

**PRELIMINARY**  
**CENTRAL BRANCH AVENUE**  
**CORRIDOR REVITALIZATION**  
**SECTOR PLAN**  
**MINOR PLAN AMENDMENT &**  
**PROPOSED**  
**SECTIONAL MAP AMENDMENT**

**REFERENCE COPY ONLY**  
**PLEASE DO NOT REMOVE**

**FOR QUESTIONS, PLEASE CONTACT:**

Michael D. Calomese, AICP, Project Manager – Michael.Calomese@ppd.mncppc.org

Korey Arsenault, Deputy Project Manager – Korey.Arsenault@ppd.mncppc.org



<https://pgplan.org/centralbranchave>

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2026 Legislative Session**

Resolution No. CR-035-2026  
Proposed by Council Member Harrison  
Introduced by \_\_\_\_\_  
Co-Sponsors \_\_\_\_\_  
Date of Introduction May 5, 2026

**RESOLUTION**

1 A RESOLUTION concerning

2 *2013 Central Branch Avenue Corridor Revitalization Sector Plan—Minor Master Plan*

3 *Amendment and Sectional Map Amendment—Initiation*

4 For the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-

5 Washington Regional District situated in Prince George's County, Maryland, a minor

6 amendment to the 2013 Central Branch Avenue Corridor Revitalization Sector Plan—in

7 particular, to incorporate the recommendations of the Medical Innovation Campus Feasibility

8 Study that are relevant to the Sector Plan, and to remove specific policies and strategies from the

9 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* that were inserted into the

10 2014 *Approved Southern Green Line Station Area Sector Plan* upon the passage of CR-103-2023

11 by the Prince George's County Council, sitting as the District Council-and initiating a concurrent

12 Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor*

13 *Revitalization Sector Plan* area.

14 WHEREAS, pursuant to its authority set forth in the Regional District Act within the Land

15 Use Article, Annotated Code of Maryland, the County Council of Prince George's County,

16 sitting as the District Council for that portion of the Maryland-Washington Regional District in

17 Prince George's County ("District Council"), approved the 2013 *Central Branch Avenue*

18 *Corridor Revitalization Sector Plan* via adoption of CR-24-2013 on April 2, 2013; and

19 WHEREAS, on October 17, 2023, the District Council adopted CR-103-2023, thereby

20 directing that policies and strategies from the 2013 *Approved Central Branch Avenue Corridor*

21 *Revitalization Sector Plan* that are specific to the Suitland Road Corridor, be inserted into the

1 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*,  
2 as Suitland Road serves as a shared boundary between both plan areas; and

3 WHEREAS, Section 27-3502(i) of the Zoning Ordinance provides a process by which the  
4 District Council may initiate a minor amendment to approved area master plans, subject to  
5 certain requirements; and

6 WHEREAS, the District Council finds that there is a need to amend the 2013 *Approved*  
7 *Central Branch Avenue Corridor Revitalization Sector Plan* in order to revise maps and tables  
8 and to include recommended policies and strategies from the 2026 Medical Innovation Campus  
9 Feasibility Study, which would add more robustness to existing policies and strategies in the  
10 plan's Southern Maryland Hospital Focus Area; and

11 WHEREAS, the Sector Plan's comprehensive land use and development pattern should  
12 emphasize and reflect the County's current legislative priorities for creating context-sensitive  
13 infill and development of an appropriate scale within Established Communities that provides  
14 goods and services as well as a diversity of housing choices within the Southern Maryland  
15 Hospital Center Focus Area; and

16 WHEREAS, the District Council finds that the proposed minor amendments will fall  
17 within the parameters authorized by the provisions of Section 27-3502(i)(2), as the amendments  
18 proposed herein: (1) advance defined public objectives; (2) involve no more than 50% of the  
19 applicable plan area, but are not limited to a single parcel of land or landowner; and (3) are  
20 limited to specific issues regarding public planning objectives; and

21 WHEREAS, it is the finding of the District Council that the proposed minor amendments  
22 will not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein  
23 do not: (1) rezone any land; (2) change a General Plan center designation; (3) require major  
24 transportation or public facilities analysis or revised water and sewer classification; or (4) amend  
25 the County's growth boundary; and

26 WHEREAS, it is the desire of the District Council to process a Sectional Map Amendment  
27 concurrently with this minor amendment to the 2013 *Approved Central Branch Avenue Corridor*  
28 *Revitalization Sector Plan* in accordance with Sections 27-3502 and 3503 of the Zoning  
29 Ordinance, to provide a strong interrelationship between land use recommendations in approved  
30 plans and the zoning of land; and

31 WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be the same

1 boundaries of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, as  
2 illustrated in Attachment 1; and

3 WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the  
4 proposed minor amendment to the 2013 *Approved Central Branch Avenue Corridor*  
5 *Revitalization Sector Plan* and its concurrent proposed Sectional Map Amendment shall be  
6 subject to all applicable notice and public hearing requirements to seek public comment on the  
7 minor amendment and proposed Sectional Map Amendment.

8 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
9 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
10 Regional District in Prince George's County, Maryland, that

11 BE IT FURTHER RESOLVED that in accordance with Sections 27-3502 and 3503 of the  
12 Zoning Ordinance, the Prince George's County Planning Board of the Maryland-National  
13 Capital Park and Planning Commission is hereby directed to initiate a minor amendment to the  
14 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan and the Prince  
15 George's County Planning Director is hereby directed to prepare a concurrent Sectional Map  
16 Amendment for that portion of Planning Area 66 subject to the proposed minor amendment, as  
17 follows:

18 **MINOR AMENDMENT NUMBER ONE**

19 Amend the "Chapter 1: Introduction" text on p. 1:

20 [While included within the sector plan boundary, it is planned for transit-oriented  
21 development as part of the Southern Green Line Sector Plan.]

22 **MINOR AMENDMENT NUMBER TWO**

23 Replace "Map 1. Sector Plan Boundary Focus Areas" on p. 3 with Revised Map 1. Sector  
24 Plan Boundary and Focus Areas. (Attachment 1)

25 **MINOR AMENDMENT NUMBER THREE**

26 Replace "Map 2. General Plan" on p. 6 with Revised Map 2. General Plan. (Attachment 2)

27 **MINOR AMENDMENT NUMBER FOUR**

28 Replace "Map 3. Existing Land Use" on p. 21 with Revised Map 3. Existing Land Use.  
29 (Attachment 3)

30 **MINOR AMENDMENT NUMBER FIVE**

31 Replace "Map 4. Industrial/Flex Space Submarkets" on p. 27 with Revised Map 4.

1 Industrial/Flex Space Submarkets. (Attachment 4)

2 **MINOR AMENDMENT NUMBER SIX**

3 Replace "Map 6. Watersheds" on p. 32 with Revised Map 6. Watersheds. (Attachment 5)

4 **MINOR AMENDMENT NUMBER SEVEN**

5 Replace "Map 7. Green Infrastructure Network" on p. 33 with Revised Map 7. Green  
6 Infrastructure Network. (Attachment 6)

7 **MINOR AMENDMENT NUMBER EIGHT**

8 Replace "Map 8. Sector Plan Area Noise Zones" on p. 37 with Revised Map 8. Sector Plan  
9 Area Noise Zones. (Attachment 7)

10 **MINOR AMENDMENT NUMBER NINE**

11 Replace "Map 9. Parks" on p. 38 with Revised Map 9. Parks. (Attachment 8)

12 **MINOR AMENDMENT NUMBER TEN**

13 Amend "Table 6. Existing Parks" on p. 39:

14 [Q47] [Michael J. Polley Neighborhood Park/School] [7.89] [6311 Randolph  
15 Road, Suitland, MD 20746] [Lighted tennis courts, picnic and sitting area with  
16 play equipment]

17 **MINOR AMENDMENT NUMBER ELEVEN**

18 Replace "Map 10. Schools" on p. 43 with Revised Map 10. Schools. (Attachment 9)

19 **MINOR AMENDMENT NUMBER TWELVE**

20 Amend "Table 7. Public School Information" on p. 43:

21 [Skyline E.S.] [1966] [37,225] [10] [n/a] [76 (poor)]

22 **MINOR AMENDMENT NUMBER THIRTEEN**

23 Replace "Map 12. Allentown Road-Suitland Road Focus Area" on p. 48 with Revised Map  
24 12. Allentown Road-Suitland Road Focus Area. (Attachment 10)

25 **MINOR AMENDMENT NUMBER FOURTEEN**

26 Amend the "Suitland Road" text on p. 70:

27 [Designate property between Randolph and Johns Street as Residential Medium-  
28 High to create an opportunity for diverse housing options along the corridor.]

29 **MINOR AMENDMENT NUMBER FIFTEEN**

30 Amend the "Suitland Road" text on p. 70:

31 [Designate all commercial properties on Suitland Road as Commercial-

1 Neighborhood.]

2 **MINOR AMENDMENT NUMBER SIXTEEN**

3 Amend the "Suitland Road" text on p. 70:

4 [Designate the developed portion of the Veterans of Foreign Wars (VFW)  
5 property as institutional and the undeveloped frontage as open space to expand  
6 green space along the roadway.]

7 **MINOR AMENDMENT NUMBER SEVENTEEN**

8 Remove "Map 19. Suitland Road Land Use" on p. 71.

9 **MINOR AMENDMENT NUMBER EIGHTEEN**

10 Amend "Map 20. Illustrative Development Concept - Suitland Road" by removing  
11 [Suitland] and replacing it with Allentown. (p. 72)

12 **MINOR AMENDMENT NUMBER NINETEEN**

13 Remove "Map 21. Illustrative Development Concept" on p. 73.

14 **MINOR AMENDMENT NUMBER TWENTY**

15 Remove "Map 25. Suitland Road Redevelopment Concept" on p. 77.

16 **MINOR AMENDMENT NUMBER TWENTY-ONE**

17 Amend the "Future Land Use Corridorwide" text on p. 111:

18 [Land use policy at the Branch Avenue Metro Station is contained in the Southern  
19 Green Line Station Area Sector Plan.]

20 **MINOR AMENDMENT NUMBER TWENTY- TWO**

21 Replace "Map 43. Corridorwide Future Land Use" on p. 112 with Revised Map 43.  
22 Corridorwide Future Land Use. (Attachment 11)

23 **MINOR AMENDMENT NUMBER TWENTY- THREE**

24 Replace "Map 44. Bikeways and Trails" on p. 122 with Revised Map 44. Bikeways and  
25 Trails. (Attachment 12)

26 **MINOR AMENDMENT NUMBER TWENTY- FOUR**

27 Replace "Map 45. Road Network Recommendations" on p. 123 with Revised Map 45. Road  
28 Network Recommendations. (Attachment 13)

29 **MINOR AMENDMENT NUMBER TWENTY- FIVE**

30 Replace "Map 46. Stormwater Recommendations" on p. 129 with Revised Map 46.  
31 Stormwater Recommendations. (Attachment 14)

**MINOR AMENDMENT NUMBER TWENTY- SIX**

Amend the “Historic Preservation” text on p. 132:

[Eugene Darcey House (76A-028) 5301 Auth Road.]

[Roland Darcey Houses (76A-032) 5905-5909 Auth Road.]

**MINOR AMENDMENT NUMBER TWENTY- SEVEN**

Amend the “Historic Preservation” text on p. 133:

[Soper House (76A-049) 5600 Auth Road.]

**MINOR AMENDMENT NUMBER TWENTY- EIGHT**

Amend the “Historic Preservation” text on p. 133:

[The following historic property has been determined to be eligible for historic site designation: Marescalco House (76A-021) This property was removed from the 2010 Approved Historic Sites and Districts Plan by District Council Action. Designation as a historic site could be pursued if the property is sold to a new owner.]

**MINOR AMENDMENT NUMBER TWENTY-NINE**

Replace "Map 47. Enterprise Zone" on p. 139 with Revised Map 47. Enterprise Zone.

(Attachment 15)

**MINOR AMENDMENT NUMBER THIRTY**

Replace "Map 48. BRAC Zone" on p. 140 with Revised Map 48. BRAC Zone.

(Attachment 16)

**MINOR AMENDMENT NUMBER THIRTY-ONE**

Replace "Map 49. Priority Funding Area" on p. 143 with Revised Map 49. Priority Funding Area. (Attachment 17)

**MINOR AMENDMENT NUMBER THIRTY-TWO**

Amend the “Land Use Recommendations and Zoning Implications” text on p. 108:

Designate the hospital center and associated properties as Institutional Mixed Use to [reflect the current use and] allow a range of accessory uses increasingly common at medical complexes such as hotels, residential uses, and limited retail.

**MINOR AMENDMENT NUMBER THIRTY-THREE**



1 Tax ID 5524707

2 Tax ID 5524718

3 Tax ID 5524720

4 **MINOR AMENDMENT NUMBER THIRTY-FOUR**

5 Amend the Future Land Use Map, reflecting the change of the future land use  
6 designation listed above for properties to be included in the Medical Innovation Campus  
7 Feasibility Study.

8 **MINOR AMENDMENT NUMBER THIRTY-FIVE**

9 Amend the “Land Use Recommendations and Zoning Implications” text on p. 108:

10 Rezone the area designated Institutional Mixed Use to the Commercial,

11 General, and Office (CGO) [appropriate] zoning classification.

12 **MINOR AMENDMENT NUMBER THIRTY-SIX**

13 Amend the “Development Program” text on p. 109:

14 [The development program for the focus area increases retail square footage from  
15 2,700 square feet to 34,400 square feet and adds 395,500 square feet of office and  
16 253 residential units. The hospital expands by 208,200 square feet and 116 hotel  
17 rooms.]

18 The redevelopment program reflects plans to expand the area around the hospital  
19 complex into a medical innovation campus. This campus is planned to have three  
20 development areas: 1) the Innovation Core, 2) the North Village, and 3) the South  
21 Village. [building and build a new office building. It anticipates demand for new  
22 residential development and expansion of the existing hotel facility as a result of  
23 this growth. Planned transit, and a new interchange at the hospital entrance,  
24 improve access to the complex and increase its desirability as a place to work and  
25 live. Parking is provided in a garage and other uses are added to create a compact,  
26 mixed-use development center.]

27 The Innovation Core is the heart of the Medical Innovation Campus, roughly

1 defined as the area surrounding the existing MedStar Southern Maryland Hospital  
2 Center and within a 10-minute walk of the proposed Southern Maryland Rapid  
3 Transit (SMRT) station. It integrates medical innovation uses with retail,  
4 amenities, and open spaces to create a vibrant mix of uses. The Innovation Core is  
5 intended to have the greatest intensity and mix of uses and provide the driving  
6 energy of the campus. A mixed-use “main street” extends from Surratts Road to  
7 the SMRT station, with retail and other active ground-floor uses that energize the  
8 street and enhance walkability.

9 The North Village is ideal for expanded senior housing. This area, to the north  
10 and northeast of the Innovation Core, along Surratts Road and Dangerfield Road,  
11 is envisioned to develop into senior housing that would allow for a continuum of  
12 care, supporting seniors with varying needs and enabling them to remain within  
13 the community as their requirements change over time. Integrating additional  
14 senior housing would also help foster intergenerational connections and support  
15 services tailored to older adults, enhancing the overall livability of the area. Non-  
16 residential uses may be appropriate if they are designed and integrated well.

17 The South Village is envisioned for housing but also could be suitable for  
18 innovation-supporting non-residential uses, like office space, laboratory space, or  
19 educational and/or vocational space. This area, along and to the east of Branch  
20 Avenue and north of the PEPCO transmission lines, offers significant  
21 opportunities for open areas, recreation facilities, walking trails, and access to  
22 nature.

23 The total conceptual [development] program represents over 5 million square feet  
24 of development. This includes approximately 1.34 million square feet developed  
25 for medical innovation uses like the existing MedStar Southern Maryland  
26 Hospital Center and its further expansion, and space for laboratories, medical  
27 education, and other medical uses. This also includes approximately 150,000  
28 square feet for a hotel and restaurant and retail uses. Finally, this would also  
29 include approximately 3.6 million square feet of residential development,  
30 translating into 3,500 dwelling units across senior housing, skilled care,  
31 multifamily, and single-family attached and detached.

**MINOR AMENDMENT NUMBER THIRTY-SEVEN**

Amend the “Connectivity and Circulation” text on p. 109:

- [Ensure that the final design of the Branch Avenue and Surratts Road interchange incorporates the future transit line and station.]
- Support the Branch Avenue–Surratts Road interchange/realignment and SMRT delivery. Locate the future transit stop where the benefit will be maximized for transit-supported development. This option addresses the topographic issues associated with locating the transit stop close to Branch Avenue.
- Provide a side path along Surratts Road and hard surface bike trail along Hospital Drive (See Map 45).
- Provide sidewalks throughout the medical innovation campus[.] and create a more connected internal street grid.
- Design complete streets with safe pedestrian and bicycle facilities. [Explore options to provide better connections across Branch Avenue for pedestrians and bicyclists.]
- Extend Hospital Drive to the south. Create a new intersection with MD 5 (Branch Avenue) at the southern end of the campus to increase visibility and access, reduce traffic congestion at the intersection of Hospital Drive and Surratts Road, and improve emergency access to MedStar SMHC.

**MINOR AMENDMENT NUMBER THIRTY-EIGHT**

Amend the “Open Space” text on p. 110:

- Preserve the floodplain and wetland associated with the stream system north of the hospital as a bioretention amenity
- [Ensure that civic space is strategically located near to the transit stop.]
- Create [Provide] a large central park and/or plaza in the Innovation Core that is [as] an identifying open space feature near the SMRT[transit] stop.[and] P[p]rovide pedestrian and bicycle amenities such as benches, water fountains, and trash receptacles at the park/plaza.

- 1 • Provide a variety of open spaces of varying sizes and purposes, including
- 2 commercial plazas, social nodes, active, passive, and natural forms of
- 3 recreation.
- 4 • Provide a perimeter sidewalk that connects the large central park and/or plaza
- 5 [civic open space] to the surrounding sidewalk and trail network, and
- 6 incorporate pavements of varied physical texture, color, and pattern to guide
- 7 movement and define functional areas.
- 8 • Design buildings with private courtyards and greenways in addition to the
- 9 publicly accessible open spaces in the campus.
- 10 • Create a network of off-street walking trails that link the Medical Innovation
- 11 Campus together and to surrounding neighborhoods

### **MINOR AMENDMENT NUMBER THIRTY-NINE**

13 Amend the “Building and Site Design” text on p. 110:

14 The guiding principle is to create a cohesive, well-connected, and modern medical

15 innovation campus [hospital complex]. The Medical Innovation Campus should

16 be designed with a gradation of density and intensity, with the highest density at

17 the Innovation Core around the SMRT station and density stepping down toward

18 the Villages at the edges. It is important that all new buildings relate to one

19 another in terms of architecture and are built to create a compact, campus-like

20 feel.

- 21 • Ensure that new infill buildings are well designed and are compatible with the
- 22 existing buildings in materials, window treatment, and architecture to enhance
- 23 the built environment. Use high-quality building material during construction
- 24 such as brick, stone or masonry.
- 25 • Buildings in the Innovation Core should step down in height and should be
- 26 designed to present smaller facades where adjacent to existing single-family
- 27 homes, ensuring appropriate neighborhood compatibility.
- 28 • Buildings should face streets, define blocks, frame open spaces, and
- 29 contribute to a high-quality, walkable public realm. Place infill structures

1 along the established building line with the building front facing the street or a  
2 public plaza.

- 3 • Ensure that parking garages are hidden from the street, designed and  
4 articulated to promote visual interest and avoid long, traditional, horizontal  
5 openings. Ensure that the ground floors of parking garages fronting public  
6 streets are developed with retail or are articulated in a manner that they add  
7 interest to the overall environment.
- 8 • Multifamily residential buildings in the Innovation Core should be at least  
9 four to six stories, though there is potential for some buildings to be taller.  
10 Multifamily residential buildings in the North Village should be three stories.  
11 Single-family attached and detached buildings should be two to three stories.  
12 [Maintain a building height range of 1 to 5 stories.]

### 13 **MINOR AMENDMENT NUMBER FORTY**

14 Amend the “Transportation” text on pp. 120-121:

15 All transit and roadway facilities shall be considered for right-of-way preservation  
16 in accordance with the recommendations in this plan and consistent with County  
17 statutes. The transit alignment recommended in the Southern Maryland Rapid  
18 Transit (SMRT) Planning and Environment Linkages Study (PEL Study)  
19 [*Southern Maryland Transit Corridor Preservation Study*] shall be considered for  
20 right-of-way preservation consistent with the recommendations in that study, and  
21 stations shall likewise be considered for right-of-way preservation once the station  
22 location and a conceptual footprint of the extent of station facilities are known.

### 23 **MINOR AMENDMENT NUMBER FORTY-ONE**

24 Amend the “Transit” text on p. 121:

25 This plan endorses transit recommendations in the 2009 Approved Countywide  
26 Master Plan of Transportation (MPOT) pertaining to this sector plan area, and  
27 also endorses the Southern Maryland Transit Corridor Preservation Study  
28 recommendation for light rail transit or bus rapid transit along Branch Avenue to  
29 Charles County. In addition to the three recommended stops (Coventry,



1 BE IT FURTHER RESOLVED that, pursuant to Sections 27-3200 of the County Zoning  
2 Ordinance, the Prince George's County Planning Board will review and make a recommendation  
3 on the foregoing proposed minor amendment to the 2013 *Approved Central Branch Avenue*  
4 *Corridor Revitalization Sector Plan* and on the concurrent proposed Sectional Map Amendment.

5 BE IT FURTHER RESOLVED that, pursuant to Section 27-3502 of the County Zoning  
6 Ordinance, the County Council of Prince George's County, Maryland, sitting as the District  
7 Council, and the Prince George's County Planning Board of the Maryland-National Capital Park  
8 and Planning Commission shall conduct a joint public hearing to receive testimony and public  
9 comments concerning the foregoing proposed minor amendment to the 2013 *Approved Central*  
10 *Branch Avenue Corridor Revitalization Sector Plan* and concurrent proposed Sectional Map  
11 Amendment, and said joint public hearing will be held on Monday, June 29, 2026, in accordance  
12 with prescriptions of the County's Zoning Ordinance.

13 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this  
14 Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park  
15 and Planning Commission in accordance with the procedural requirements of Section 27-3502 of  
16 the County Zoning Ordinance.

Adopted this 5th day of May, 2026

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Krystal Oriadha  
Chair

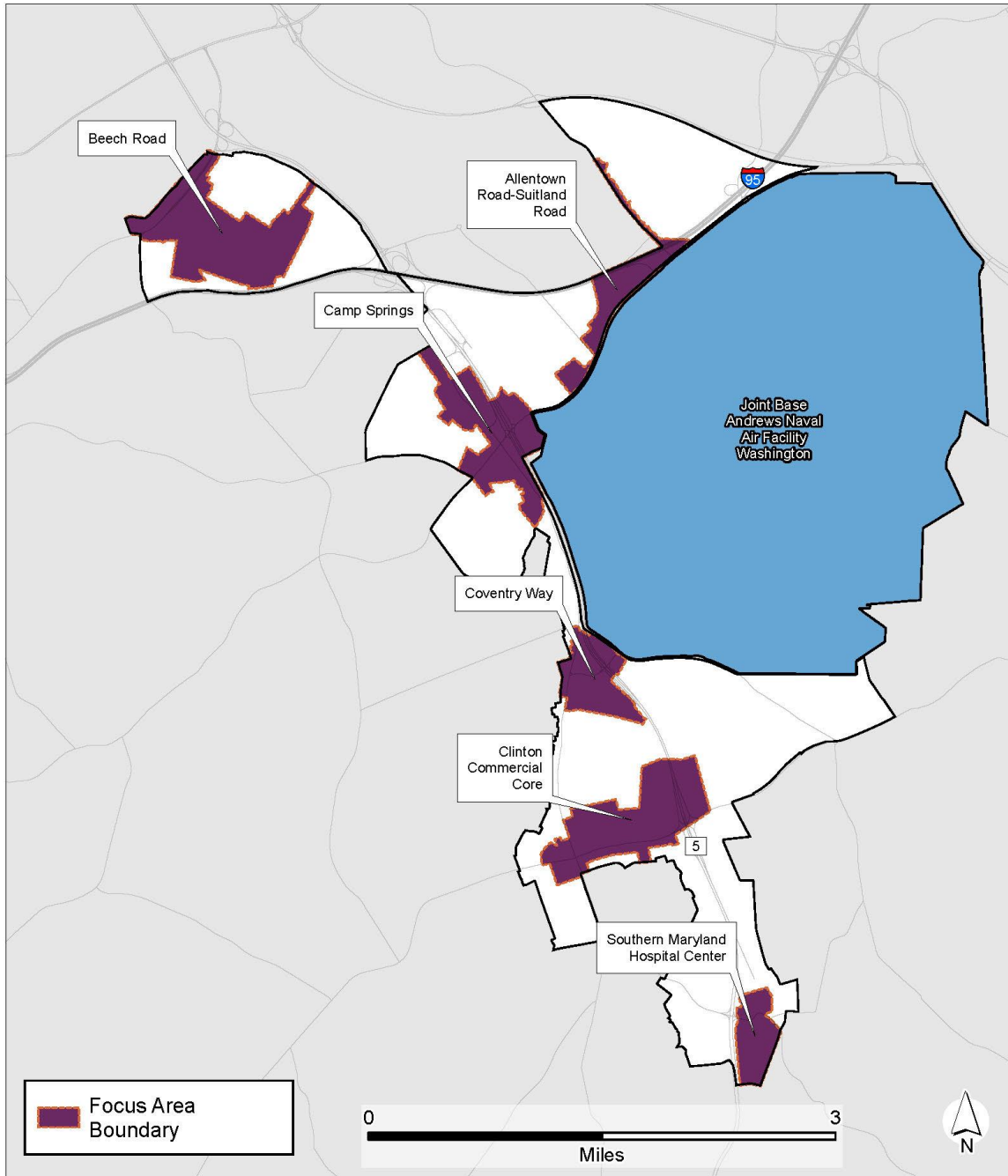
ATTEST:

---

Donna J. Brown  
Clerk of the Council

# ATTACHMENT 1

## Revised Map 1. Sector Plan Boundary and Focus Areas



### Sector Plan Boundary and Focus Areas Central Branch Avenue Corridor Revitalization

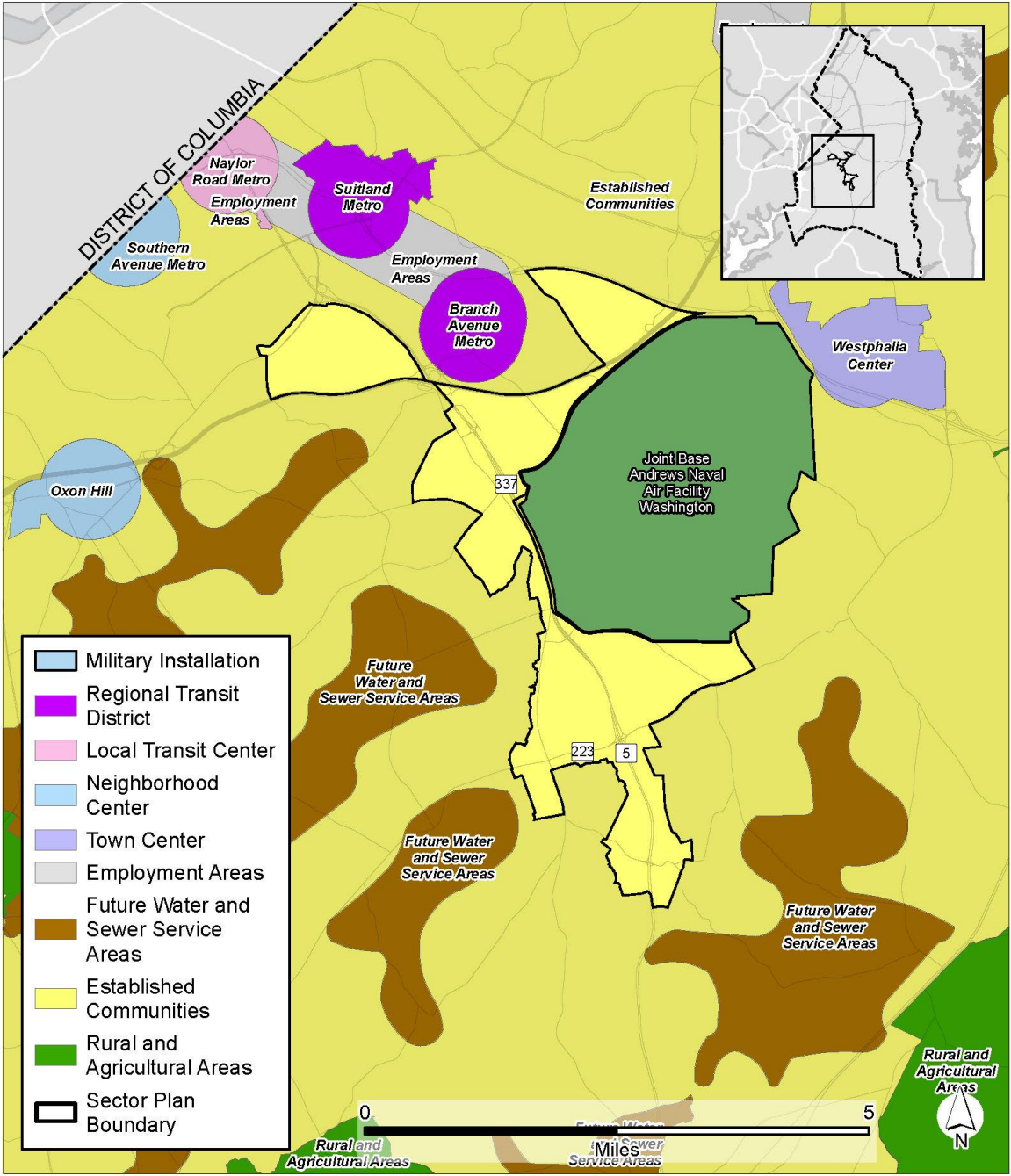
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the boundary of the sector plan, as well as the six focus areas in the sector plan. This map provides the correct boundary of the sector plan.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 2**

Revised Map 2. General Plan



**Plan 2035  
Central Branch Avenue Corridor Revitalization**

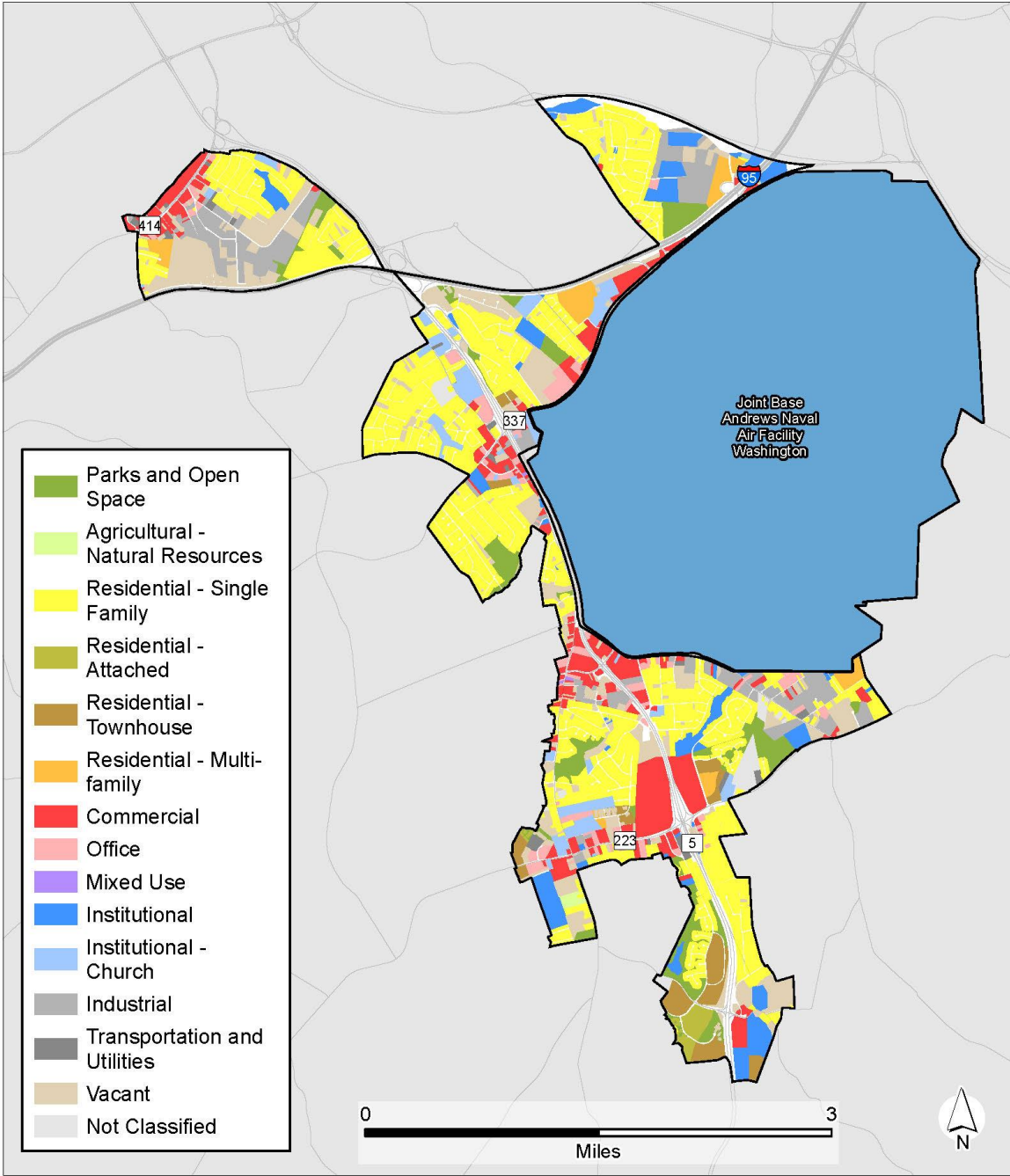
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the sector plan boundary and its geographic relation to the County.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 3**

Revised Map 3. Existing Land Use



**Existing Land Use**  
**Central Branch Avenue Corridor Revitalization**

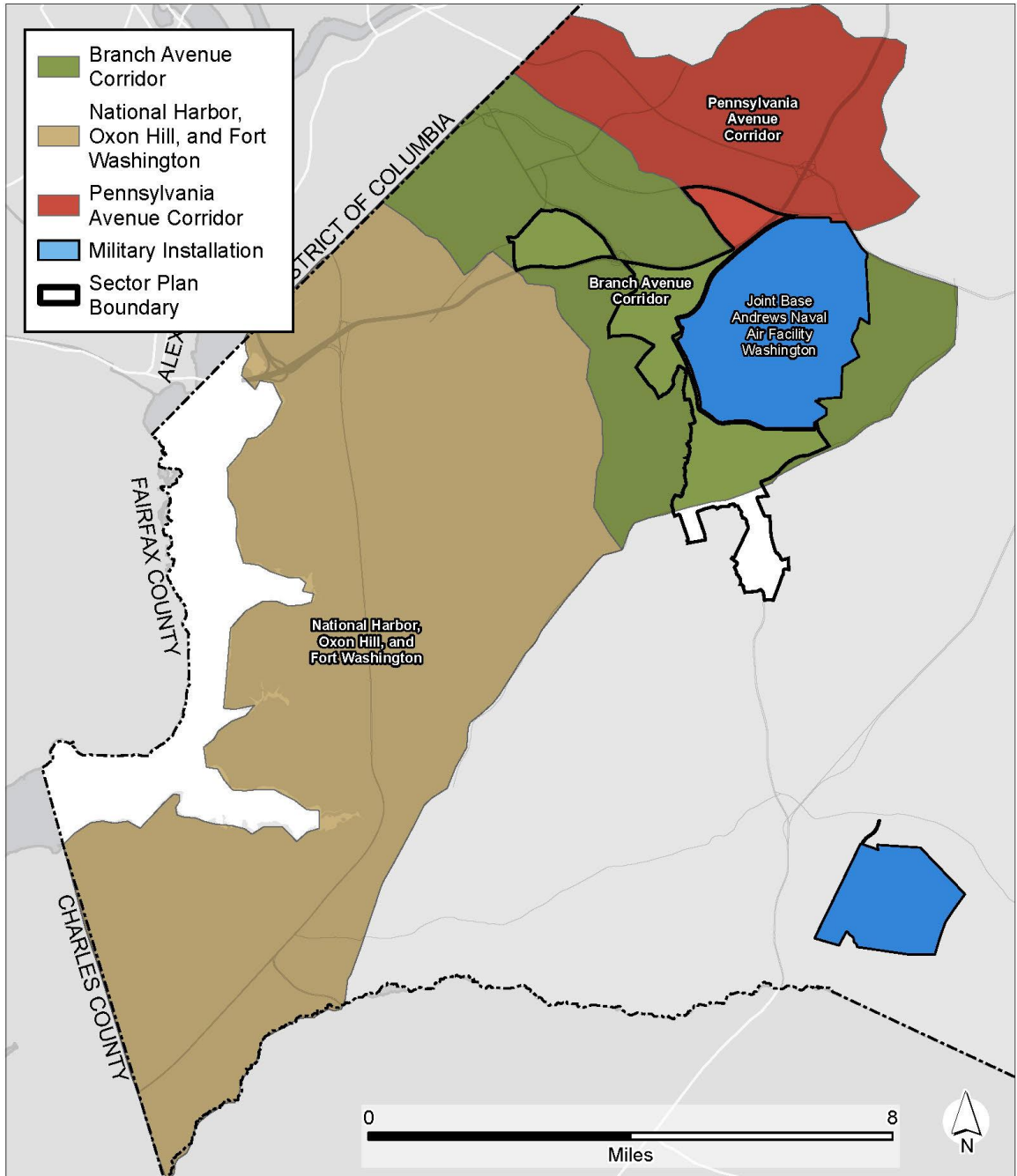
© M-NCPPC  
 Prince George's County  
 Planning Department  
 Job #4591

Summary: This map shows the existing land uses for the sector plan area.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 4**

Revised Map 4. Industrial/Flex Space Submarkets



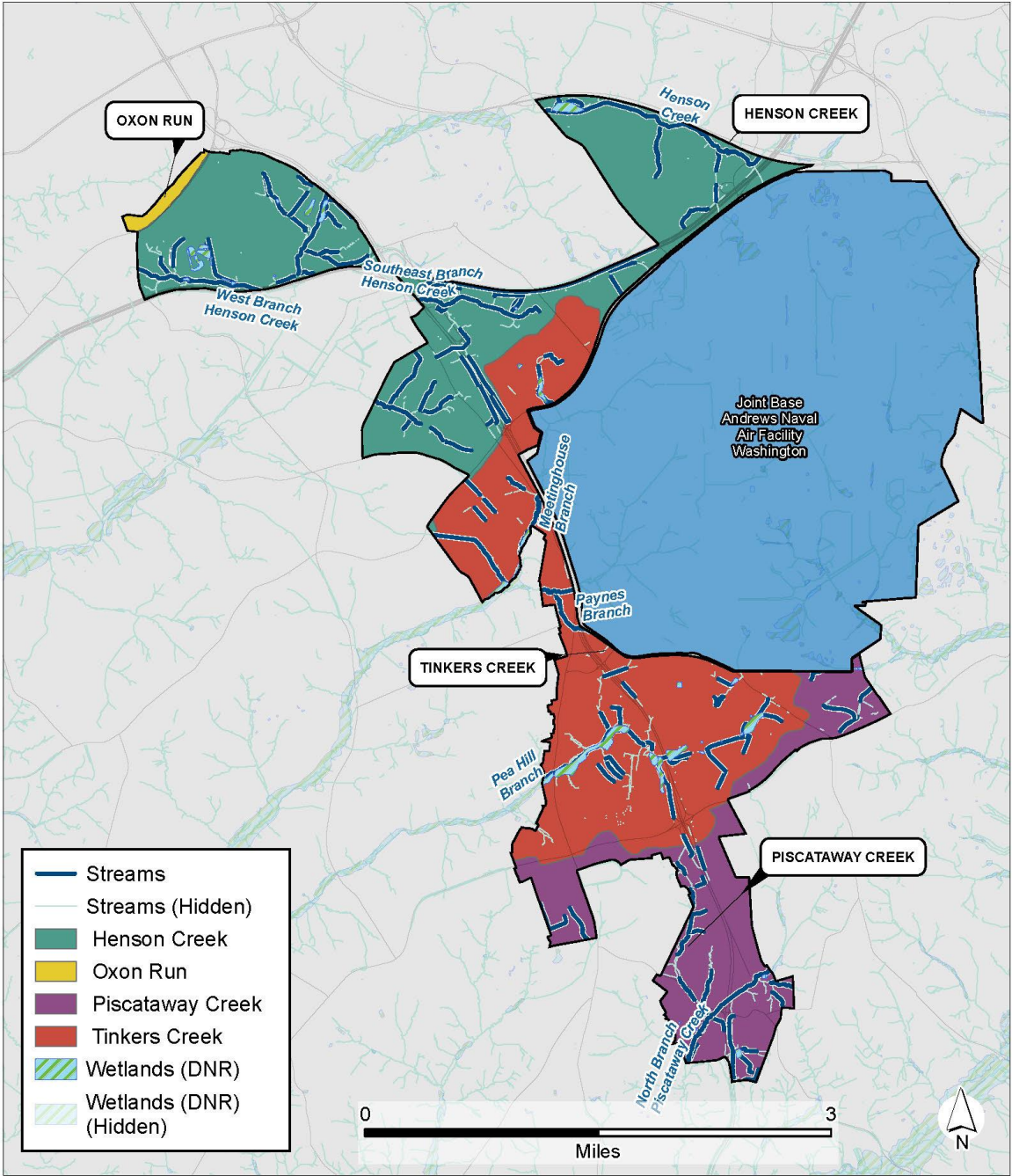
**Industrial/Flex Space Submarkets  
Central Branch Avenue Corridor Revitalization**

© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the overlap of the sector plan boundary with real estate submarkets in industrial/flex space. Industrial facilities in these areas are smaller (18,000 - 35,000 square feet) than typical industrial uses, often resembling flex office space more than industrial or manufacturing facilities. The users of  
For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 5**

Revised Map 6. Watersheds



**Watersheds**  
**Central Branch Avenue Corridor Revitalization**

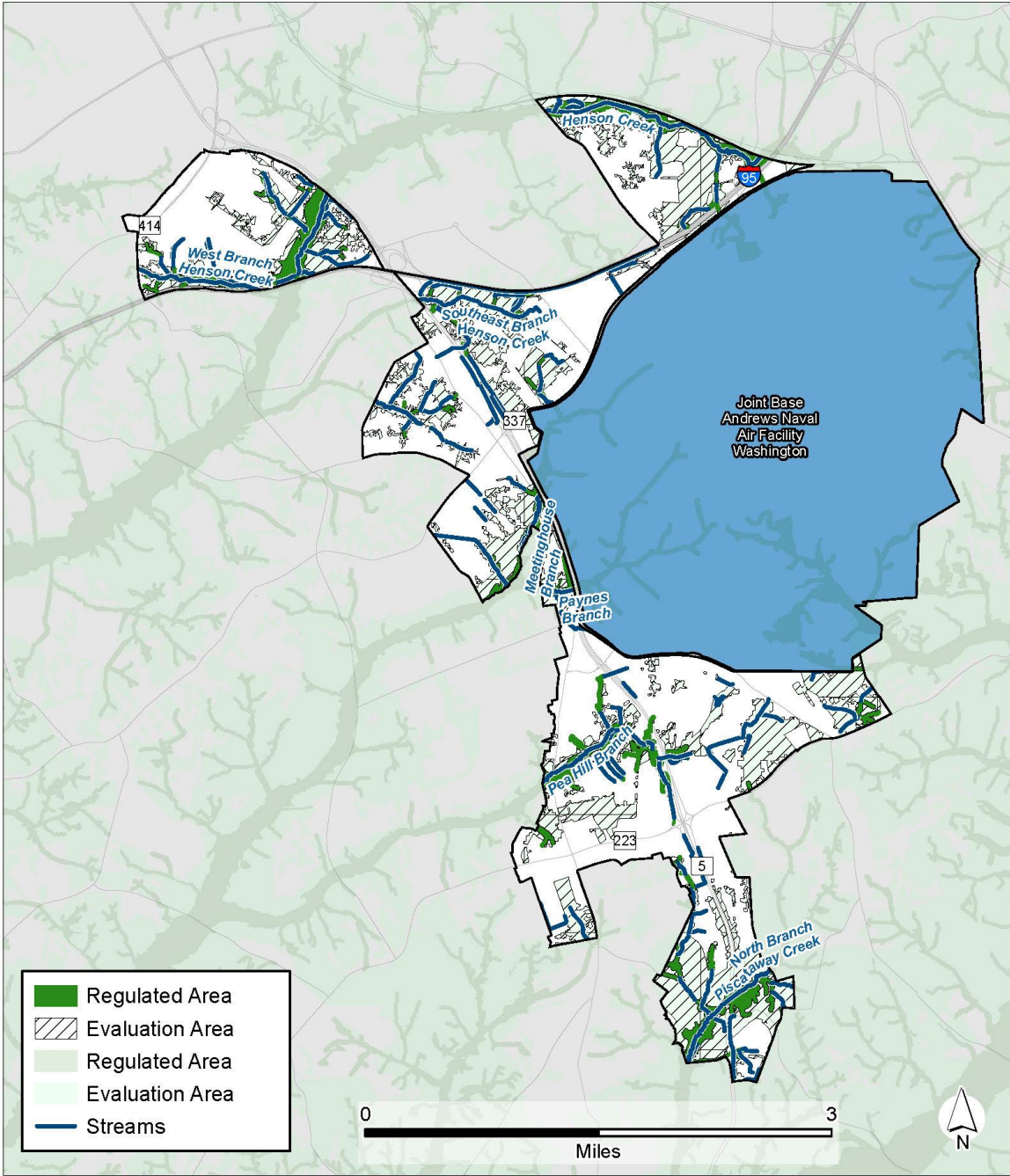
© M-NCPPC  
 Prince George's County  
 Planning Department  
 Job #4591

Summary: This map shows the location of watersheds (Henson Creek, Tinkers Creek, Piscataway Creek, and Oxon Run) within the sector plan boundary.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 6**

Revised Map 7. Green Infrastructure Network



**Green Infrastructure Network  
Central Branch Avenue Corridor Revitalization**

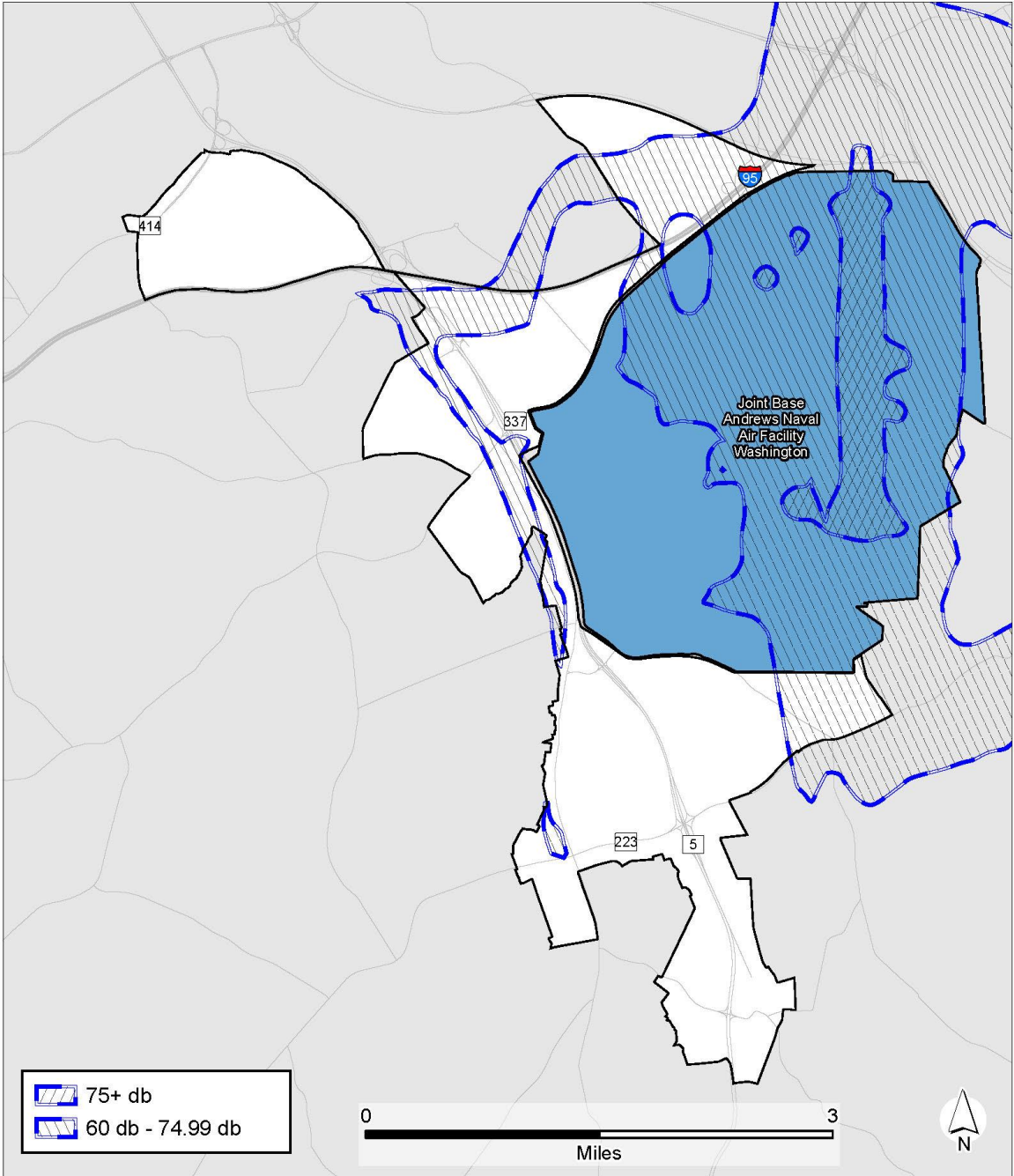
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the sector plan area and its relation to the Green Infrastructure Network. The Countywide Green Infrastructure Plan identifies a network of waterways, wetlands, woodlands, wildlife habitats, and other natural areas of Countywide significance, and proposes conservation mechanisms to

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 7**

**Revised Map 8. Sector Plan Area Noise Zones**

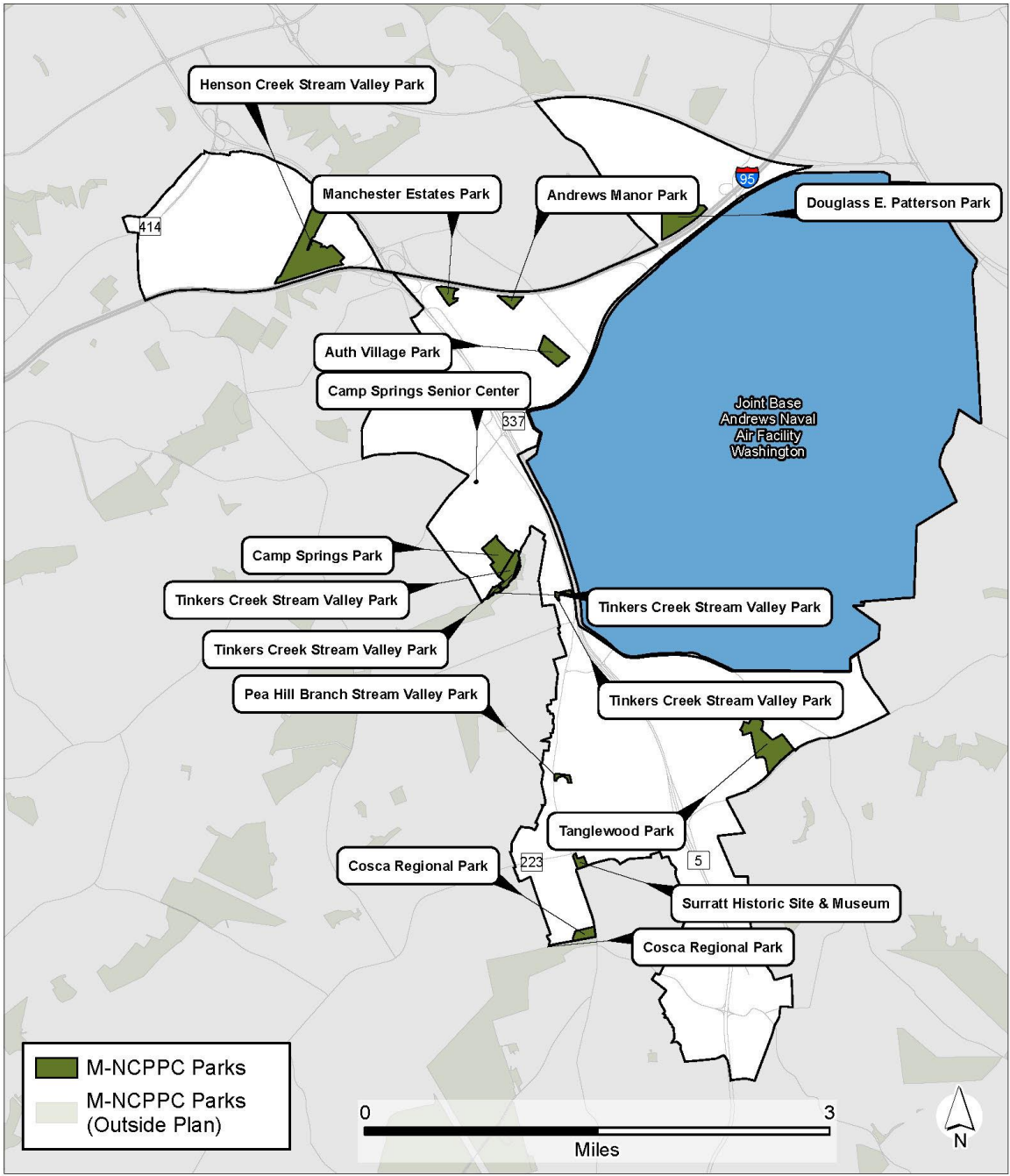


**Sector Plan Area Noise Zones  
Central Branch Avenue Corridor Revitalization**

© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the noise zones affecting the sector plan area. Noise issues related to transportation uses in the sector plan area are limited to roadways designated as arterial and greater, which produce enough noise to result in unsafe noise levels. small portions of the sector plan area are subject to  
For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 8**  
Revised Map 9. Parks



**Parks**  
**Central Branch Avenue Corridor Revitalization**

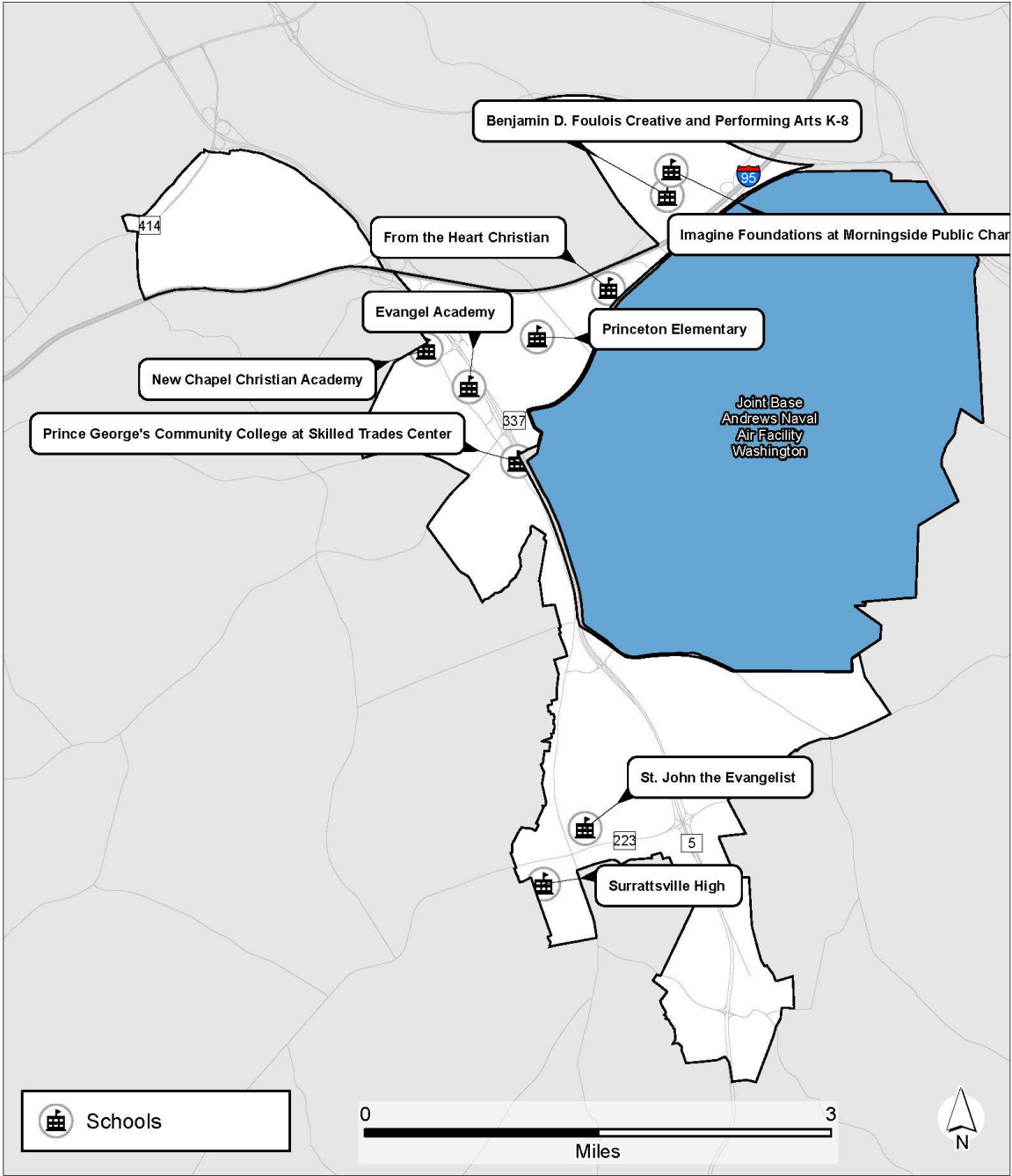
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the parks and historic sites within the sector plan boundary owned and operated by the Prince George's County Department of Parks and Recreation (DPR).

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 9**

Revised Map 10. Schools



**Schools**  
**Central Branch Avenue Corridor Revitalization**

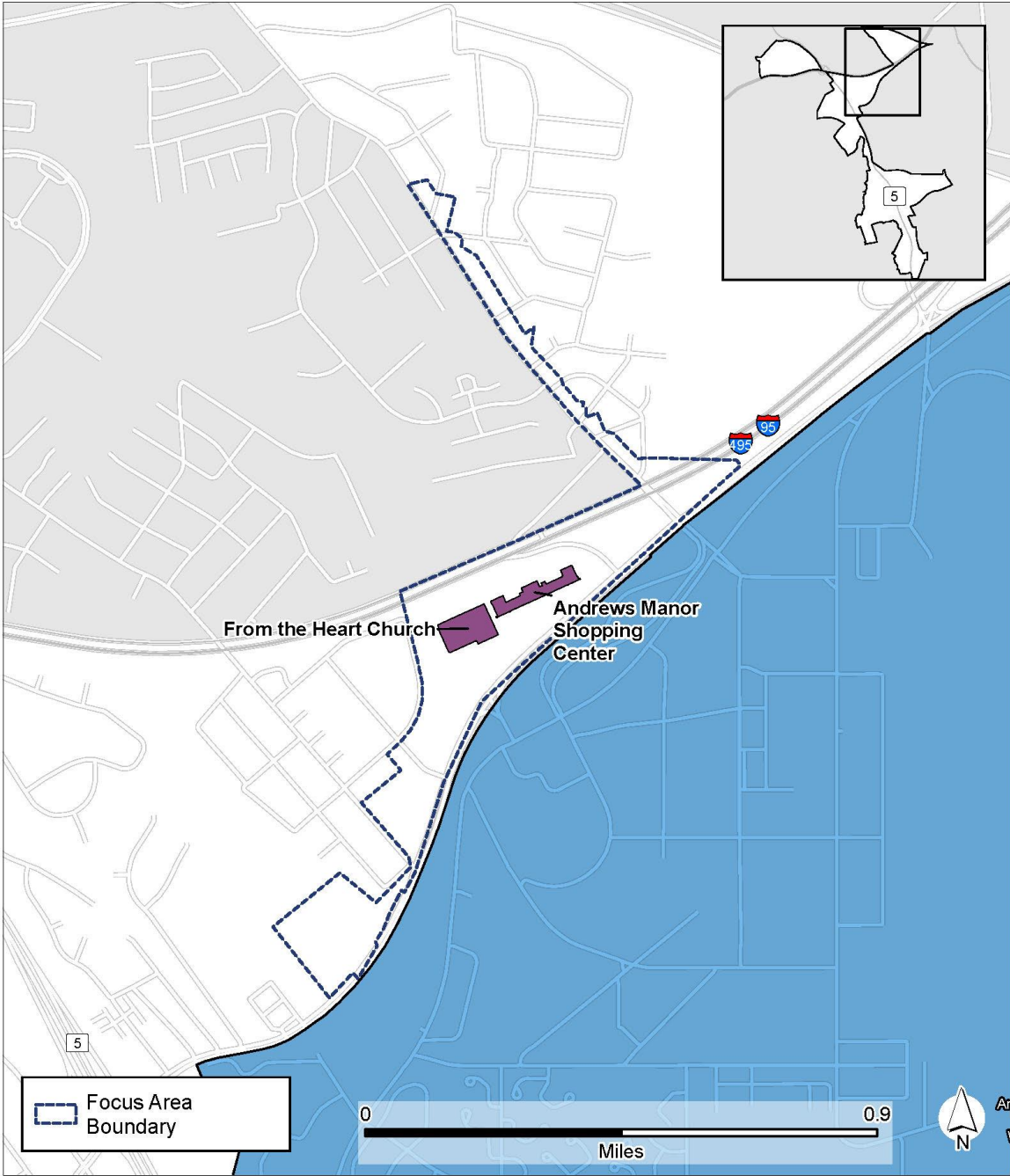
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the public and private schools within the sector plan boundary, collectively ranging from Kindergarten through 12th grade.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 10**

**Revised Map 12. Allentown Road-Suitland Road Focus Area**



**Allentown Road-Suitland Road Focus Area  
Central Branch Avenue Corridor Revitalization**

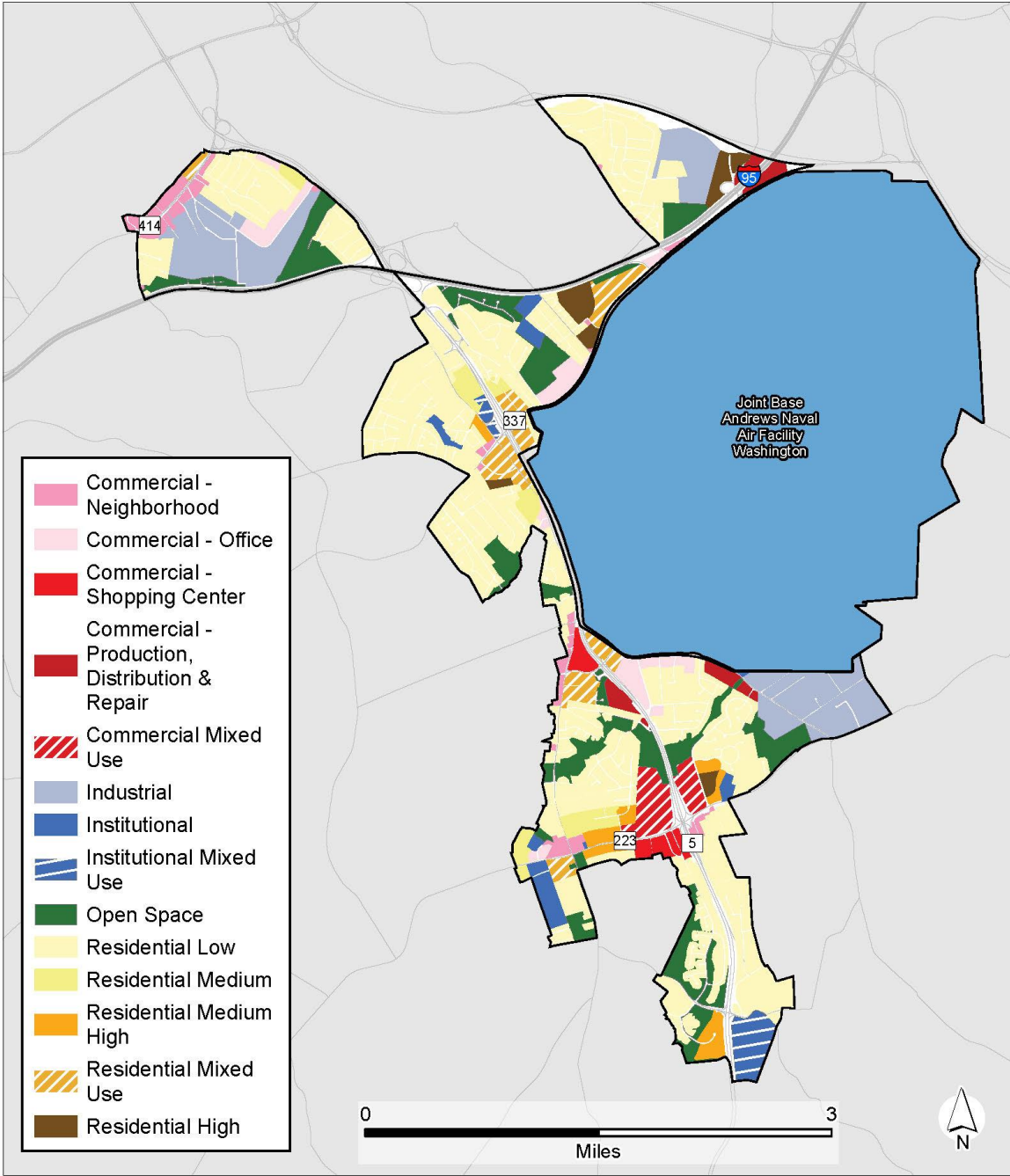
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map shows the revised boundary of the Allentown Road-Suitland Road Focus Area. The boundary has been revised to accurately reflect the boundary between the Central Branch Avenue Corridor Revitalization Sector Plan and the Southern Green Line Station Area Sector Plan.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 11**

**Revised Map 43. Corridorwide Future Land Use**



**Corridorwide Future Land Use  
Central Branch Avenue Corridor Revitalization**

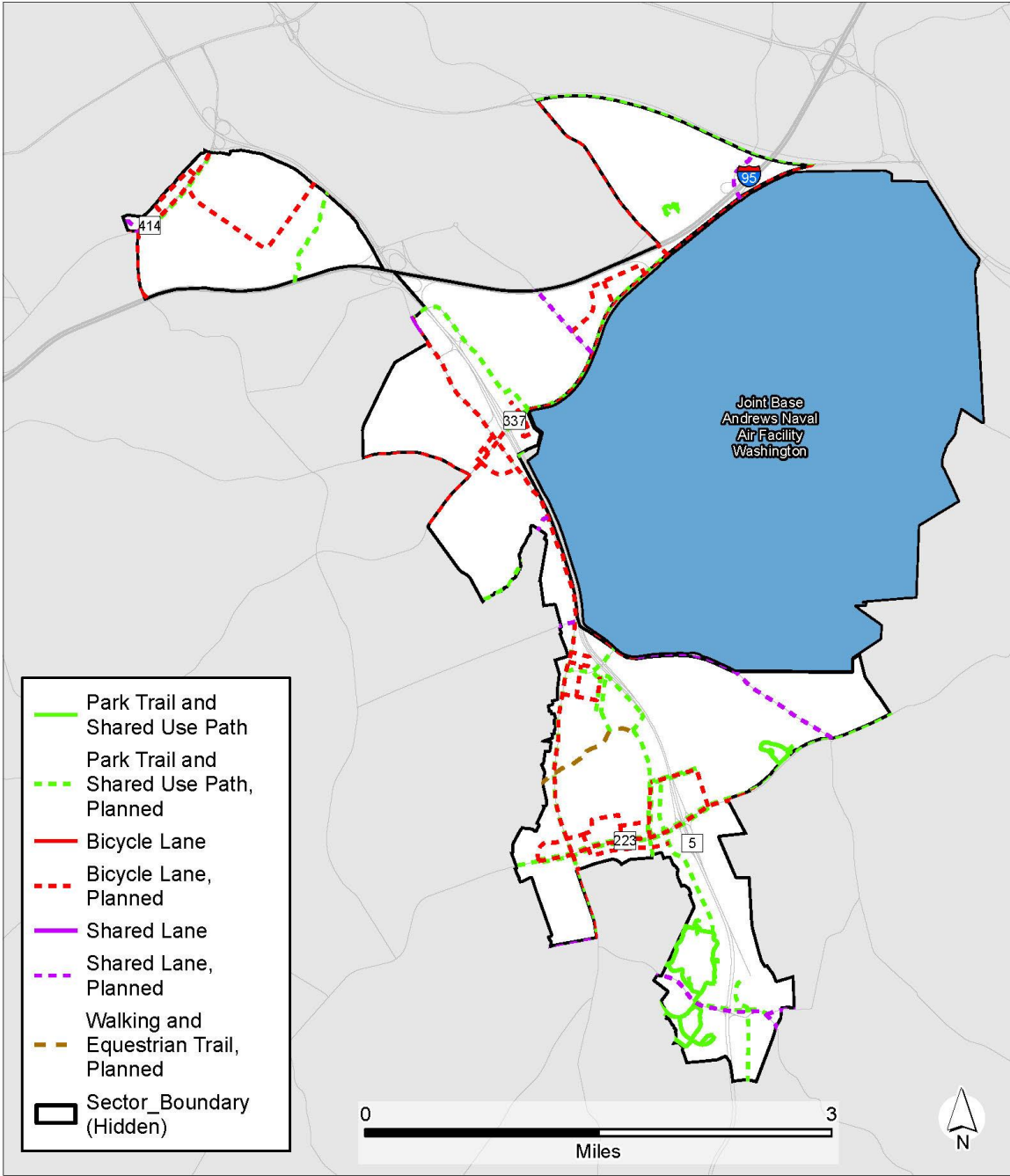
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects the future land use for the corridor.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 12**

Revised Map 44. Bikeways and Trails



**Bikeways and Trails**  
**Central Branch Avenue Corridor Revitalization**

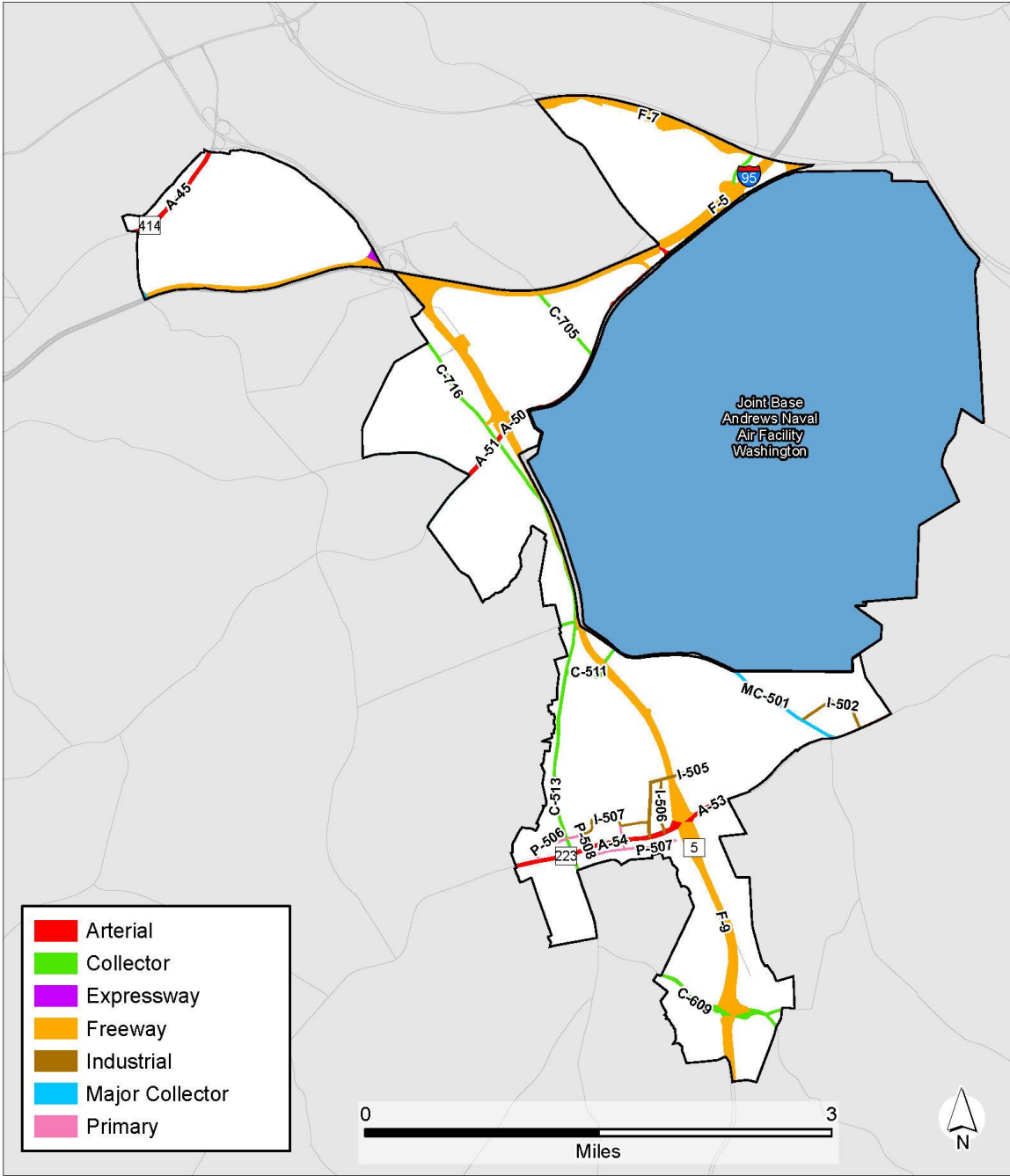
© M-NCPPC  
 Prince George's County  
 Planning Department  
 Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects bikeways and trails for the corridor.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 13**

**Revised Map 45. Road Network Recommendations**



**Road Network Recommendations  
Central Branch Avenue Corridor Revitalization**

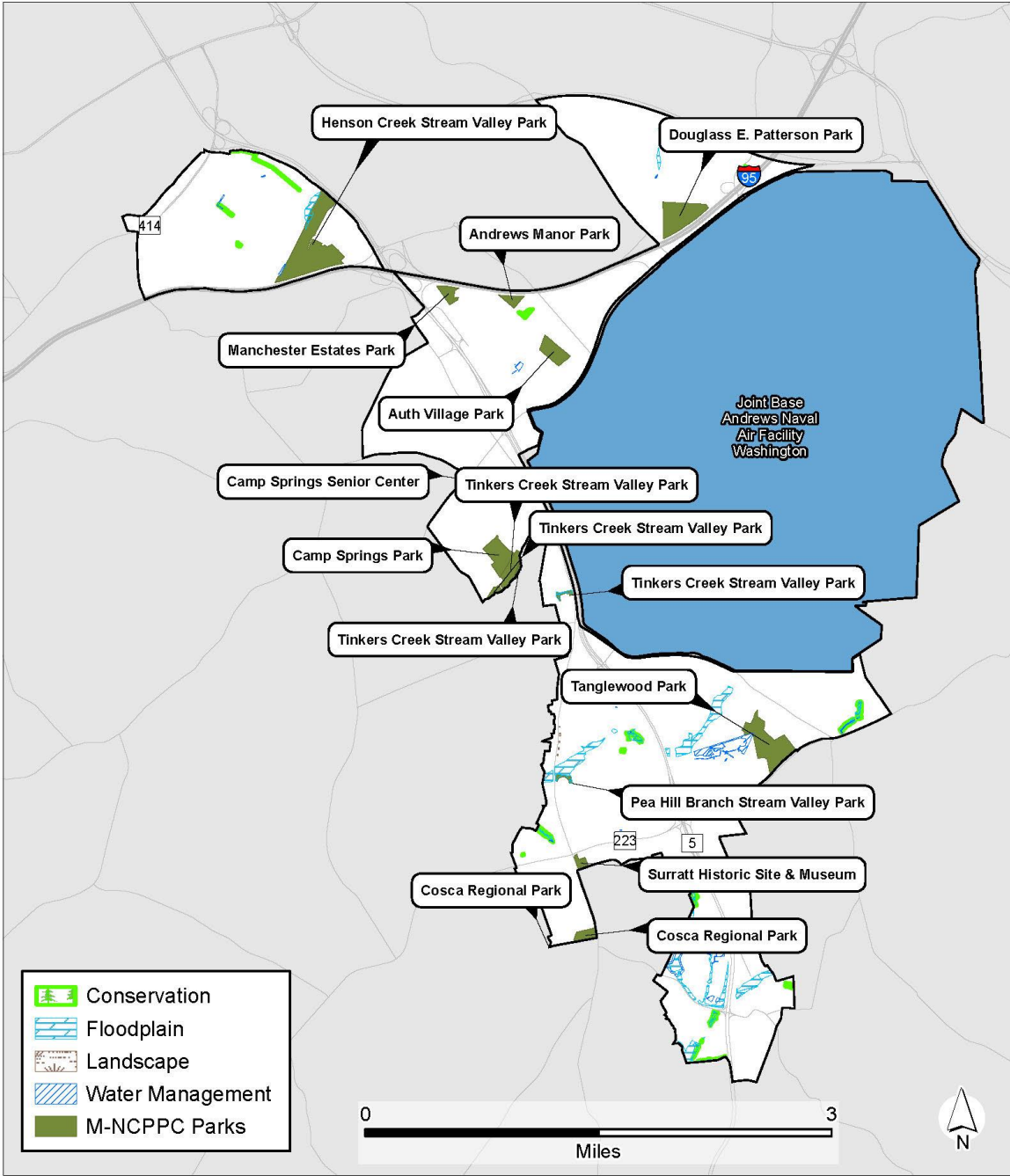
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects road network recommendations for the corridor.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 14**

**Revised Map 46. Stormwater Recommendations**



**Stormwater Recommendations  
Central Branch Avenue Corridor Revitalization**

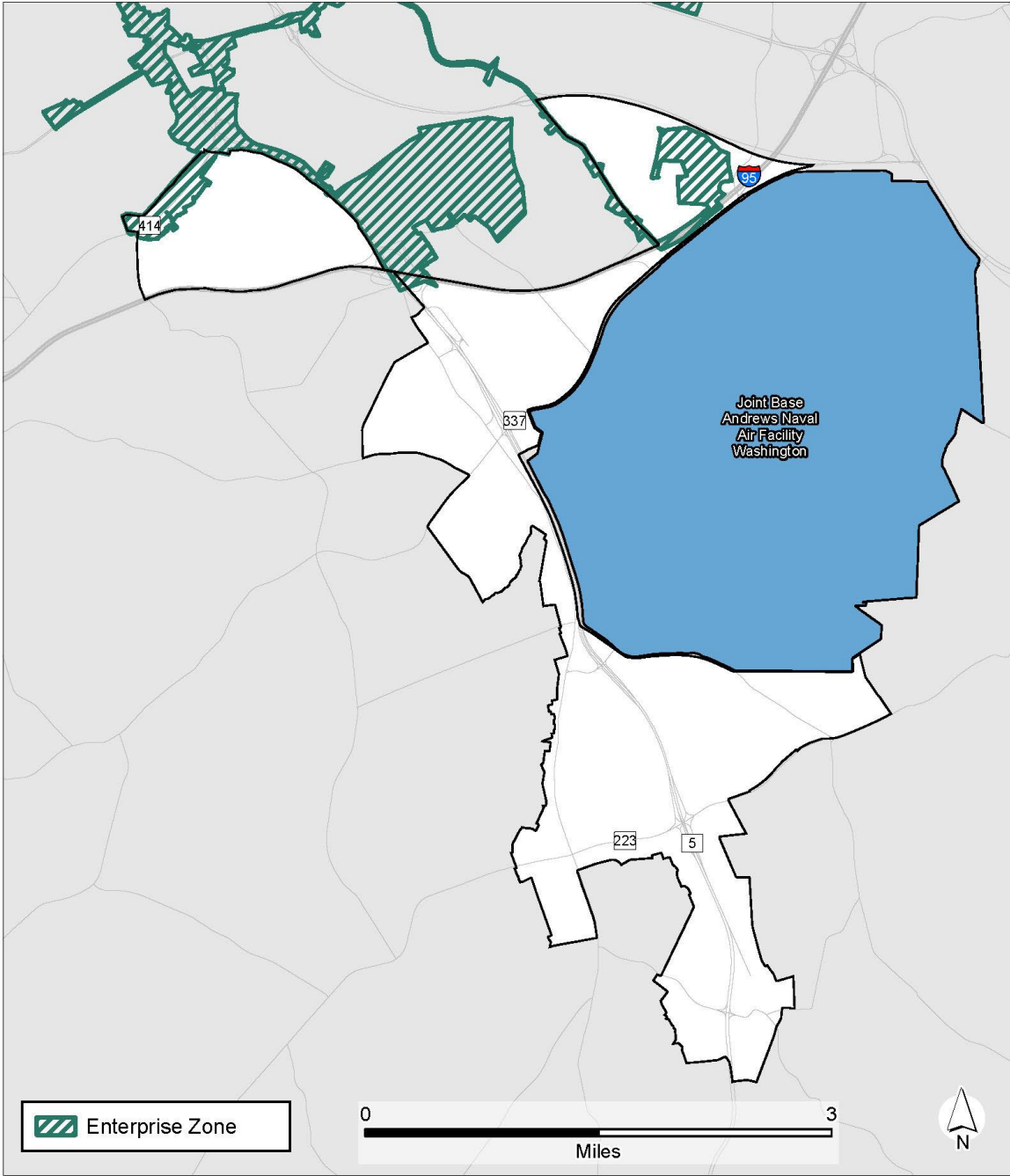
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects stormwater recommendations for the corridor.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 15**

Revised Map 47. Enterprise Zone



**Enterprise Zone  
Central Branch Avenue Corridor Revitalization**

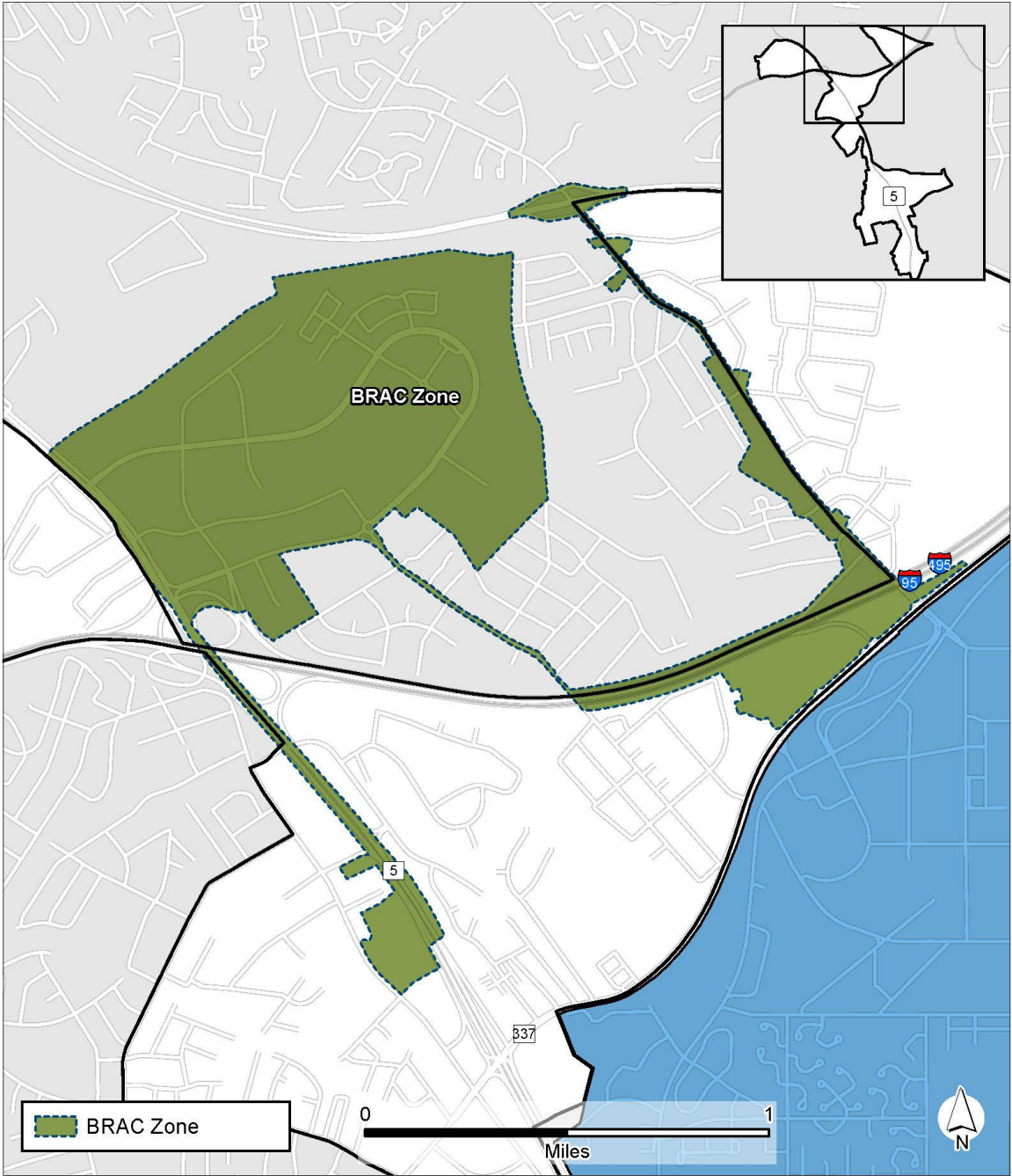
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects the location of Enterprise Zones in relation to the sector plan boundary.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 16**

Revised Map 48. BRAC Zone



**BRAC Zone**  
**Central Branch Avenue Corridor Revitalization**

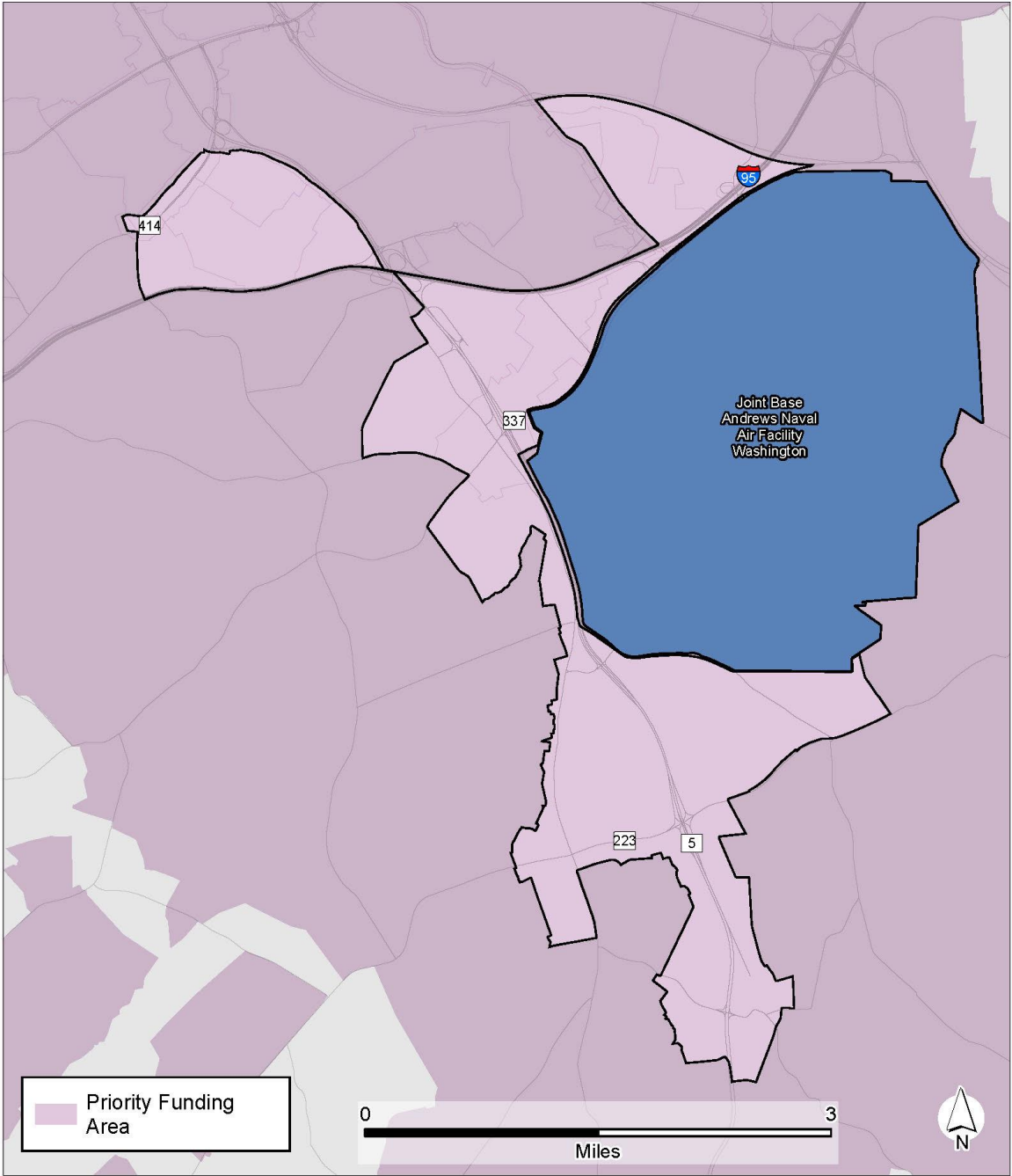
© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects the location of the Base Realignment and Closure (BRAC) Zone in relation to the sector plan boundary.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 17**

Revised Map 49. Priority Funding Area



**Priority Funding Area  
Central Branch Avenue Corridor Revitalization**

© M-NCPPC  
Prince George's County  
Planning Department  
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still shows the sector plan boundary in relation to the Priority Funding Area.

For any assistance with this map, please contact the Information Management Division at [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or 301-952-3918.

**ATTACHMENT 18**

Map 12. Proposed Streets (Medical Innovation Campus Feasibility Study)

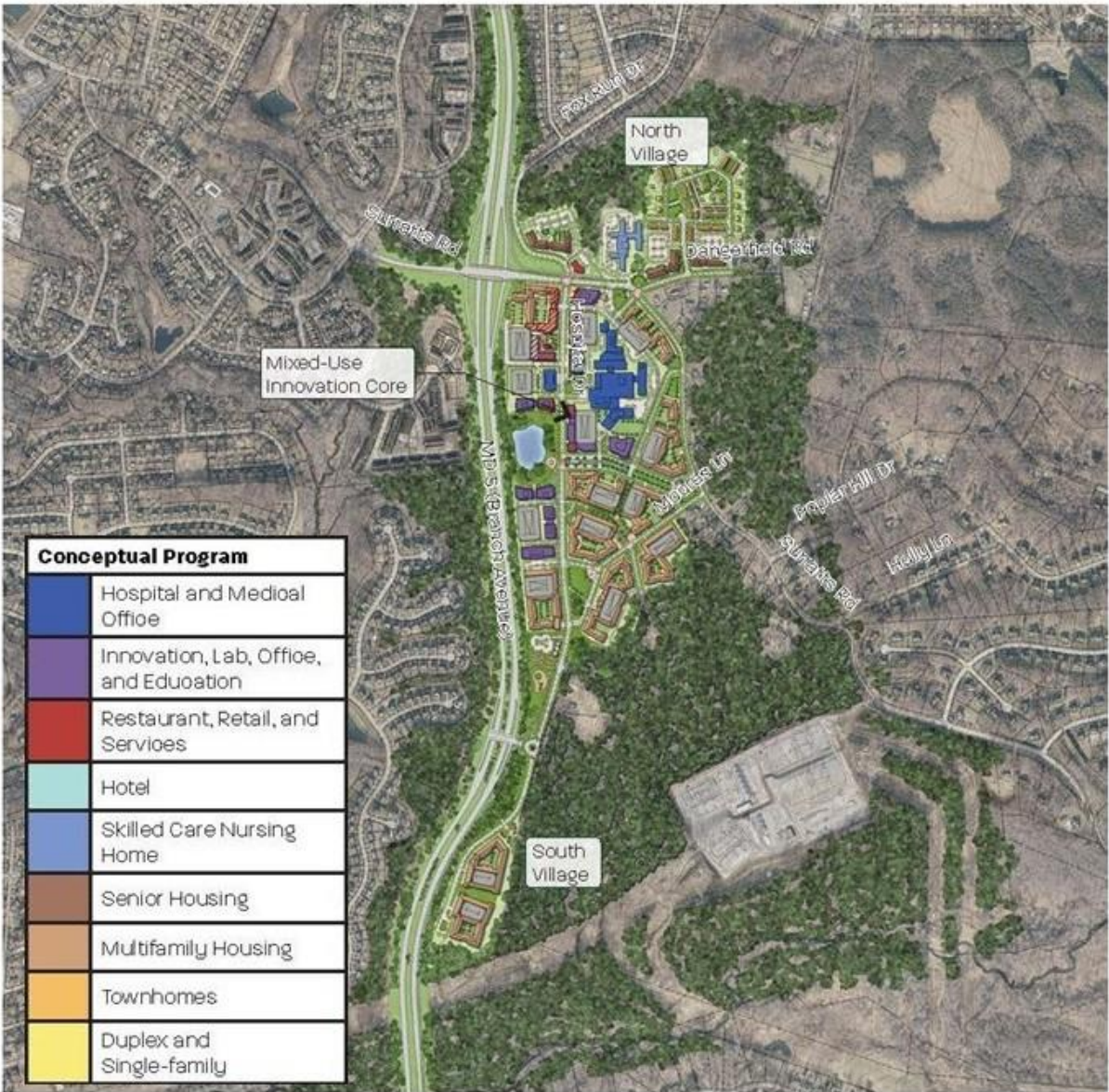


Map 12. Proposed Streets



**ATTACHMENT 19**

Map 13. Illustrative Plan (Medical Innovation Campus Feasibility Study)



Conceptual Program	
[Blue Box]	Hospital and Medical Office
[Purple Box]	Innovation, Lab, Office, and Education
[Red Box]	Restaurant, Retail, and Services
[Light Blue Box]	Hotel
[Dark Blue Box]	Skilled Care Nursing Home
[Brown Box]	Senior Housing
[Orange Box]	Multifamily Housing
[Yellow-Orange Box]	Townhomes
[Yellow Box]	Duplex and Single-family

Map 13. Illustrative Plan



**ATTACHMENT 20**

Overview Rendering (Medical Innovation Campus Feasibility Study)



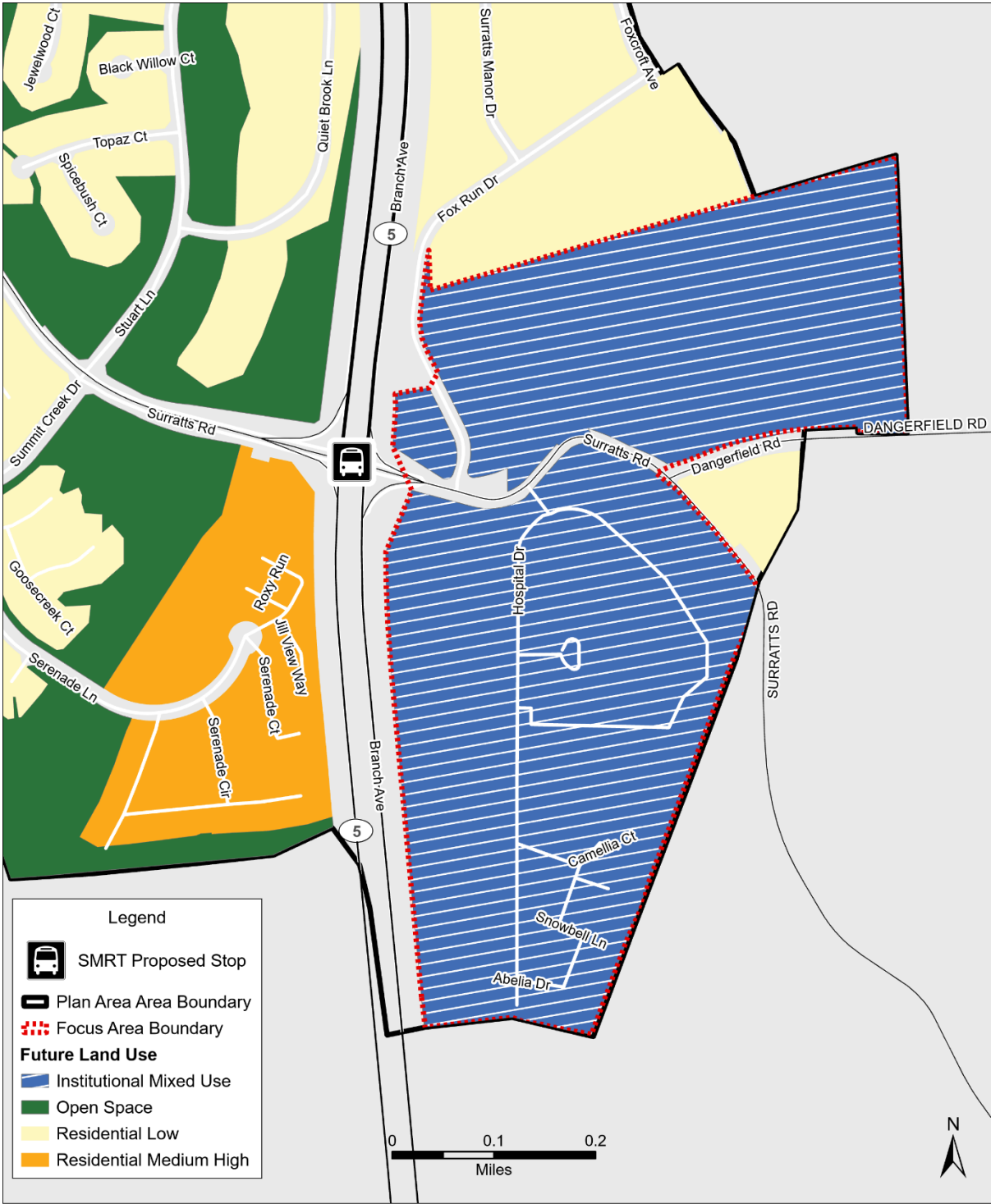
**ATTACHMENT 21**

Streetview Rendering (Medical Innovation Campus Feasibility Study)



**ATTACHMENT 22**

Revised Map 39. Southern Maryland Hospital Center Future Land Use



**Southern Maryland Hospital Center  
Future Land Use**

© M-NCPPC

Prince George's County  
Planning Department

Proposed Sectional Map Amendment for the  
2013 *Approved Central Branch Avenue  
Corridor Revitalization Sector Plan*

May 5, 2026

## Introduction

In Prince George's County, the Sectional Map Amendment (SMA) process comprehensively rezones properties within a specific geographic area to align with approved County plans. This SMA updates the County zoning map for properties within the *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan*. The zoning changes support the land use recommendations and other policy recommendations of the plan.

The District Council initiated the SMA on May 5, 2026, through Council Resolution CR-035-2026, as authorized by Section 27-3503 of the Zoning Ordinance.

By updating the zoning classifications of certain properties, the SMA guides development, advances the goals of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and resolves split-zoned properties without spot zoning. Because each zone has specific permitted uses and development limitations (as described in Table 1), the selection of zones dictates the type and intensity of development permitted. This zoning process also implements land use recommendations from the Sector Plan as amended, supporting a coordinated and comprehensive implementation of the County's long-term vision for the area.

This SMA assigns zoning to properties that allow for the desired land use pattern as envisioned for the sector plan and was informed by input from residents, business owners, and other key stakeholders during the public engagement phase for both the 2013 sector plan and the 2026 Medical Innovation District Feasibility Study. The current Zoning Ordinance was adopted by the District Council on October 23, 2018. Adoption reduced the number of zones in the County from 74 in the prior Zoning Ordinance to 43 in the current Zoning Ordinance. The District Council approved the Countywide Map Amendment (CMA) on November 29, 2021. The CMA process of applying the new zones was a technical rezoning effort to transition all properties in the County to the new zones that were most similar to their prior zones. The CMA process did not consider the approved visions, goals, and strategies of any of the County's master or sector plans when applying new zones to properties Countywide. The new zones in the current Zoning Ordinance do not always allow by-right existing uses.

As a result of this, there are several instances where a zoning change would create a nonconforming use. Per Section 27-2500 (Definitions) of the Prince George's County Zoning Ordinance, a nonconforming use is "The use of any building, structure, or land which is not in conformance with a requirement of the zone in which it is located". For example, industrial uses in a single-family residential zone are considered nonconforming. Therefore, a change from the Industrial, Employment Zone to the Residential, Single-Family-65 Zone would likely result in a nonconforming use. This is justifiable to align these properties to the plan's vision and create the opportunity for development that matches the desired pattern for the area.

The creation of nonconforming uses via downzoning is explicitly forbidden in the Zoning Ordinance, in the absence of a significant public benefit to be served by the zoning, based on facts peculiar to the subject property and the immediate neighborhood. (see Section 27-4102(b) and 27-3503(a)(5)(B)).

The SMA has 18 zoning changes that result in nonconformance. Six of those permit higher intensity and uses. The following zoning changes conflict with the Zoning Ordinance and create nonconformance by rezoning to a less intense zone: Zoning Change Numbers 1, 2, 3, 4, 8, 13, 14, 18, 19, 22, and 27. Pursuant

to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting these rezoning recommendations.

Created nonconformances shall be permitted to continue operating as a nonconforming use so long as they receive a “use and occupancy permit... identifying the use as nonconforming, and the use must be certified in accordance with Section 27-3618, Certification of Nonconforming Use.” (Section 27-7102).

The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this sector plan.

Throughout this SMA, most of the maps use symbology for station locations along the future Southern Maryland Rapid Transit (SMRT) line. The station locations represented on all maps are not indicative of any preference for or endorsement of specific locations for the stations but are meant to serve as a reference point to state that a station could be constructed within the general vicinity. The 2013 Approved Central Branch Avenue Corridor Revitalization Sector plan anticipated the SMRT project, and the Prince George’s County Planning Department continues to support the SMRT.

All maps are created and sourced from the Prince George’s County Planning Department.

## Zoning Class Descriptions

Below is a comprehensive list of the eight zones used to implement the sector plan through this sectional map amendment (SMA). Each of these zones nest into one of the following zoning classifications: Rural and Agricultural, Residential, and Nonresidential. There are no Plan 2035 designated centers located within the boundaries of the sector plan. As a result, this SMA will not assign a Transit-Oriented/Activity Center Base zone (e.g., Neighborhood Activity Center, Town Activity Center, or Local Transit-Oriented) to any properties.

**Table 1. Zoning Class Descriptions<sup>1</sup>**

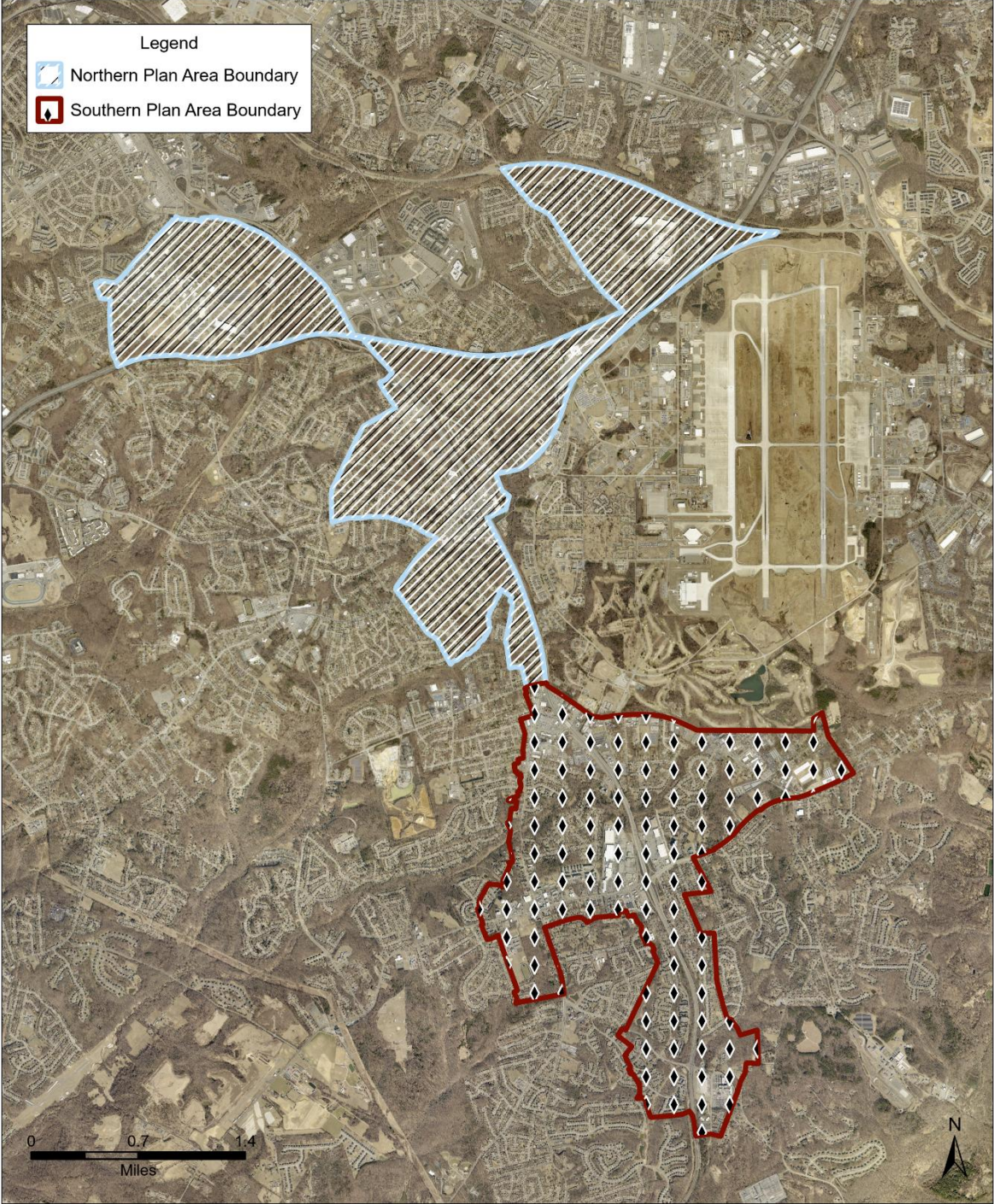
Zoning Class	Zoning Description
<b>Rural and Agricultural Base Zones</b>	
<b>ROS (Reserved Open Space)</b>	Encourages the preservation of large areas of agriculture, trees, and open spaces; protects scenic and environmentally-sensitive areas; ensures the retention of certain areas for nonintensive, active, or passive recreation uses; and provides for a limited range of public, recreational, and agricultural uses.
<b>Residential Base Zones</b>	
<b>RR (Residential, Rural)</b>	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize their natural terrain; facilitates the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces; and prevents soil erosion and stream valley flooding.
<b>RSF-95 (Residential, Single-Family-95)</b>	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain; facilitates the planning of single-family residential developments with large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces in order to create an estate-like atmosphere; and prevents soil erosion and stream valley flooding.
<b>RSF-A (Residential, Single-Family-Attached)</b>	Provides for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands; provides development that is respectful of the natural features of the land; and provides development that is compatible with surrounding lands.
<b>RMF-48 (Residential, Single-Family-Attached)</b>	Provides suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, proximate to centers (including transit centers) or at other locations which are found to be suitable by the District Council; and ensures development is compatible with surrounding lands.
<b>Nonresidential Base Zones</b>	
<b>CN (Commercial, Neighborhood)</b>	Provides lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and ensures uses, development intensities, and development forms that are

<sup>1</sup> Sections 27-4201, 27-4202, and 27-4203, Zoning Ordinance, Prince George’s County, Maryland

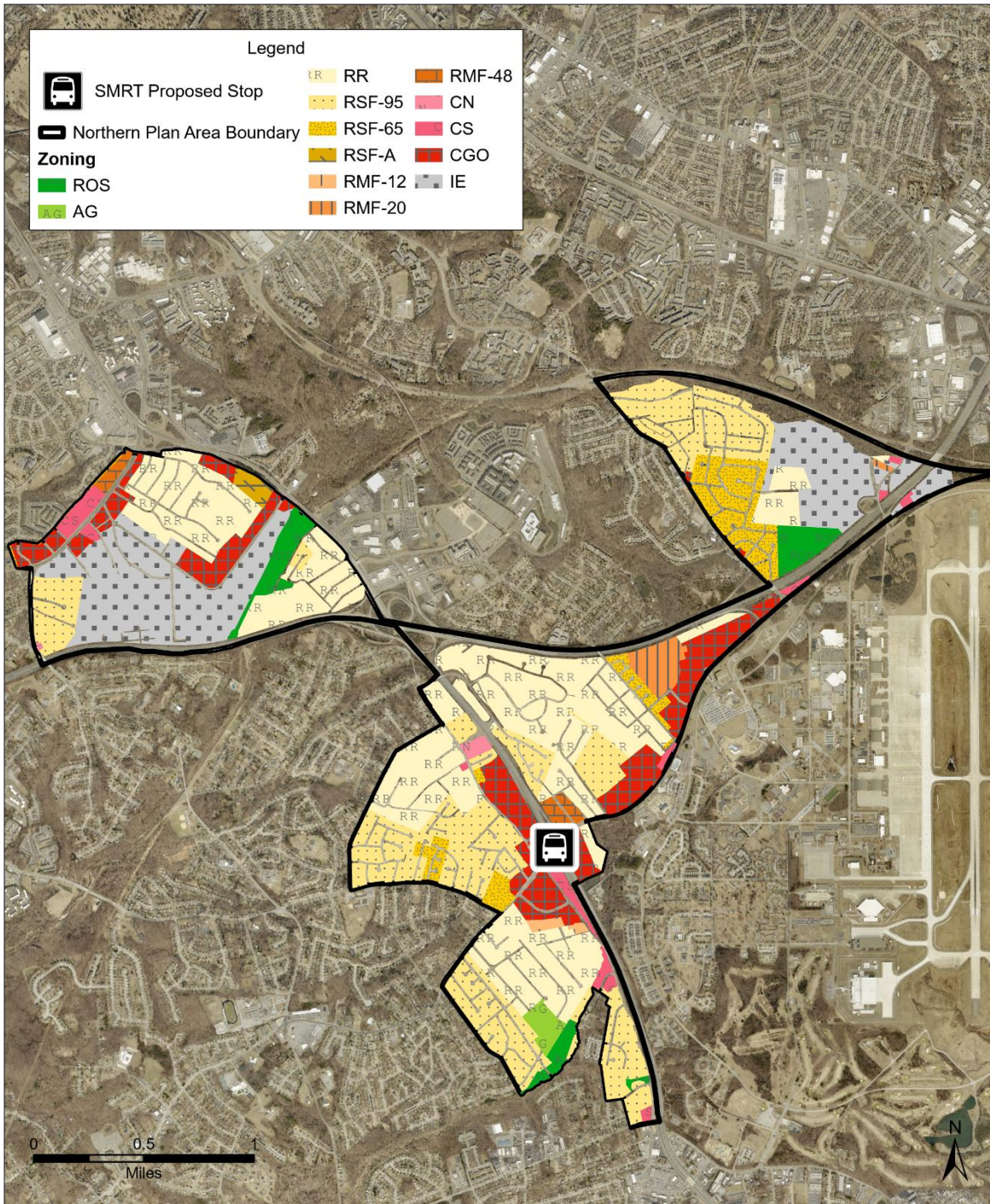
	consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.
<b>CS (Commercial, Service)</b>	Provides for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and accommodates medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.
<b>CGO (Commercial, General and Office)</b>	Provides lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness; incorporates development with multiple uses, shared parking, and coordinated signage and landscaping; and accommodates higher-density residential uses as part of vertically or horizontally mixed-use developments

# SMA Existing and Proposed Zoning Maps

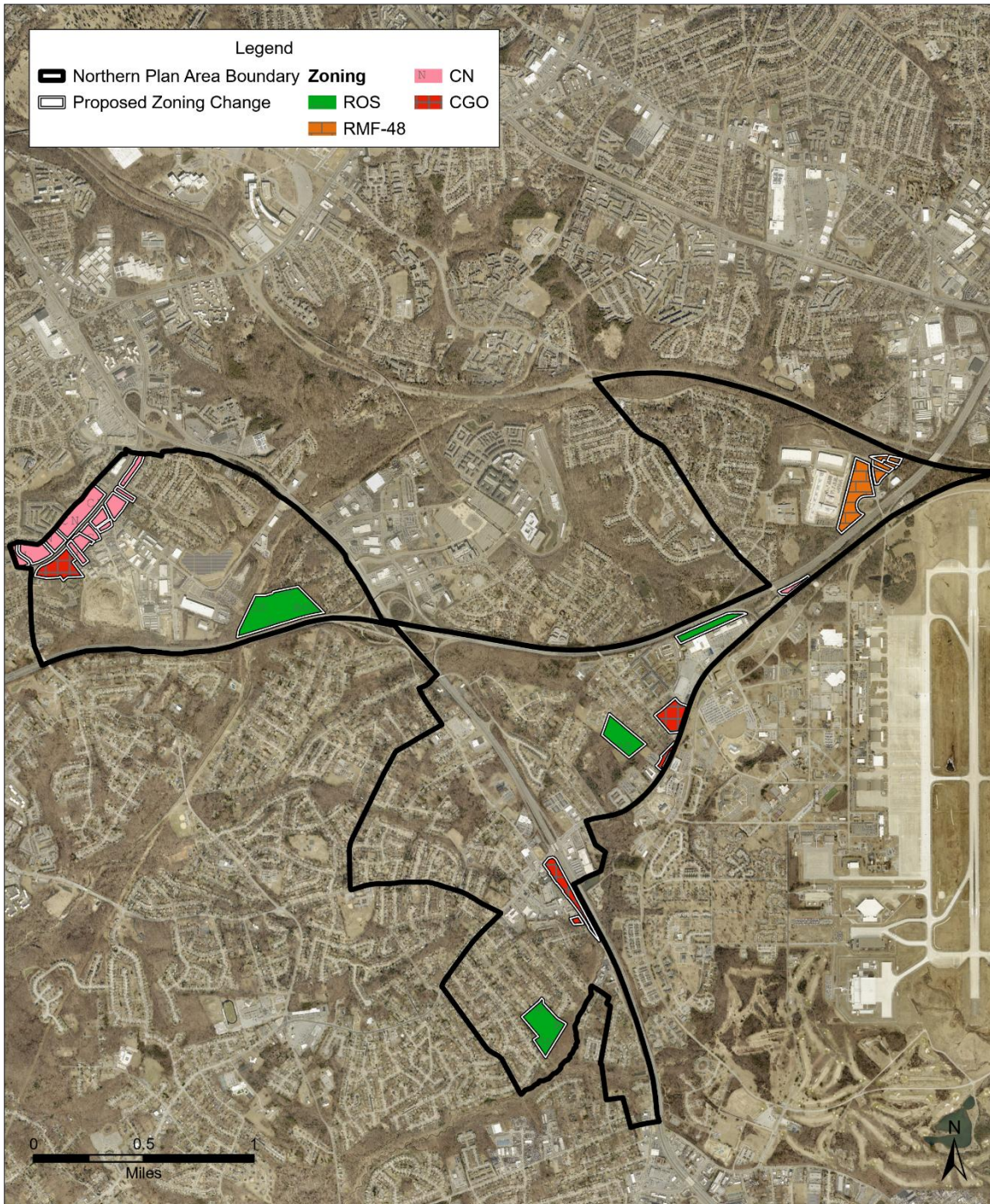
**Map 1. Plan Area**



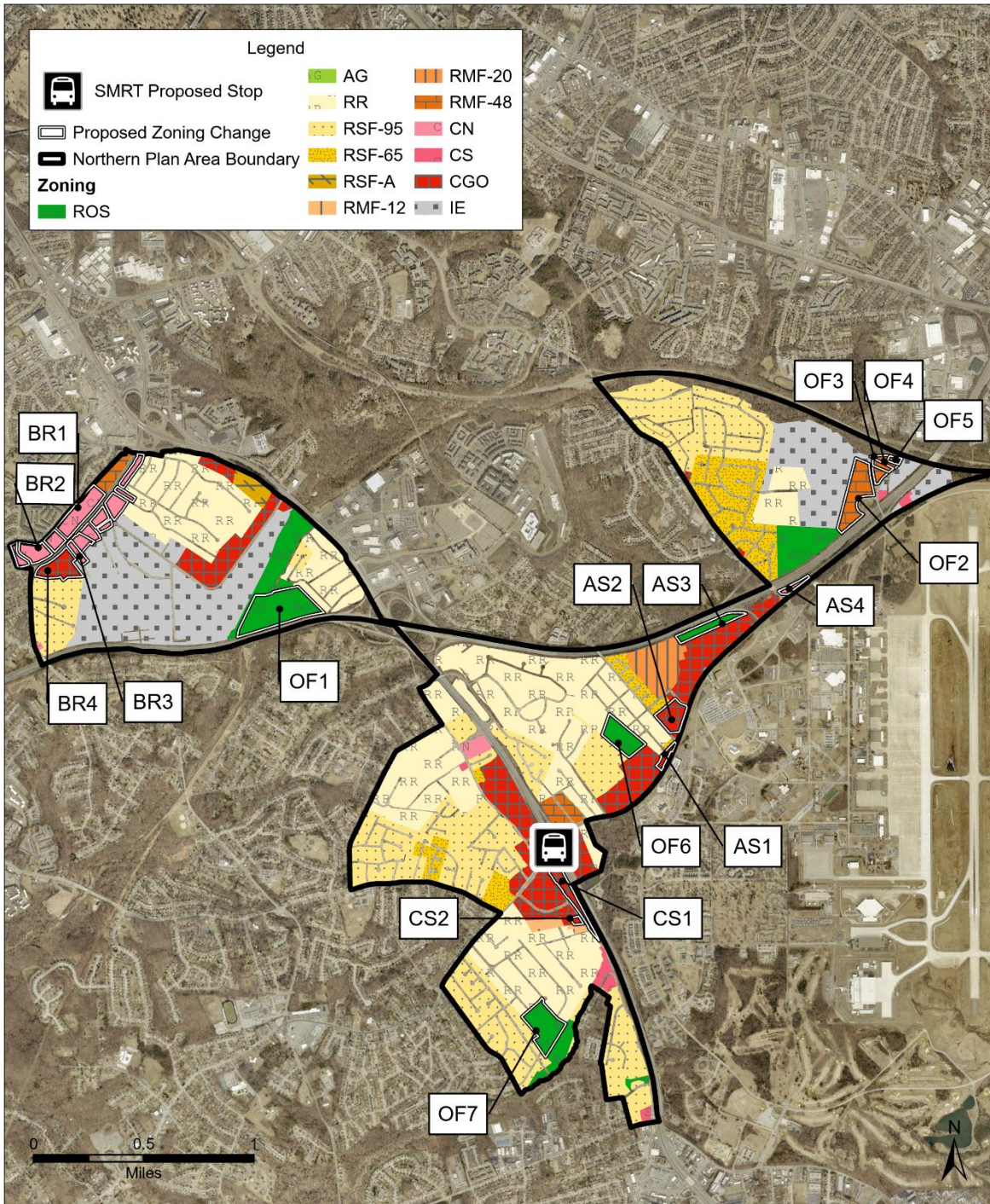
**Map 2. Existing Zoning (North)**



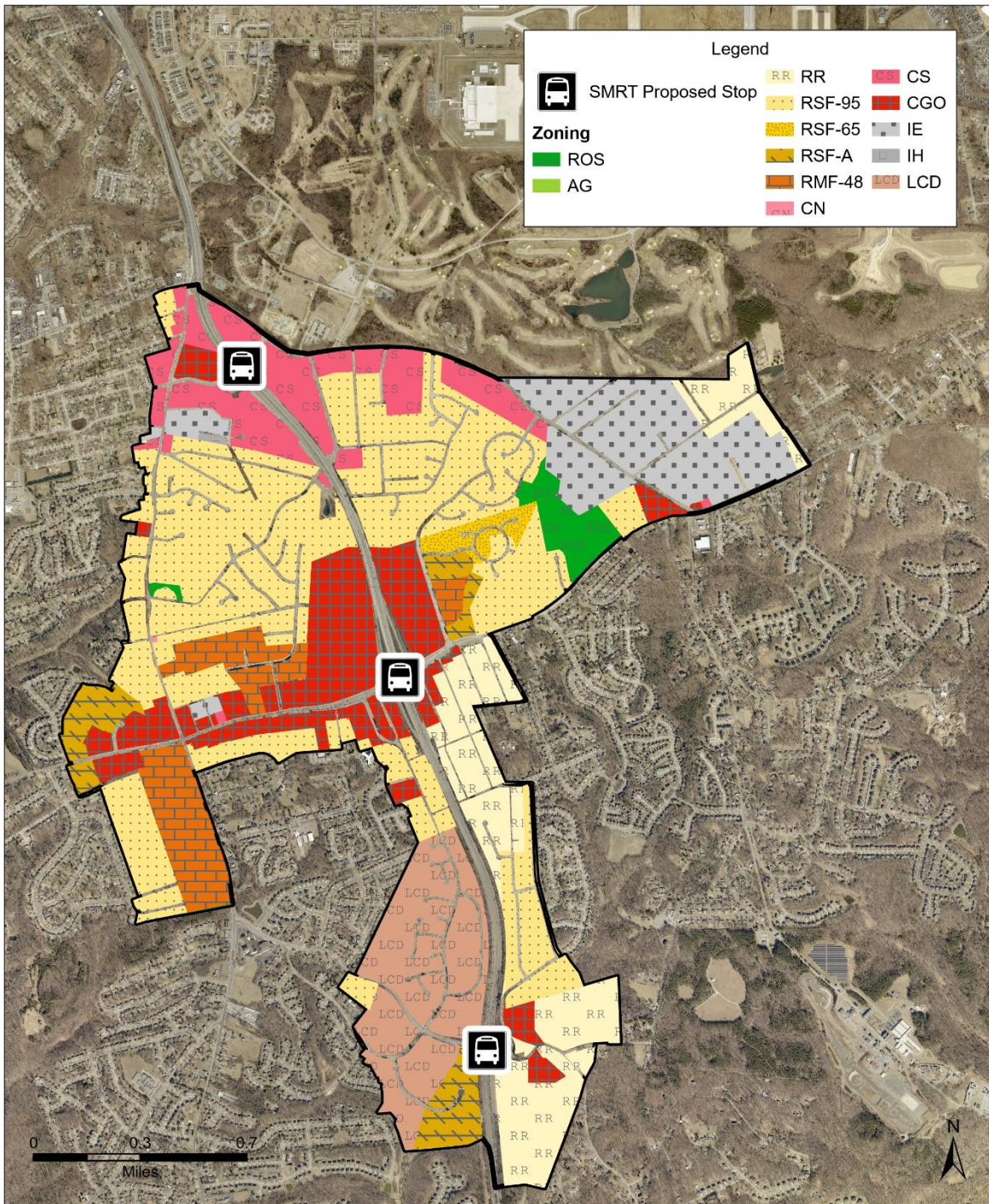
**Map 3. Proposed Zoning Changes (North)**



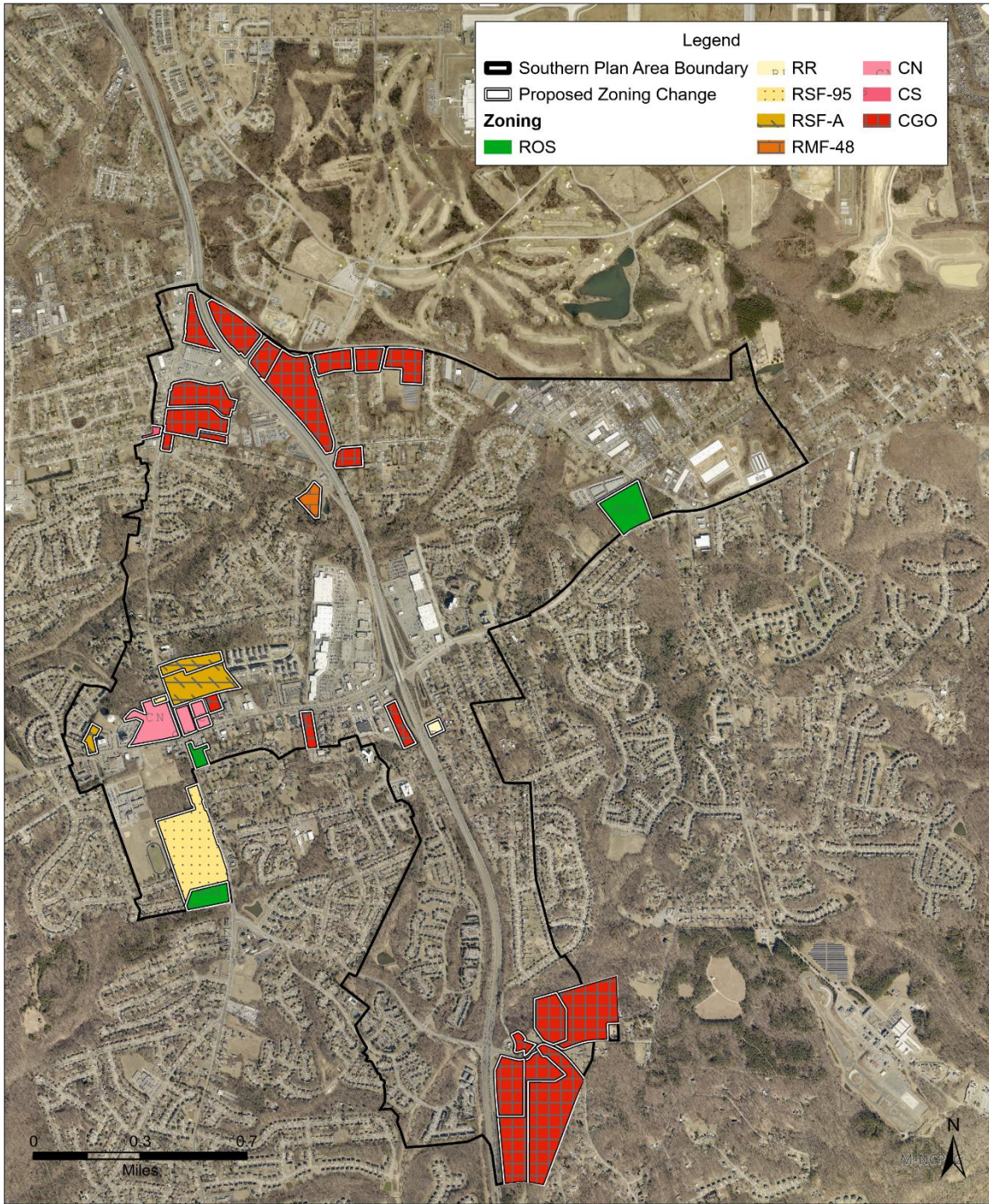
**Map 4. Proposed Zoning (North)**



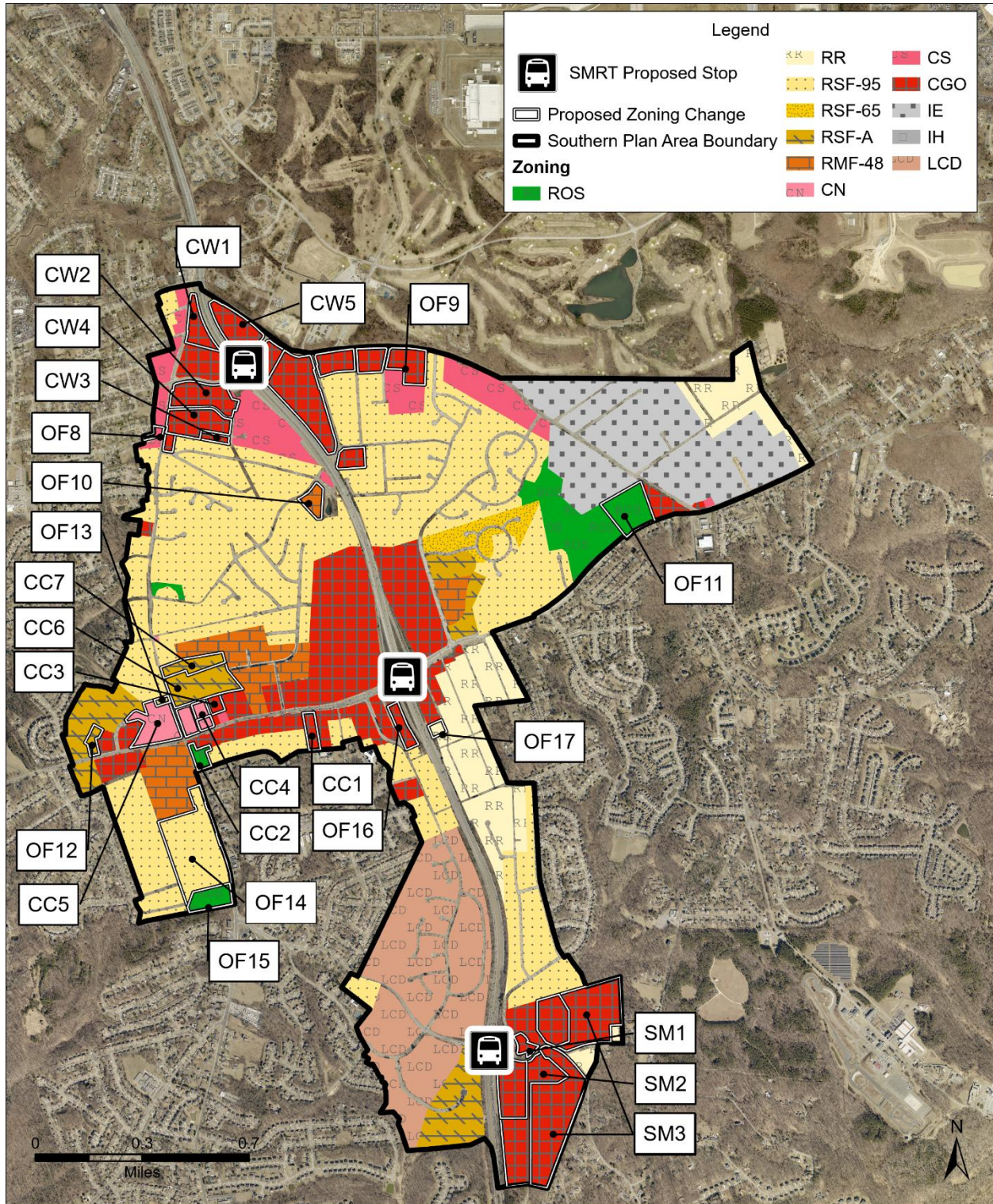
**Map 5. Existing Zoning (South)**



**Map 6. Proposed Zoning Changes (South)**



**Map 7. Proposed Zoning (South)**



## Existing and Proposed Zoning Inventory

**Table 2. Existing and Proposed Zoning Inventory**

Zoning Class	Existing Acreage	Future Acreage (if approved)	Net Change, Acreage
AG	637.51	621.76	-15.75
CGO	17,819.94	17,978.79	158.85
CN	263.74	326.60	62.86
CS	7,598.22	7,491.07	-107.15
IE	20,557.64	20,512.88	-44.76
IH	60.28	58.69	-1.59
LCD	6,411.77	6,411.77	0.00
RMF-12	278.04	277.86	-0.18
RMF-20	1,218.09	1,216.45	-1.64
RMF-48	5,000.58	5,015.79	15.21
ROS	4,209.01	4,291.35	82.34
RR	33,531.65	33,394.35	-137.30
RSF-65	4,852.77	4,851.71	-1.06
RSF-95	42,219.54	42,188.82	-30.72
RSF-A	3,187.24	3,208.13	20.89

## Comprehensive Proposed Zoning Changes

This SMA includes 438 properties that are proposed for rezoning due to approved development applications on properties, plan text recommendations for properties, misalignments between the future land use map and the zoning map, nonconforming uses, and split-zoned properties. There are 43 total zoning changes. Some zoning changes consist of single properties, and others consist of multiple properties as a block. 21 of the proposed zoning changes are tied to approved sector plan land use recommendations. 15 of the proposed changes resolve conflicts where the sector plan's future land use map does not align with existing zones. Two changes are proposed to support approved development applications on certain properties. Five changes are proposed to prioritize the existing character of a community or to better implement the outlined plan vision. Of the 43 total proposed zoning changes, nine of them eliminate split zoning on certain properties.

The following table is a summary of the zoning changes in this SMA.

**Table 3. Comprehensive Proposed Rezoning Changes**

Zoning Change #	Proposed Change	Area in Acres	Zoning Change Type
BR 1	CS to CN	15.19	Plan Text Recommendation
BR 2	CGO to CN	27.13	Plan Text Recommendation
BR 3	CGO, IE to CN	2.29	Split Zone
BR 4	IE to CGO	10.52	New Entitlement
AS 1	CS to CGO	2.11	Plan Text Recommendation
AS 2	RSF-65, CGO to CGO	1.06	Split Zone
AS 3	RR to ROS	7.39	Land Use Conflict
AS 4	CS to CN	2.01	Plan Text Recommendation
CS 1	CS to CGO	8.94	Plan Text Recommendation
CS 2	RMF-12, CGO to CGO	0.18	Split Zone
CW 1	CS to CGO	5.67	Plan Text Recommendation
CW 2	CS to CGO	14.92	Plan Text Recommendation
CW 3	IH to CGO	1.59	Plan Text Recommendation
CW 4	IE to CGO	9.48	Plan Text Recommendation

CW 5	CS to CGO	14.89	Plan Text Recommendation
CC 1	RSF-95 to CGO	2.97	Plan Text Recommendation
CC 2	RSF-95 to ROS	2.49	Plan Text Recommendation
CC 3	IE to CGO	1.71	Plan Text Recommendation
CC 4	IE to CN	1.58	Plan Text Recommendation
CC 5	CGO, RSF-95 to CN	14.66	Split Zone
CC 6	RSF-95 to RSF-A	13.31	Plan Text Recommendation
CC 7	RMF-48 to RSF-A	5.57	Plan Text Recommendation
SM 1	RR, CGO to CGO	1.59	Split Zone
SM 2	RR, CGO to CGO	19.30	Split Zone
SM 3	RR to CGO	72.61	Plan Text Recommendation
OF 1	RR to ROS	29.32	Land Use Conflict
OF 2	IE to RMF-48	19.54	Plan Text Recommendation
OF 3	RMF-20 to RMF-48	1.64	Plan Text Recommendation
OF 4	RR to RMF-48	1.01	Plan Text Recommendation
OF 5	CS to RMF-48	0.95	Plan Text Recommendation
OF 6	RR to ROS	11.55	Land Use Conflict
OF 7	AG to ROS	15.75	Land Use Conflict
OF 8	IE to CS	1.00	Continuity of Zoning in Area Context
OF 9	CS to CGO	43.47	Land Use Conflict
OF 10	RSF-95 to RMF-48	3.48	New Entitlement
OF 11	RSF-95, CGO to ROS	10.00	Split Zone
OF 12	CGO to RSF-A	2.01	Land Use Conflict
OF 13	CGO to RSF-95	0.74	Land Use Conflict
OF 14	RMF-48 to RSF-95	29.76	Land Use Conflict
OF 15	RMF-48 to ROS	5.84	Land Use Conflict

OF 16	RSF-95, CGO to CGO	0.96	Split Zone
OF 17	CGO, RR to RR	0.21	Split Zone

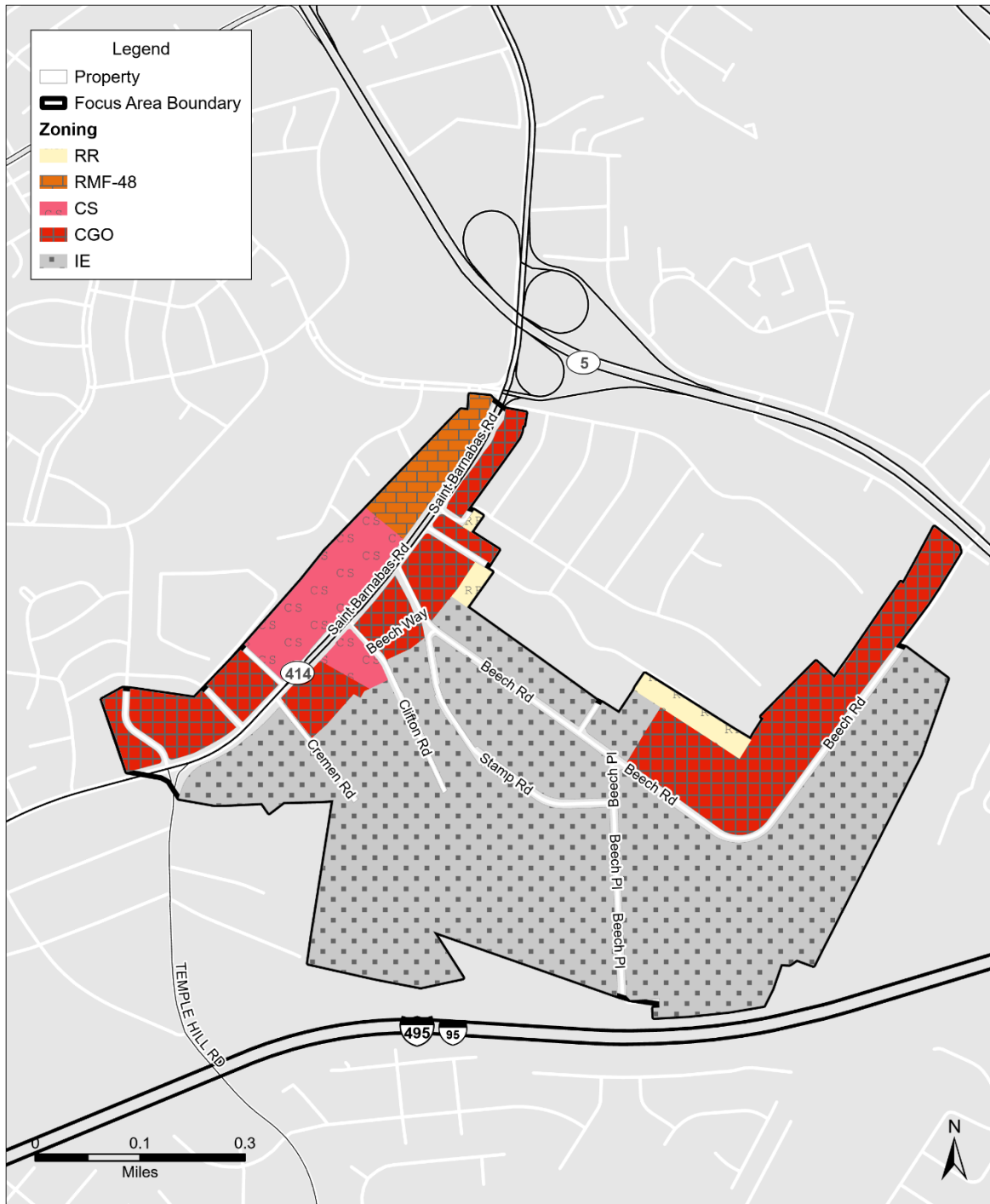
## Beech Road Focus Area

Per the sector plan (p. 65), the vision of the Beech Road Focus Area is as follows:

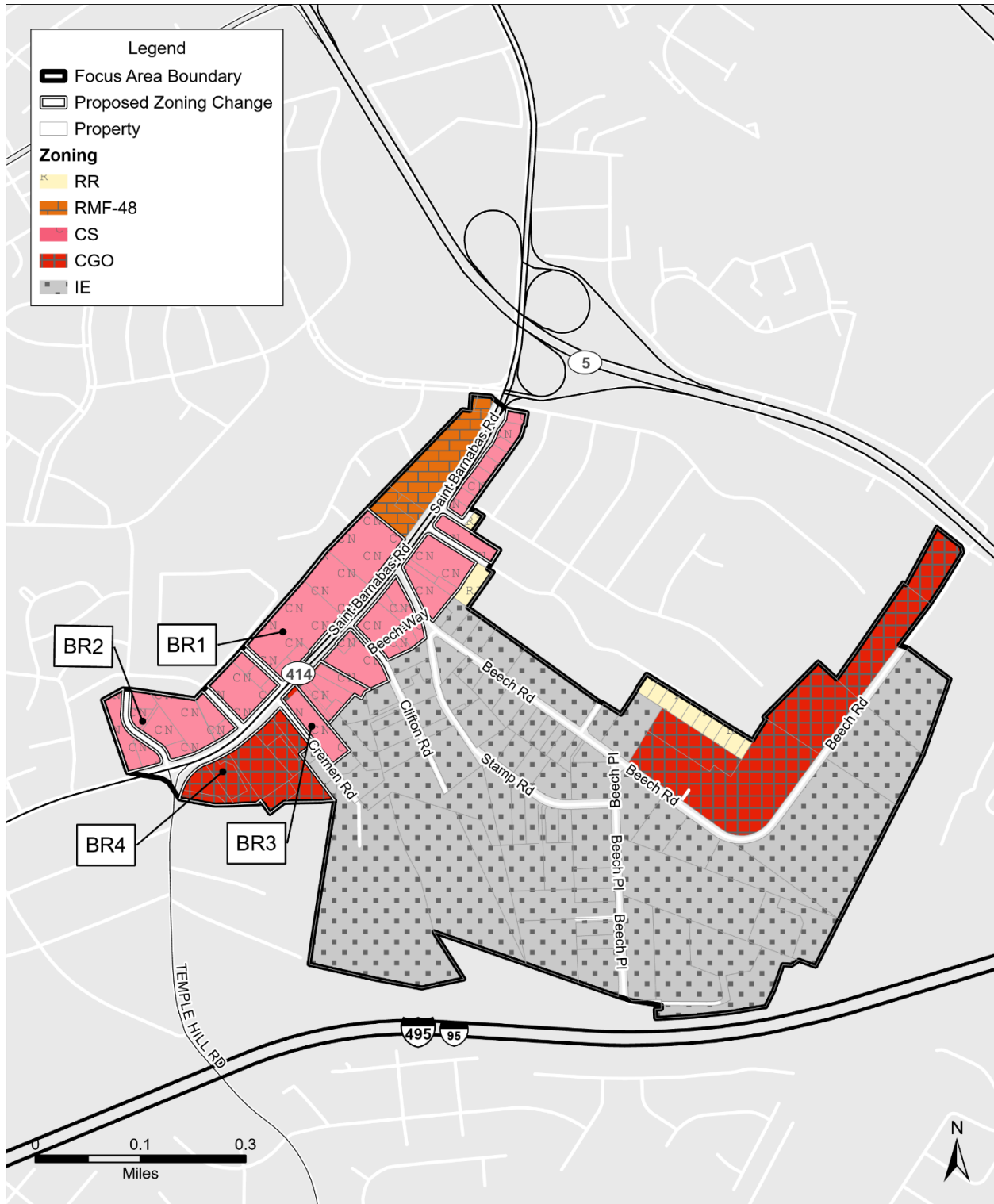
“The St. Barnabas Road commercial corridor and Beech Road industrial areas are revitalized through upgraded public infrastructure, streetscape improvements, aggressive code enforcement, and better property maintenance, into a clean and attractive business and industrial district where businesses are compatible with each other and buffered from existing residential neighborhoods, small businesses thrive, and pedestrians travel safely and easily throughout the area.”

There are four proposed zoning changes in the Beech Road Focus Area. Specifically, there are two changes tied to approved sector plan land use recommendations, one change proposed for the purpose of supporting an approved development application on a property, and one change that resolves a conflict where the sector plan’s future land use map does not align with the existing zone. Of the four proposed zoning changes in the Beech Road Focus Area, one eliminates split zoning on the property.

**Map 8. Existing Zoning, Beech Road**



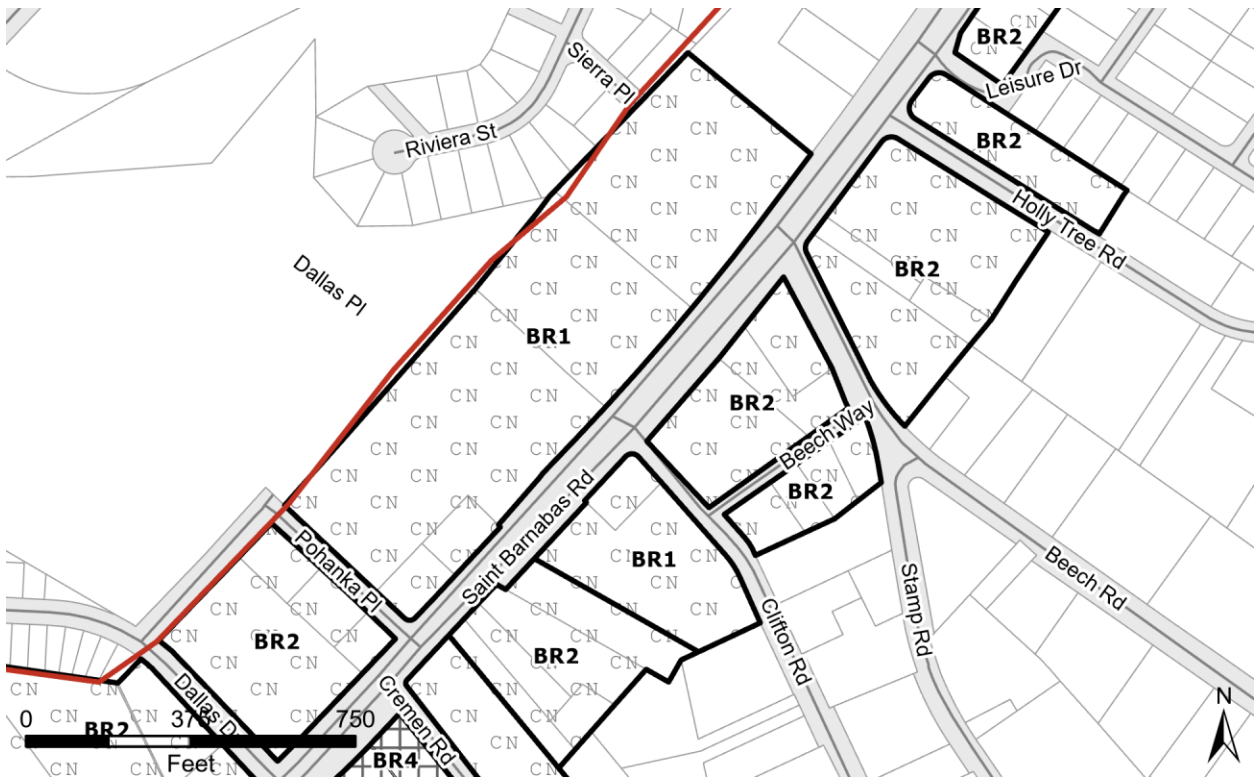
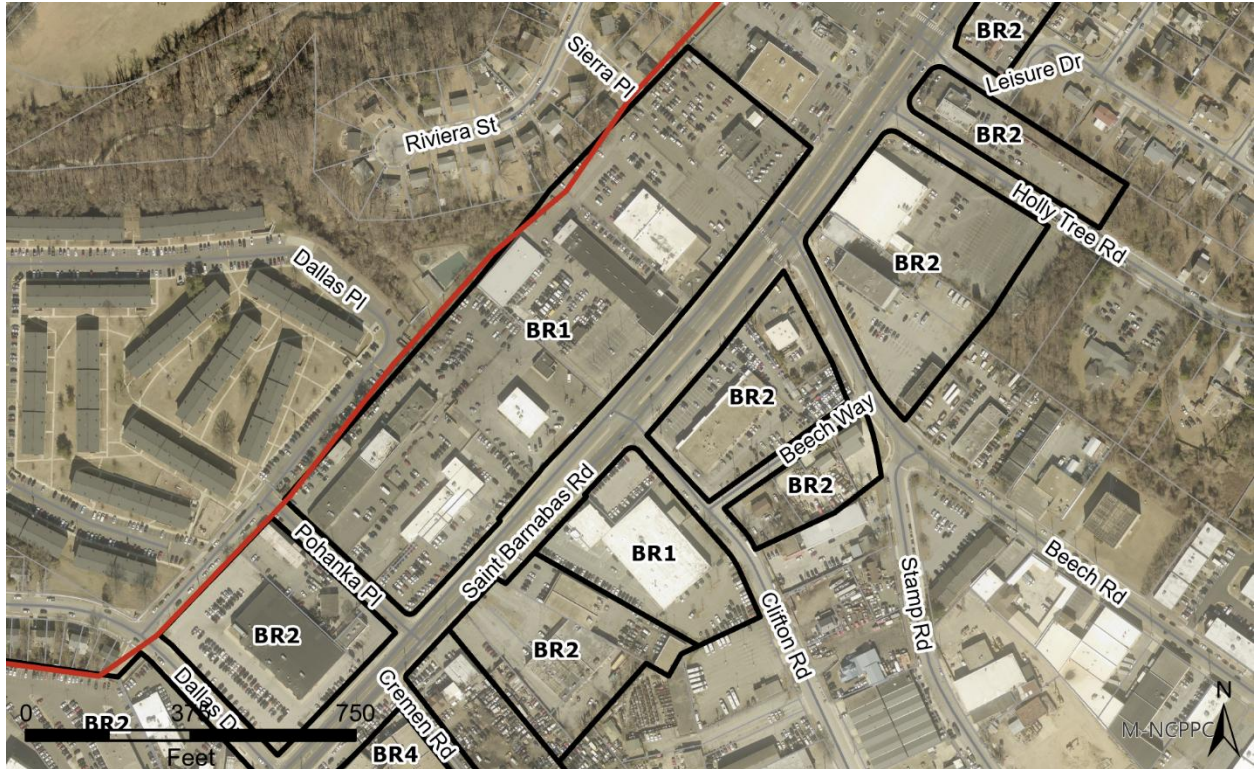
**Map 9. Proposed Zoning Changes, Beech Road**



**Table 4. Beech Road Focus Area Zoning Change Inventory**

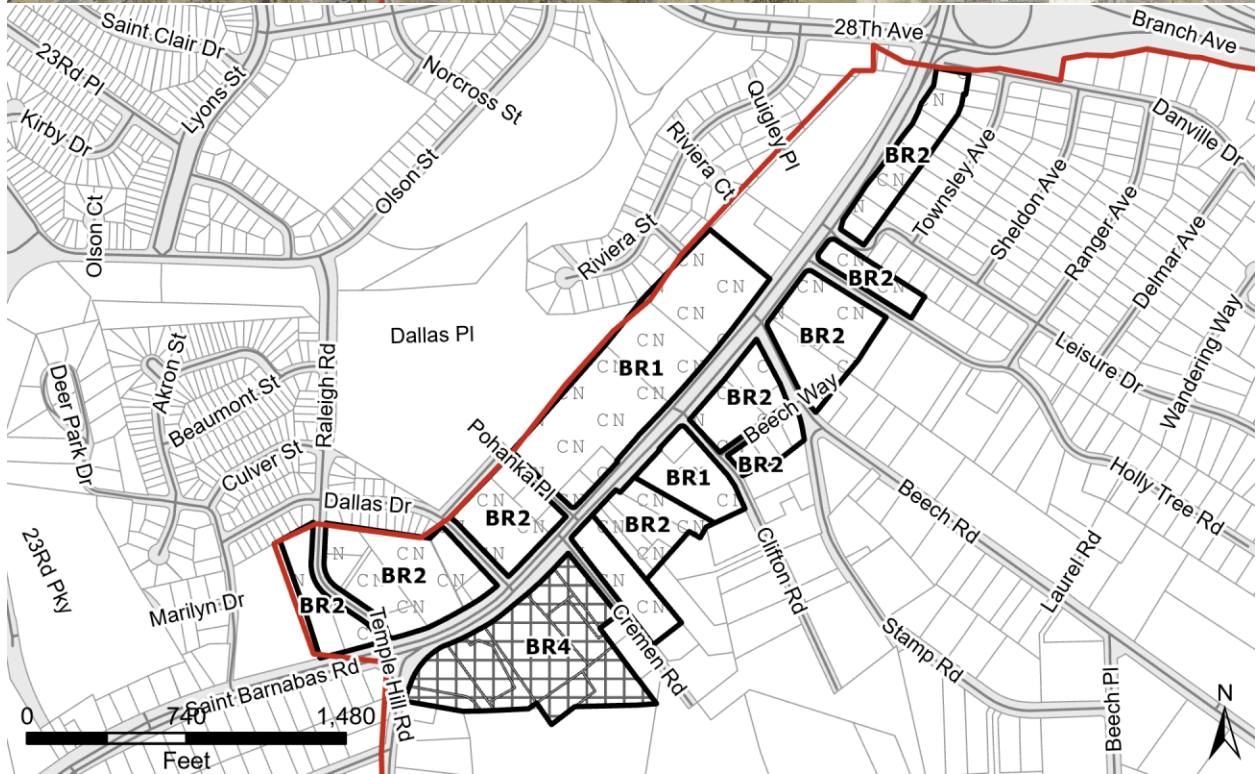
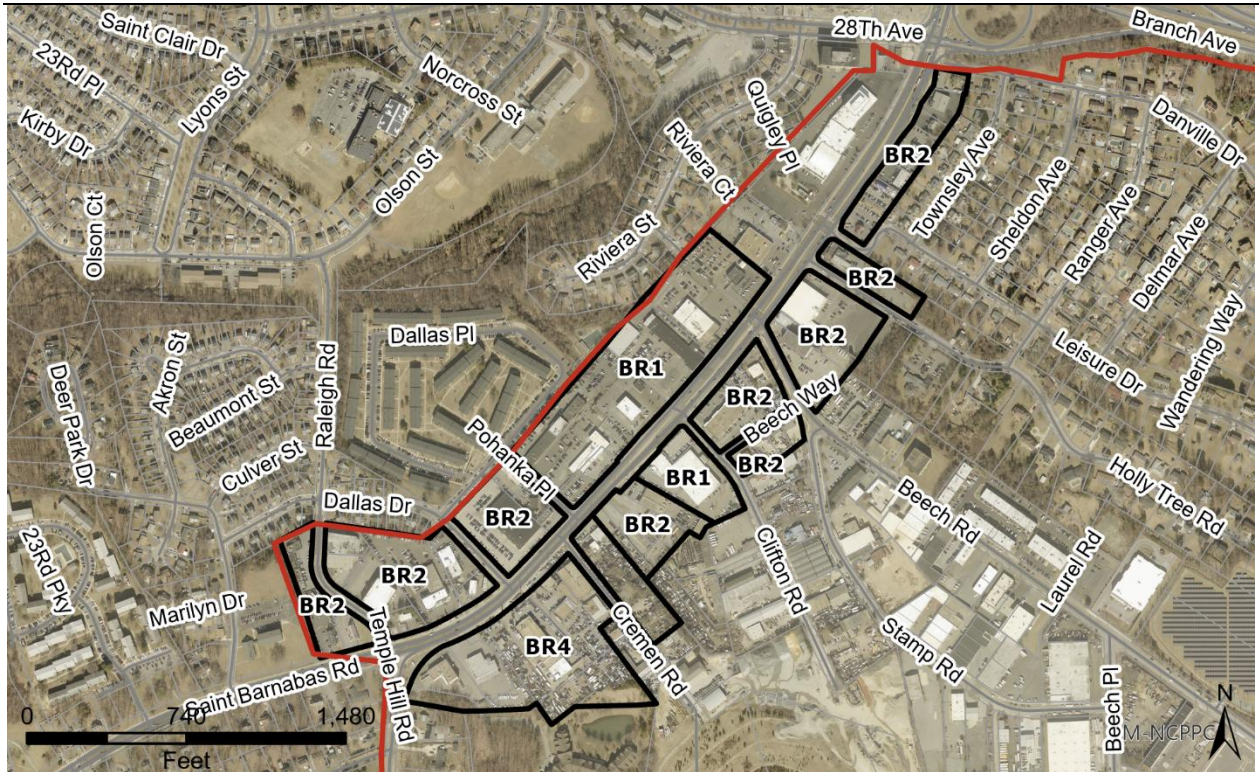
<b>Zone Change #</b>	<b>Change</b>	<b>Area in Acres</b>
BR 1	CS to CN	15.19
BR 2	CGO to CN	27.13
BR 3	CGO, IE to CN	2.29
BR 4	IE to CGO	10.52

**Zoning Change 1 (BR 1): CS to CN**

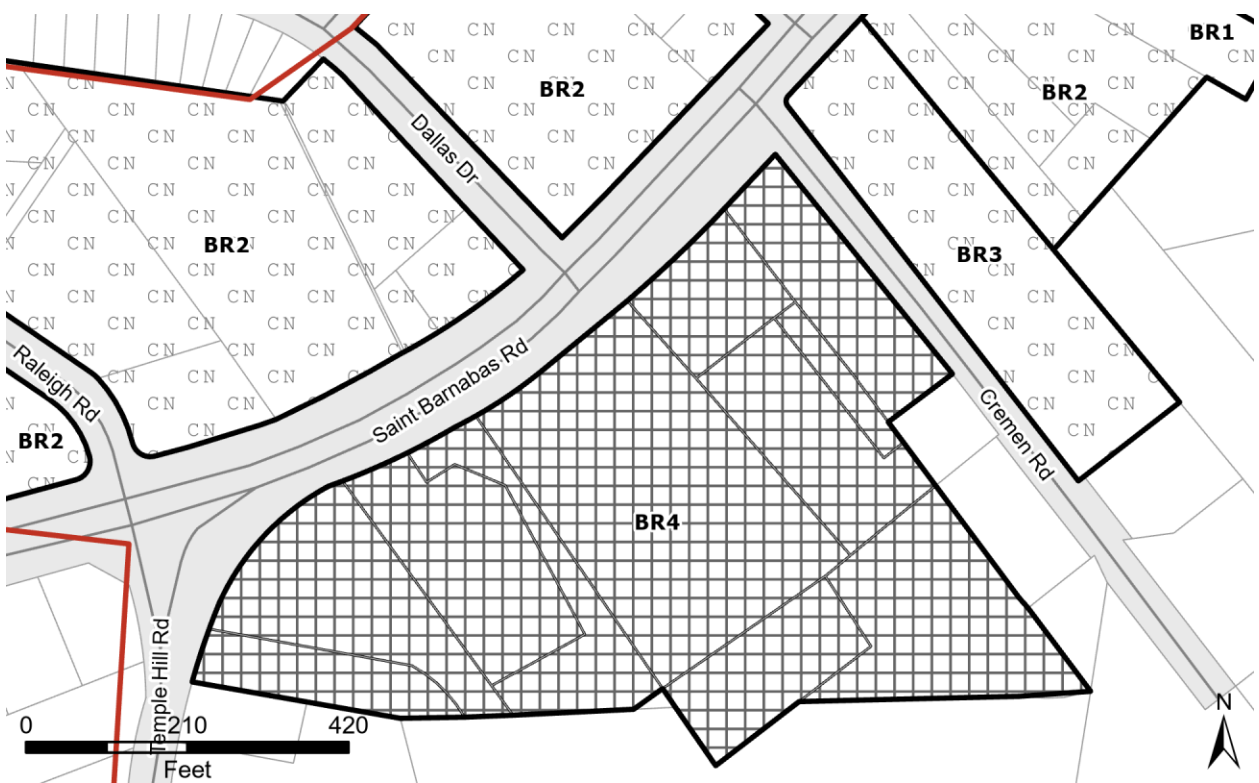


Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
BR 1	CS	CN	"Designate commercially zoned properties on St. Barnabas Road north of Temple Hill Road as Commercial Neighborhood." (p. 65)	15.19 Acres	Beech Road	206SE03, 206SE04
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial - Neighborhood			Yes			
<b>Justification:</b>						
Rezoning the subject property to the CN zone implements the plan text recommendation (CBA, p. 65) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CN zone would provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. Under the proposed CN zone, existing auto dealerships, rental car agencies, and auto repair shops will become nonconforming.						
<b>Tax Accounts</b>						
0642140, 0570697, 0585026, 0455253, 0590109, 0590091, 0638205						

**Zoning Change 2 (BR 2): CGO to CN**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
BR 2	CGO	CN	"Designate commercially zoned properties on St. Barnabas Road north of Temple Hill Road as Commercial Neighborhood." (p. 65)	27.13 Acres	Beech Road	206SE03, 206SE04
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial - Neighborhood			Yes			
<b>Justification:</b>						
Rezoning the subject property to the CN zone implements the plan text recommendation (CBA, p. 65) and the Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CN zone would provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. Under the proposed CN zone, existing gas stations, tobacco stores, rental car agencies, auto parts stores, auto repair shops, auto dealerships, and bowling alleys will become nonconforming.						
<b>Tax Accounts</b>						
0492686, 0492702, 0492694, 0491084, 0491076, 0491068, 0474452, 0474460, 0656173, 0615419, 0454488, 0596916, 0628800, 0628826, 0628818, 0496653, 0454678, 0422741, 0422733, 0492025, 0456715, 0456723, 0586644, 0478370, 0608216, 0504233, 0445858, 0436980, 0436998, 0437004, 0606020, 0562207, 0460683, 0562181, 0433995, 0616045, 0590117, 0616052, 0616060, 0590125, 0587352, 0448225, 0448217, 0624510, 0511824, 1216951, 1313923, 1313865, 1313857, 0616078, 0562199						



Proposed Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, p. 25

**Zoning Change 3 (BR 3): CGO, IE to CN**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
BR 3	CGO, IE	CN	No specific language provided	2.29 Acres	Beech Road	206SE03, 206SE04, 207SE03, 207SE04
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial-Neighborhood; Industrial			Yes			
<b>Justification:</b>						
<p>This zoning change resolves the conflict between the existing zones (CGO and IE) assigned to 4704 Saint Barnabas Road (Tax Account #0568105) on the southeast corner of Saint Barnabas Road and Cremen Road, and the approved future land use (Commercial-Neighborhood). The plan does not contain text with zoning recommendations for the subject property.</p> <p>The proposed CN zone would provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. The proposed CN zone also reconciles the split-zone across the property. Under the proposed CN zone, existing auto dealerships will become nonconforming.</p>						
<b>Tax Accounts</b>						
0568105						

**Zoning Change 4 (BR 4): IE to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
BR 4	IE	CGO	No specific language provided	10.52 Acres	Beech Road	206SE03, 207SE03, 207SE04
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial – Neighborhood; Industrial			Yes			
<b>Justification:</b>						
<p>Conceptual Site Plan CSP-19002 is approved for mixed-use development, including 40-60 single-family attached dwelling units, 180-250 multifamily dwelling units, and 75,000-94,000 square feet of commercial/retail space. Rezoning the subject property to CGO would provide the appropriate zoning to facilitate development as approved in CSP-19002. Under the proposed CGO zone, existing auto dealerships, warehouses, and auto parts stores will become nonconforming. Development proposed in the approved application CSP-19002 could redevelop these nonconforming uses into compliant uses under the CGO zone.</p>						
<b>Tax Accounts</b>						
0595462, 0595959, 0595454, 0595413, 0595447, 0595439, 0595405, 0595892, 0595884, 0595272						

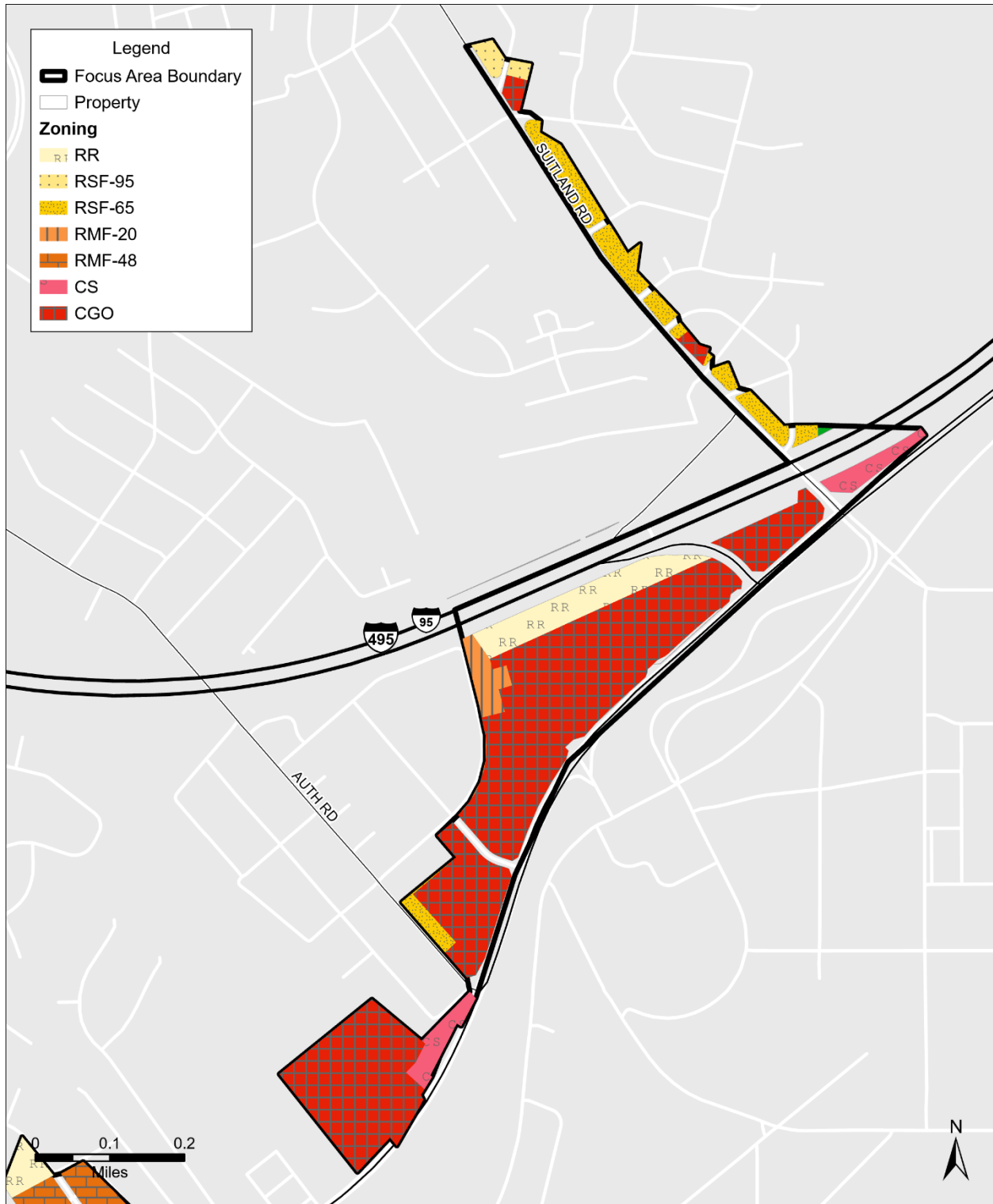
## Allentown Road-Suitland Road Focus Area

Per the sector plan (p. 68), the vision of the Allentown Road-Suitland Road Focus Area is as follows:

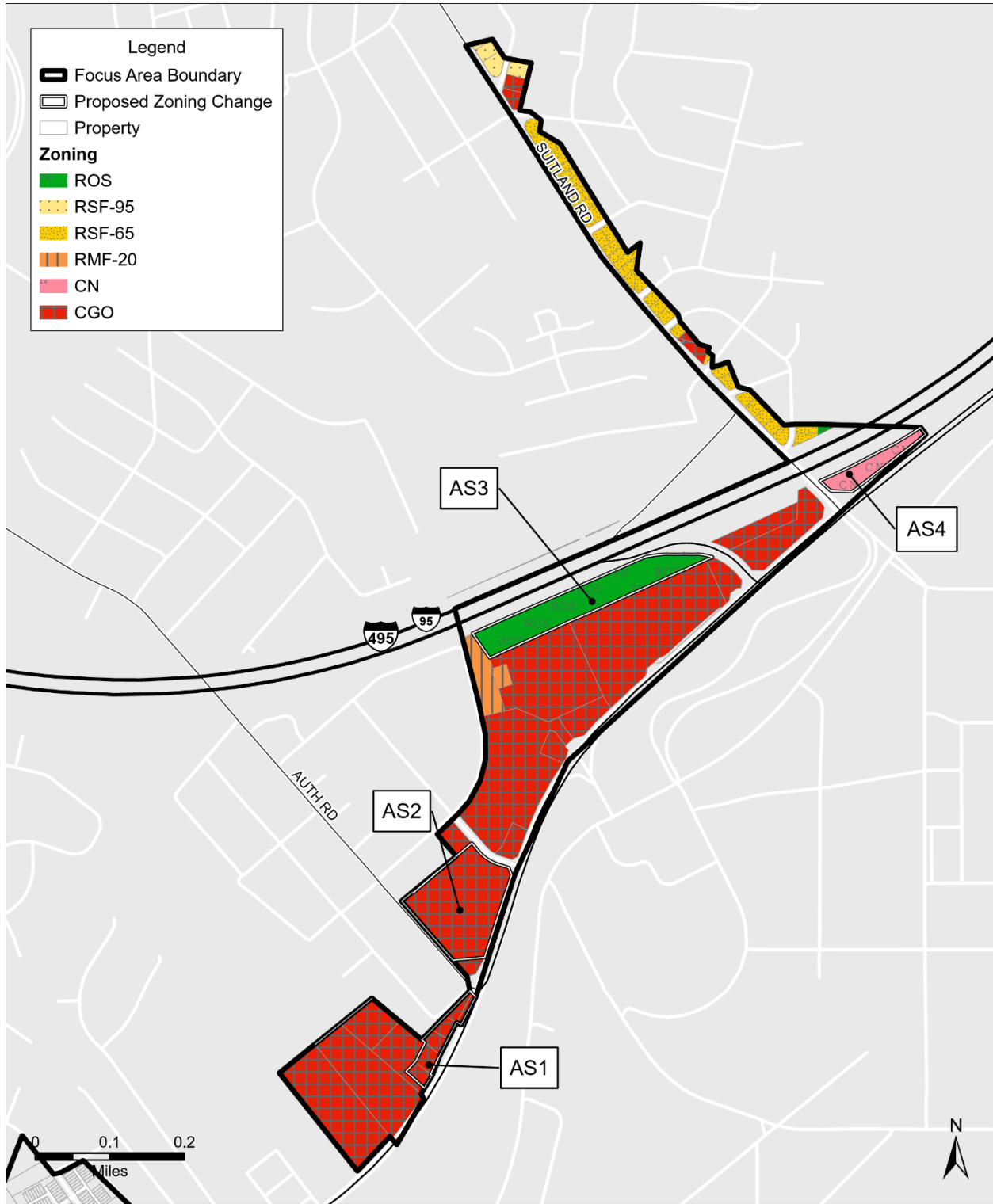
“Allentown Road-Suitland Road corridor is a safe, attractive, and welcoming gateway to Joint Base Andrews with upgraded pedestrian facilities and a vibrant shopping and living environment that provides quality housing and neighborhood retail and services for the adjacent residential neighborhoods and includes a civic use possibly tied to the base. The area is inviting to base personnel and base related contractors as well as residents and visitors for lodging, shopping, working, and dining. Interesting, local-serving retail and new restaurants create both a daytime and evening buzz of activity. This transformation capitalizes on the expansion of offices in the vicinity of the pedestrian (west) gate at the base. Retail is provided at strategic locations including the lower level of mixed-use structures. Four story buildings frame a spacious public green leading to a civic building that serves as a hub of activity. Allentown Road within this section is redesigned as a multimodal boulevard for safe pedestrian movement to and from the base pedestrian gate.”

There are four proposed zoning changes in the Allentown Road-Suitland Road Focus Area. Specifically, there are two changes tied to approved sector plan land use recommendations, and two changes that resolve a conflict where the sector plan’s future land use map does not align with the existing zones. Of the four proposed zoning changes in the Allentown Road-Suitland Road Focus Area, one eliminates split zoning on the property.

**Map 10. Existing Zoning, Allentown Road-Suitland Road**

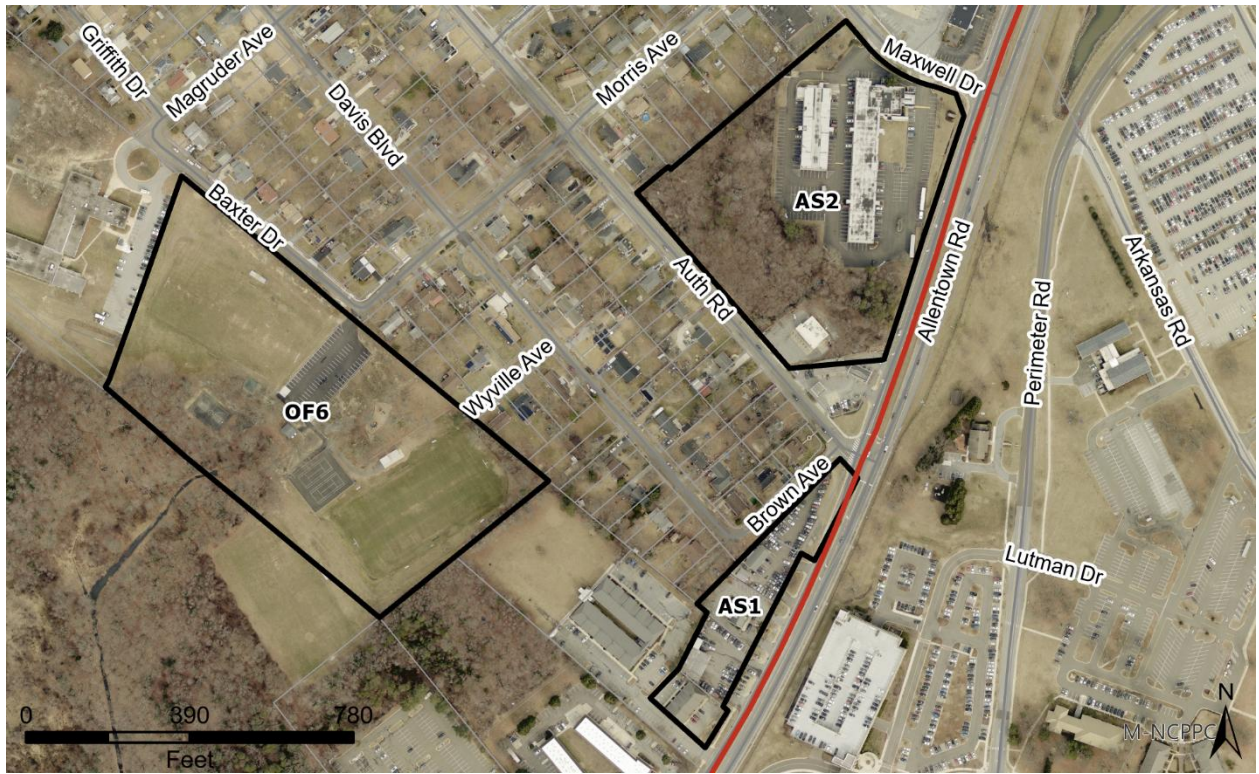


**Map 11. Proposed Zoning Changes, Allentown Road-Suitland Road**



**Table 5. Allentown Road-Suitland Road Focus Area Zoning Change Inventory**

<b>Zone Change #</b>	<b>Change</b>	<b>Area in Acres</b>
AS 1	CS to CGO	2.11
AS 2	RSF-65, CGO to CGO	1.06
AS 3	RR to ROS	7.39
AS 4	CS to CN	2.01



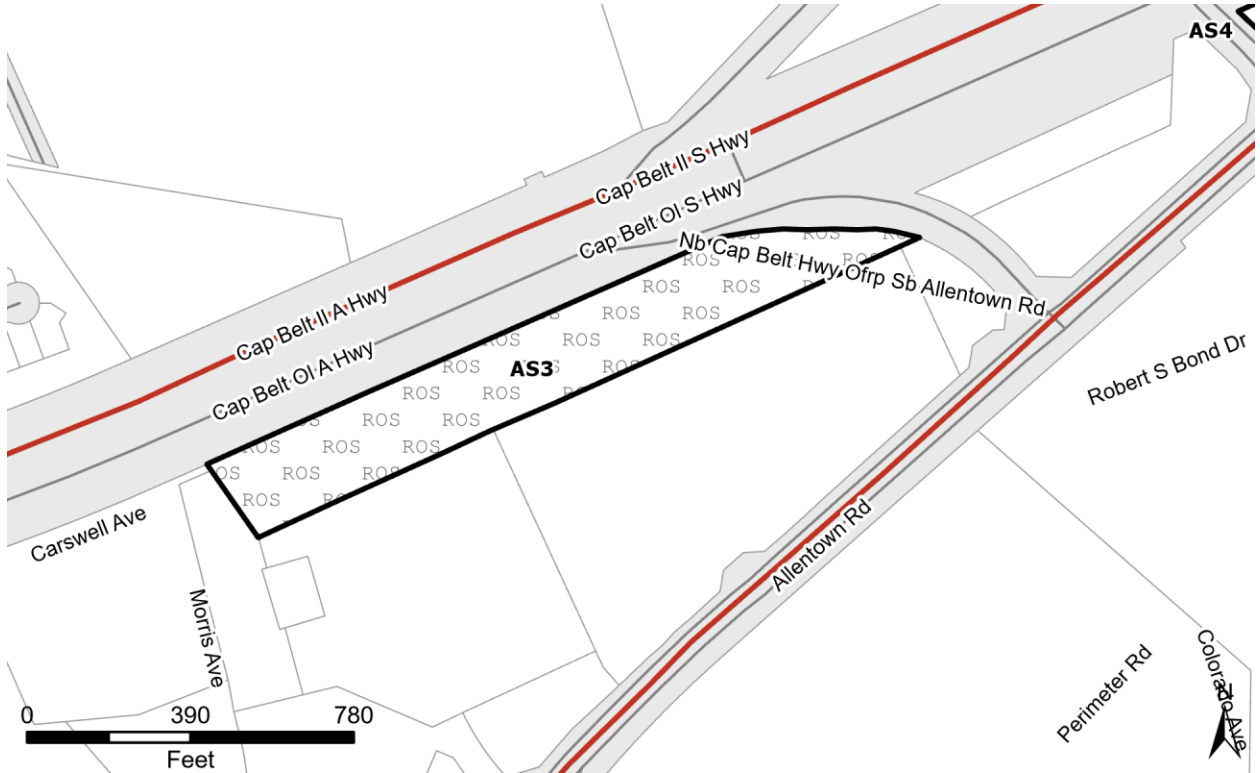
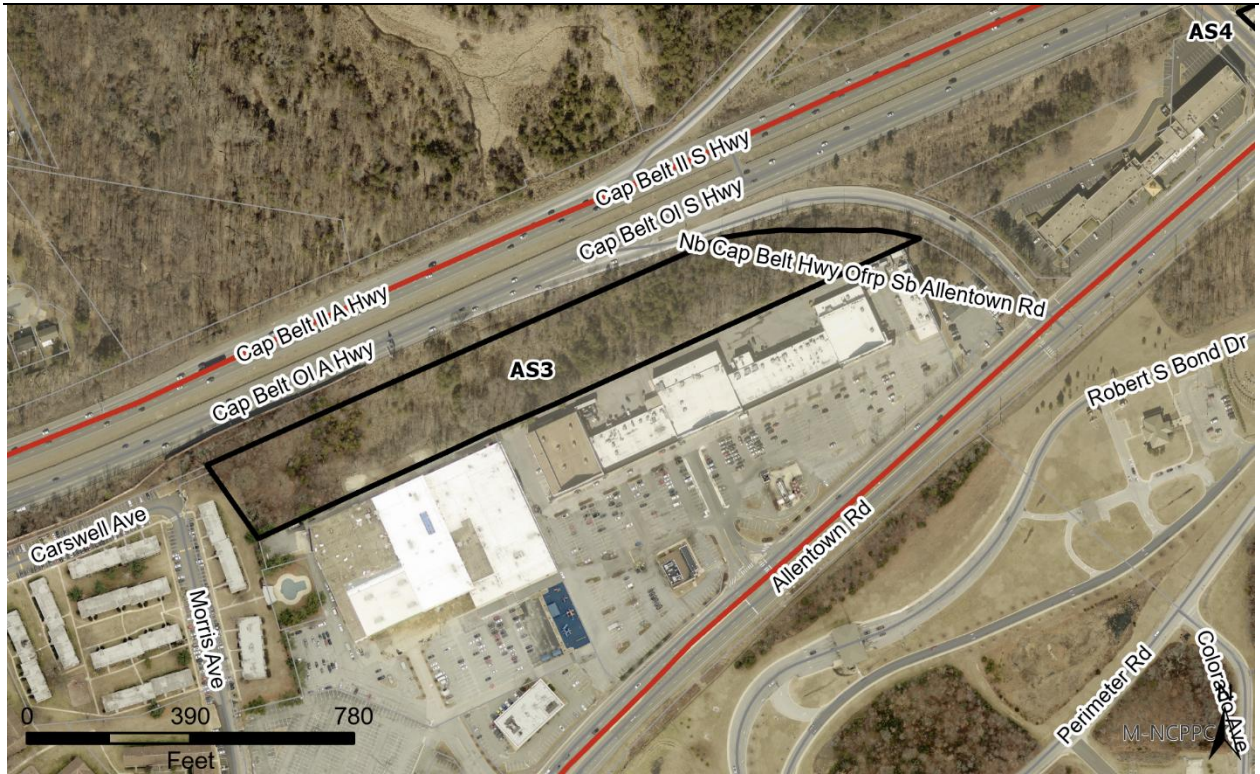
**Zoning Change 5 (AS 1): CS to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
AS 1	CS	CGO	"Designate the commercial area on Allentown between Leon and Auth Road as Commercial Office." (p. 70)	2.11 Acres	Allentown-Suitland	208SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial-Office			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 70) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing auto dealerships and commercial auto repair shops will become nonconforming.						
<b>Tax Account</b>						
0491720, 0628289, 0455584, 0572438, 0631481, 0416768, 0416776, 0416784, 0416792, 0416800, 0416818, 0416826, 0416834						

**Zoning Change 6 (AS 2): RSF-65, CGO to CGO**

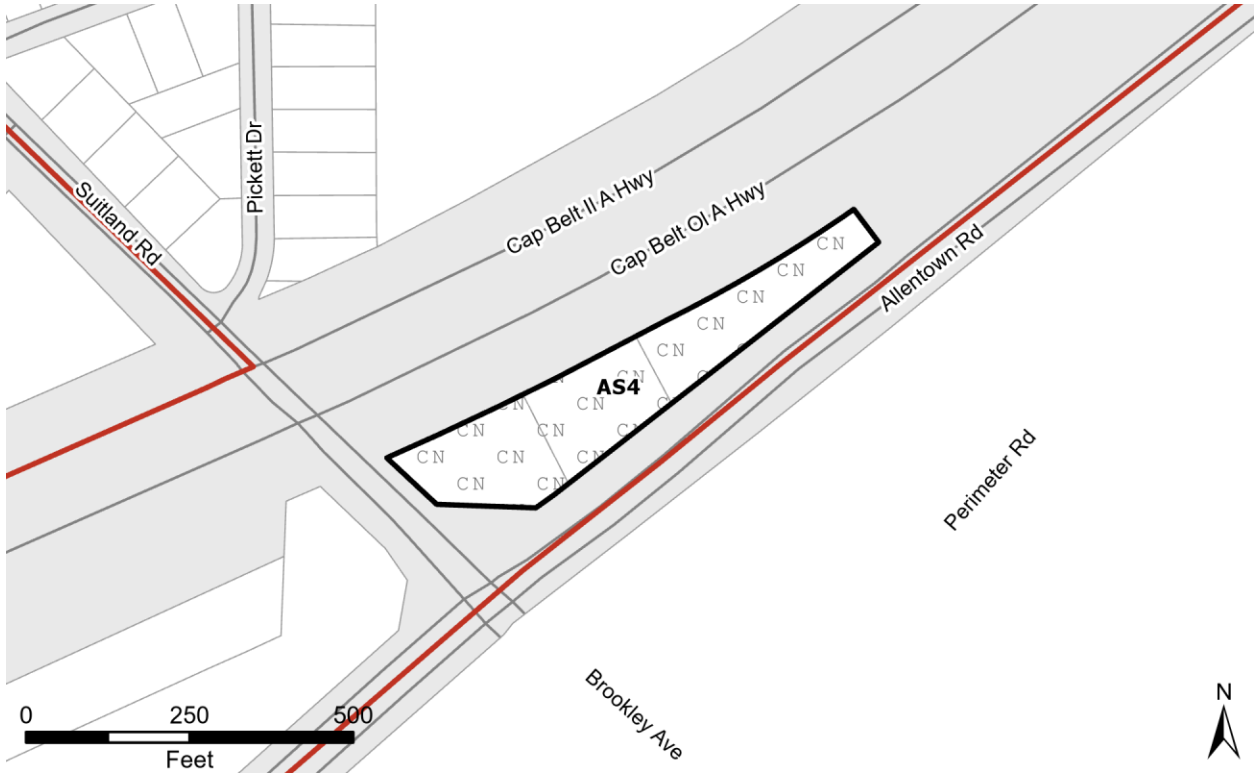
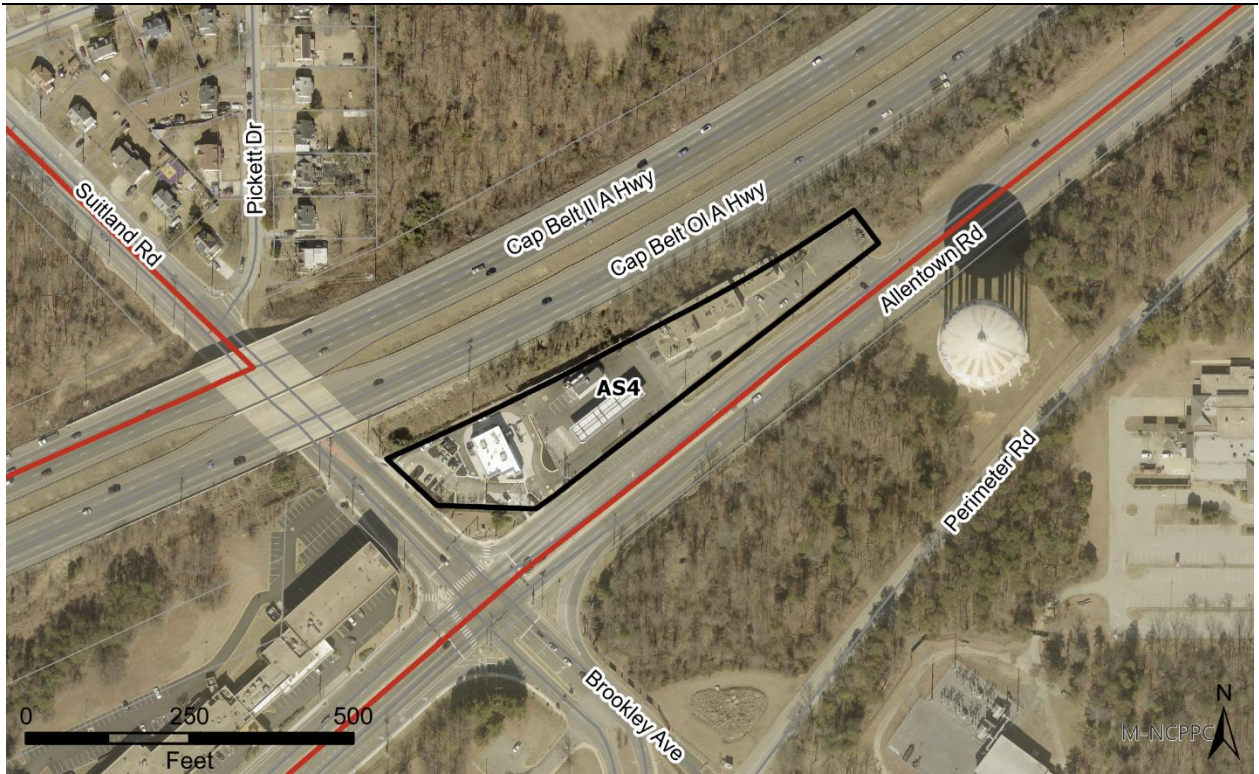
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
AS 2	RSF-65, CGO	CGO	No specific language provided	1.06 Acres	Allentown-Suitland	207SE06, 208SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential High			No			
<b>Justification:</b>						
<p>The plan does not contain text with zoning recommendations for the subject property. This zoning change resolves the conflict between the existing zones assigned to the subject property (RSF-65, CGO) and the approved future land use (Residential High). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also eliminates the split zoning across the property.</p>						
<b>Tax Account</b>						
0621060						

**Zoning Change 7 (AS 3): RR to ROS**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
AS 3	RR	ROS	No specific language provided	7.39 Acres	Allentown-Suitland	207SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial			No			
<b><u>Justification:</u></b>						
This zoning change resolves the conflict between the existing zone assigned to the subject properties (RR) and the approved future land use (Open Space). The plan does not contain text with zoning recommendations for the subject property. The proposed ROS zone would encourage the preservation of property for open space, protect an environmentally-sensitive area, and ensure the retention of the property for non-intensive, active, or passive recreation uses.						
<b>Tax Account</b>						
9999999						

**Zoning Change 8 (AS 4): CS to CN**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
AS 4	CS	CN	"Designate commercial property on the northeast corner of Allentown Road and Suitland Road as Commercial-Neighborhood." (p. 68)	2.01 Acres	Allentown-Suitland	207SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial - Neighborhood			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the CN zone implements the plan text recommendation (CBA, p. 68) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CN zone would provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. Under the proposed CN zone, existing gas stations, drive-thru restaurants, and gaming/recreational lounges will become nonconforming.						
<b>Tax Account</b>						
0491506, 0478628, 0491498						

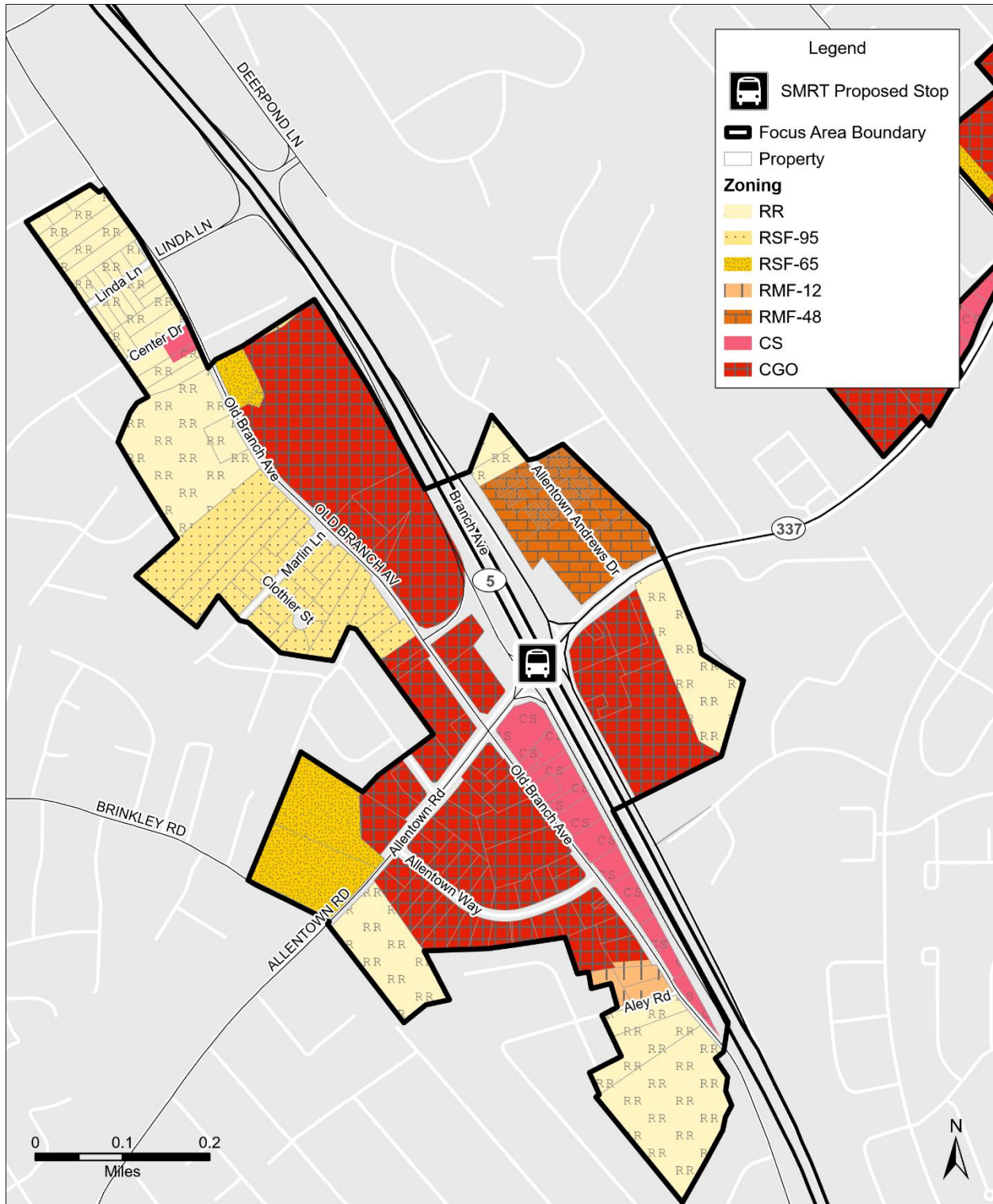
## Camp Springs Focus Area

Per the sector plan (p. 79), the vision of the Camp Springs Focus Area is as follows:

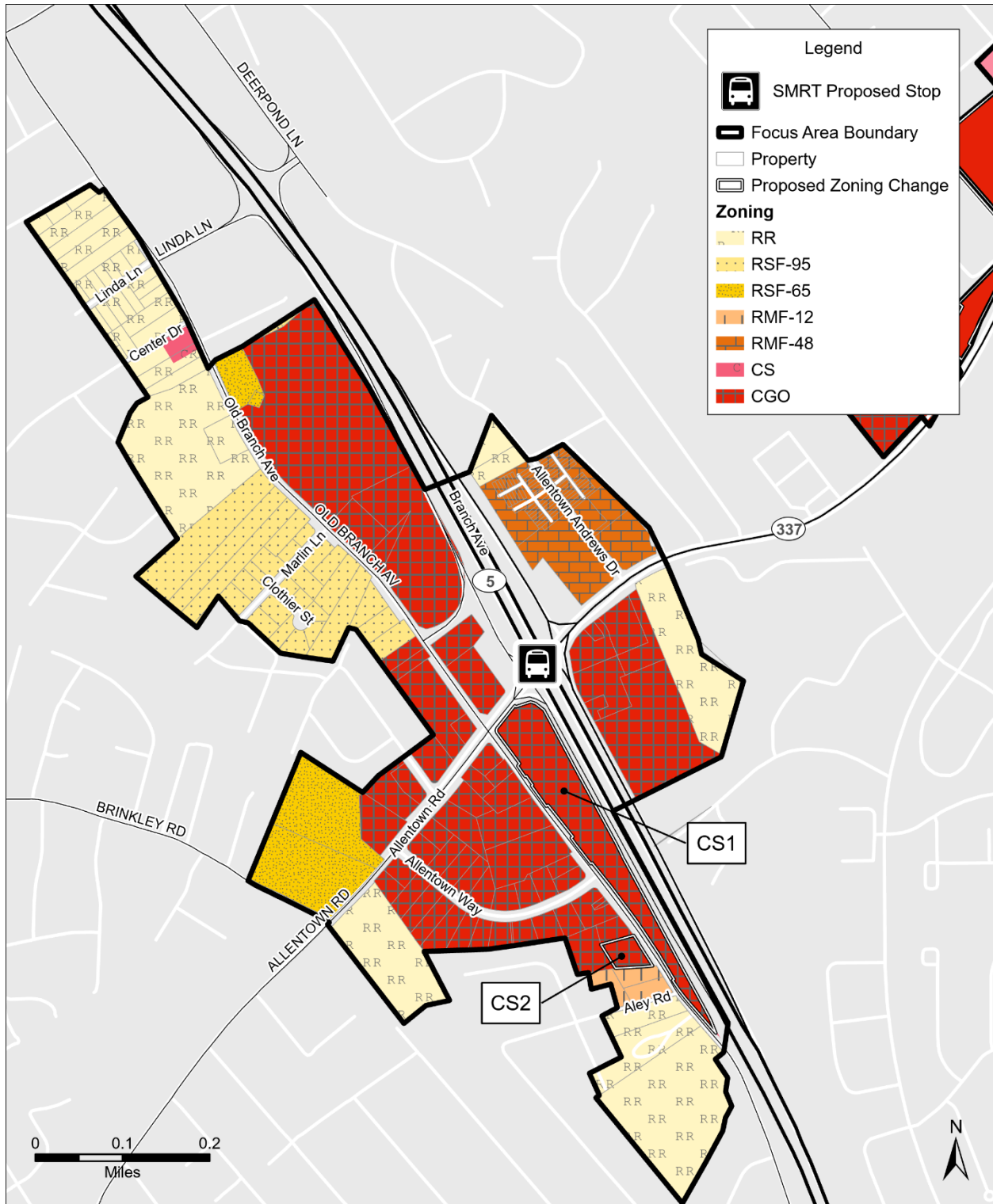
“Camp Springs Town Center is a regional destination for unique cultural arts and recreation activities. It is a source of community pride, where arts, civic, senior activities, and recreation uses are integrated with retail concentrated along Allentown Road and Allentown Way and new housing development that appeals to contemporary lifestyles. The former Pyles Lumber and The Market contain arts-related uses, and host family-oriented festivals. Concerts, movies, and a farmer’s market are activities that have brought new life and energy to the area. A transit stop has been located on the southwest section of Branch Avenue and Allentown Road and has attracted new residential and office development. Pedestrian and vehicular movement are greatly improved and a pedestrian overpass links the transit stop and the arts district to the west. The new cultural center fosters interaction between seniors and youth and is a popular attraction in the community. New restaurants in renovated buildings are supported by seniors and new residents.”

There are two proposed zoning changes in the Camp Springs Focus Area. Specifically, there is one change tied to an approved sector plan land use recommendation, and one change that resolves a conflict where the sector plan’s future land use map does not align with the existing zone. Of the two proposed zoning changes in the Camp Springs Focus Area, one eliminates split zoning on the property.

**Map 12. Existing Zoning, Camp Springs**

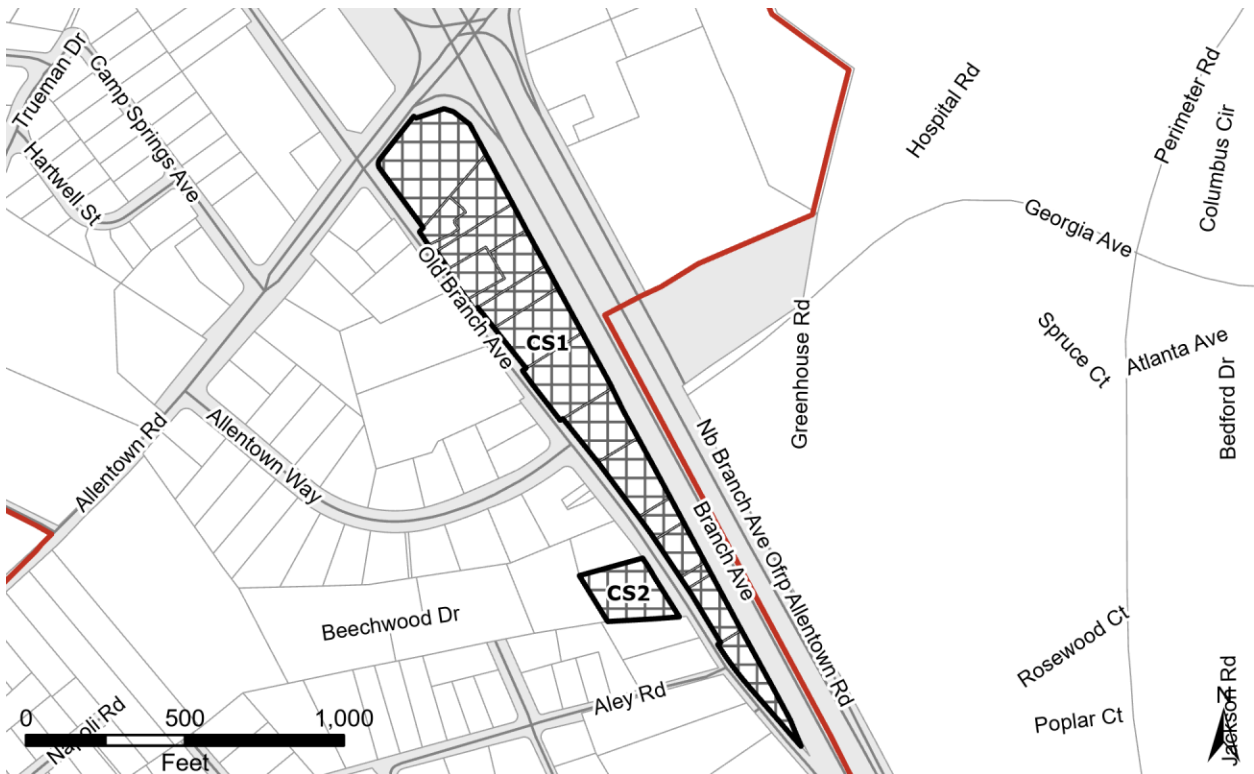
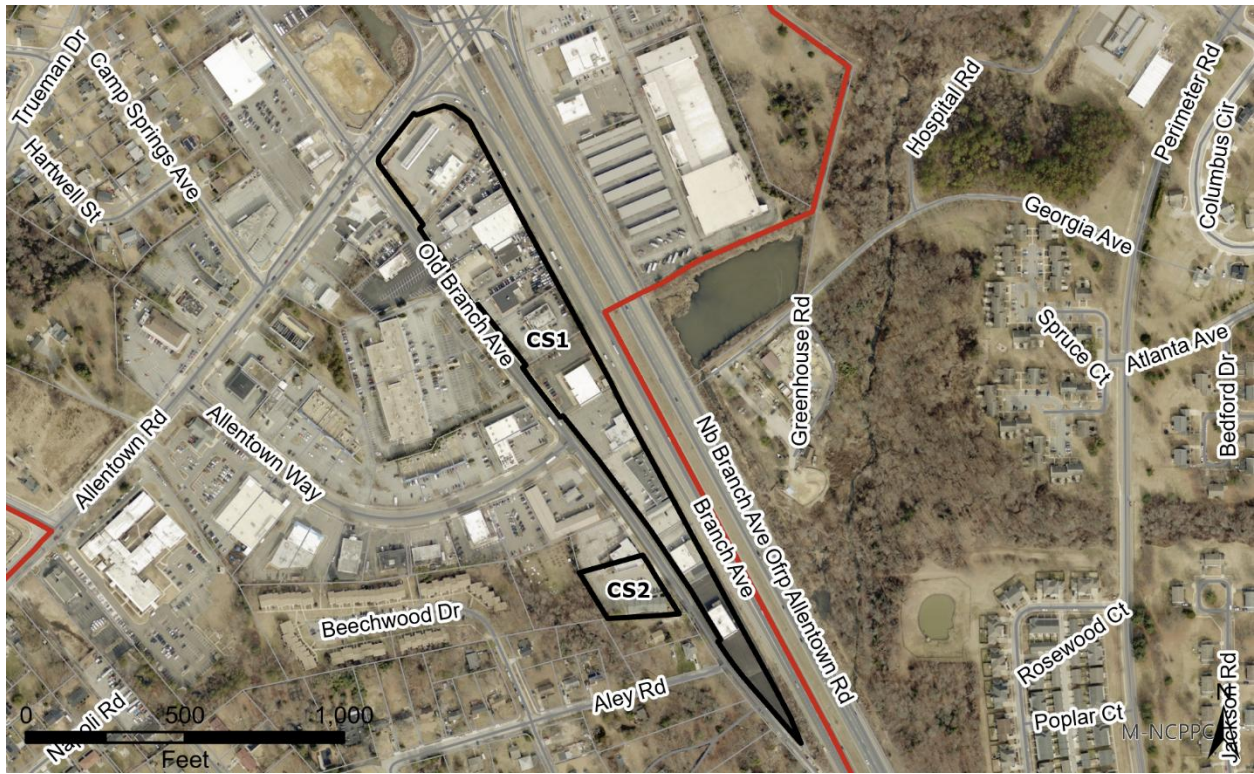


**Map 13. Proposed Zoning Changes, Camp Springs**



**Table 6. Camp Springs Focus Area Zoning Change Inventory**

Zone Change #	Change	Area in Acres
CS 1	CS to CGO	8.94
CS 2	RMF-12, CGO to CGO	0.18



Proposed Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, p. 43

**Zoning Change 9 (CS 1): CS to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CS 1	CS	CGO	“Designate the area southwest of the Allentown Road and Branch Avenue intersection, except some properties along Allentown Road, as Residential Mixed Use to promote medium-density residential development with complementary retail and institutional uses focused on cultural arts, recreation, and education.” (p. 79)	8.94 Acres	Camp Springs	208SE05, 209SE05, 209SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Mixed Use			Yes			
<b>Justification:</b>						
<p>Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 79). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The approved future land use is Residential Mixed Use. Promoting medium-density residential development at this location encourages the addition of more residential units and retail opportunities in a constrained manner while simultaneously protecting the lower-density residential character of the surrounding community. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also allows higher densities and a variety of uses that are appropriate for its proximity to the future SMRT station at the intersection of MD 5 (Branch Avenue) and MD 337 (Allentown Road). Under the proposed CGO zone, existing dry-cleaning establishments, auto repair shops, and gas stations will become nonconforming.</p>						
<b>Tax Accounts</b>						
3815131, 0948778, 0860080, 0947473, 0917013, 0961391, 0894618, 0920256, 0982777, 0859884, 0876714, 0916056, 0916049, 0958439, 0981845, 0958421						

**Zoning Change 10 (CS 2): RMF-12, CGO to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CS 2	RMF-12, CGO	CGO	No specific language provided	0.18 Acres	Camp Springs	209SE05, 209SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Mixed Use			No			
<b>Justification:</b>						
<p>The plan does not contain text with zoning recommendations for the subject property. The approved future land use is Residential Mixed Use. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also allows higher densities and a variety of uses that are appropriate for its proximity to the future Southern Maryland Rapid Transit (SMRT) station near the intersection of MD 5 (Branch Avenue) and MD 337 (Allentown Road). The proposed CGO zone eliminates the split zone throughout the property.</p>						
<b>Tax Accounts</b>						
0938241, 0938365, 0938373, 0938258, 0938308, 0938316, 0938332, 0938381, 0938266, 0938274, 0938340, 0938407, 0938415, 0938282, 0938290, 0938399, 0938324, 0938357						

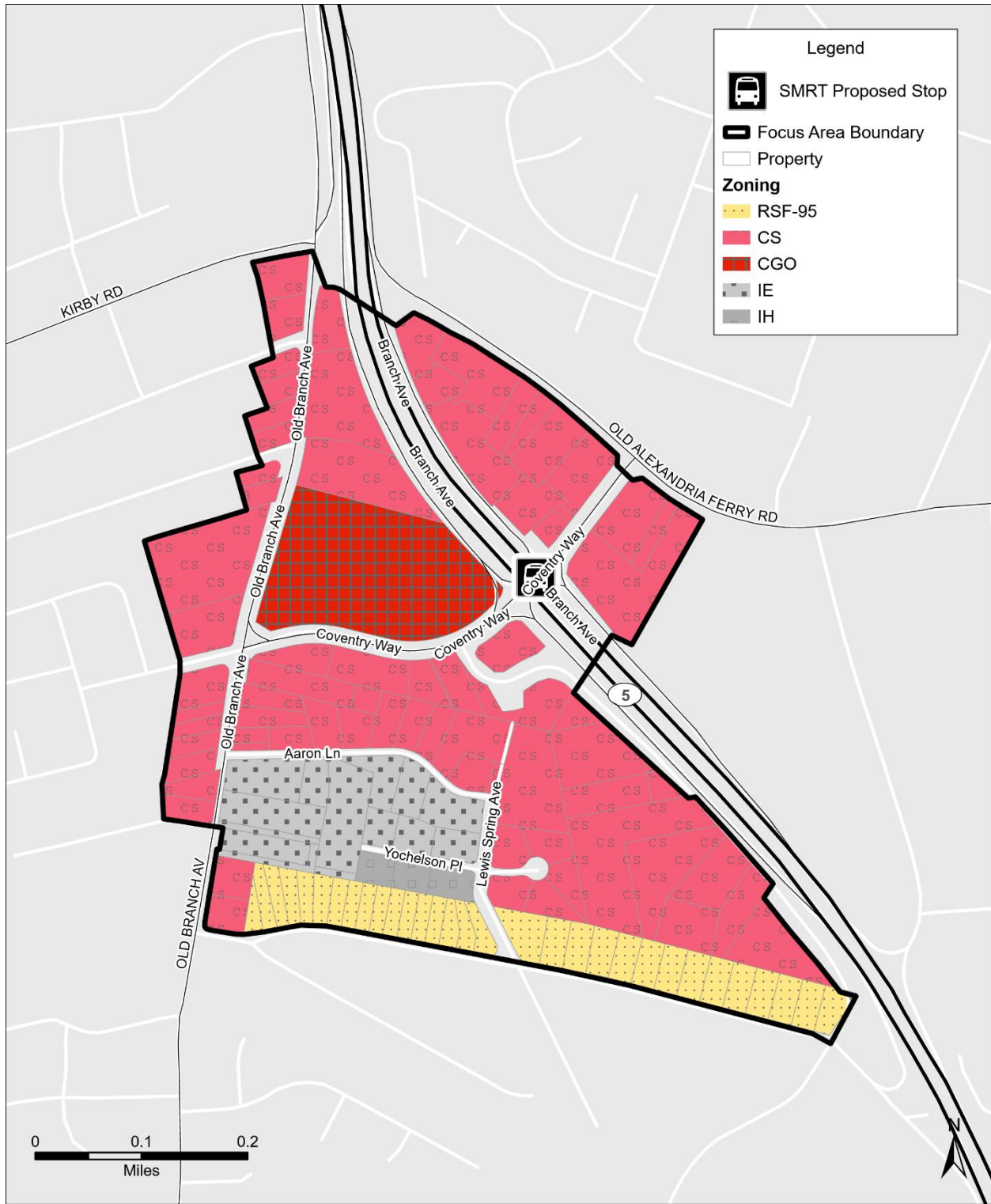
## Coventry Way Focus Area

Per the sector plan (p. 86), the vision of the Coventry Way Focus Area is as follows:

“Coventry Way Village is a walkable employment village center with new residential development in two prominent locations: Coventry Way and Old Alexander Ferry Road. It has an attractive streetscape along the roadway that contains wide sidewalks and bicycle lanes for easy and safe pedestrian and bicycle access to the new transit stop on the east side of Branch Avenue. The area surrounding the transit stop has been transformed into a residential enclave of multi-family residential units with modern amenities, a pedestrian plaza, and ground floor. The area serves new military retirees and a growing number of employees associated with Joint Base Andrews, many of whom have chosen to live here and bike to work. New streetscape treatments have transformed Old Branch Avenue into a commercial main street comprising neighborhood-serving retail and services. Transportation circulation has been greatly improved through a new residential street grid south of Coventry Way. A wetland and stream restoration project provides new open space that is both an attractive park and a trail for adjacent residents, as well as area employees. Adding to the new prosperity and vitality of this area are new businesses locating along Old Alexandria Ferry Road and Malcolm Road, which have relocated from Aaron Lane to take advantage of the proximity to Joint Base Andrews.”

There are five proposed zoning changes in the Coventry Way Focus Area. Specifically, there are four changes tied to approved sector plan land use recommendations, and one change that resolves a conflict where the sector plan’s future land use map does not align with the existing zone.

**Map 14. Existing Zoning, Coventry Way**





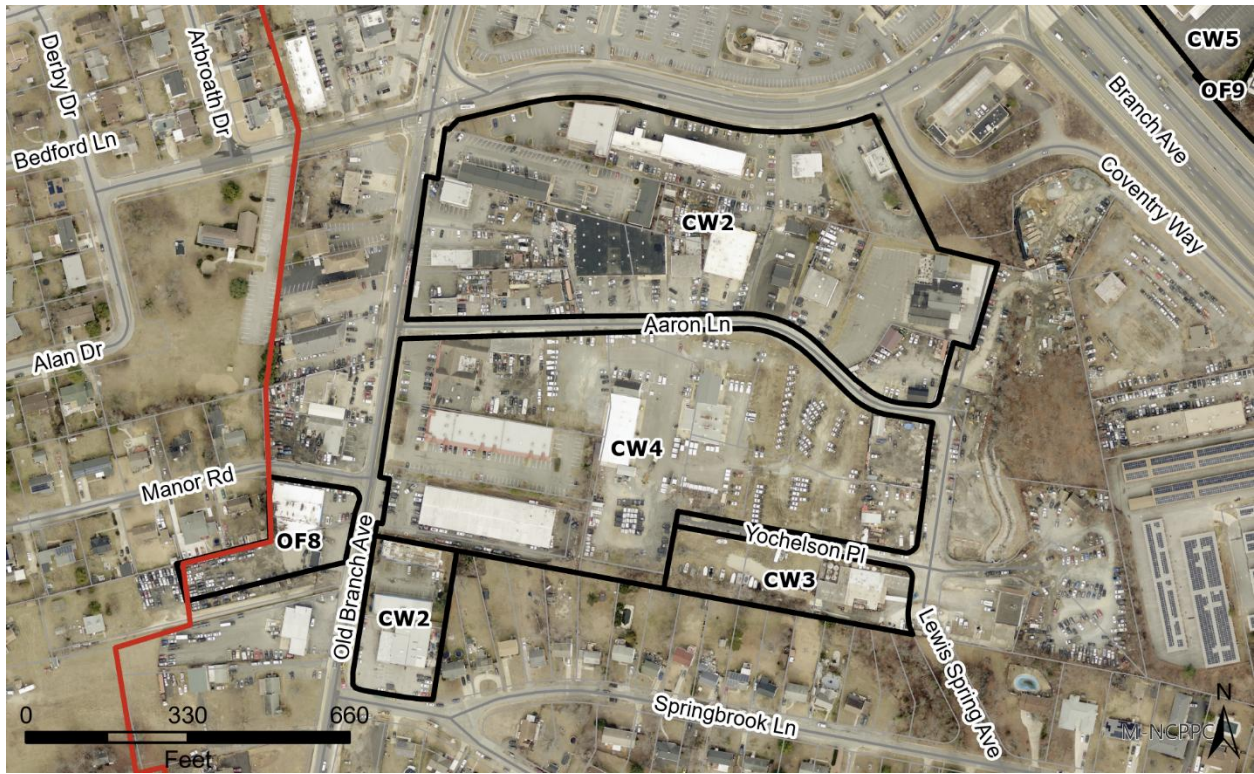
**Table 7. Coventry Way Focus Area Zoning Change Inventory**

<b>Zone Change #</b>	<b>Change</b>	<b>Area in Acres</b>
CW 1	CS to CGO	5.67
CW 2	CS to CGO	14.92
CW 3	IH to CGO	1.59
CW 4	IE to CGO	9.48
CW 5	CS to CGO	14.89

**Zoning Change 11 (CW 1): CS to CGO**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CW 1	CS	CGO	"Apply the commercial shopping center land use designation to properties defined by Old Branch Avenue, Coventry Way, and Branch Avenue." (p. 89)	5.67 Acres	Coventry Way	211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial – Shopping Center			No			
<b>Justification:</b>						
<p>Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 89) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also allows higher densities and a variety of uses that are appropriate for its proximity to the future SMRT station at the intersection of MD 5 (Branch Avenue) and Coventry Way.</p>						
<b>Tax Accounts</b>						
<p>0887604, 0887596, 0886648, 0886655, 0886663, 0886671, 0886689, 0886697, 0886945, 0886952, 0886960, 0886978, 0886986, 0886994, 0886705, 0886713, 0886721, 0886739, 0886747, 0886754, 0887000, 0887018, 0887026, 0887034, 0887042, 0887059, 0886762, 0886770, 0886788, 0886796, 0887067, 0887075, 0887083, 0887091, 0886804, 0886812, 0886820, 0886838, 0886846, 0886853, 0887109, 0887117, 0887125, 0887133, 0887141, 0887158, 0886861, 0886879, 0886887, 0886895, 0886903, 0886911, 0886929, 0886937, 0887166, 0887174, 0887182, 0887190, 0887208, 0887216, 0887224, 0887232, 0887240, 0887331, 0887349, 0887356, 0887364, 0887372, 0887380, 0887398, 0887406, 0887414, 0887422, 0887257, 0887430, 0887448, 0887455, 0887463, 0887471, 0887489, 0887497, 0887505, 0887265, 0887273, 0887281, 0887299, 0887307, 0887315, 0887323, 0887513, 0887521</p>						



Proposed Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, p. 52

**Zoning Change 12 (CW 2): CS to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CW 2	CS	CGO	“Designate properties along the east side of Old Alexandria Ferry Road north and south of Coventry Way and the south side of Coventry Way east of Old Branch Avenue (as noted in Map 31) as Residential Mixed Use to allow residential development with complementary non-residential uses including neighborhood retail.” (p. 87)	14.92 Acres	Coventry Way	210SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Mixed Use			Yes			
<b>Justification:</b>						
<p>Rezoning the subject properties to the CGO (Commercial, General and Office) zone implements the plan text recommendation (CBA, p. 87) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing auto parts shops and dry cleaners will become nonconforming.</p>						
<b>Tax Accounts</b>						
0915744, 0915769, 0915660, 0915751, 0961722, 0957688, 0941401, 0949156, 0990986, 0882449, 3664893, 0949271, 0949289, 0979559, 0979526, 0984369, 0958405, 0941393, 0941385, 0883967, 0854737, 0854752, 0854760, 0854745, 0948133						

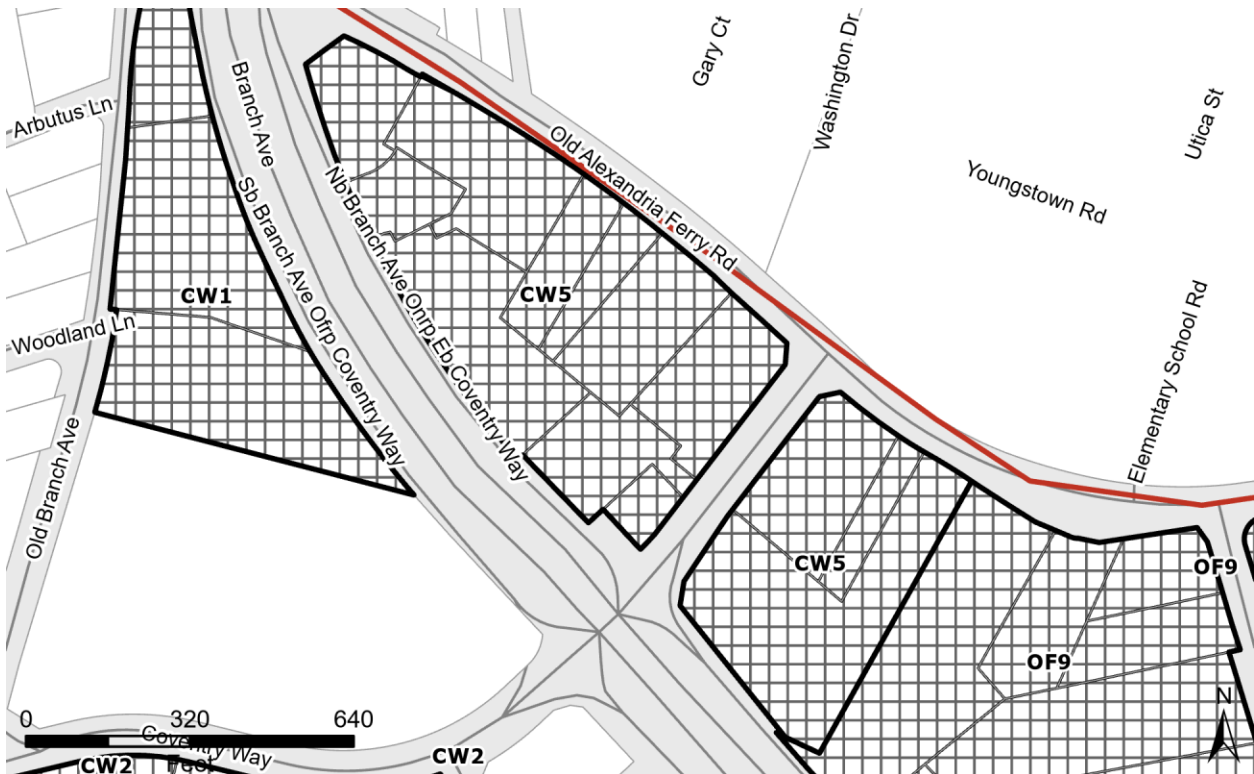
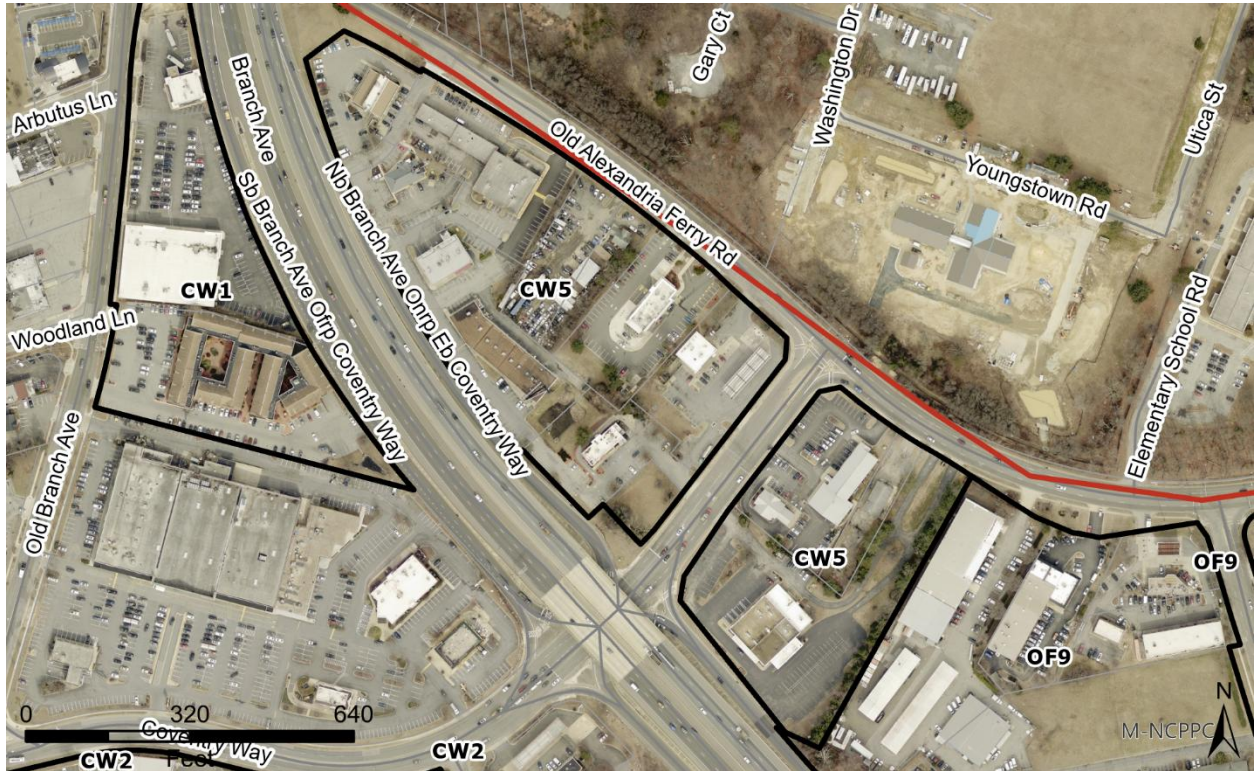
**Zoning Change 13 (CW 3): IH to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CW 3	IH	CGO	“Designate properties along the east side of Old Alexandria Ferry Road north and south of Coventry Way and the south side of Coventry Way east of Old Branch Avenue (as noted in Map 31) as Residential Mixed Use to allow residential development with complementary non-residential uses including neighborhood retail.” (p. 87)	1.59 Acres	Coventry Way	211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Mixed Use			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 87) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing warehouses will become nonconforming.						
<b>Tax Accounts</b>						
0958181, 0864025						

**Zoning Change 14 (CW 4): IE to CGO**

Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CW 4	IE	CGO	“Designate properties along the east side of Old Alexandria Ferry Road north and south of Coventry Way and the south side of Coventry Way east of Old Branch Avenue (as noted in Map 31) as Residential Mixed Use to allow residential development with complementary non-residential uses including neighborhood retail.” (p. 87)	9.48 Acres	Coventry Way	211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Mixed Use			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 87) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning also creates more support for transit-oriented development near the future Southern Maryland Rapid Transit (SMRT) line. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing auto parts shops will become nonconforming.						
<b>Tax Accounts</b>						
0888867, 0883975, 0883983, 0888875, 0888842, 0888859, 0958454, 0958363, 0869339, 0883892, 0883884, 0852764, 0852756, 0852772, 0883900						

**Zoning Change 15 (CW 5): CS to CGO**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CW 5	CS	CGO	"Designate properties along the west side of Old Alexandria Ferry Road north and south of Coventry Way and the south side of Coventry Way east of Old Branch Avenue (as noted in Map 31) as Residential Mixed Use to allow residential development with complementary non-residential uses including neighborhood retail." (p. 86)	14.89 Acres	Coventry Way	211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Mixed Use			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 86) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also allows higher densities and a variety of uses that are appropriate for its proximity to the future Southern Maryland Rapid Transit (SMRT) station at the intersection of MD 5 (Branch Avenue) and Coventry Way. Under the proposed CGO zone, existing funeral homes, auto parts shops, and auto dealerships will become nonconforming.						
<b>Tax Accounts</b>						
0887539, 0887547, 0887554, 0887562, 0910562, 0956946, 0956938, 0887588, 0877332, 3800976, 0958389, 0884981, 0961052						

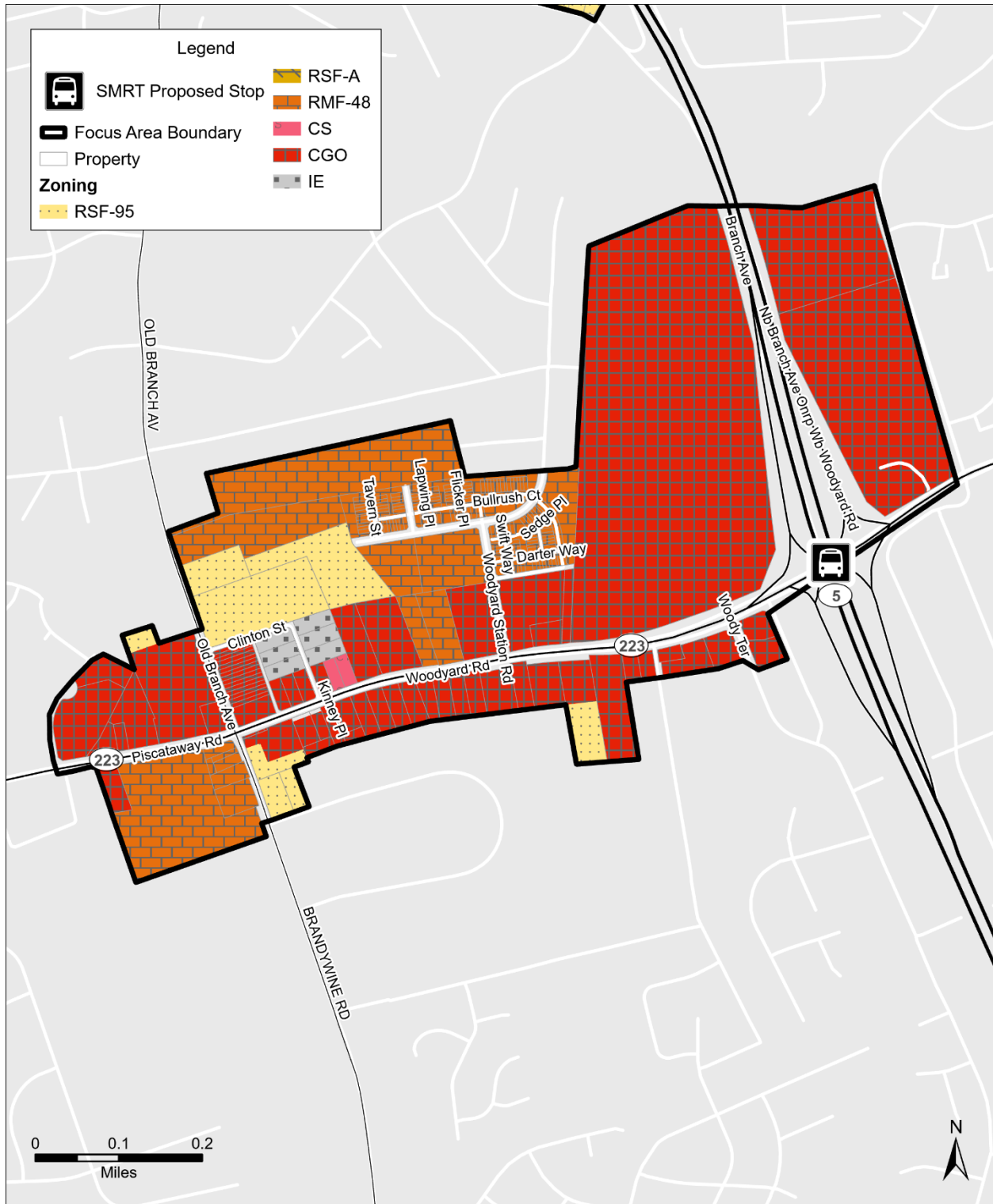
## Clinton Commercial Core Focus Area

Per the sector plan (p. 95), the vision of the Clinton Commercial Core Focus Area is as follows:

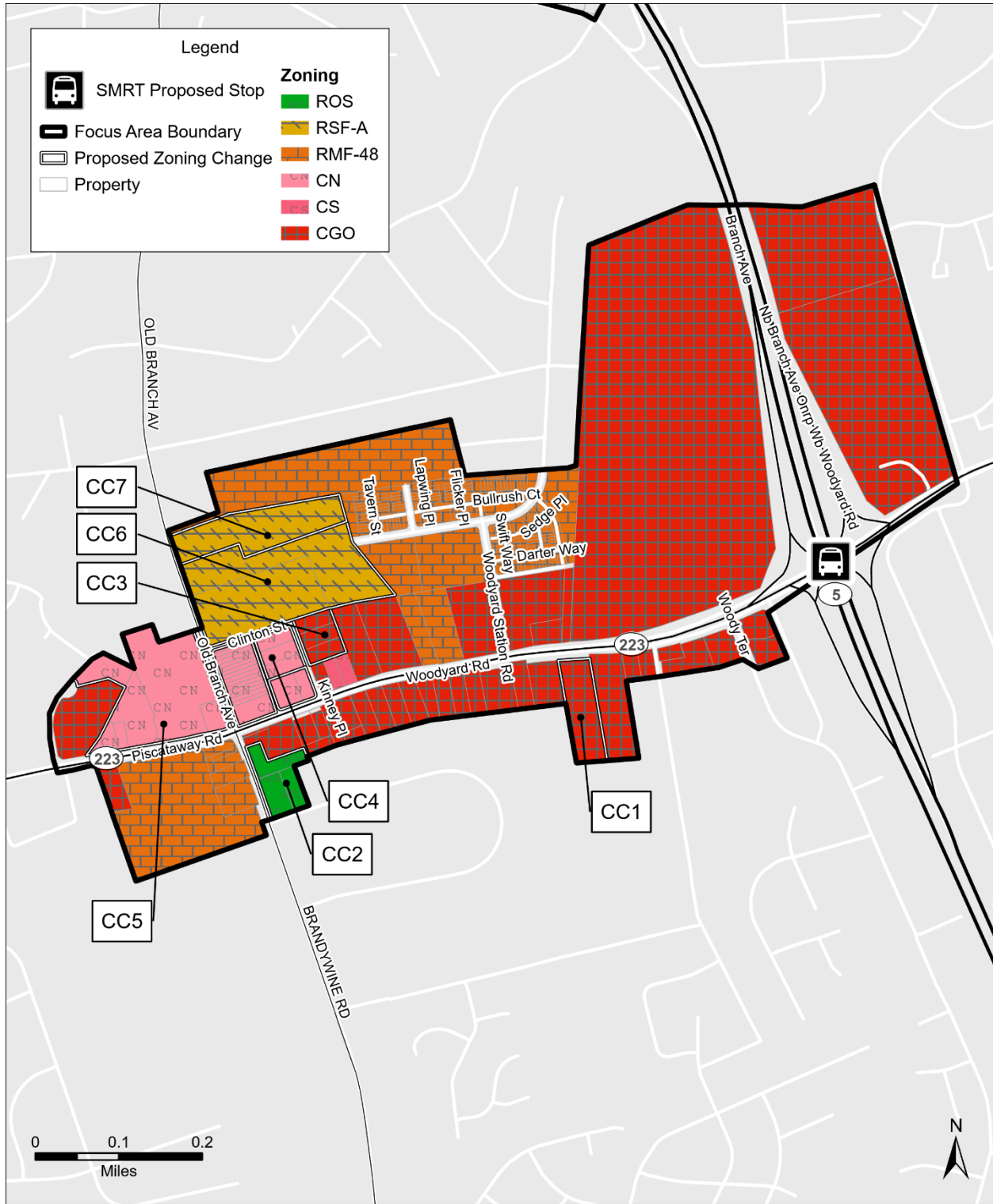
“Downtown Clinton is transformed into a vibrant, mixed-use, transit-supported destination spanning Branch Avenue, providing a range of housing types and new office development. New households and employees create new demand for commercial services, while walking and bicycling safely to the new shopping areas and other amenities. A new park and plaza are linked across Branch Avenue by a pedestrian bridge over Branch Avenue that connects to the new transit stop. Woodyard Road has been reconstructed as an attractive boulevard that provides for, but separates, local, through and non vehicular traffic. Townhouses, fronting on Woodyard Road along a connected street grid, appeal to young families, seniors, and empty nesters, providing a pleasant transition between the busy commercial core and the older, historic part of the corridor. A greatly enhanced and expanded Mary Surratt House and Museum, and the popular B.K. Miller store, are a destination for the region as well as local residents, and contribute to a unique synergy with new development along the corridor. The Boys and Girls Club recreational fields and a new recreational center provide programs and activities for teens and young adults in a pedestrian friendly environment.”

There are seven proposed zoning changes in the Clinton Commercial Core Focus Area. All seven changes are tied to approved sector plan land use recommendations.

**Map 16. Existing Zoning, Clinton Commercial Core**



**Map 17. Proposed Zoning Changes, Clinton Commercial Core**



**Table 8. Clinton Commercial Core Focus Area Zoning Change Inventory**

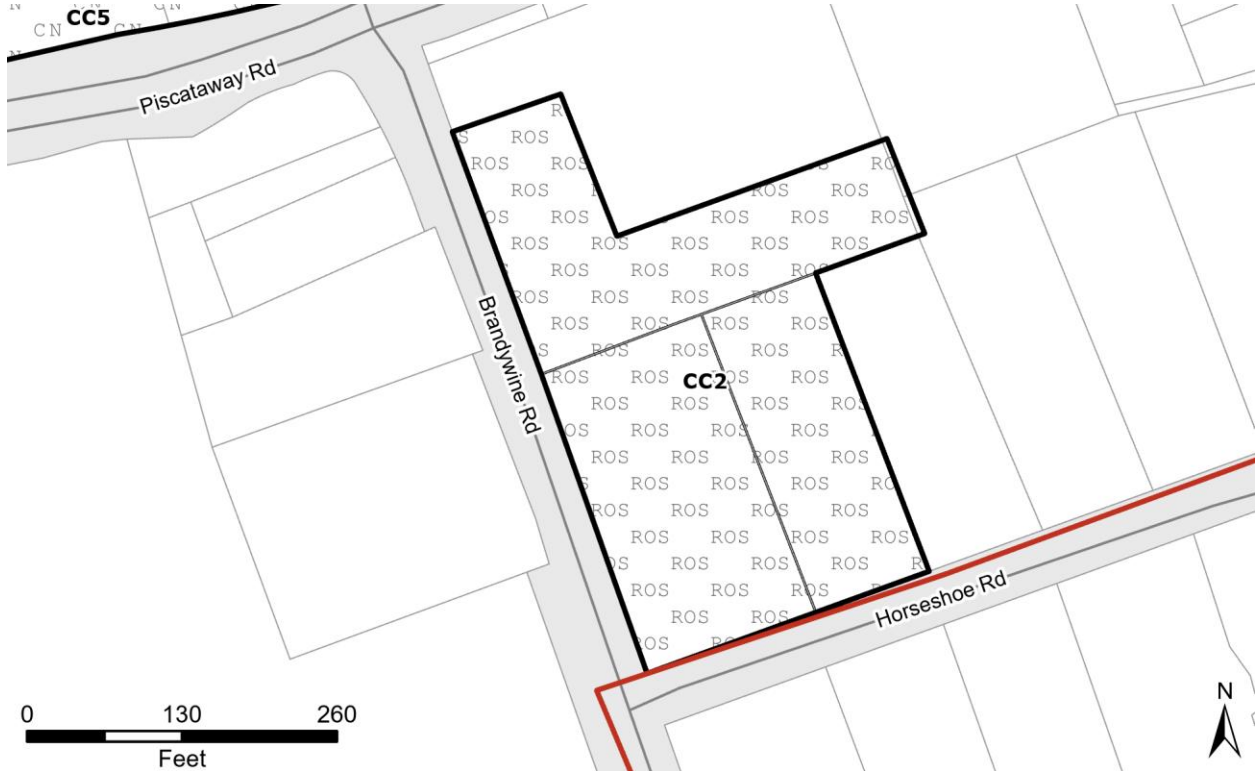
<b>Zone Change #</b>	<b>Change</b>	<b>Area in Acres</b>
CC 1	RSF-95 to CGO	2.97
CC 2	RSF-95 to ROS	2.49
CC 3	IE to CGO	1.71
CC 4	IE to CN	1.58
CC 5	CGO, RSF-95 to CN	14.66
CC 6	RSF-95 to RSF-A	13.31
CC 7	RMF-48 to RSF-A	5.57

**Zoning Change 16 (CC 1): RSF-95 to CGO**

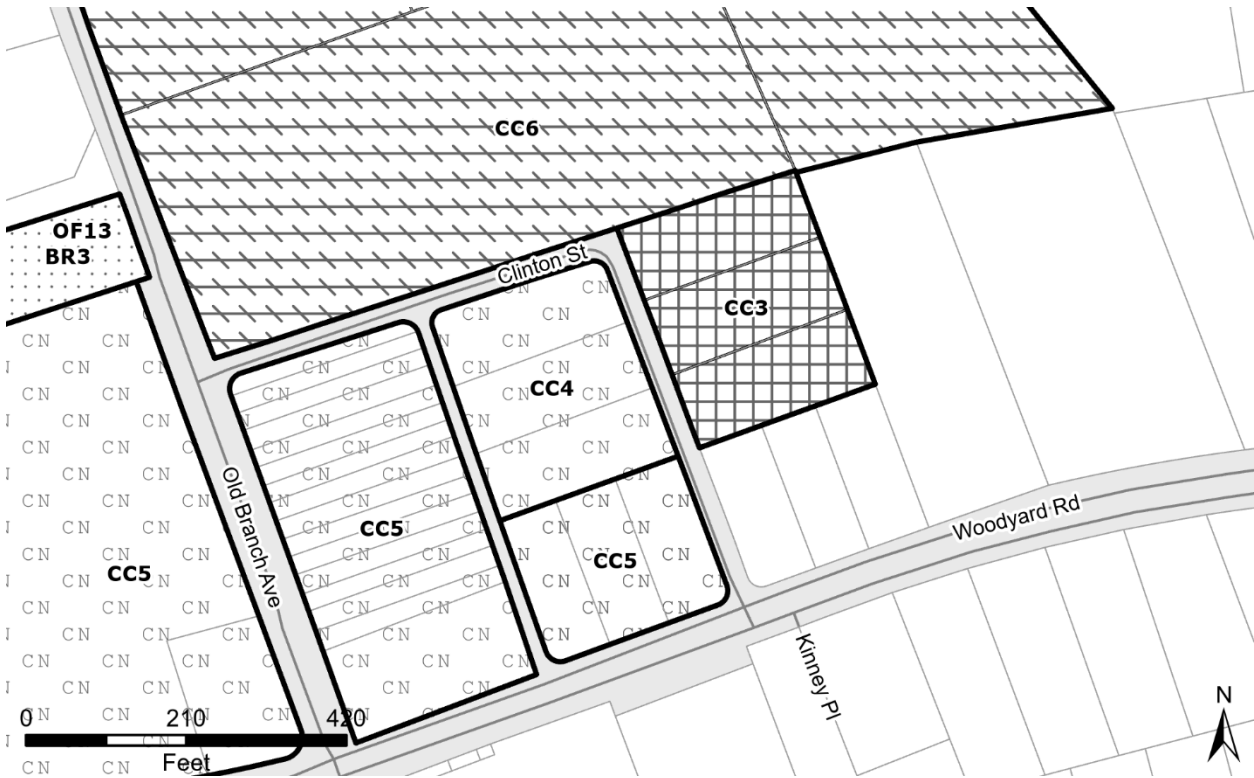


Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 1	RSF-95	CGO	“Designate commercial property on the south side of Woodyard Road west of Branch Avenue as Commercial-Shopping Center.” (p. 95)	2.97 Acres	Clinton Commercial Core	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial - Shopping Center			Yes			
<b>Justification:</b>						
Rezoning the subject property to the CGO zone implements the plan text recommendation (CBA, p. 95) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CGO Zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing auto parts stores will become nonconforming.						
<b>Tax Accounts</b>						
3565470, 3582095						

**Zoning Change 17 (CC 2): RSF-95 to ROS**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 2	RSF-95	ROS	"Designate the southeast corner of Brandywine Road and Woodyard Road as open space in order to encompass the Mary Surratt House and the adjacent property fronting Woodyard Road." (p. 95)	2.49 Acres	Clinton Commercial Core	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
The Mary Surratt House (Historic Site 81A-007) is open to the public as a museum and is protected by a preservation easement held by the Maryland Historical Trust. The ROS zone is best suited to highlight this historic asset to the County. The proposed ROS zone would protect a historic property and provide for a limited range of public uses. .						
<b>Tax Accounts</b>						
0975284, 0909044, 0909051, 0879098, 0958017, 0954172						



**Zoning Change 18 (CC 3): IE to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 3	IE	CGO	“Designate properties on Woodyard Road, as shown on Map 35. Woodyard Road Future Land Use Plan, as Residential Medium-High to allow 8-20 dwelling units per acre.” (p. 95)	1.71 Acres	Clinton Commercial Core	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Medium-High			Yes			
<b>Justification:</b>						
Rezoning the subject property to the CGO zone implements the plan text recommendation (CBA, p. 95) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CGO Zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing auto parts shops will become nonconforming.						
<b>Tax Accounts</b>						
0889303, 0981928, 0948422						

**Zoning Change 19 (CC 4): IE to CN**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 4	IE	CN	"Designate the property on the northeast and northwest corners of Old Branch Avenue and Woodyard Road as Commercial-Neighborhood." (p. 95)	1.58 Acres	Clinton Commercial Core	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial – Neighborhood			Yes			
<b>Justification:</b>						
Rezoning the subject property to the CN zone implements the plan text recommendation (CBA, p. 95) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CN Zone would provide lands for a range of neighborhood-scale, pedestrian-friendly, low-intensity retail that provides goods and services primarily serving the daily needs of residents of the surrounding neighborhoods. Under the proposed CN zone, existing plumbing and air conditioning establishments will become nonconforming.						
<b>Tax Accounts</b>						
0911487, 0911503, 0911495						

**Zoning Change 20 (CC 5): CGO, RSF-95 to CN**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 5	CGO, RSF-95	CN	"Designate the property on the northeast and northwest corners of Old Branch Avenue and Woodyard Road as Commercial-Neighborhood." (p. 95)	14.66 Acres	Clinton Commercial Core	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial-Neighborhood			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the CN zone implements the plan text recommendation (CBA, p. 95) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed CN zone would provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. Under the proposed CN zone, existing auto parts stores and dry cleaners will become nonconforming. The proposed CN zone also eliminates the split zoning across one of the properties.						
<b>Tax Accounts</b>						
4007936, 0949370, 0860510, 0846220, 0960039, 0963249, 0888610, 0950584, 0950576, 0856971, 0904250, 0856997, 0975326, 0915439, 0913038, 0865469, 0917112						



**Zoning Change 21 (CC 6): RSF-95 to RSF-A**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 6	RSF-95	RSF-A	"Designate property north of the recommended Residential – Medium High as Residential – Medium." (p. 96)	13.31 Acres	Clinton Commercial Core	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential – Medium			No			
<b>Justification:</b>						
Rezoning the subject property to the RSF-A zone implements the plan text recommendation (CBA, p. 96) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed RSF-A zone would provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands.						
<b>Tax Accounts</b>						
0934877, 0934836, 0934869						

**Zoning Change 22 (CC 7): RMF-48 to RSF-A**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 7	RMF-48	RSF-A	“Designate property north of the recommended Residential – Medium High as Residential – Medium” (p. 96)	5.57 Acres	Clinton Commercial Core	211SE06, 212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential – Medium			Yes			
<b>Justification:</b>						
Rezoning the subject property to the RSF-A zone implements the plan text recommendation (CBA, p. 96) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed RSF-A zone would provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands. Under the proposed RSF-A zone, existing offices will become nonconforming.						
<b>Tax Account</b>						
0975268						

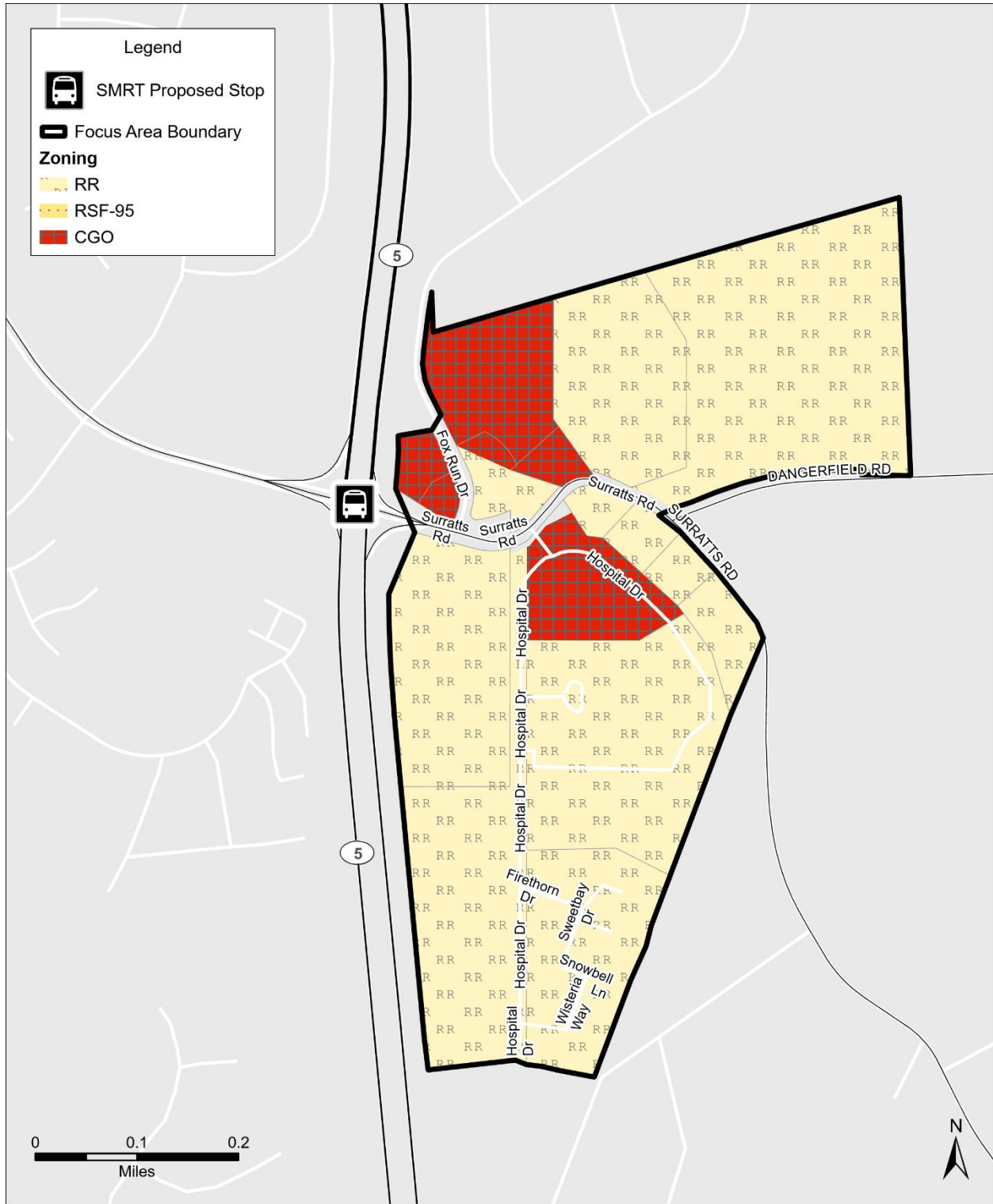
## Southern Maryland Hospital Focus Area

Per the CBA (p. 108), the vision of the Southern Maryland Hospital Focus Area is as follows:

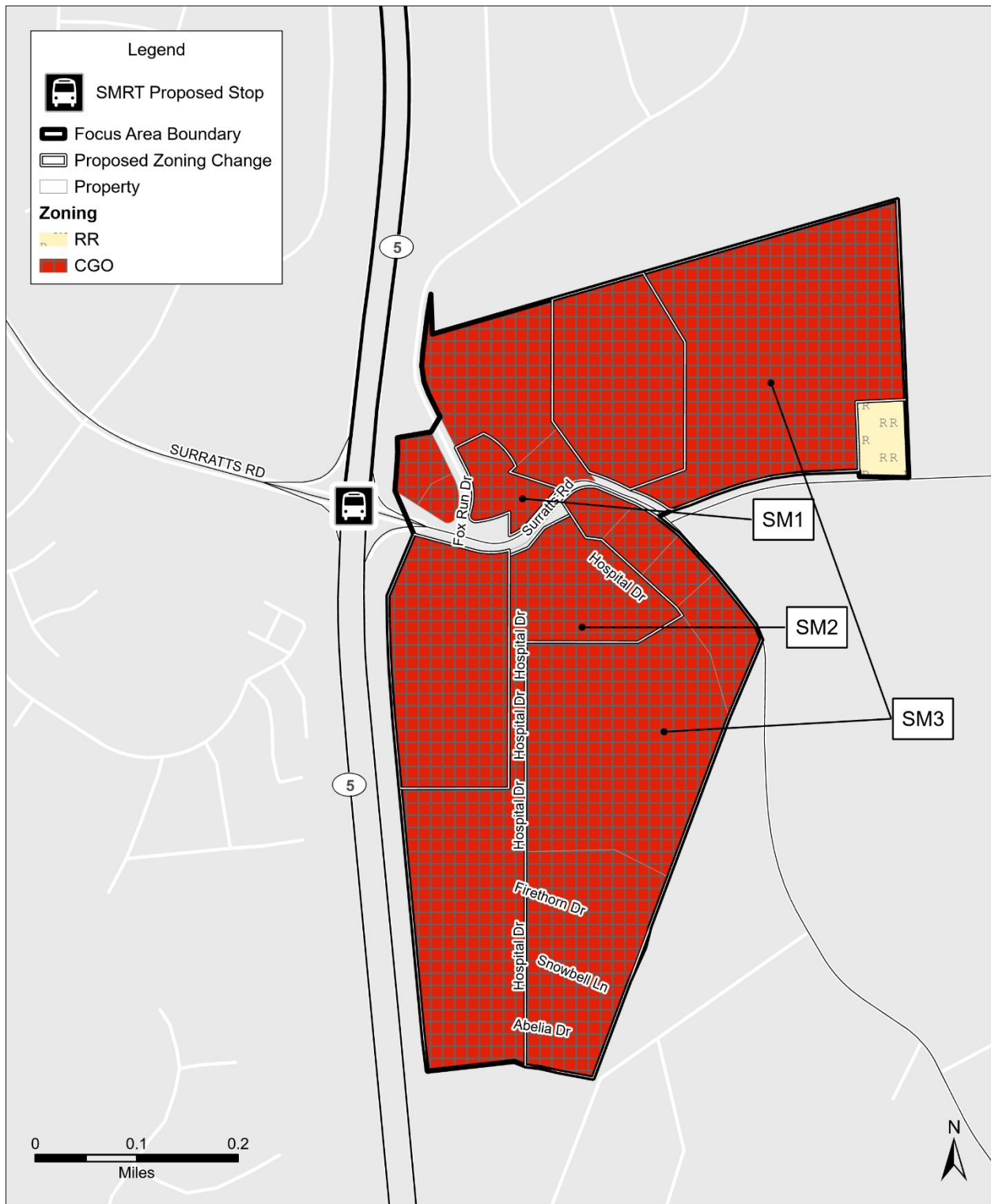
“The Southern Maryland Hospital Center is the leading medical center in the region, offering a range of premier and general services to southern Maryland. Recent expansion has helped to create a compact, mixed-use medical campus that is transit-supported. The Hospital Center continues to grow, providing increased office space and employment and boasting superior facilities to serve an increasingly diverse region. Ample open space, including a plaza, local-serving retail, a new hotel addition, and new housing are conveniently located near the transit stop at the heart of the campus. The improved Branch Avenue and Surratts Road interchange provides safe access to the hospital complex.”

There are three proposed zoning changes in the Southern Maryland Hospital Focus Area. Specifically, there is one change tied to an approved sector plan land use recommendation, one change that resolves a conflict where the sector plan’s future land use map does not align with the existing zone, and one change that prioritizes the vision for the focus area. Of the three proposed zoning changes in the Southern Maryland Hospital Focus Area, two eliminate split zoning on the property.

**Map 18. Existing Zoning, Southern Maryland Hospital Focus Area**



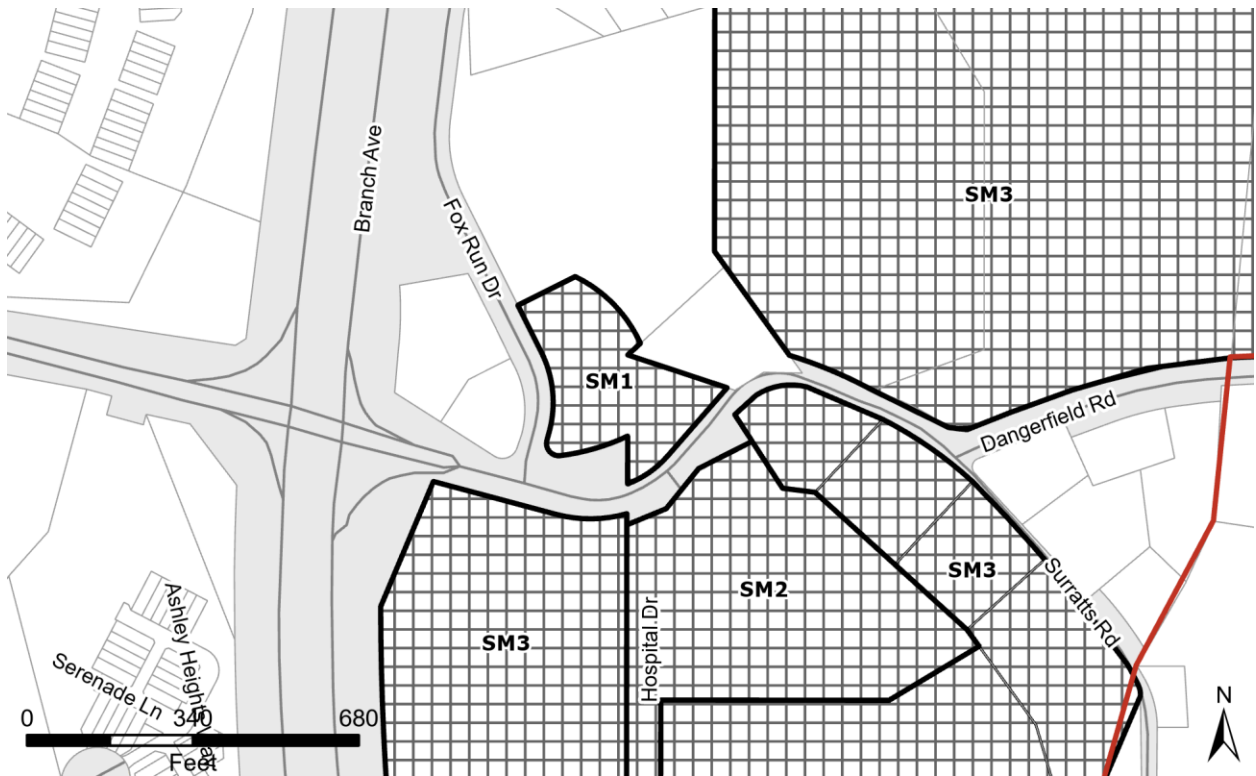
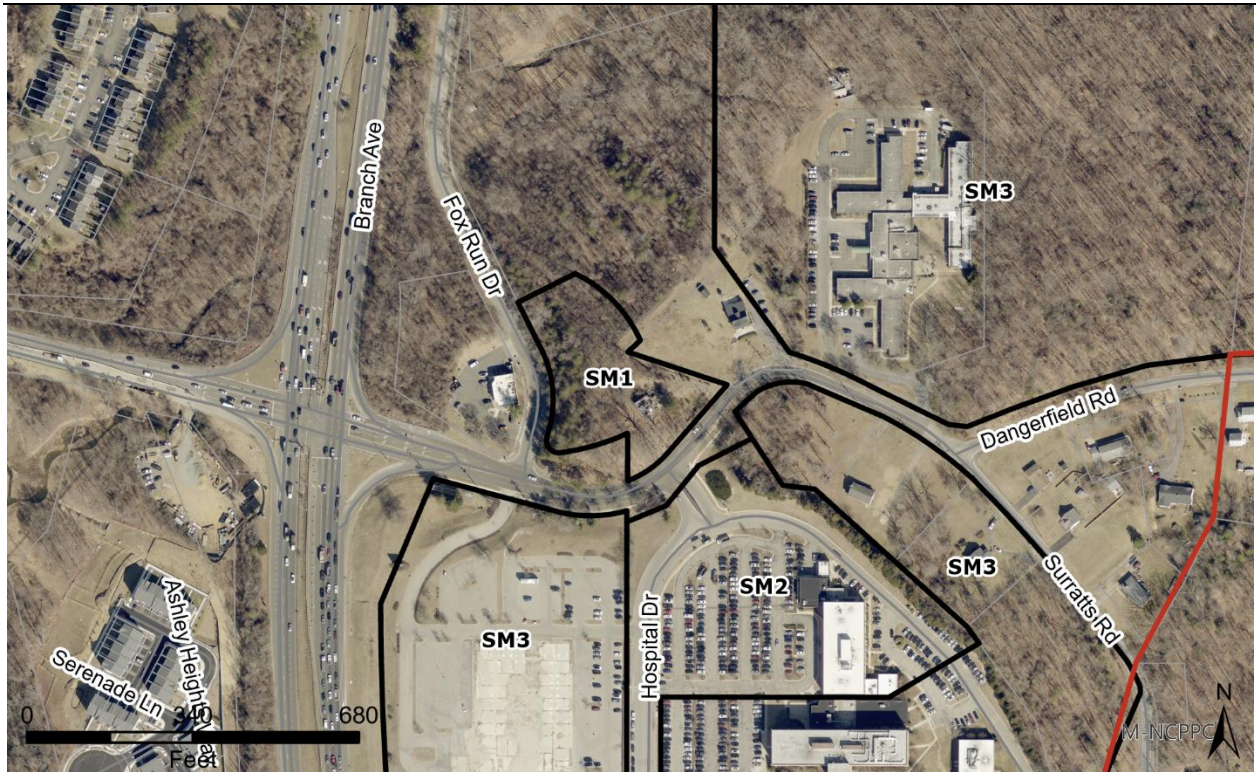
**Map 19. Proposed Zoning Changes, Southern Maryland Hospital Focus Area**



**Table 9. Southern Maryland Hospital Focus Area Zoning Change Inventory**

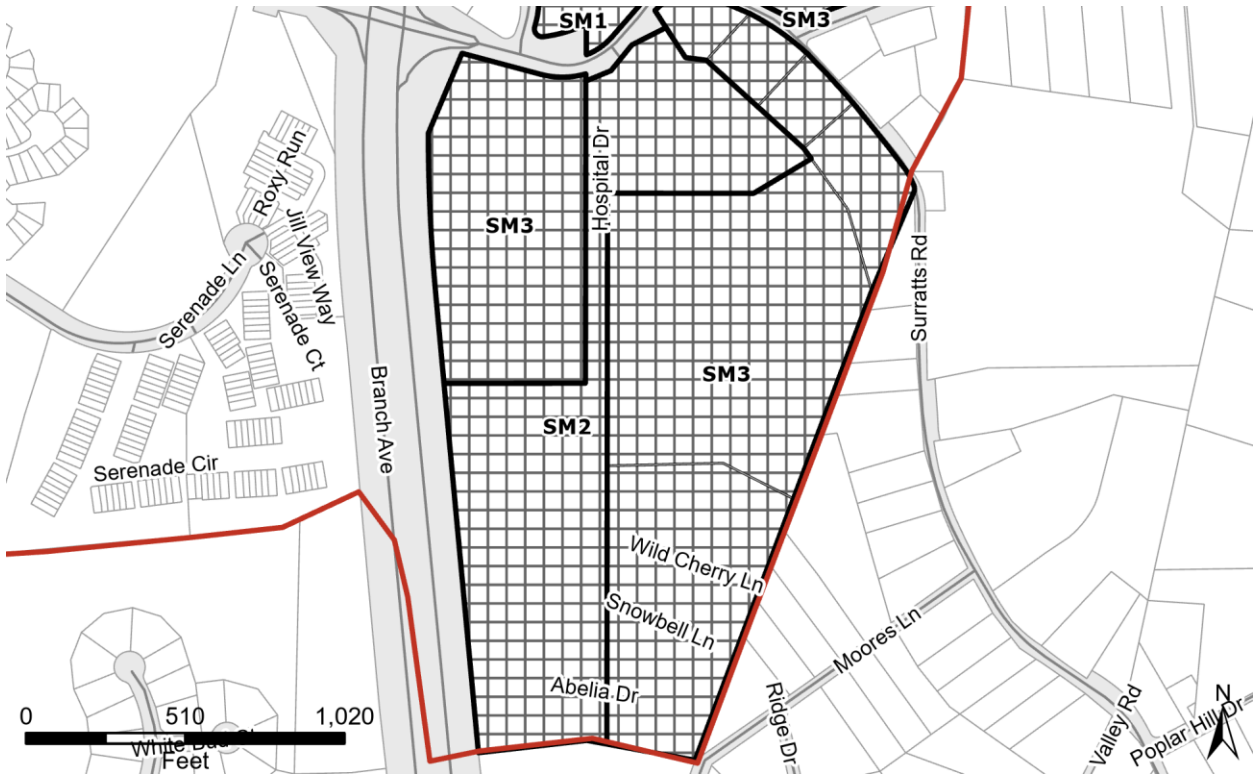
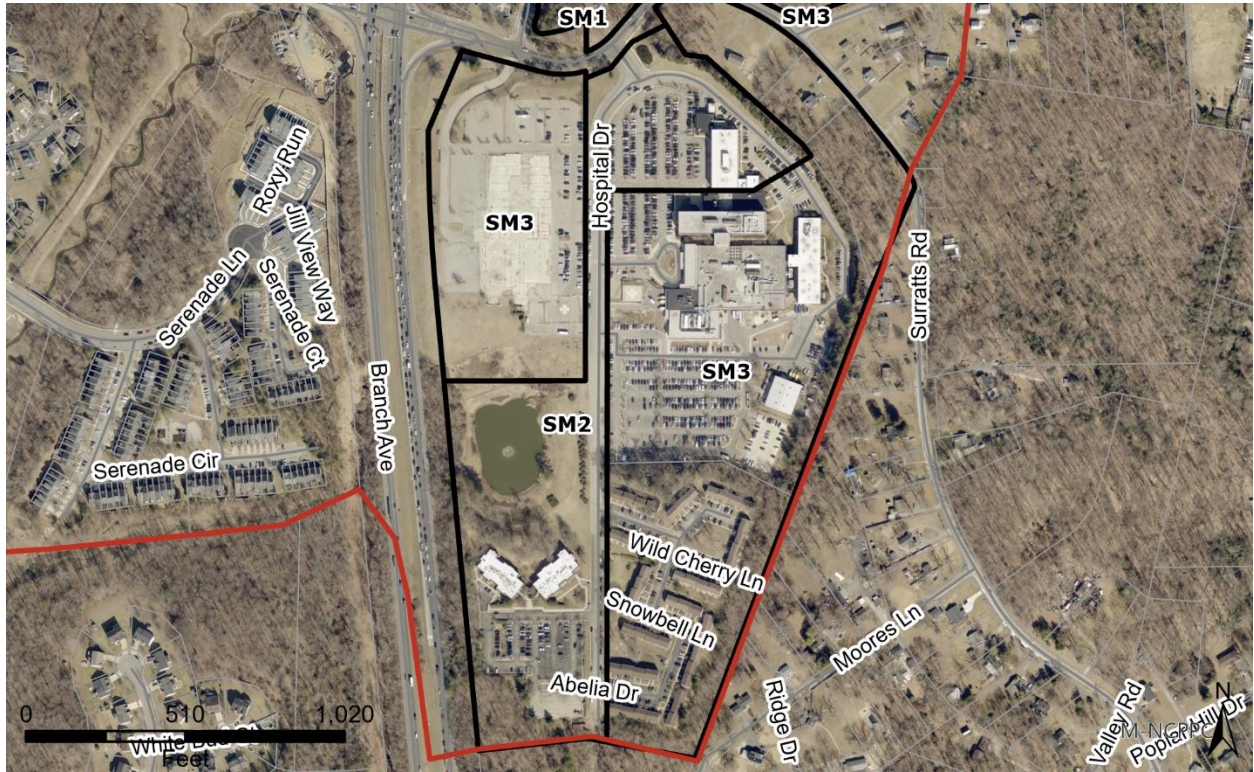
<b>Zone Change #</b>	<b>Change</b>	<b>Area in Acres</b>
SM 1	RR, CGO to CGO	1.59
SM 2	RR, CGO to CGO	19.30
SM 3	RR to CGO	72.61

**Zoning Change 23 (SM 1): RR, CGO to CGO**



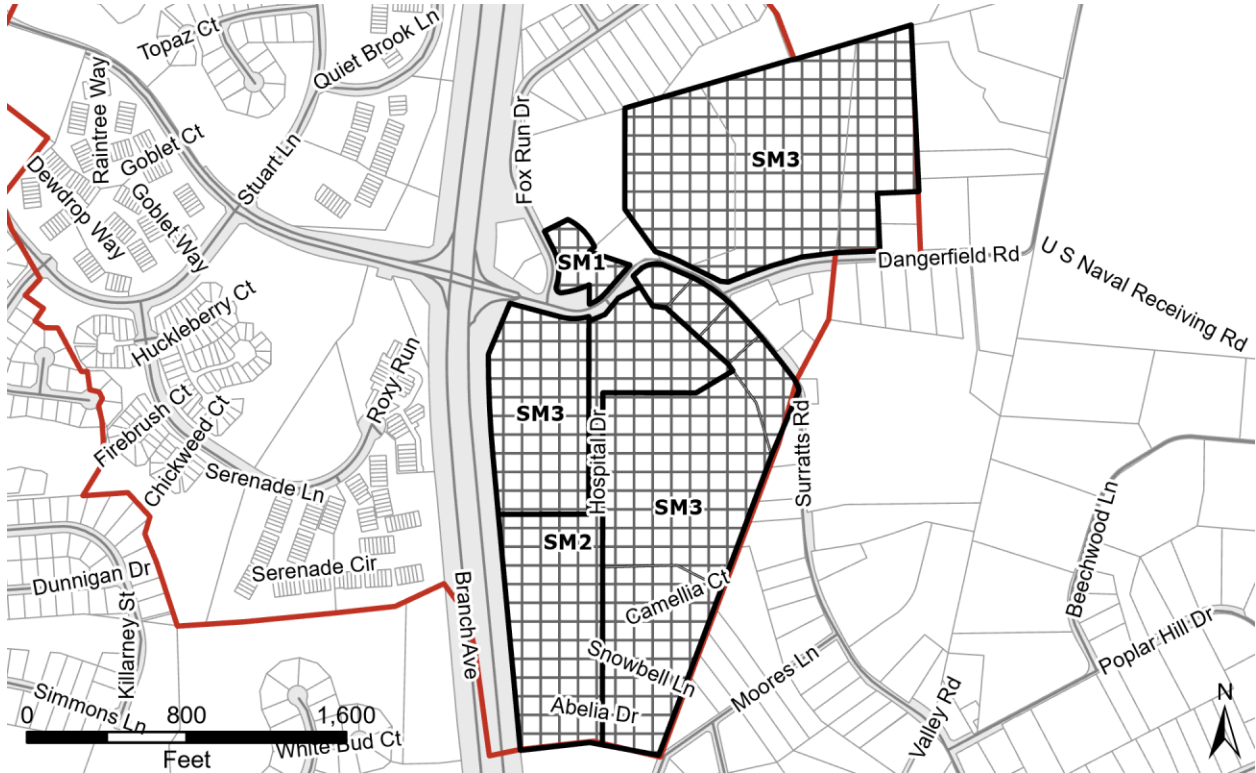
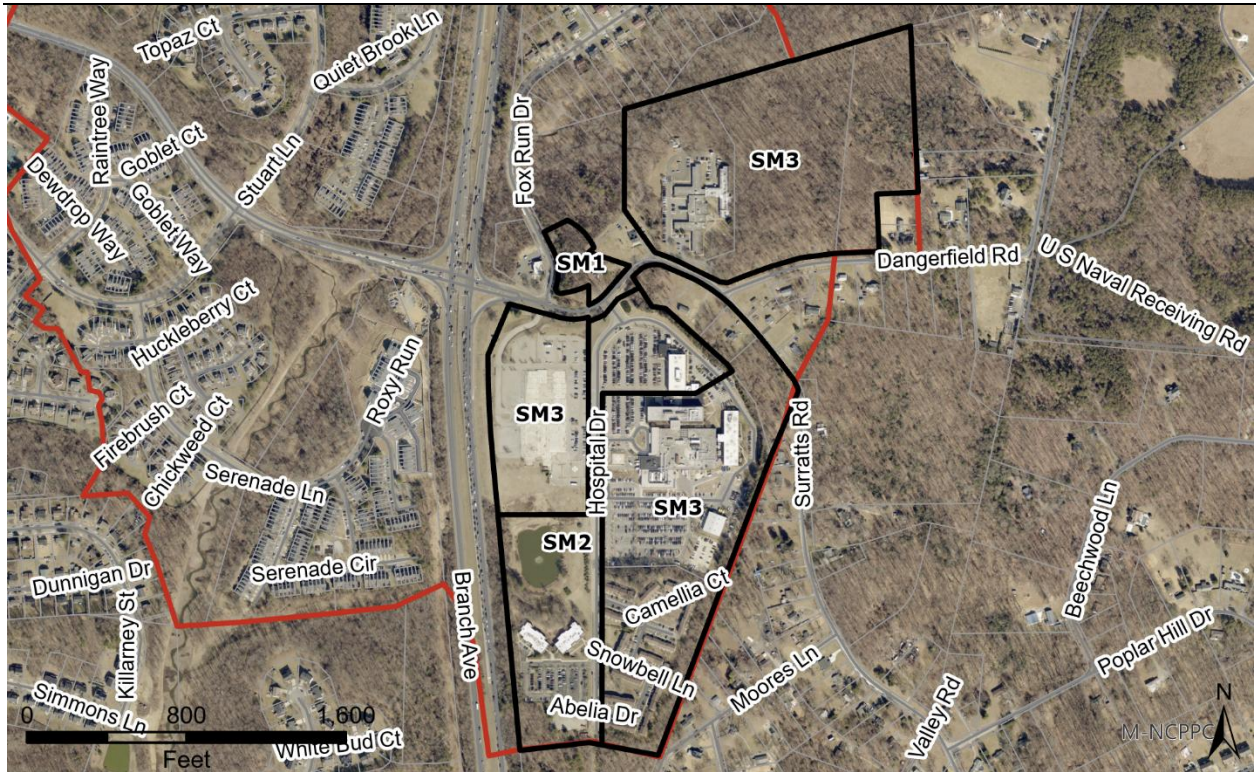
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
SM 1	RR, CGO	CGO	“Designate the hospital center and associated properties as Institutional Mixed Use to allow a range of accessory uses increasingly common at medical complexes such as hotel, residential uses, and limited retail.” (p. 108)	1.59 Acres	Southern Maryland Hospital	213SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Low			No			
<p><b>Justification:</b></p> <p>Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 108) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning the property to the CGO zone meets the purpose of the minor plan amendment, which calls for the inclusion of “recommended policies and strategies from the 2026 Medical Innovation District Feasibility Study, which would add more robustness to existing policies and strategies in the plan’s Southern Maryland Hospital Focus Area.” The area north of Surratts Road is identified as the “North Village” in the Medical Innovation District. This area is suitable for small retail uses and expanded housing, particularly age-restricted residences. This rezoning is necessary to achieve this vision.</p> <p>The proposed CGO zone allows higher densities and a mix of uses that are appropriate for its proximity to the future Southern Maryland Rapid Transit (SMRT) station. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also eliminates the split zoning across the property.</p>						
<b>Tax Accounts</b>						
3793601, 3793593						

**Zoning Change 24 (SM 2): RR to CGO**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
SM 2	RR, CGO	CGO	“Designate the hospital center and associated properties as Institutional Mixed Use to allow a range of accessory uses increasingly common at medical complexes such as hotels, residential uses, and limited retail.” (p. 108)	19.30 Acres	Southern Maryland Hospital	213SE07, 214SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Institutional Mixed Use			No			
<b>Justification:</b>						
<p>Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 108) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning the property to the CGO zone also meets the purpose of the minor plan amendment, which calls for the inclusion of “recommended policies and strategies from the 2026 Medical Innovation District Feasibility Study, which would add more robustness to existing policies and strategies in the plan’s Southern Maryland Hospital Focus Area” This area is envisioned to be the “Innovation Core” in the Medical Innovation District. This rezoning is necessary to enable the creation of a mixed-use main street with retail and active ground-floor uses, a programmable public square, and expanded hospital and medical innovation uses.</p> <p>The proposed CGO zone allows higher densities and a mix of uses that are appropriate for its proximity to the future Southern Maryland Rapid Transit (SMRT) station. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also supports the continuing use of this property as a hospital and medical or dental offices or labs. The proposed CGO zone also eliminates the split zoning across the property.</p>						
<b>Tax Accounts</b>						
5523975, 5524707						

**Zoning Change 25 (SM 3): RR to CGO**



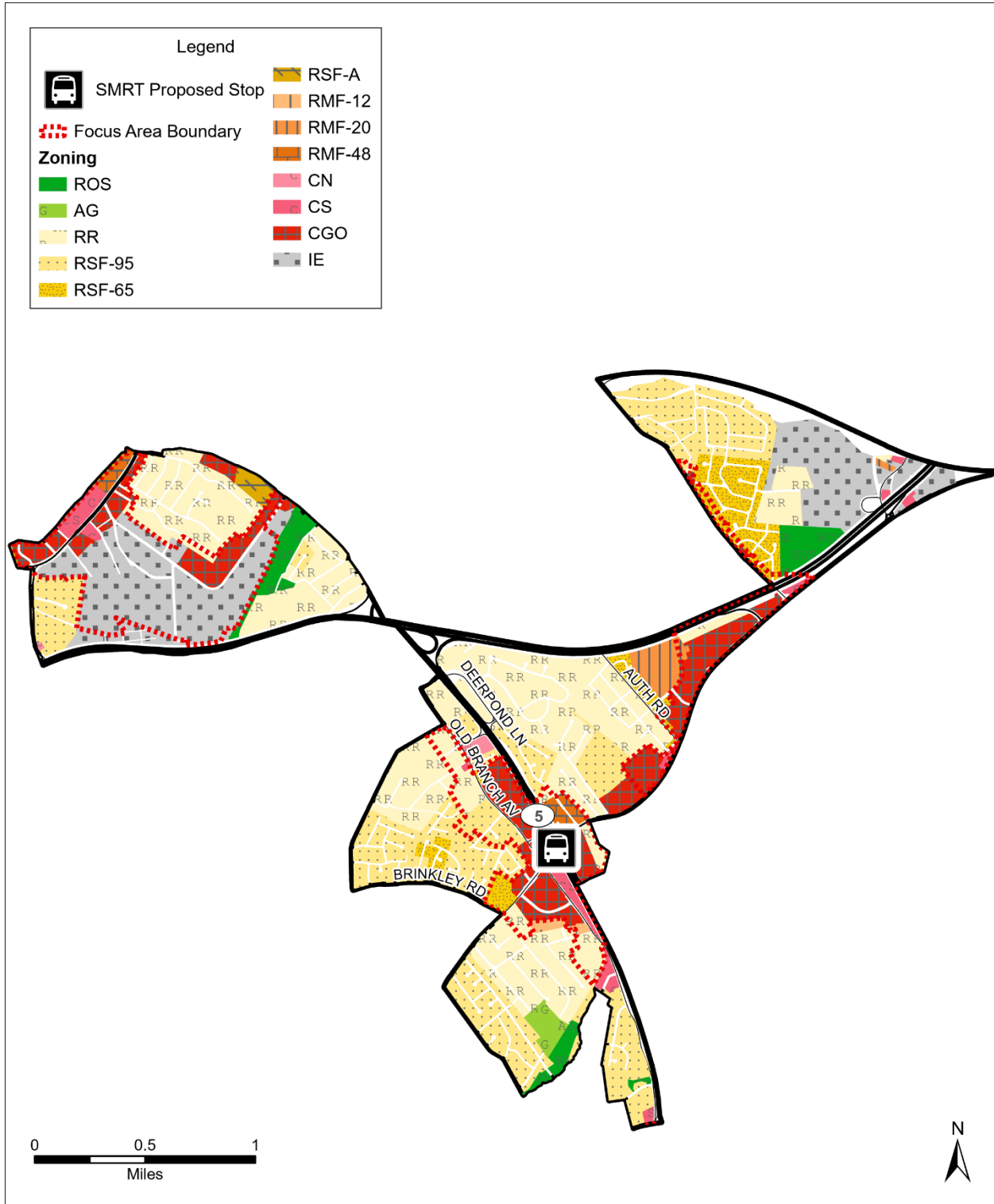
Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
SM 3	RR	CGO	“Designate the hospital center and associated properties as Institutional Mixed Use to allow a range of accessory uses increasingly common at medical complexes such as hotels, residential uses, and limited retail.” (p. 108)	51.14 Acres	Southern Maryland Hospital	214SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Institutional Mixed Use			No			
<p><b>Justification:</b></p> <p>Rezoning the subject properties to the CGO zone implements the plan text recommendation (CBA, p. 108) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). Rezoning the property to the CGO zone meets the purpose of the minor plan amendment, which calls for the inclusion of “recommended policies and strategies from the 2026 Medical Innovation District Feasibility Study, which would add more robustness to existing policies and strategies in the plan’s Southern Maryland Hospital Focus Area”. The area south of Surratts Road is envisioned to be the “Innovation Core” in the Medical Innovation District. This rezoning is necessary to enable the creation of a mixed-use main street with retail and active ground-floor uses, a programmable public square, and expanded hospital and medical innovation uses. The area north of Surratts Road is envisioned to be the “North Village” in the Medical Innovation District. This area is suitable for small retail uses and expanded housing, particularly age-restricted residences.</p> <p>The proposed CGO zone allows higher densities and a mix of uses that are appropriate for its proximity to the future Southern Maryland Rapid Transit (SMRT) station. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness.</p>						
<b>Tax Account</b>						
5524720, 3507555, 0984757, 0984849, 0984765, 5523964, 5524718, 5524684, 5523986, 3420312, 0890244, 0890269, 3918638						

## Outside Focus Areas

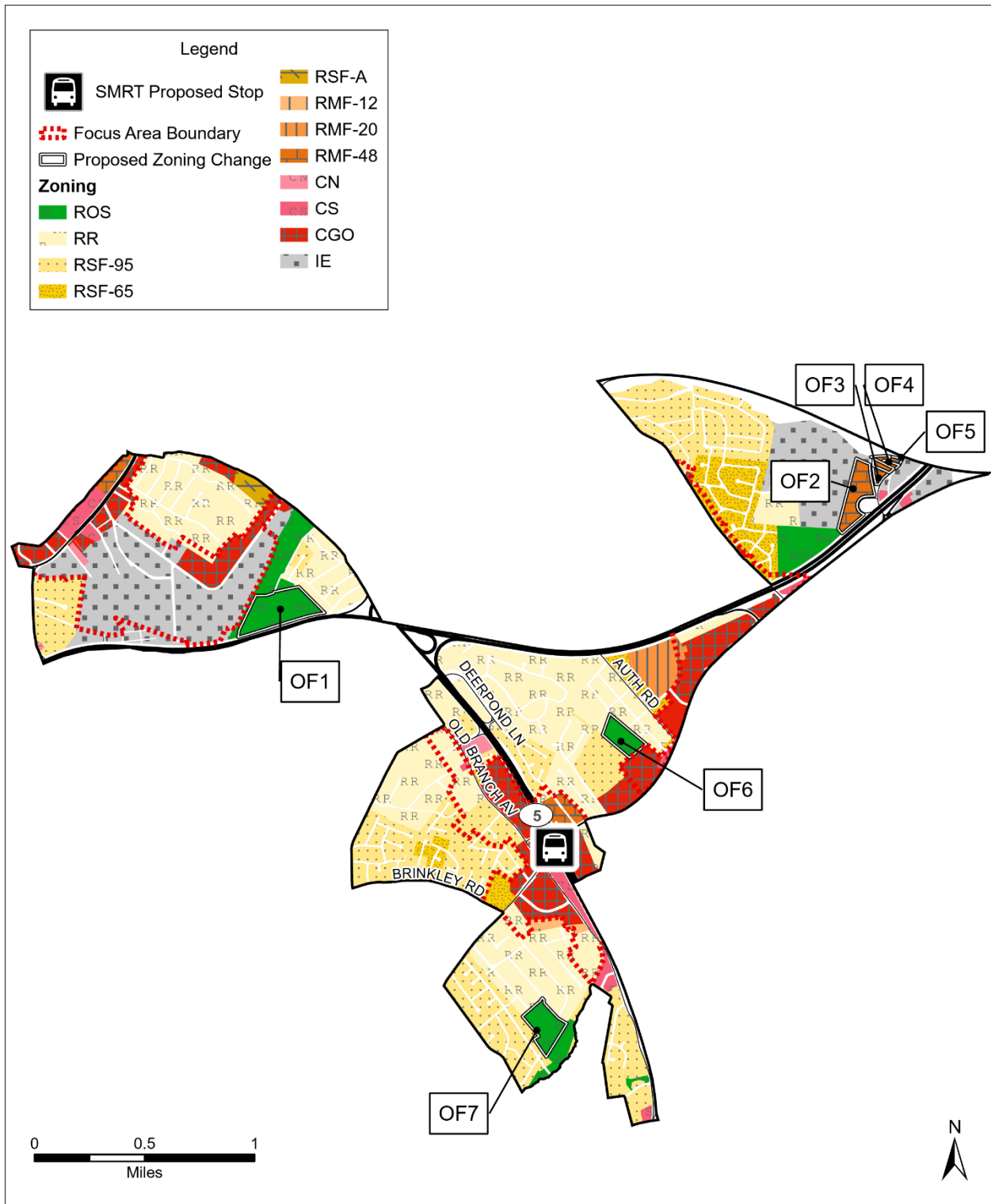
Guidance for properties throughout the SMA area that are not under an approved land use recommendation is drawn from the sector plan's future land use map. Staff analyzed the SMA area for discrepancies between the future land use map and the existing zone. If the sector plan is to be implemented effectively throughout the plan area, a property within the SMA area must carry the zone that is appropriate for and best meets the purpose of the future land use. The character of the properties outside of focus areas include commercial corridors and pockets of residential low and residential medium density (p. 111).

There are seventeen proposed zoning changes outside of the six focus areas. Specifically, there are eleven changes that resolve conflicts between the sector plan's future land use map and the existing zones for properties that prohibit the implementation of the sector plan, four changes tied to an approved sector plan land use recommendation, one change to maintain continuity in zoning, and one change proposed for the purpose of supporting an approved development application on a property. Of the seventeen proposed zoning changes outside of the focus areas, three eliminate split zoning on properties.

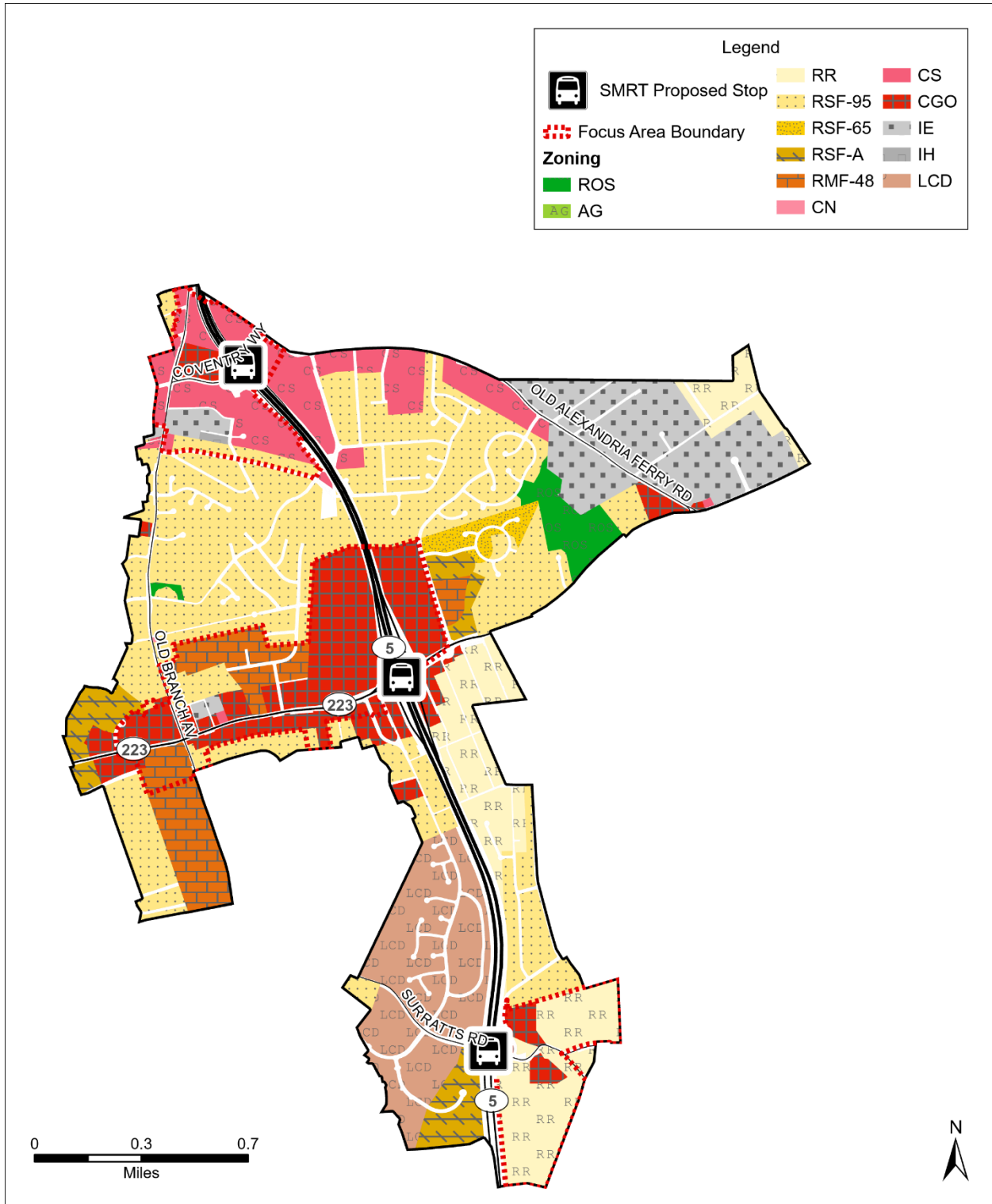
**Map 20. Existing Zoning, Outside Focus Areas (North)**



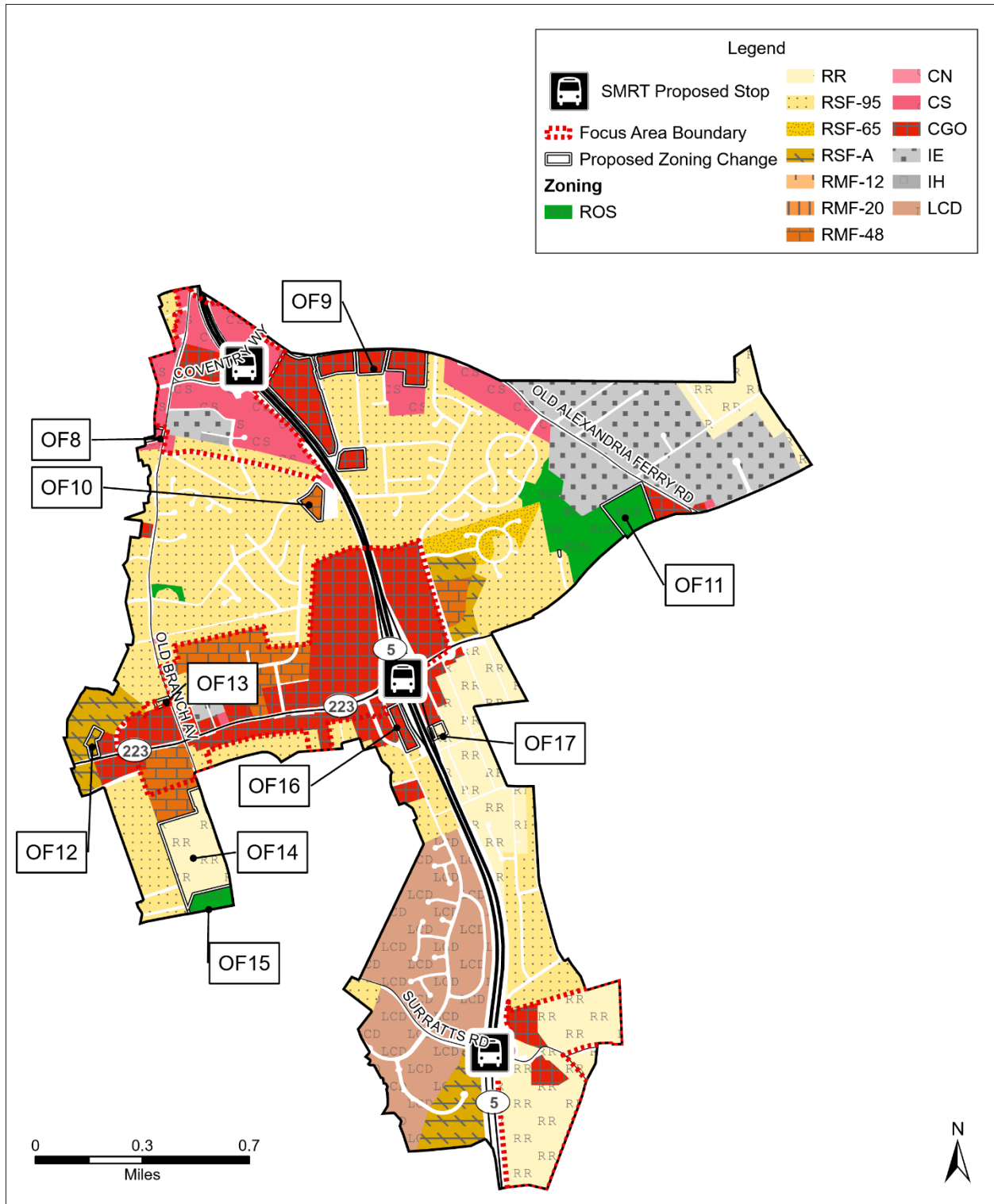
**Map 21. Proposed Zoning Changes, Outside Focus Areas (North)**



**Map 22. Existing Zoning, Outside Focus Areas (South)**



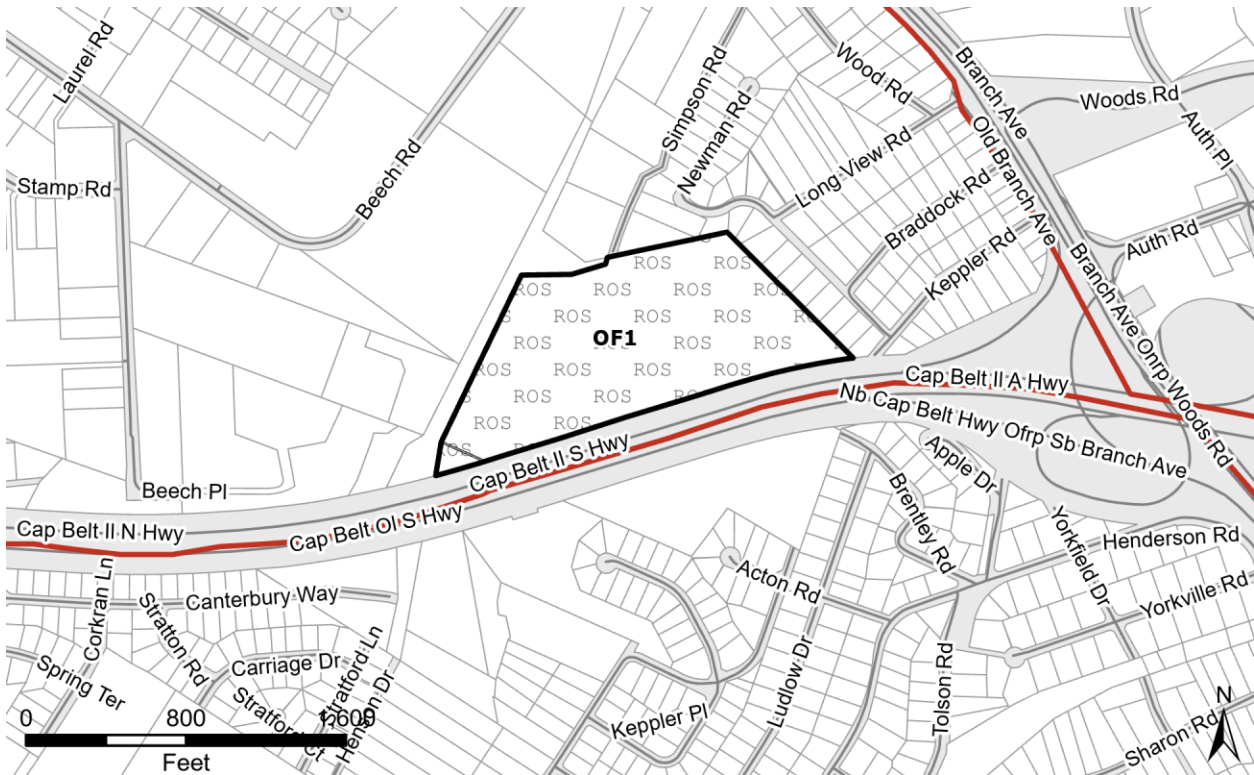
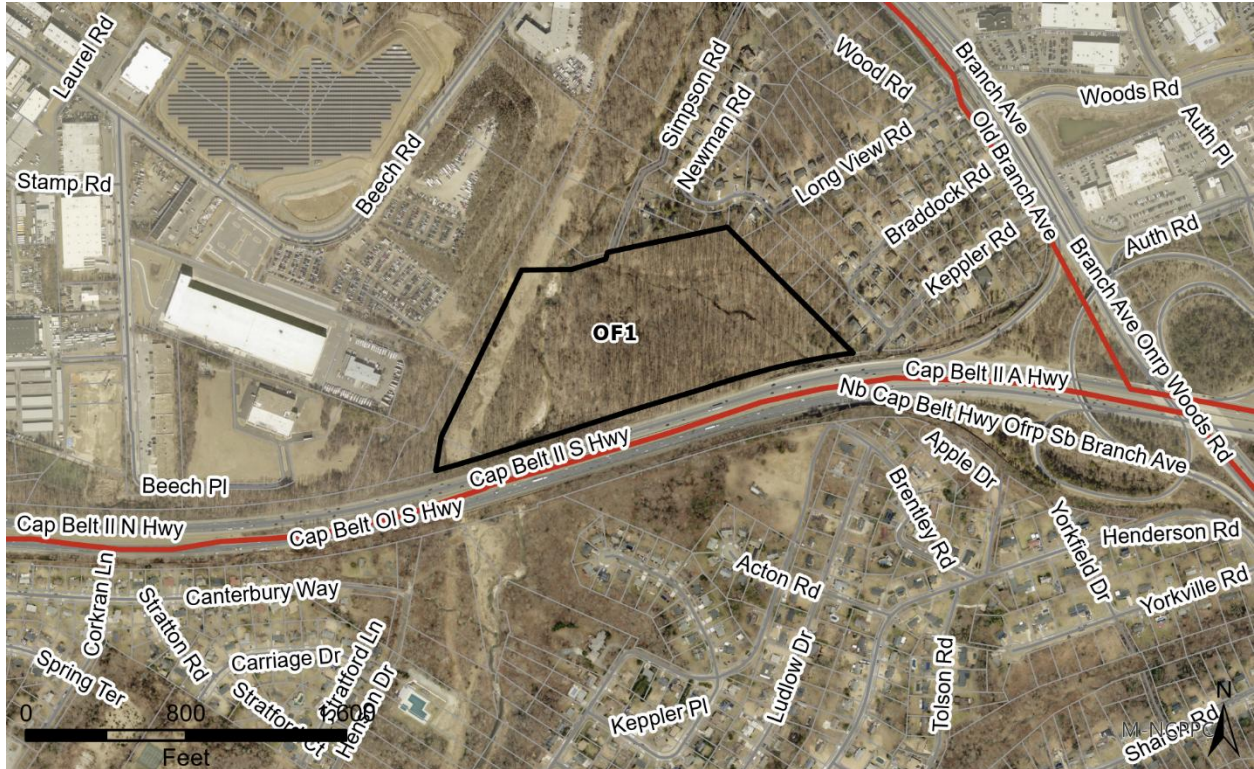
**Map 23. Proposed Zoning Changes, Outside Focus Areas (South)**



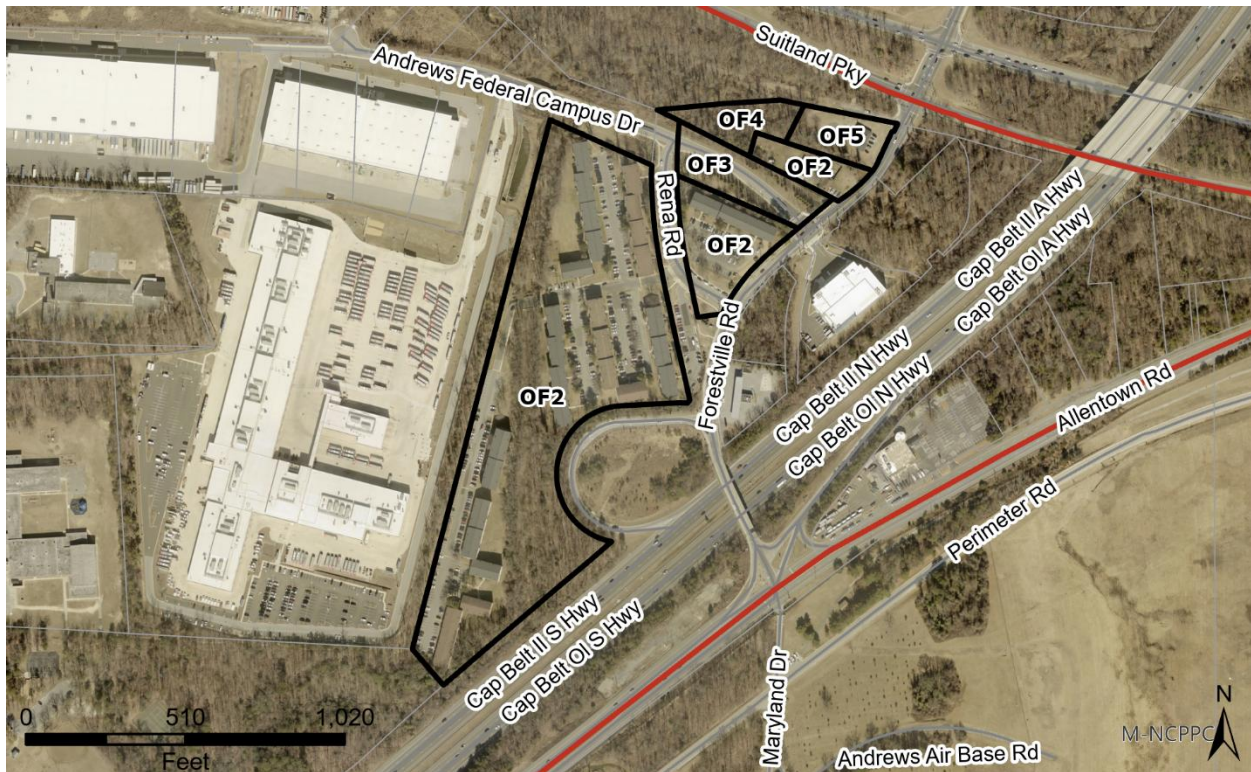
**Table 10. Outside Focus Areas Zoning Change Inventory**

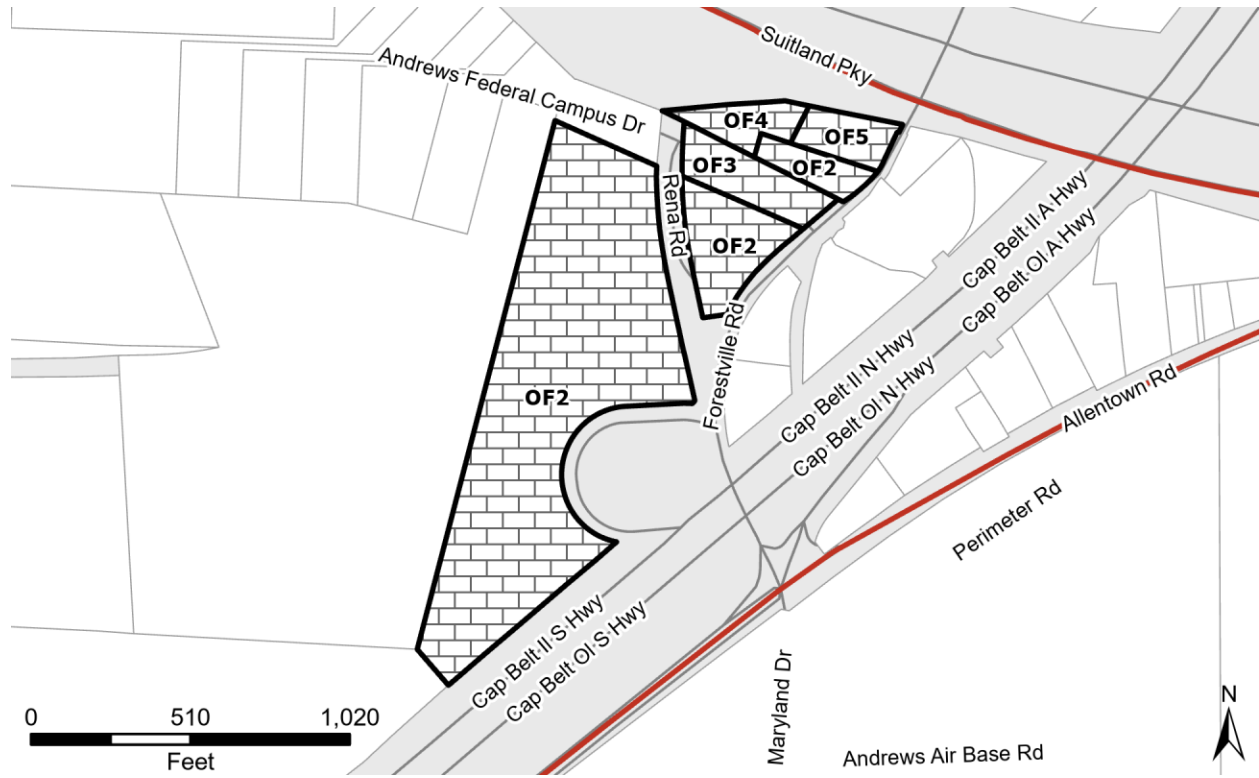
<b>Zone Change #</b>	<b>Change</b>	<b>Area in Acres</b>
OF 1	RR to ROS	29.32
OF 2	IE to RMF-48	19.54
OF 3	RMF-20 to RMF-48	1.64
OF 4	RR to RMF-48	1.01
OF 5	CS to RMF-48	0.95
OF 6	RR to ROS	11.55
OF 7	AG to ROS	15.75
OF 8	IE to CS	1.00
OF 9	CS to CGO	43.47
OF 10	RSF-95 to RMF-48	3.48
OF 11	RSF-95, CGO to ROS	10.00
OF 12	CGO to RSF-A	2.01
OF 13	CGO to RSF-95	0.74
OF 14	RMF-48 to RSF-95	29.76
OF 15	RMF-48 to ROS	5.84
OF 16	RSF-95, CGO to CGO	0.96
OF 17	CGO, RR to RR	0.21

**Zoning Change 26 (OF 1): RR to ROS**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 1	RR	ROS	No specific language provided	29.32 Acres	Outside Focus Area	207SE04
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zone assigned to the subject property (RR) and the approved future land use (Open Space). The plan does not contain text with zoning recommendations for the subject property. The proposed ROS zone would encourage the preservation of trees and open space, protect a scenic and environmentally sensitive area, ensure the retention of certain areas for nonintensive, active, or passive recreation uses, and provide for a limited range of public, recreational, and agricultural uses.						
<b>Tax Accounts</b>						
0620781, 0595926						





**Zoning Change 27 (OF 2): IE to RMF-48**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 2	IE	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	19.54 Acres	Outside Focus Area	206SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential High			Yes			
<b>Justification:</b>						
Rezoning the subject properties to the RMF-48 zone implements the plan text recommendation (CBA, p. 68) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed RMF-48 zone would provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability. Under the proposed RMF-48 zone, existing single-family detached residential units will become nonconforming.						
<b>Tax Accounts</b>						
0486951, 0486969, 0531814						

**Zoning Change 28 (OF 3): RMF-20 to RMF-48**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 3	RMF-20	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	1.64 Acres	Outside Focus Area	206SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential High			No			
<p><b>Justification:</b>                      Rezoning the subject property to the RMF-48 zone implements the plan text recommendation (CBA, p. 68) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed RMF-48 zone would provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability.</p>						
<b>Tax Account</b>						
0627786						

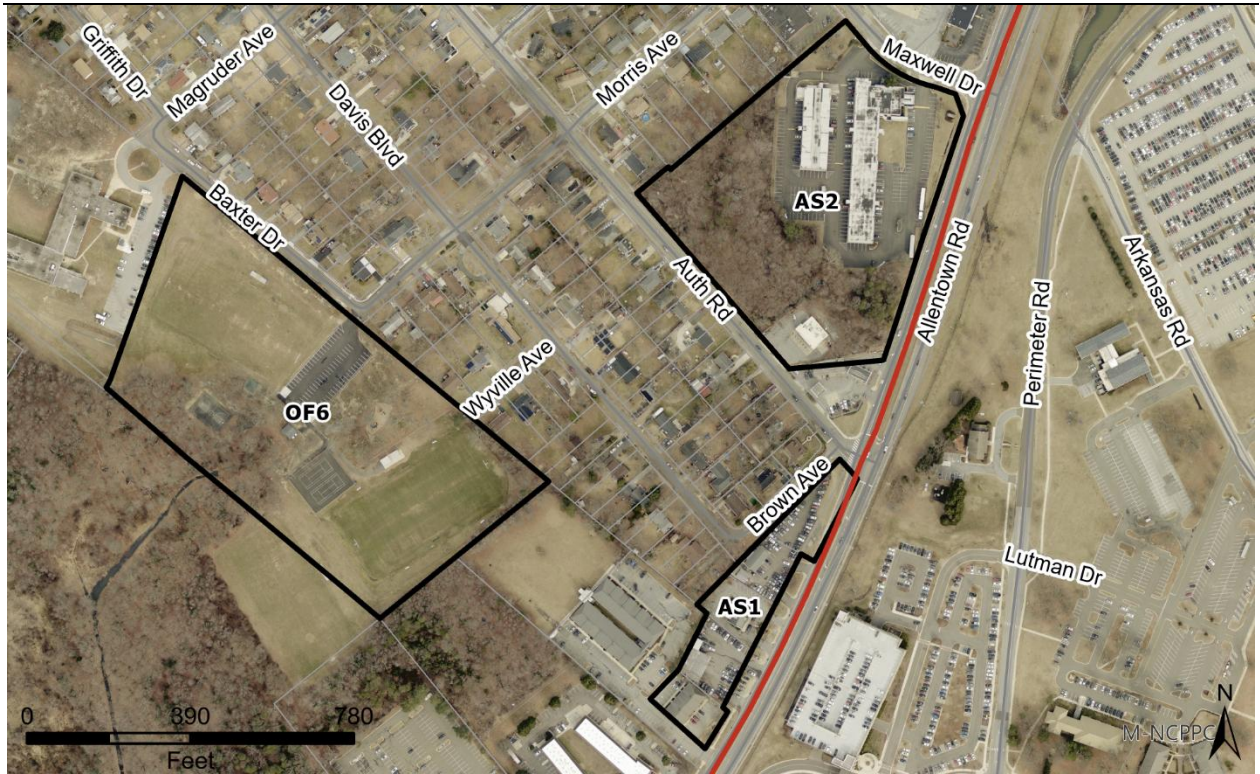
**Zoning Change 29 (OF 4): RR to RMF-48**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 4	RR	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	1.01 Acres	Outside Focus Area	206SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential High			No			
<b>Justification:</b>						
Rezoning the subject property to the RMF-48 zone implements the plan text recommendation (CBA, p. 68) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed RMF-48 zone would provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability.						
<b>Tax Account</b>						
0637561						

**Zoning Change 30 (OF 5): CS to RMF-48**

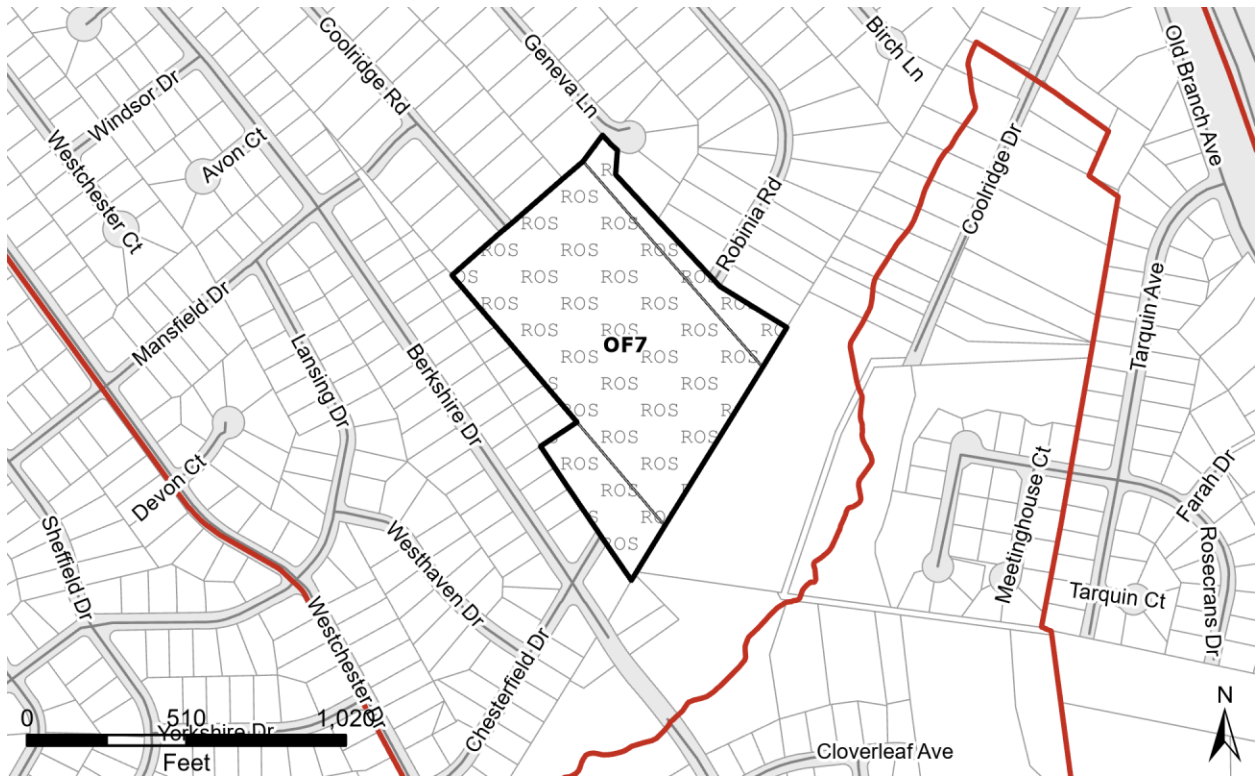
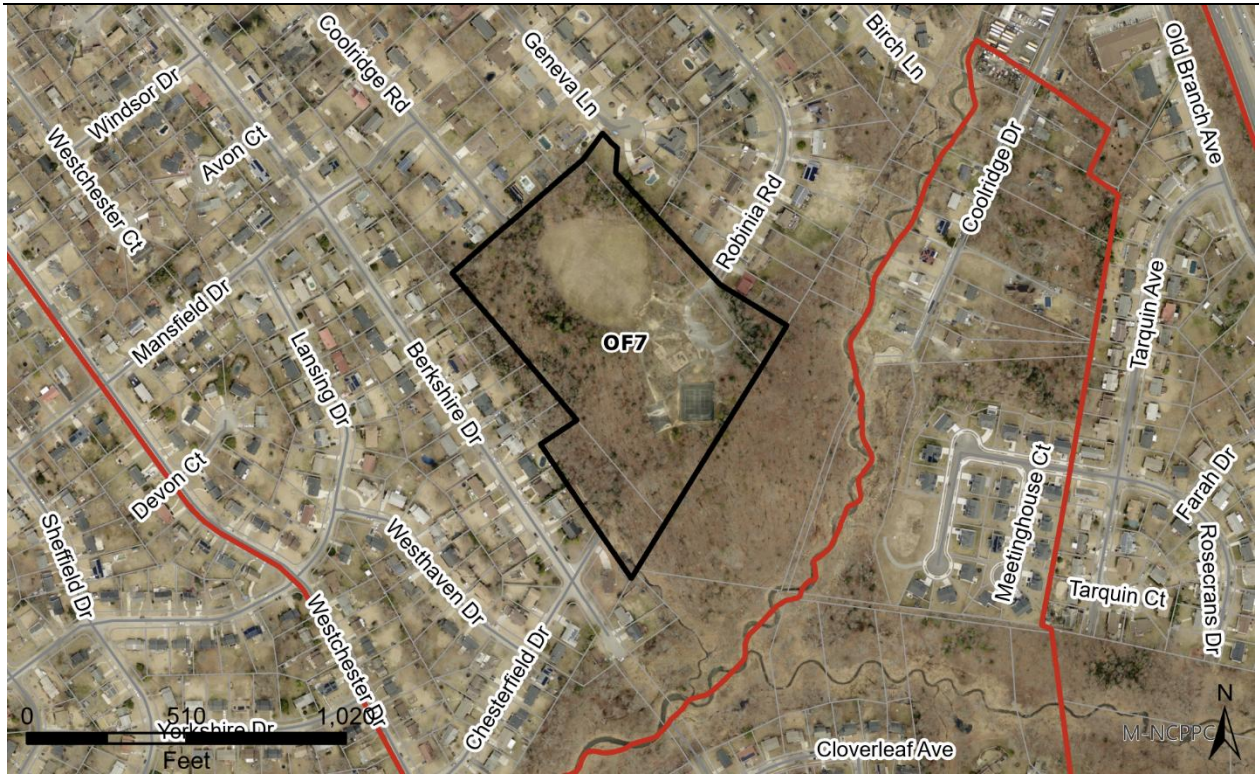
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 5	CS	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	0.95 Acres	Outside Focus Area	206SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential High			No			
<b>Justification:</b>						
Rezoning the subject property to the RMF-48 zone implements the plan text recommendation (CBA, p. 68) and Future Land Use Map (CBA, Map 43. Corridorwide Future Land Use, p. 112). The proposed RMF-48 zone would provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability.						
<b>Tax Account</b>						
0486894						

**Zoning Change 31 (OF 6): RR to ROS**



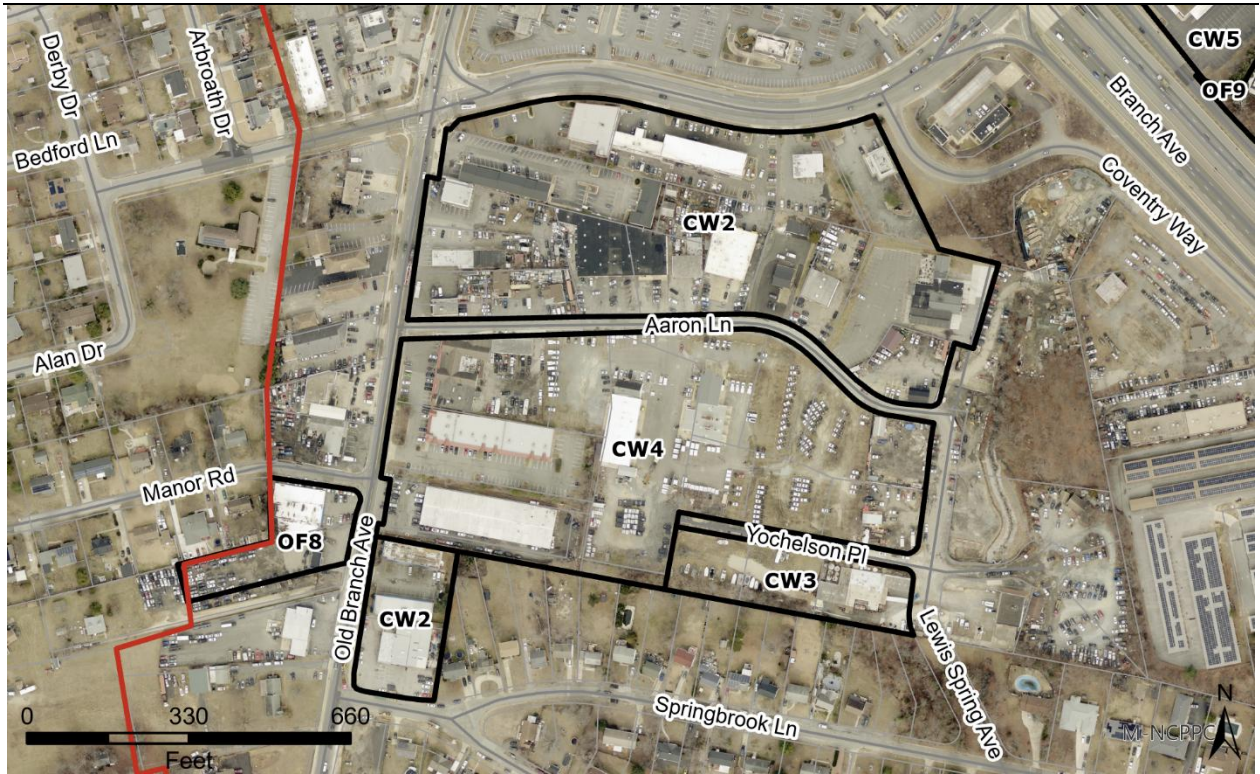
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 6	RR	ROS	No specific language provided	11.55 Acres	Outside Focus Area	208SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zone assigned to the subject property (RR) and the approved future land use (Open Space). The plan does not contain text with zoning recommendations for the subject property. The proposed ROS zone would encourage the preservation of open space, ensure the retention of the property for nonintensive, active, or passive recreational uses, and provide for a limited range of public, recreational, and agricultural uses on the property.						
<b>Tax Account</b>						
0561340						

**Zoning Change 32 (OF 7): AG to ROS**



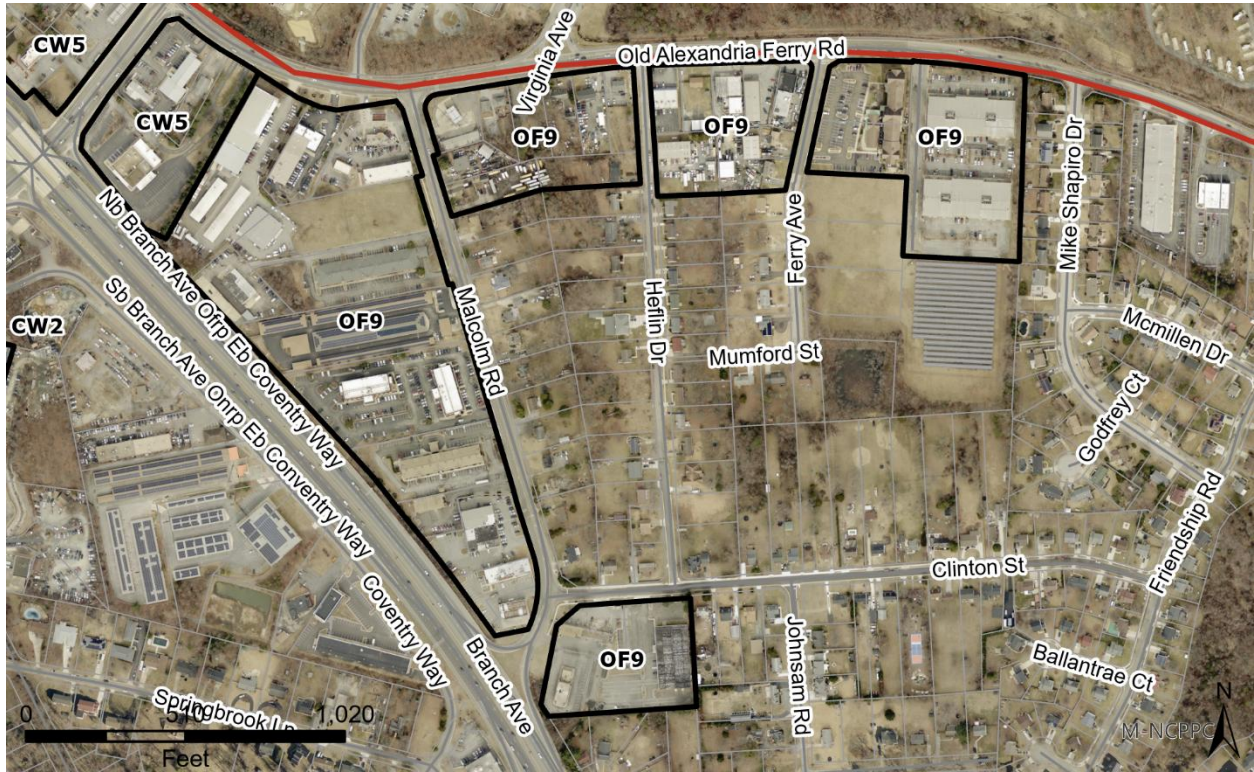
Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 7	AG	ROS	No specific language provided	15.75 Acres	Outside Focus Area	208SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zone assigned to the subject property (AG) and the approved future land use (Open Space). The plan does not contain text with zoning recommendations for the subject property. The proposed ROS zone would encourage the preservation of open space, and provide for a limited range of public, recreational, and agricultural uses.						
<b>Tax Accounts</b>						
0909135, 0909069, 0876334						

**Zoning Change 33 (OF 8): IE to CS**



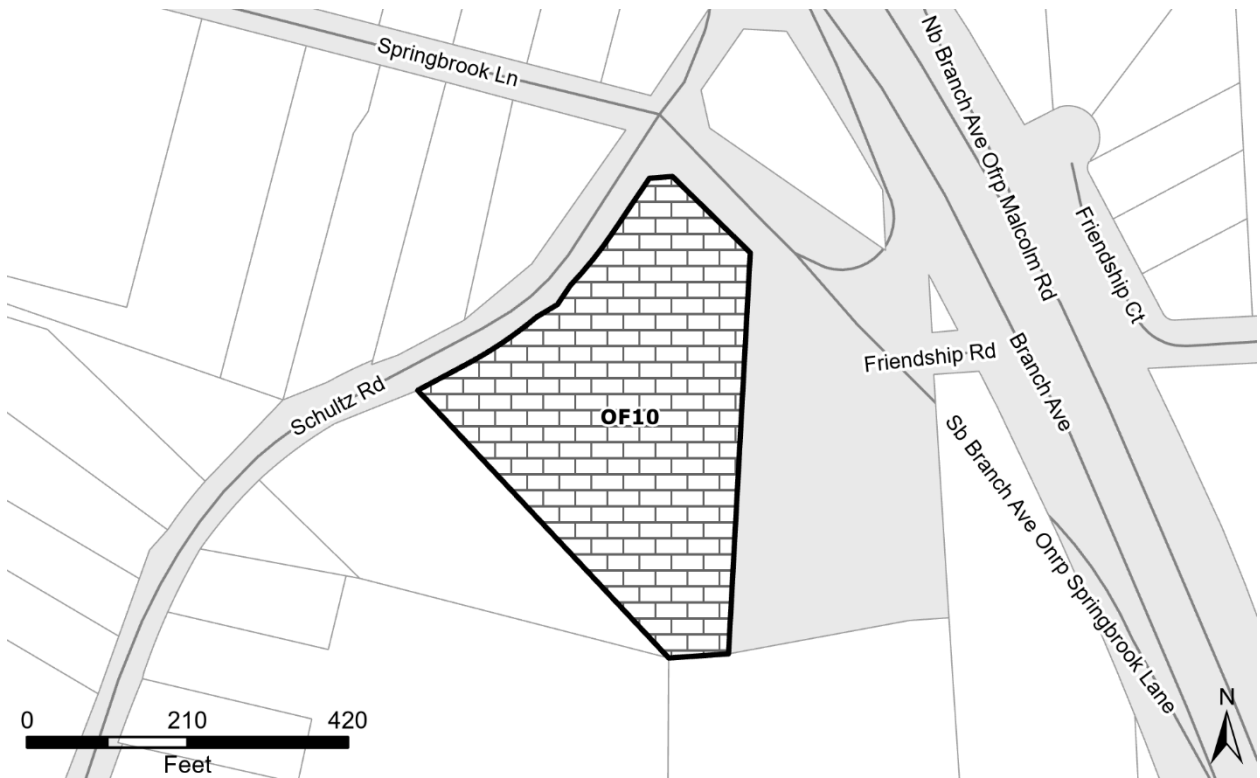
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 8	IE	CS	No specific language provided	1.00 Acre	Outside Focus Area	210SE06, 211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial – Neighborhood			No			
<b>Justification:</b>						
The plan does not contain text with zoning recommendations for the subject property. The existing uses on the subject properties include an auto repair facility and a vehicle tow yard. The prevailing zones around the subject properties are CS and IE, with the CS zone abutting the subject properties to the north and south. Rezoning the subject properties to CS will provide continuity of CS zoning along the west side of Old Branch Avenue and avoid creating nonconforming uses on the subject properties.						
<b>Tax Accounts</b>						
0852749, 0963579						

**Zoning Change 34 (OF 9): CS to CGO**



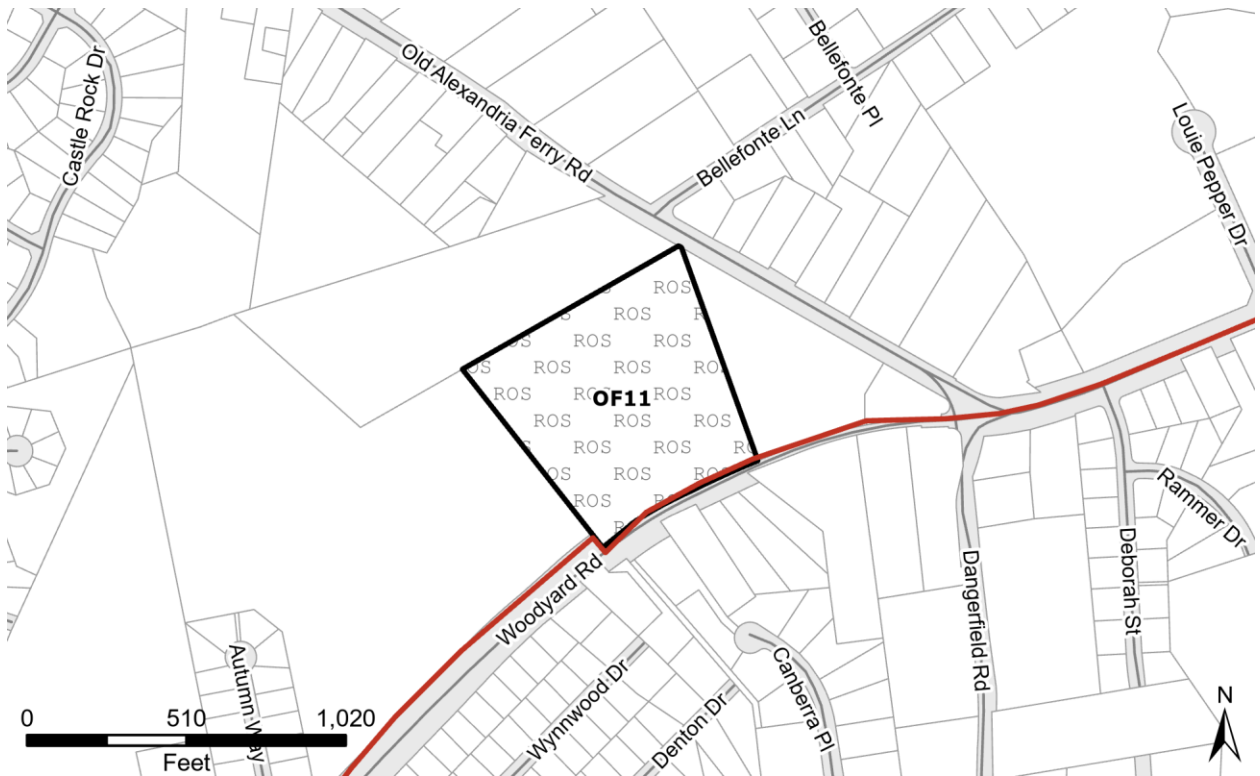
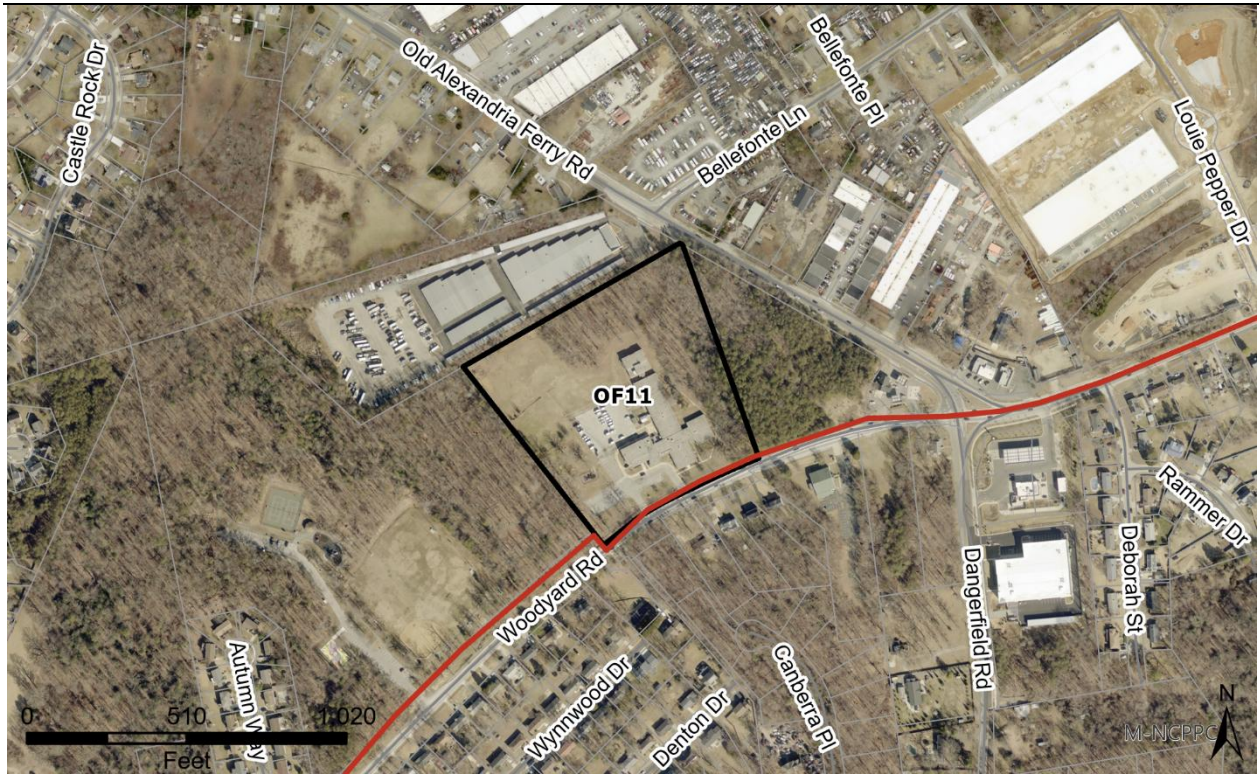
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 9	CS	CGO	No specific language provided	43.47 Acres	Outside Focus Area	210SE06, 211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Commercial - Office			Yes			
<b>Justification:</b>						
<p>This zoning change resolves the conflict between the existing zone assigned to the subject property (CS) and the approved future land use (Commercial - Office). The plan does not contain text with zoning recommendations for the subject property. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. Under the proposed CGO zone, existing single-family detached residential units will become nonconforming.</p>						
<b>Tax Accounts</b>						
<p>0890418, 0882159, 0890400, 0896712, 0896720, 3119914, 3119922, 0896704, 0864389, 0864397, 0902742, 0890517, 0883868, 0960880, 0960872, 0960864, 0960856, 3840550, 0919738, 0903740, 0864447, 0850669, 0850677, 0963603, 0863084, 0868778, 0850313, 0987594, 0987602, 0934729, 0888289, 0989798, 3463288, 3463296, 0853481, 0853358, 0853465, 0853432, 0853333, 0853598, 0853531, 0853416, 0853671, 0853440, 0853614, 0853705, 0853689, 0853515, 0853408, 0853630, 0853606, 0853374, 0853747, 0853549, 0853523, 0853424, 0853341, 0853655, 0853622, 0853572, 0853556, 0853325, 0853499, 0853713, 0853697, 0853663, 0853366, 0853580, 0853382, 0853648, 0853457, 0853564, 0853739, 0853754, 0853390, 0853473, 0853721, 0853507, 0919720, 3170974, 3170990</p>						

**Zoning Change 35 (OF 10): RSF-95 to RMF-48**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 10	RSF-95	RMF-48	No specific language provided	3.48 Acres	Outside Focus Area	211SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
Preliminary Plan of Subdivision 4-20007 is an approved development application on the property for the development of 90 apartment units for elderly families and families with disabilities. The proposed RMF-48 zone would provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability.						
<b>Tax Account</b>						
0962886						

**Zoning Change 36 (OF 11): RSF-95, CGO to ROS**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 11	RSF-95, CGO	ROS	No specific language provided	10.00 Acres	Outside Focus Area	211SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zones assigned to the subject property (RSF-95, CGO) and the approved future land use (Open Space). The plan does not contain text with zoning recommendations for the subject property. The existing use on the subject property is an elementary school, and the subject property is adjacent to an existing park. The proposed ROS zone would help to protect an environmentally sensitive area. The proposed ROS zone also eliminates the split zoning across the property.						
<b>Tax Account</b>						
0856716						

**Zoning Change 37 (OF 12): CGO to RSF-A**

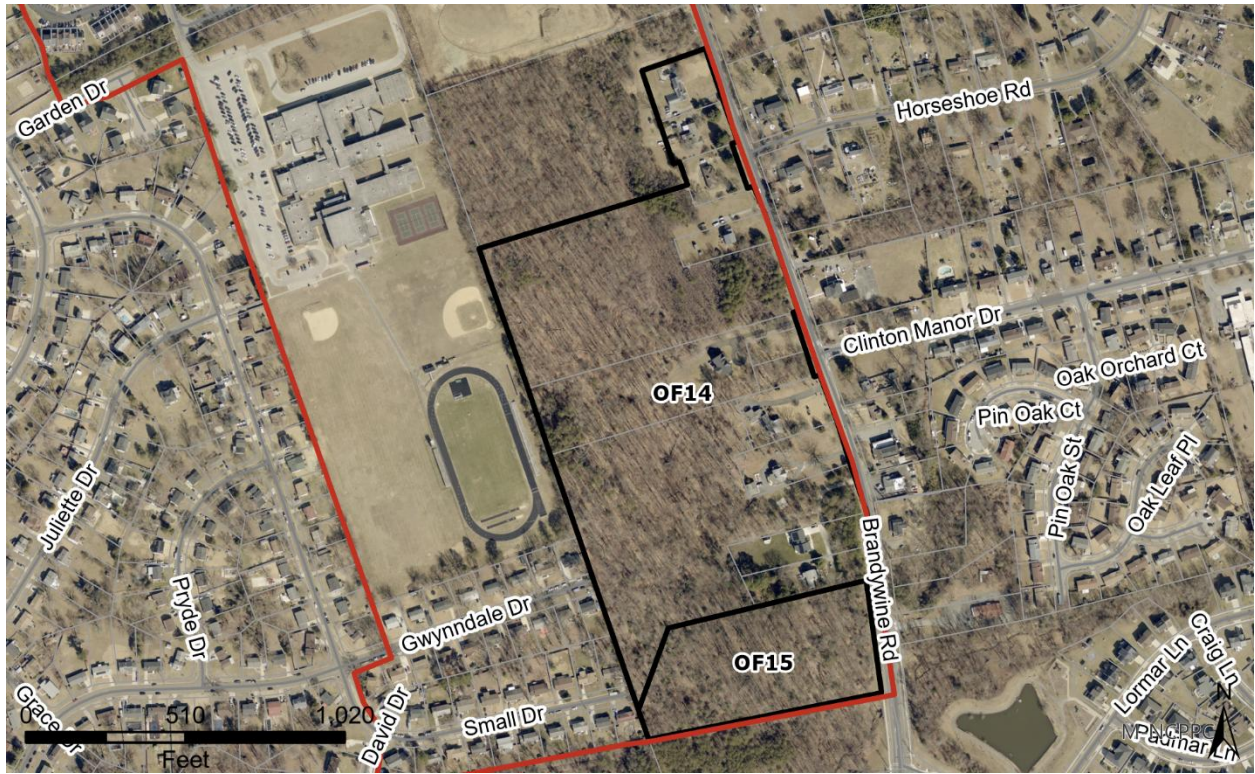


Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 12	CGO	RSF-A	No specific language provided	2.01 Acres	Outside Focus Area	212SE05, 212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Medium			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zones assigned to the subject property (CGO) and the approved future land use (Residential Medium). The plan does not contain text with zoning recommendations for the subject property. The proposed RSF-A zone would provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands.						
<b>Tax Account</b>						
2768398						

**Zoning Change 38 (OF 13): CGO to RSF-95**



Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 13	CGO	RSF-95	No specific language provided	0.74 Acres	Outside Focus Area	212SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Low			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zones assigned to the subject property (CGO) and the approved future land use (Residential Low). The plan does not contain text with zoning recommendations for the subject property. The proposed RSF-95 zone would ensure that future development maintains the existing community context.						
<b>Tax Account</b>						
0912964						



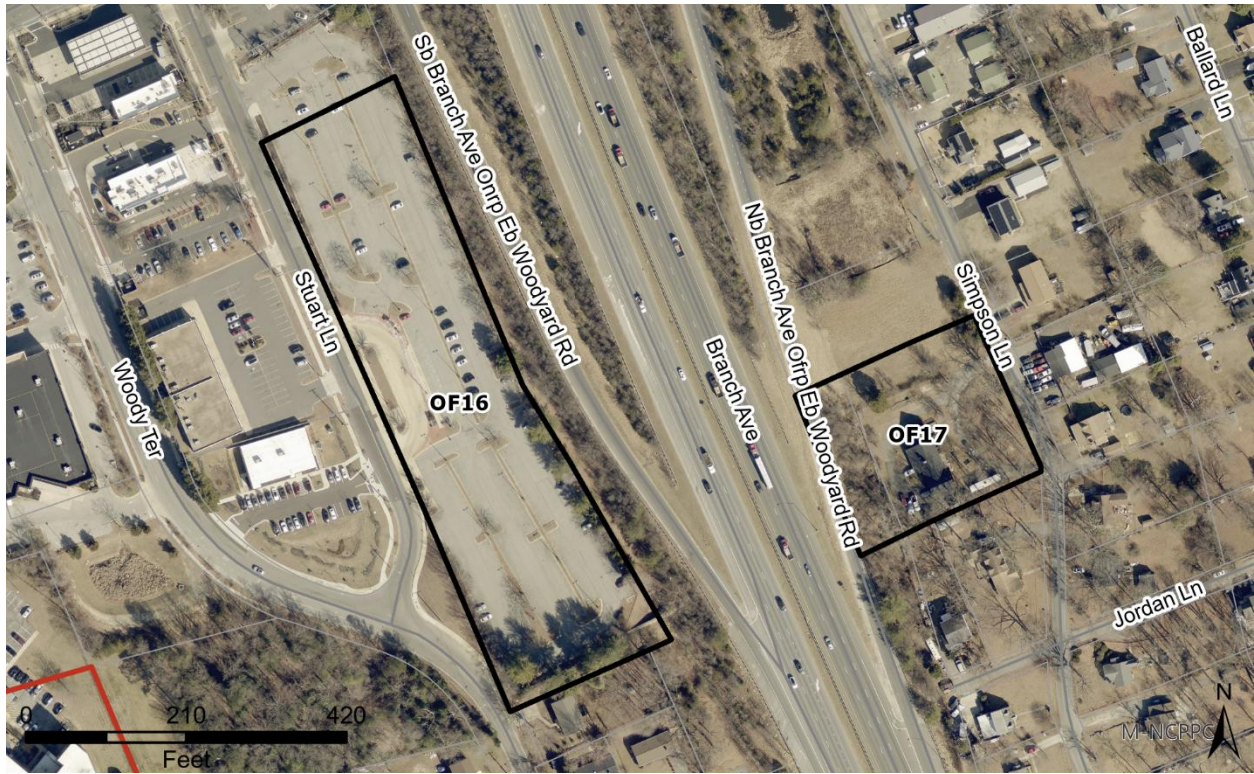
Proposed Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, p. 113

**Zoning Change 39 (OF 14): RMF-48 to RSF-95**

Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 14	RMF-48	RSF-95	No specific language provided	29.76 Acres	Outside Focus Area	212SE06, 213SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Low			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zones assigned to the subject property (RMF-48) and the approved future land use (Residential Low). The plan does not contain text with zoning recommendations for the subject property. The proposed RSF-95 zone would ensure that future development maintains the existing community context.						
<b>Tax Accounts</b>						
0912592, 0864934, 0912980, 0915991, 0912972, 0911578, 0852731, 0888776, 0874289, 0883843, 0975300						

**Zoning Change 40 (OF 15): RMF-48 to ROS**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 15	RMF-48	ROS	No specific language provided	5.84 Acres	Outside Focus Area	212SE06, 213SE06
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Open Space			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zones assigned to the subject property (RMF-48) and the approved future land use (Open Space). The plan does not contain text with zoning recommendations for the subject property. The proposed ROS zone would encourage the preservation of trees and open space, ensure the retention of this property for nonintensive, active, or passive recreation uses; and provide for a limited range of public, recreational, and agricultural uses.						
<b>Tax Account</b>						
5654564						



Proposed Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, p. 116

**Zoning Change 41 (OF 16): RSF-95, CGO to CGO**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 16	RSF-95, CGO	CGO	No specific language provided	0.96 Acres	Outside Focus Area	212SE06
<b>Future Land Use</b>		<b>Does the proposed zone create a nonconforming use?</b>				
Commercial - Shopping Center		No				
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zone assigned to the subject property (RSF-95, CGO) and the approved future land use (Commercial - Shopping Center). The plan does not contain text with zoning recommendations for the subject property. The proposed CGO zone would provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness. The proposed CGO zone also eliminates the split zoning across the property.						
<b>Tax Account</b>						
0986570						

**Zoning Change 42 (OF 17): CGO, RR to RR**

Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 17	CGO, RR	RR	No specific language provided	0.21 Acres	Outside Focus Area	212SE06, 212SE07
<b>Future Land Use</b>			<b>Does the proposed zone create a nonconforming use?</b>			
Residential Low			No			
<b>Justification:</b>						
This zoning change resolves the conflict between the existing zones assigned to the subject property (CGO, RR) and the approved future land use (Residential Low). The plan does not contain text with zoning recommendations for the subject property. The proposed RR zone would ensure that future development maintains the existing community context. The proposed RR zone also eliminates the split zoning across the property.						
<b>Tax Account</b>						
0849687, 2812121						

## Appendix A. Plan Recommendations Without Proposed Zoning Changes

Staff have proposed this Sectional Map Amendment (SMA) to implement land use recommendations in the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. However, there are existing plan recommendations that do not compel zoning changes to be made. In most cases, these recommendations have already been implemented by the existing zoning. However, in a few cases, staff analysis has determined that there is a preponderance of uses on a property or a group of properties that would create multiple nonconforming uses all at once, and any zoning changes on those properties would not be reasonable to propose.

The table below shows the 24 approved recommendations from the sector plan that do not have any proposed zoning changes within this SMA, accompanied by a statement of justification.

**Appendix Table A. Plan Recommendations Without Proposed Zoning Changes**

LOCATION	PLAN RECOMMENDATION	JUSTIFICATION
<b>Beech Road</b>	Designate property on St. Barnabas Road near Branch Avenue—currently zoned Mixed-Use, Transportation-Oriented—as Residential Mixed Use. (p. 65)	The property is zoned RMF-48, which allows for mixed-use development.
<b>Allentown Road-Suitland Road</b>	Designate the commercial center between the west and main gates across Allentown Road as Residential Mixed Use to be characterized by different housing types as may be supported by the market with neighborhood retail and offices, civic, and institutional uses. (p. 68)	The property is zoned CGO, which allows for mixed-use development and institutional uses.
	Designate commercial property on the northwest corner of Allentown Road and Suitland Road as Commercial-Office (a medium-intensity commercial land use classification). (p. 68)	The property is zoned CGO, which allows for commercial and office development.
	Designate property on Allentown Road at the Forestville Road interchange as Production, Distribution, and Repair to capture the dominant uses in this location. (p. 68)	The property is zoned CS and IE, which allow for uses specified in the Production, Distribution, and Repair land use category.
	Designate commercial property at the northeast corner of Allentown and Auth Road and at the corner of Maxwell and Morris as Commercial-Neighborhood. (p. 68)	The adjacent property (Parcel K) is recommended to resolve the split zone and be fully classified in the CGO zone. The CN zone is no longer appropriate for the subject property (Parcel I).
	Designate property at Suitland [Parkway] at Forestville and Rena Road as Residential High to reflect existing multifamily development. (p. 68)	The property is zoned IE, which allows for multifamily development.

	Designate property on Allentown between Auth Road and Maxwell Drive as Residential High. (p. 68)	The property is zoned CGO, which allows for a high residential density.
	Designate residential property northwest of the recommended Residential Mixed Use as Residential High to reflect current densities. (pp. 68, 70)	The property is zoned RMF-20, which allows for a high residential density.
	Designate property between Randolph and Johns Street as Residential Medium-High to create an opportunity for diverse housing options along the corridor. (p. 70)	This recommendation was moved to the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> , through CR-103-2023.
	Designate all commercial properties on Suitland Road as Commercial-Neighborhood. (p. 70)	This recommendation was moved to the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> , through CR-103-2023. Most of the commercial properties on Suitland Road were in the <i>Southern Green Line Sector Plan</i> .
	Designate the developed portion of the Veterans of Foreign Wars (VFW) property as institutional and the undeveloped frontage as open space to expand green space along the roadway. (p. 70)	This recommendation was moved to the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> , through CR-103-2023.
<b>Camp Springs</b>	Designate the area in the northeast and southeast of Branch Avenue and Allentown Road intersection as Residential Mixed Use to promote medium-density residential development near the planned transit stop east of Branch Avenue and allow complementary non-residential uses. (p. 79)	The property is zoned RMF-48 and CGO, respectively. Both zones allow for mixed-use development.
	Designate properties on the east side of Old Branch Avenue from the Kaiser Permanente Clinic to Allentown Road as Institutional Mixed Use to promote new or expanded institutional uses and associated accessory uses. (p. 79)	The property is zoned CGO, which allows for mixed-use development and institutional uses.
	Designate properties north of the Kaiser Permanente property as Residential Medium.	The property is zoned CGO, which allows for mixed-use development and institutional uses.
<b>Coventry Way</b>	Designate property on Coventry Way adjacent to Branch Avenue and commercial property fronting Old Alexandria Ferry Road east of Mike Shapiro Drive as Production, Distribution, and Repair (PDR) to capture	The property is zoned CS, which allows for uses specified in the Production, Distribution,

	the cluster of uses generally fitting this description. (p. 86)	and Repair land use category.
	Designate property on Old Alexandria Ferry Road east of Branch Avenue and property on Branch south of East Clinton as Commercial-Office. (p. 86)	Much of this property is zoned CS. Staff determined that the predominance of existing uses dictated retention of the CS zone.
	Designate properties behind the recommended Commercial-Office near Old Alexandria Ferry Road as Residential Low for compatibility with adjacent low density residential development. (p. 86)	The property is zoned RSF-95, which allows for low-density residential development.
	Designate properties along the entire length of Old Branch Avenue excluding Coventry Plaza within this focus area as Commercial-Neighborhood to create a main street with neighborhood-oriented commercial serving adjacent communities. (p. 86)	Much of this property is zoned CS. Staff determined that the predominance of existing uses dictated retention of the CS zone.
	Designate an area between the recommended neighborhood mixed-use on the south side of Coventry Way and PDR land use designations as open space to preserve the area of the existing creek.	The subject property is privately owned.
<b>Clinton Commercial Core</b>	Designate the Clinton Shopping Center and Woodyard Crossing Shopping Center as Commercial Mixed Use to promote a mix of land uses dominated by commercial and office uses with residential, hotel, institutional, and civic uses. (p. 95)	The property is zoned CGO, which allows for mixed-use development.
	Designate the southwest corner property at Piscataway Road and Brandywine Road as Residential Mixed Use. (p. 95)	The property is zoned RMF-48, which allows for mixed-use development.
	Designate the office tower properties on Piscataway Road as Commercial-Office. (p. 95)	The property is zoned CGO, which allows for office development.
	Designate the property west of the recommended Commercial-Office on Piscataway Road as Residential-Medium. (p. 96)	The property is zoned RSF-A, which allows for medium residential density.
<b>Southern Maryland Hospital</b>	Designate the southwest corner of Branch and Surratts as Residential-Medium High. (p. 106)	The property is zoned RSF-A, which allows for medium-high residential density.