

PGCPB No. 2026-061

RESOLUTION

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

WHEREAS, on May 5, 2026, the County Council of Prince George's County, Maryland, sitting as the District Council, pursuant to Sections 27-3502(i)(1) and 27-3503(b)(1) of the Zoning Ordinance, adopted CR-035-2026, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of a minor plan amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, pursuant to Sections 27-3502(i)(1) and 27-3503(b)(1)(A) of the Zoning Ordinance, the District Council authorized and directed the Planning Director to prepare a proposed Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with the minor amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, the minor plan amendment area is in southern Prince George's County and extends from the intersection of MD 5 (Branch Avenue) and MD 414 (St. Barnabas Road) in the north to the Southern Maryland Hospital Center (Branch Avenue and Surratts Road) in the south, with northeastern and eastern boundaries along Suitland Parkway, MD 337 (Allentown Road), and MD 223 (Woodyard Road), and includes portions of Planning Areas 76A, 76B, and 81A;; and

WHEREAS, this Sectional Map Amendment covers the portion of Prince George's County within Planning Areas 76A, 76B, and 81A, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, comprehensive rezoning of portions of the plan area previously occurred on July 24, 2013, pursuant to approval of CR-81-2013, the 2013 *Approved Subregion 5 Sectional Map Amendment*; and

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

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

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

WHEREAS no sectional map amendment has been adopted to implement the recommendations of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, amendments to the Zoning Map are necessary to implement, and bring the zoning of Planning Areas 76A, 76B, and 81A, into conformance with, the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* as amended by the concurrent minor plan amendment; and

WHEREAS, the boundaries of the proposed Sectional Map Amendment are congruent to those of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and are depicted on Attachment B as follows; and

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

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within one mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment, and the subject properties are not located within one mile of a special taxing district; and

WHEREAS, this sectional map amendment does not propose any modifications to the Chesapeake Bay Critical Area (CBCAO) Zones, the Aviation Policy Area Overlay (APAO) Zones, the Military Installation Overlay (MIO) Zones, the Neighborhood Conservation Overlay (NCO) Zones, Planned Mobile Home Community (RMH), Legacy Comprehensive Design (LCD) Legacy Mixed-Use Community (LMXC), Legacy Mixed-Use Town Center (LMUTC), or the Planned Development (PD) Zones; and

WHEREAS, pursuant to Section 27-3503(a)(4) of the Zoning Ordinance, this sectional map amendment does not rezone any land that is not publicly-owned to the Reserved Open Space (ROS) Zone; and

WHEREAS, in compliance with Section 27-3503(a)(5)(A) of the Zoning Ordinance, this sectional map amendment does not propose that any property that has been zoned by zoning map amendment, within five (5) years prior to the initiation of the sectional map amendment or during the period between initiation and transmittal to the District Council, be rezoned to a less intense zone; and

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

WHEREAS, the properties and associated Zoning Changes in Attachment C are being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, written justification supporting the zoning recommendations have been provided in the Proposed Central Branch Avenue Corridor Revitalization

Sectional Map Amendment; and

WHEREAS, pursuant to Sections 27-3503(b)(2) and 27-3502(d)(3) of the Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, pursuant to Sections 27-3503(b)(3), 27-3502(i)(1), and 27-3407 of the Zoning Ordinance, on June 29, 2026, the Planning Board, along with the District Council, held a duly advertised and noticed joint public hearing on the minor plan amendment and concurrent sectional map amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, on September 10, 2026, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the joint public hearing, and written testimonies (exhibits) contained within the Joint Public Hearing records; and

WHEREAS, pursuant to Section 27-3502(i)(5) of the Zoning Ordinance, the Planning Board adopted the minor plan amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* on September 10, 2026; and

WHEREAS, the Prince George's County Planning Board agrees to amend the proposed sectional map amendment (See Attachment 1: Proposed Sectional Plan Amendment) based on its review of the record of the joint public hearing, and incorporate the recommended staff changes as outlined in the transcript analysis; and

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

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for Planning Areas 76A, 76B, and 81A; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse this Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record and those shown on the Errata Sheet (Attachment A) as follows, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County:

Underline indicates language added to the proposed Sectional Map Amendment.

[Brackets] indicate language deleted from the Sectional Map Amendment.

1. Remove properties from Zoning Change BR 2 and reflect this change thusly:
 - a. Remove properties with Tax Account #s 0454678, 0496653, 0422741, and 0422733 from Zoning Change 2 and retain their current CGO Zoning.
 - b. Amend Map 3 to depict their removal from this Zoning Change.

- c. Amend Map 4 to depict their removal from this Zoning Change.
 - d. Recalculate Table 2 to reflect their retention of the CGO Zoning.
 - e. Recalculate Table 3 to reflect their retention of the CGO Zoning.
 - f. Revise Map 9 to show the retention of the existing CGO Zoning.
 - g. Revise Table 4 to correct acreage calculation.
 - h. Revise Zoning Change 2 Map and table to indicate their removal and revised area of change; and
2. Delete Zoning Change BR 4 and retain the current IE zoning on these properties and reflect this change thusly:
 - a. Amend Map 3 to depict the deletion of this Zoning Change.
 - b. Amend Map 4 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the IE Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the IE Zoning.
 - e. Revise Map 9 to show the retention of the existing IE Zoning.
 - f. Revise Table 4 to correct acreage calculation and indicate removal of this Zoning Change
 - g. Delete Zoning Change 2 BR 2 Header, Table, and Associated Maps; and
3. Add a new Zoning Change as BR 4 to rezone properties from RMF-48 to CGO and reflect this addition thusly:
 - a. Revise Map 3 to show new BR 4.
 - b. Amend Map 4 to show new BR 4.
 - c. Recalculate Table 2 and Table 3 to show addition of BR 4 from RMF-48 to CGO.
 - d. Revise introduction text for the Beech Road Focus Area to state that “There are four proposed zoning changes in the Beech Road Focus Area...[one change proposed for the purpose of supporting an approved development application on a property,]”.
A fourth zoning change was requested in written testimony. This zoning change aligns zoning with development on the ground”
 - e. Amend Map 9 to show new BR 4.
 - f. Revise Table 4 to show addition of new BR 4.
 - g. Add a new header, table, and change map displaying BR 4 and their zoning change number, current zone, proposed zone, area of change, 200’ scale index map, future land use, nonconformance status, justification, and tax account numbers.
 - h. List the following tax accounts as subject to BR 4 (RMF-48 to CGO): 0642157; 0422766, 0559955; and
4. Delete Zoning Change AS 1 and retain the current CS zoning on these properties and reflect this change thusly:
 - a. Amend Map 3 to depict the deletion of this Zoning Change.
 - b. Amend Map 4 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the CS Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the CS Zoning.
 - e. Revise introduction text for the Allentown Road-Suitland Focus Area to state that “There are [four] three proposed zoning changes in the Allentown Road-Suitland Road Focus Area. Specifically there [are two] is one change[s] tied to approved sector plan land use recommendations,”.
 - f. Revise Map 11 to show the retention of the existing CS Zoning.

- g. Revise Table 5 to correct acreage calculation and indicate removal of this Zoning Change
 - h. Delete Zoning Change 5 AS 1 Header, Table, and Associated Maps; and
- 5. Add a new Zoning Change as CS 3 to rezone properties from RMF-48 to RSF-A and reflect this addition thusly:
 - a. Revise Map 3 to show new CS 3.
 - b. Amend Map 4 to show new CS 3.
 - c. Recalculate Table 2 and Table 3 to show addition of CS 3 from RMF-48 to RSF-A.
 - d. Revise introductory text of the Camp Springs Focus Area section to read: “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. A third zoning change was requested in written testimony. This zoning change aligns zoning with development on the ground”
 - e. Amend Map 13 to show new CS 3.
 - f. Revise Table 6 to show addition of CS 3.
 - g. Add a new header, table, and change map displaying CS 3 and their zoning change number, current zone, proposed zone, area of change, 200’ scale index map, future land use, nonconformance status, justification, and tax account numbers.
 - h. List the following tax accounts as subject to CS 3 (RMF-48 to RSF-A): 5618794; 5618806; 5618351; 5618362; 5618384; 5618817; 5618464; 5618475; 5618486; 5618497; 5618500; 5618511; 5618522; 5618533; 5618544; 5618555; 5618566; 5618577; 5618588; 5618590; 5618602; 5618613; 5618624; 5618635; 5618646; 5618657; 5618668; 5618670; 5618681; 5618692; 5618704; 5618715; 5618726; 5618737; 5618748; 5618750; 5618761; 5618772; 5618783; 5618098; 5618101; 5618112; 5618123; 5618134; 5618145; 5618156; 5618167; 5618178; 5618180; 5618191; 5618203; 5618214; 5618225; 5618236; 5618247; 5618258; 5618260; 5618271; 5618282; 5618293; 5618305; 5618316; 5618327; 5618338; 5618340; and
- 6. Delete Zoning Change CW 3 and retain the current IH zoning on these properties and reflect this change thusly:
 - a. Amend Map 6 to depict the deletion of this Zoning Change.
 - b. Amend Map 7 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the IH Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the IH Zoning.
 - e. Revise Map 15 to show the retention of the existing IH Zoning.
 - f. Revise Table 7 to correct acreage calculation and indicate removal of this zoning change.
 - g. Renumber Coventry Way Zoning Changes Sequentially
 - h. Delete Zoning Change 13 CW 3 Header, Table, and Associated Maps; and
- 7. Delete Zoning Change CW 4 and retain the current IE zoning on these properties and reflect this change thusly:
 - a. Amend Map 6 to depict the deletion of this Zoning Change.
 - b. Amend Map 7 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the IE Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the IE Zoning.

- e. Revise Map 15 to show the retention of the existing IE Zoning.
 - f. Revise Table 7 to correct acreage calculation and indicate removal of this zoning change.
 - g. Renumber Coventry Way Zoning Changes sequentially.
 - h. Delete Zoning Change 14 CW 4 Header, Table, and Associated Maps; and
8. Revise introduction text for the Coventry Way Focus Area to the following:
 - a. “There are [five] three proposed zoning changes in the Coventry Way Focus Area. Specifically, there are [four] two 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.”; and
9. Expand Zoning Change CC 2 to include additional M-NCPPC Owned Property and reflect this change thusly:
 - a. Amend Map 6 to depict the expansion of this Zoning Change.
 - b. Amend Map 7 to depict the expansion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the expansion of the ROS Zone.
 - d. Recalculate Table 3 to reflect the expansion of this Zoning Change.
 - e. Revise Map 17 to show the expanded ROS Zoning.
 - f. Revise Table 8 to show additional land in the ROS Zone.
 - g. Add properties with Tax Account #s 0954180 and 0975284.
 - h. Revise all references to CC 2 to demonstrate its change as RR, CGO to ROS
 - i. Amend Zoning Change CC 2 Map and table to indicate the addition of these properties and the revised area of change; and
10. Delete Zoning Change CC 5 and retain the current zoning on these properties and reflect this change thusly:
 - a. Amend Map 6 to depict the deletion of this Zoning Change.
 - b. Amend Map 7 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the CGO Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the CGO Zoning.
 - e. Revise Map 17 to show the retention of the existing Zoning.
 - f. Revise Table 8 to correct acreage calculation and indicate removal of this zoning change.
 - g. Renumber Clinton Commercial Core Zoning Changes Sequentially.
 - h. Delete Zoning Change 20 CC 5 Header, Table, and Associated Maps; and
11. Add a new Zoning Change as CC 7 to rezone properties from RMF-48 to CGO and reflect this addition thusly:
 - a. Revise Map 6 to show new CC 7.
 - b. Amend Map 7 to show new CC 7.
 - c. Recalculate Table 2 and Table 3 to show addition of CC 7 from RMF-48 to CGO.
 - d. Revise introductory text of the Clinton Commercial Core Focus Area to read: “There are seven proposed zoning changes in the Clinton Commercial Core Focus Area. [All seven] Six changes are tied to approved sector plan land use recommendations. One is recommended in light of testimony received.”.
 - e. Amend Map 17 to show new CC 7.
 - f. Revise Table 8 to show addition of CC 7.

- g. Add a new header, table, and change map displaying CC 7 and their zoning change number, current zone, proposed zone, area of change, 200' scale index map, future land use, nonconformance status, justification, and tax account numbers.
 - h. List the following tax accounts as subject to CC 7 (RMF-48 to CGO): 0980557, 0872077; and
- 12. Modify Zoning Change OF 9 to retain certain properties in the existing CS Zone and reflect this change thusly:
 - a. Remove properties with Tax Account #s 3840550, 0919738, 0903740, 0864447, 0850669, 0850677, 0963603, 0919720, 3170974, 3170990, 0934729, 0989798, 0888289, 0863084, 0868778, 0850313, 0987594, 0987602 from Zoning Change OF 9 and retain their current CS Zoning.
 - b. Amend Map 6 to depict the modification of this Zoning Change.
 - c. Amend Map 7 to depict the modification of this Zoning Change.
 - d. Recalculate Table 2 to reflect the retention of the CS Zoning.
 - e. Recalculate Table 3 to reflect the retention of the CS Zoning.
 - f. Amend Map 23 to show the modified Zoning Change.
 - g. Revise Table 10 to show the corrected change area.
- 13. Delete Zoning Change OF 13 and retain the current CGO on these properties and reflect this change thusly:
 - a. Amend Map 6 to depict the deletion of this Zoning Change.
 - b. Amend Map 7 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the CGO Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the CGO Zoning.
 - e. Amend Map 23 to show the retention of these properties in the CGO Zone.
 - f. Revise Table 10 to show the deletion of this change area.
 - g. Delete Zoning Change 38 OF 13 Header, Table, and Associated Maps; and
 - h. Renumber the Outside Focus Area Zoning Changes sequentially; and
- 14. Delete Zoning Change OF 14 and retain the current RMF-48 on these properties and reflect this change thusly:
 - a. Amend Map 6 to depict the deletion of this Zoning Change.
 - b. Amend Map 7 to depict the deletion of this Zoning Change.
 - c. Recalculate Table 2 to reflect the retention of the RMF-48 Zoning.
 - d. Recalculate Table 3 to reflect the removal of this zoning change and its retention of the RMF-48 Zoning.
 - e. Amend Map 23 to show the retention of these properties in the RMF-48 Zone.
 - f. Revise Table 10 to show the deletion of this change area.
 - g. Delete Zoning Change 39 OF 14 Header, Table, and Associated Maps; and
 - h. Renumber the Outside Focus Area Zoning Changes sequentially; and
- 15. Edit the Outside Focus Areas introductory section to read thusly:
 - a. "There are [seventeen] fifteen proposed zoning changes outside of the six focus areas. Specifically, there are [eleven] nine 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.”

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, as amended by PGCPB No. 2026-060:

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

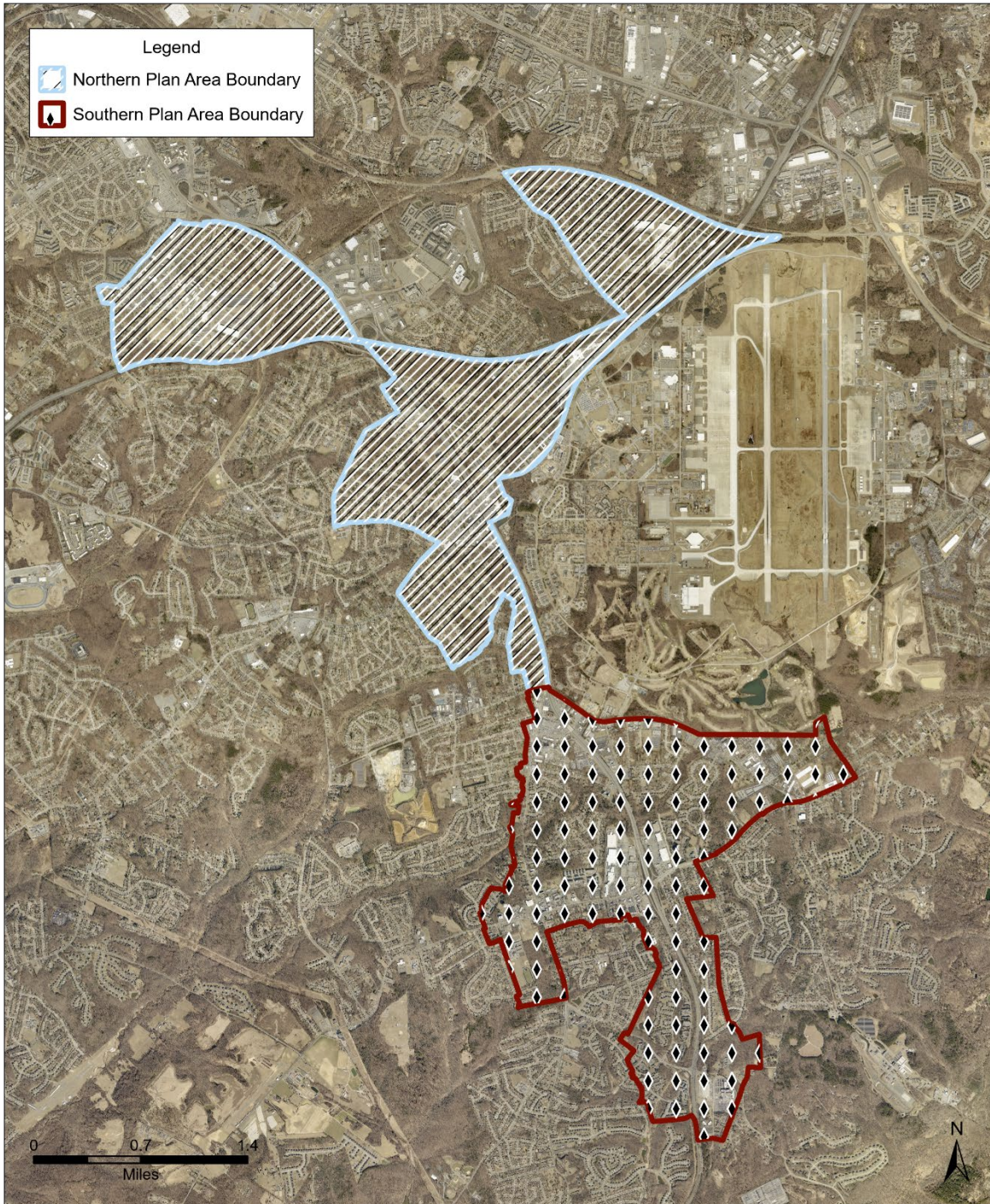
Zoning Class		Zoning Description
Rural and Agricultural Base Zones		
ROS (Reserved Open Space)		Encourages the preservation of large areas of agriculture, trees, and open spaces; protects scenic and environmentally-sensitive areas; ensures the retention of certain areas for nonintensive, active, or passive 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 consistent with a pedestrian-friendly and neighborhood-scale, traditional main

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

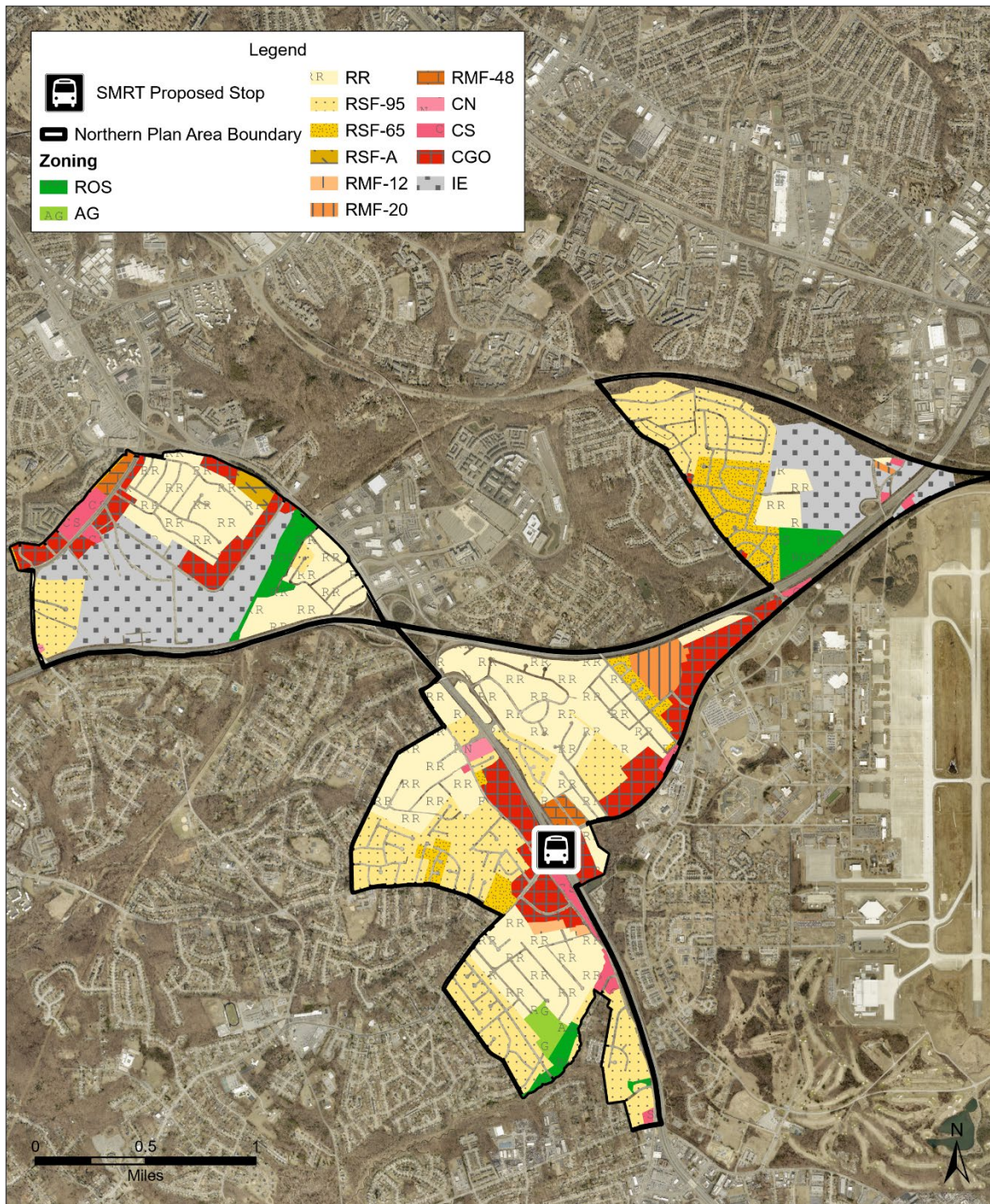
	street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.
CS (Commercial, Service)	Provides for a concentration of retail sales and services (including auto-oriented commercial uses), office, 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

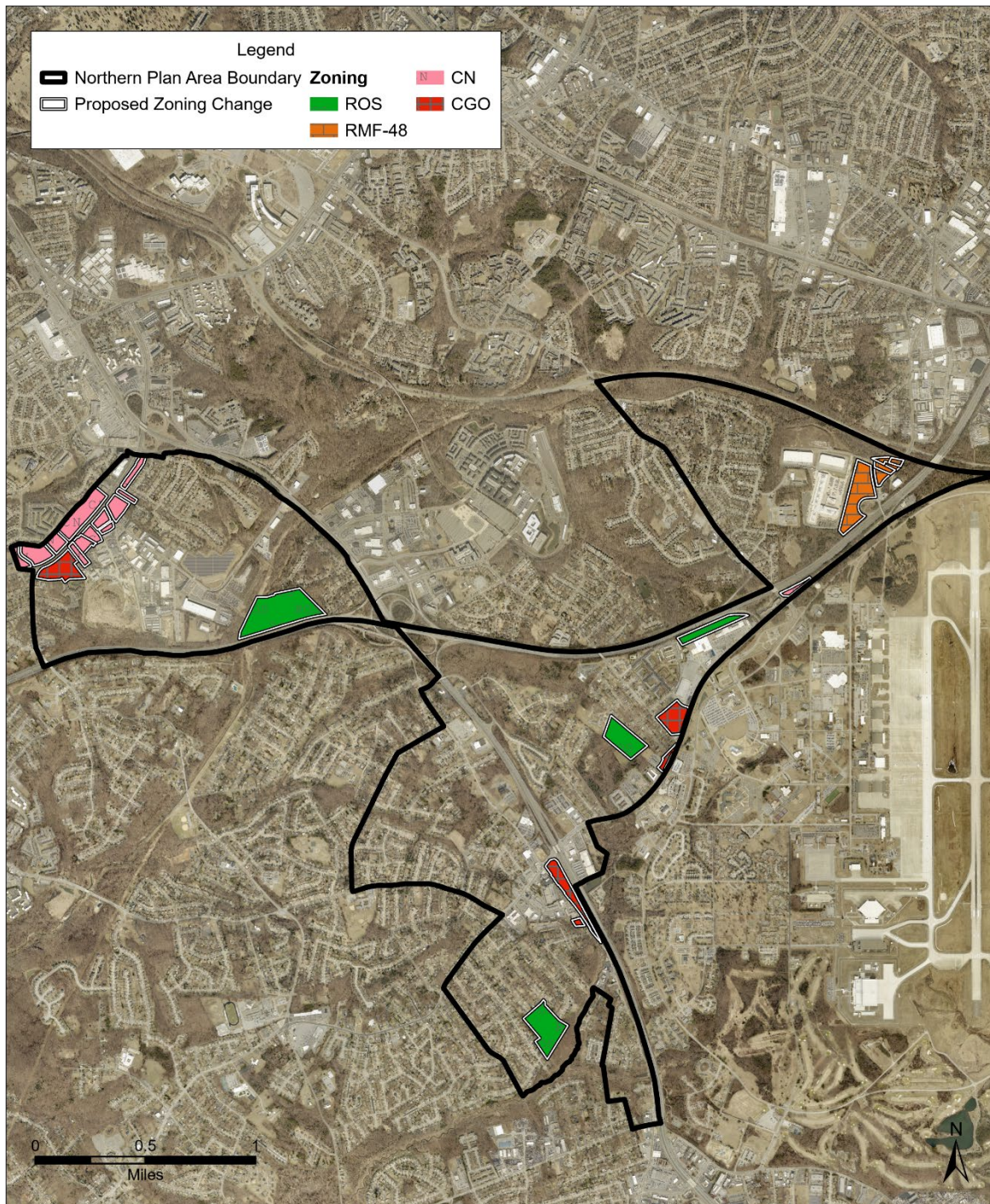
Map 1. Plan Area

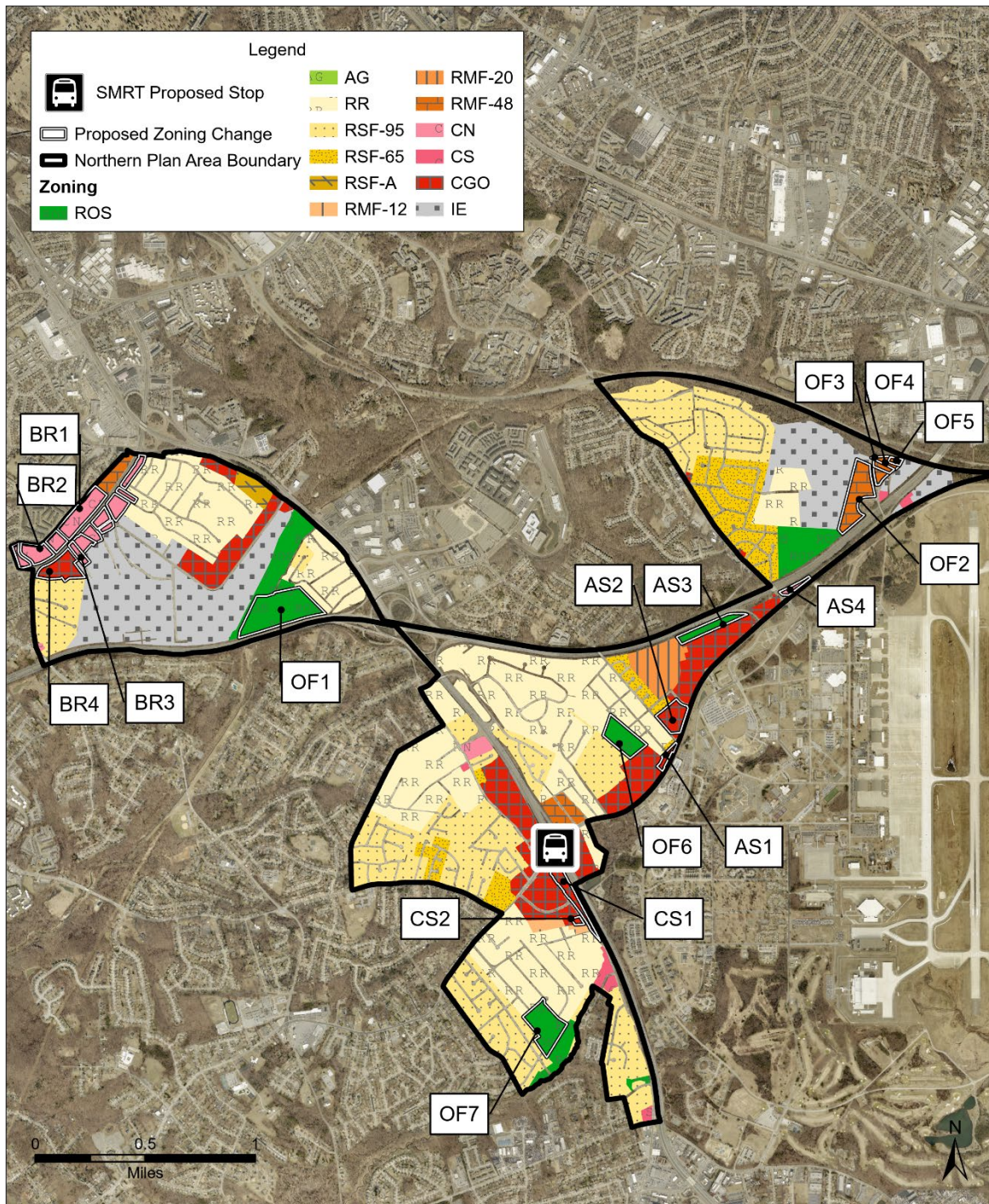


Map 2. Existing Zoning (North)

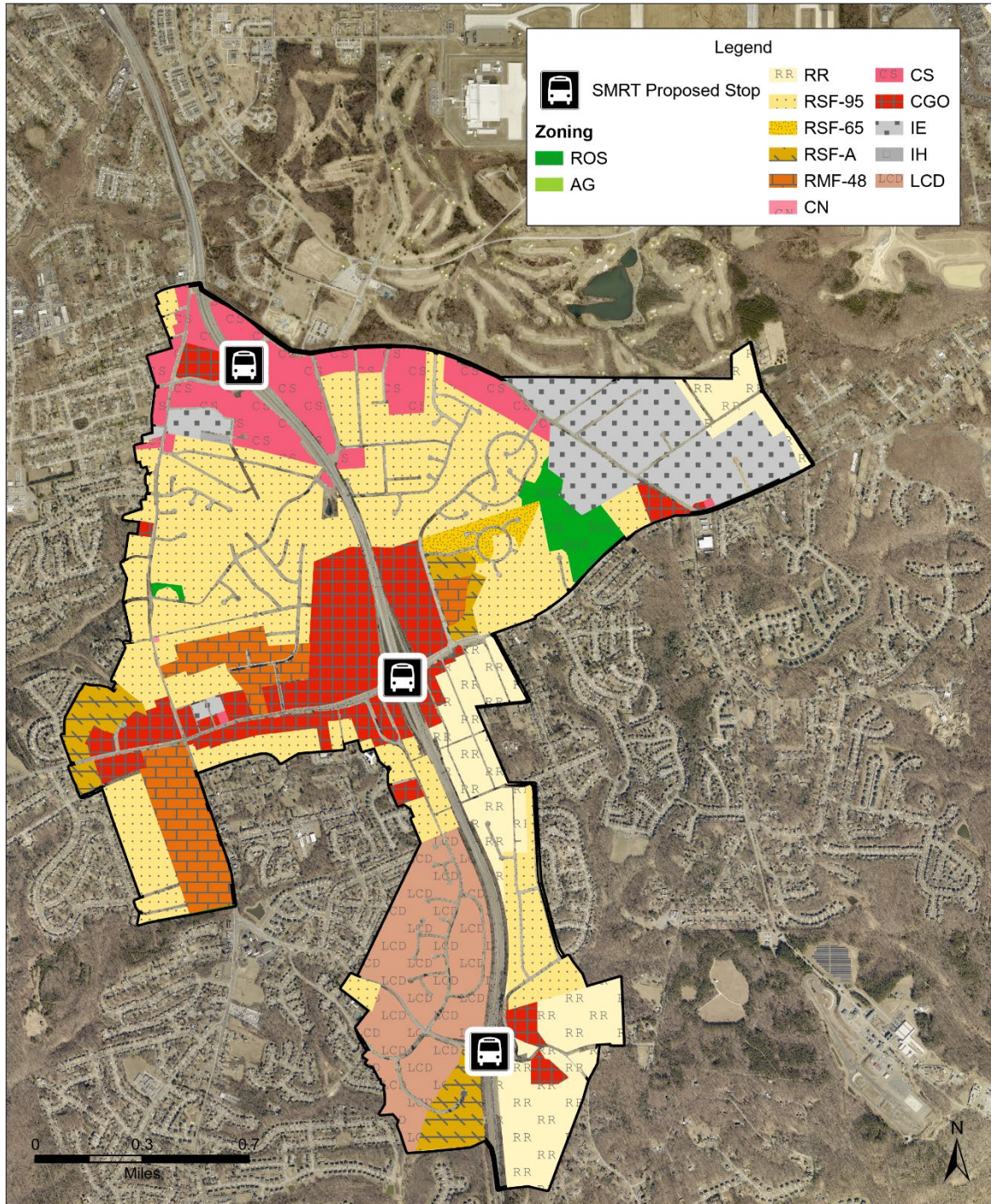


Map 3. Proposed Zoning Changes (North)

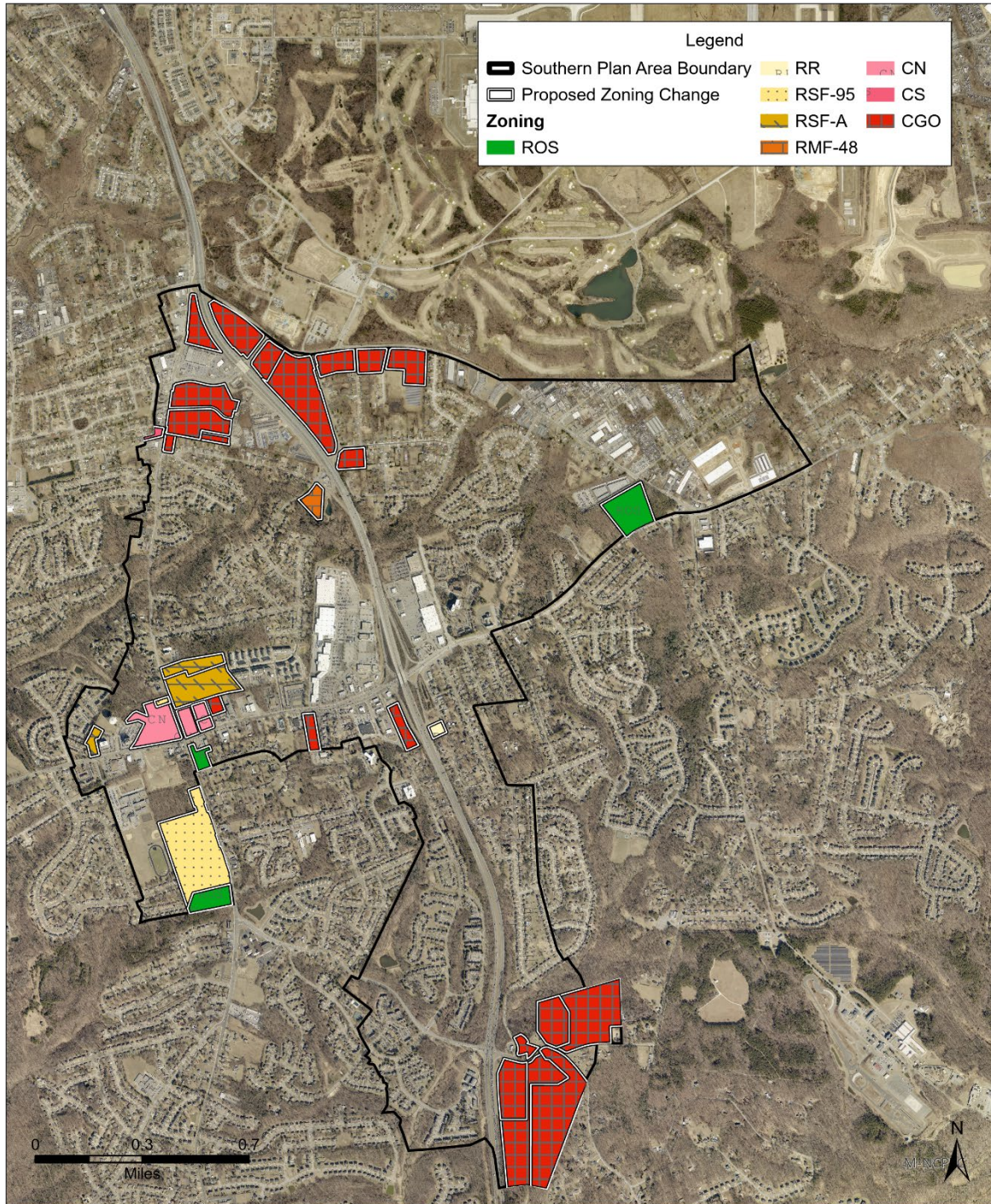


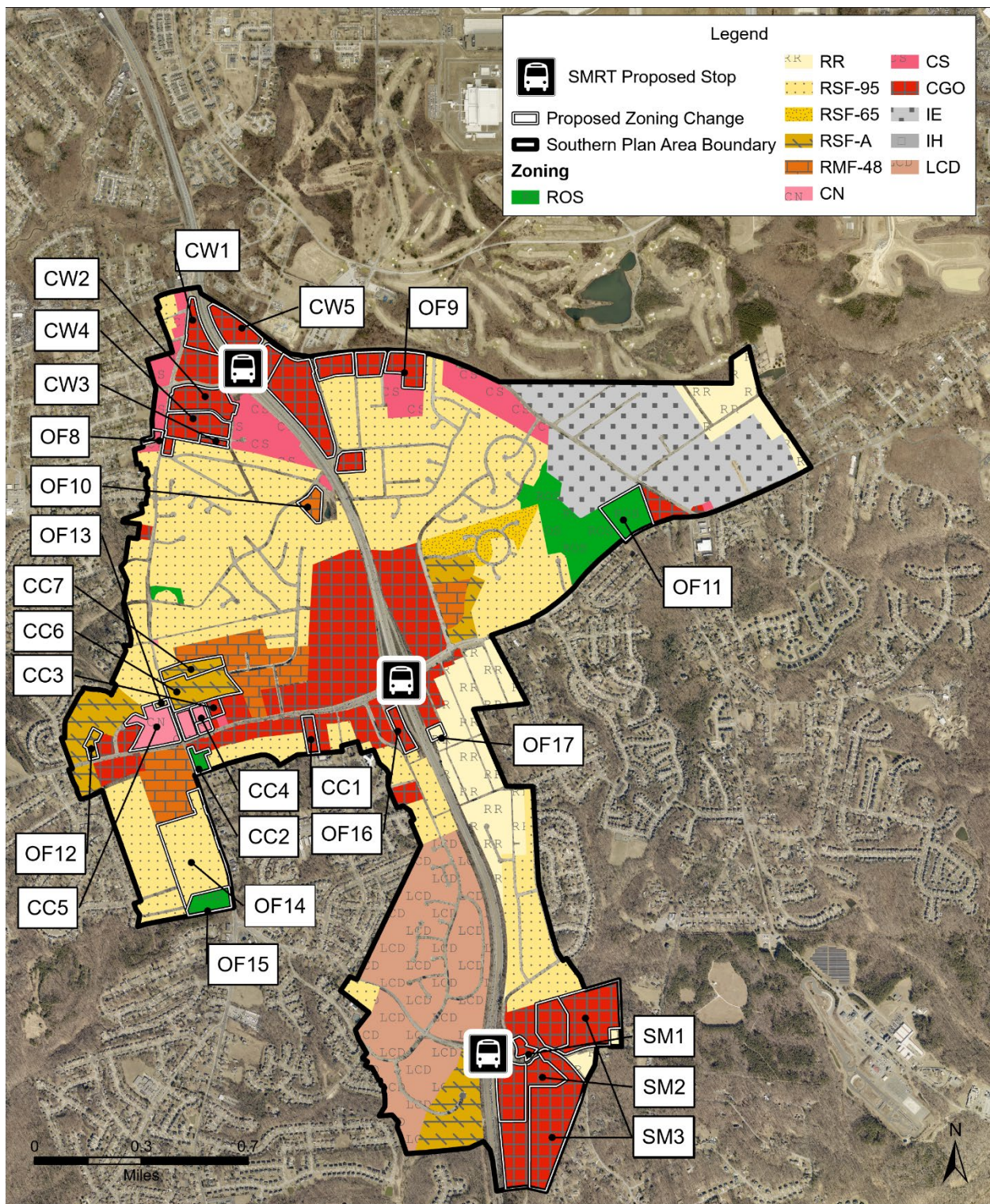
Map 4. Proposed Zoning (North)

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

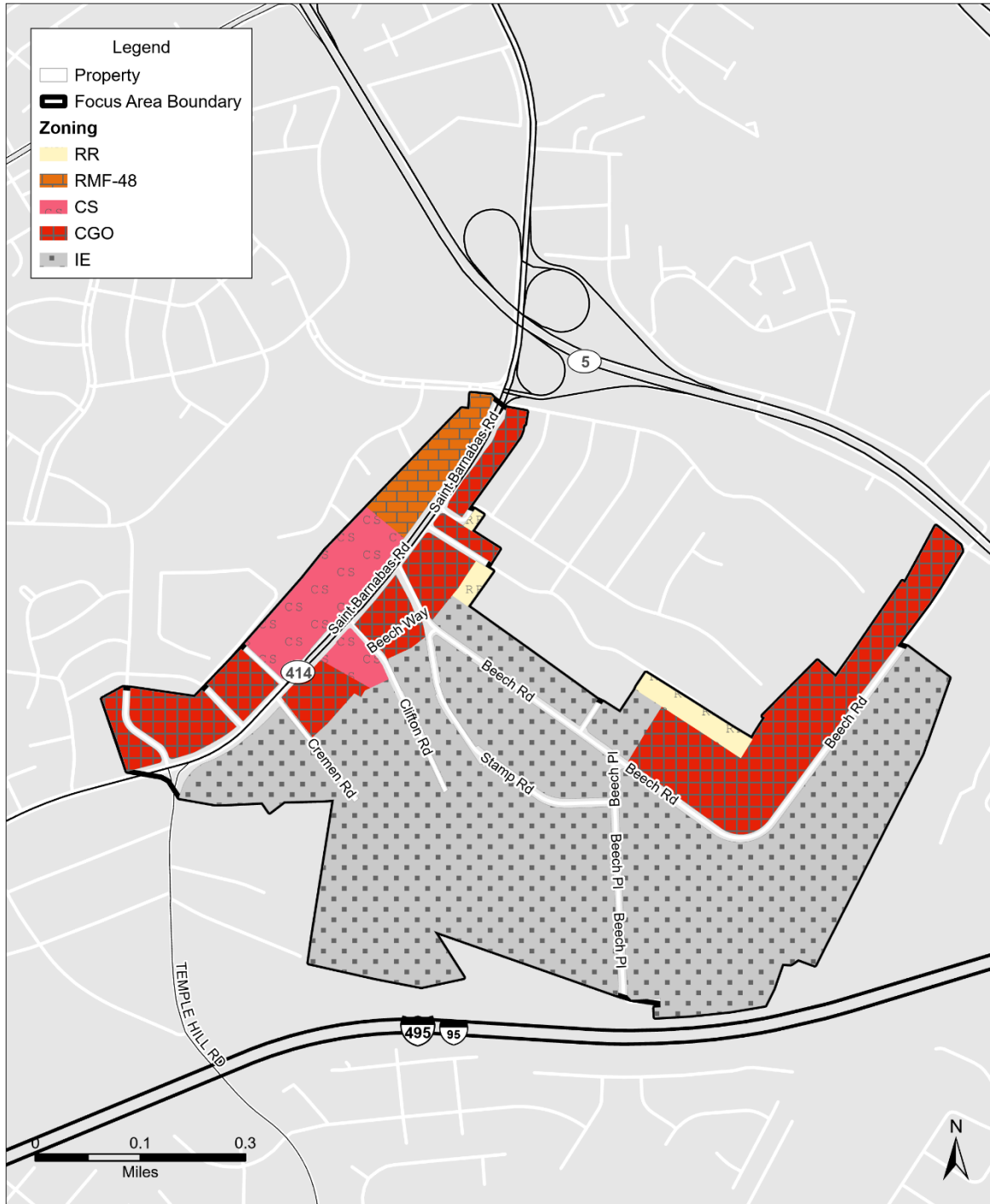
Beech Road Focus Area

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



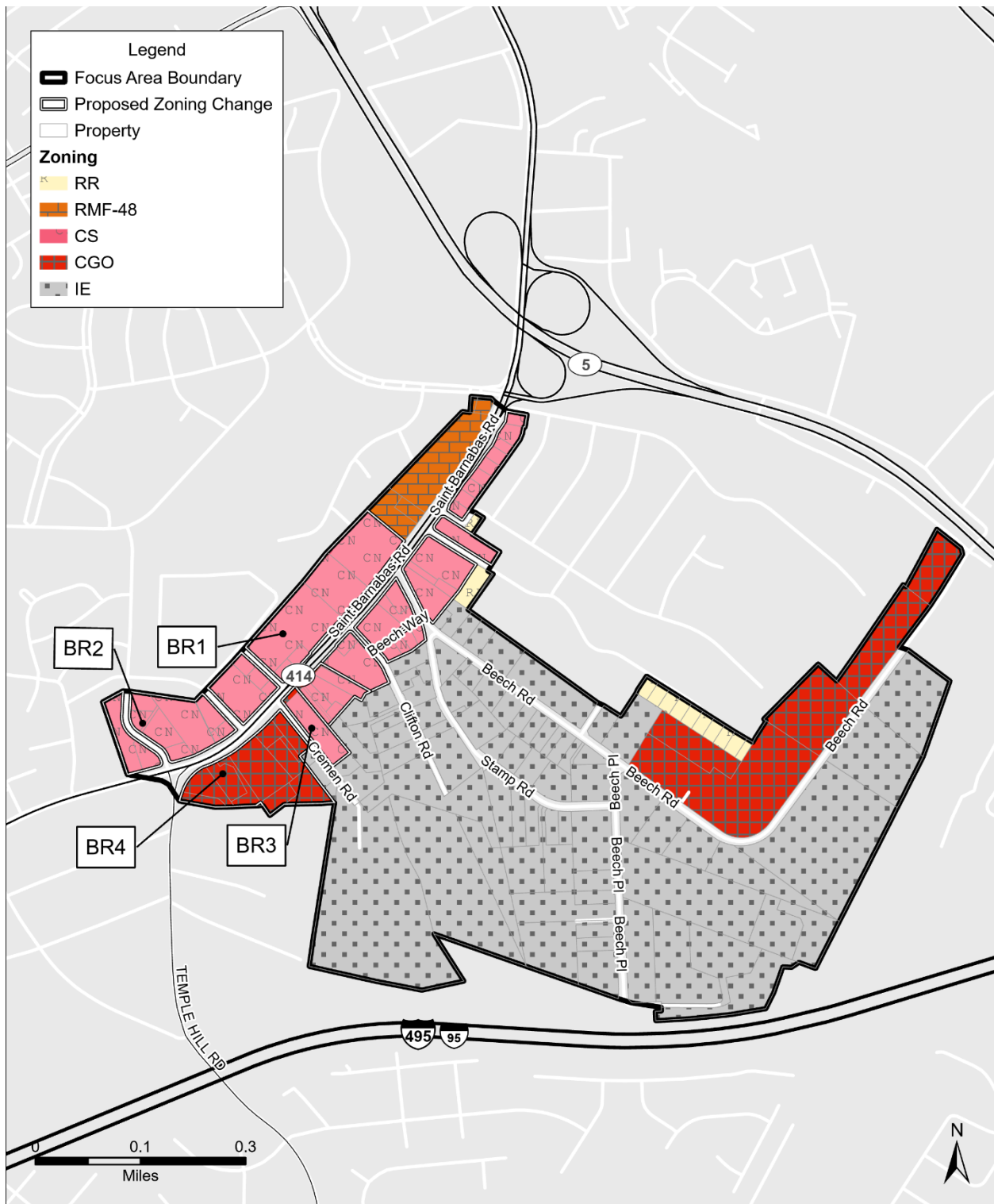
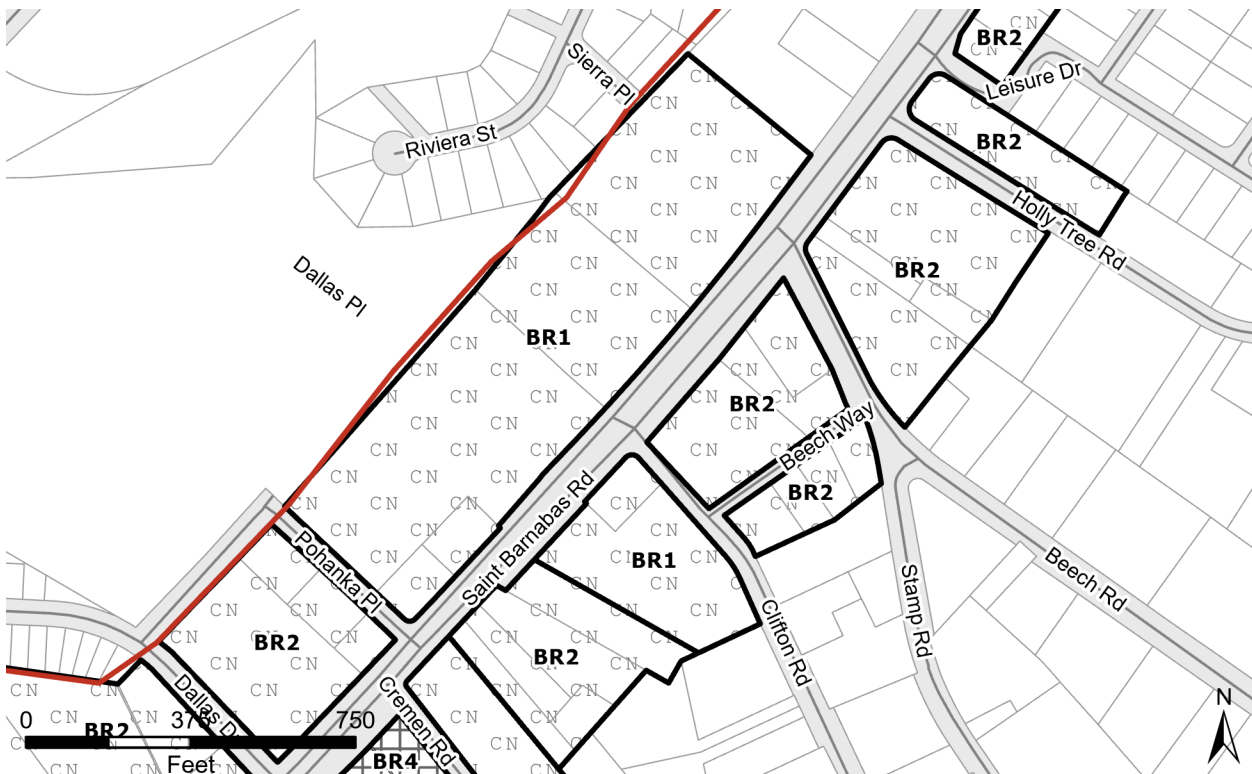
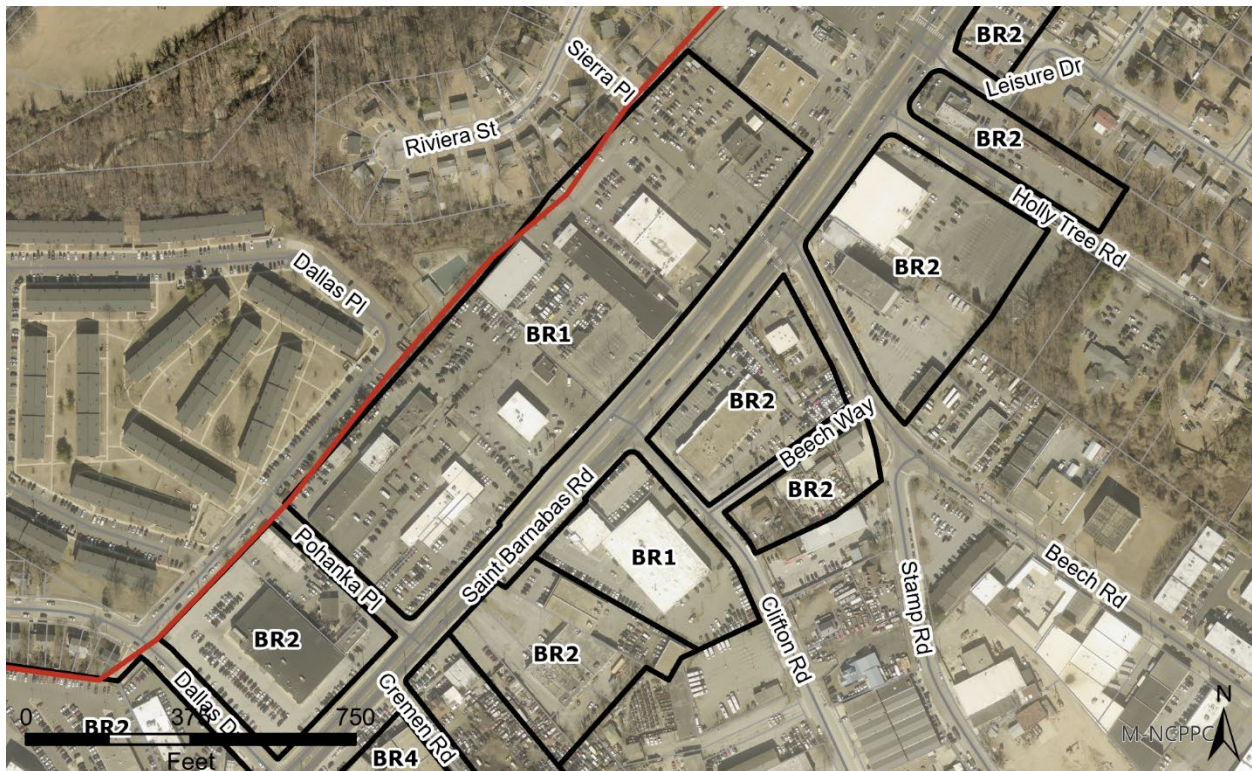
Map 9. Proposed Zoning Changes, Beech Road

Table 4. Beech Road Focus Area Zoning Change Inventory

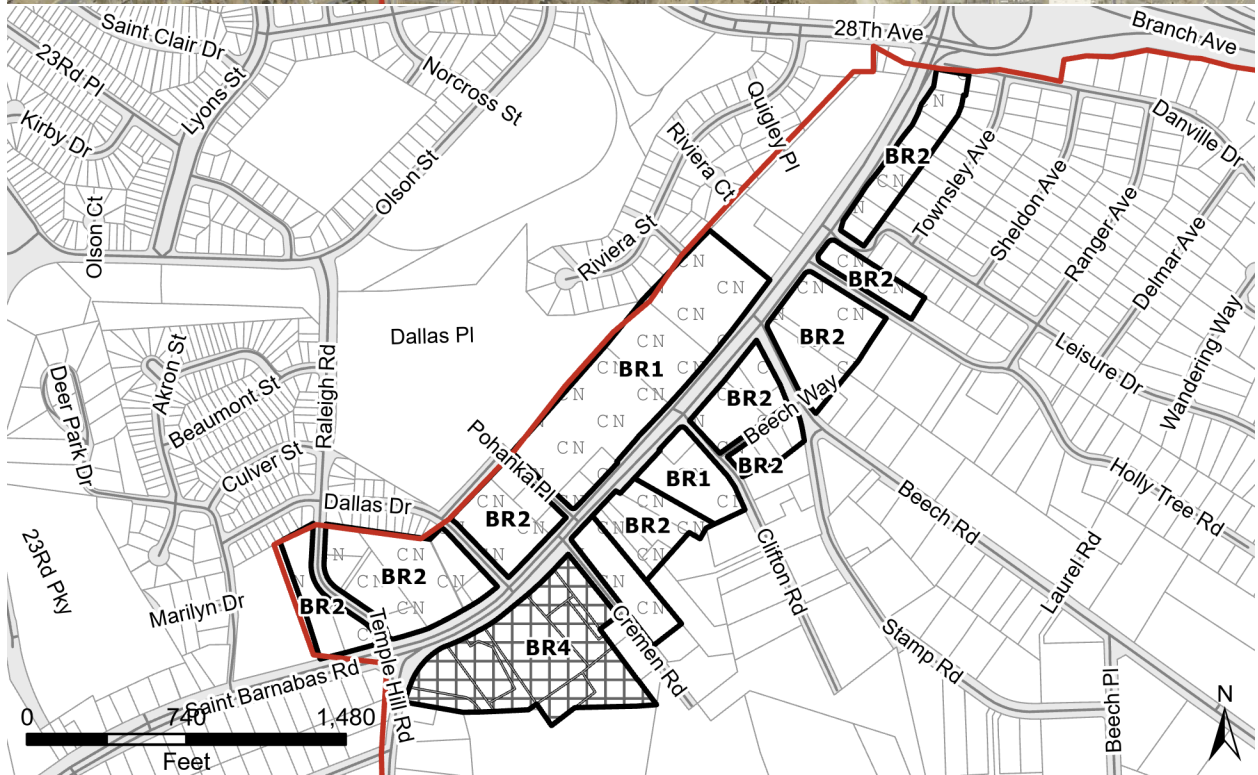
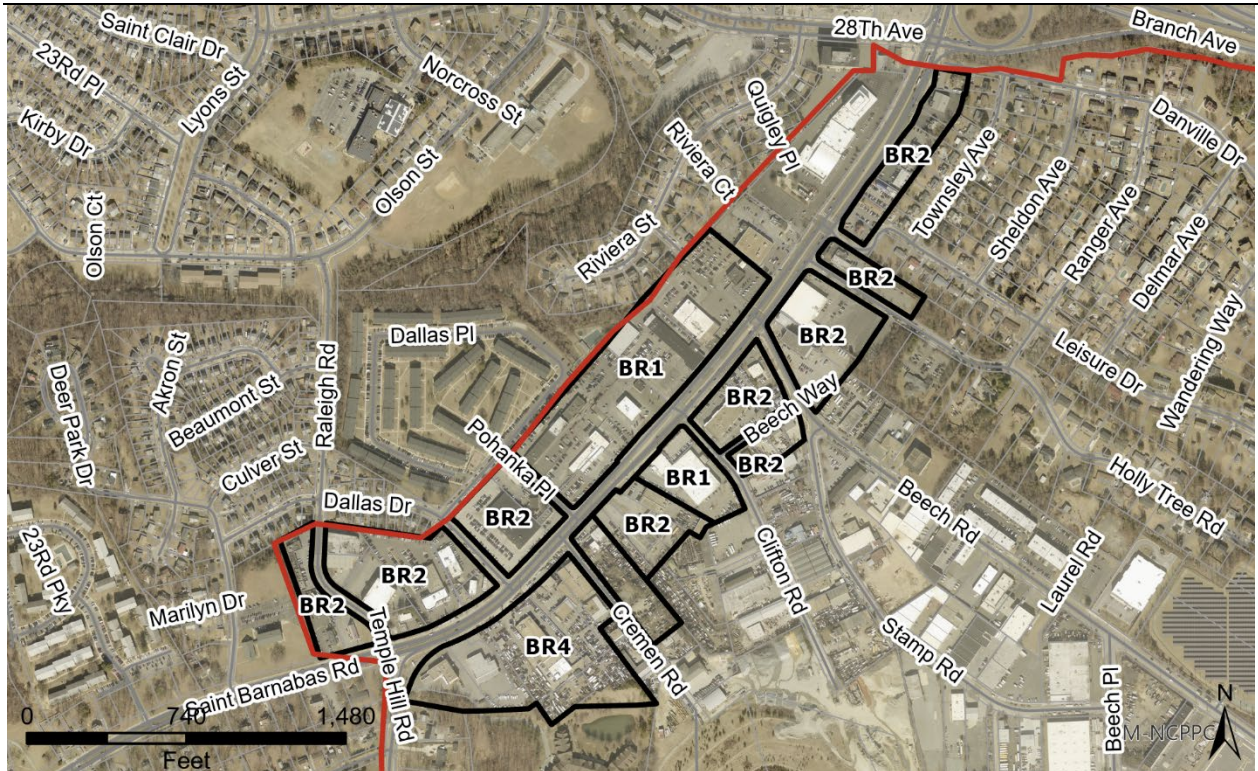
Zone Change #	Change	Area in Acres
BR 1	CS to CN	15.19
BR 2	CGO to CN	27.13
BR 3	CGO, IE to CN	2.29
BR 4	IE to CGO	10.52

Zoning Change 1 (BR 1): CS to CN



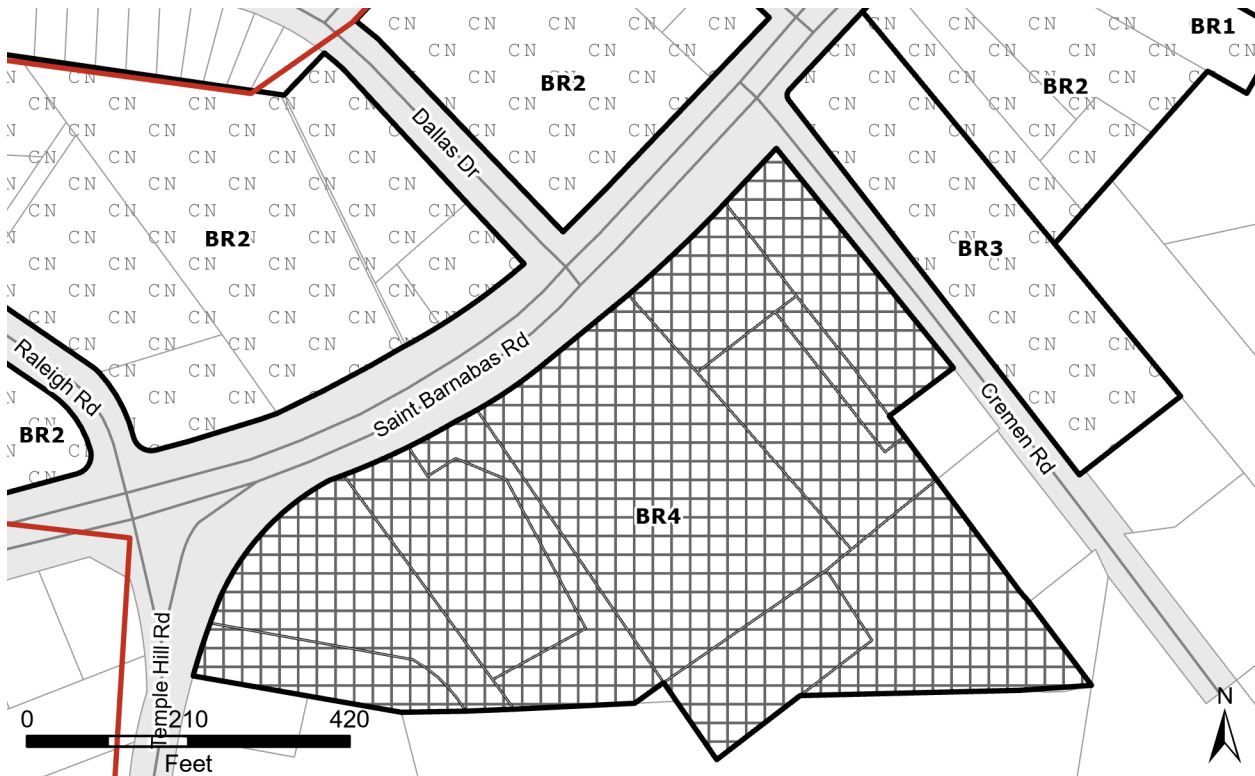
0642140, 0570697, 0585026, 0455253, 0590109, 0590091, 0638205

Zoning Change 2 (BR 2): CGO to CN



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



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: 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. 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.						
Tax Accounts						
0568105						

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.						
Tax Accounts						
0595462, 0595959, 0595454, 0595413, 0595447, 0595439, 0595405, 0595892, 0595884, 0595272						

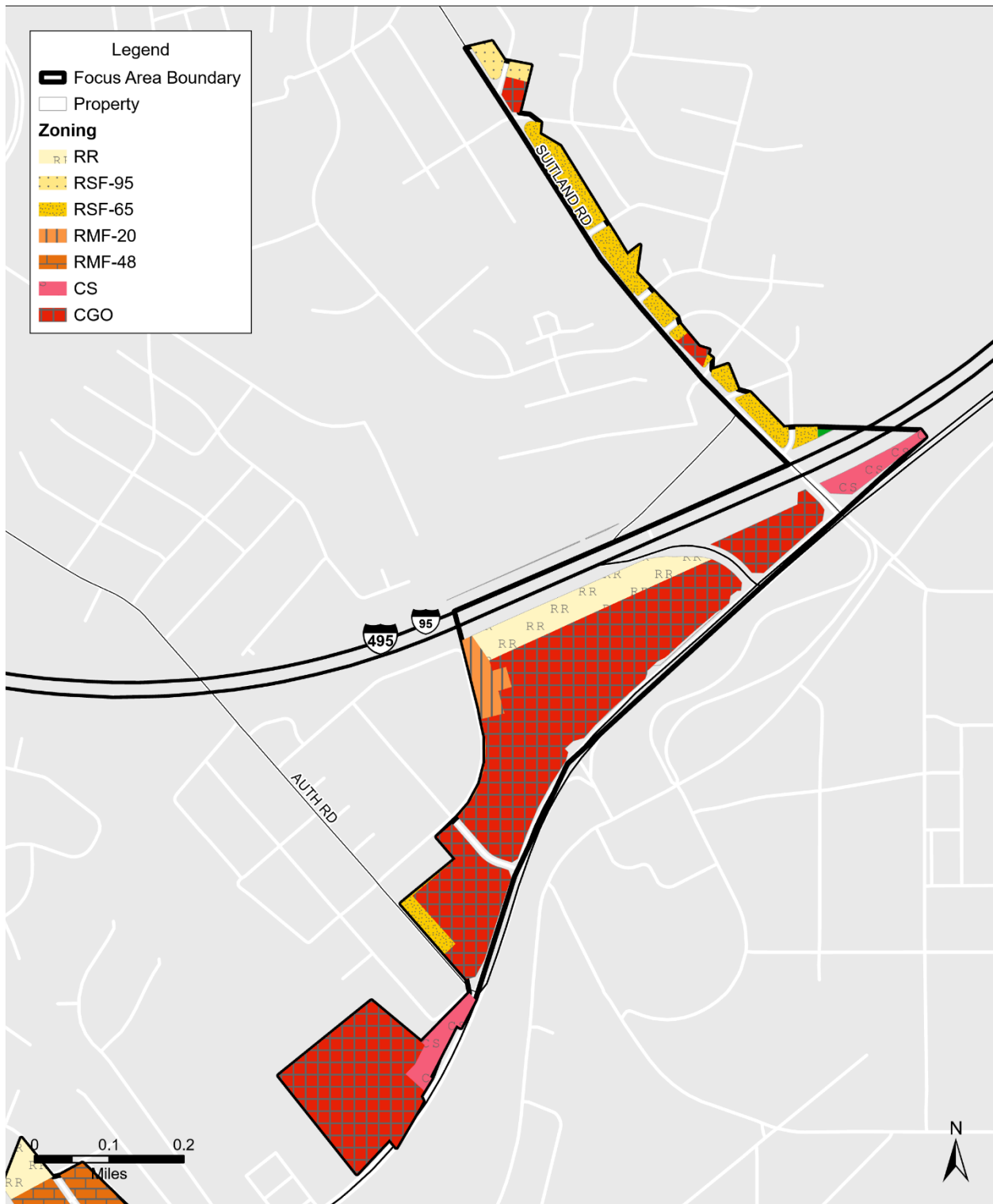
Allentown Road-Suitland Road Focus Area

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

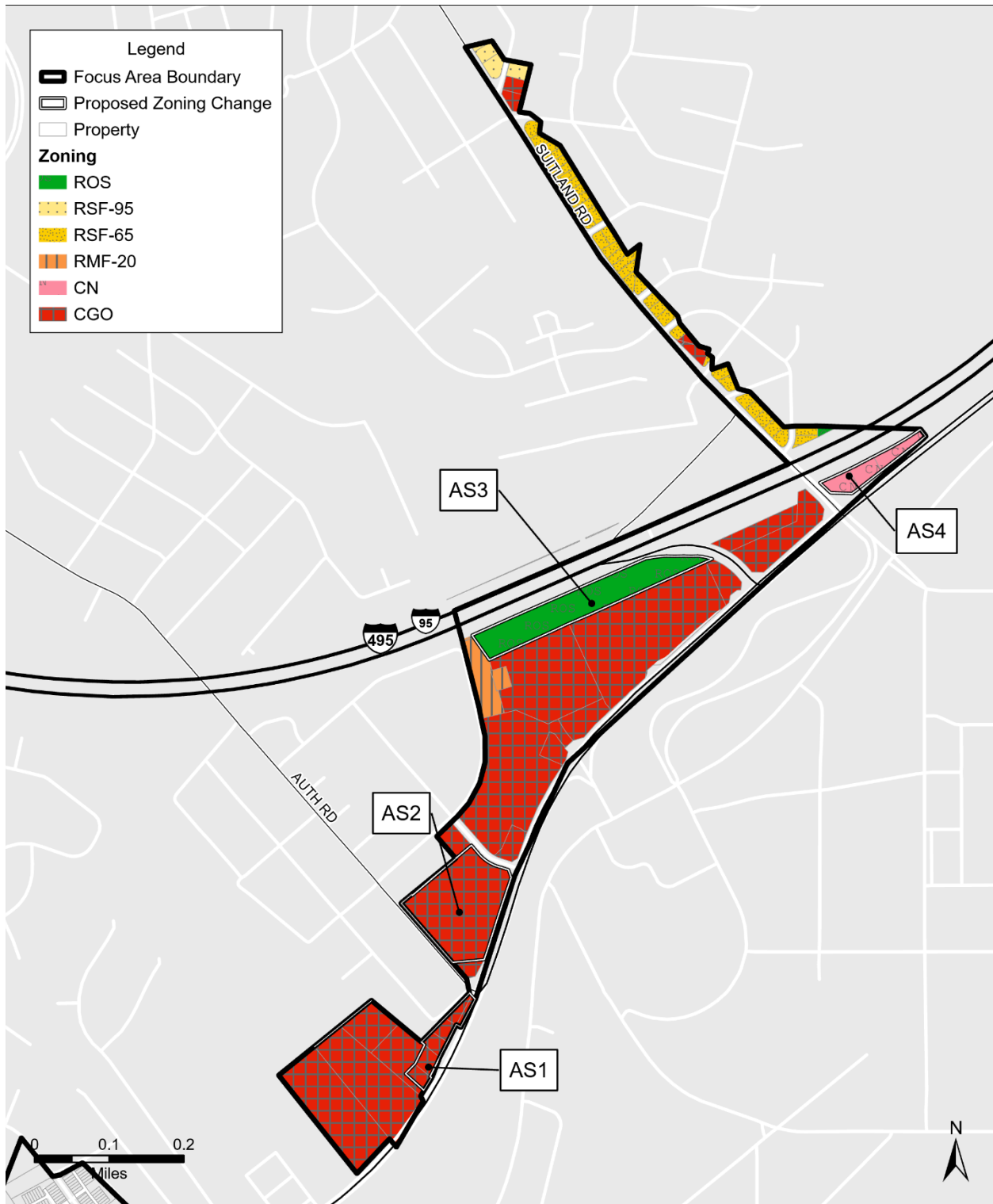
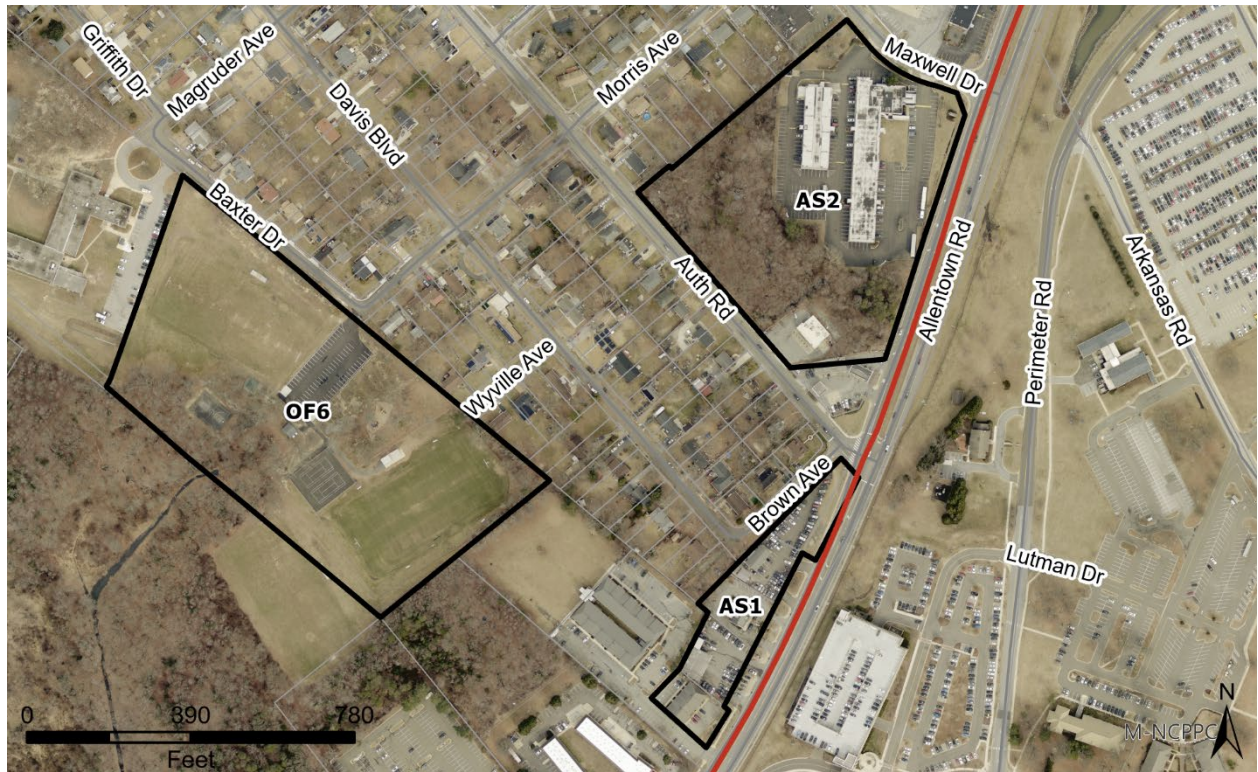


Table 5. Allentown Road-Suitland Road Focus Area Zoning Change Inventory

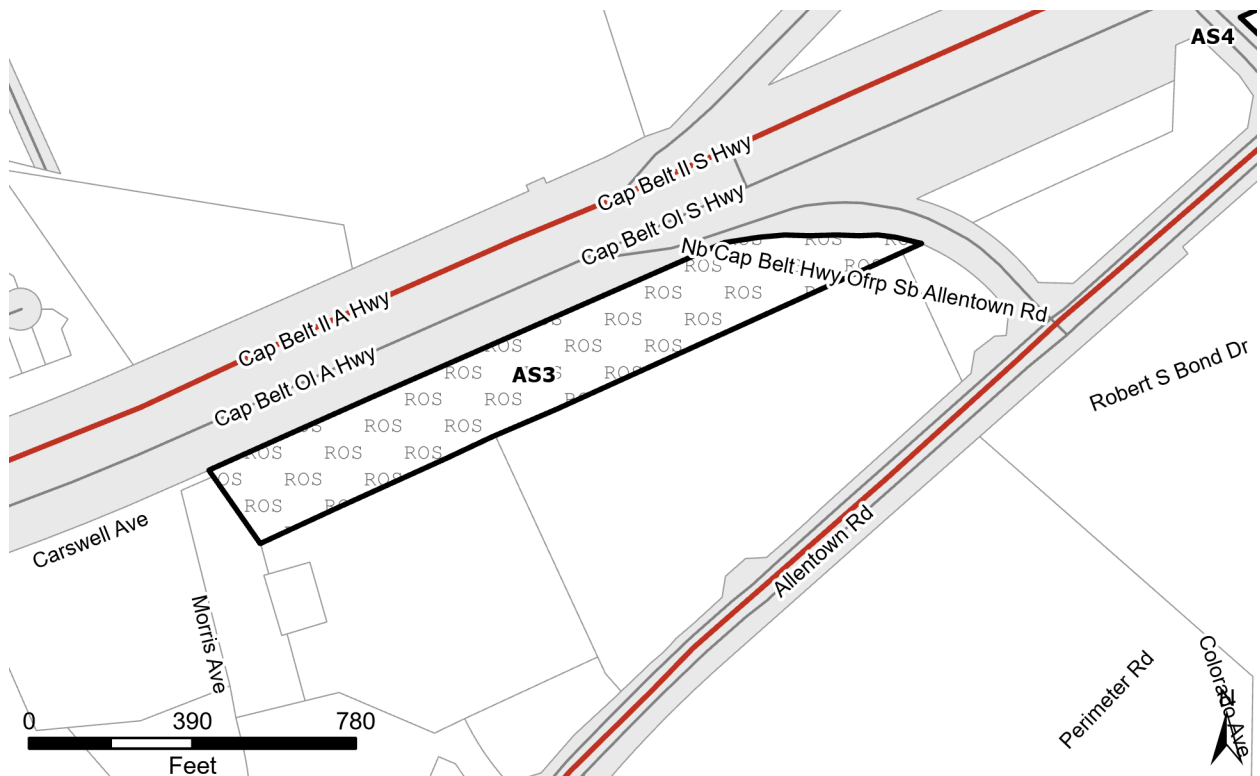
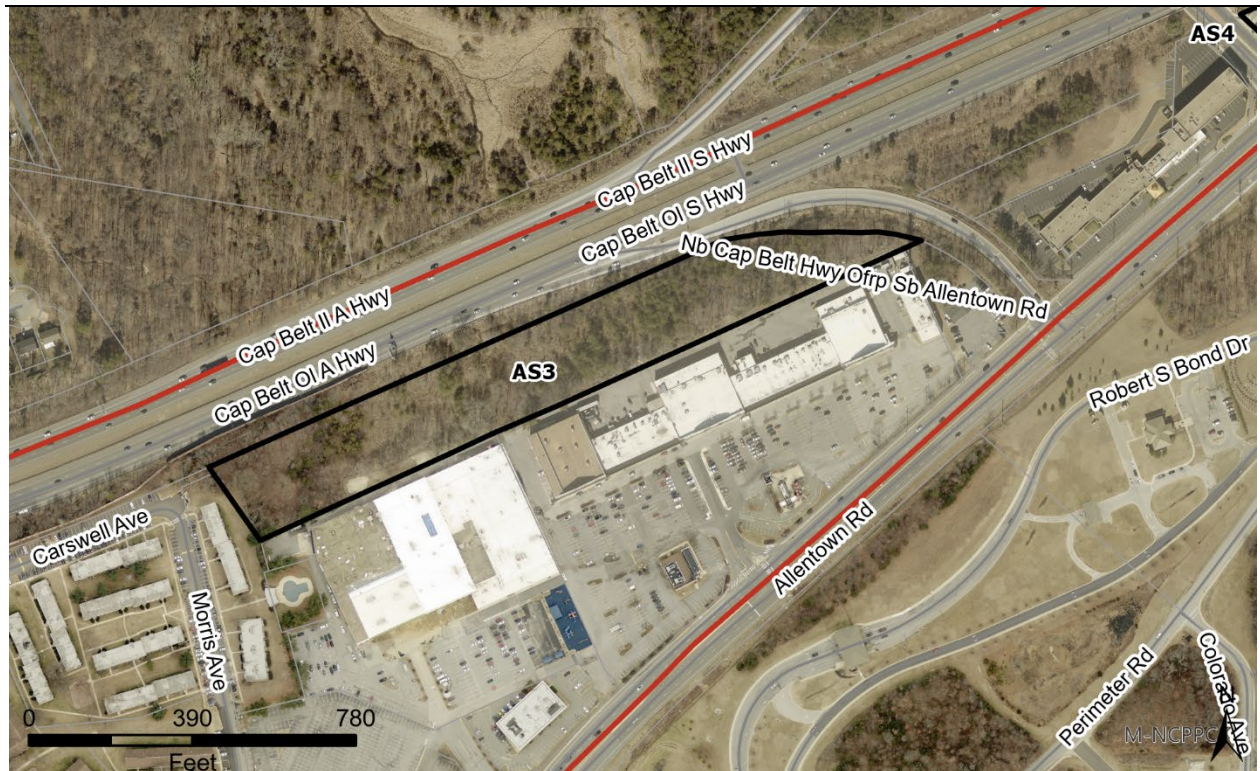
Zone Change #	Change	Area in Acres
AS 1	CS to CGO	2.11
AS 2	RSF-65, CGO to CGO	1.06
AS 3	RR to ROS	7.39
AS 4	CS to CN	2.01



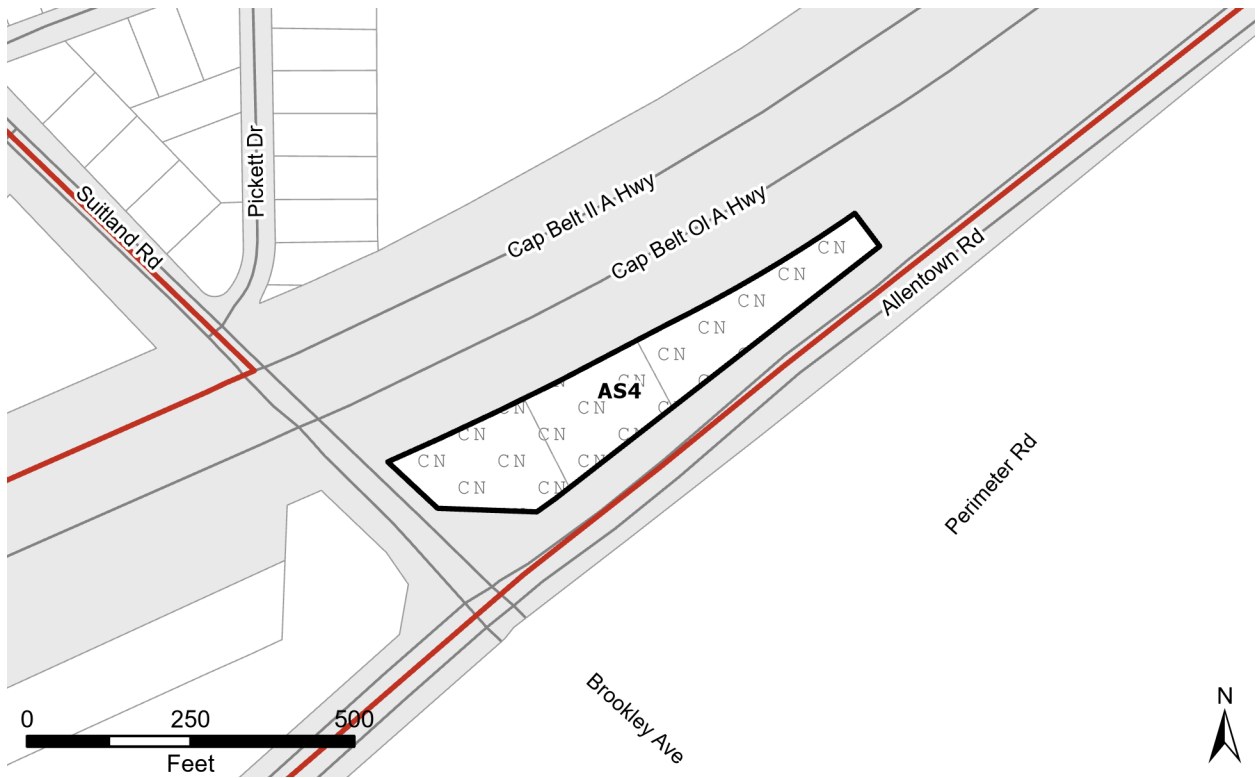
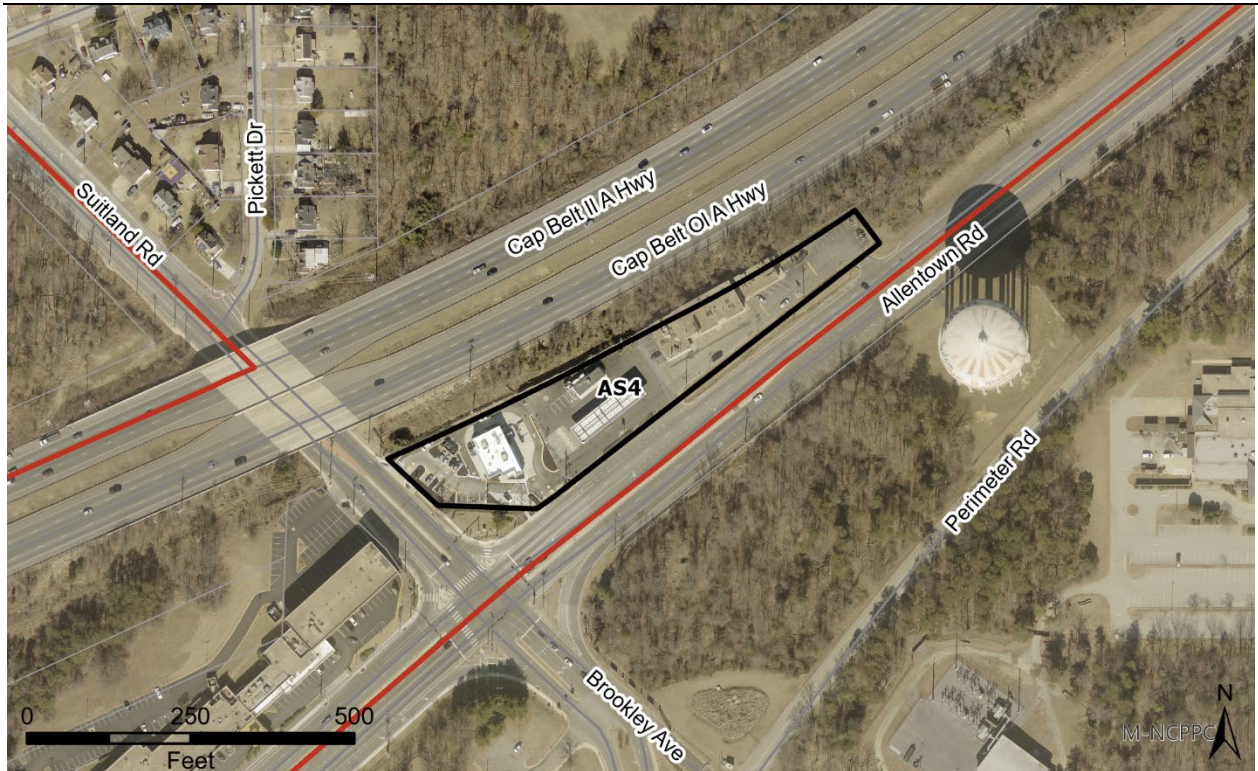
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
AS 1	CS	CGO	"Designate the commercial area on Allentown between Leon and Auth Road as Commercial Office." (p. 70)	2.11 Acres	Allentown-Suitland	208SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial-Office			Yes			
<u>Justification:</u> 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	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			
<u>Justification:</u> 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.						
Tax Account						
0621060						

Zoning Change 7 (AS 3): RR to ROS



Zoning Change 8 (AS 4): CS to CN



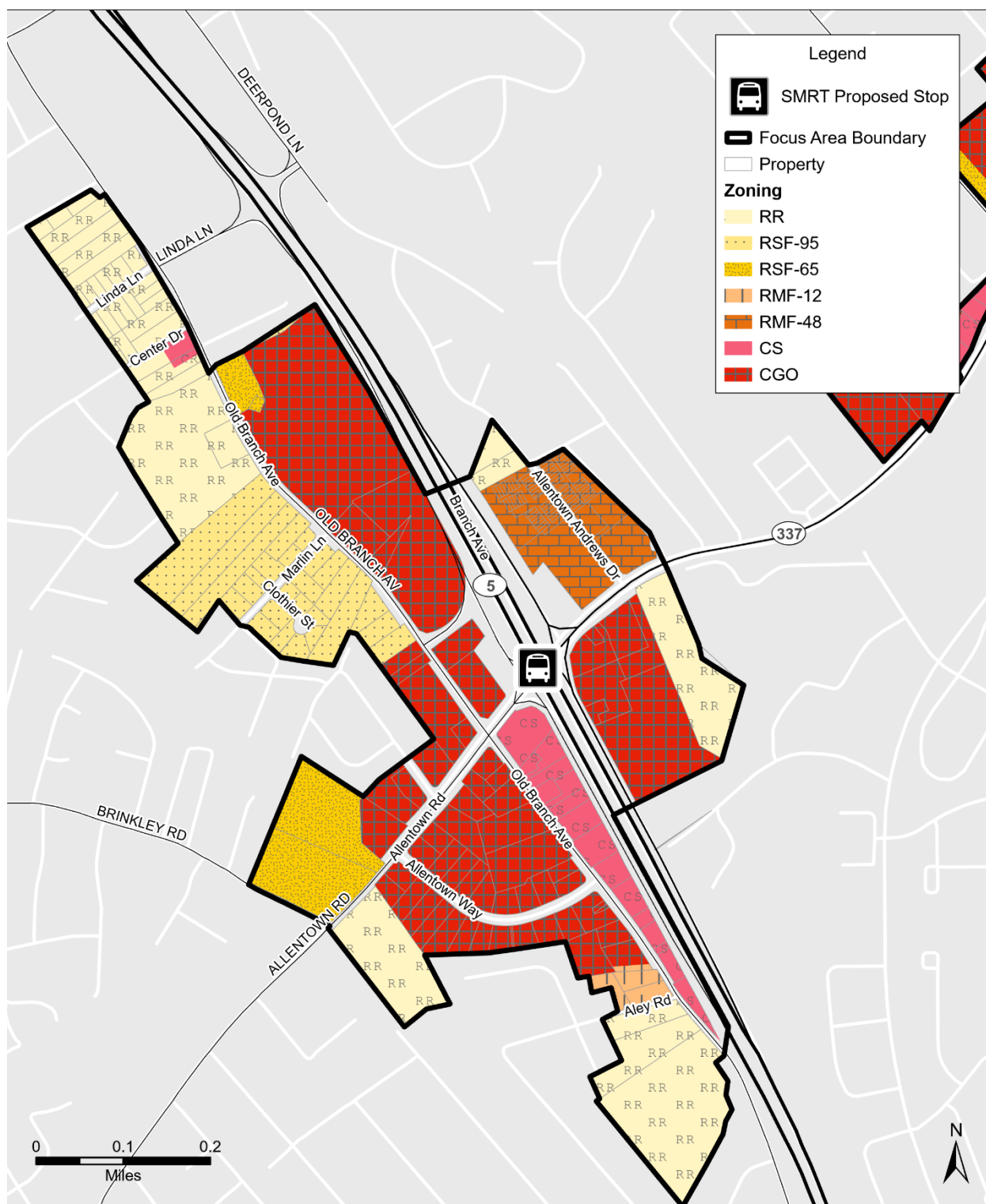
Camp Springs Focus Area

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

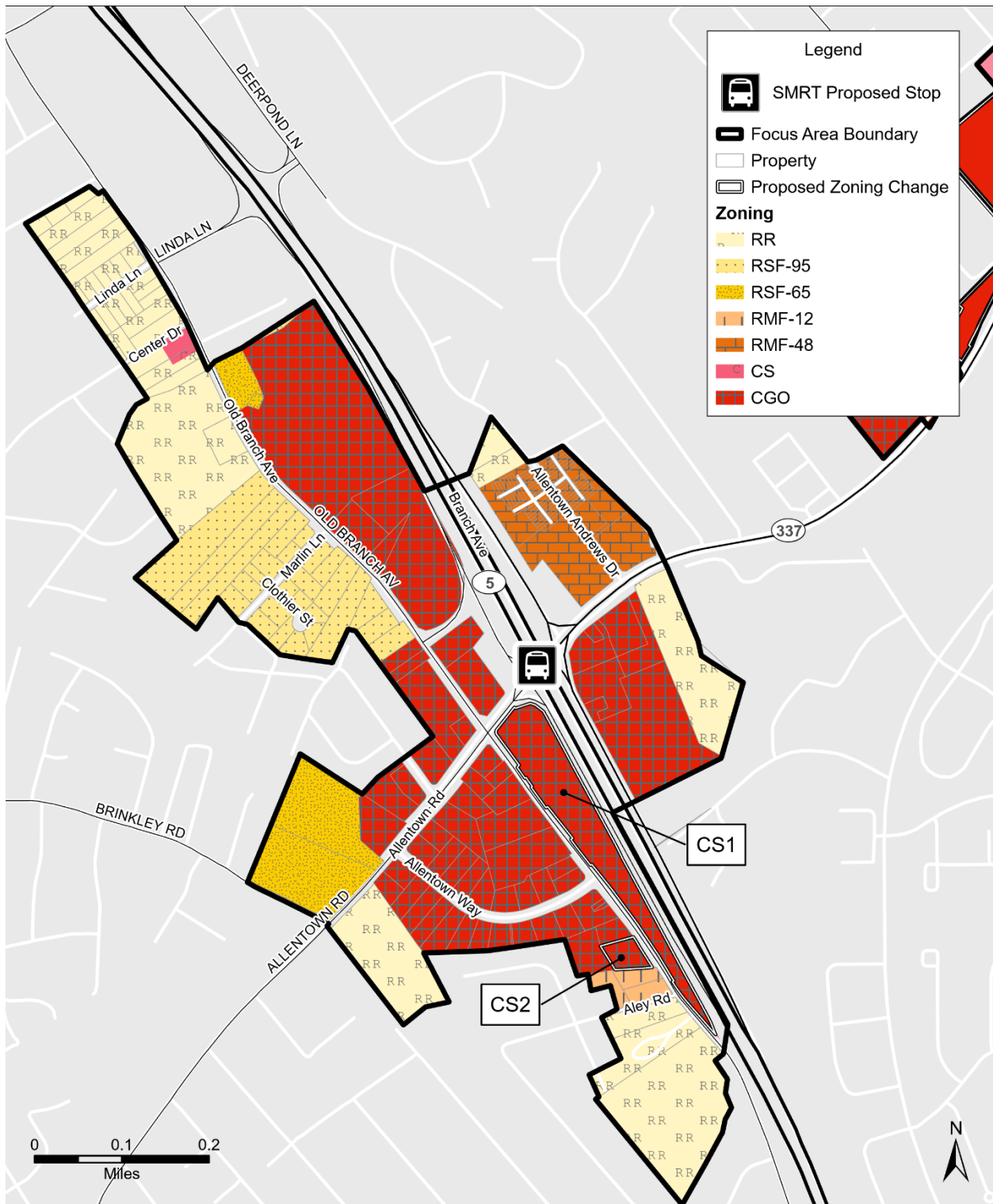
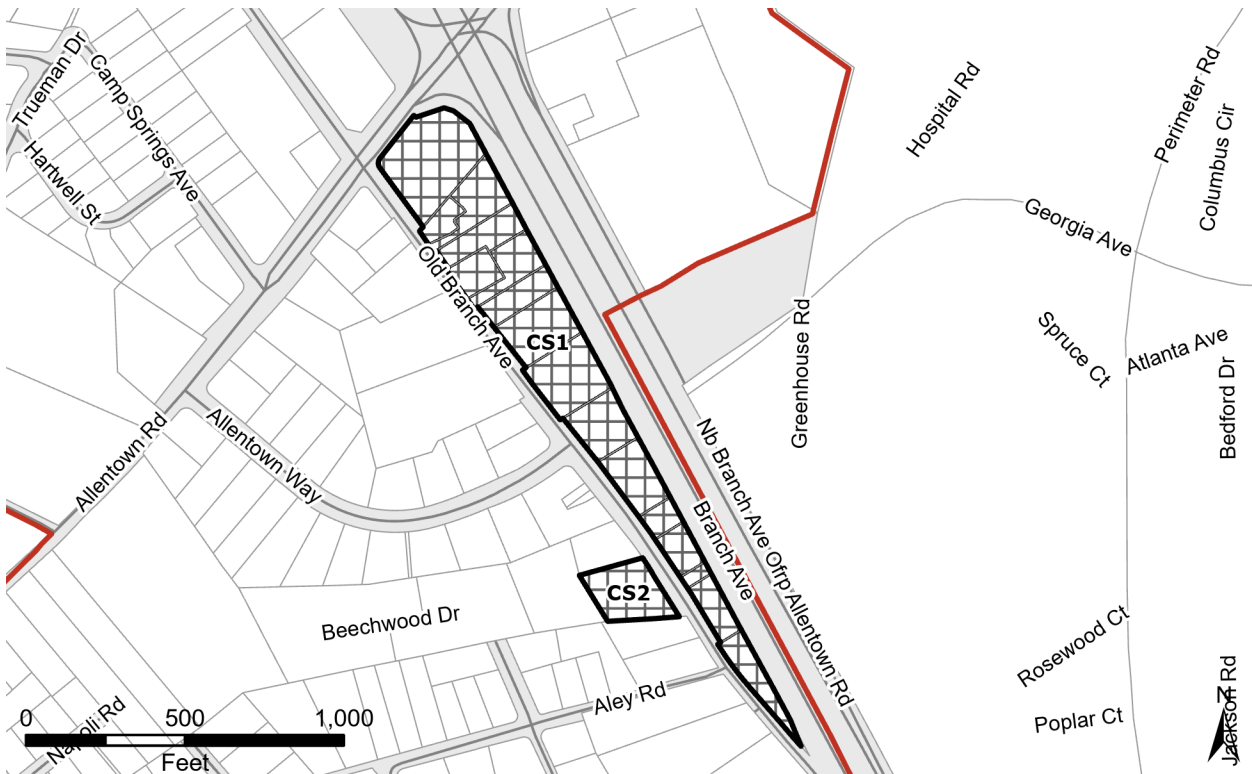
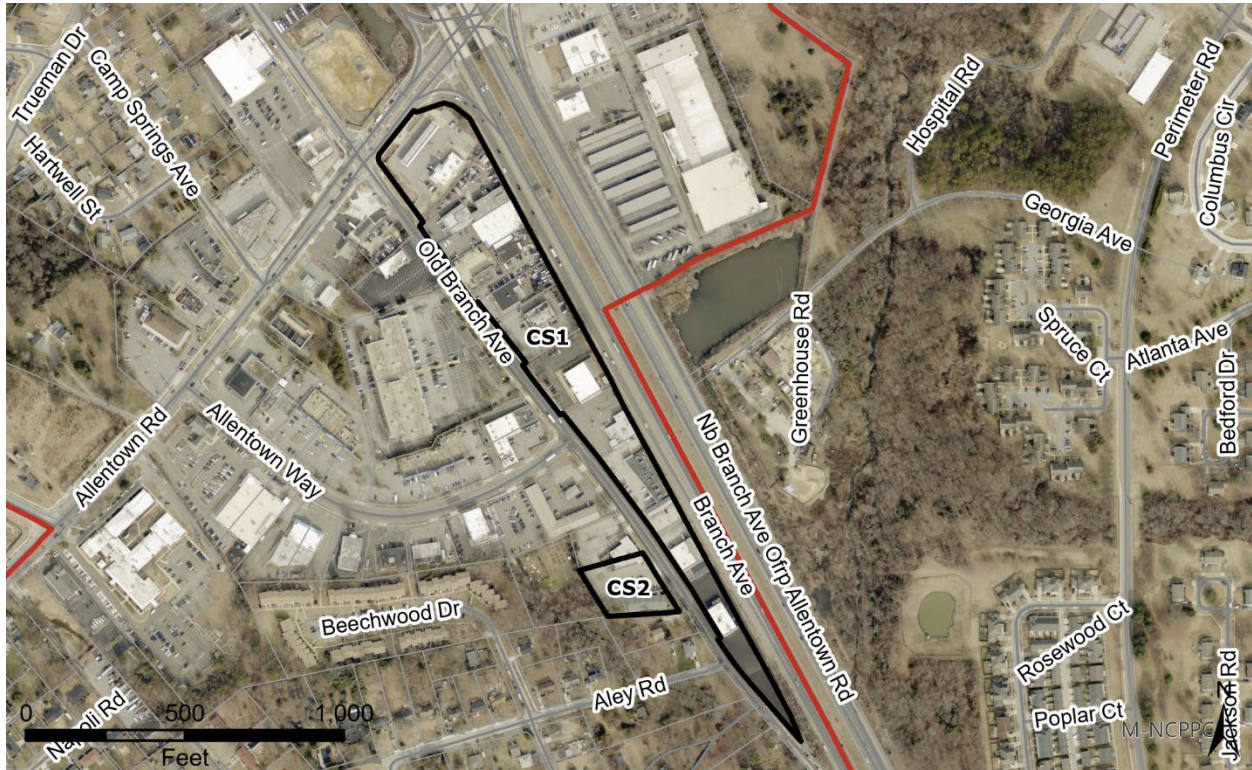


Table 6. Camp Springs Focus Area Zoning Change Inventory

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



[illegible]

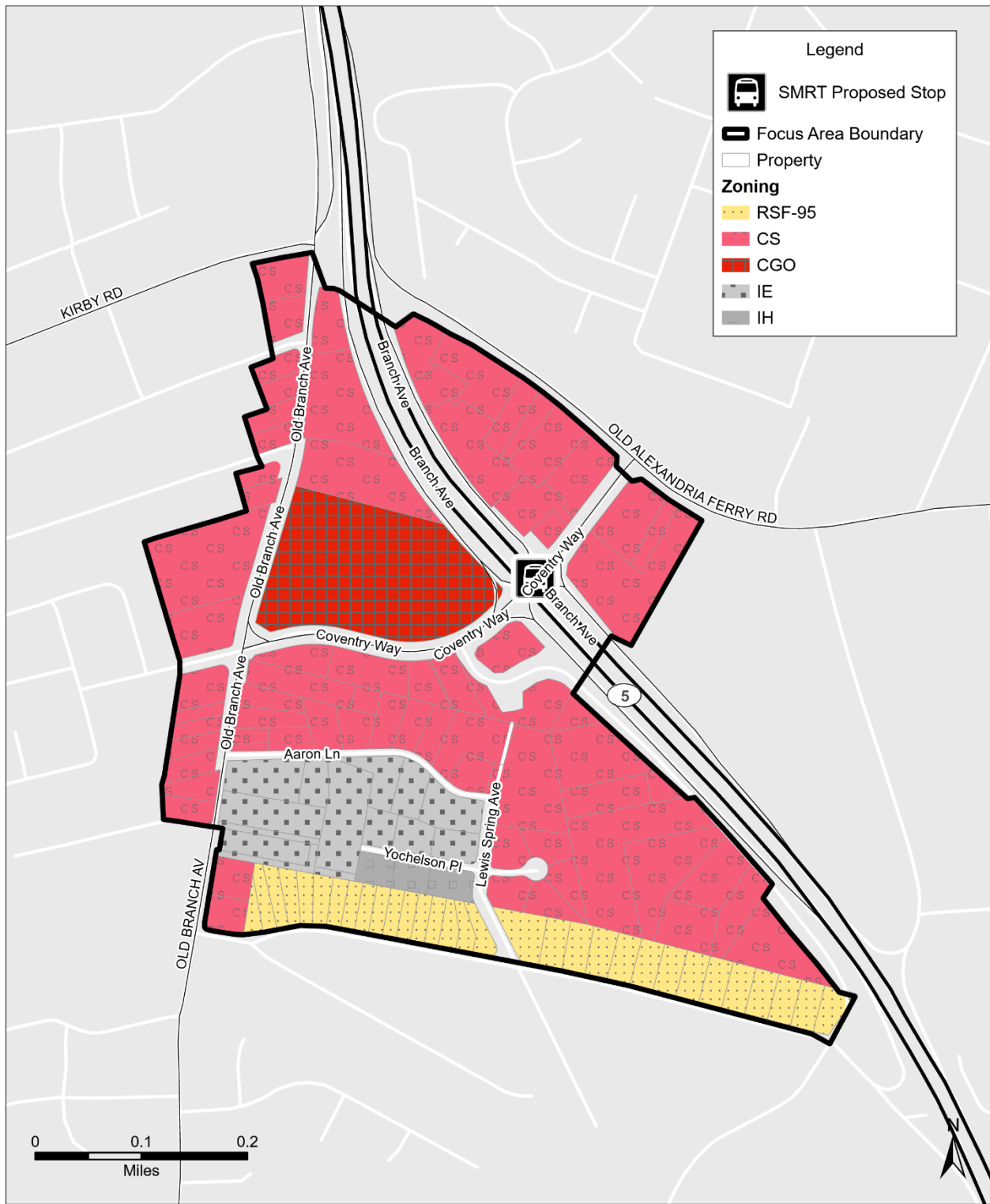
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CS 2	RMF-12, CGO	CGO	No specific language provided	0.18 Acres	Camp Springs	209SE05, 209SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential Mixed Use			No			
<u>Justification:</u> 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.						
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

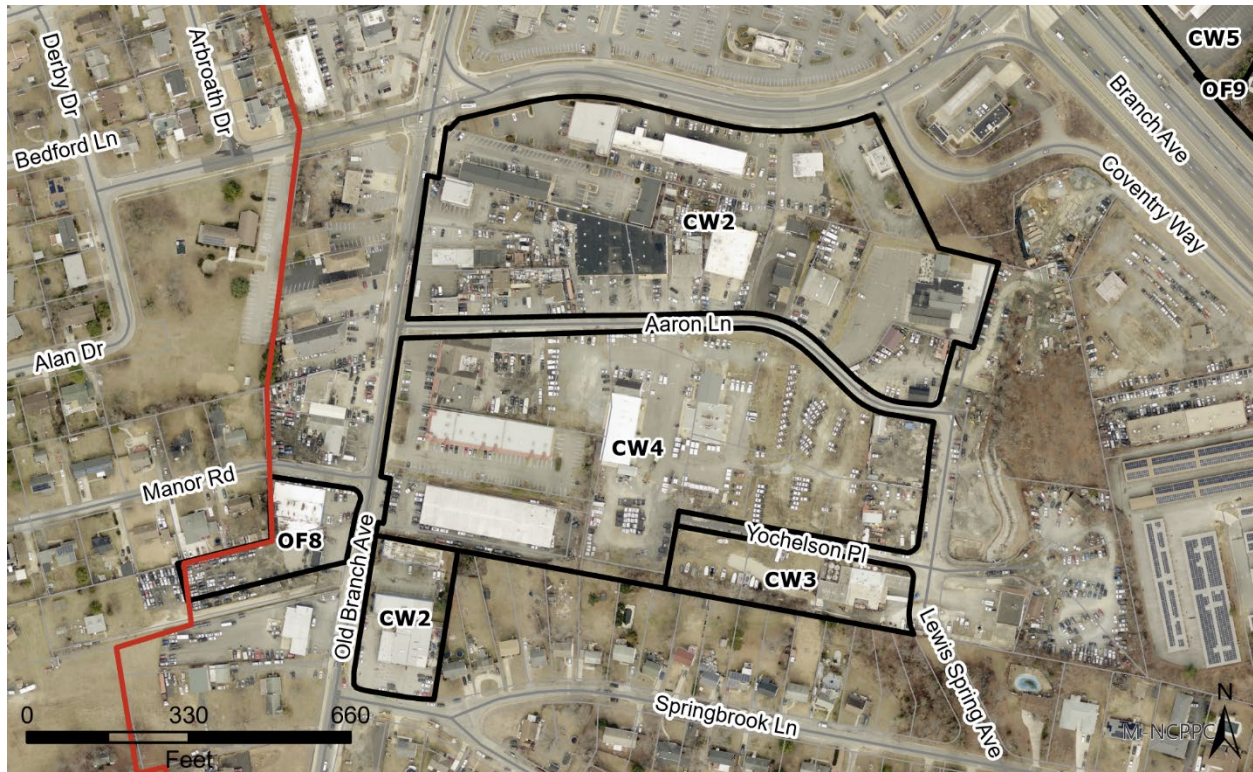
[illegible]

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



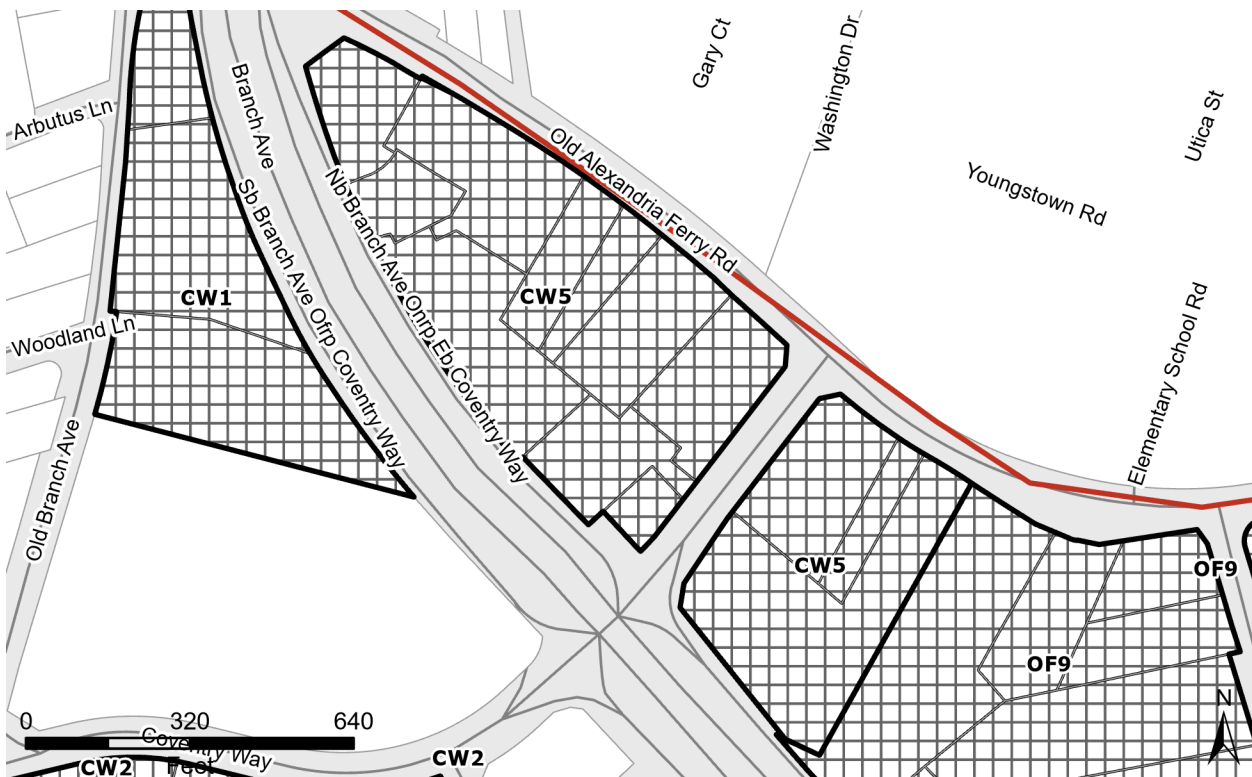
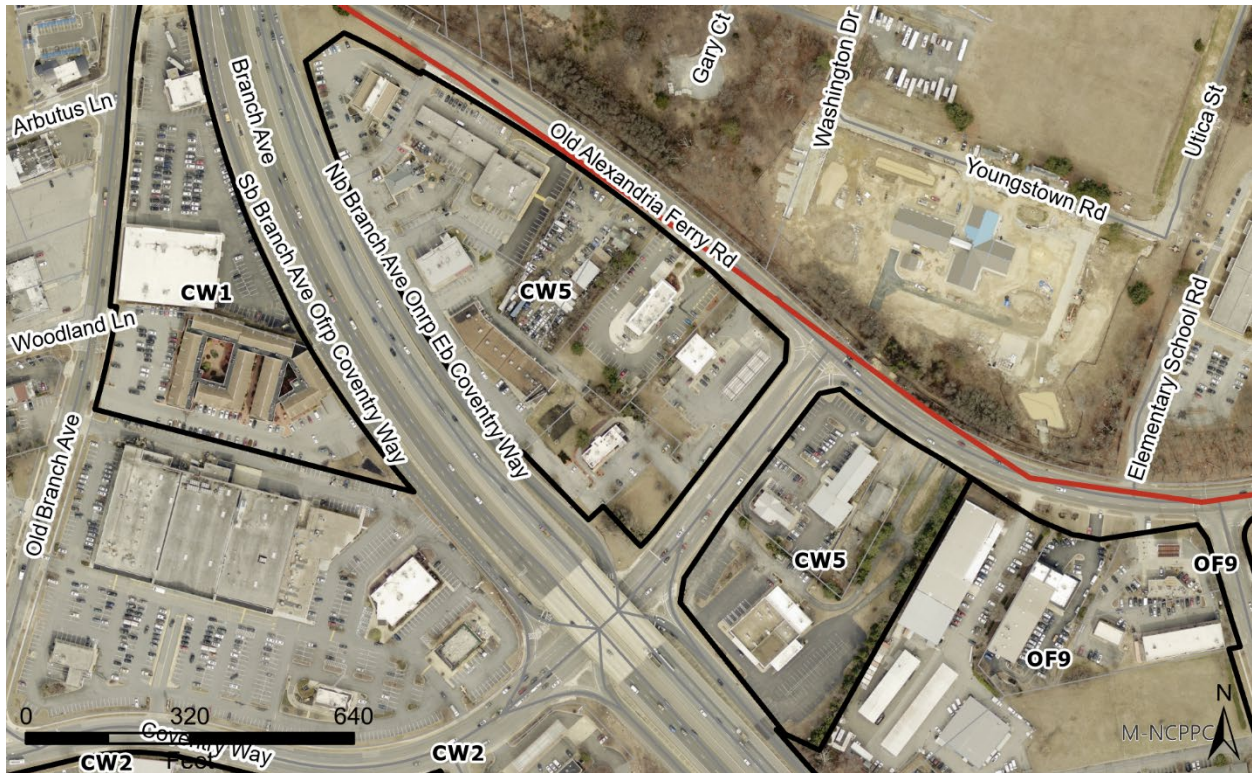


[illegible]

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			
<u>Justification:</u> 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 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



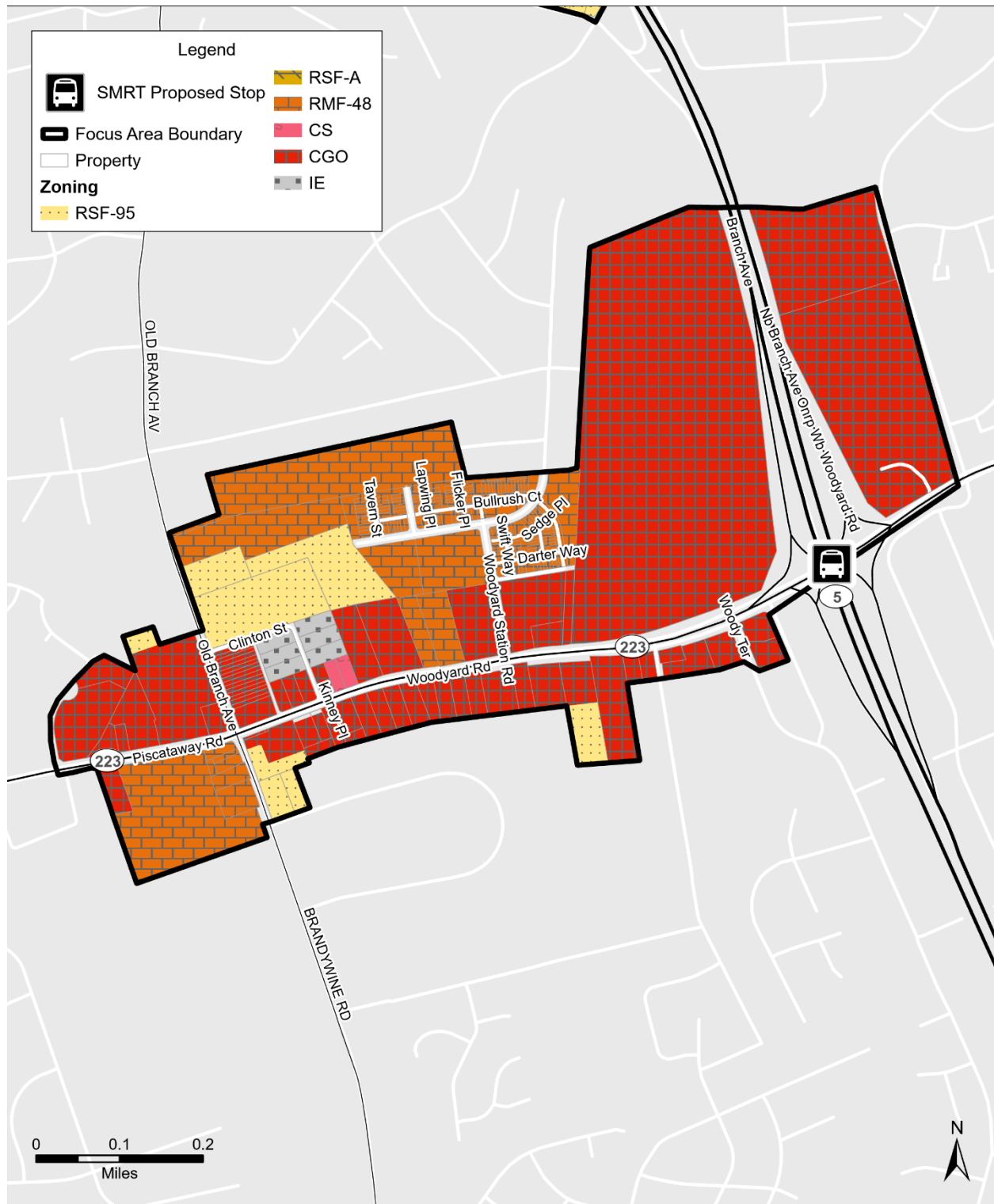
[illegible]

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

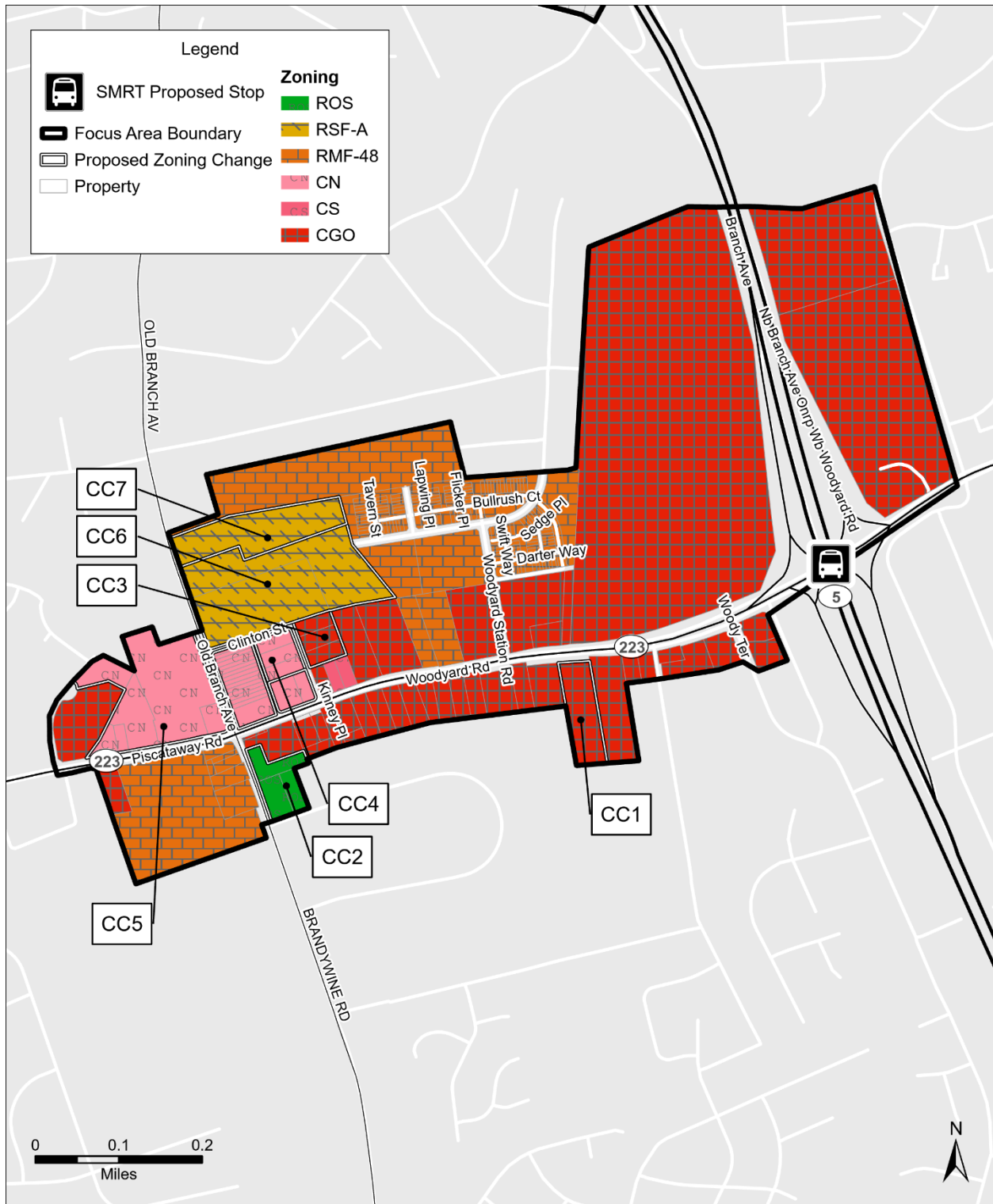
Map 17. Proposed Zoning Changes, Clinton Commercial Core

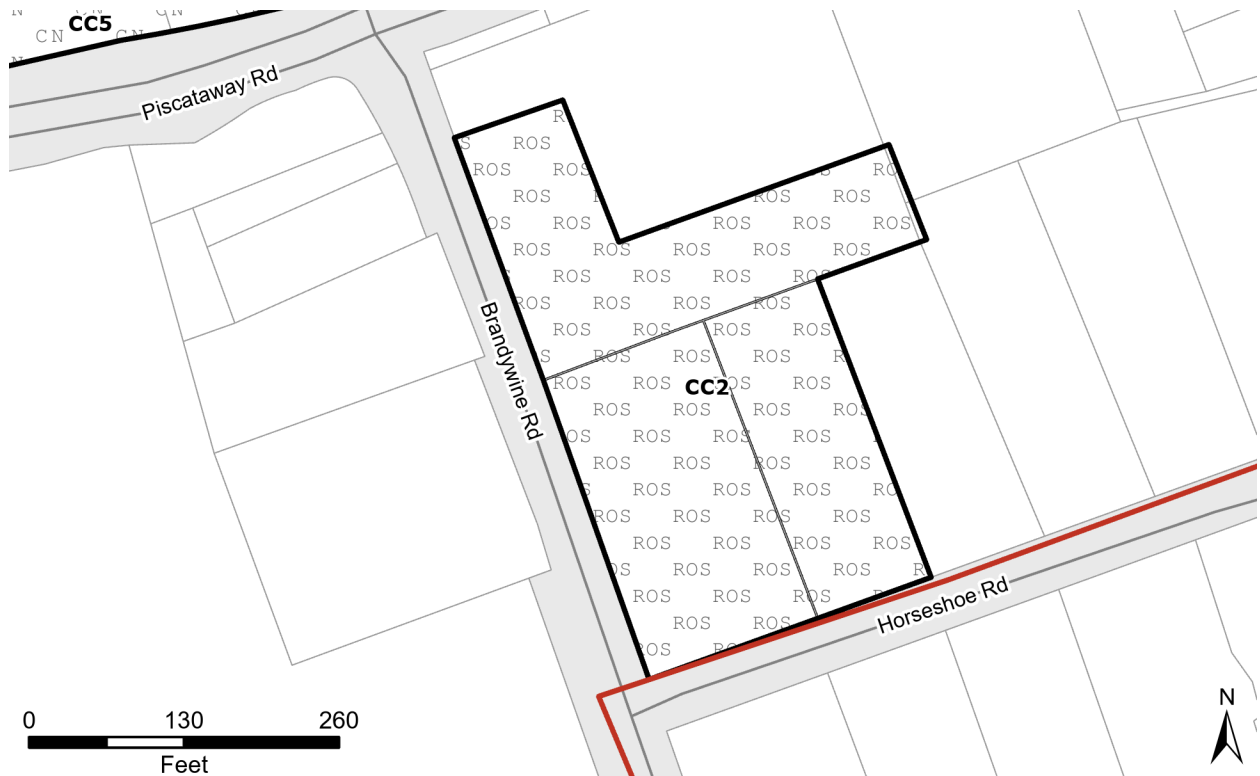
Table 8. Clinton Commercial Core Focus Area Zoning Change Inventory

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

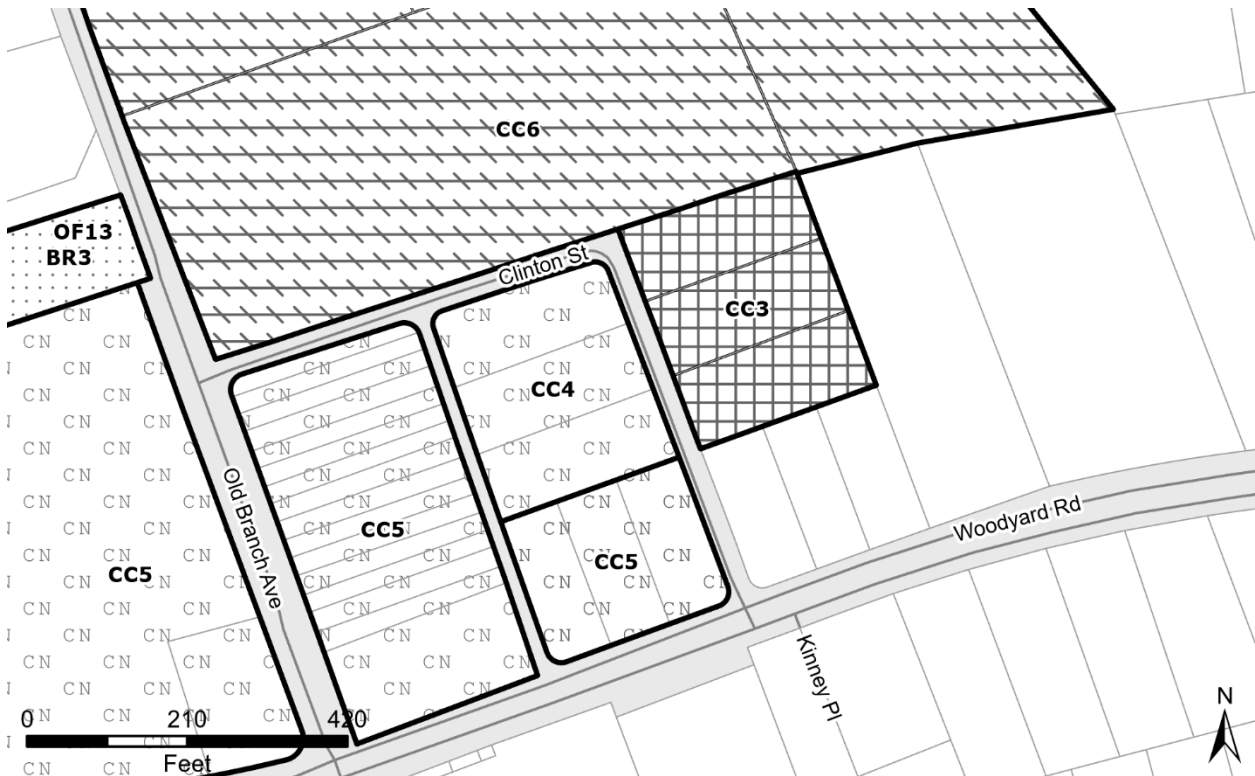
Zoning Change 16 (CC 1): RSF-95 to CGO



Zoning Change 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			
<u>Justification:</u> 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	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			
<u>Justification:</u> 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	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			
<u>Justification:</u> 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



Page | 78



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			
<u>Justification:</u> 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						

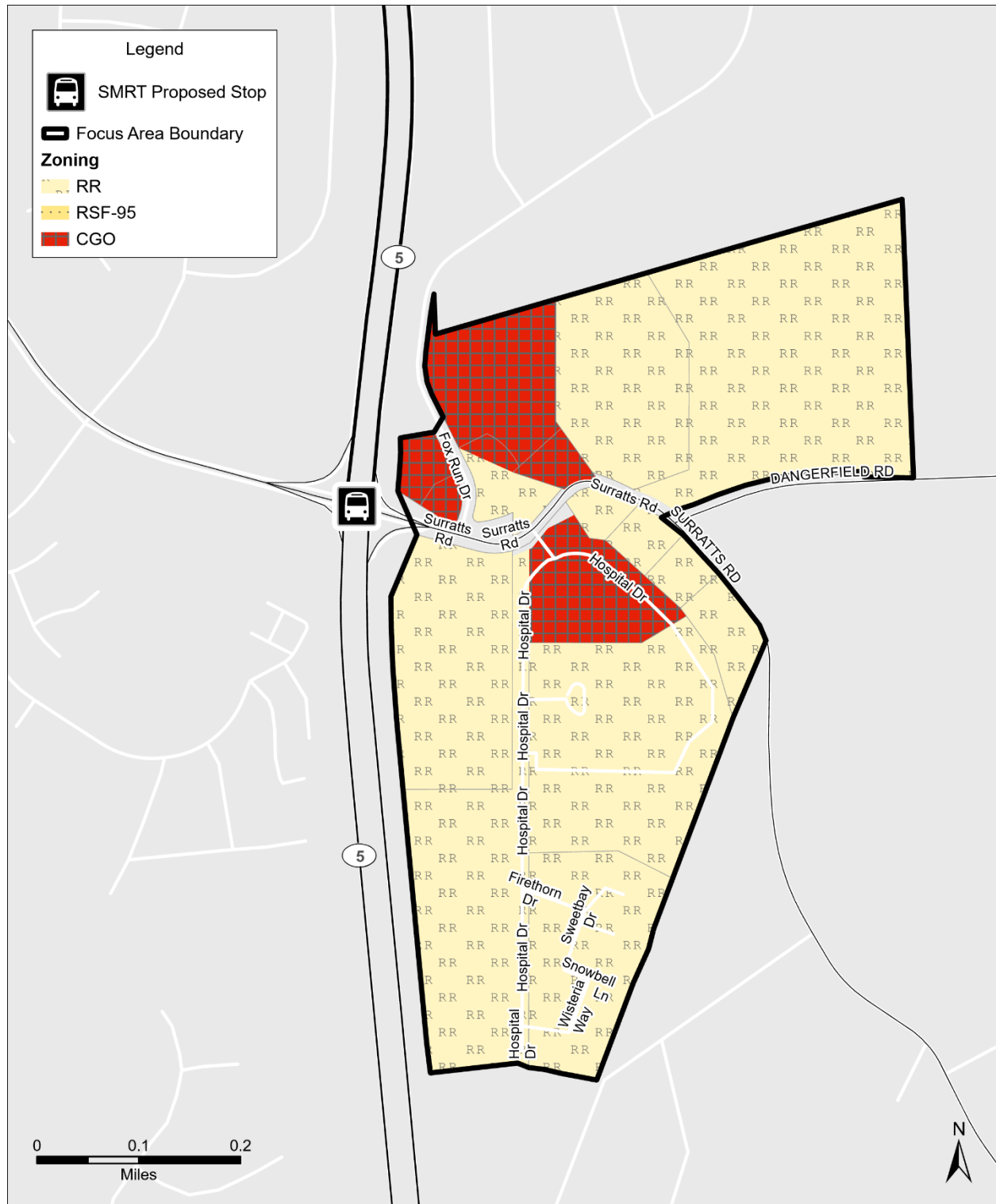
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
CC 7	RMF-48	RSF-A	"Designate property north of the recommended Residential – Medium High as Residential – Medium" (p. 96)	5.57 Acres	Clinton Commercial Core	211SE06, 212SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential – Medium			Yes			
<u>Justification:</u> 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

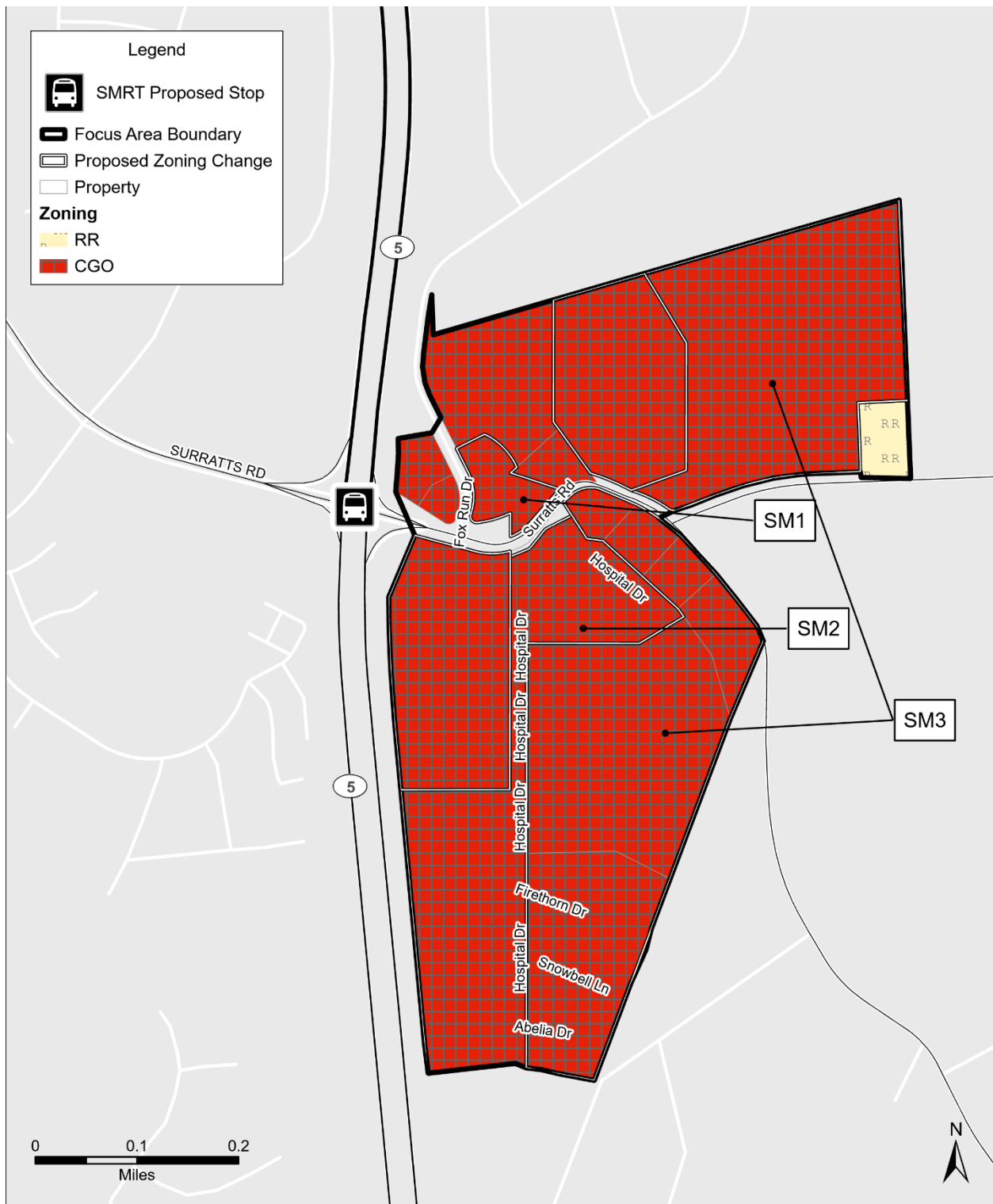
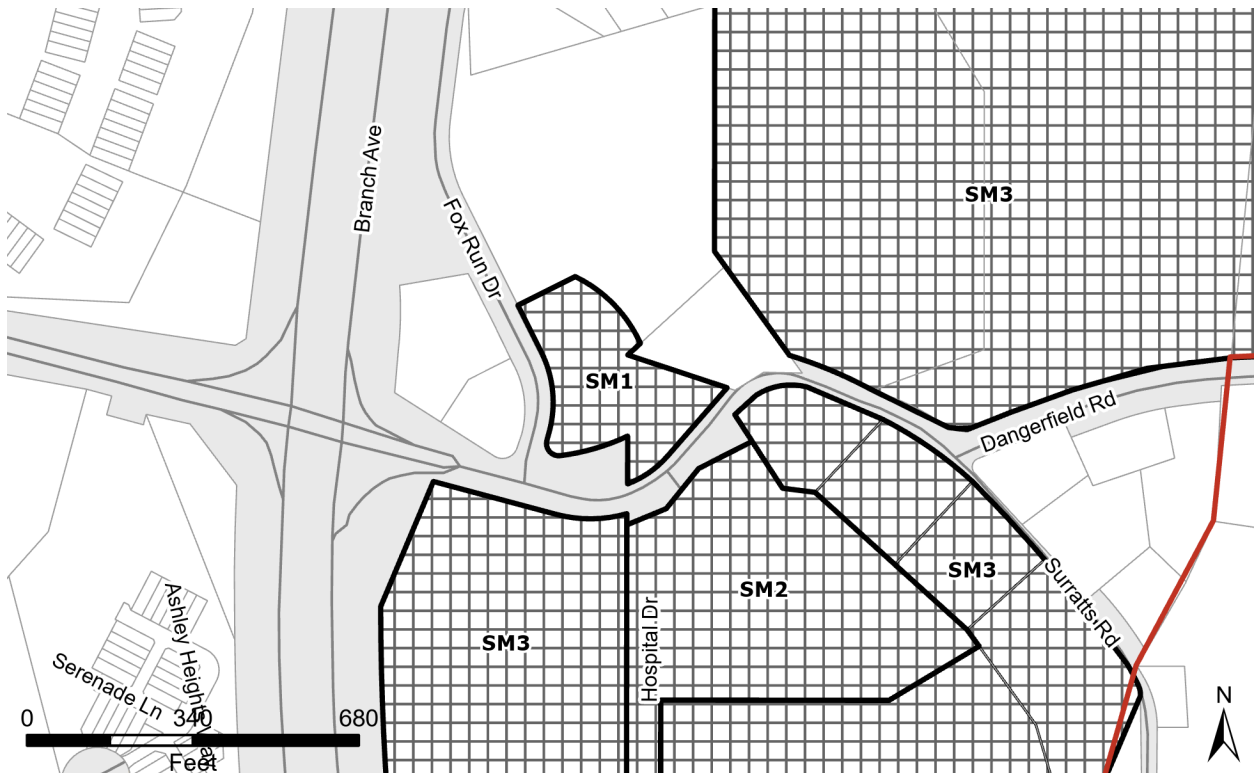
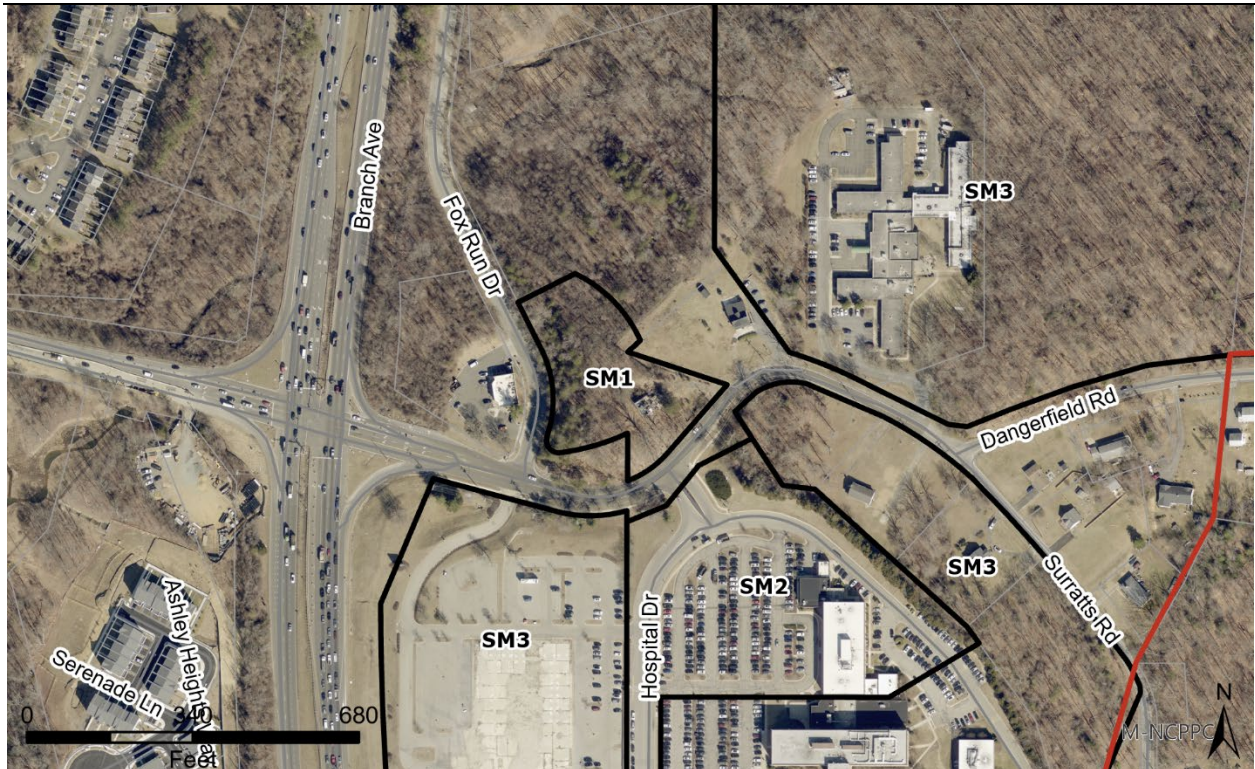


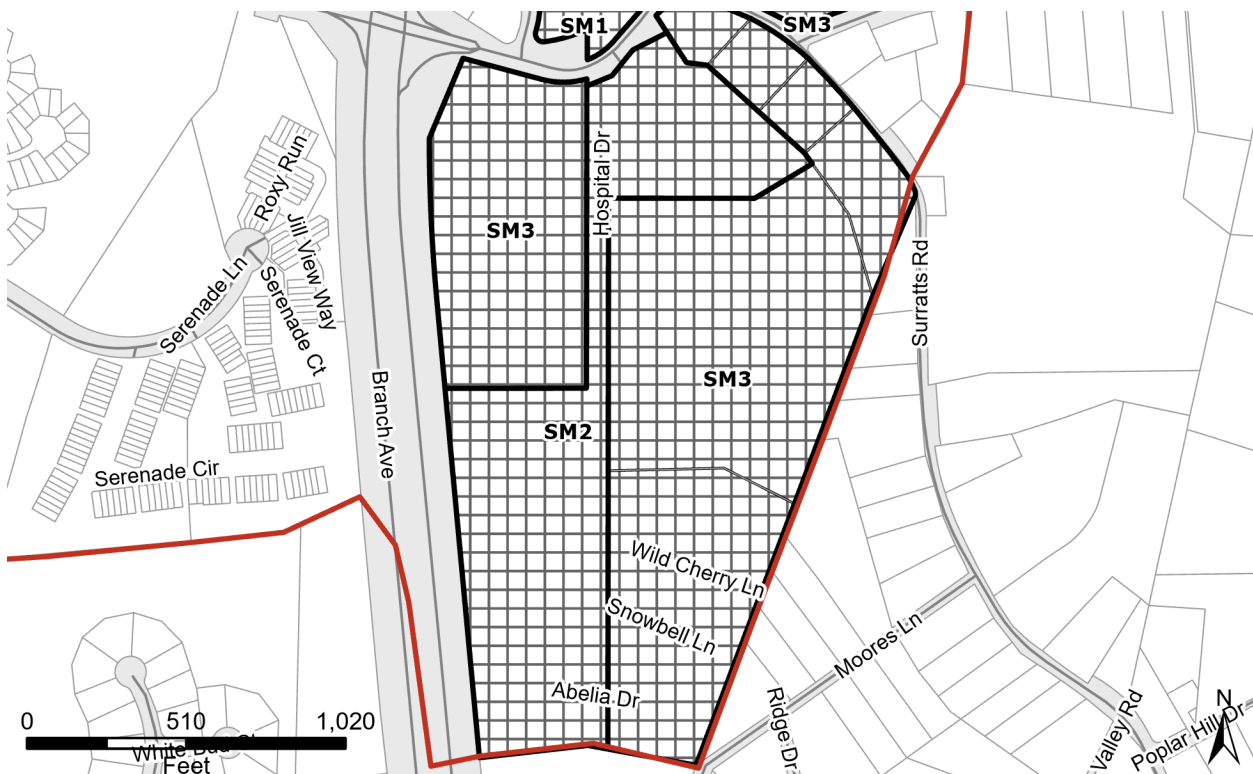
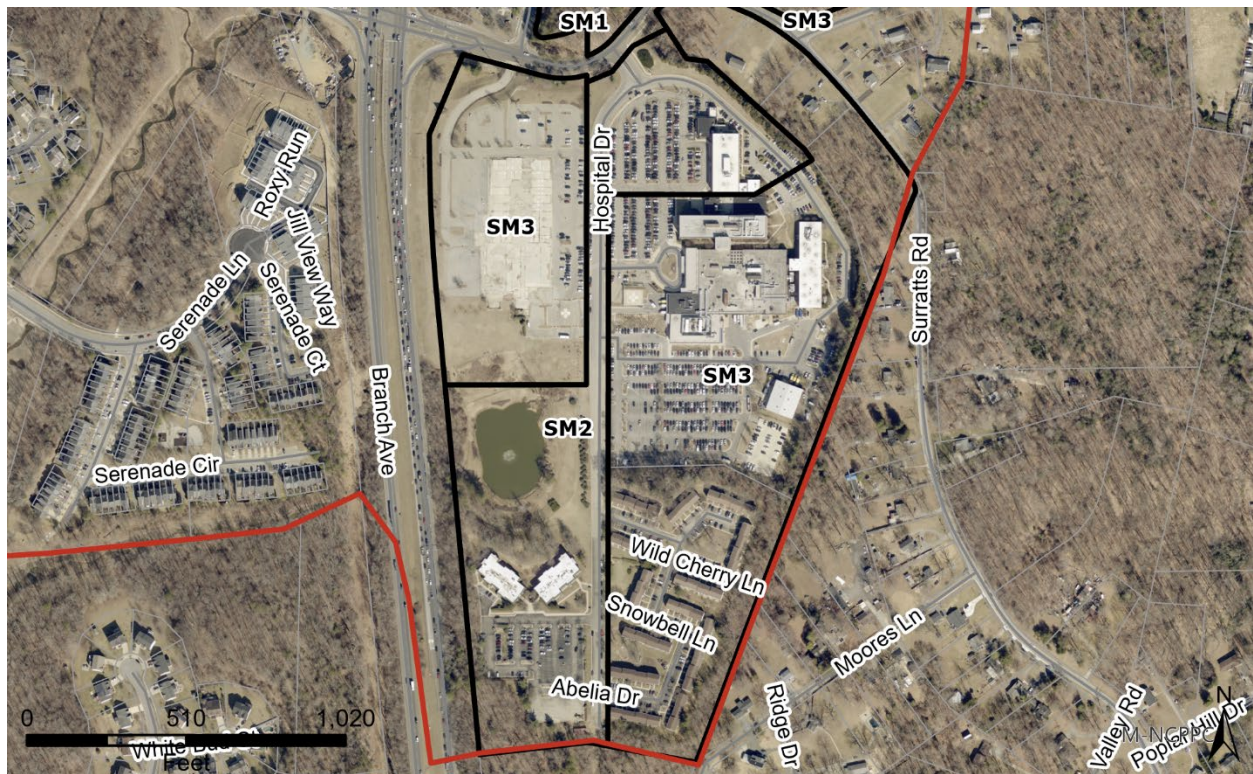
Table 9. Southern Maryland Hospital Focus Area Zoning Change Inventory

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

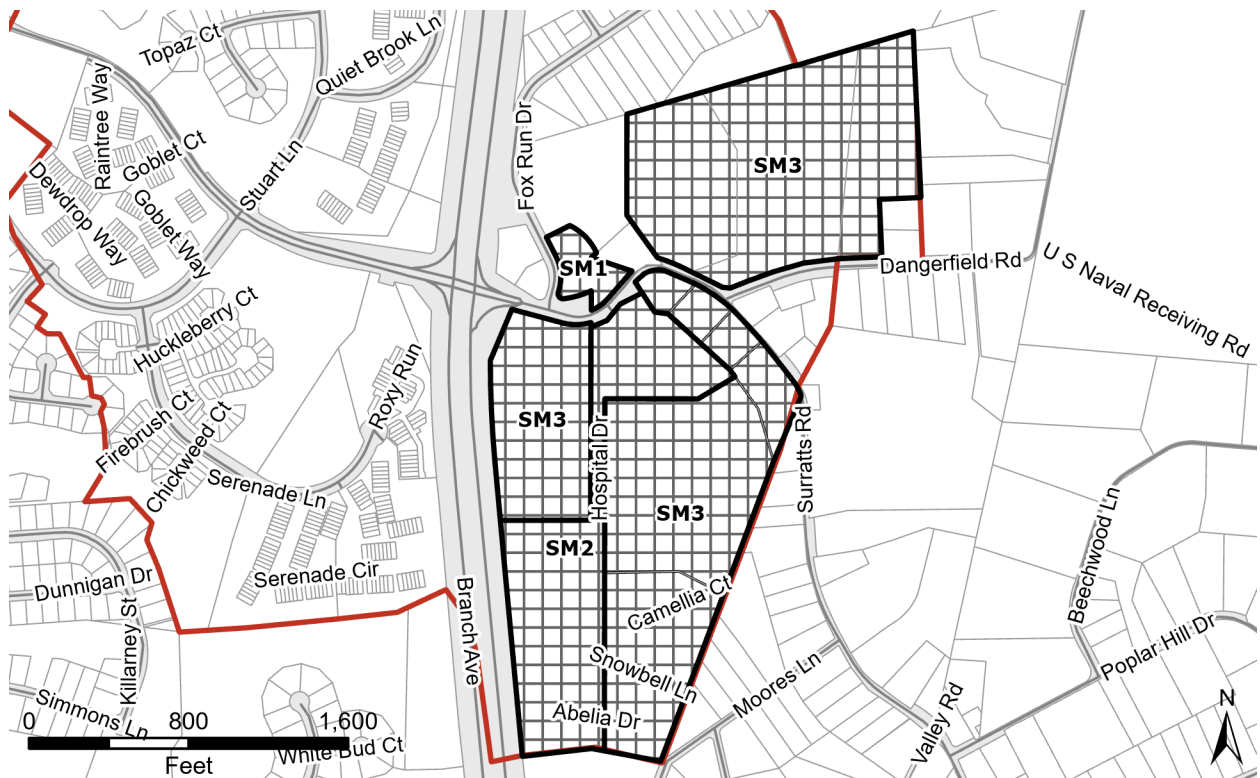
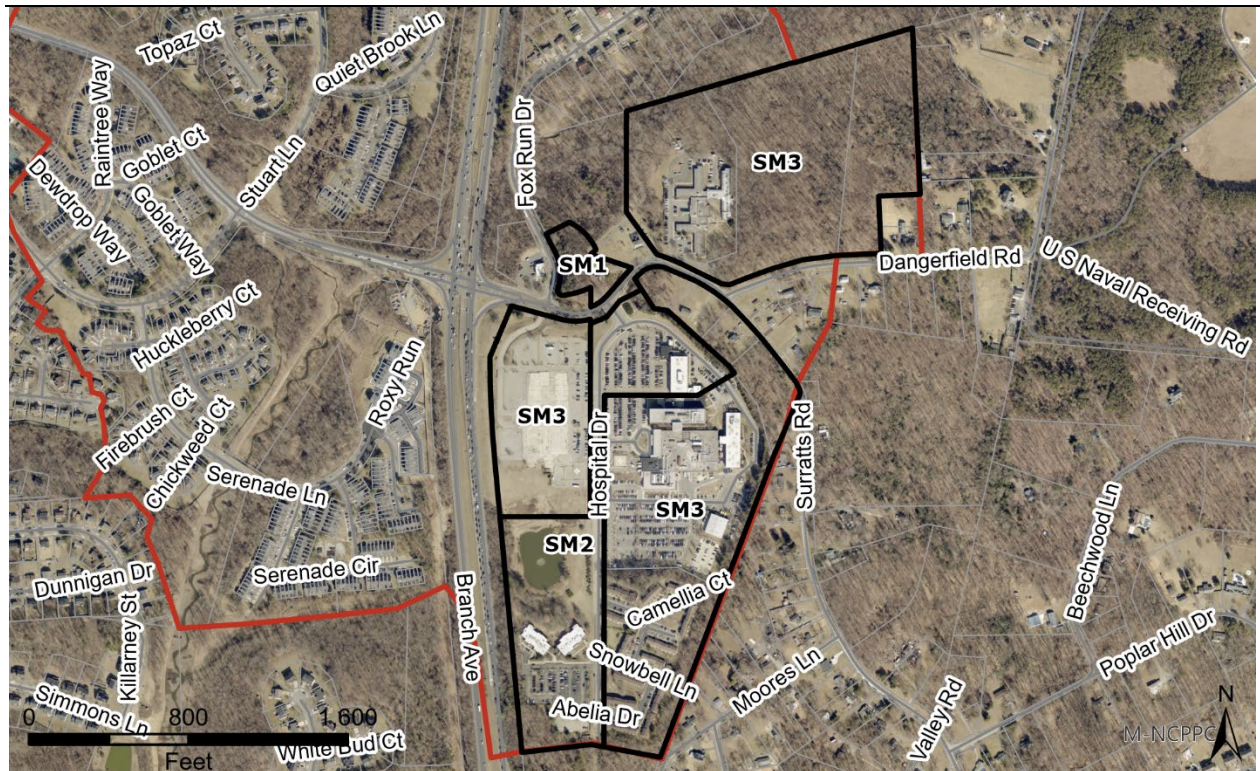


Zoning Change 24 (SM 2): RR to CGO



5523975, 5524707

Zoning Change 25 (SM 3): RR to CGO

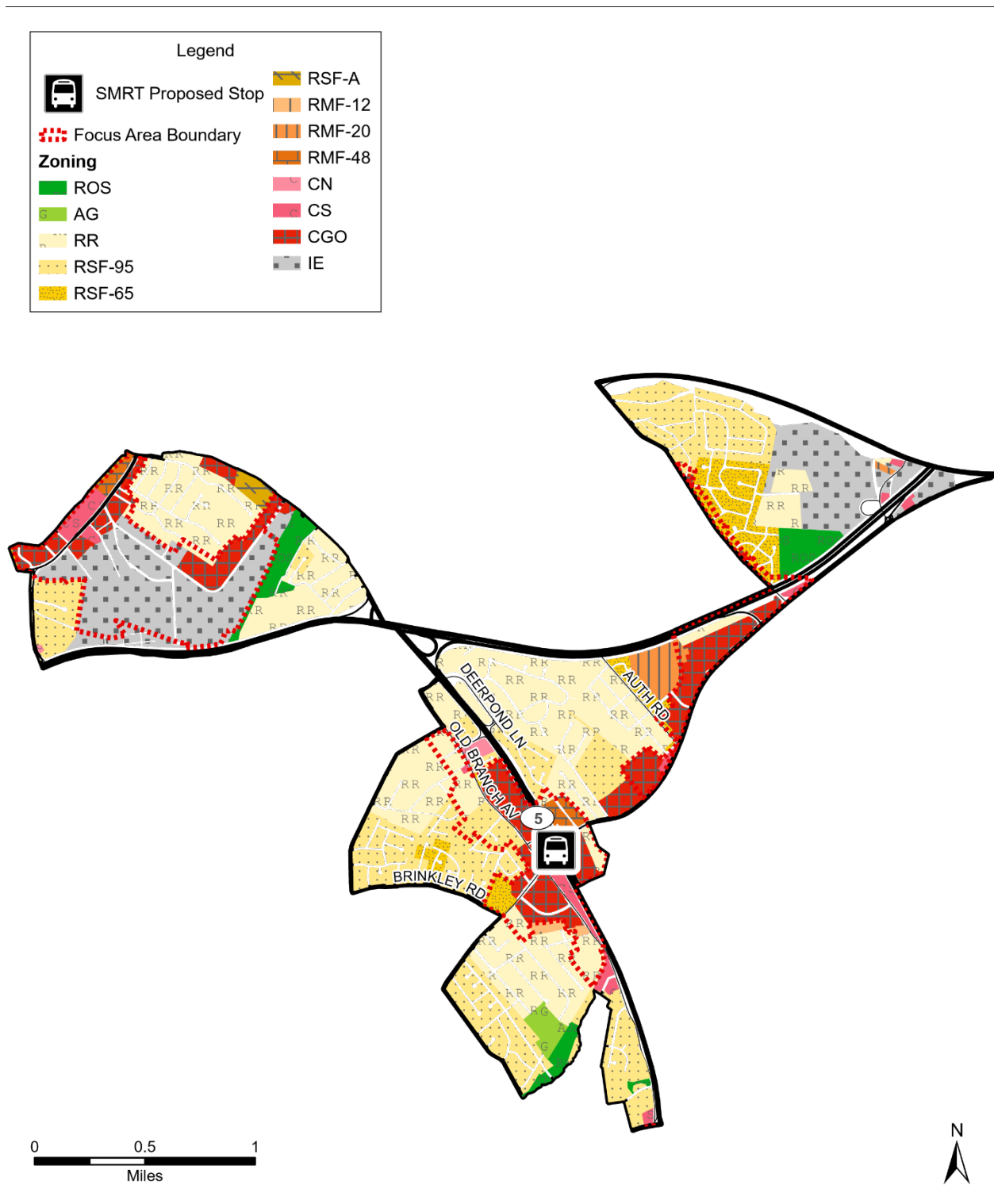


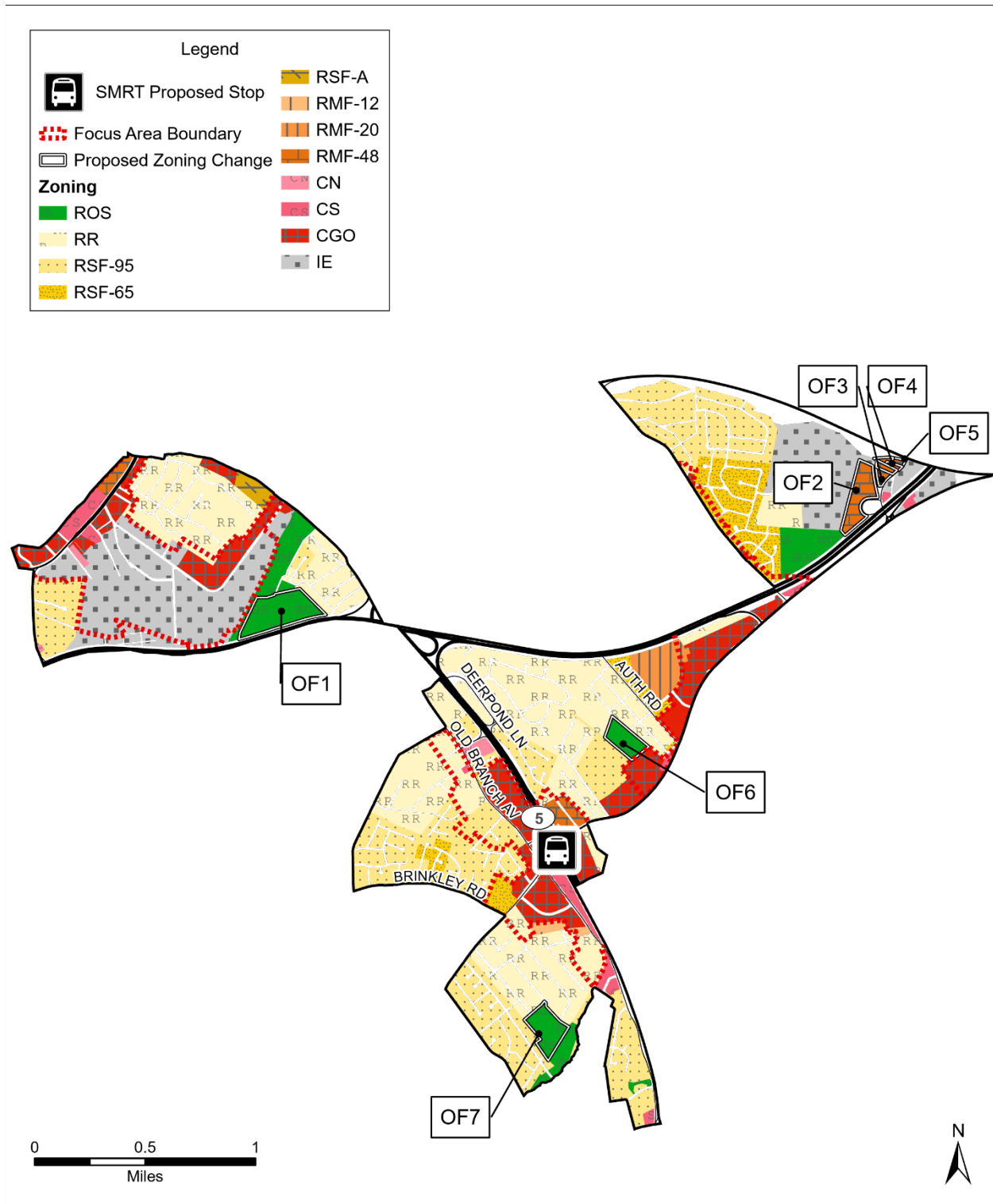
Outside Focus Areas

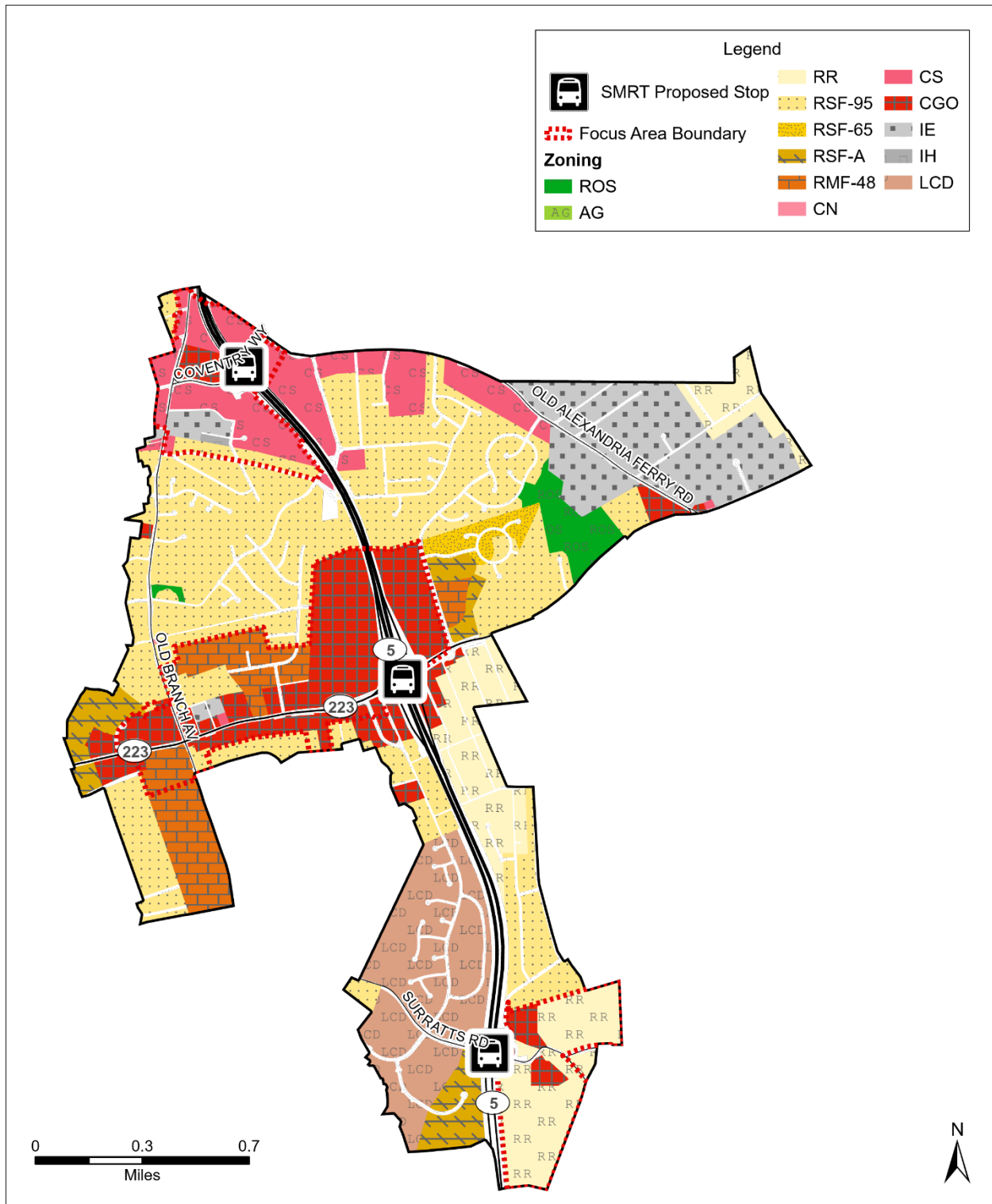
Guidance for properties throughout the SMA area that are not under an approved land use recommendation is drawn from the sector plan's future land use map. Staff analyzed the SMA area for discrepancies between the future land use map and the existing zone. If the sector plan is to be implemented effectively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

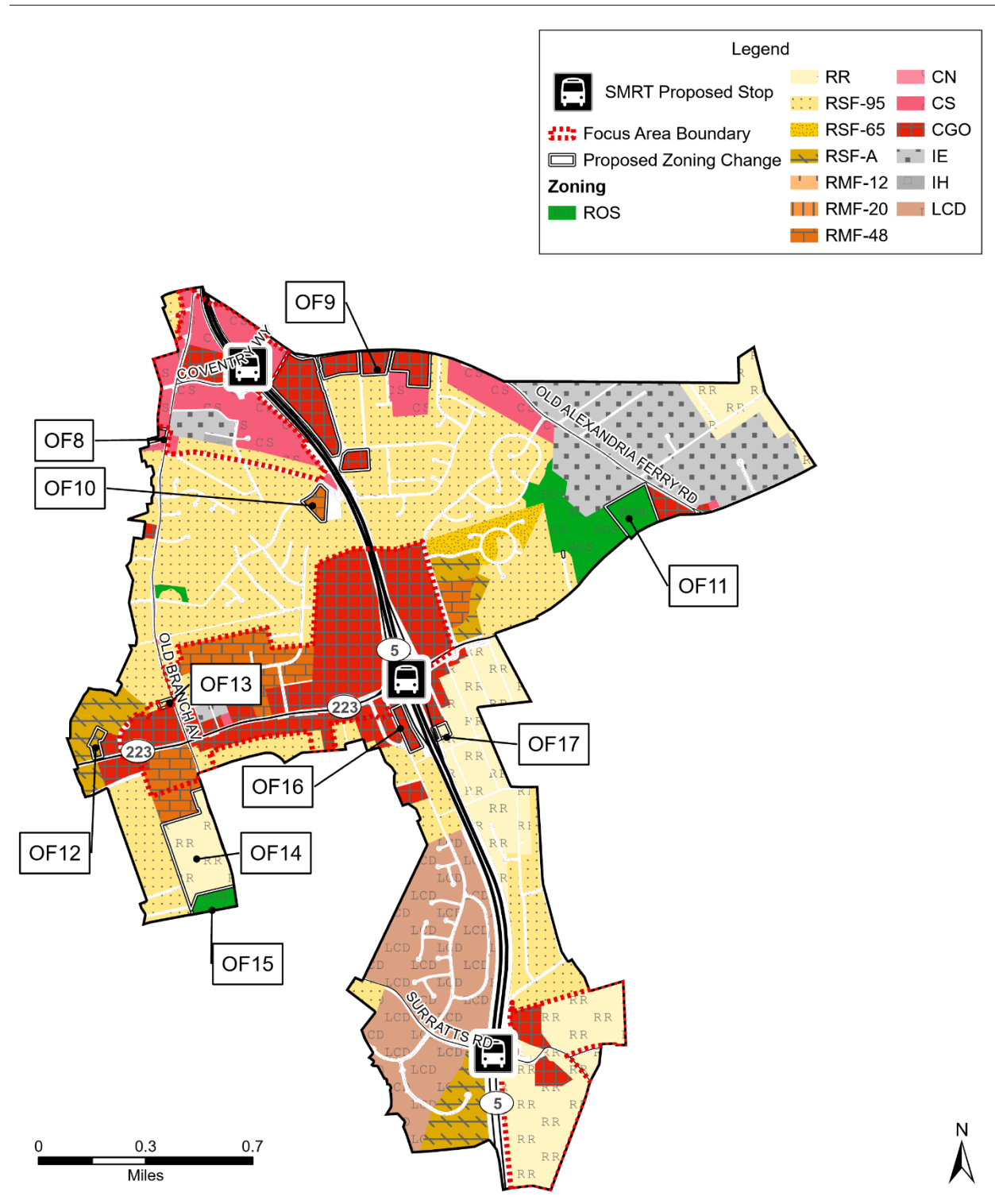
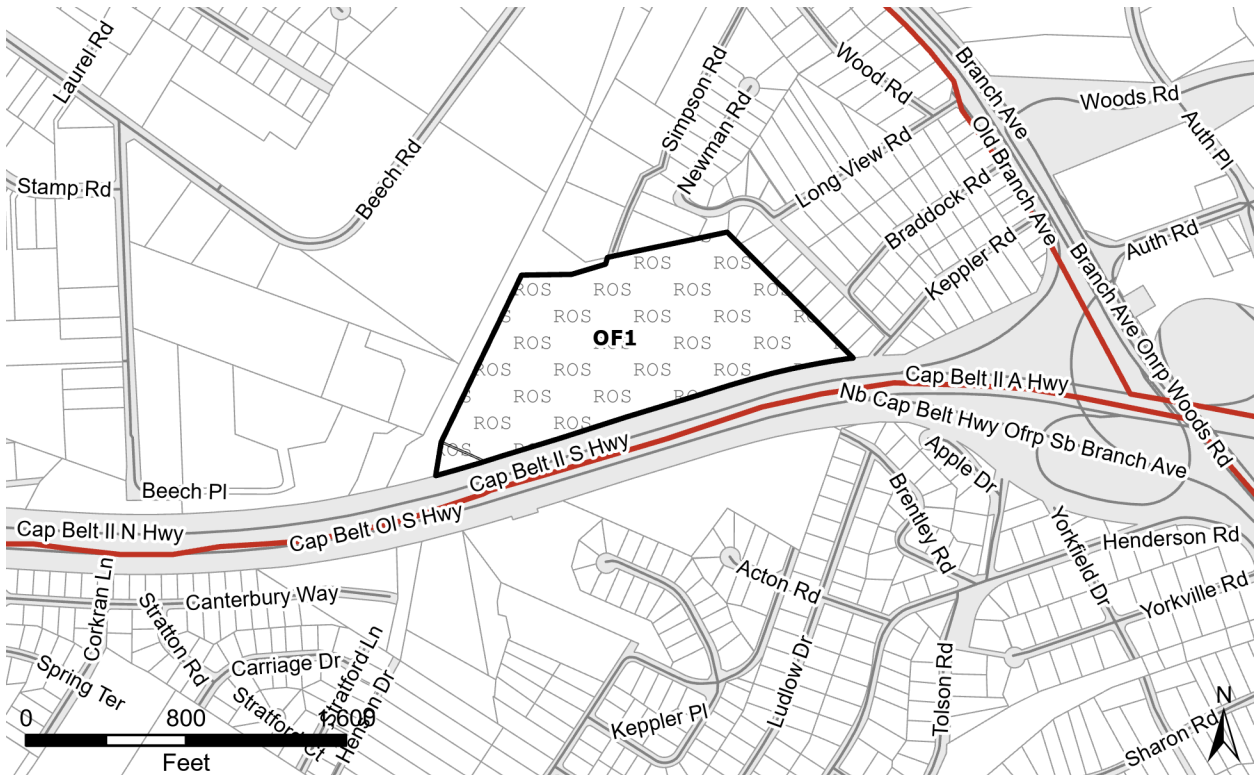
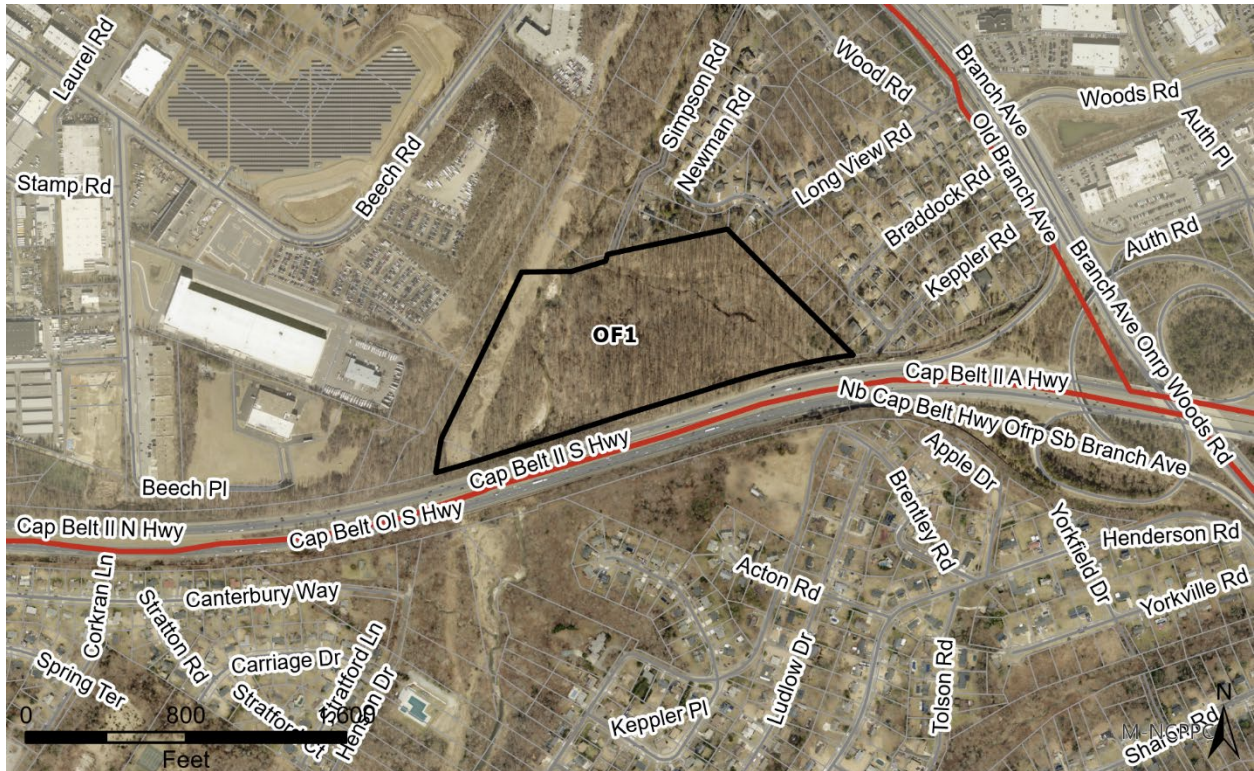
Map 23. Proposed Zoning Changes, Outside Focus Areas (South)

Table 10. Outside Focus Areas Zoning Change Inventory

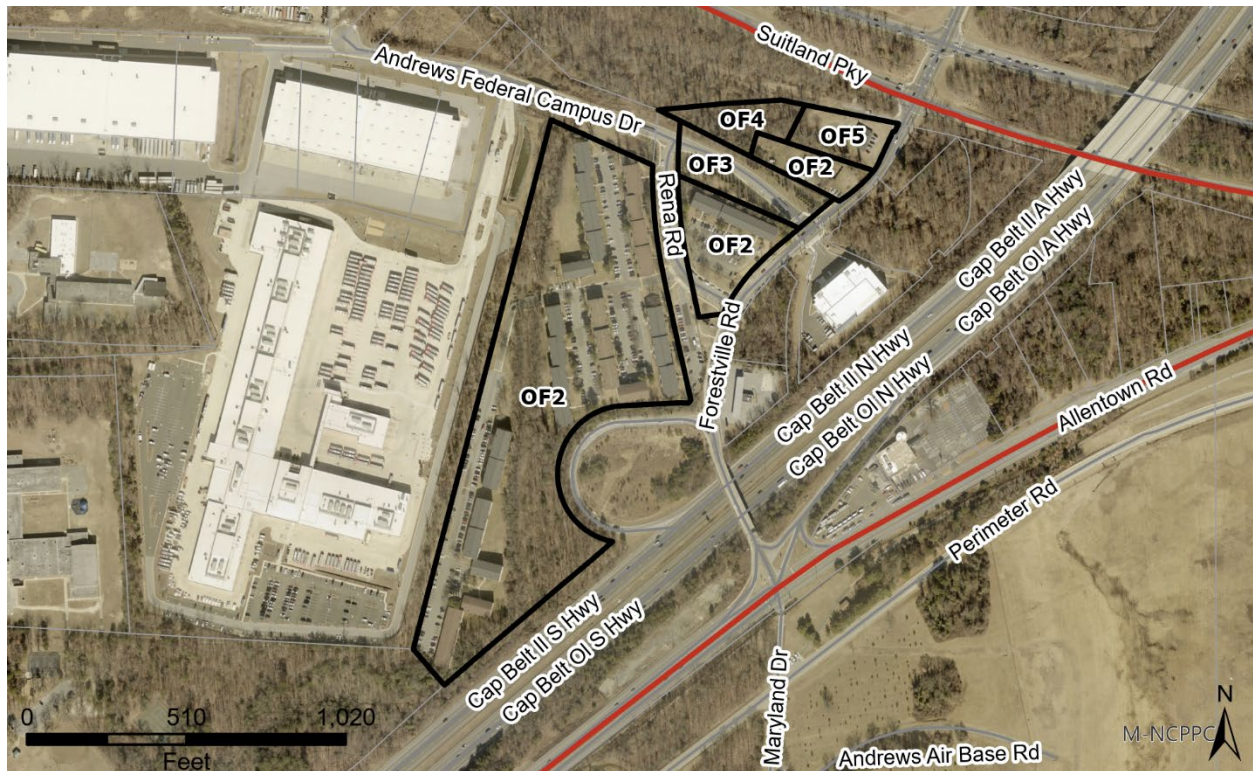
Zone Change #	Change	Area in Acres
OF 1	RR to ROS	29.32
OF 2	IE to RMF-48	19.54
OF 3	RMF-20 to RMF-48	1.64
OF 4	RR to RMF-48	1.01
OF 5	CS to RMF-48	0.95
OF 6	RR to ROS	11.55
OF 7	AG to ROS	15.75
OF 8	IE to CS	1.00
OF 9	CS to CGO	43.47
OF 10	RSF-95 to RMF-48	3.48
OF 11	RSF-95, CGO to ROS	10.00
OF 12	CGO 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

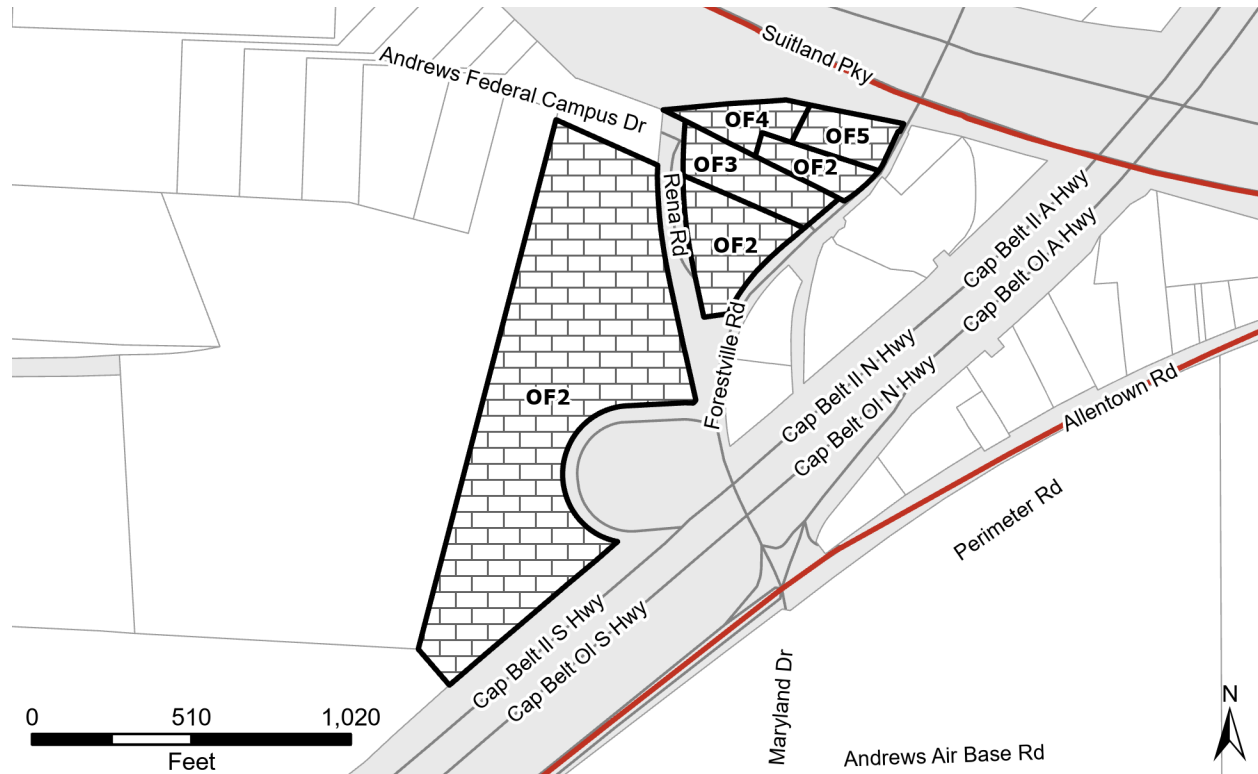
OF 17	CGO, RR to RR	0.21
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Zoning Change 26 (OF 1): RR to ROS



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			
<u>Justification:</u> 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						





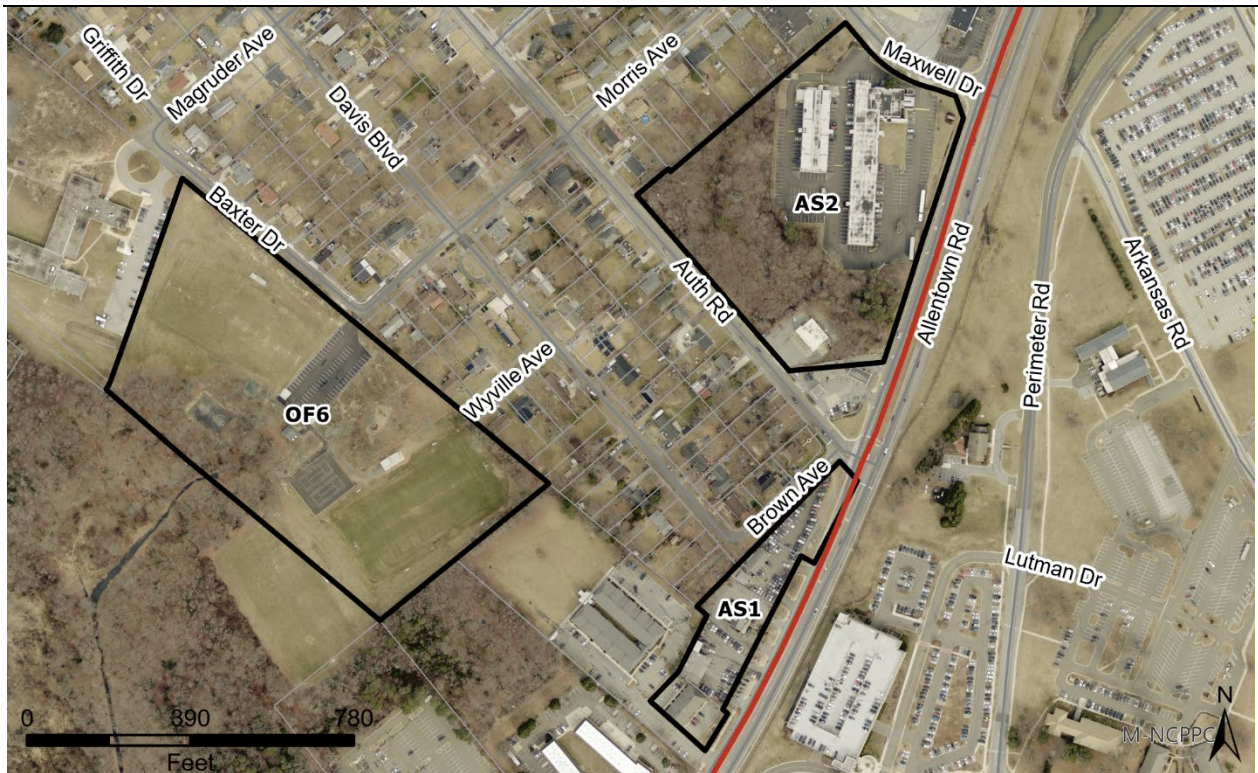
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 2	IE	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	19.54 Acres	Outside Focus Area	206SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			Yes			
<u>Justification:</u> 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	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			
<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.						
Tax Account						
0627786						

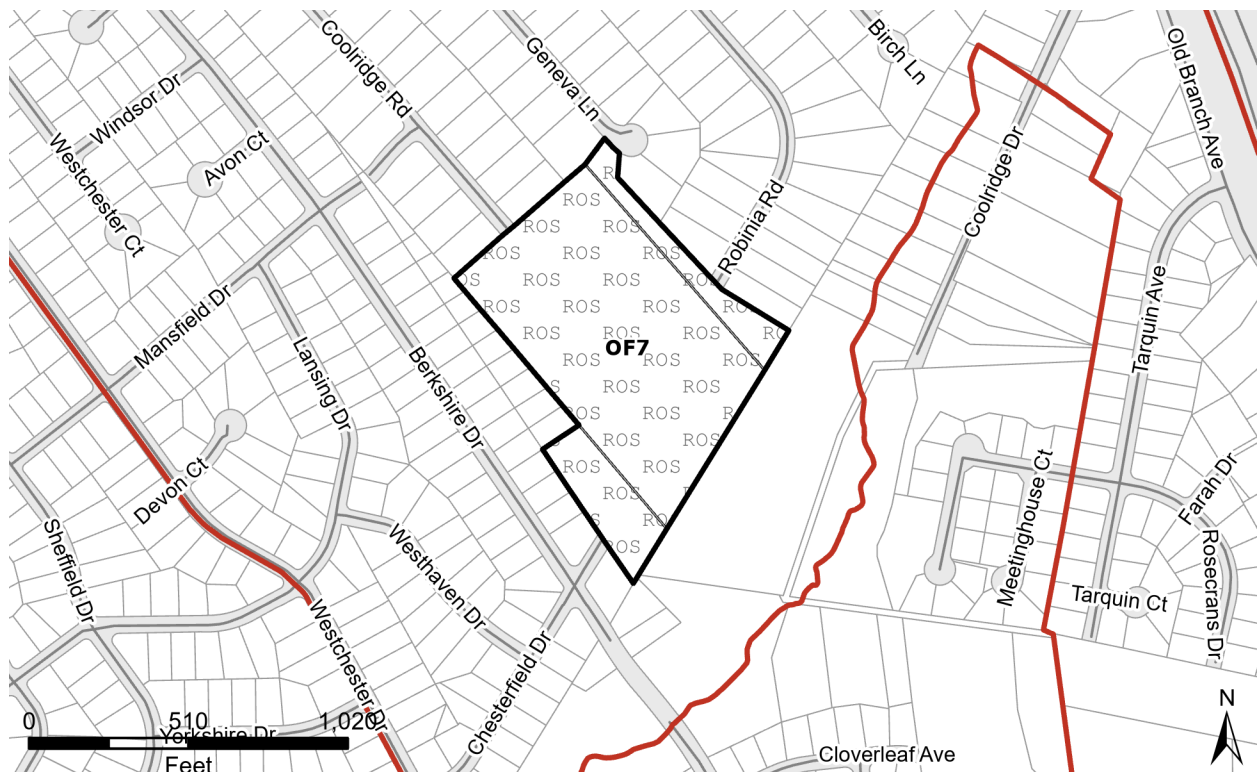
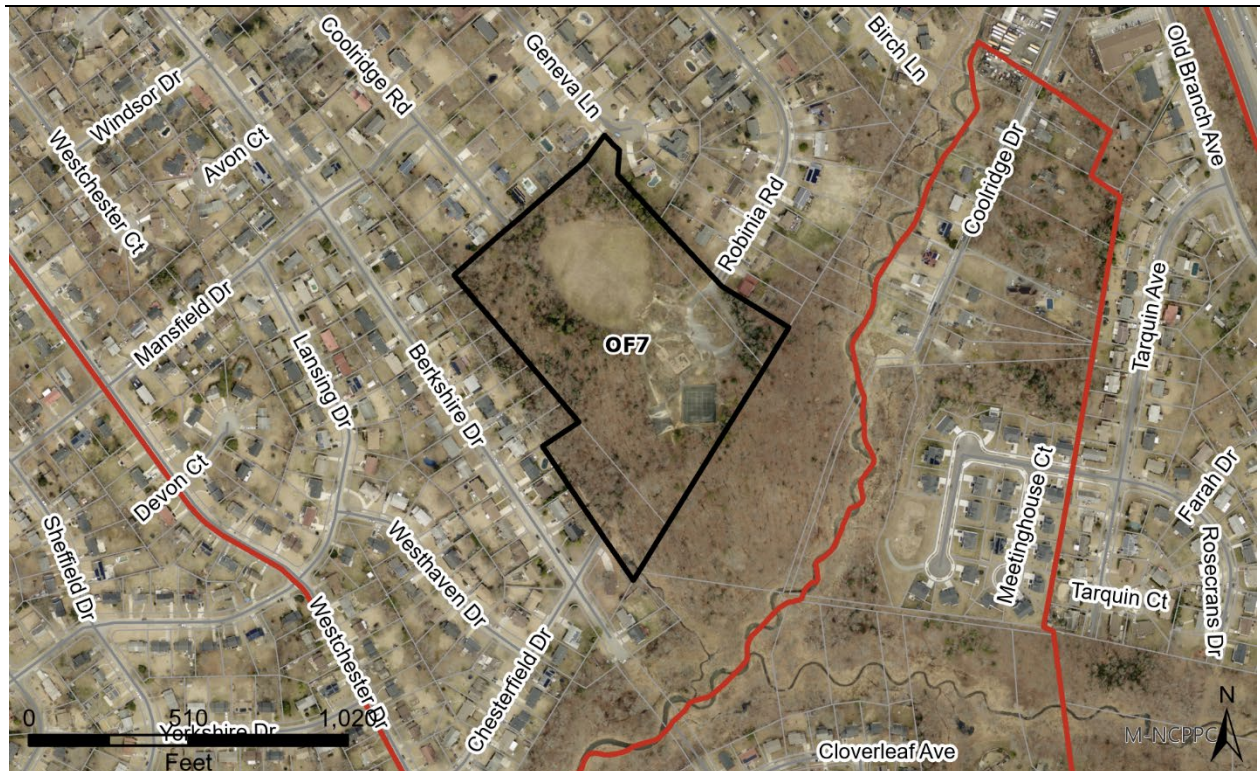
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 4	RR	RMF-48	"Designate property at Suitland Road at Forestville and Rena Road as Residential High to reflect existing multifamily development." (p. 68)	1.01 Acres	Outside Focus Area	206SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Residential High			No			
<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.						
Tax Account						
0637561						

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			
<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.						
Tax Account						
0486894						

Zoning Change 31 (OF 6): RR to ROS

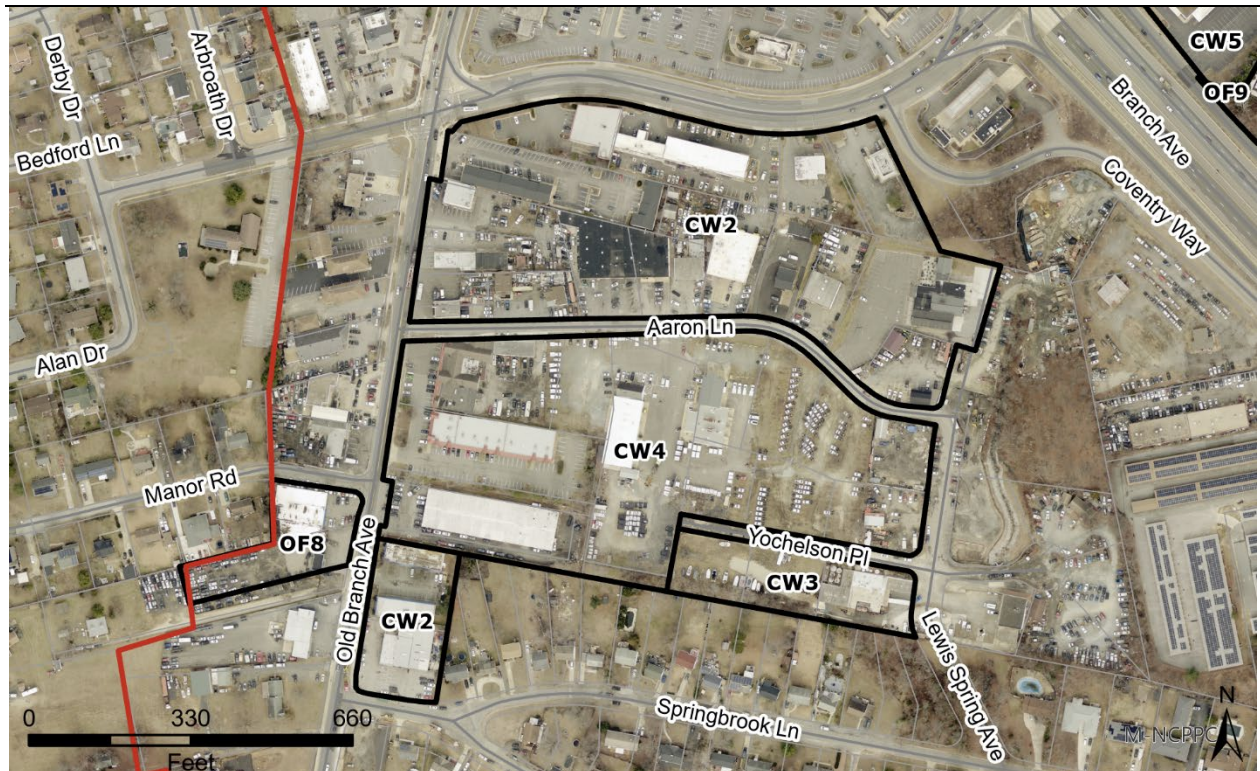


Zoning Change 32 (OF 7): AG to ROS



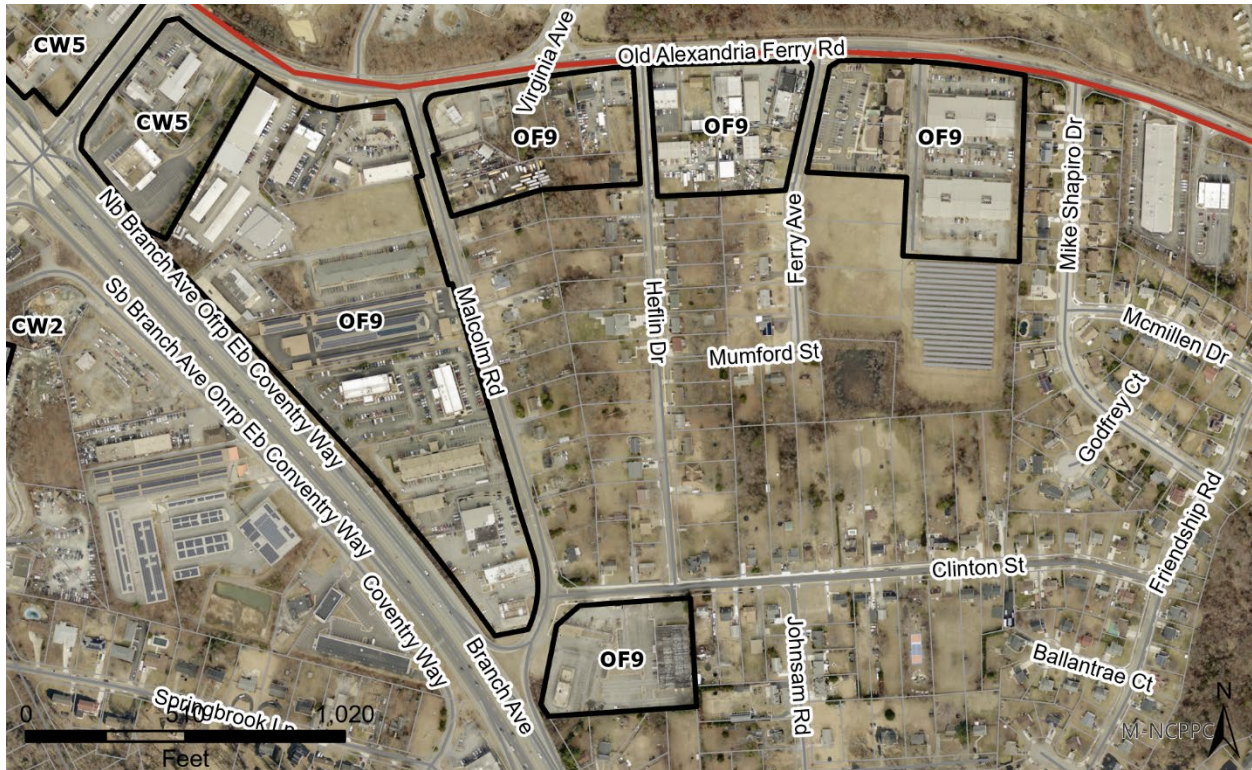
Zoning Change No	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 7	AG	ROS	No specific language provided	15.75 Acres	Outside Focus Area	208SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
<u>Justification: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

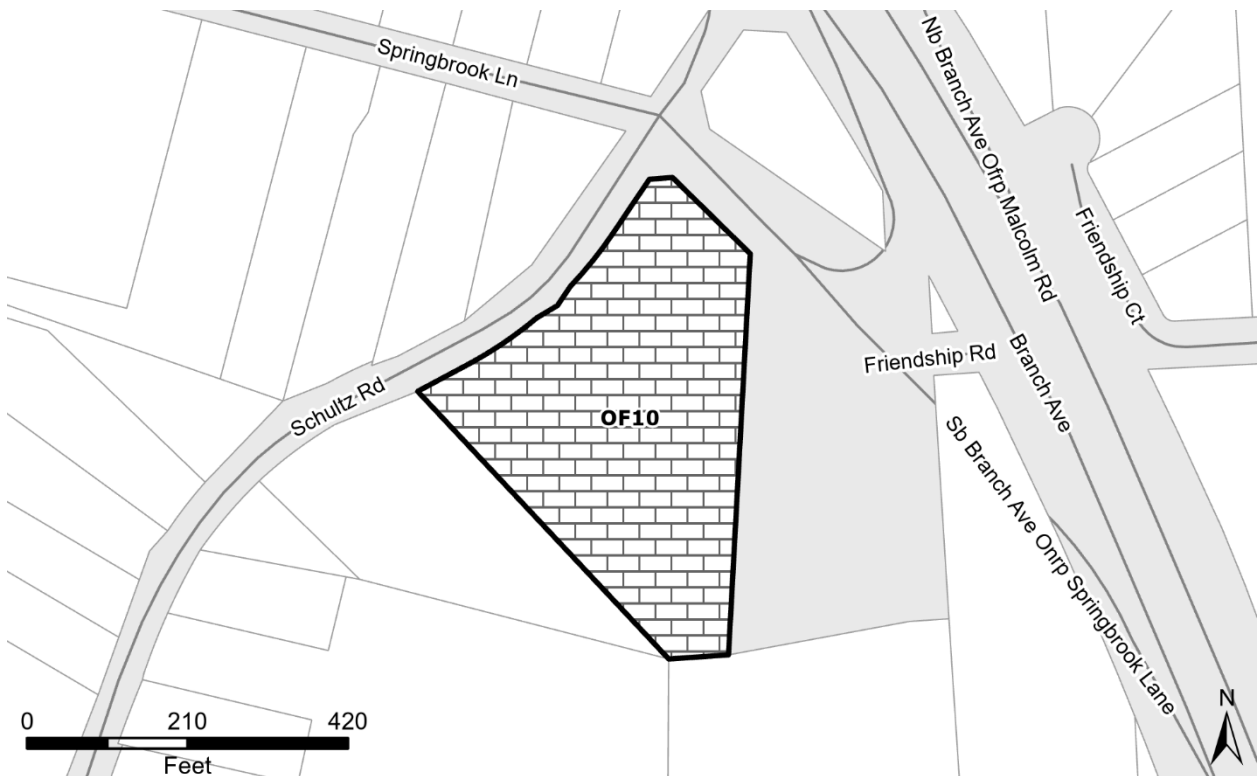
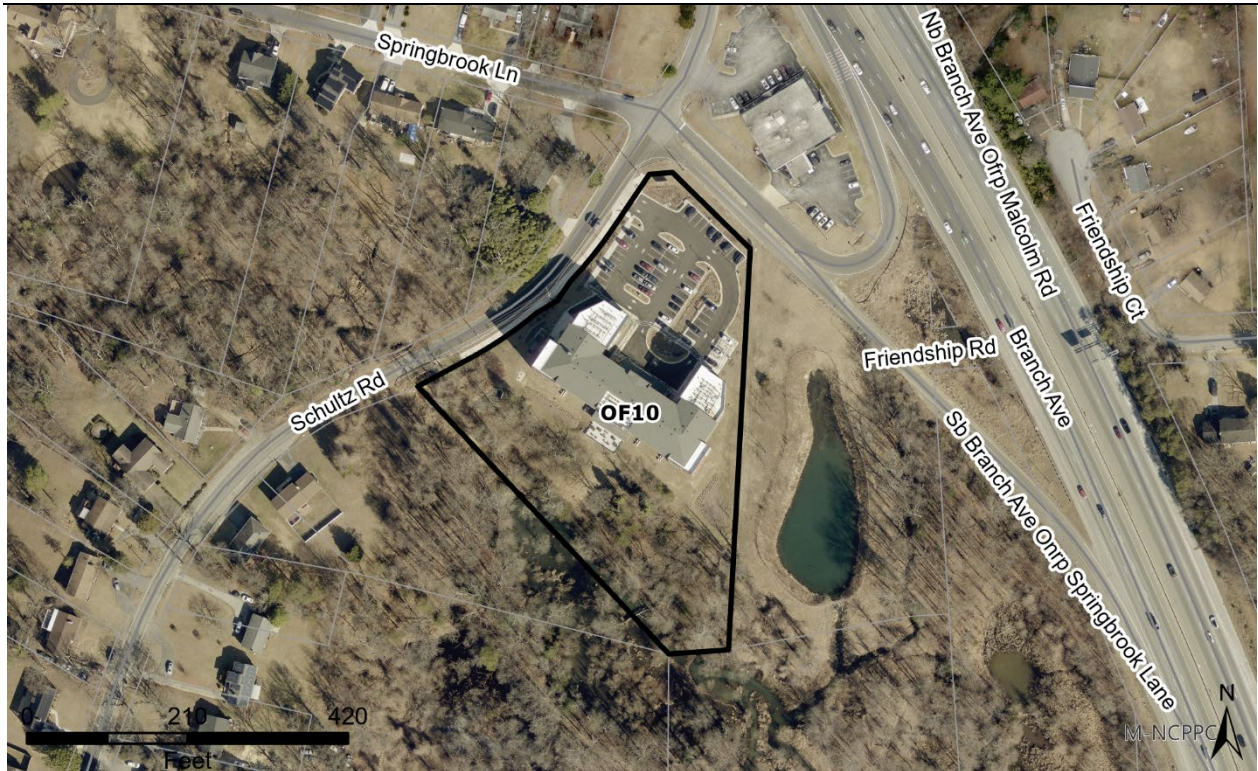


Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 8	IE	CS	No specific language provided	1.00 Acre	Outside Focus Area	210SE06, 211SE06
Future Land Use			Does the proposed zone create a nonconforming use?			
Commercial – Neighborhood			No	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

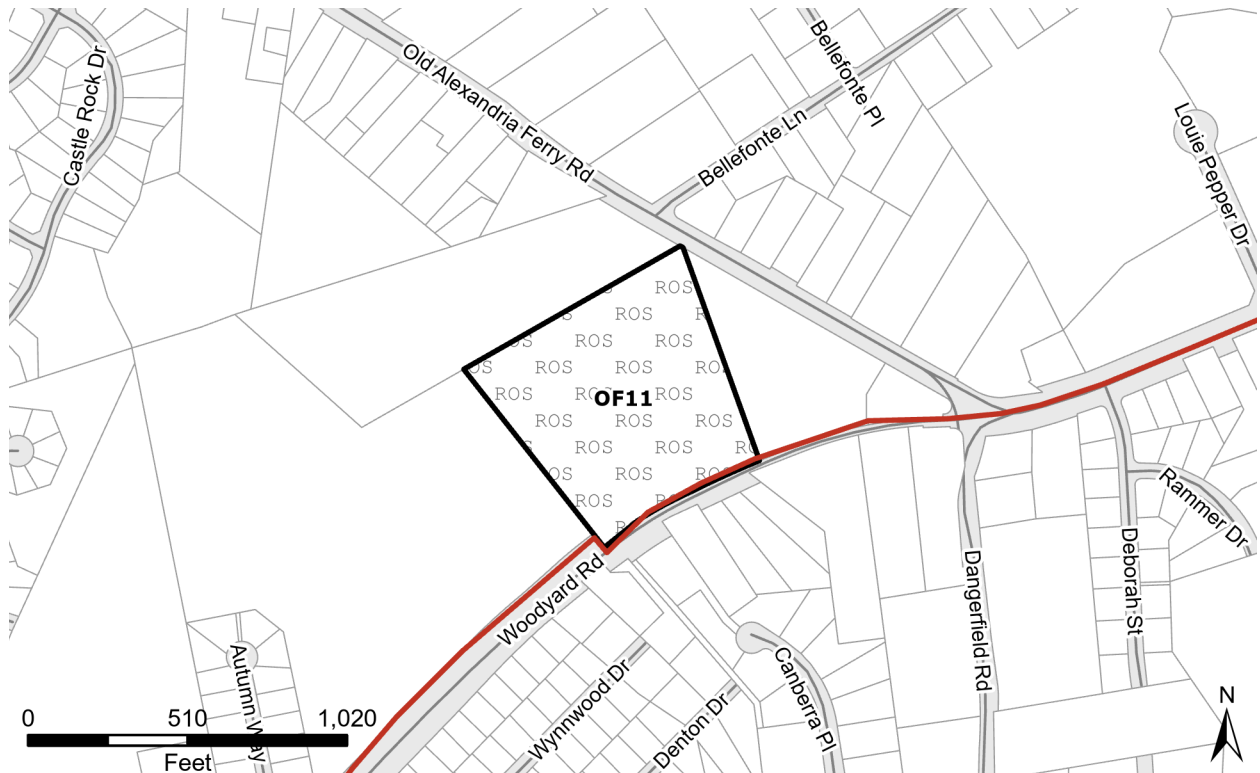
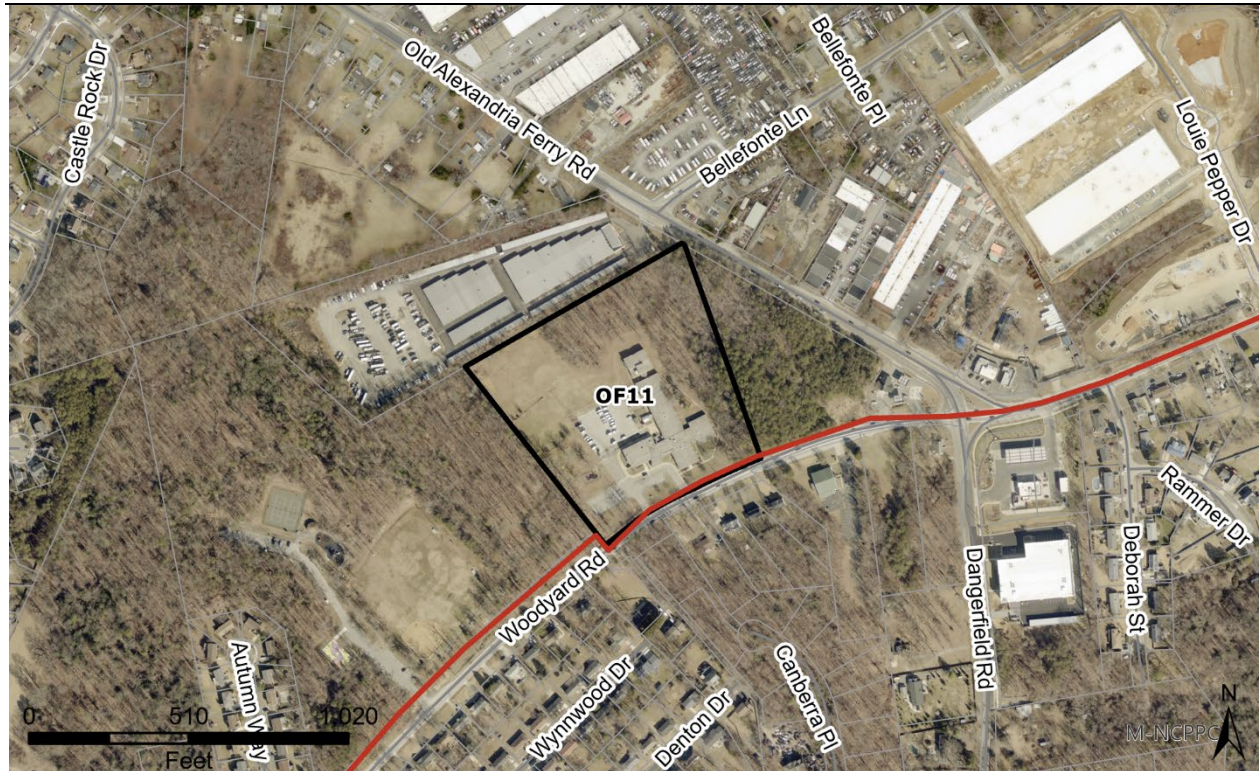


Zoning Change 35 (OF 10): RSF-95 to RMF-48



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			
<u>Justification:</u> 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

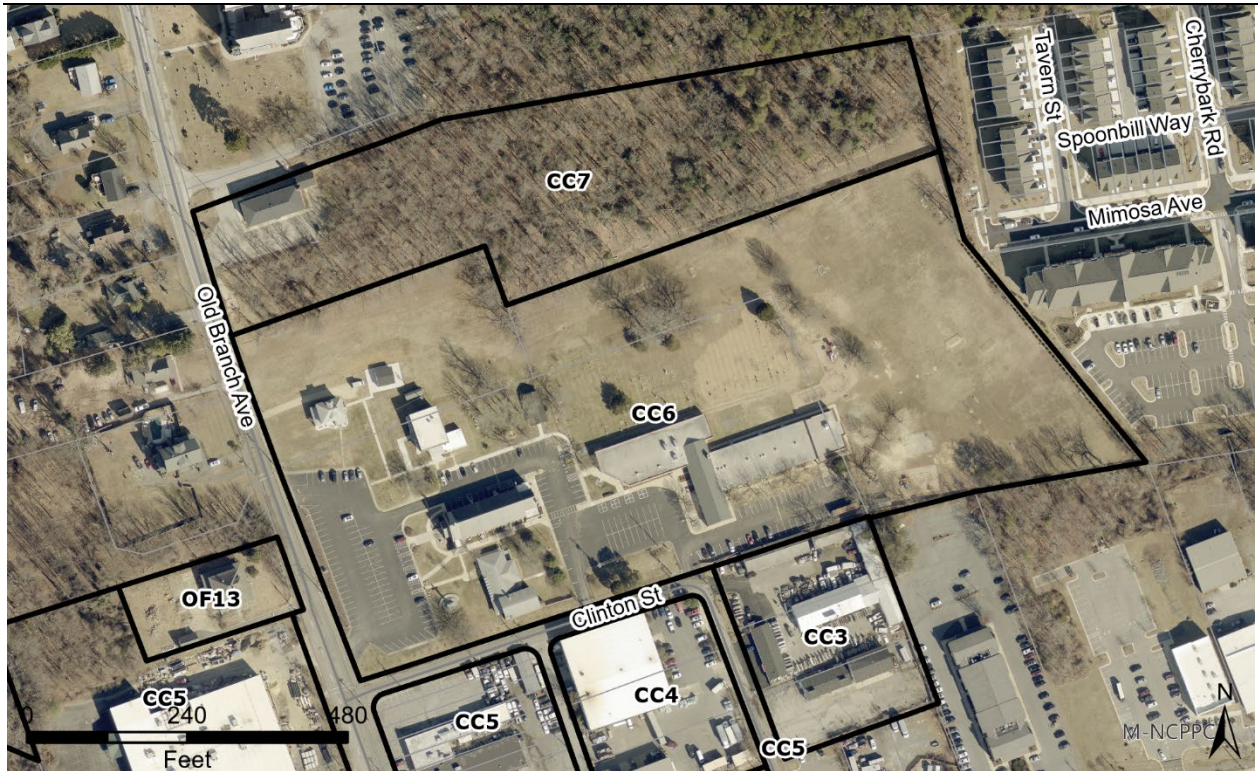


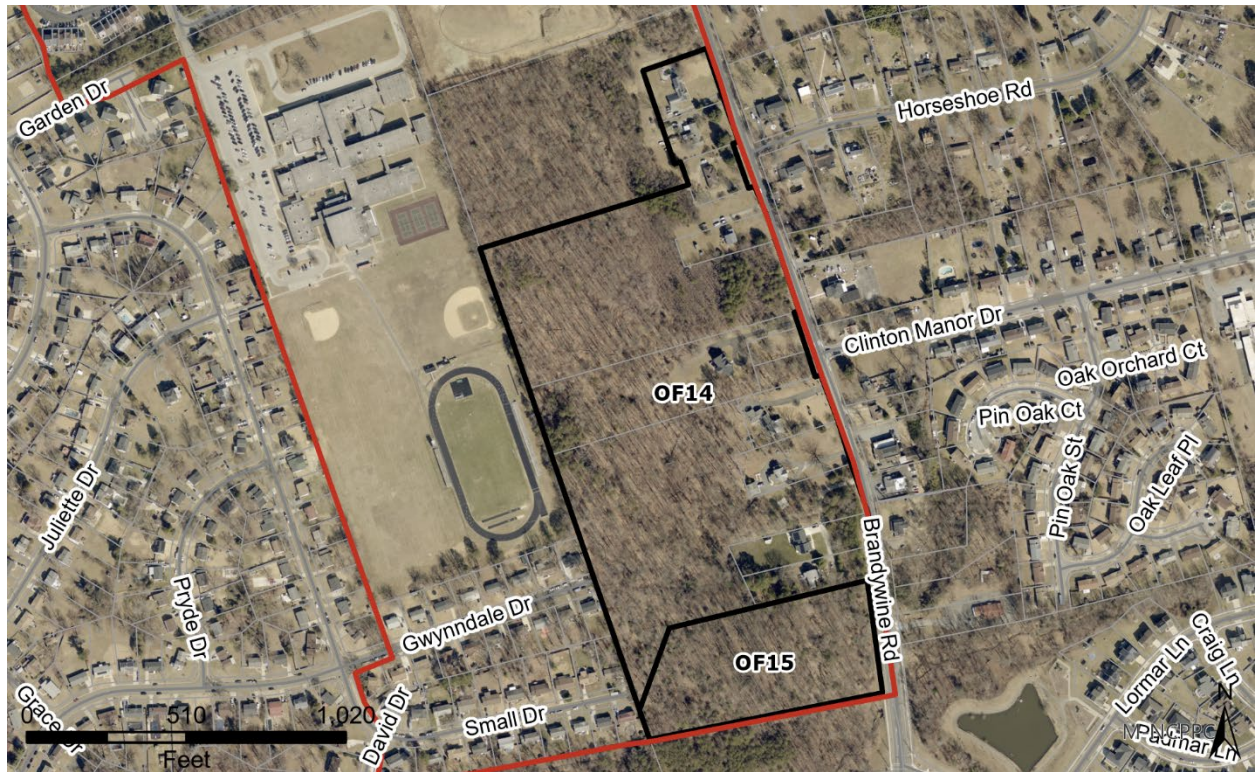
Zoning Change	Existing Zone	Proposed Zone	Applicable Plan Text	Area of Change	Focus Area	200' Scale Index Map
OF 11	RSF-95, CGO	ROS	No specific language provided	10.00 Acres	Outside Focus Area	211SE07
Future Land Use			Does the proposed zone create a nonconforming use?			
Open Space			No			
<u>Justification:</u> 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 38 (OF 13): CGO 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			
<u>Justification:</u> 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						

[illegible]



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	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			
<u>Justification:</u> 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	The property is zoned CS, which allows for uses

	Alexandria Ferry Road east of Mike Shapiro Drive as Production, Distribution, and Repair (PDR) to capture the cluster of uses generally fitting this description. (p. 86)	specified in the Production, Distribution, 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.

BE IT FURTHER RESOLVED that, in accordance with Section 27-3503(b)(4)(E) of the Prince George's County Zoning Ordinance, a copy of the endorsed Sectional Map Amendment, consisting of this resolution to be used in conjunction with the minor plan amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and Errata Sheet (See Attachment A: Errata Sheet), will be transmitted to the District Council and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED, that pursuant to Section 27-3503(b)(4)(F)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the area of the endorsed Sectional Map Amendment have been postponed until final action on this Sectional Map Amendment by the District Council; and

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

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

BE IT FURTHER RESOLVED that, while this Sectional Map Amendment rezones property in the Central Branch Avenue Corridor Revitalization Sector Plan Area, this Sectional Map Amendment does not amend the Chesapeake Bay Critical Area (CBCAO) Zones, the Aviation Policy Area Overlay (APAO) Zones, the Military Installation Overlay (MIO) Zones, the Neighborhood Conservation Overlay (NCO) Zones, or the Planned Development (PD) Zones, and therefore carries forward these Overlay and Planned Development Zones as they currently exist; and

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

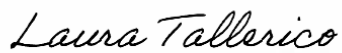
BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, as amended by PGCPB No. 2026-060, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Vice Chair Okoye, seconded by Commissioner Matthews, with Chair Anderson, Vice Chair Okoye, and Commissioners Matthews and Jenkins voting in favor of the motion (Commissioner Lawlah absent) at its regular meeting held on Thursday, September 17, 2026, in Riverdale, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of September 2026.

Kevin A. Anderson
Planning Board Chair


By Jessica Jones
Planning Board Administrator



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

09/14/2026

Attachment A
Proposed Minor Plan Amendment and Sectional Map Amendment to the
2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*
Errata Sheet (as of September 2, 2026)

Revision No.	Issue/Error	Correction/Clarification	Page #
1	Full title of plan not listed	“2013 <u>Approved</u> Central Branch Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 2
2	Full title of plan not listed	“2013 <u>Approved</u> Central Branch Avenue Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 6
3	Italics missing for plan name	Add italics to “2013 <u>Approved</u> Central Branch Avenue Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 6
4	Full title of plan not listed	“2013 <u>Approved</u> Central Branch Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 9
5	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility”	Initiation Resolution, p. 1, line 7
6	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 2, line 8
7	Italics missing for plan name	Add italics to “2013 <u>Approved</u> Central Branch Avenue Corridor Revitalization Sector Plan”	Initiation Resolution, p. 3, line 14
8	Incorrect Planning Area	“Planning Areas <u>75A, 76A, and 81A</u> [66]”	Initiation Resolution, p. 3, line 16
9	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 7, line 1 (Minor Amendment #33)
10	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility”	Initiation Resolution, p. 7, line 4 (Minor Amendment #33)
11	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 8, line 6 (Minor Amendment #34)
12	Revised identification	“complex into a medical innovation <u>district</u> [campus]. This <u>district</u> [campus] is planned...”	Initiation Resolution,

Revision No.	Issue/Error	Correction/Clarification	Page #
			p. 8, line 19 (Minor Amendment #36)
13	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 8, line 27 (Minor Amendment #36)
14	Revised identification	“energy of the <u>district</u> [campus].”	Initiation Resolution, p. 9, line 6 (Minor Amendment #36)
15	Revised identification	“medical innovation <u>district</u> [campus]”	Initiation Resolution, p. 10, line 12 (Minor Amendment #37)
16	Revised identification	“in the <u>district</u> [campus].”	Initiation Resolution, p. 11, line 9 (Minor Amendment #38)
17	Revised identification	“ <u>District</u> [Campus]”	Initiation Resolution, p. 11, line 11 (Minor Amendment #39)
18	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 11, line 15 (Minor Amendment #36)
19	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility Study”	Initiation Resolution, p. 13, line 11 (Minor Amendment

Revision No.	Issue/Error	Correction/Clarification	Page #
			#42)
20	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility Study”	Initiation Resolution, p. 13, line 14 (Minor Amendment #43)
21	Revised identification	“overview rendering of the Medical Innovation <u>District</u> [Campus] from the Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 13, line 17 (Minor Amendment #44)
22	Revised identification	“streetview rendering of the Medical Innovation <u>District</u> [Campus] from the Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 13, line 21 (Minor Amendment #45)
23	Revised identification	“Map 12. Proposed Streets (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 33
24	Revised identification	“Map 13. Illustrative Plan (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 34
25	Revised identification	“Overview Rendering (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 35
26	Revised identification	“Streetview Rendering (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 36
27	Capitalization of proper name needed	“Approved Central Branch Avenue Corridor Revitalization Sector <u>P[p]lan</u> anticipated the SMRT project, and”	SMA, p. 3
28	Italics missing for plan name	Add italics to “Approved Central Branch Avenue Corridor Revitalization Sector <u>P[p]lan</u> ”	SMA, p. 3
27	Commission acronym needs correction	Add a hyphen to “The Prince George’s County Department of Planning (M NCPPC):”	Sector Plan, p. IV
28	Branch Avenue Metro reference needs correction	Amend this passage: “The Branch Avenue Metro Station area is a General Plan-designated <u>Regional Transit District</u> [metropolitan center. While included within the sector plan boundary, it is planned for transit-oriented development as part of the Southern Green Line Sector Plan. It] <u>that</u> is recognized as a major development	Sector Plan, p. 1

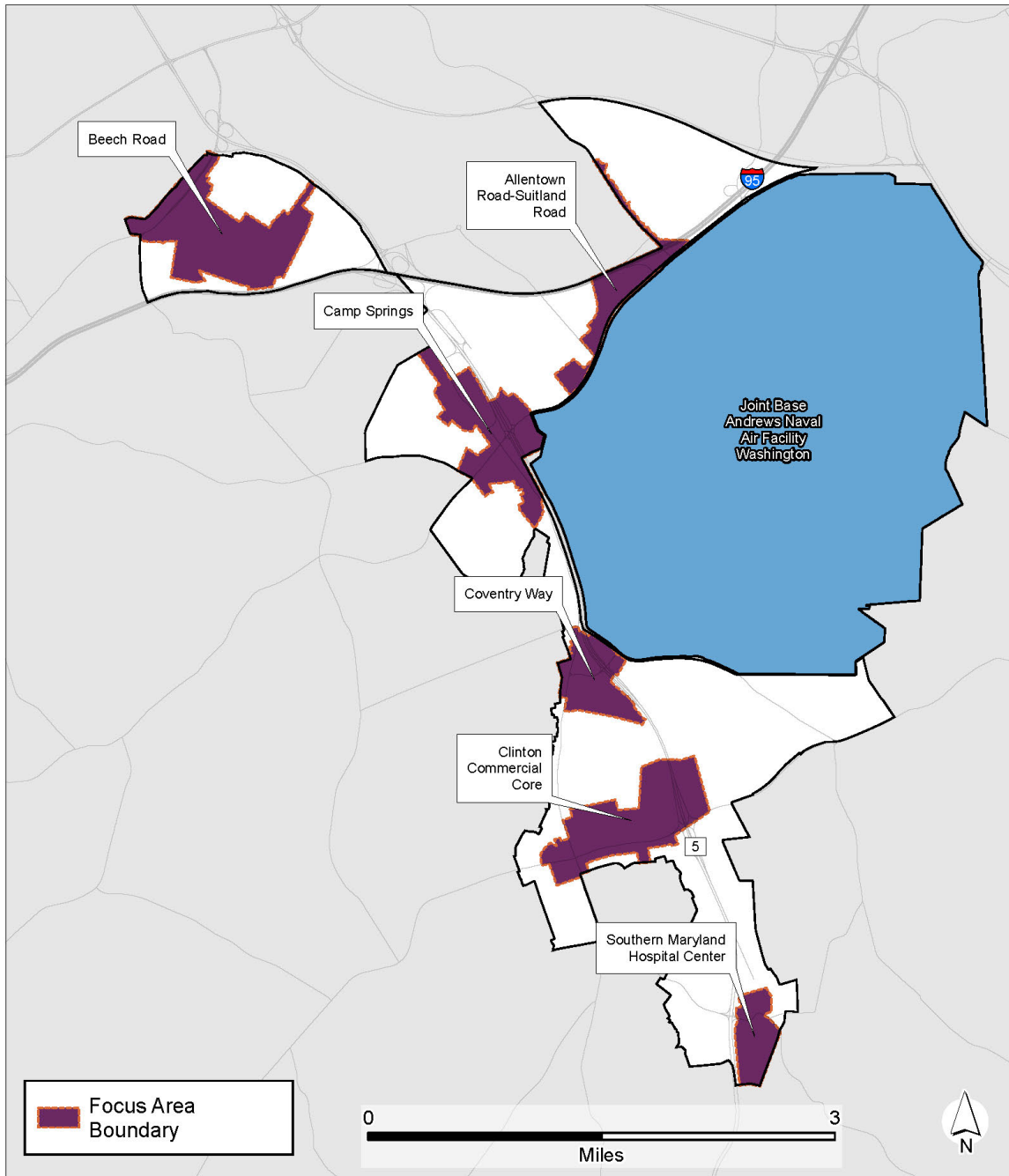
Revision No.	Issue/Error	Correction/Clarification	Page #
		opportunity along the Branch Avenue corridor.”	
29	Branch Avenue Metro reference no longer necessary	Amend this sentence: “Older garden apartments are located in Morningside and in Camp Springs in the north[; however, a number of new multifamily developments have been recently built near the Branch Avenue Metro Station].”	Sector Plan, p. 22
30	Branch Avenue Metro reference no longer necessary	Remove this sentence: “Commercial uses are also concentrated along Branch Avenue in front of the Branch Avenue Metro Station. This area includes a mix of large automobile sales and service businesses interspersed with a mix of other uses such as office, medical buildings, and limited restaurants.”	Sector Plan, p. 22
31	Branch Avenue Metro reference no longer necessary	Amend this sentence: “The sector plan area is served by one rail station, the Branch Avenue Metro Station[, located in the northern section of the sector plan area].”	Sector Plan, p. 29
32	Directional mistake in land use recommendation	Amend this sentence: “Designate properties along the <u>west</u> [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.”	Sector Plan, p. 86
33	Branch Avenue Metro reference no longer necessary	Remove this sentence from the second paragraph on the page: “Land use policy at the Branch Avenue Metro Station is contained in the Southern Green Line Station Area Sector Plan.”	Sector Plan, p. 111
34	Strategy migrated to 2014 <i>Approved Southern Green Line Station Area Sector Plan</i>	Remove from Table 15. Bikeways, Trails, and Paths the following line item: “Hard Surface Trails” “McKeldin Trail Connector” “Connecting Suitland Road to the pedestrian network to the west that connects to the Branch Avenue Metro area” “\$308,940”	Sector Plan, p. 151
35	Factual inaccuracy regarding Zoning Change OF 2. The single-family detached residential units are already nonconforming under the existing IE Zone, hence this proposed rezoning does not create a	Delete Zoning Change Number 27 from the list of zoning changes that create nonconformances. Revise Zoning Change 27 (OF 2) table to change the “Does the proposed zone create a nonconforming use?” cell to “No” Delete the sentence in the Justification statement that reads “Under the proposed RMF-48 zone, existing single-family detached residential units will become nonconforming.”	SMA, p. 2, 93

Revision No.	Issue/Error	Correction/Clarification	Page #
	nonconforming use.		

Underline = Add language; [Brackets] = Remove language

Last Updated: September 2, 2026

ATTACHMENT B
Revised Map 1. Sector Plan Boundary and Focus Areas



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

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Prince George's County
Planning Department
Job #4591

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

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

ATTACHMENT C

Properties Recommended for Less-Intense Zones that Result in the Creation of Nonconforming Uses

Tax Account Number	Zoning Change
0642140	BR 1
0570697	BR 1
0585026	BR 1
0455253	BR 1
0590109	BR 1
0590091	BR 1
0638205	BR 1
0454488	BR 2
0628800	BR 2
0628826	BR 2
0628818	BR 2
0456715	BR 2
0456723	BR 2
0586644	BR 2
0478370	BR 2
0608216	BR 2
0504233	BR 2
0606020	BR 2
0562207	BR 2
0460683	BR 2
0433995	BR 2
0616052	BR 2
0590125	BR 2
0587352	BR 2
0448225	BR 2
0624510	BR 2
1216951	BR 2
1313923	BR 2
1313865	BR 2
1313857	BR 2
0562199	BR 2
0568105	BR 3
0491506	AS 4
0478628	AS 4
0491498	AS 4
0948422	CC 3
0911487	CC 4
0911503	CC 4
0911495	CC 4
0975268	CC 7
0531814	OF 2