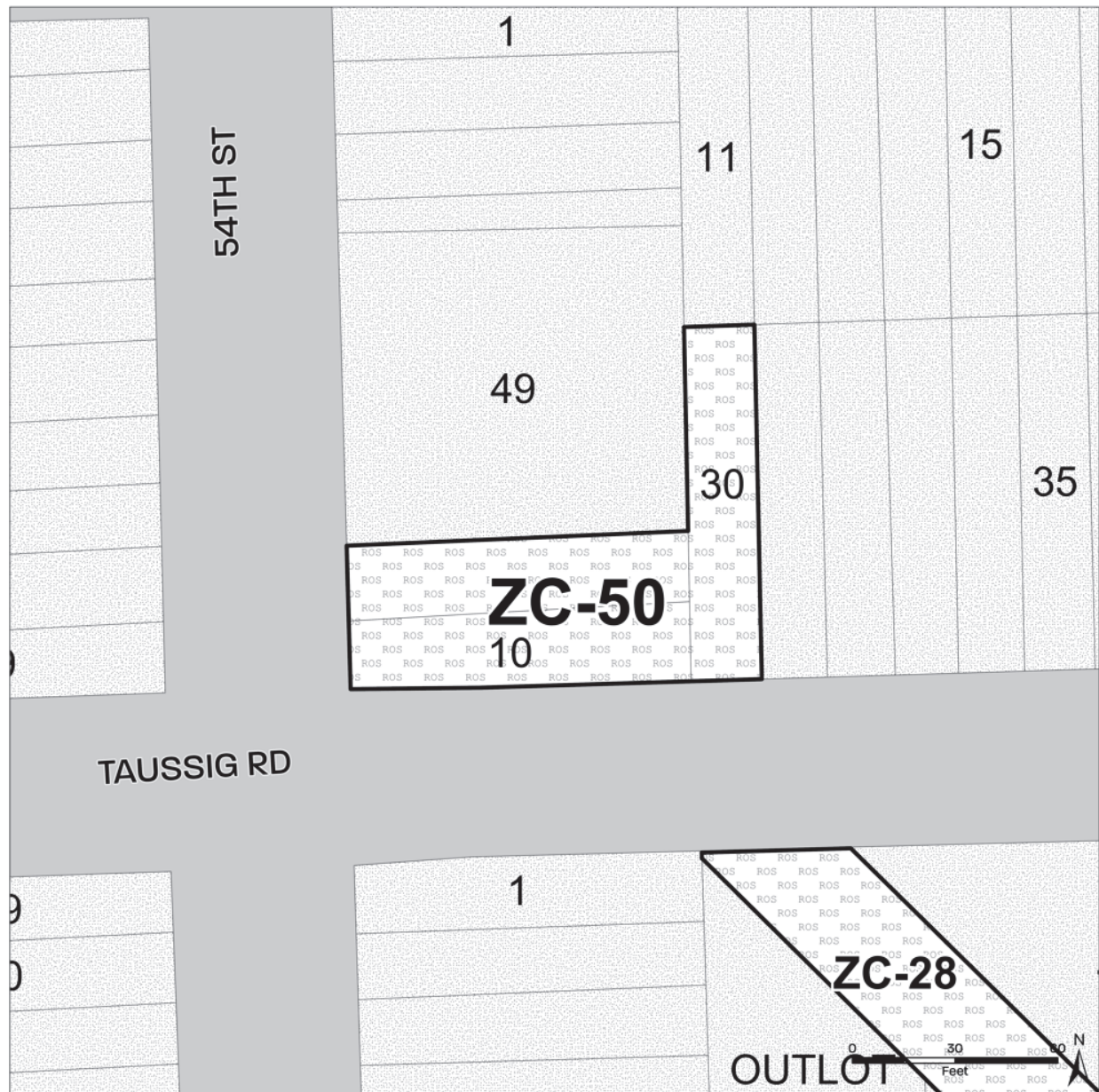
Table 53. Parcels Subject to ZC 50

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 50	0 Taussig Road	050E3	0090241	N/A	30	18	N/A	Municipal
	0 54th Street	050E3	0090258	LOTS 9 & 10	N/A	18	N/A	Municipal

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 29. Zoning Change (ZC) 50: RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

Zoning Change 51: RSF-A 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
51	RSF-A to RMF-20	4.62	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

These properties are on Bunker Hill Road in the Town of Cottage City. The Future Land Use Map in the Adopted Sector Plan recommends residential medium-high uses (See Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 30. Zoning Change (ZC) 51: RSF-A to RMF-20 below).

These parcels are currently classified in the Residential, Single-Family-Attached (RSF-A) Zone and consist of an existing condominium development (Hamlet Park Condominium).

Condominiums with four or more dwelling units are classified as a multifamily use (see Zoning Ordinance Sec. 27-2500), which is not permitted within the RSF-A zone (see Zoning Ordinance Sec. 27-5101(c)).

The Residential, Multifamily-20 (RMF-20) Zone is intended for high-density multifamily residential development at locations recommended by an Area Master Plan or Sector Plan in proximity to centers, which aligns with the current use, location, and density of the property. This reclassification supports the preservation of the existing housing development, naturally occurring affordable housing, and housing variety as recommended in Policy LU 6, Strategy LU 6.3, Policy HN 3, Strategy HN 3.3, and Strategy HN 3.5.

Portions of this property 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 52 does not remove any properties from the Chesapeake Bay Critical Area, Intense Development Overlay Zone.

Table 54. Parcels Subject to ZC 51

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 51	4001 Parkwood Court	050B3	0104273	UNIT 4001 PHASE 1	N/A	N/A	N/A	Private
	4003 Parkwood Court	050B3	0104281	PHASE 1	N/A	N/A	N/A	Private
	4005 Parkwood Court	050B3	0104299	PHASE 1	N/A	N/A	N/A	Private
	4007 Parkwood Court	050B3	0104307	UNIT 4007 PHASE 1	N/A	N/A	N/A	Private
	4009 Parkwood Court	050B3	0104315	UNIT 4009 PHASE 1	N/A	N/A	N/A	Private
	4011 Parkwood Court	050B3	0104323	PHASE 1	N/A	N/A	N/A	Private
	4013 Parkwood Court	050B3	0104331	UNIT 4013 PHASE 1	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4015 Parkwood Court	050B3	0104349	PHASE 1	N/A	N/A	N/A	Private
	4004 Parkwood Court	050B3	0104356	UNIT 4004 PHASE 2	N/A	N/A	N/A	Private
	4006 Parkwood Court	050B3	0104364	UNIT 4006 PHASE 2	N/A	N/A	N/A	Private
	4008 Parkwood Court	050B3	0104372	UNIT 4008 PHASE 2	N/A	N/A	N/A	Private
	4010 Parkwood Court	050B3	0104380	UNIT 4010 PHASE 2	N/A	N/A	N/A	Private
	4012 Parkwood Court	050B3	0104398	UNIT 4012 PHASE 2	N/A	N/A	N/A	Private
	4014 Parkwood Court	050B3	0104406	UNIT 4014 PHASE 2	N/A	N/A	N/A	Private
	4016 Parkwood Court	050B3	0104414	UNIT 4016 PHASE 2	N/A	N/A	N/A	Private
	4018 Parkwood Court	050B3	0104422	UNIT 4018 PHASE 2	N/A	N/A	N/A	Private
	4020 Parkwood Court	050B3	0104430	UNIT 4020 PHASE 2	N/A	N/A	N/A	Private
	4101 Parkwood Court	050B3	0104448	UNIT 4101 PHASE 3	N/A	N/A	N/A	Private
	4103 Parkwood Court	050B3	0104455	UNIT 4103 PHASE 3	N/A	N/A	N/A	Private
	4105 Parkwood Court	050B3	0104463	UNIT 4105 PHASE 3	N/A	N/A	N/A	Private
	4107 Parkwood Court	050B3	0104471	UNIT 4107 PHASE 3	N/A	N/A	N/A	Private
	4109 Parkwood Court	050B3	0104489	UNIT 4109 PHASE 3	N/A	N/A	N/A	Private
	4100 Parkwood Court	050B3	0104497	UNIT 4100 PHASE 4	N/A	N/A	N/A	Private
	4102 Parkwood Court	050B3	0104505	UNIT 4102 PHASE 4	N/A	N/A	N/A	Private
	4104 Parkwood Court	050B3	0104513	UNIT 4104 PHASE 4	N/A	N/A	N/A	Private
	4106 Parkwood Court	050B3	0104521	UNIT 4106 PHASE 4	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4108 Parkwood Court	050B3	0104539	PHASE 4	N/A	N/A	N/A	Private
	4110 Parkwood Court	050B3	0104547	UNIT 4110 PHASE 4	N/A	N/A	N/A	Private
	4112 Parkwood Court	050B3	0104554	PHASE 4	N/A	N/A	N/A	Private
	4114 Parkwood Court	050B3	0104562	UNIT 4114 PHASE 4	N/A	N/A	N/A	Private
	4161 Parkwood Court	050B3	0104570	UNIT 4161 PHASE 6	N/A	N/A	N/A	Private
	4163 Parkwood Court	050B3	0104588	UNIT 4163 PHASE 6	N/A	N/A	N/A	Private
	4165 Parkwood Court	050B3	0104596	UNIT 4165 PHASE 6	N/A	N/A	N/A	Private
	4167 Parkwood Court	050B3	0104604	UNIT 4167 PHASE 6	N/A	N/A	N/A	Private
	4169 Parkwood Court	050B3	0104612	UNIT 4169 PHASE 6	N/A	N/A	N/A	Private
	4171 Parkwood Court	050B3	0104620	UNIT 4171 PHASE 6	N/A	N/A	N/A	Private
	4131 Parkwood Court	050B3	0104653	UNIT 4131 PHASE 5	N/A	N/A	N/A	Private
	4133 Parkwood Court	050B3	0104661	UNIT 4133 PHASE 5	N/A	N/A	N/A	Private
	4135 Parkwood Court	050B3	0104679	UNIT 4135 PHASE 5	N/A	N/A	N/A	Private
	4137 Parkwood Court	050B3	0104687	UNIT 4137 PHASE 5	N/A	N/A	N/A	Private
	4139 Parkwood Court	050B3	0104695	UNIT 4139 PHASE 5	N/A	N/A	N/A	Private
	4141 Parkwood Court	050B3	0104703	UNIT 4141 PHASE 5	N/A	N/A	N/A	Private
	4143 Parkwood Court	050B3	0104711	UNIT 4143 PHASE 5	N/A	N/A	N/A	Private
	4145 Parkwood Court	050B3	0104729	PHASE 5	N/A	N/A	N/A	Private
	4147 Parkwood Court	050B3	0104737	UNIT 4147 PHASE 5	N/A	N/A	N/A	Private
	4149 Parkwood Court	050B3	0104745	UNIT 4149 PHASE 5	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

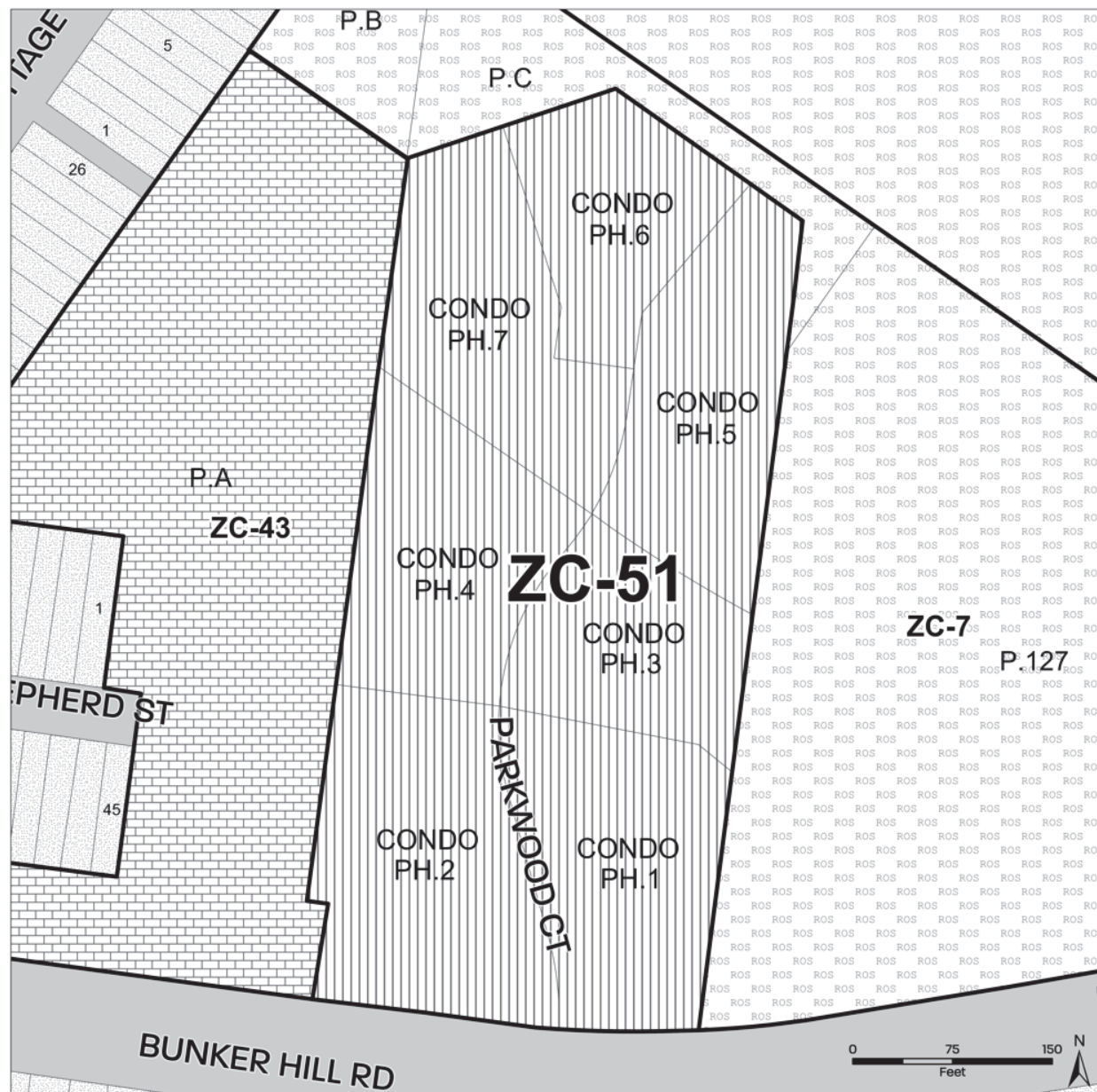
~~[Brackets]~~ indicate language deleted from the preliminary plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
	4140 Parkwood Court	050B3	0104752	UNIT 4140 PHASE 6	N/A	N/A	N/A	Private
	4142 Parkwood Court	050B3	0104760	UNIT 4142 PHASE 6	N/A	N/A	N/A	Private
	4144 Parkwood Court	050B3	0104778	UNIT 4144 PHASE 6	N/A	N/A	N/A	Private
	4146 Parkwood Court	050B3	0104786	UNIT 4146 PHASE 6	N/A	N/A	N/A	Private
	4148 Parkwood Court	050B3	0104794	UNIT 4148 PHASE 6	N/A	N/A	N/A	Private
	4150 Parkwood Court	050B3	0104802	UNIT 4150 PHASE 6	N/A	N/A	N/A	Private
	4152 Parkwood Court	050B3	0104810	UNIT 4152 PHASE 6	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 30. Zoning Change (ZC) 51: RSF-A to RMF-20



Source: Prince George's County Planning Department, GIS Open Data Portal, 2025
<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.
~~[Brackets]~~ indicate language deleted from the preliminary plan.

Zoning Change 52: CS 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
52	CS to RMF-48	0.73	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

The subject property is located at 5309 Annapolis Road, an unincorporated area of the County. The Future Land Use Map in the Adopted Sector Plan recommends residential high uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 31. Zoning Change (ZC) 52: CS to RMF-48 below).

The current classification for this property is the Commercial, Service (CS) Zone. There is an existing vacant building on the property. The purpose of the CS zone is to provide retail sales and services, office, eating or drinking establishment, and medium- to moderately high-density residential development.

The Residential, Multifamily-48 (RMF-48) zone is intended for high-density multifamily residential development at locations recommended by an Area Master Plan or Sector Plan in proximity to centers. This zoning reclassification aims to maximize the potential of underutilized land by encouraging residential infill development in targeted areas near transit corridors, centers, and opportunity sites as recommended in Policy LU 5, Strategy LU 5.3, Policy HN 2, and Strategy HN 2.6 of the Adopted Sector Plan.

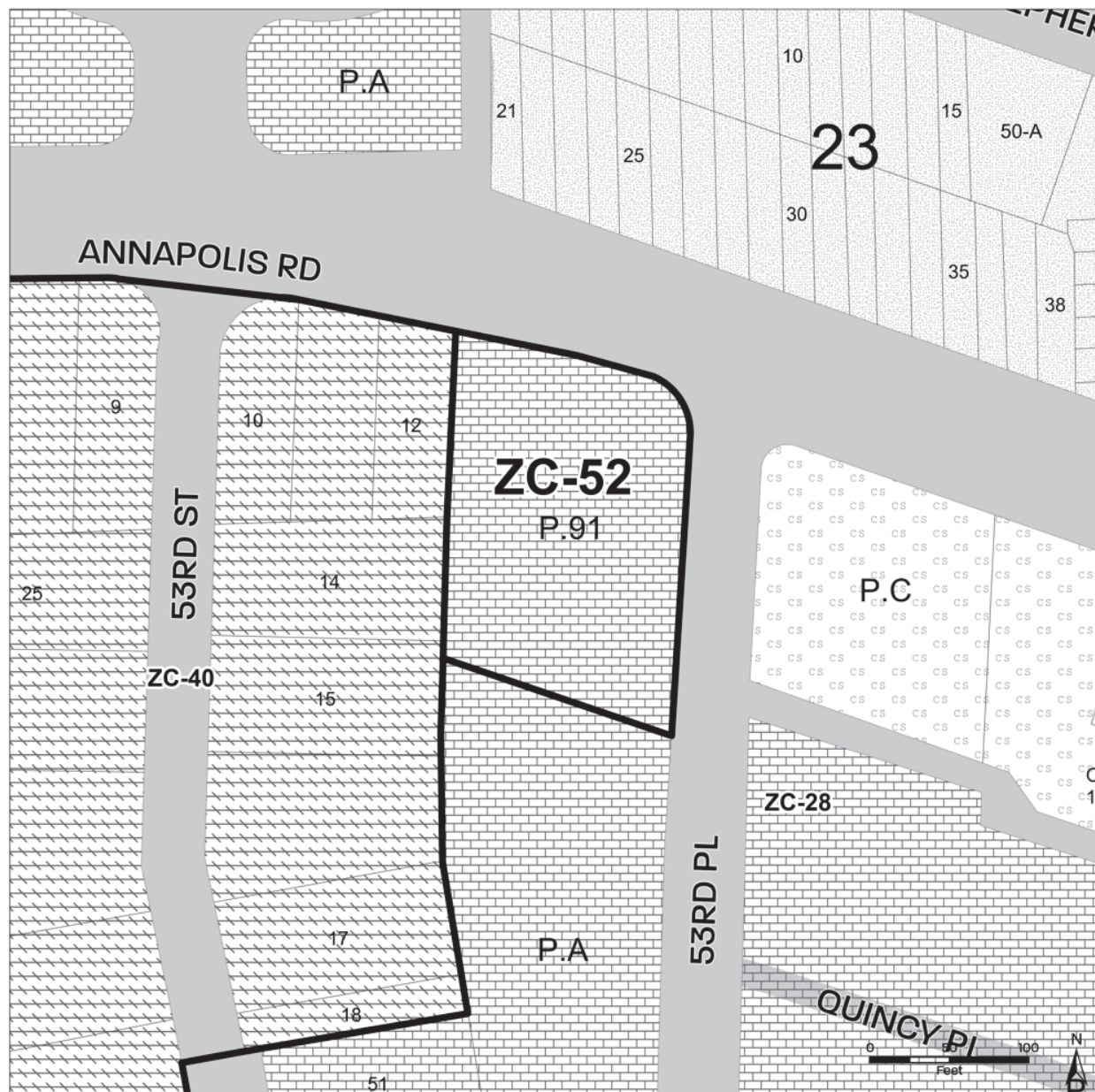
Table 55. Parcels Subject to ZC 52

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 52	5309 Annapolis Road	050E3	0144337	E OF DECATUR HTS	N/A	N/A	091	Religious Institution

Underline indicates language added to the preliminary plan.

~~Brackets~~ indicate language deleted from the preliminary plan.

Map 31. Zoning Change (ZC) 52: CS to RMF-48



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

Zoning Change 53: CGO and 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
53	CGO and RSF-65 to CN	0.20	CMA	April 1, 2022	206NE04
			SMA	October 6, 2009	

This property is located at 5001 Edmonston Road. The Future Land Use Map in the Adopted Sector Plan recommends commercial uses (See Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 32. Zoning Change (ZC) 53: CGO and RSF-65 to CN below).

This property is currently vacant and split-zoned across the lots that make up the property. Lots 1 and 2 of this property are zoned Commercial, General and Office (CGO), while lots 3 and 4 are zoned Residential, Single-Family-65 (RSF-65). Although CGO permits higher-intensity commercial uses, the proposed Commercial, Neighborhood (CN) zoning supports more limited, neighborhood-serving uses at a smaller scale. This reclassification eliminates a split-zoning, supports implementation of the recommended future land use, and advances Policy LU 1, Policy LU 5, and Strategy LU 5.1 of the Adopted Sector Plan by promoting context-sensitive development.

The surrounding zoning includes CGO to the south, Commercial, Service (CS) to the west, and RSF-65 to the north and east. The proposed CN zoning facilitates commercial redevelopment at a transitional density that is more compatible with the adjacent RSF-65 properties, land uses, and built environment. Single-family detached housing as a use is not permitted in the property's current CGO Zone.

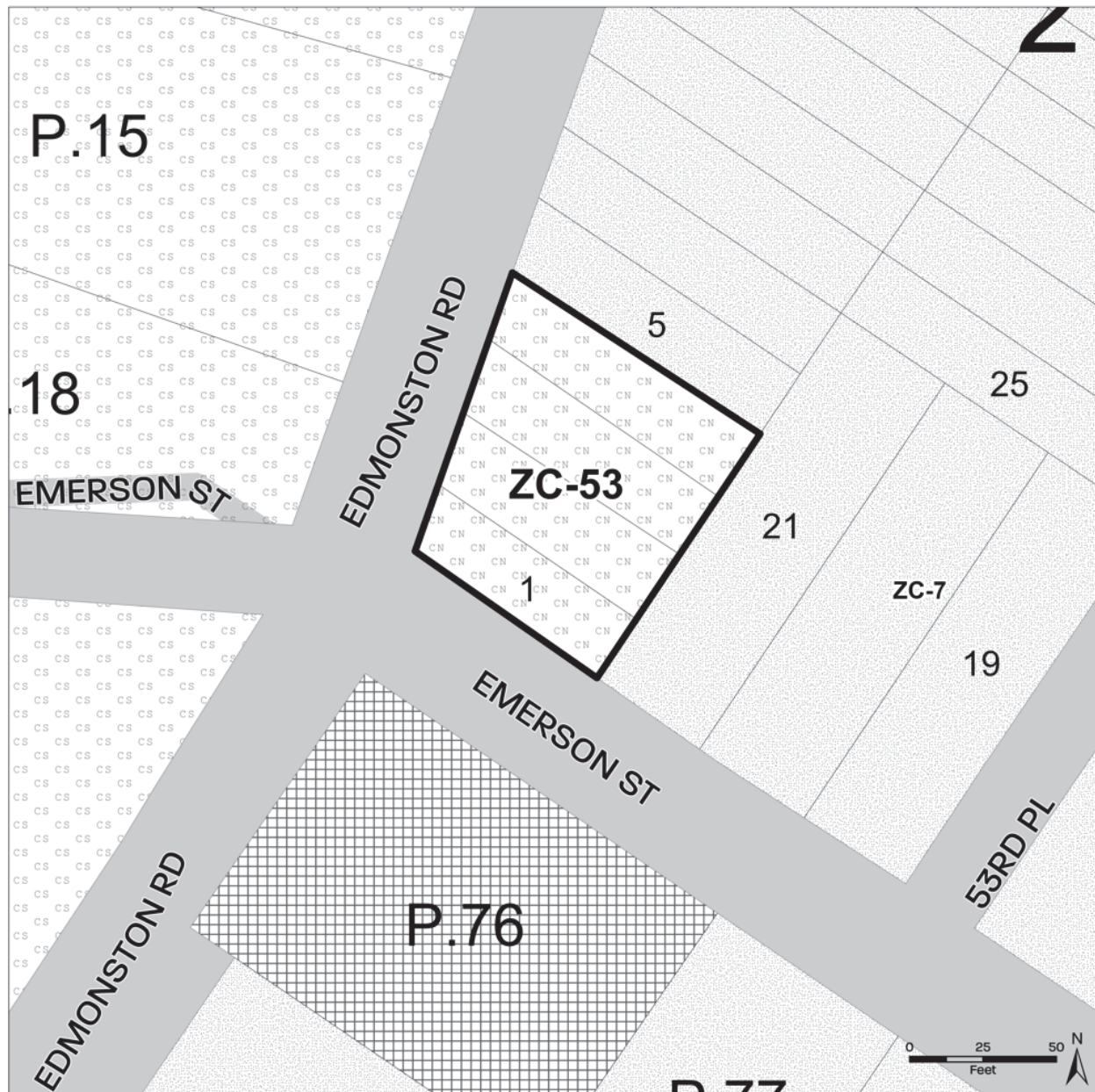
Table 56. Parcel Subject to ZC 53

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 53	5001 Edmonston Rd	050E1	0166397	LOTS 1.2.3.4	N/A	2	N/A	Private

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 32. Zoning Change (ZC) 53: CGO and RSF-65 to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Zoning Change 54: ROS to IE

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
54	ROS to IE	0.57	CMA	April 1, 2022	205NE04
			SMA	October 6, 2009	

This property is located at 4515 Baltimore Avenue in the Town of Bladensburg. The Future Land Use Map in the Adopted Sector Plan recommends mixed-use uses (see Map 8. Proposed Future Land Use (LU Map 3) and Strategy LU 1.1 in the Adopted Sector Plan and Map 33. Zoning Change (ZC) 54: ROS to IE below).

The subject property (Parcel 249) and the neighboring property (Parcel 254) are under the same private ownership. Parcel 254 is currently zoned Industrial, Employment (IE), which permits light industrial uses. Parcel 249, the subject property, is currently zoned Reserved and Open Space (ROS), which is intended for protecting scenic and environmentally sensitive areas, ensuring the retention of certain areas for non-intensive, active, or passive recreation uses. The existing use of the subject property is industrial and according to aerial imagery dating back to the 1970s, the same use has existed since that time. The property was zoned commercial prior to 1994. The proposed reclassification from ROS to IE would align with the existing use and the surrounding industrial context. The proposed reclassification will eliminate a nonconforming use and also eliminate the split zoning on the property, which is currently under the same ownership. This reclassification will implement Policy LU 5, Strategy LU 5.5, Policy EP 5, and Strategy EP 5.3 in supporting sustainable development within industrial areas while preserving the areas' industrial character.

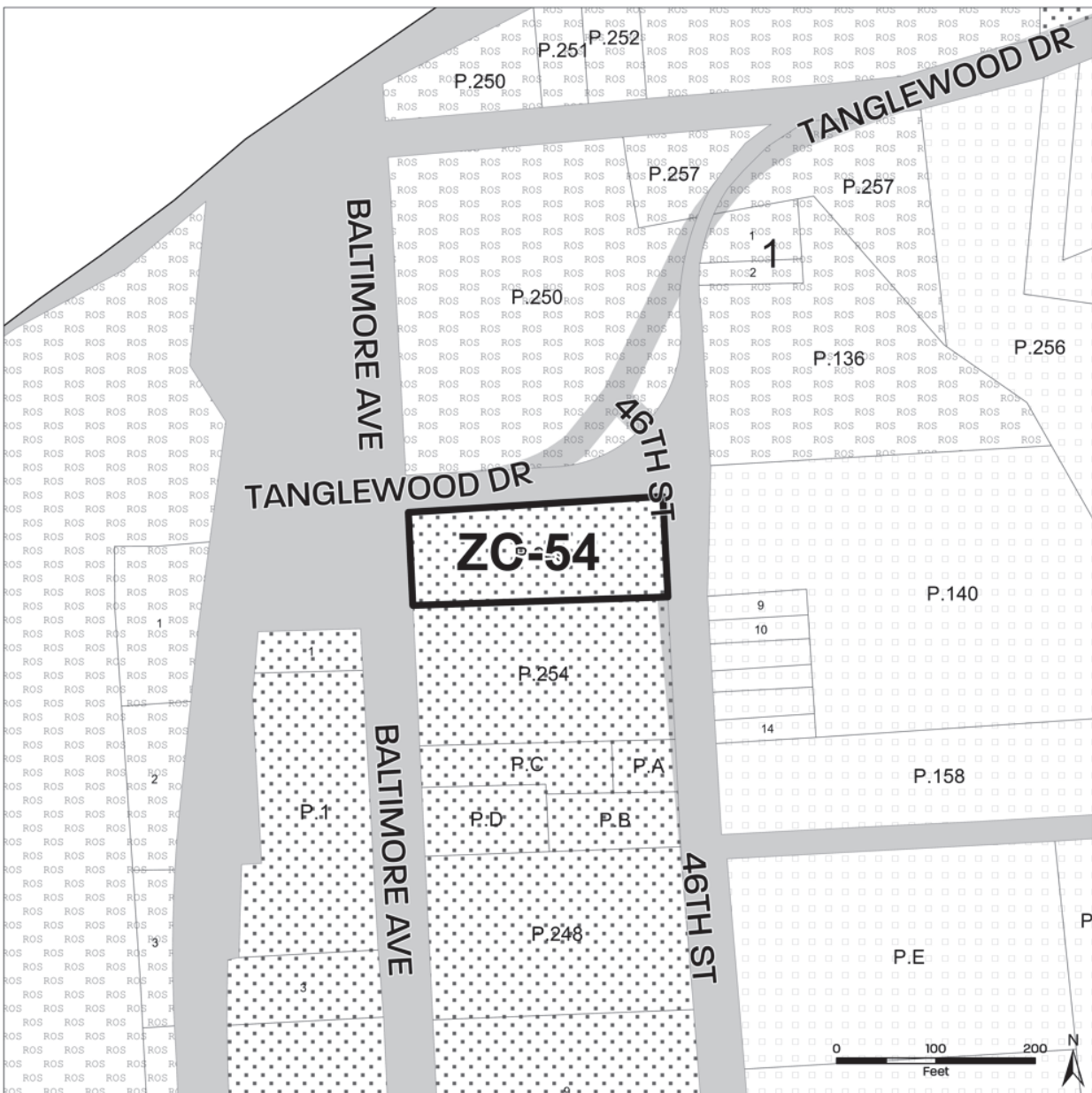
Table 57. Parcel Subject to ZC 54

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 54	4515 Baltimore Ave	050C2	0084640	Parcel 249 Lot E Side Main St	N/A	N/A	N/A	Private

Underline indicates language added to the preliminary plan.

~~[Brackets]~~ indicate language deleted from the preliminary plan.

Map 33. Zoning Change (ZC) 54: ROS to IE



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2025

<https://gisdata.pgplanning.org/opendata/>

Underline indicates language added to the preliminary plan.

[~~Brackets~~] indicate language deleted from the preliminary plan.

BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sectional map amendment 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 Port Towns 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 Vice Chair Okoye, seconded by Commissioner Matthews, with Chair Anderson, Vice Chair Okoye, and Commissioners Matthews and Lawlah voting in favor of the motion, and Commissioner Jenkins not participating at its regular meeting held on September 3, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of September 2026.

Kevin A. Anderson
Chair

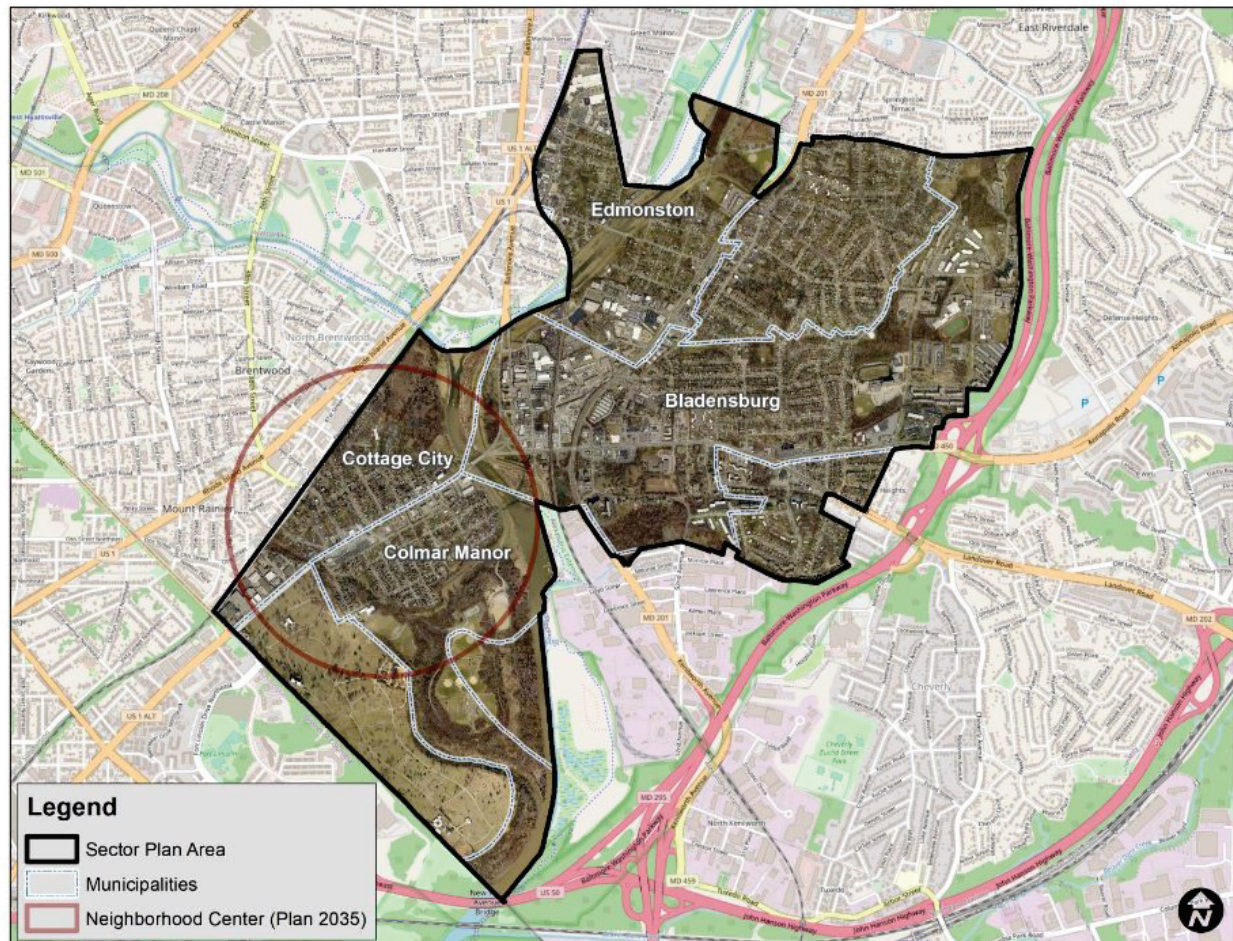

By Jessica Jones
Planning Board Administrator



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

08/07/2026

Map 1. Sectional Map Amendment Boundary.



Attachment A. Errata Sheet.

Revision No.	Issue/Error	Correction/Clarification	Page #
1	Incorrect reference to the preliminary plan's future land use map throughout the SMA	Change all references throughout the entire SMA from "(See Map 8. Proposed Future Land Use (LU Map 3))" or "(See Map 6. Proposed Future Land Use Map)" to "(See Map X. Future Land Use)". Future Land Use Map number in approved plan may change. Approved SMA will reflect updated map number for Future Land Use.	Various
2	Incorrect ZC reference in second to last paragraph on page 2 of Proposed SMA.	WHEREAS, the properties identified by Tax identification numbers 1811694, 1796572, 1811702, 1811710, 1811728, and 1822725, Tax Map and Grid 042C4, are being recommended for a less intense zone resulting in the creation of nonconforming uses and pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance the Planning Board has provided written justification supporting the zoning recommendation under Zoning Change 46[9] below; and	2
3	Incorrect ZC reference in ZC 49 of the Proposed SMA.	Research into this property and the 2009 SMA also revealed that the zoning between Lot 14 (part of tax account: 0184465) and Lot 15 (tax account: 0179655) was erroneously reversed, resulting in the subject parcel being incorrectly zoned RSF-65 while the neighboring parcel containing a home was erroneously zoned ROS. This reclassification corrects the zoning for this parcel to align with its existing and future use serving the community garden (it also corrects for the neighboring parcel—see ZC 36[7]).	137

Last Updated: August 31, 2026