

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 Descriptions¹

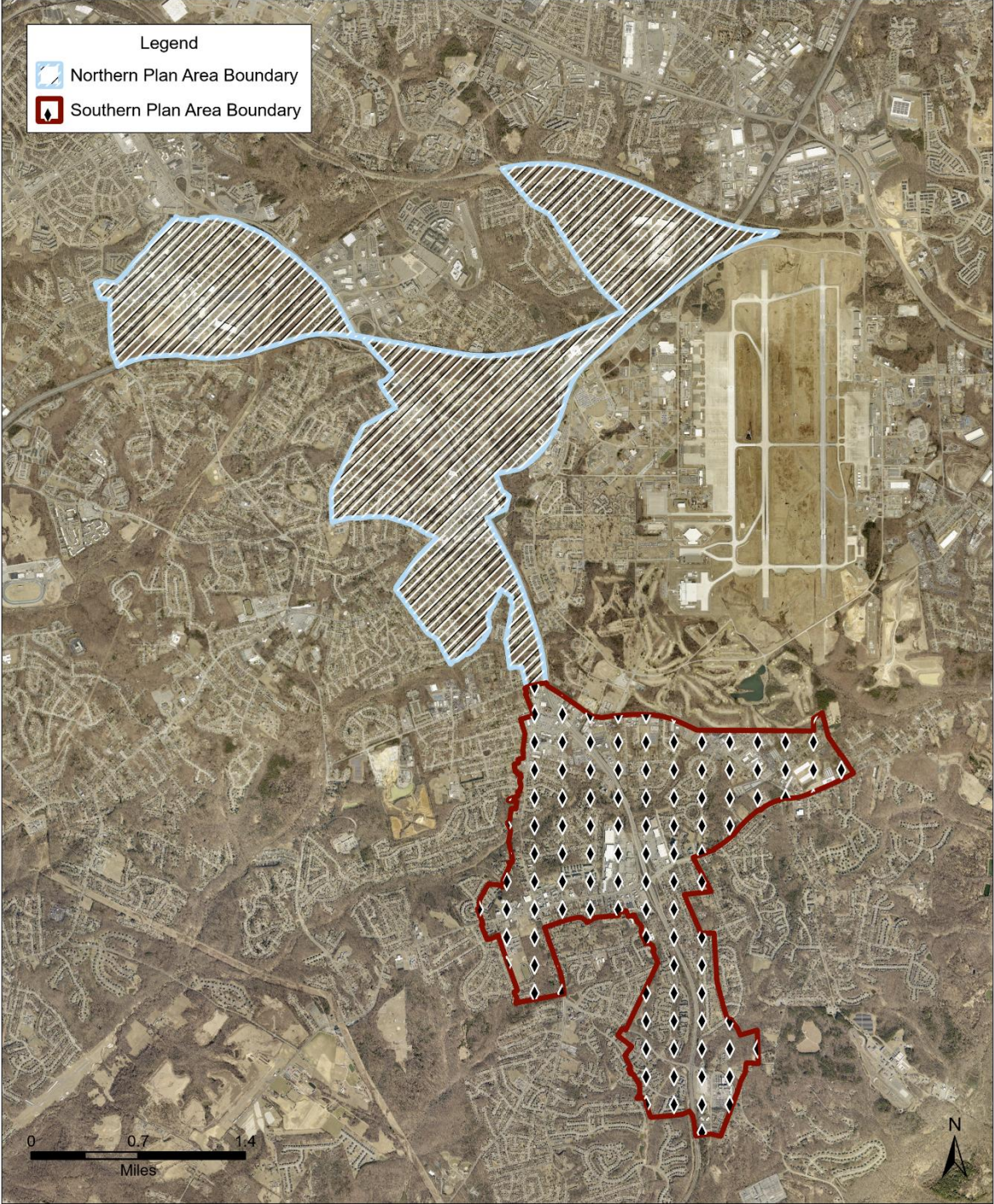
Zoning Class	Zoning Description
Rural and Agricultural Base Zones	
ROS (Reserved Open Space)	Encourages the preservation of large areas of agriculture, trees, and open spaces; protects scenic and environmentally-sensitive areas; ensures the retention of certain areas for nonintensive, active, or passive recreation uses; and provides for a limited range of public, recreational, and agricultural uses.
Residential Base Zones	
RR (Residential, Rural)	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.
RSF-95 (Residential, Single-Family-95)	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.
RSF-A (Residential, Single-Family-Attached)	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.
RMF-48 (Residential, Single-Family-Attached)	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.
Nonresidential Base Zones	
CN (Commercial, Neighborhood)	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

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

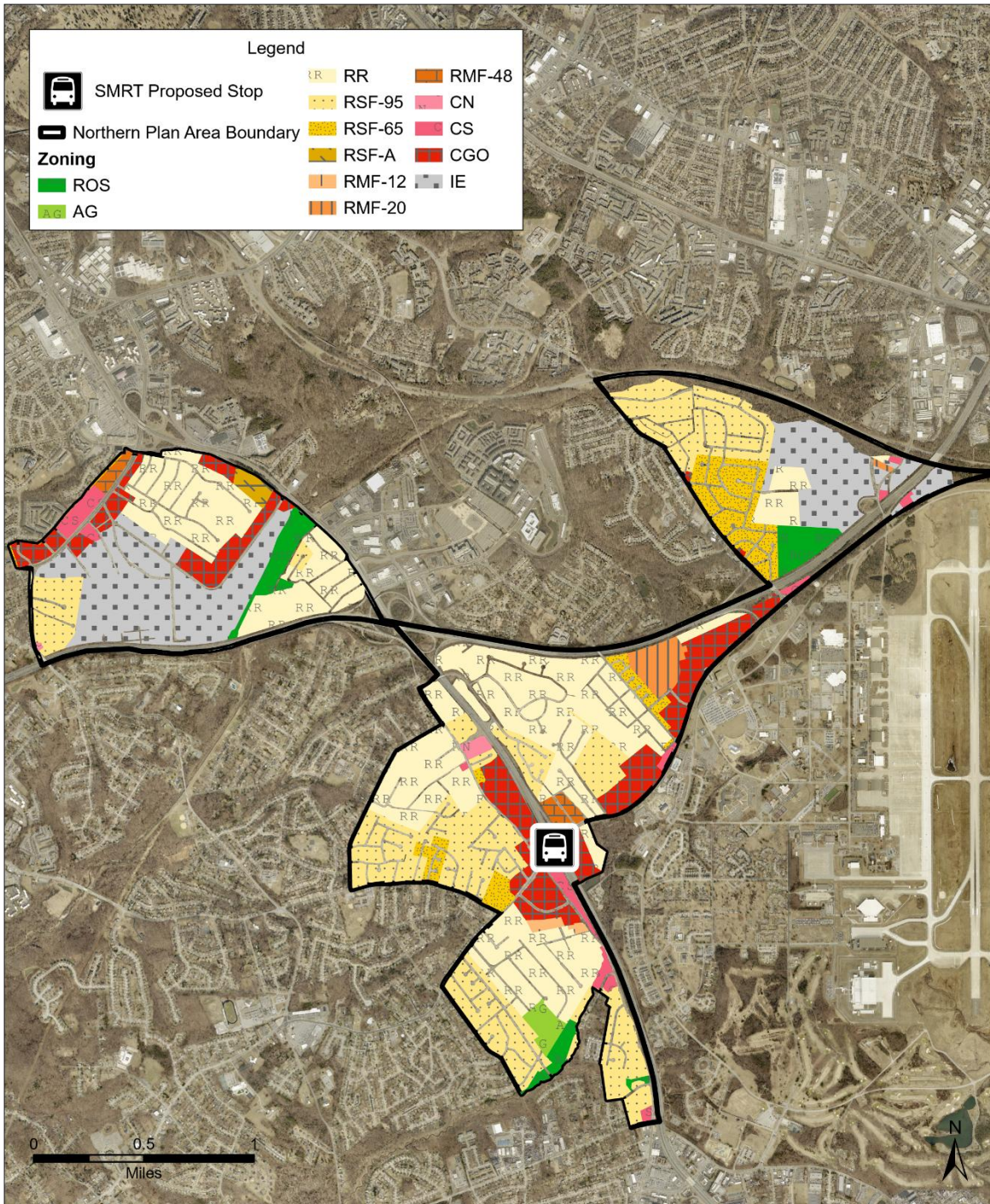
	consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.
CS (Commercial, Service)	Provides for a concentration 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.
CGO (Commercial, General and Office)	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

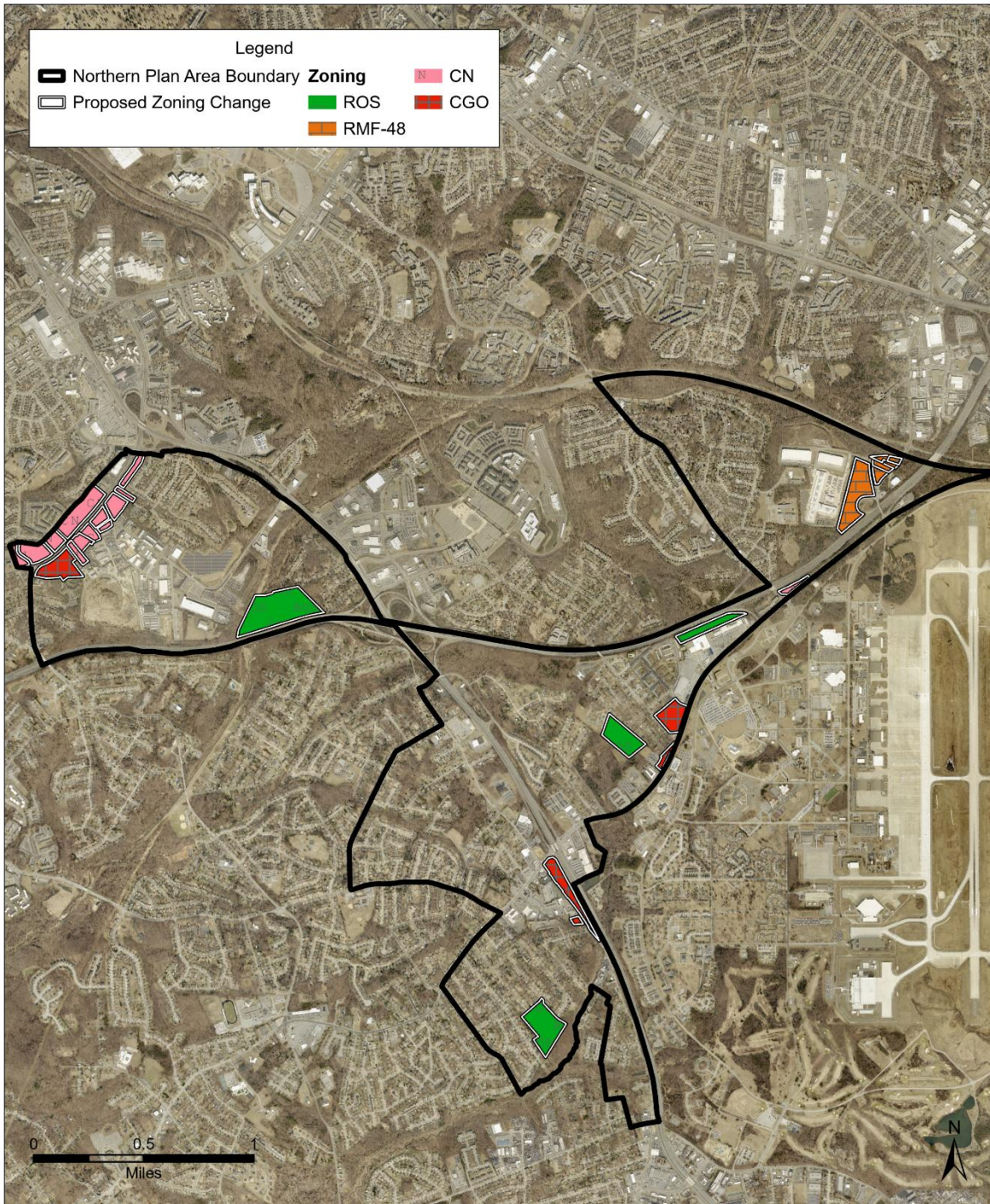
Map 1. Plan Area



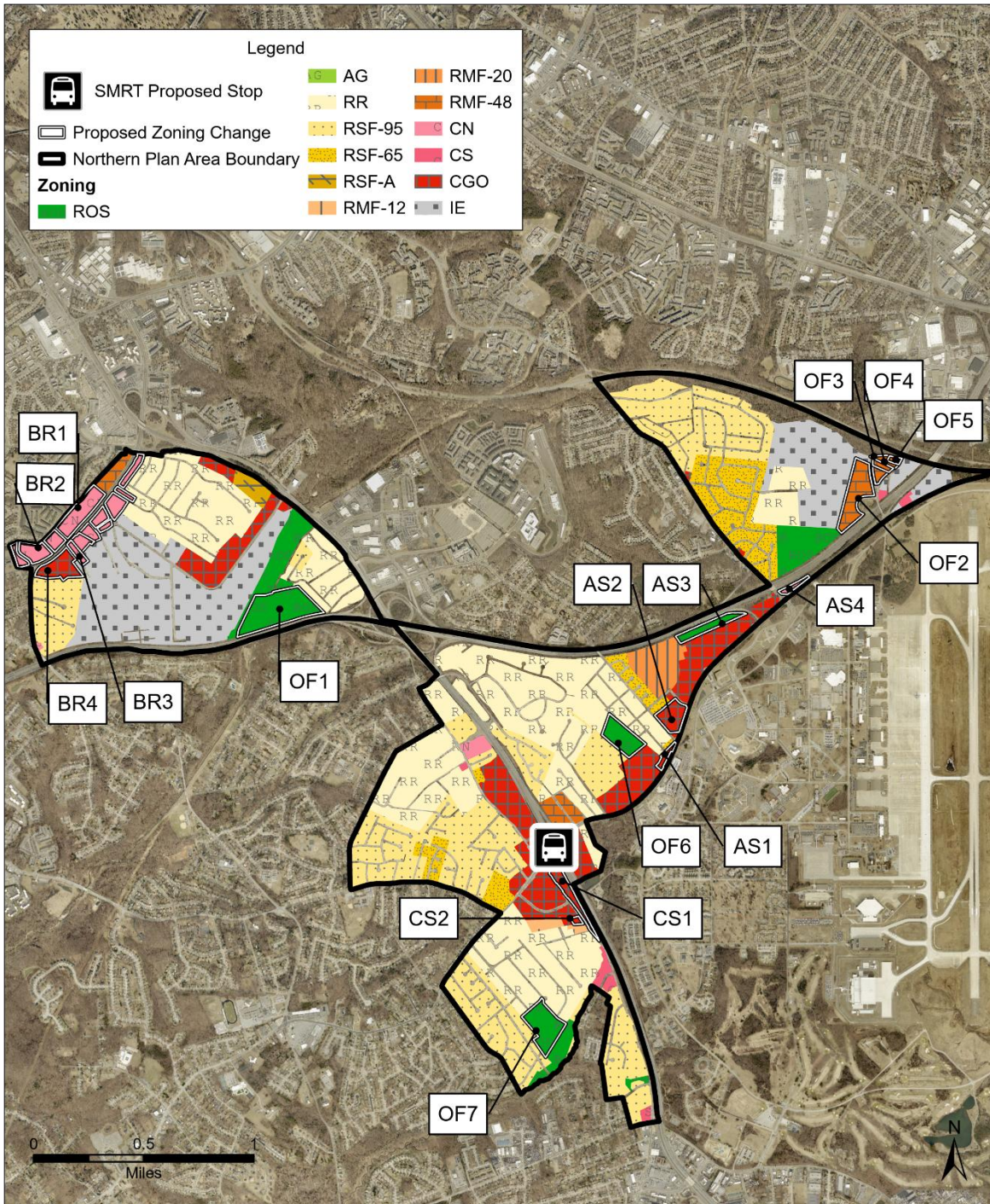
Map 2. Existing Zoning (North)



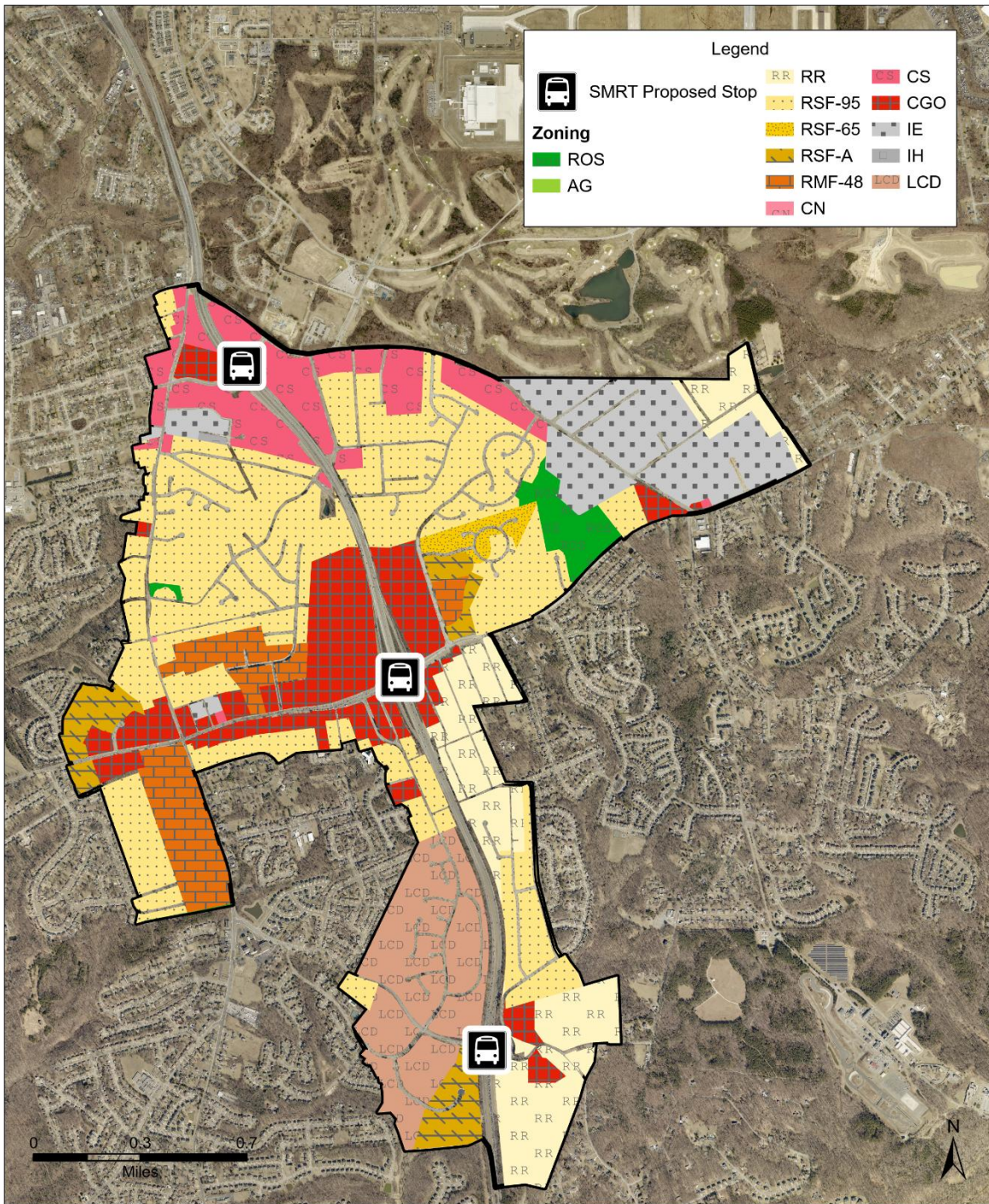
Map 3. Proposed Zoning Changes (North)



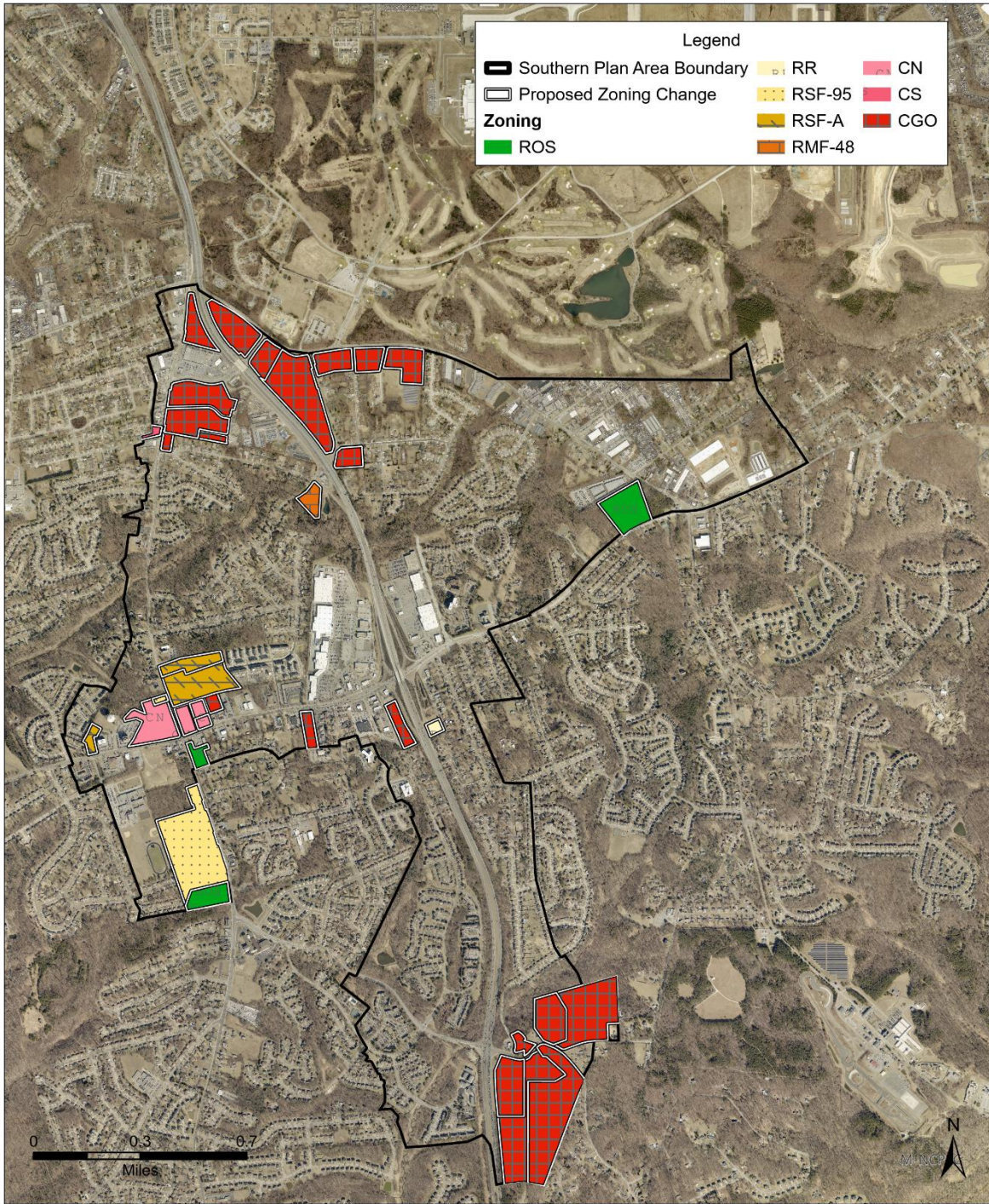
Map 4. Proposed Zoning (North)



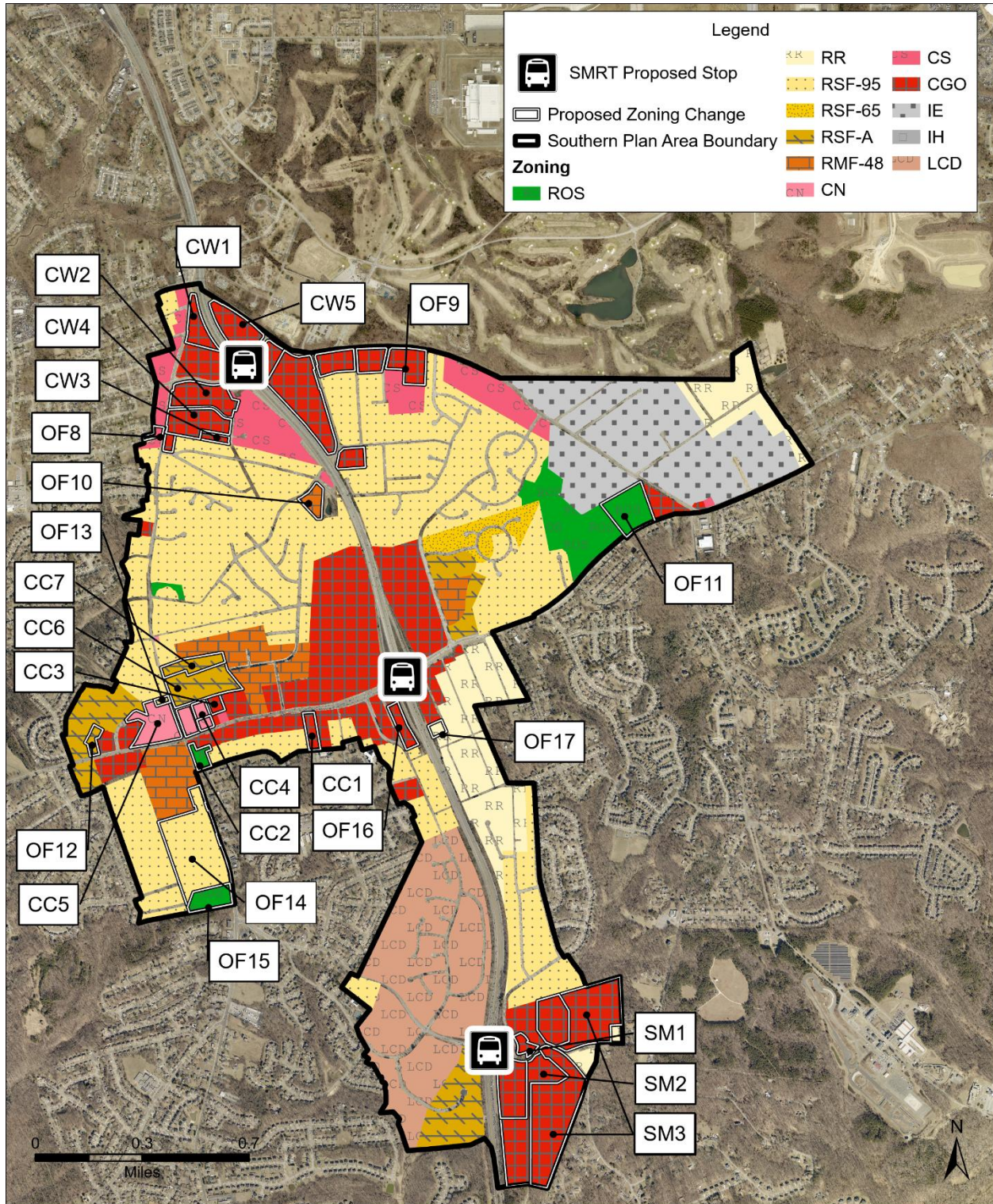
Map 5. Existing Zoning (South)



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

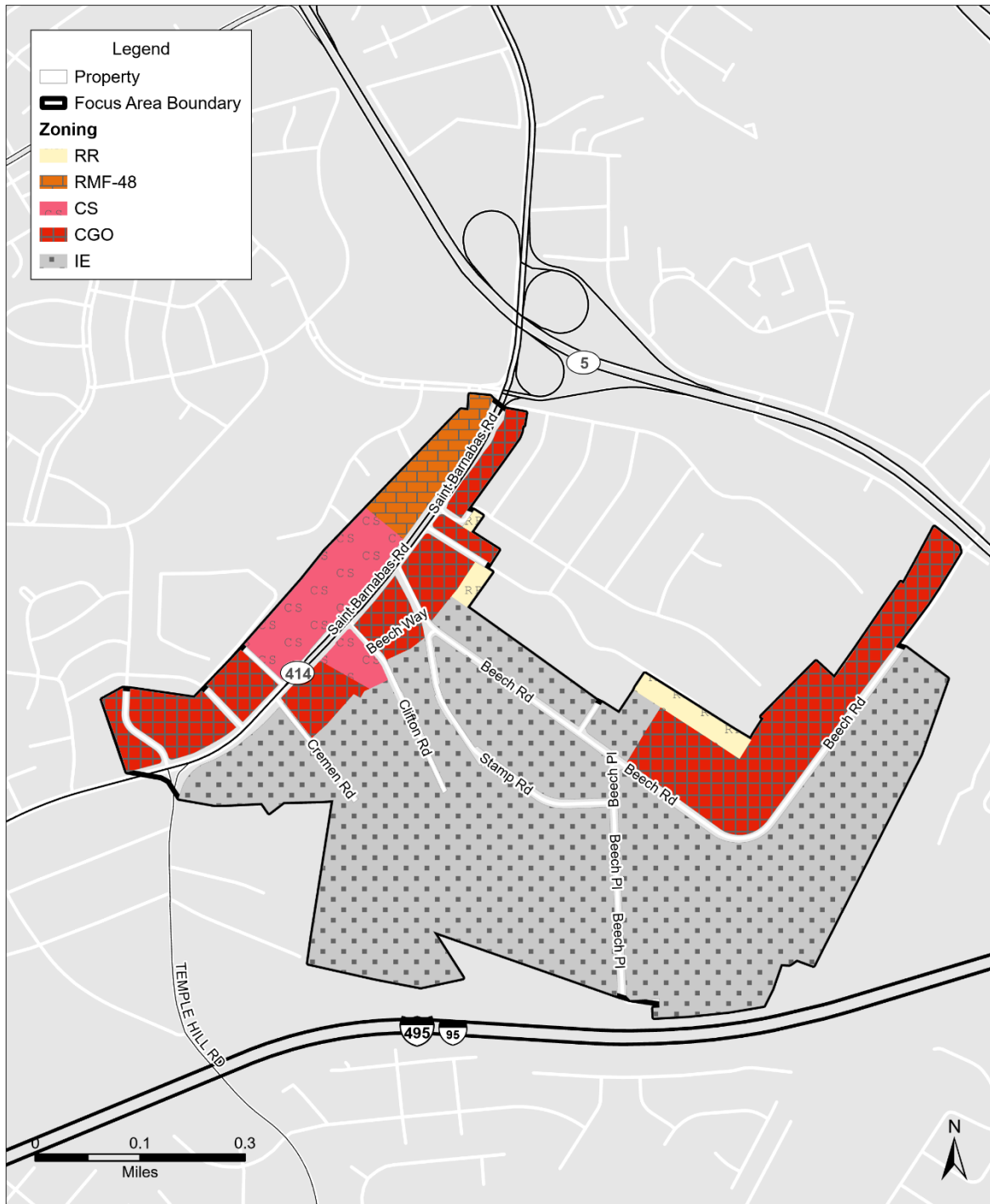
Beech Road Focus Area

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

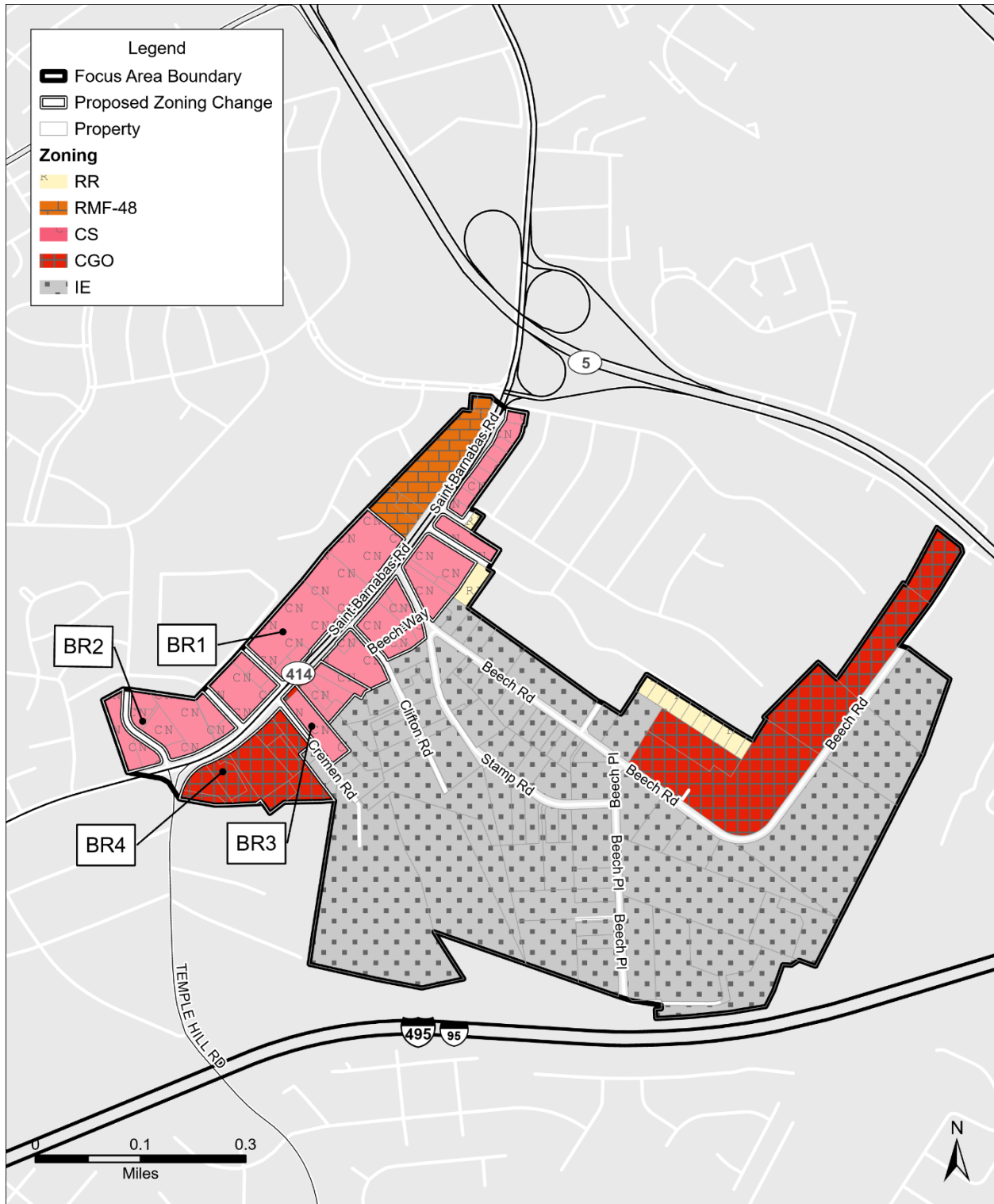
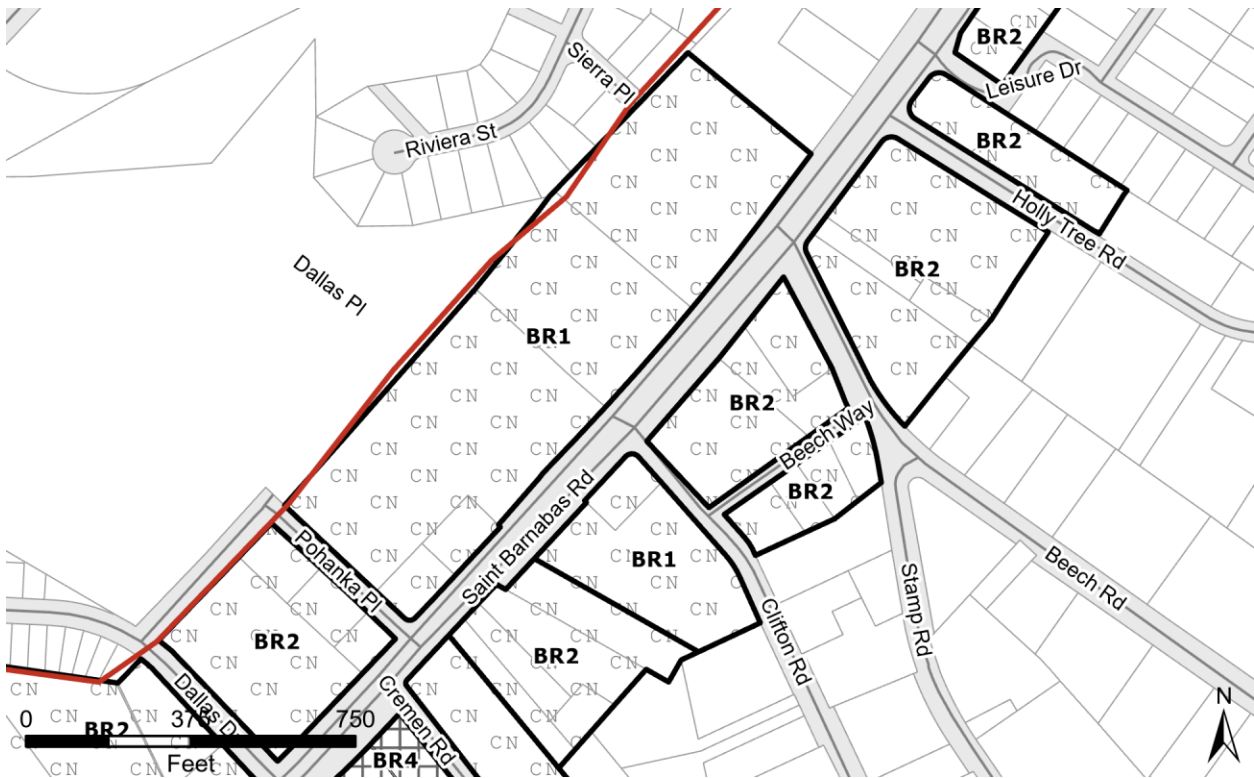
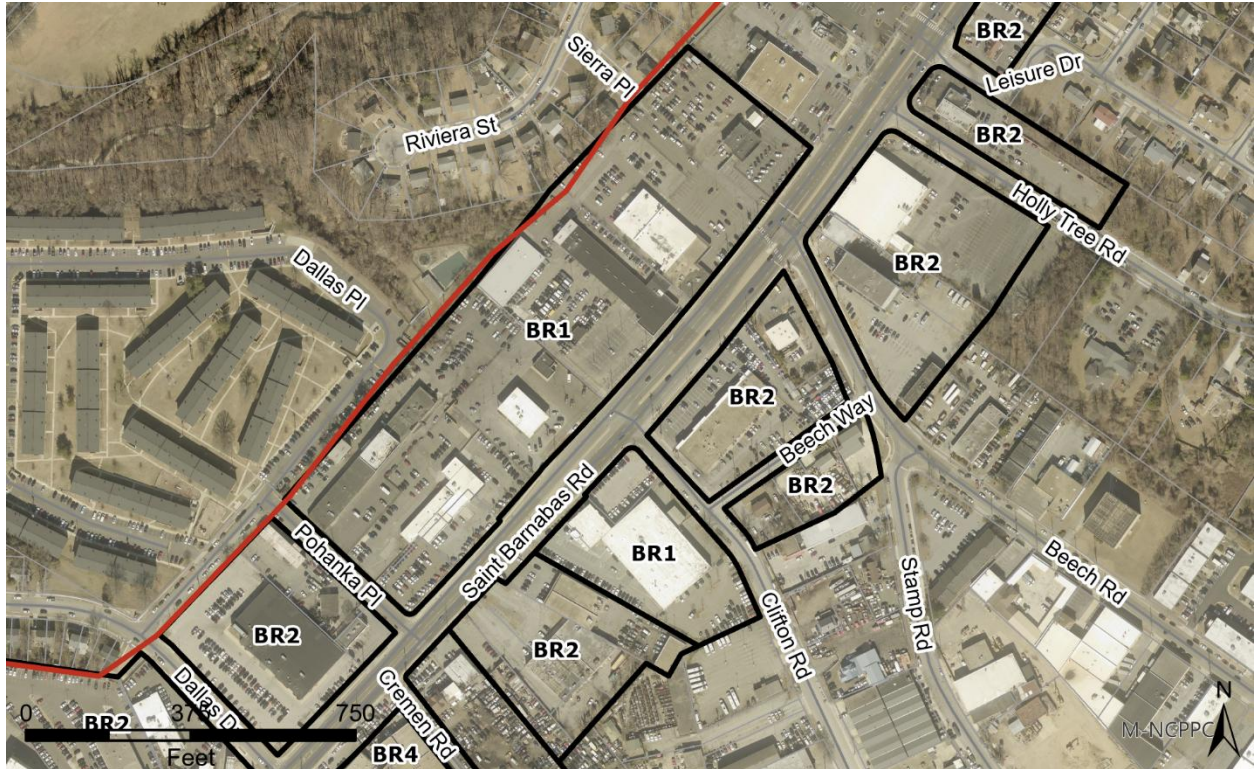


Table 4. Beech Road Focus Area Zoning Change Inventory

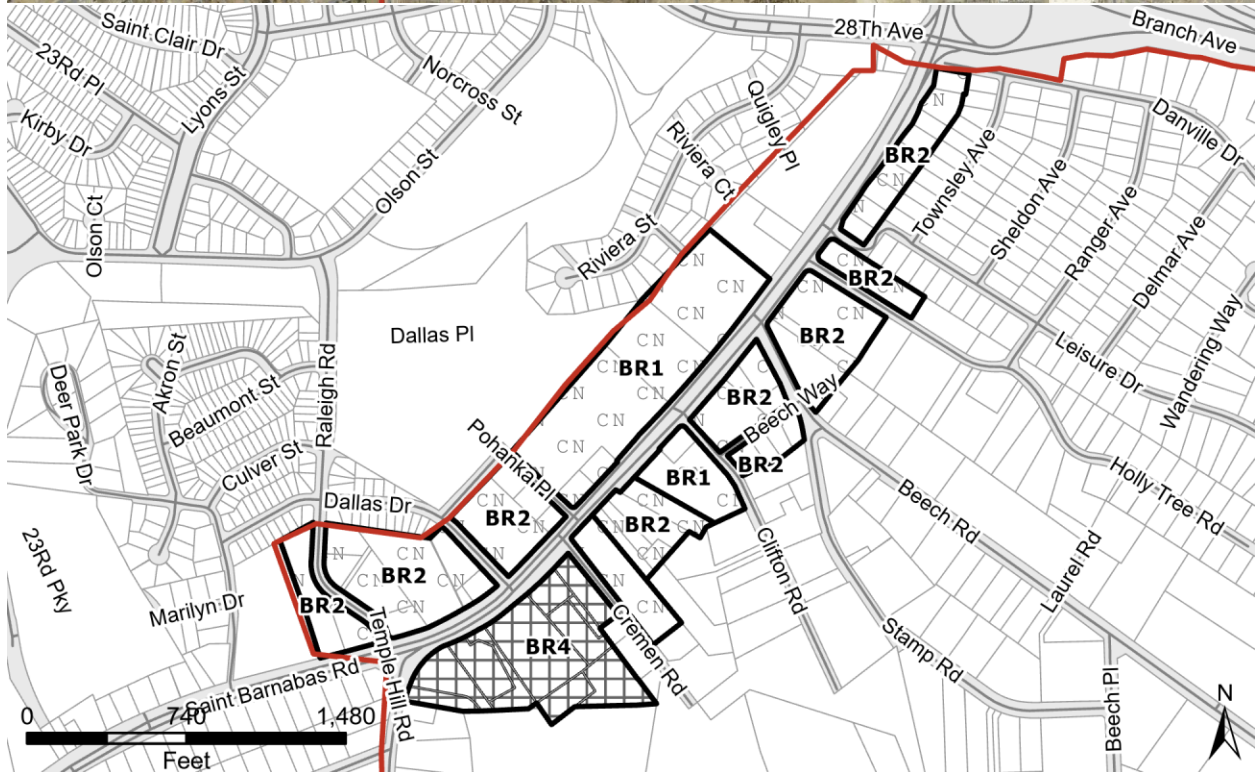
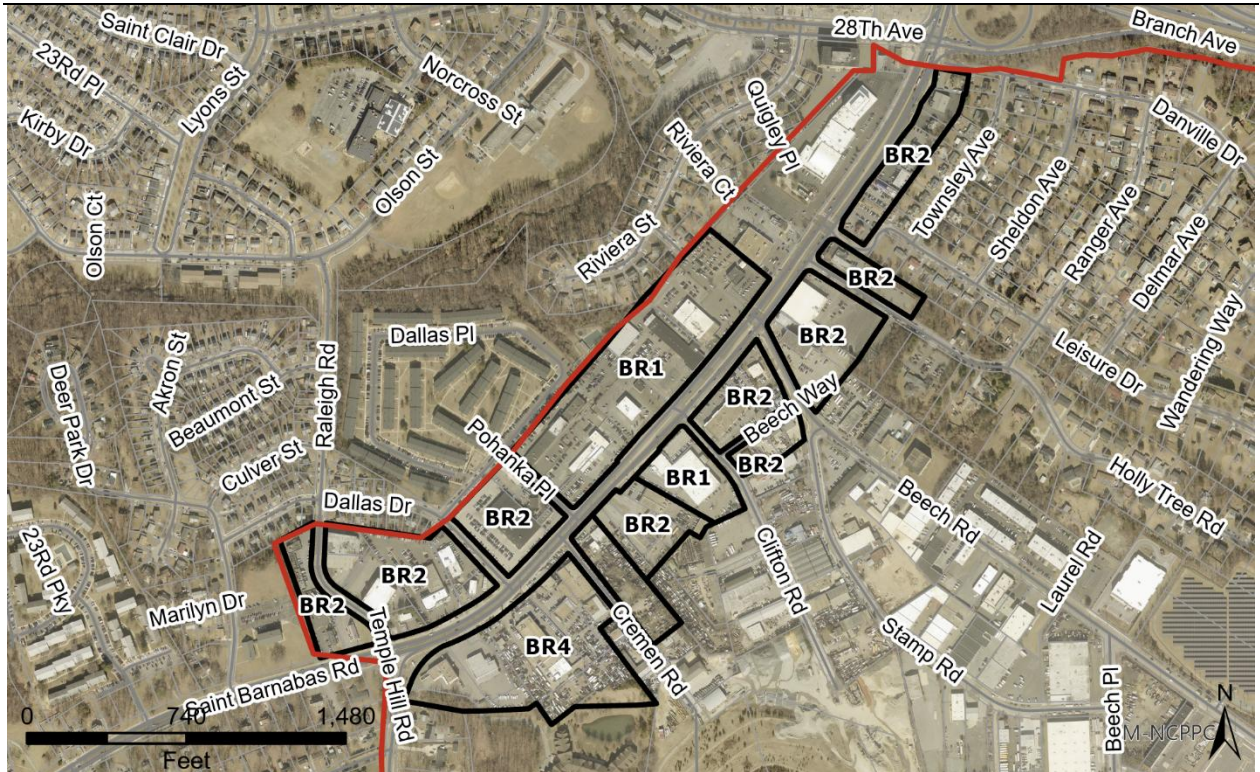
Zone Change #	Change	Area in Acres
BR 1	CS to CN	15.19
BR 2	CGO to CN	27.13
BR 3	CGO, IE to CN	2.29
BR 4	IE to CGO	10.52

Zoning Change 1 (BR 1): CS to CN

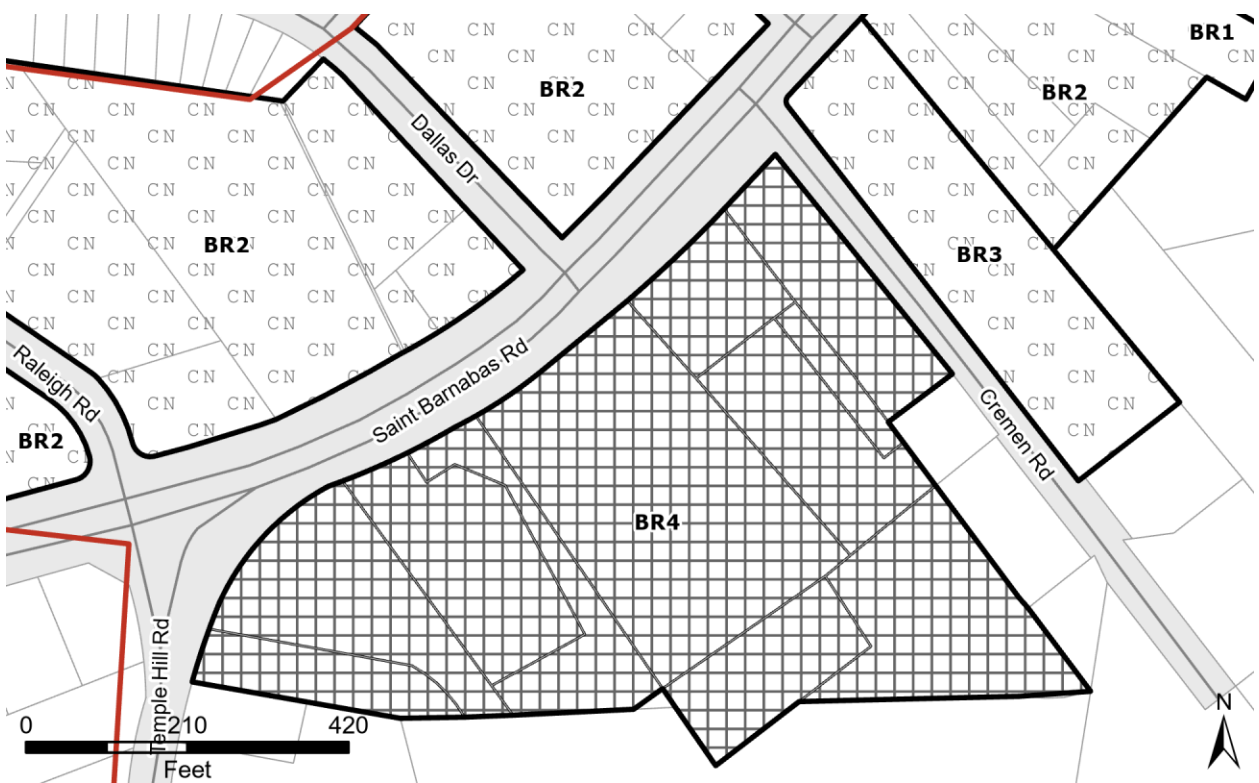


Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
BR 1	CS	CN	"Designate commercially zoned properties on St. Barnabas Road north of Temple Hill Road as Commercial Neighborhood." (p. 65)	15.19 Acres	Beech Road	206SE03, 206SE04
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial - Neighborhood			Yes			
Justification:						
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.						
Tax Accounts						
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			
Justification:						
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.						
Tax Accounts						
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						



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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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial-Neighborhood; Industrial			Yes			
Justification:						
<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>						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial – Neighborhood; Industrial			Yes			
<u>Justification:</u> 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.						
<u>Tax Accounts</u>						
0595462, 0595959, 0595454, 0595413, 0595447, 0595439, 0595405, 0595892, 0595884, 0595272						

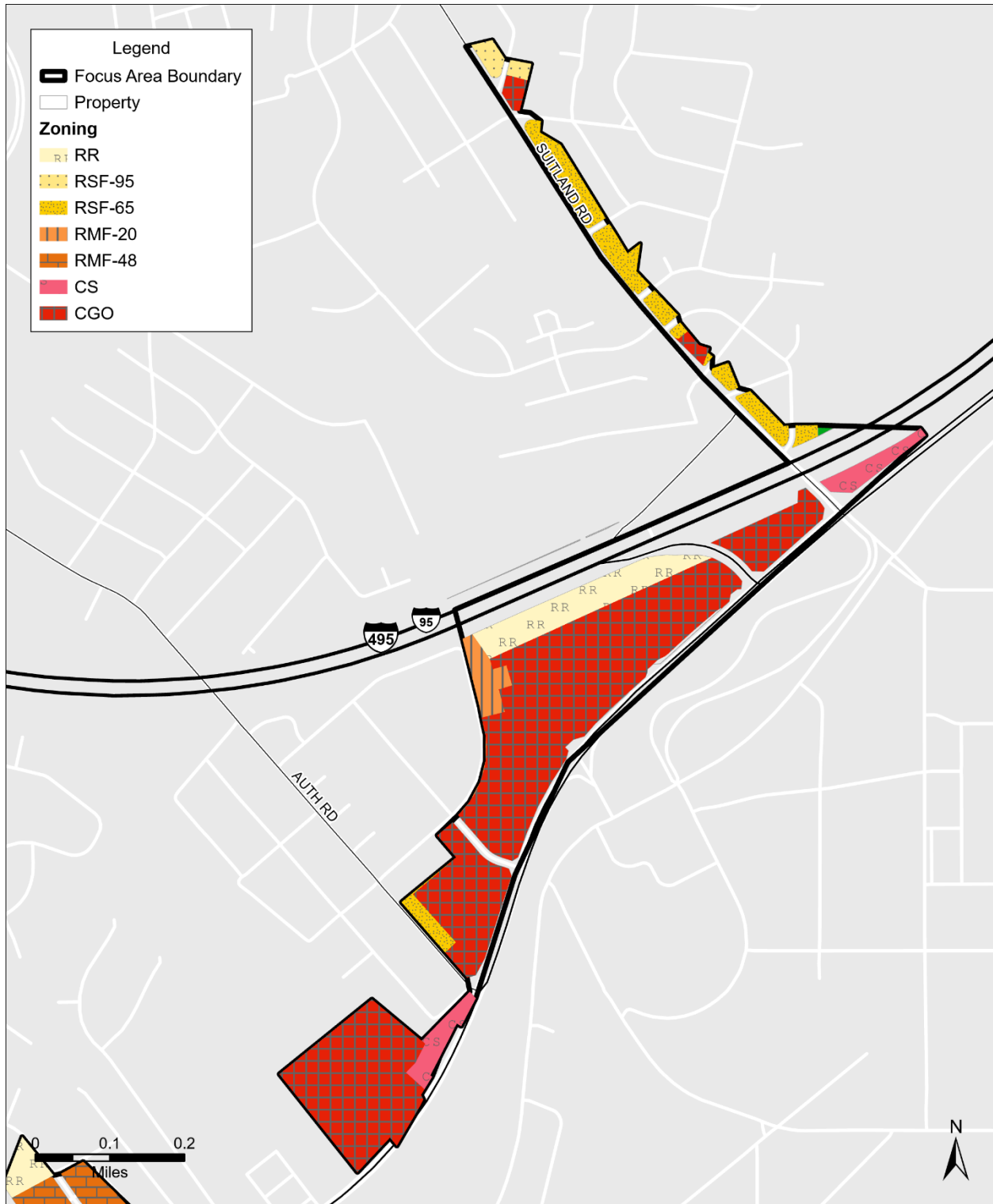
Allentown Road-Suitland Road Focus Area

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

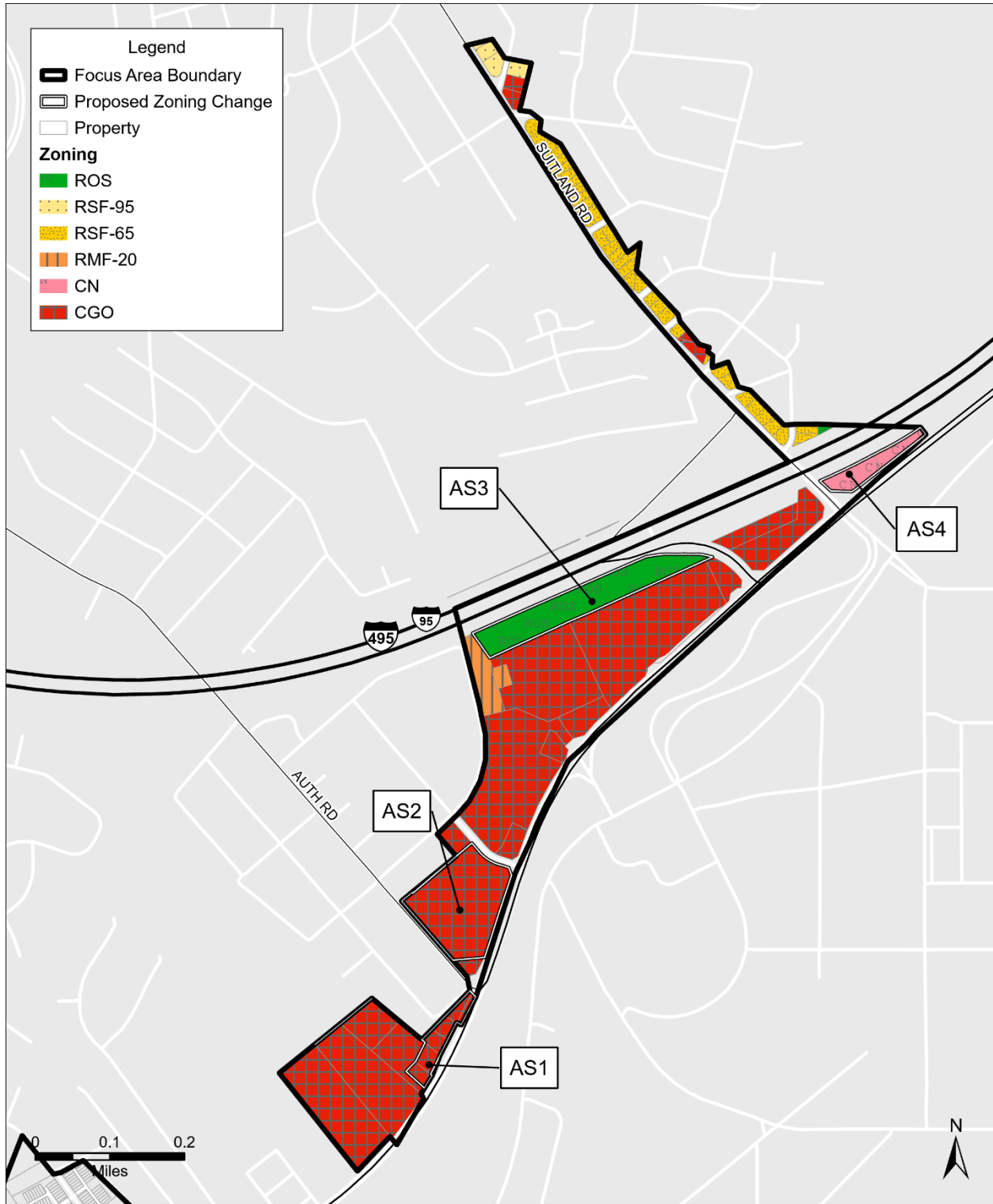
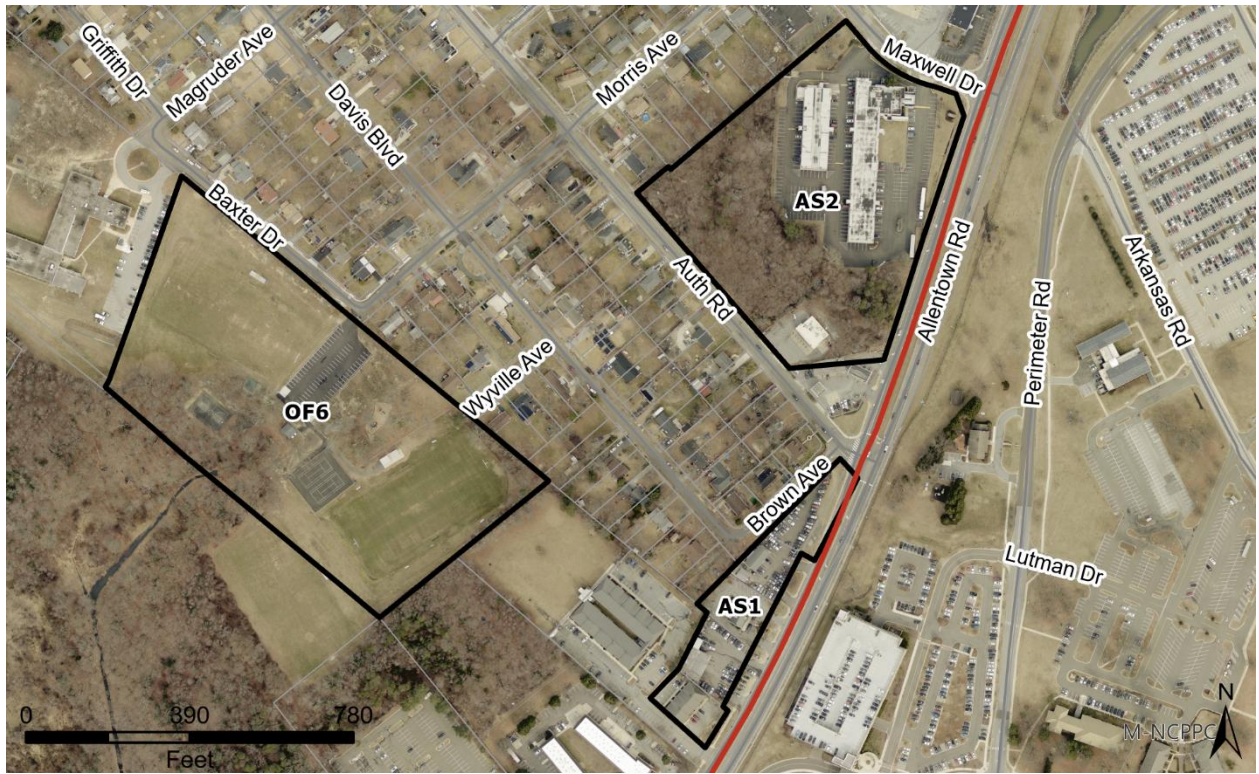


Table 5. Allentown Road-Suitland Road Focus Area Zoning Change Inventory

Zone Change #	Change	Area in Acres
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



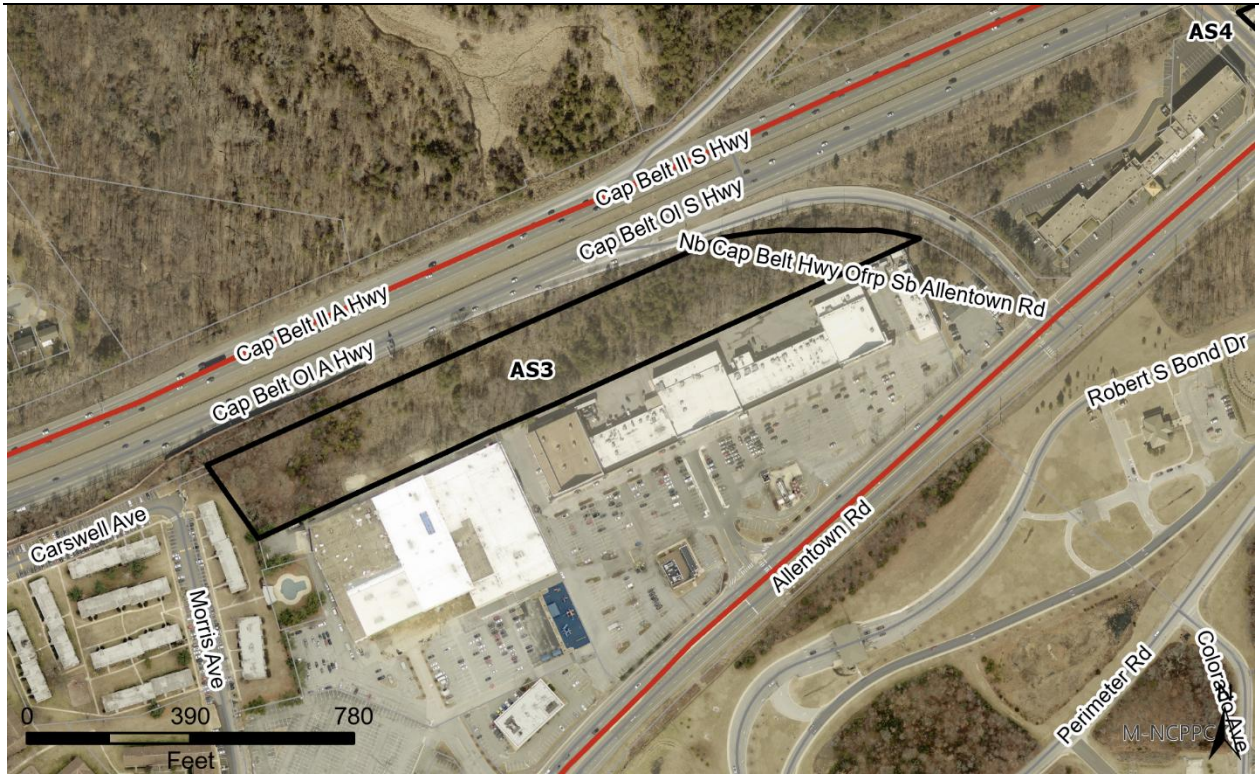
Zoning Change 5 (AS 1): CS to CGO

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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial-Office			Yes			
Justification:						
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.						
Tax Account						
0491720, 0628289, 0455584, 0572438, 0631481, 0416768, 0416776, 0416784, 0416792, 0416800, 0416818, 0416826, 0416834						

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

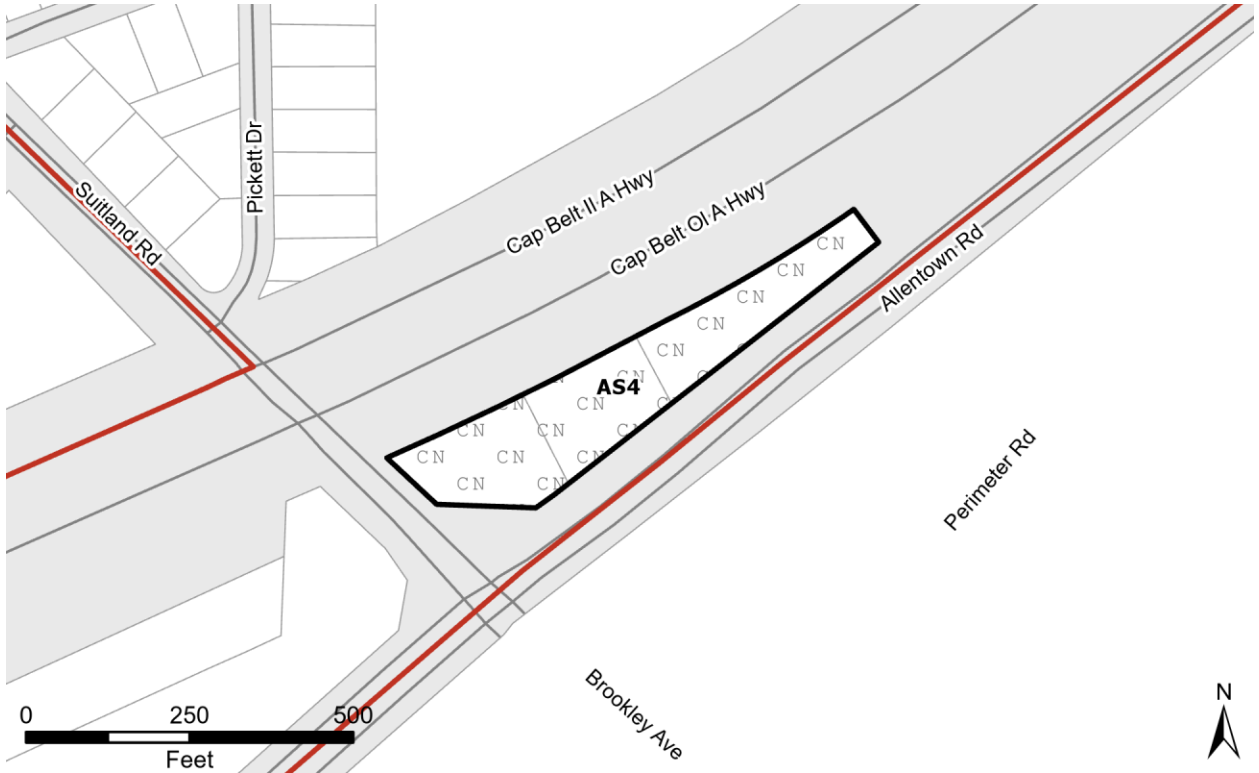
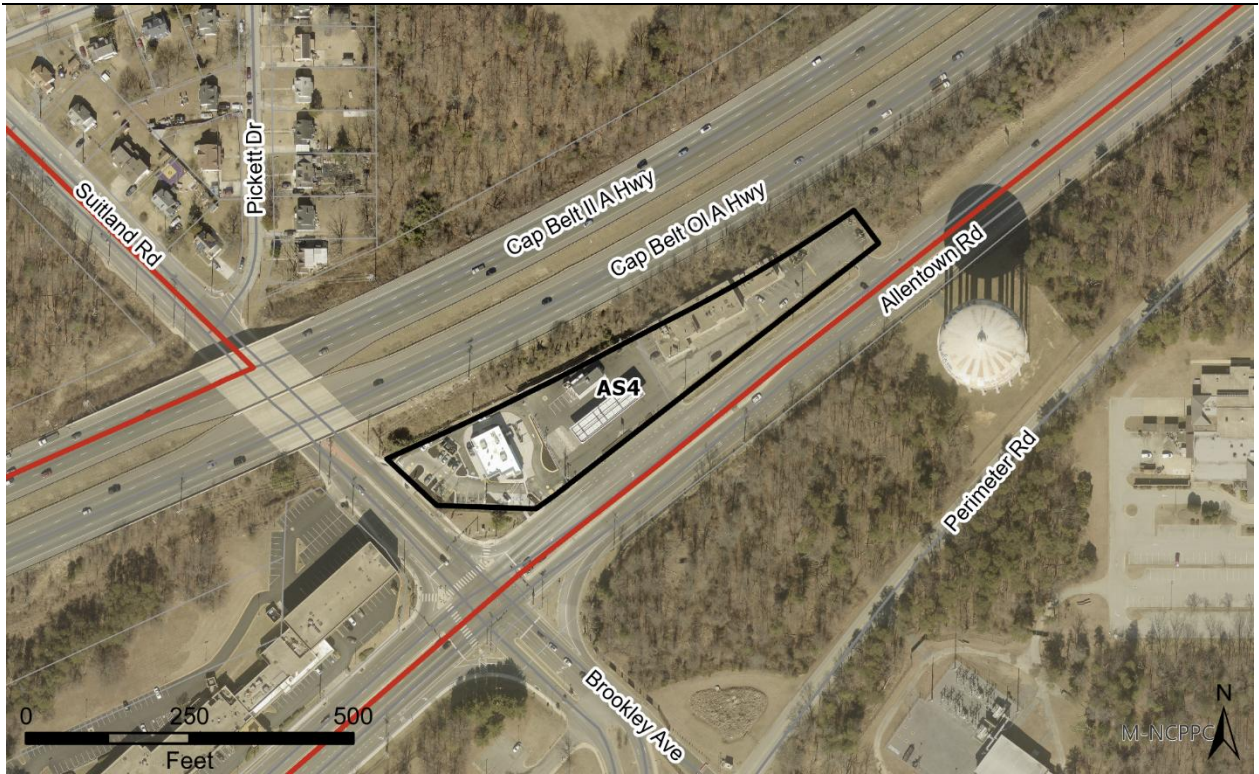
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
AS 2	RSF-65, CGO	CGO	No specific language provided	1.06 Acres	Allentown-Suitland	207SE06, 208SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			No			
Justification:						
<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>						
Tax Account						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial			No			
<u>Justification:</u>						
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.						
Tax Account						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial - Neighborhood			Yes			
Justification:						
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.						
Tax Account						
0491506, 0478628, 0491498						

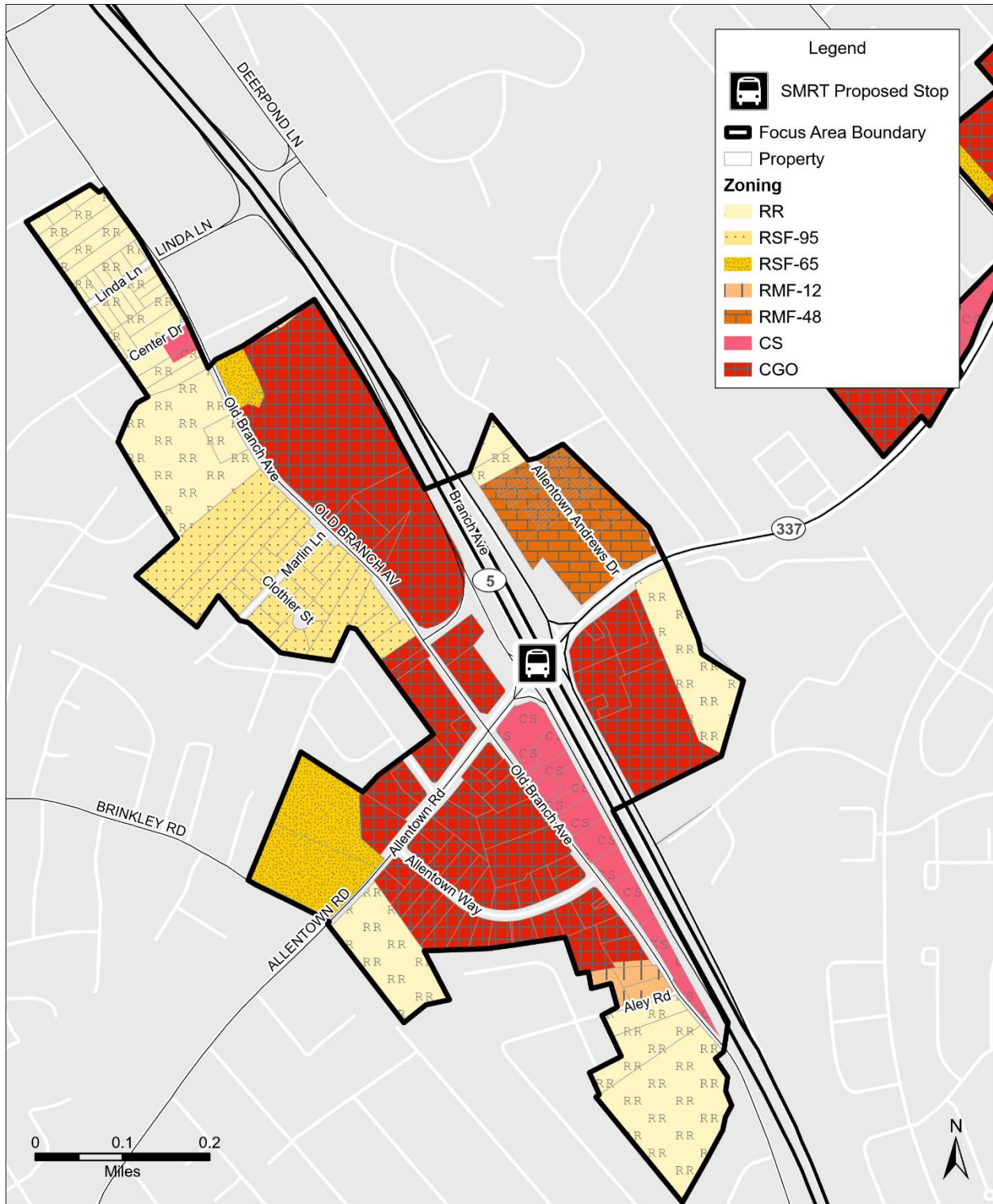
Camp Springs Focus Area

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

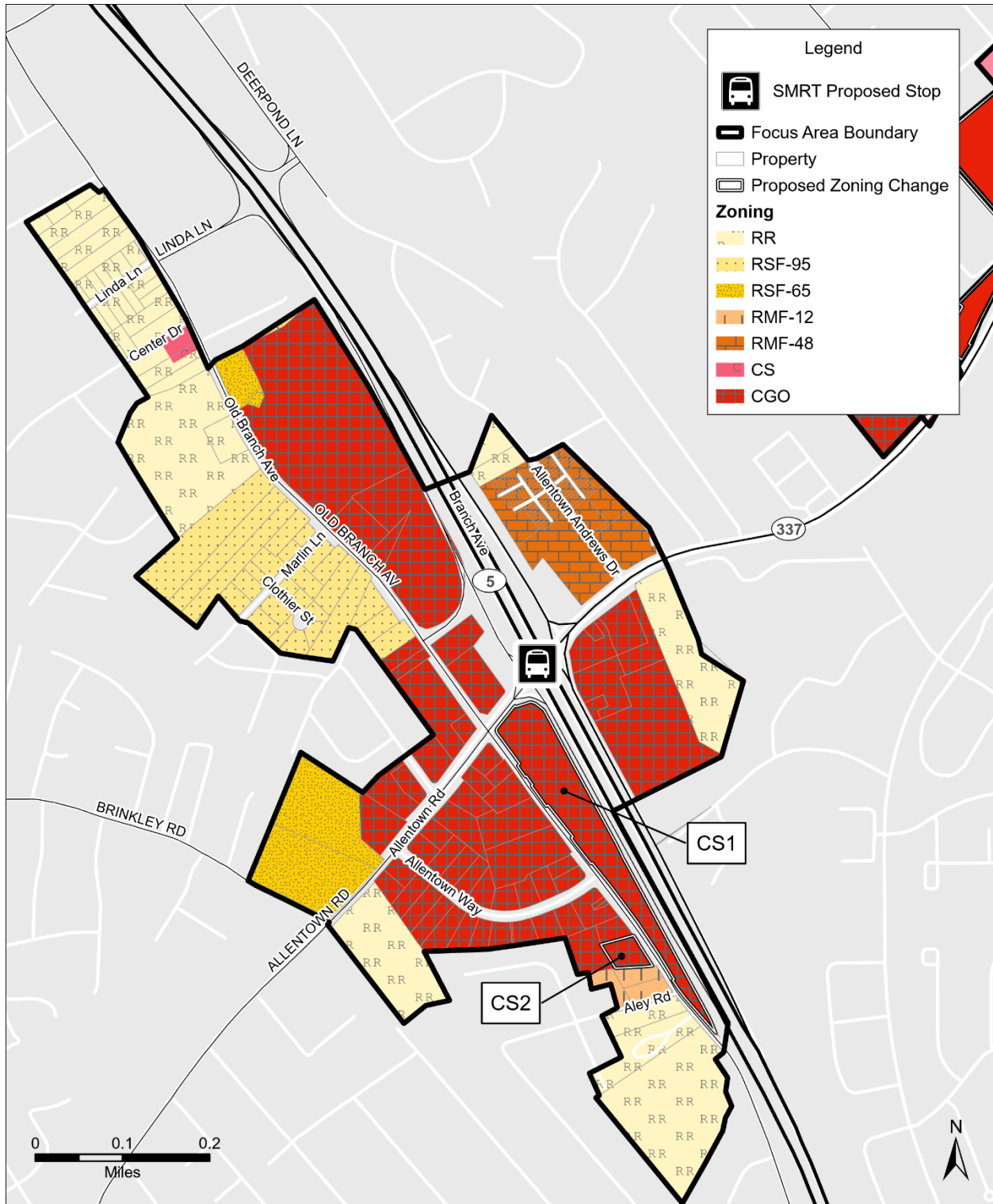
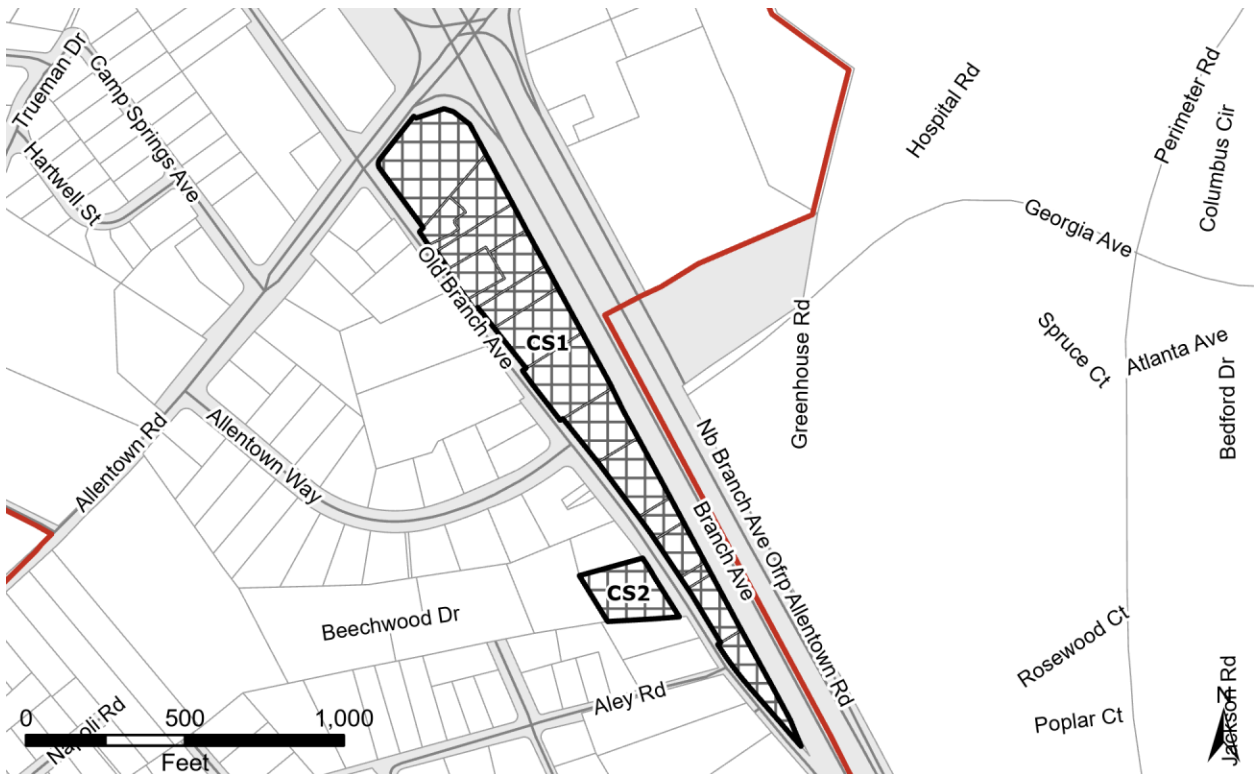
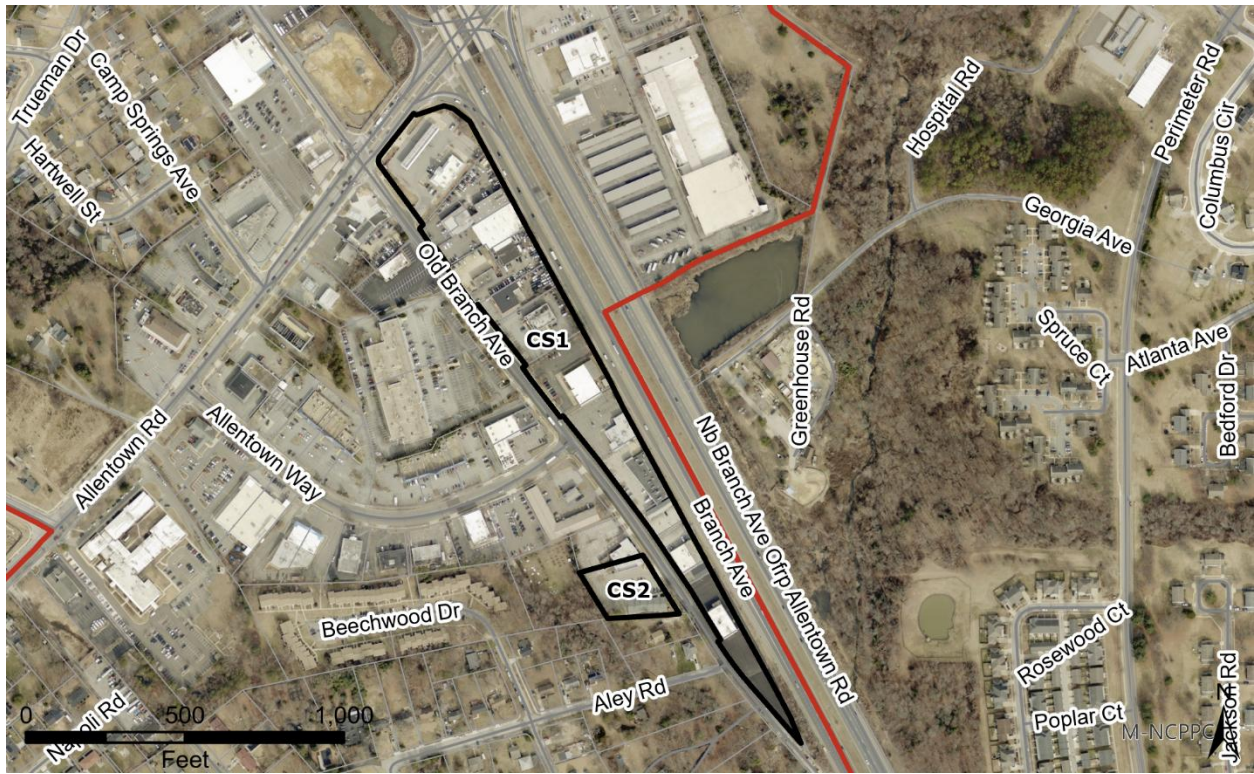


Table 6. Camp Springs Focus Area Zoning Change Inventory

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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			Yes			
Justification:						
<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>						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			No			
Justification:						
<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>						
Tax Accounts						
0938241, 0938365, 0938373, 0938258, 0938308, 0938316, 0938332, 0938381, 0938266, 0938274, 0938340, 0938407, 0938415, 0938282, 0938290, 0938399, 0938324, 0938357						

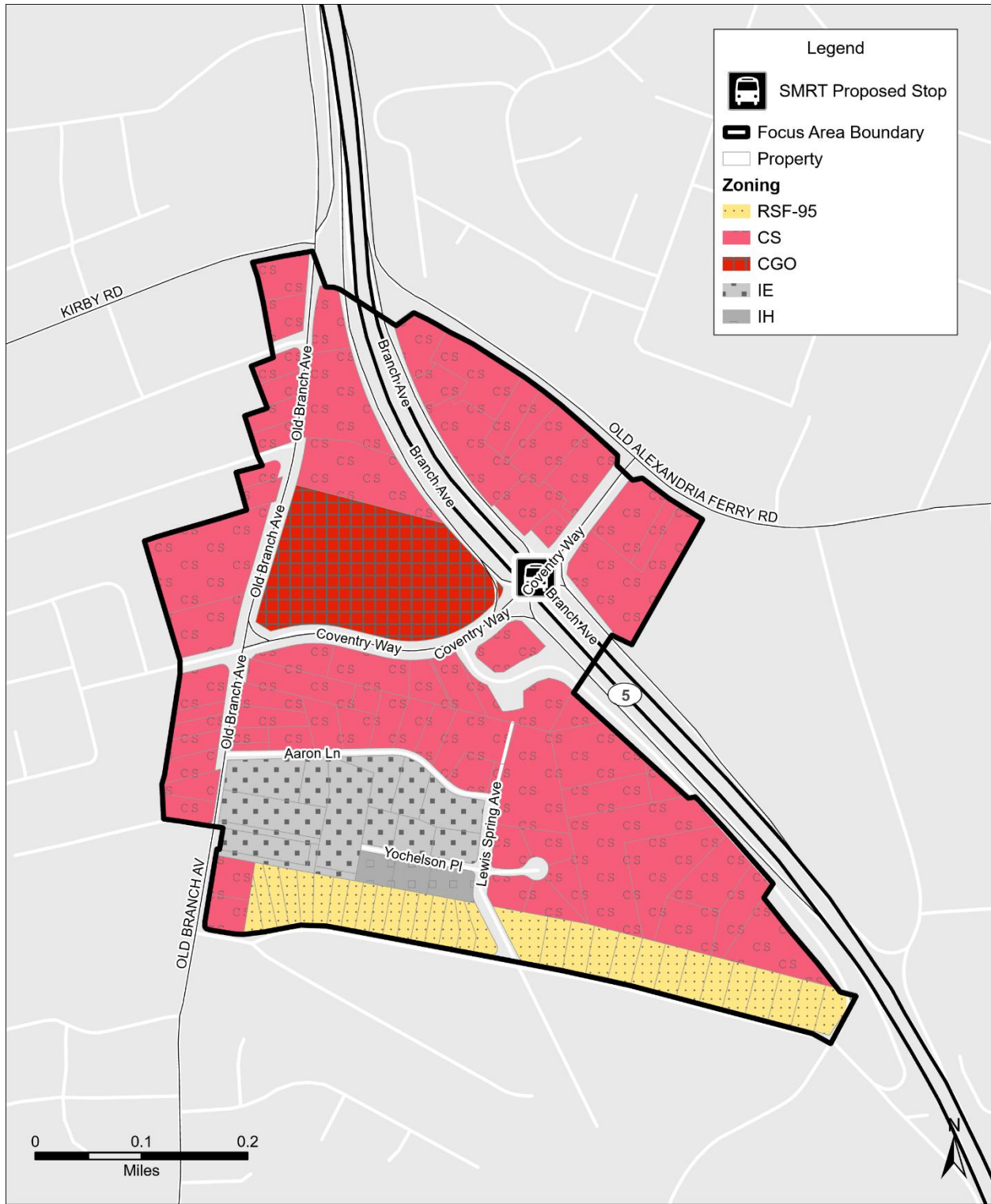
Coventry Way Focus Area

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



Map 15. Proposed Zoning Changes, Coventry Way

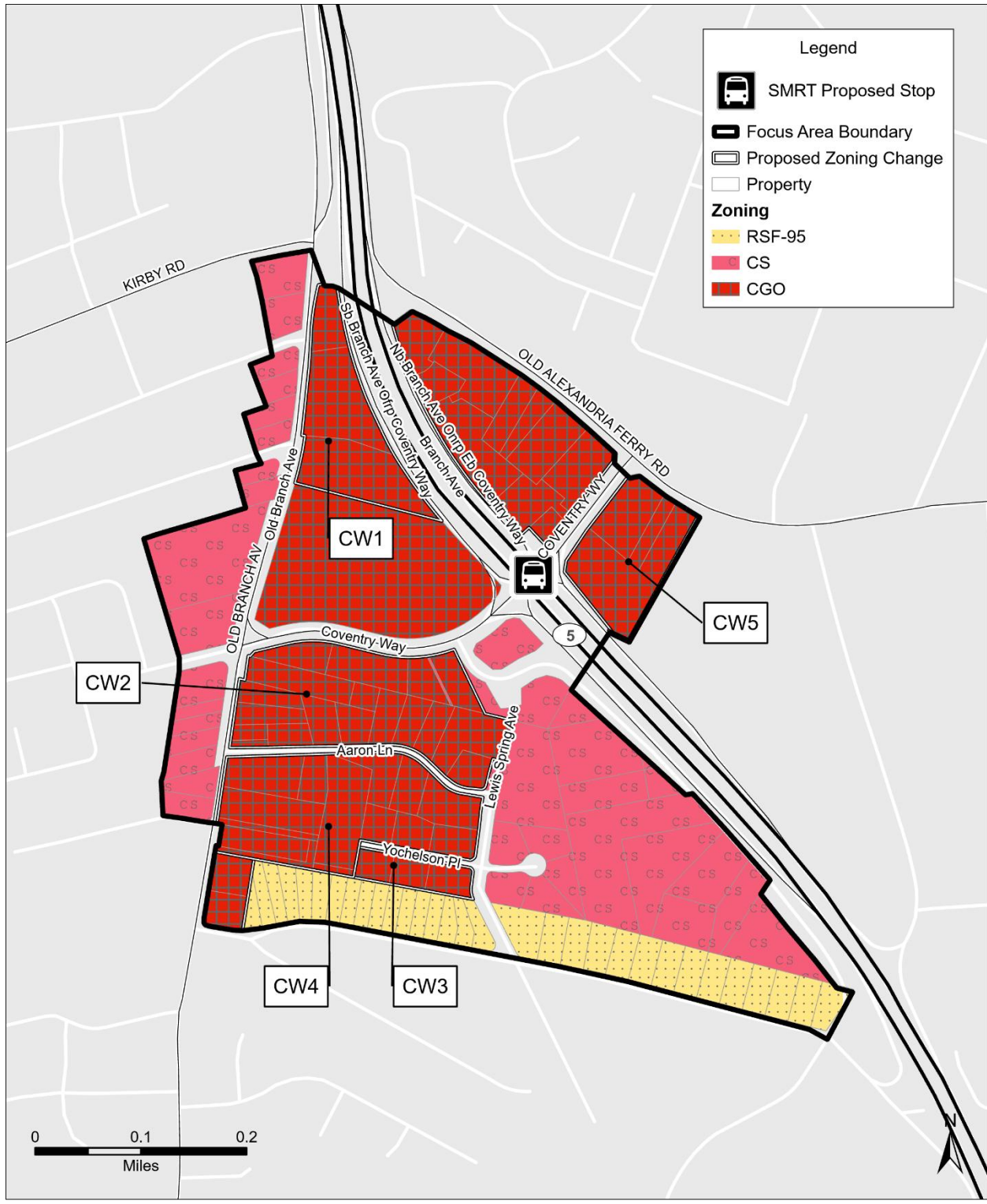


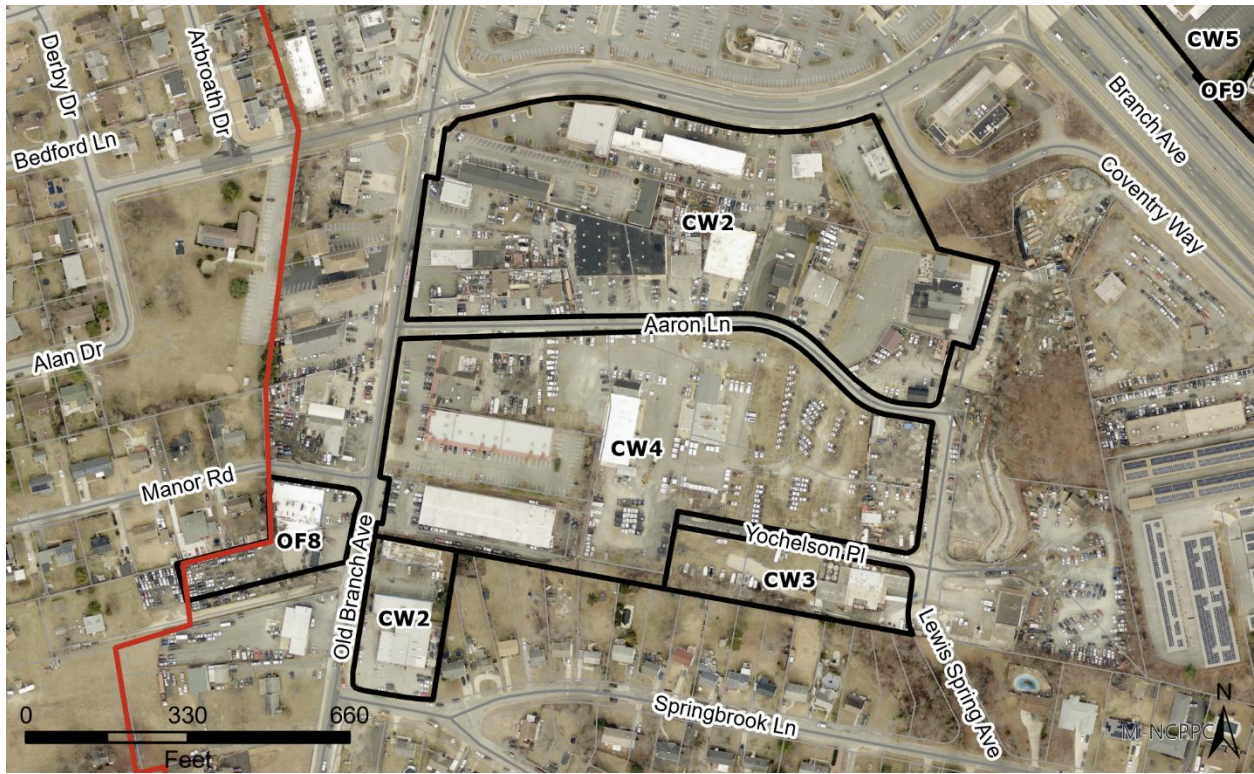
Table 7. Coventry Way Focus Area Zoning Change Inventory

Zone Change #	Change	Area in Acres
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial – Shopping Center			No			
Justification:						
<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>						
Tax Accounts						
<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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			Yes			
Justification:						
<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>						
Tax Accounts						
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						

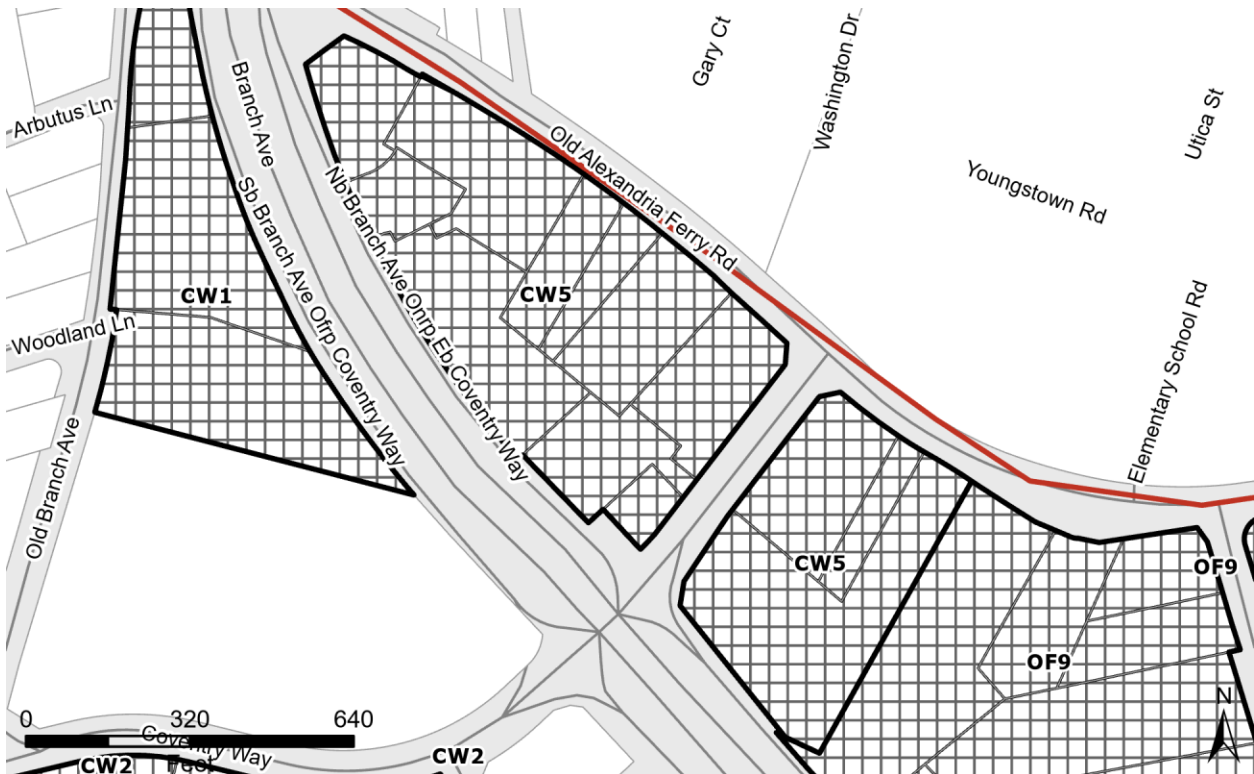
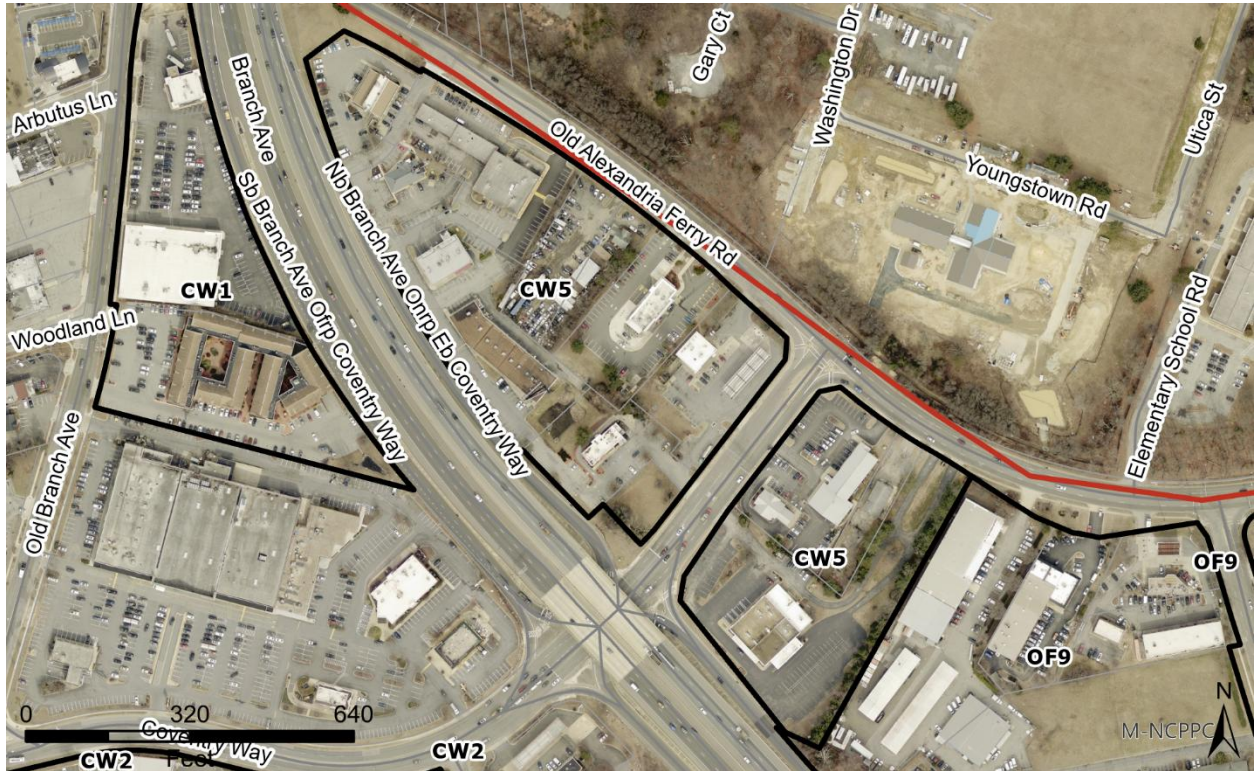
Zoning Change 13 (CW 3): IH to CGO

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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			Yes			
Justification:						
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.						
Tax Accounts						
0887539, 0887547, 0887554, 0887562, 0910562, 0956946, 0956938, 0887588, 0877332, 3800976, 0958389, 0884981, 0961052						

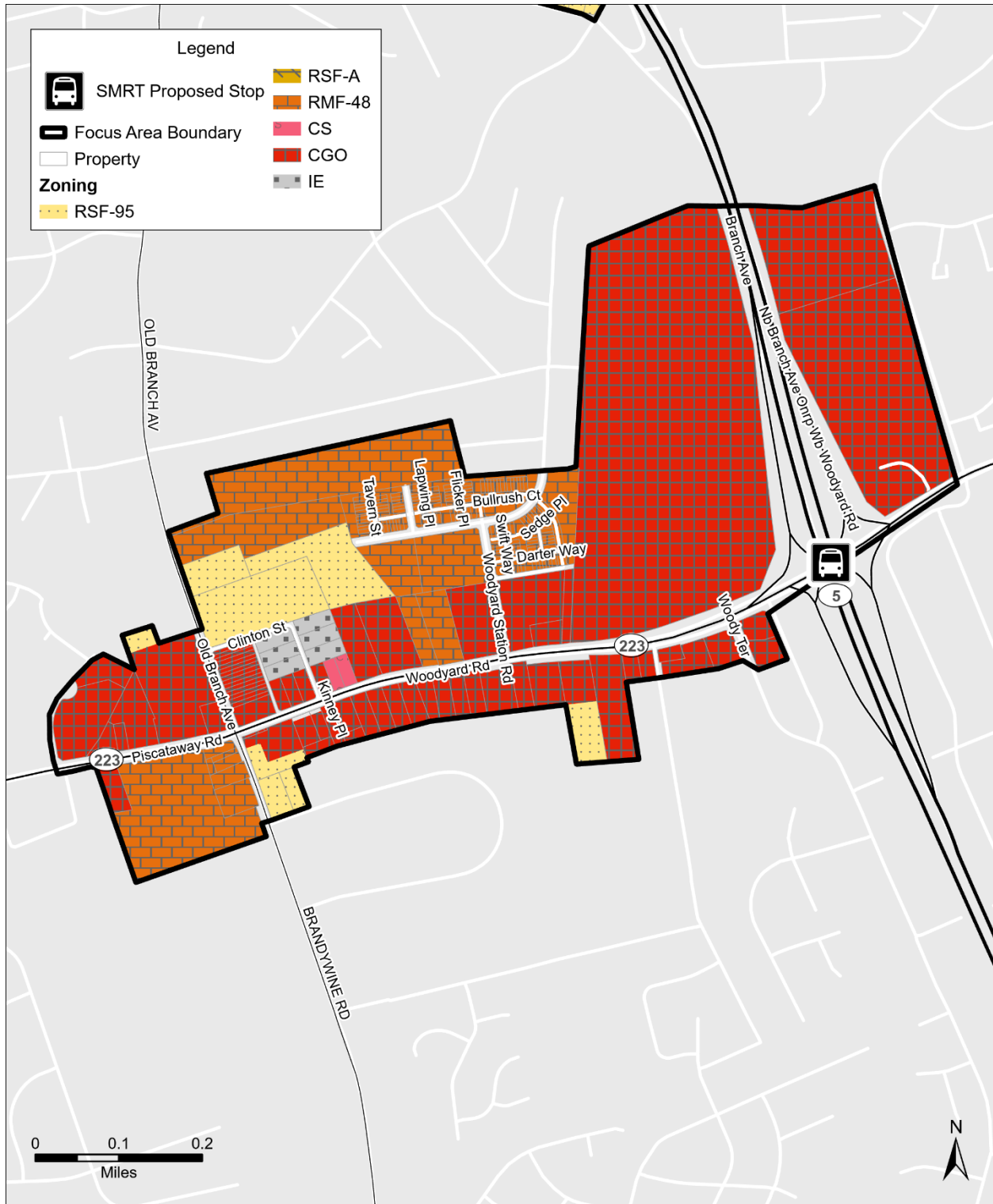
Clinton Commercial Core Focus Area

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

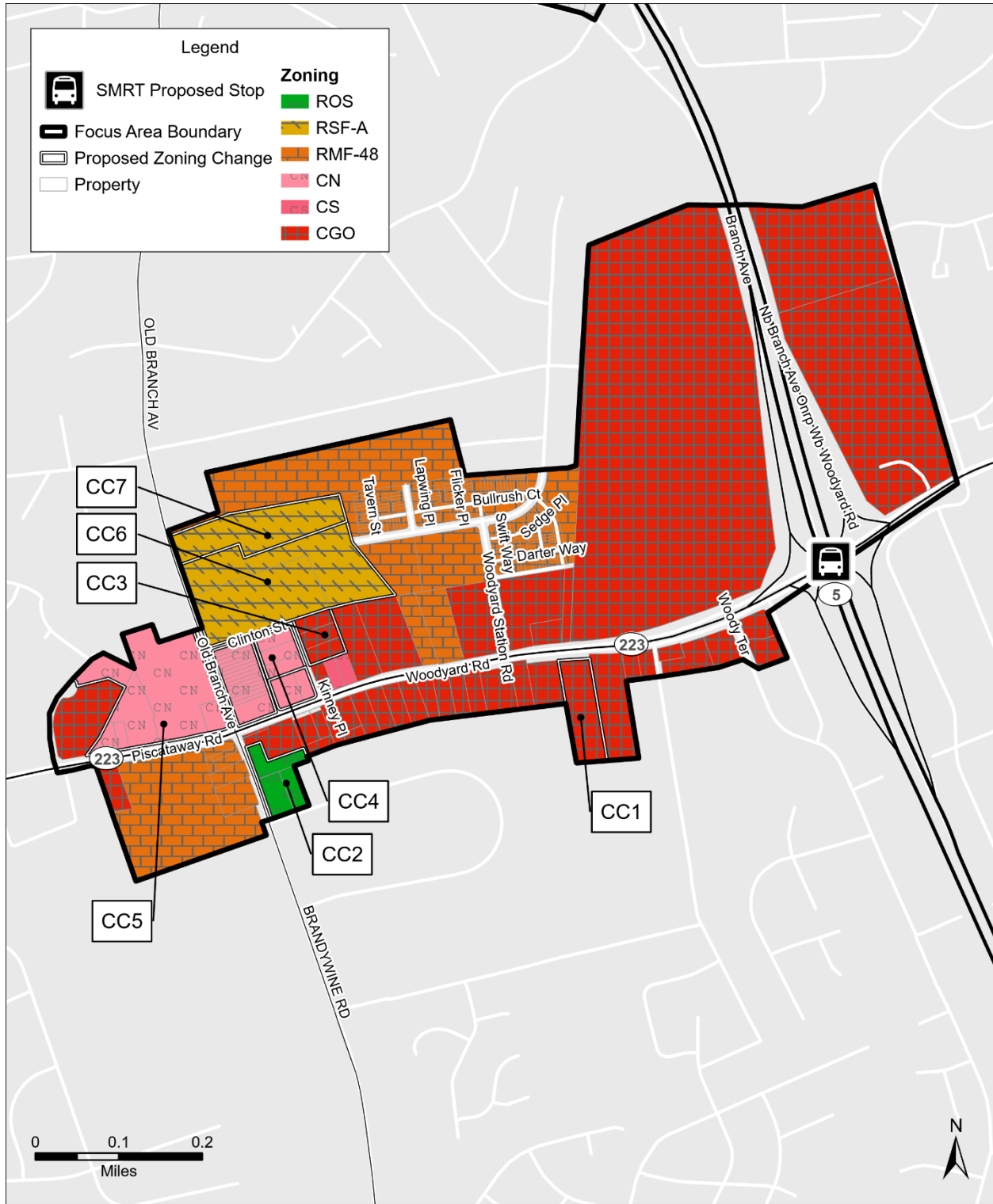


Table 8. Clinton Commercial Core Focus Area Zoning Change Inventory

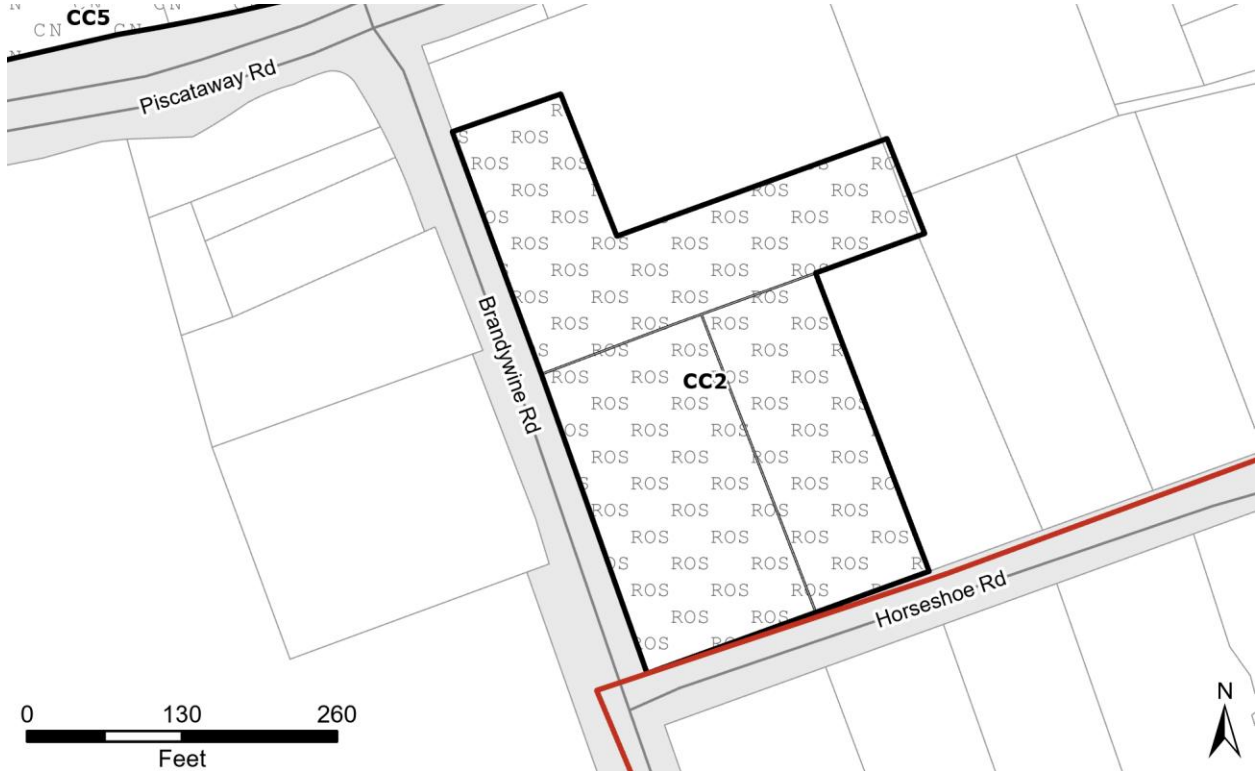
Zone Change #	Change	Area in Acres
CC 1	RSF-95 to CGO	2.97
CC 2	RSF-95 to ROS	2.49
CC 3	IE to CGO	1.71
CC 4	IE to CN	1.58
CC 5	CGO, RSF-95 to CN	14.66
CC 6	RSF-95 to RSF-A	13.31
CC 7	RMF-48 to RSF-A	5.57

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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial - Shopping Center			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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. .						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Medium-High			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial – Neighborhood			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial-Neighborhood			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential – Medium			No			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential – Medium			Yes			
Justification:						
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.						
Tax Account						
0975268						

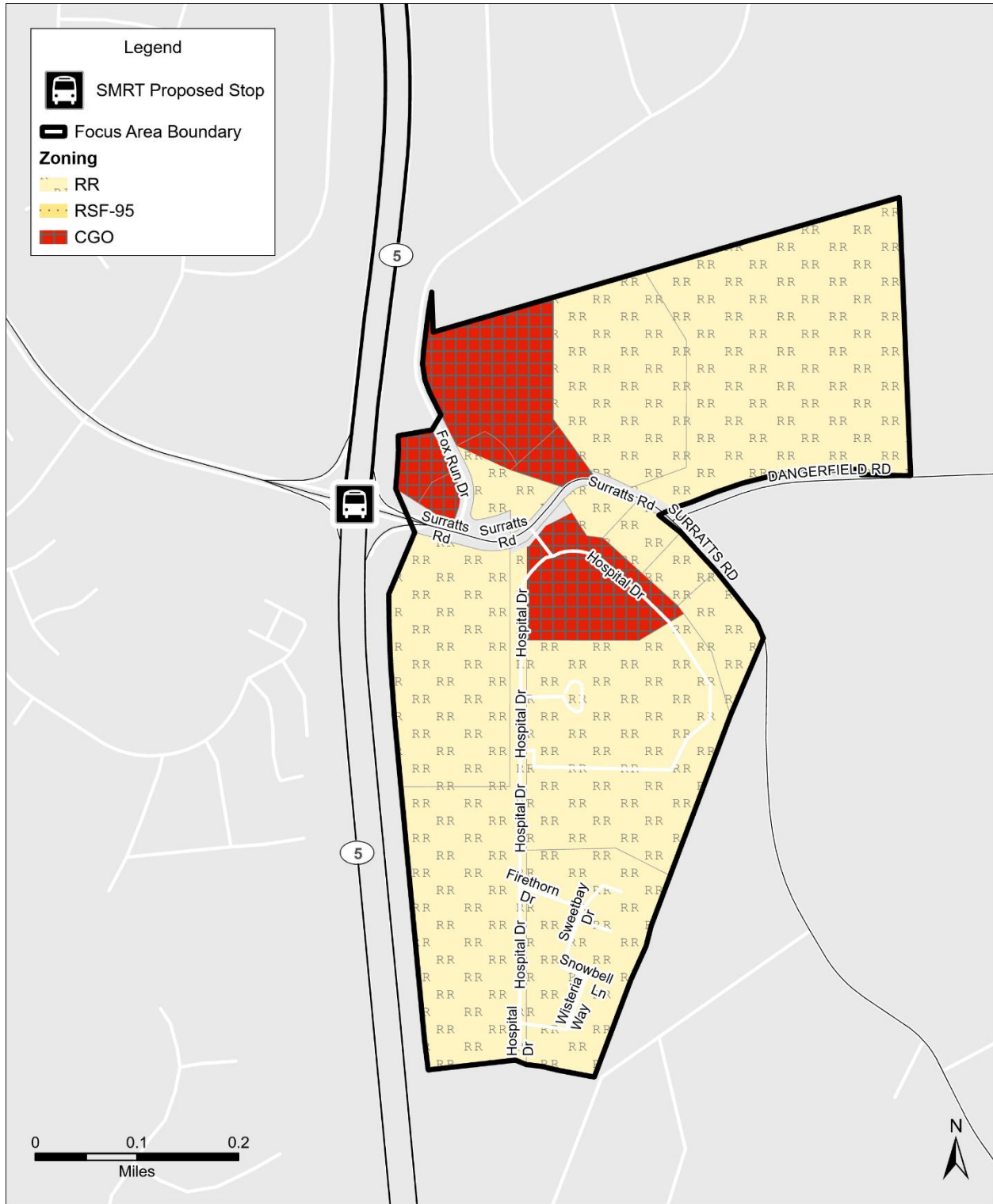
Southern Maryland Hospital Focus Area

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

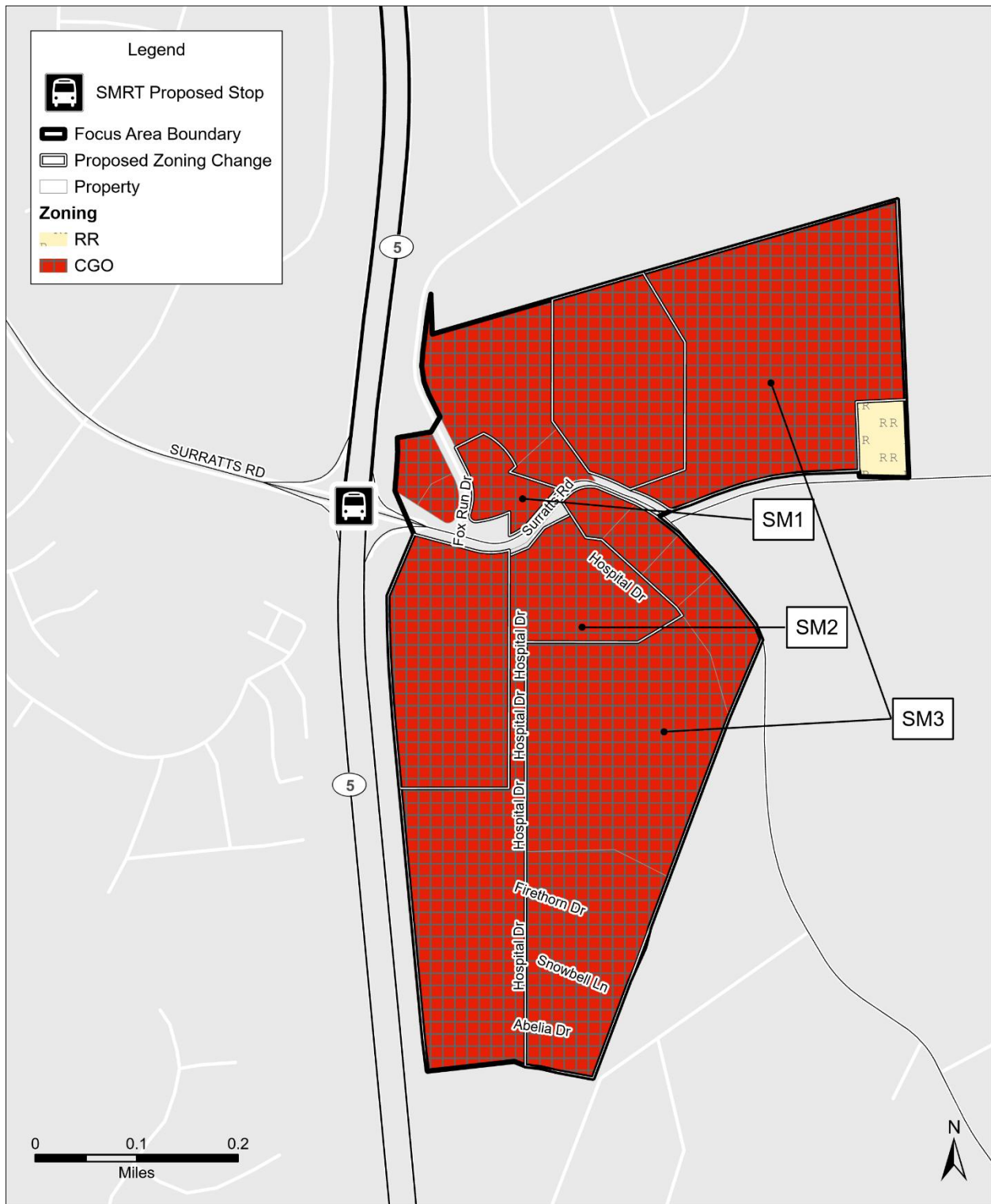
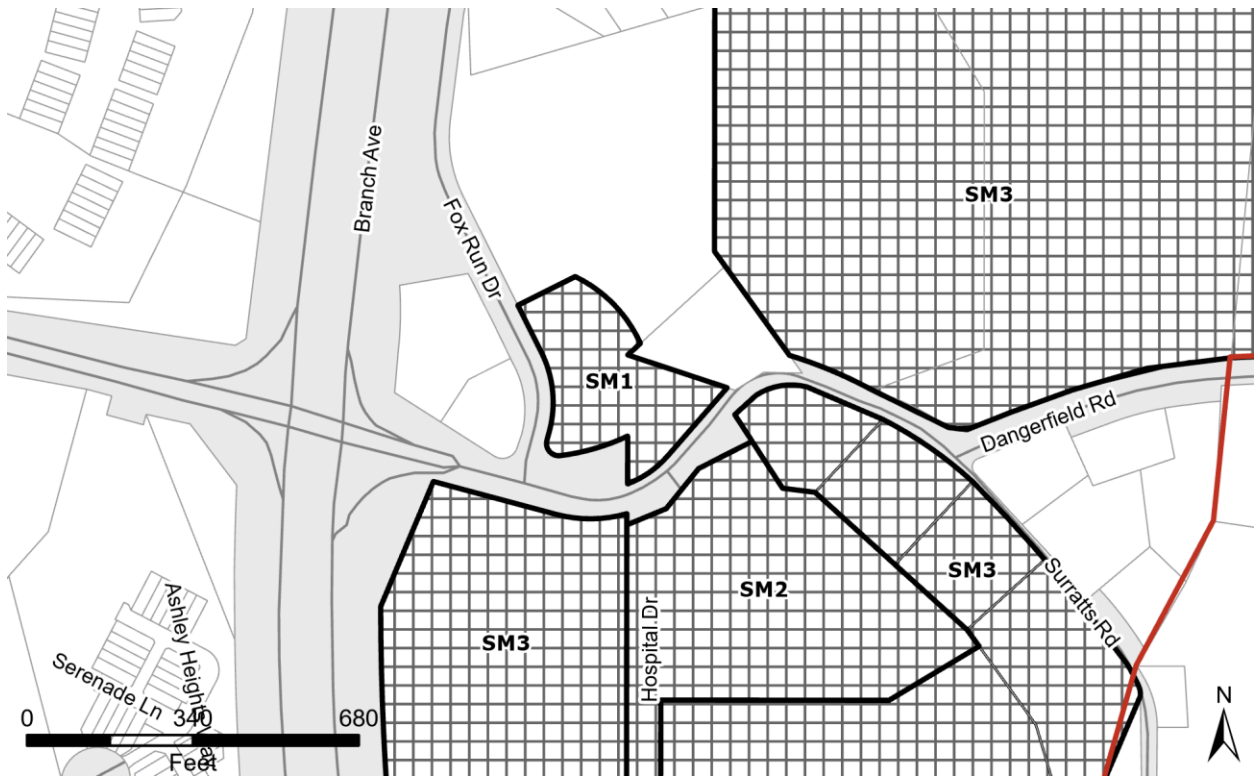
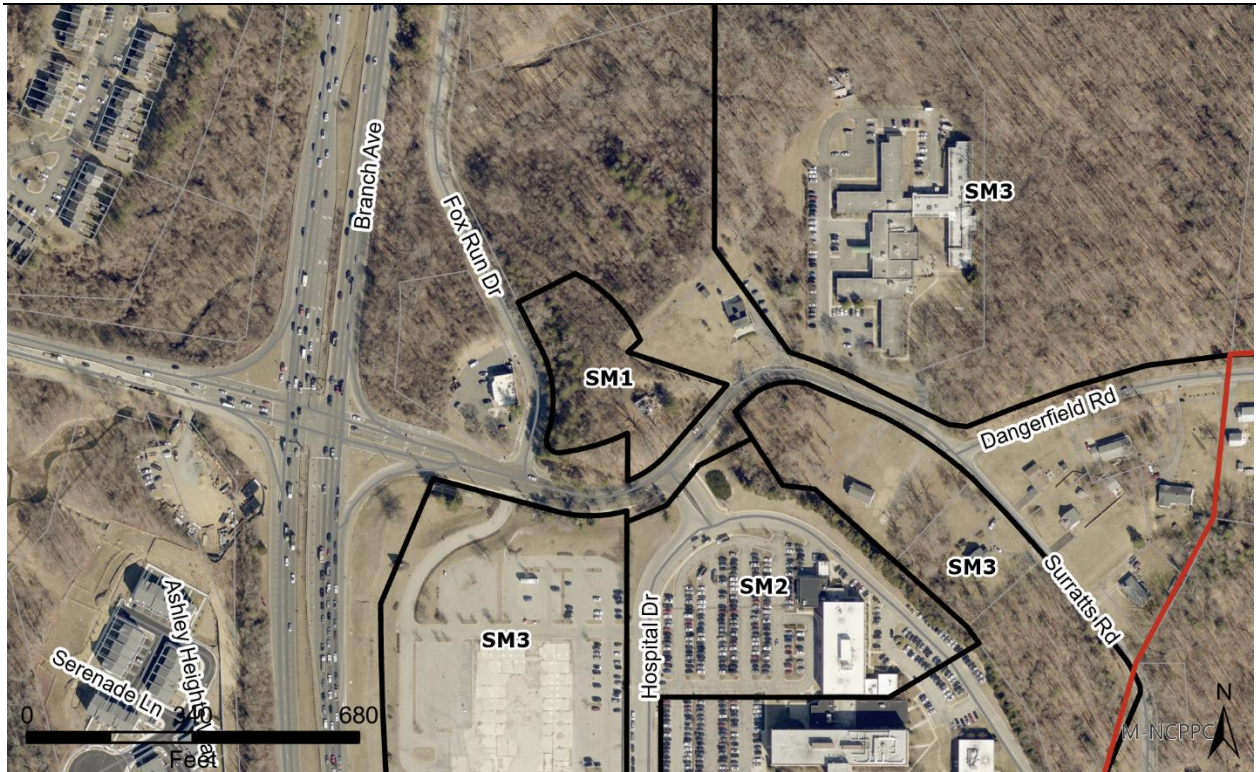


Table 9. Southern Maryland Hospital Focus Area Zoning Change Inventory

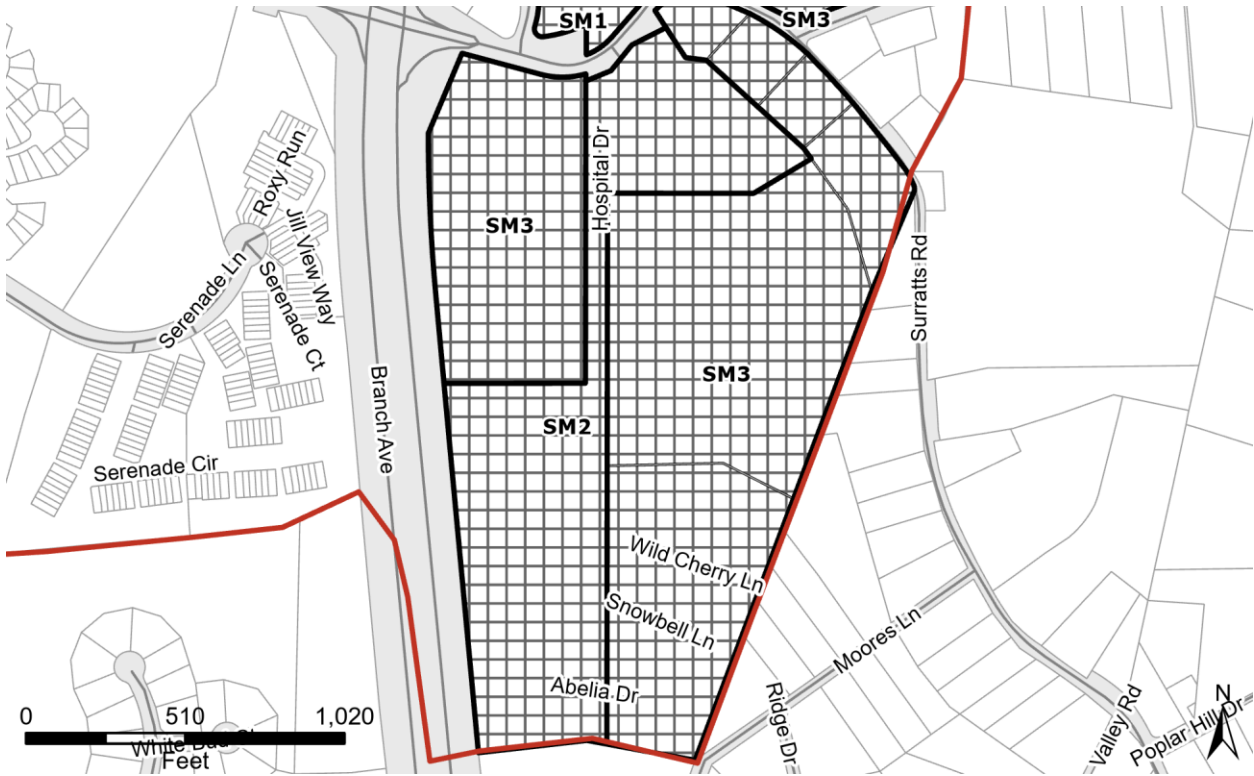
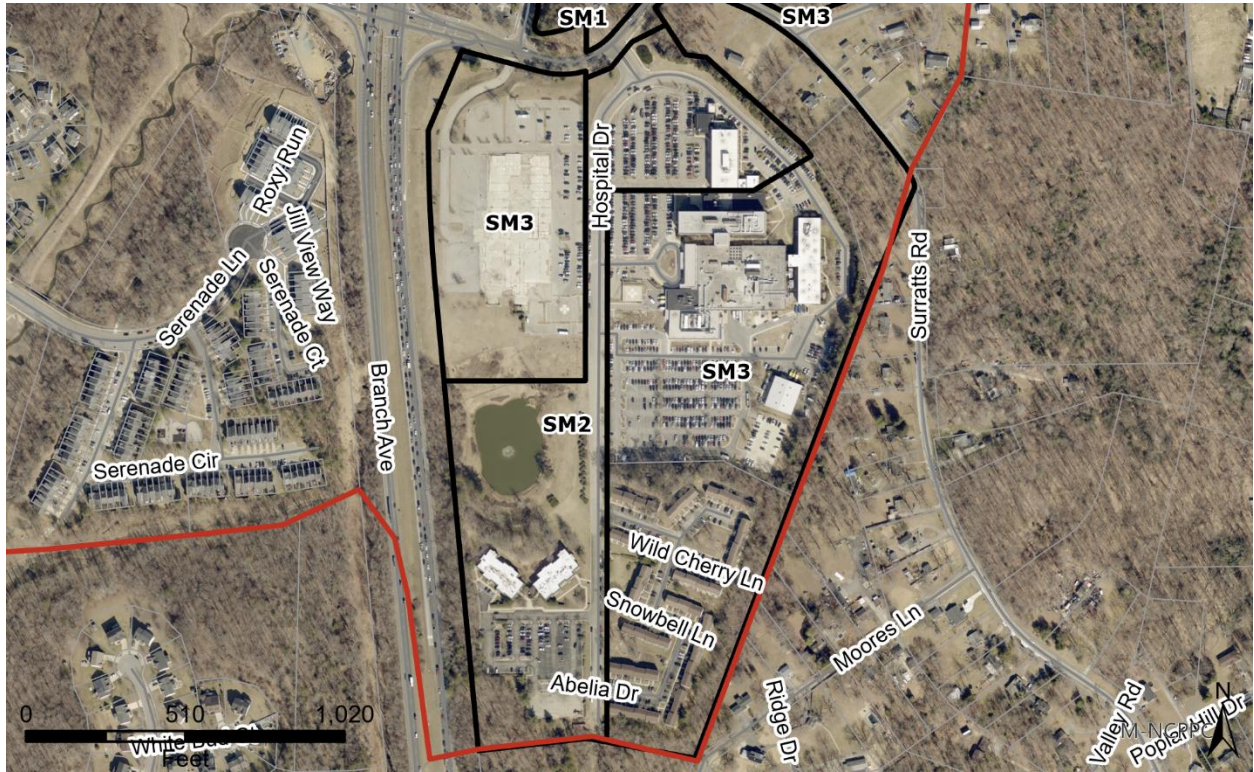
Zone Change #	Change	Area in Acres
SM 1	RR, CGO to CGO	1.59
SM 2	RR, CGO to CGO	19.30
SM 3	RR to CGO	72.61

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



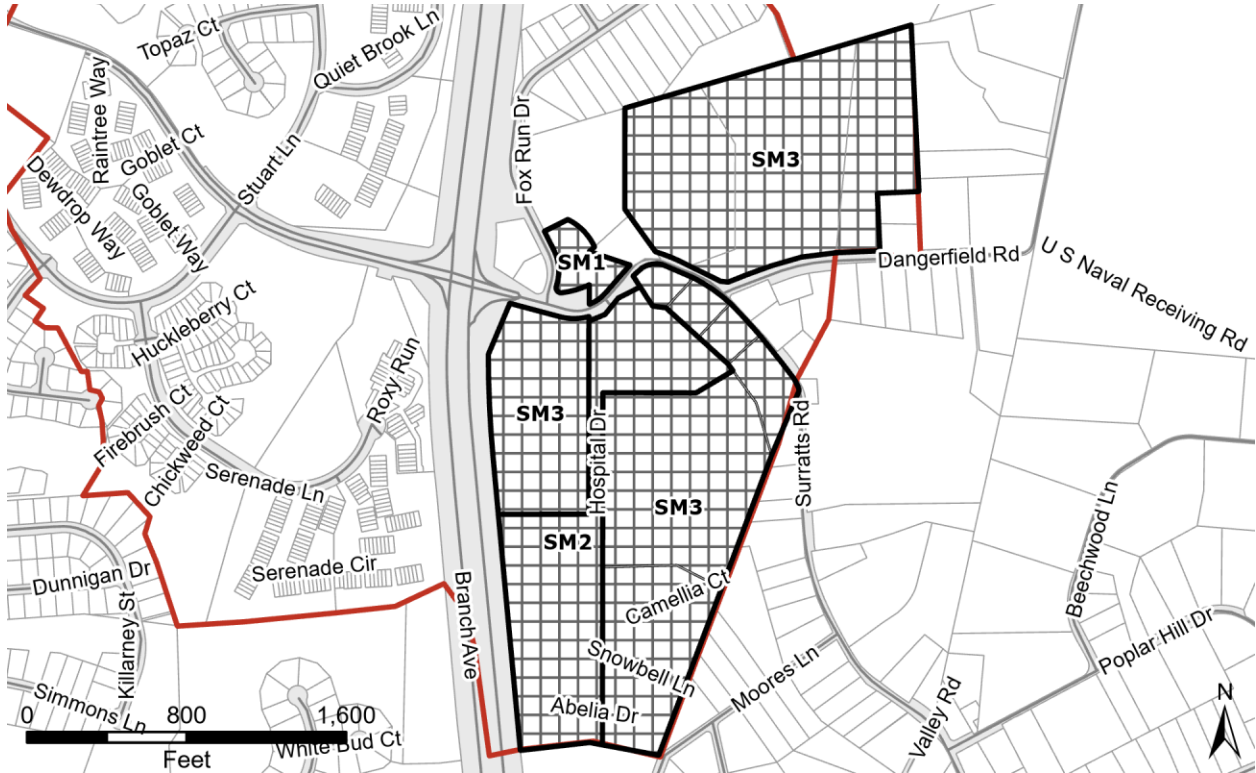
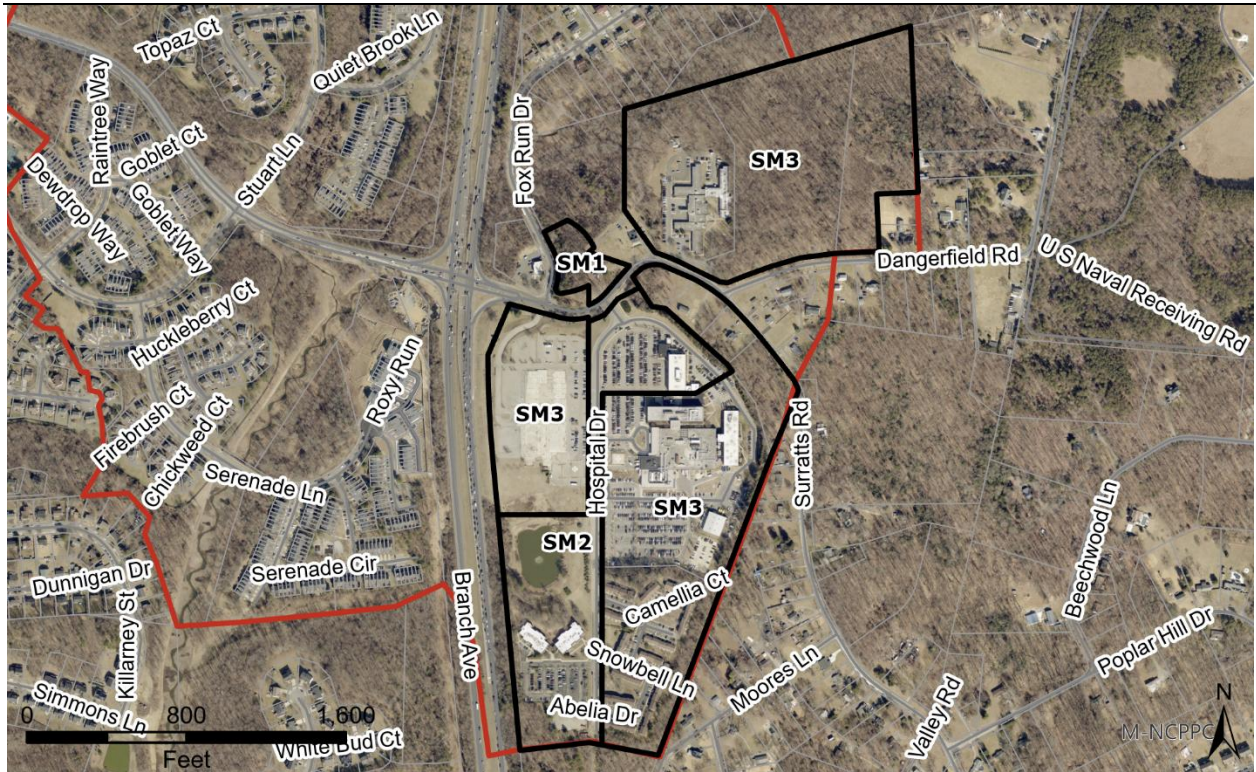
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
SM 1	RR, CGO	CGO	"Designate the hospital center and associated properties as Institutional Mixed Use to allow a range of accessory uses increasingly common at medical complexes such as hotel, residential uses, and limited retail." (p. 108)	1.59 Acres	Southern Maryland Hospital	213SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Low			No			
<p>Justification:</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>						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Institutional Mixed Use			No			
Justification:						
<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>						
Tax Accounts						
5523975, 5524707						

Zoning Change 25 (SM 3): RR to CGO



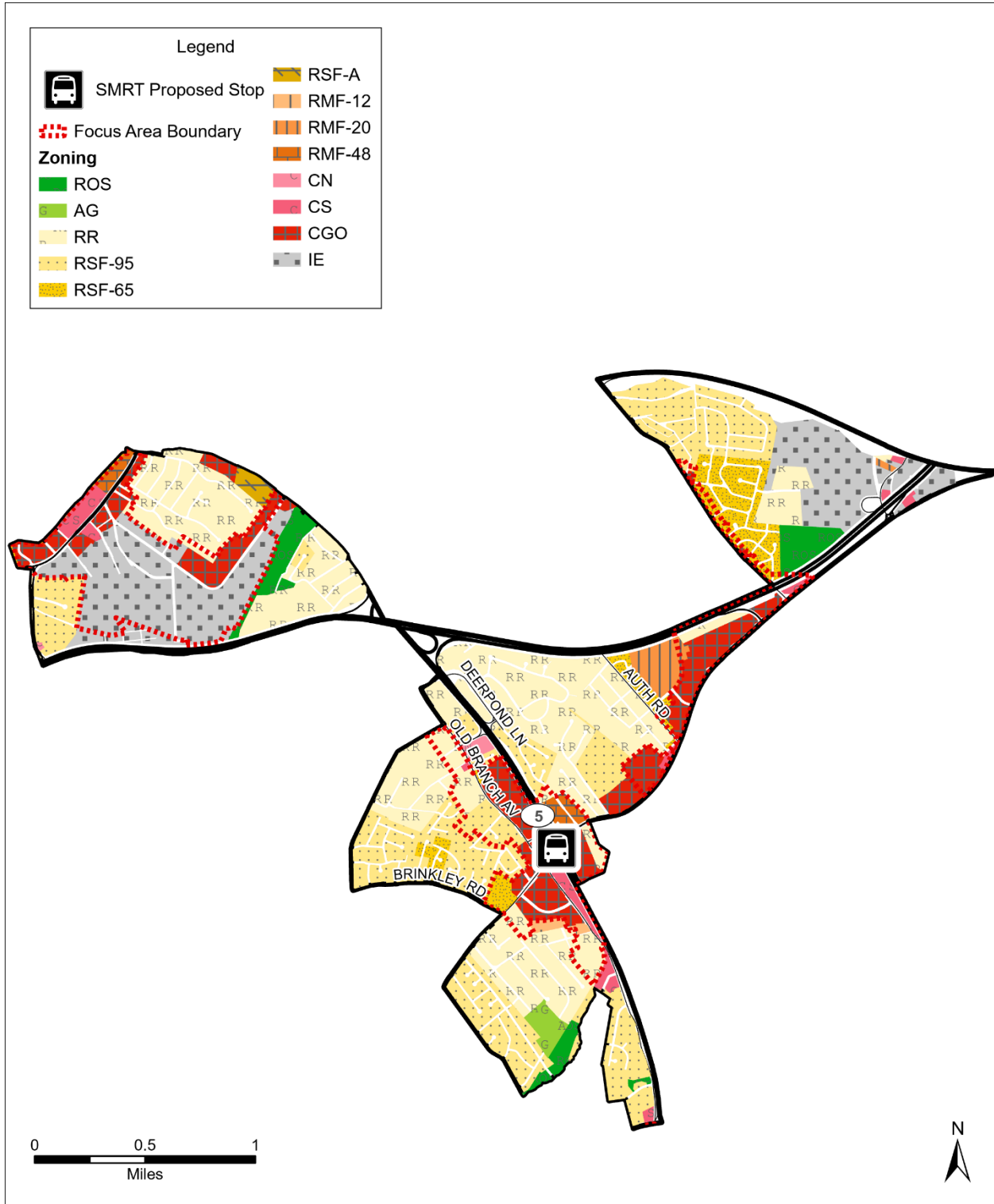
Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
SM 3	RR	CGO	“Designate the hospital center and associated properties as Institutional Mixed Use to allow a range of accessory uses increasingly common at medical complexes such as hotels, residential uses, and limited retail.” (p. 108)	51.14 Acres	Southern Maryland Hospital	214SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Institutional Mixed Use			No			
Justification:						
<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>						
Tax Account						
5524720, 3507555, 0984757, 0984849, 0984765, 5523964, 5524718, 5524684, 5523986, 3420312, 0890244, 0890269, 3918638						

Outside Focus Areas

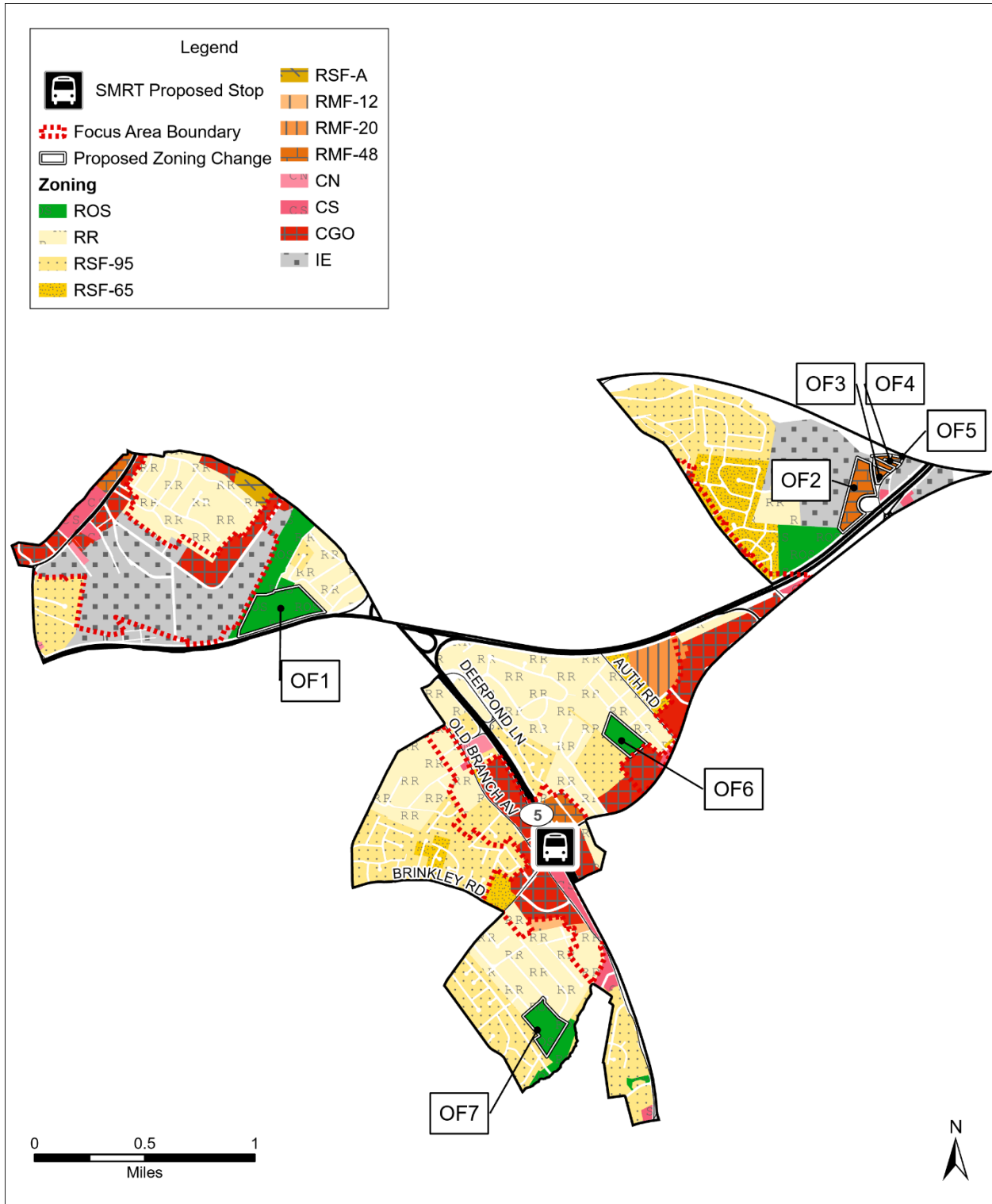
Guidance for properties throughout the SMA area that are not under an approved land use recommendation is drawn from the sector plan's future land use map. Staff analyzed the SMA area for discrepancies between the future land use map and the existing zone. If the sector plan is to be implemented effectively 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.

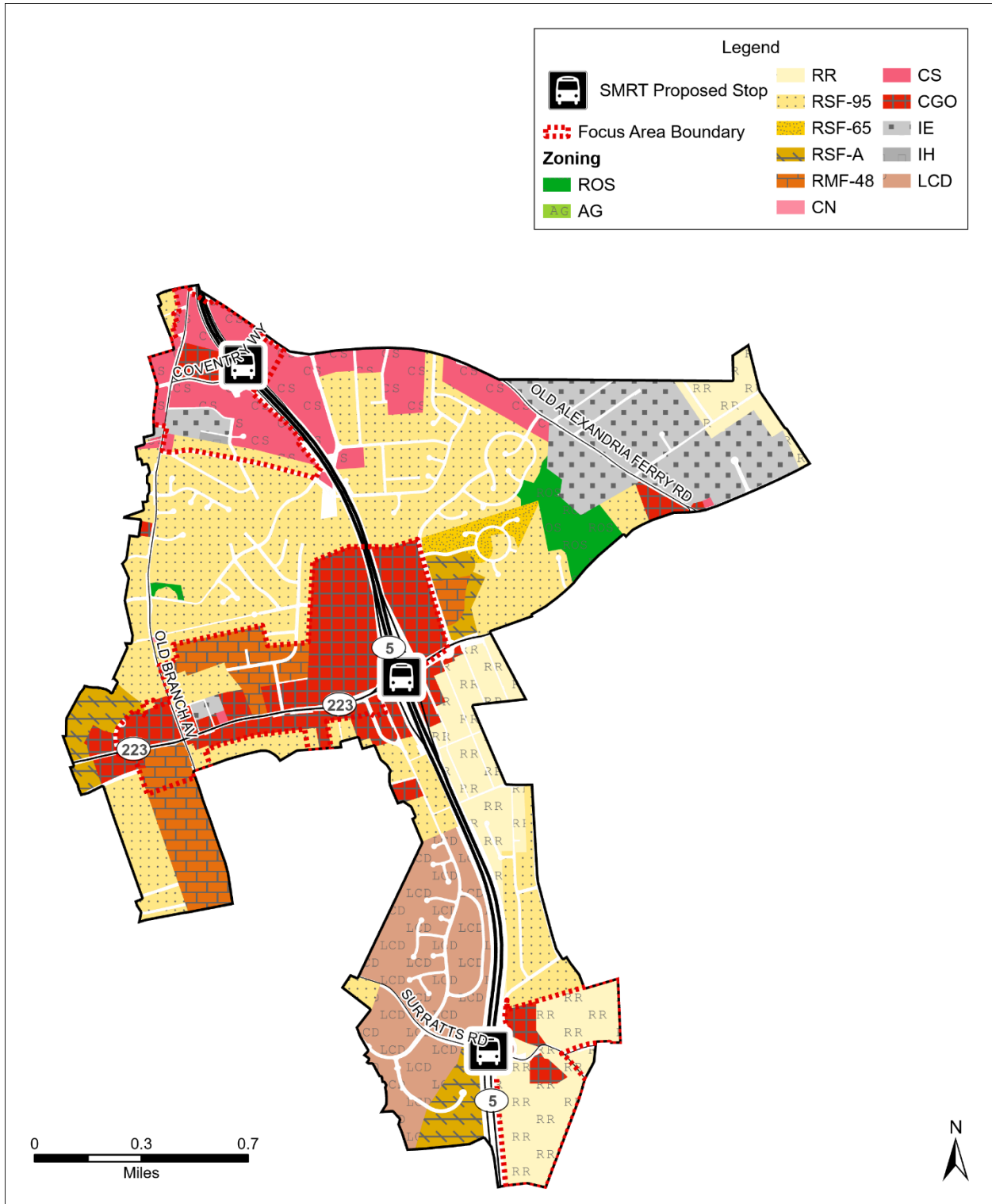
Map 20. Existing Zoning, Outside Focus Areas (North)



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)

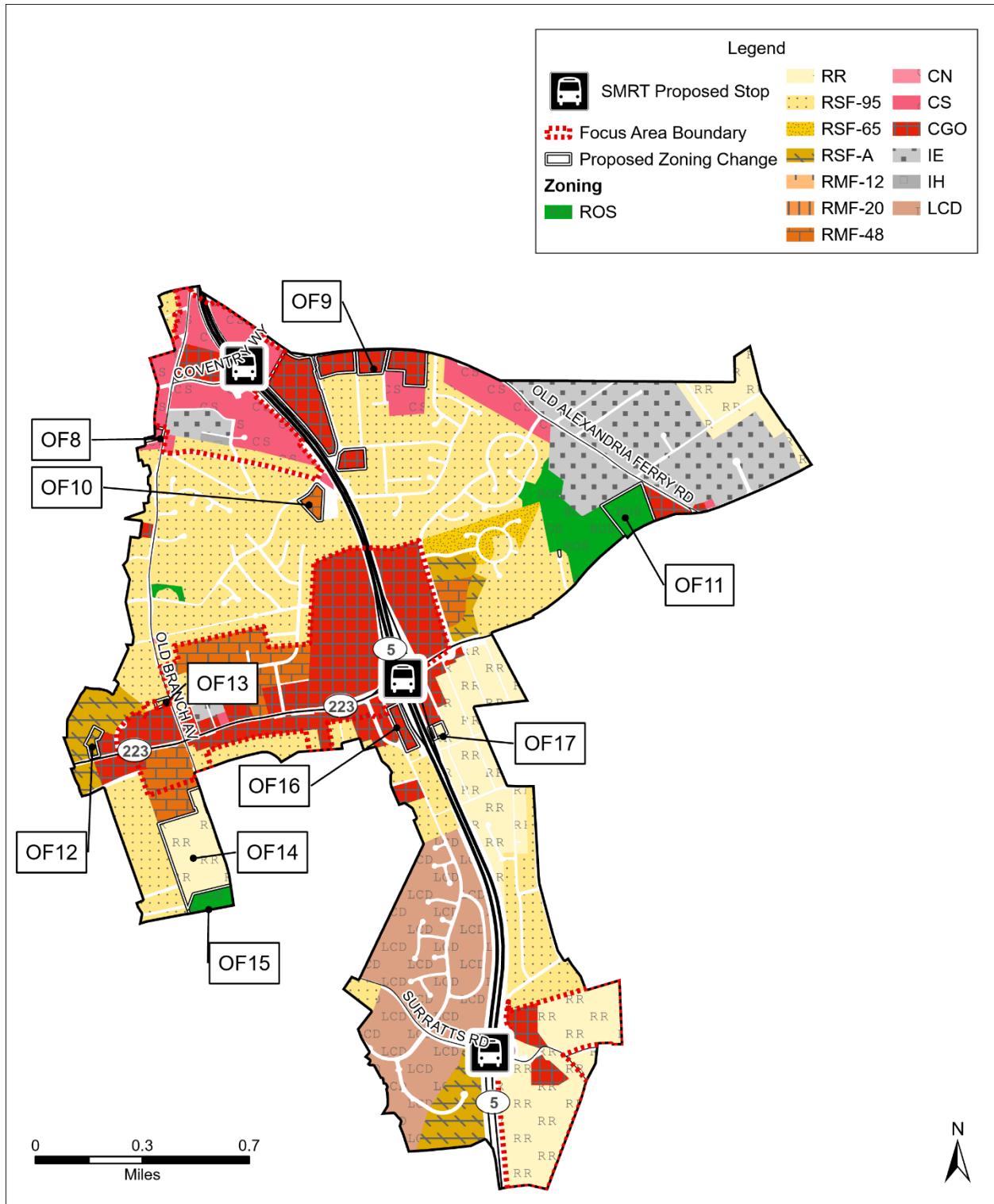
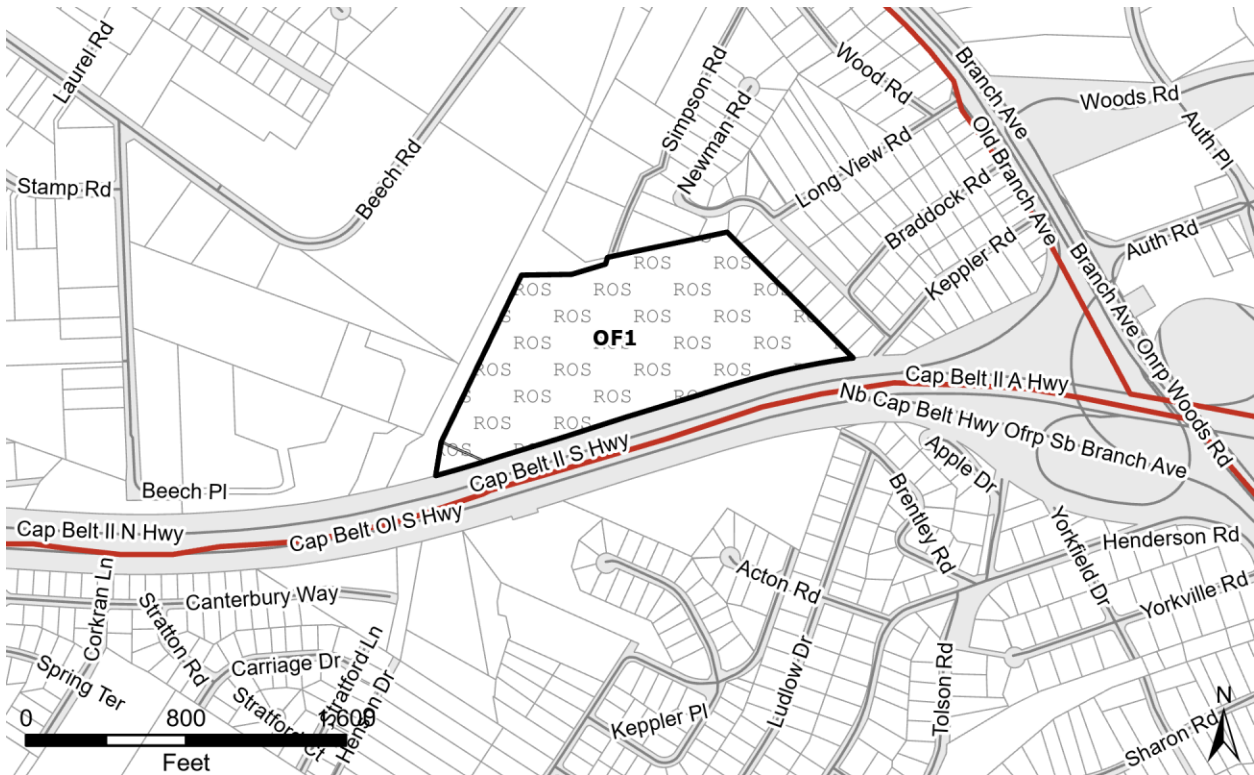
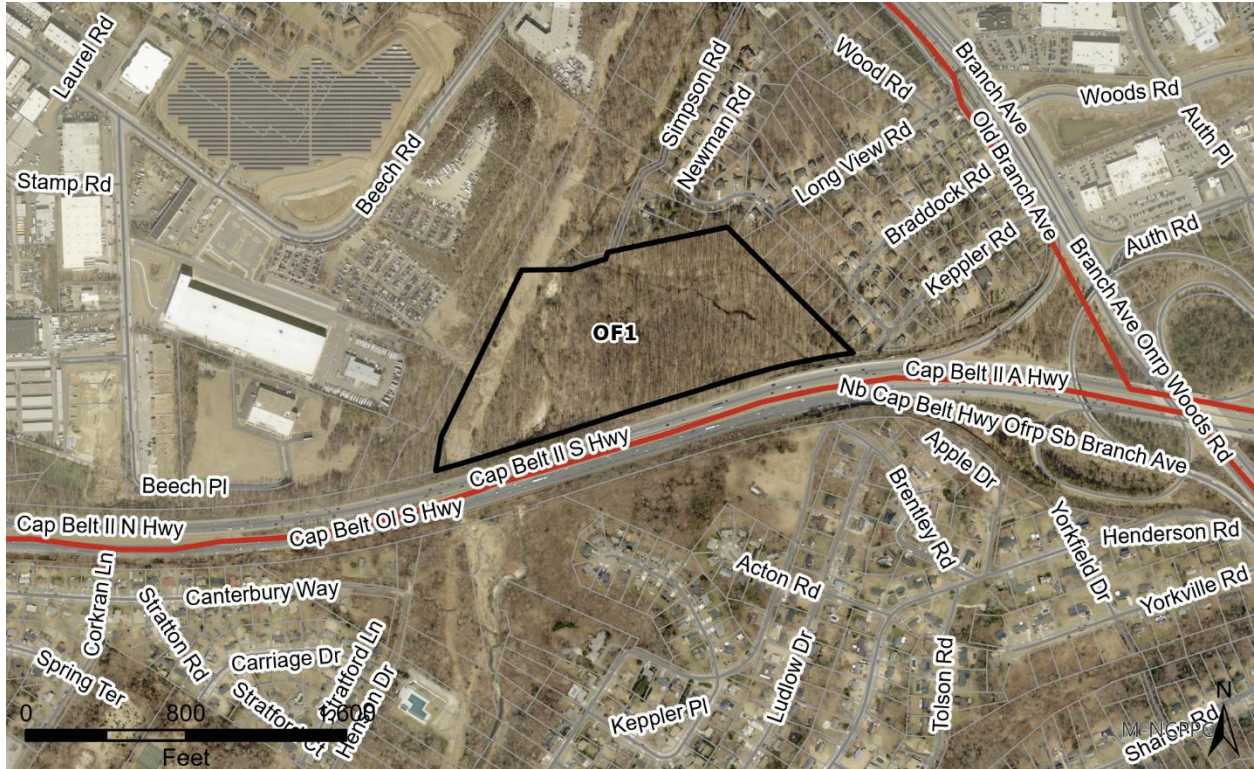


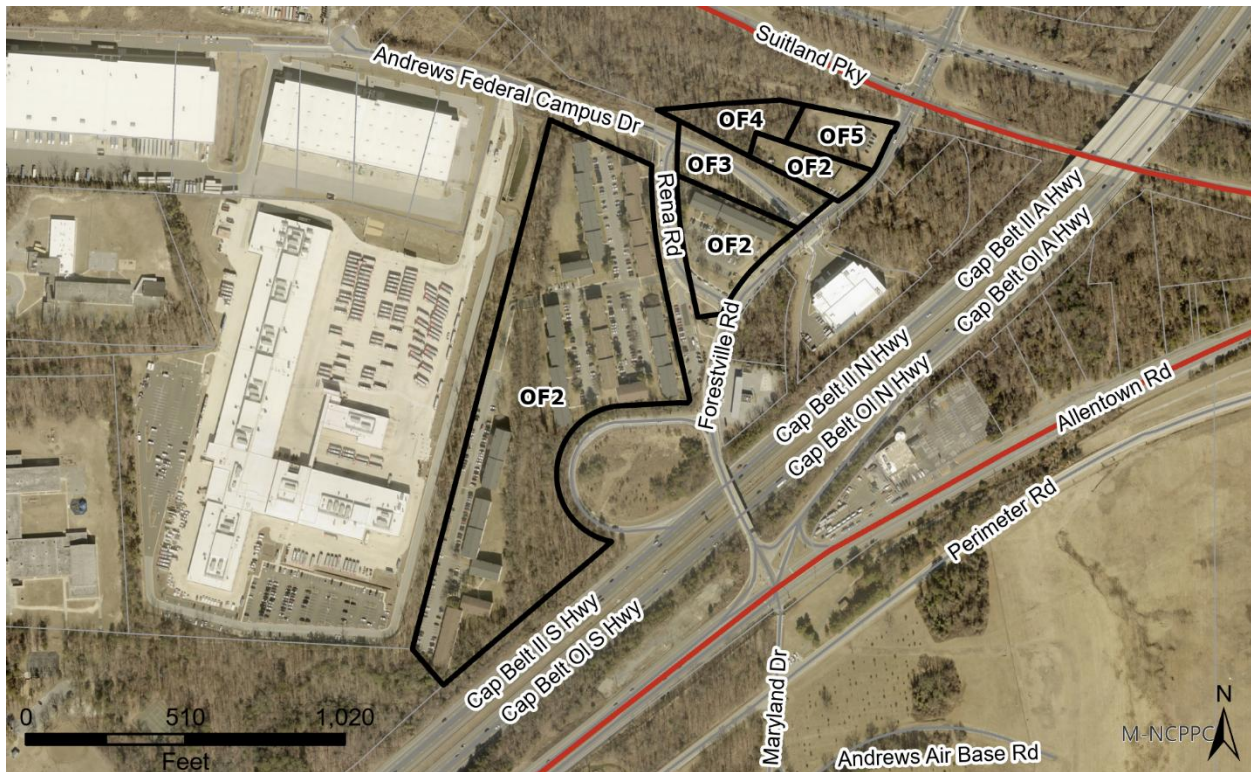
Table 10. Outside Focus Areas Zoning Change Inventory

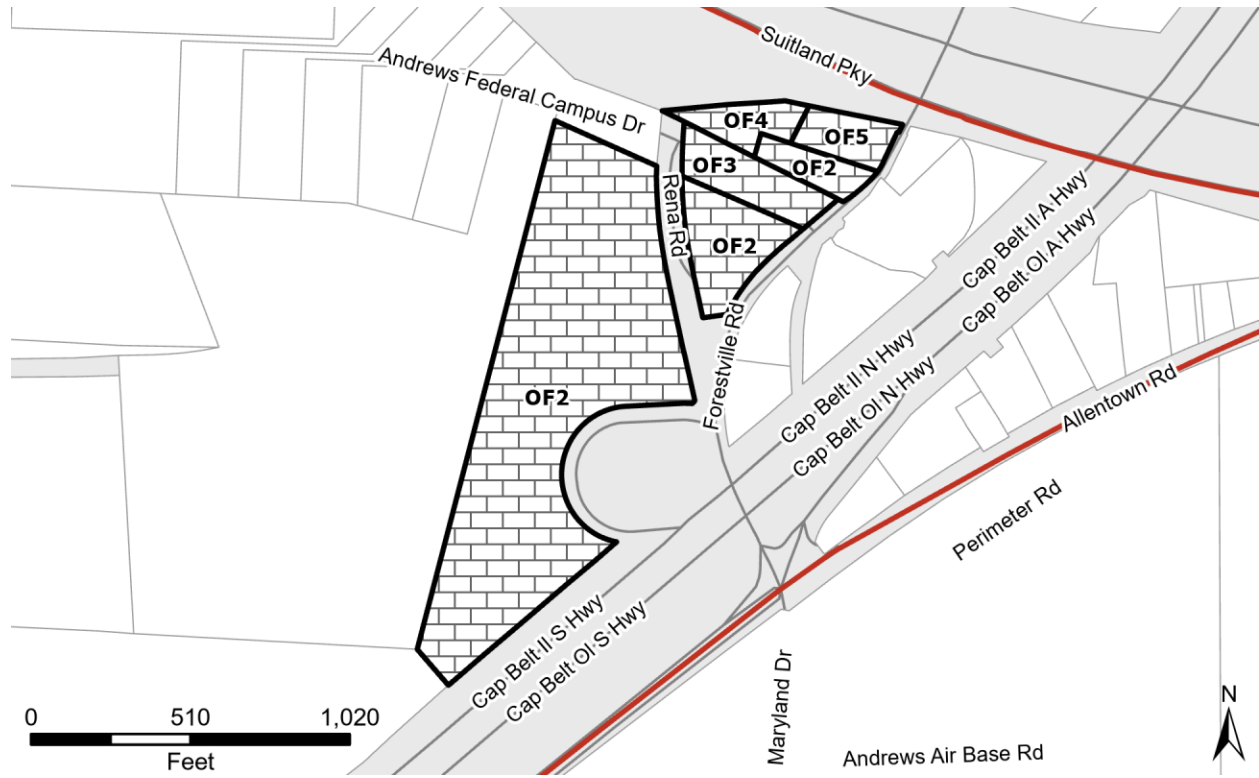
Zone Change #	Change	Area in Acres
OF 1	RR to ROS	29.32
OF 2	IE to RMF-48	19.54
OF 3	RMF-20 to RMF-48	1.64
OF 4	RR to RMF-48	1.01
OF 5	CS to RMF-48	0.95
OF 6	RR to ROS	11.55
OF 7	AG to ROS	15.75
OF 8	IE to CS	1.00
OF 9	CS to CGO	43.47
OF 10	RSF-95 to RMF-48	3.48
OF 11	RSF-95, CGO to ROS	10.00
OF 12	CGO 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
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			Yes			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			No			
<p><u>Justification:</u> 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>						
Tax Account						
0627786						

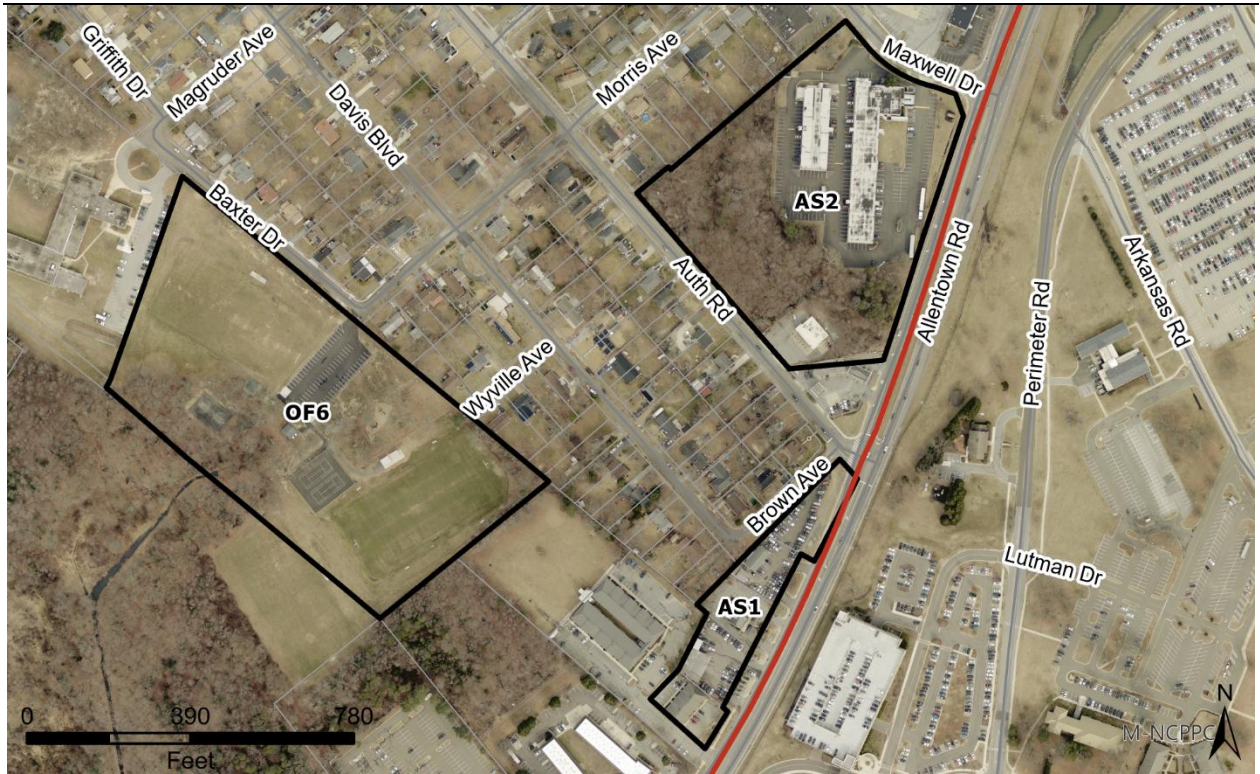
Zoning Change 29 (OF 4): RR to RMF-48

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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			No			
Justification:						
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.						
Tax Account						
0637561						

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

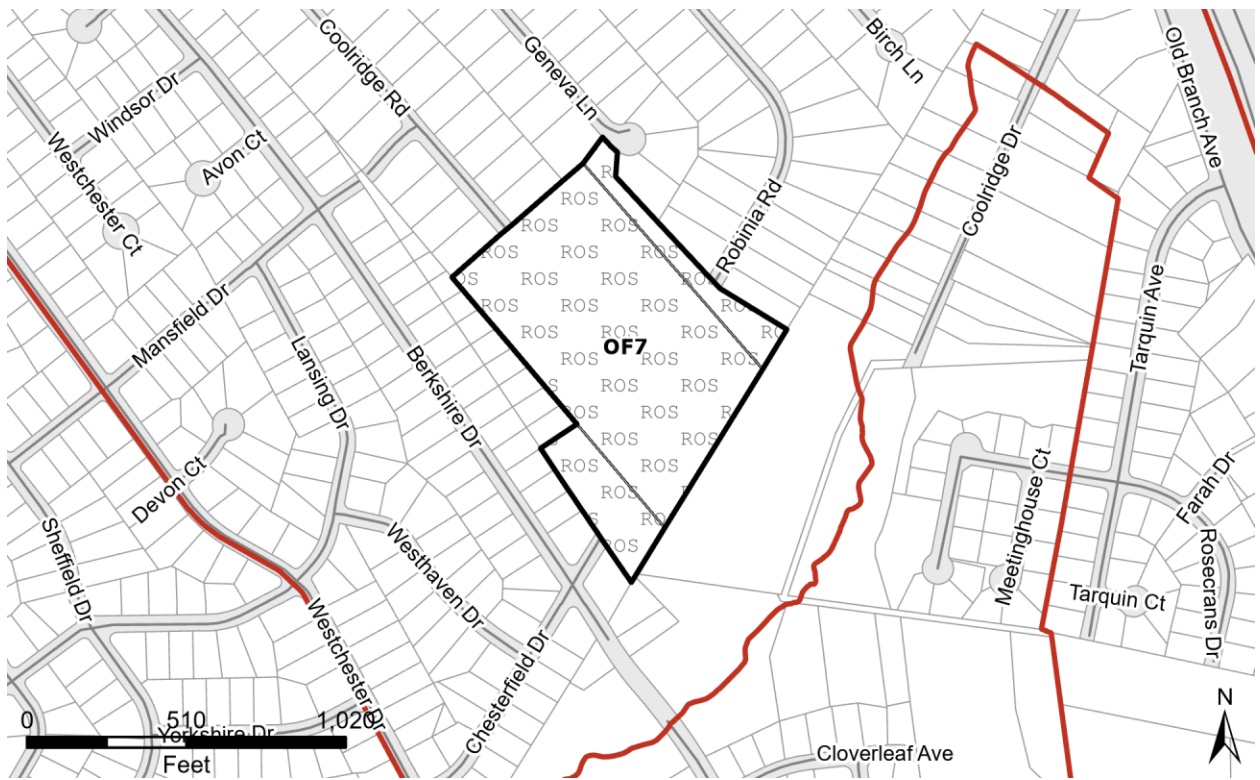
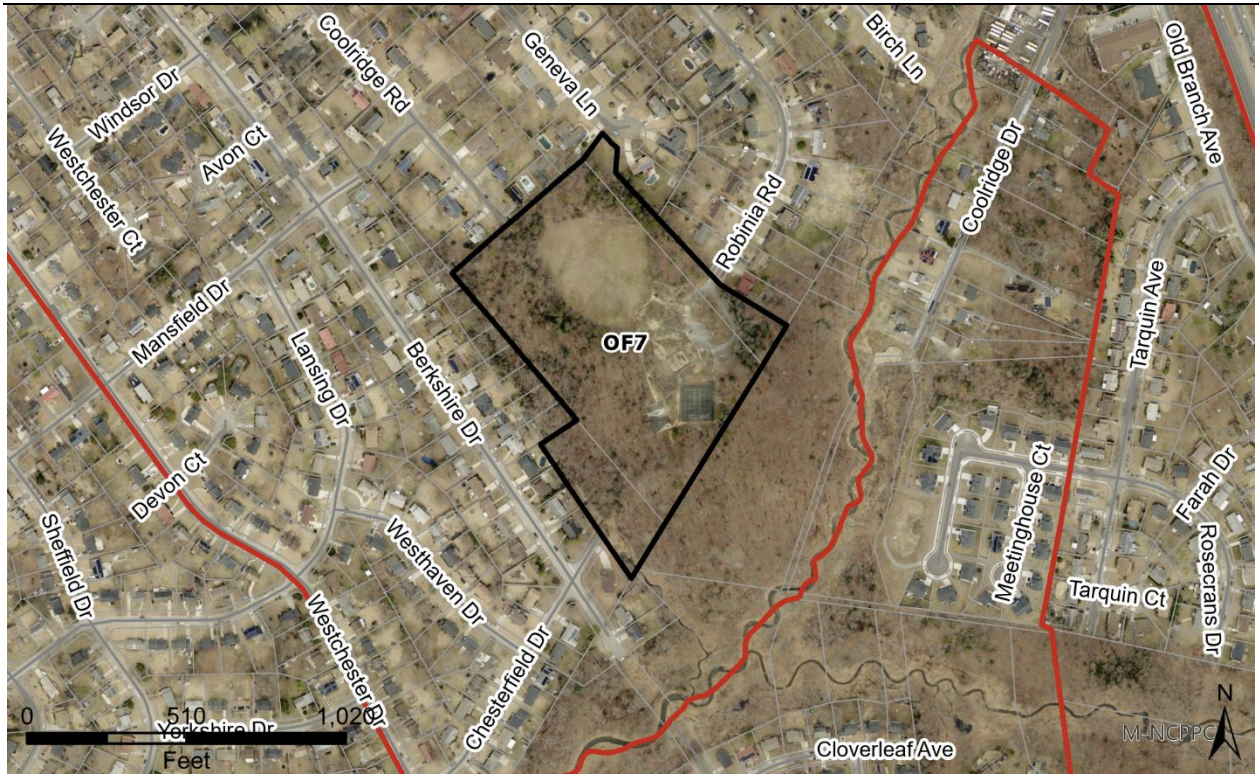
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 5	CS	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	0.95 Acres	Outside Focus Area	206SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			No			
Justification:						
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.						
Tax Account						
0486894						

Zoning Change 31 (OF 6): RR to ROS



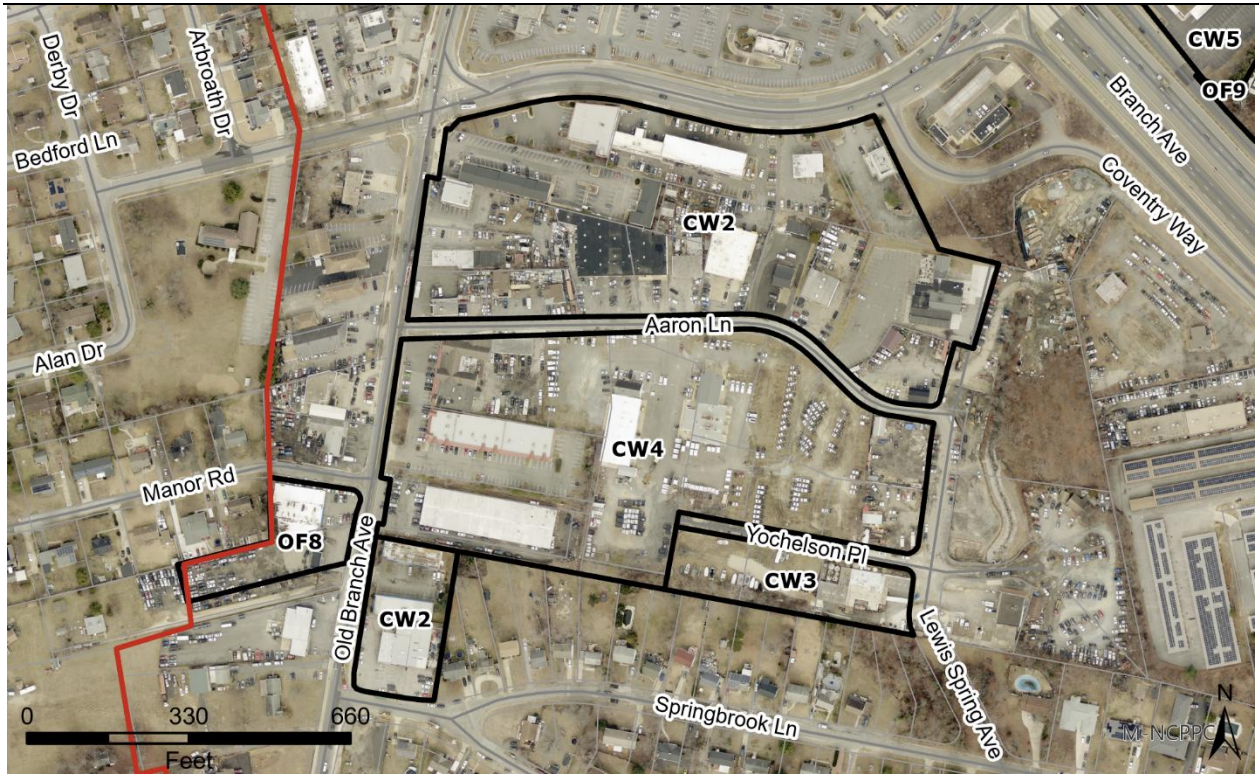
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 6	RR	ROS	No specific language provided	11.55 Acres	Outside Focus Area	208SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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.						
Tax Account						
0561340						

Zoning Change 32 (OF 7): AG to ROS



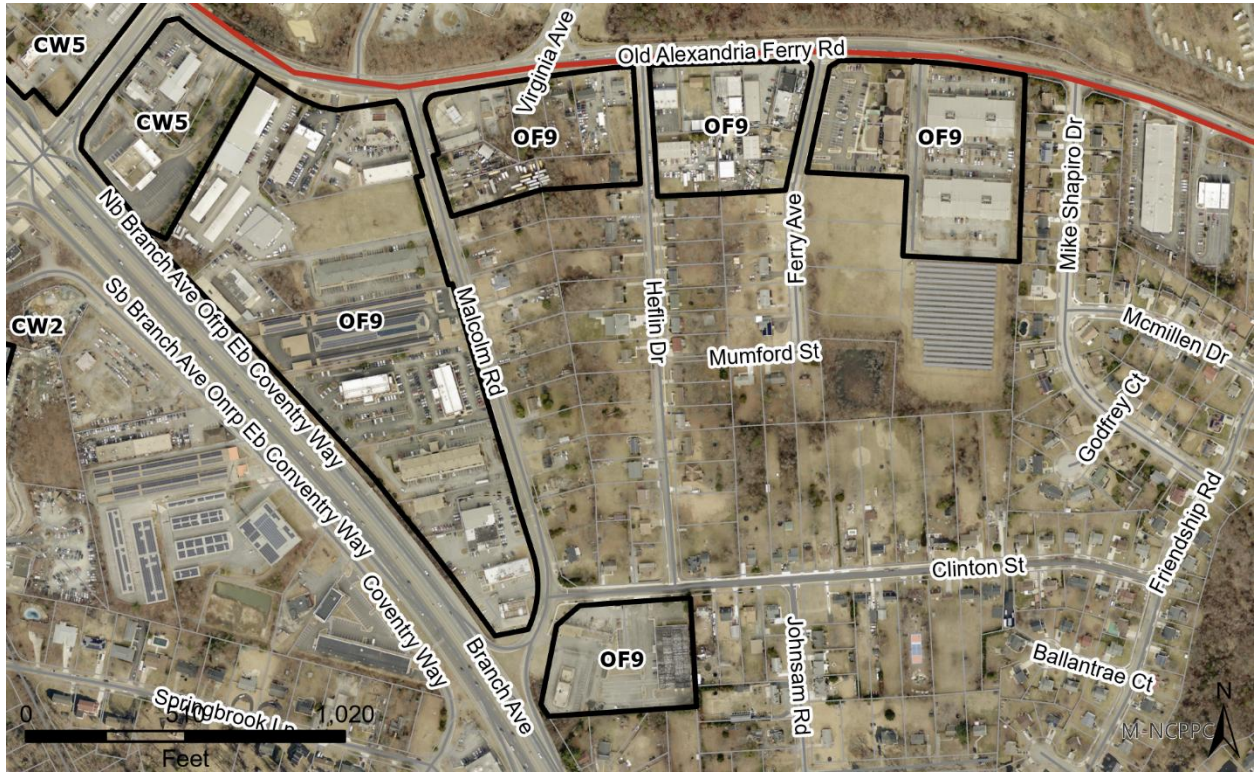
Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 7	AG	ROS	No specific language provided	15.75 Acres	Outside Focus Area	208SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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.						
Tax Accounts						
0909135, 0909069, 0876334						

Zoning Change 33 (OF 8): IE to CS



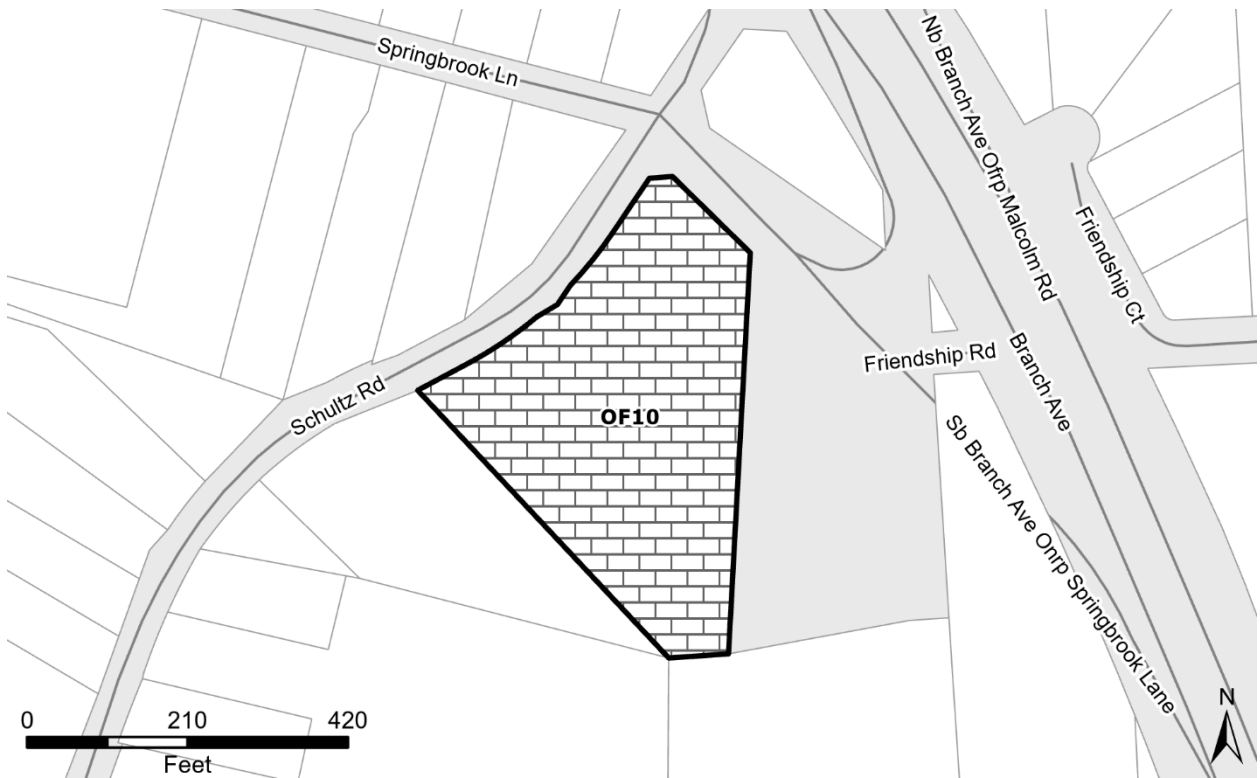
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 8	IE	CS	No specific language provided	1.00 Acre	Outside Focus Area	210SE06, 211SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial – Neighborhood			No			
Justification:						
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.						
Tax Accounts						
0852749, 0963579						

Zoning Change 34 (OF 9): CS to CGO



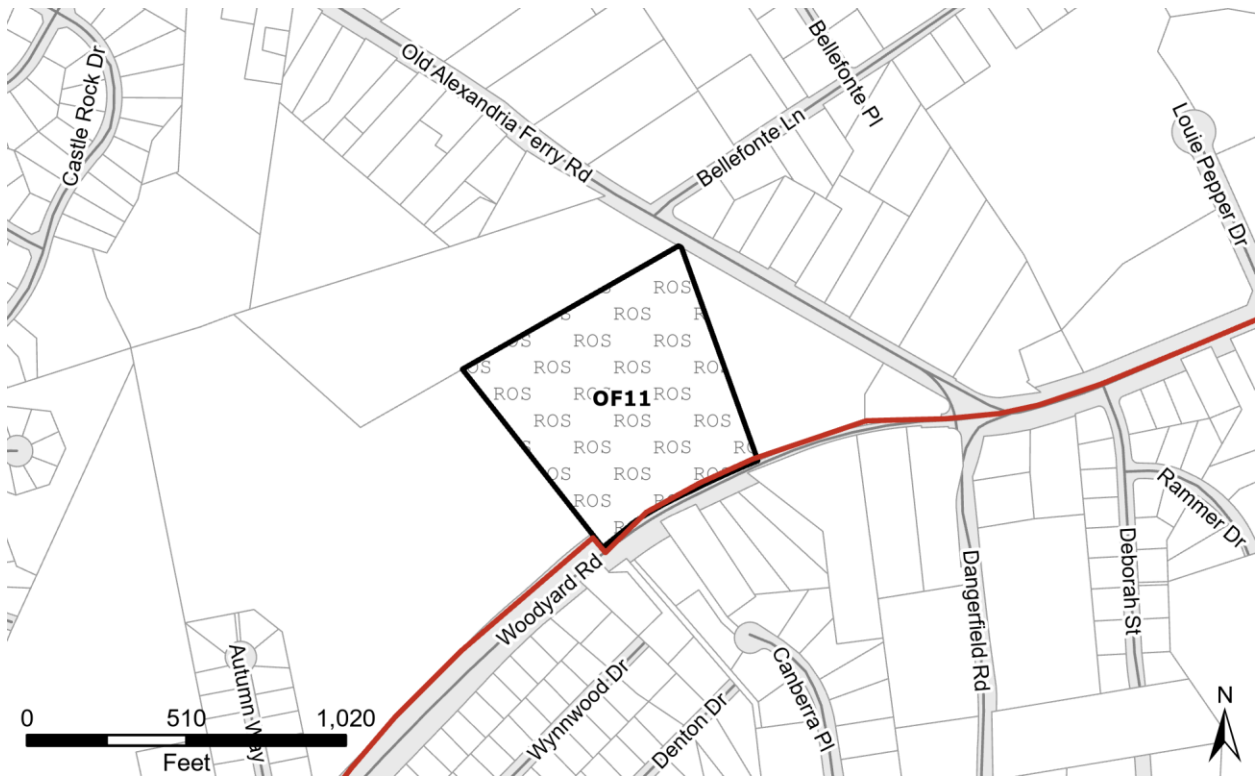
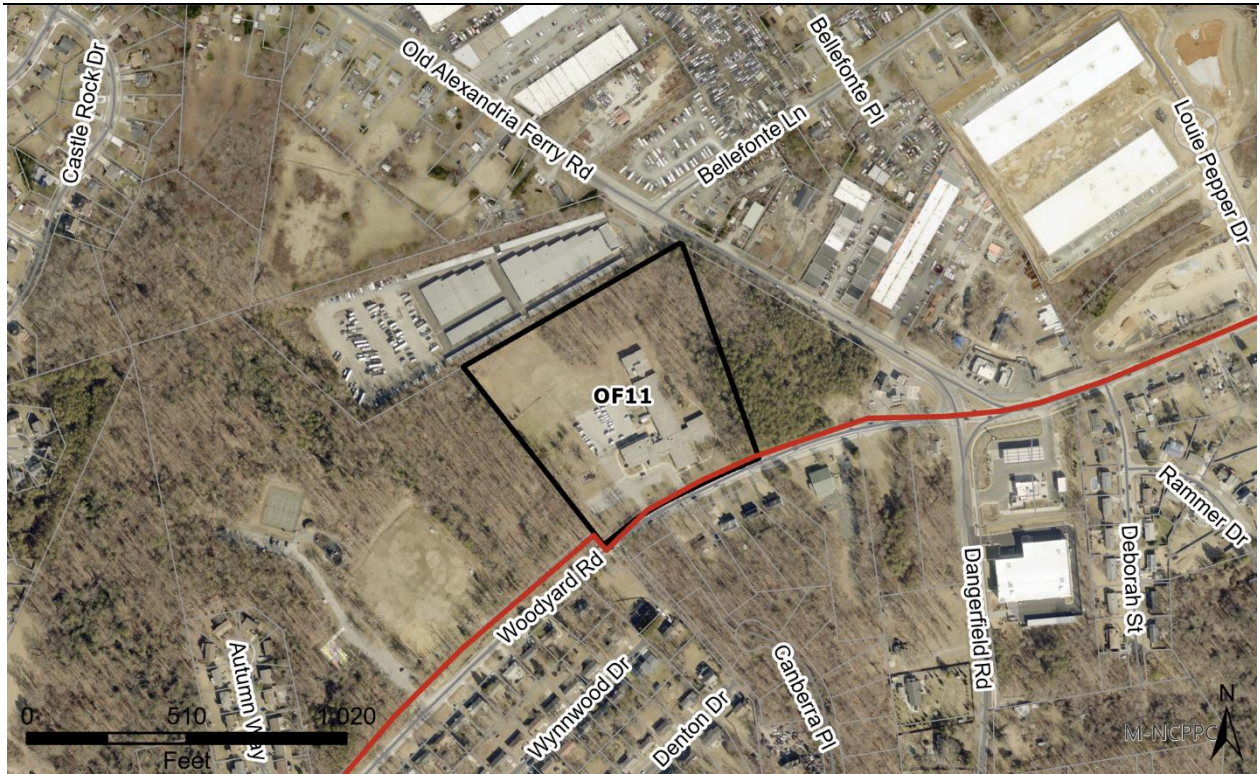
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 9	CS	CGO	No specific language provided	43.47 Acres	Outside Focus Area	210SE06, 211SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial - Office			Yes			
Justification:						
<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>						
Tax Accounts						
<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
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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.						
Tax Account						
0962886						

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



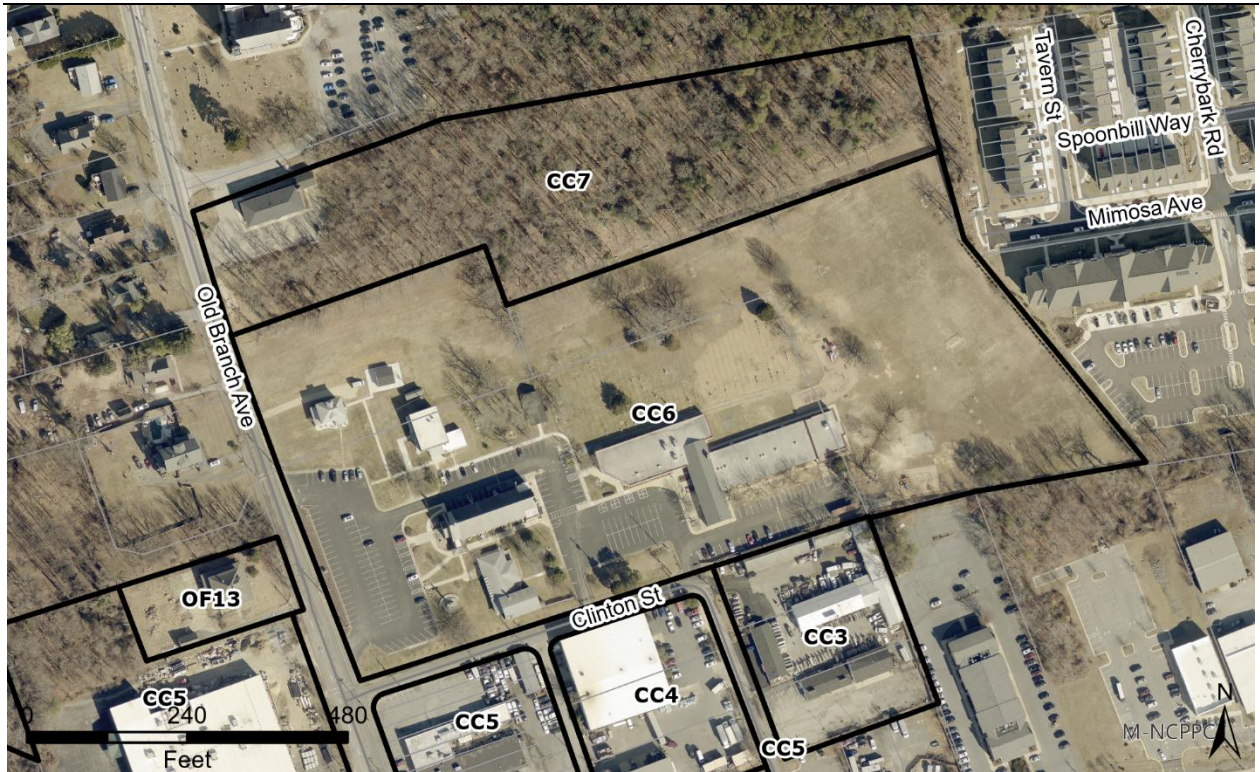
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 11	RSF-95, CGO	ROS	No specific language provided	10.00 Acres	Outside Focus Area	211SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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.						
Tax Account						
0856716						

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

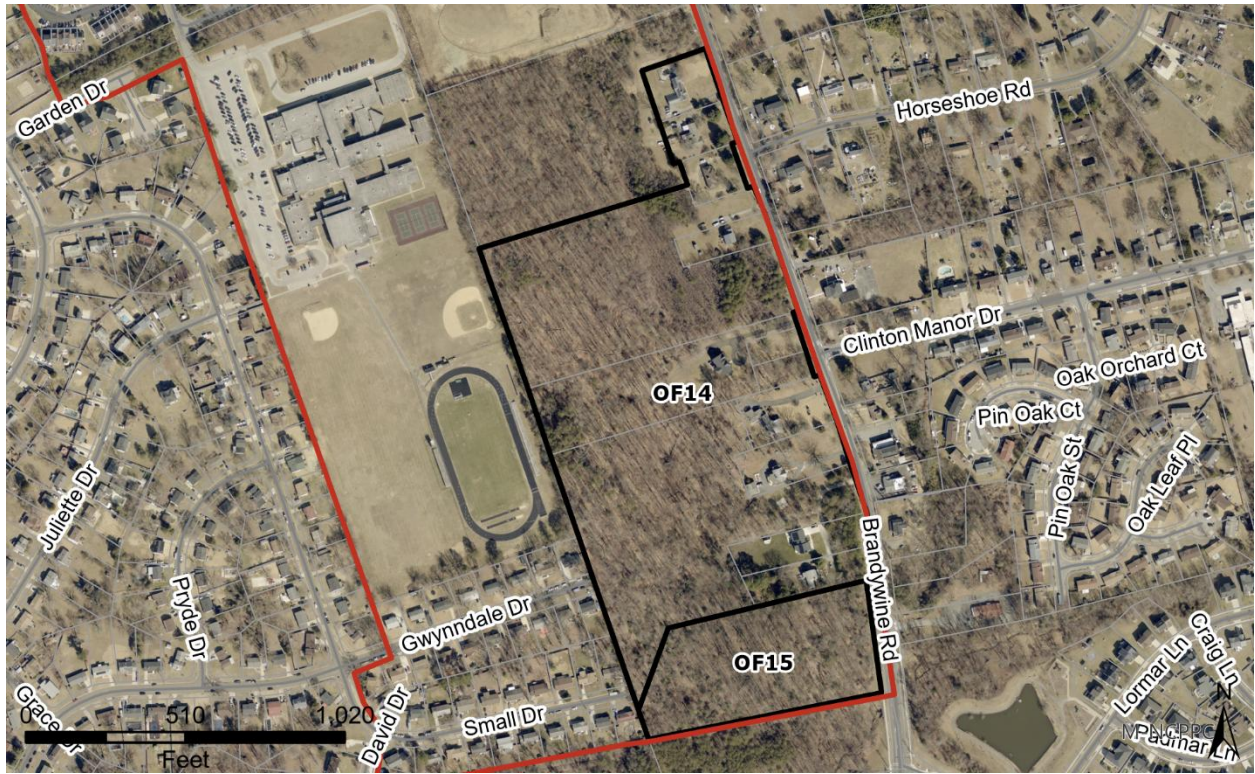


Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 12	CGO	RSF-A	No specific language provided	2.01 Acres	Outside Focus Area	212SE05, 212SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Medium			No			
Justification:						
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.						
Tax Account						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Low			No			
Justification:						
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.						
Tax Account						
0912964						

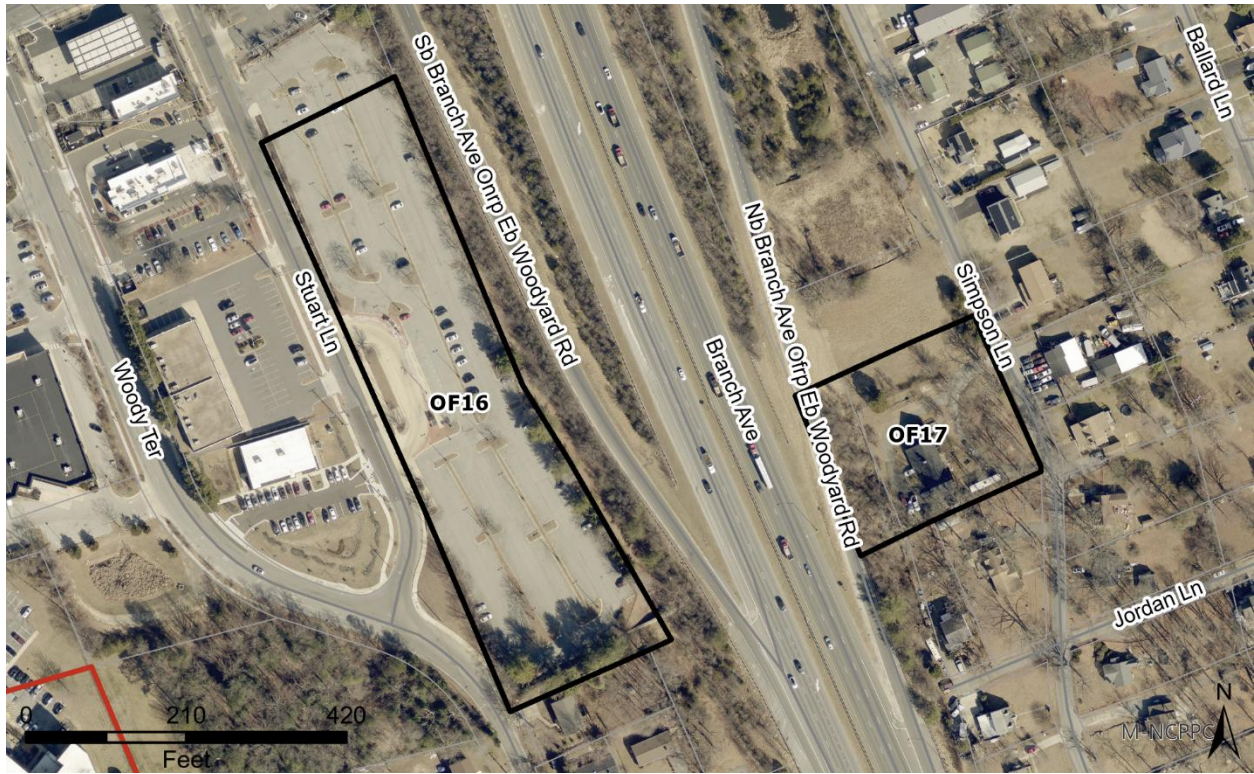


Zoning Change 39 (OF 14): RMF-48 to RSF-95

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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Low			No			
Justification:						
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.						
Tax Accounts						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
Justification:						
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.						
Tax Account						
5654564						



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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
Future Land Use		Does the proposed zone create a nonconforming use?				
Commercial - Shopping Center		No				
<u>Justification:</u>						
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.						
Tax Account						
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
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Low			No			
Justification:						
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.						
Tax Account						
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
Beech Road	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.
Allentown Road-Suitland Road	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.
Camp Springs	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.
Coventry Way	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.
Clinton Commercial Core	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.
Southern Maryland Hospital	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.