

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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September 3, 2003

MEMORANDUM

TO: Andree Green, Associate General Counsel
Fern Piret, Planning Director

VIA: Al Dobbins, Chief, Community Planning Division
Bob Cline, Supervisor, Community Planning Division

FROM: Joe Chang, Planner Coordinator, Community Planning Division

SUBJECT: **Administrative Correction to the Zoning Map 211NE05, Sectional Map Amendment for Langley Park-College Park-Greenbelt, Planning Areas 65, 66 and 67**

Background

Russell Warfel, representing Victory Housing, the contract purchaser of the Endelman's property in College Park, brought to our attention that an administrative error occurred on the Langley Park-College Park-Greenbelt (Planning Areas 65, 66 and 67) SMA map adopted by CR-39-1990 on May 1, 1990. The referenced map is the 200' scale Zoning Map 211NE05 dated May 1, 1990 (see attached).

Mr. Warfel indicates that the affected properties are Block 7, Lots 21 through 29 and Lots 48 through 54 in the Addition to Daniel's Park subdivision in the City of College Park.

Mr. Warfel notes the subject property and adjacent lots were combined in Change Number C-822 described as a municipal park and were proposed to be rezoned from the R-55 Zone to the O-S Zone in the SMA Transmittal (see attached page 85 and 88). Mr. Warfel claims that this is an administrative error since the subject property has been in private ownership and was not a part of a municipal park. He requests that the M-NCPPC administratively correct the error on the official zoning map by placing the affected properties back in the R-55 Zone.

The subsequent SMA for the Greenbelt Metro Area approved by CR-63-2001 on October 16, 2001 placed the subject property in the O-S Zone. The current official zoning map shows the above-referenced lots in the O-S Zone.

Findings

It appears that a drafting error was made when the area labeled as Change Number C-822 was mapped. Change Number C-822 describes the affected lots in the use and location section as a municipal park located east of 53rd Avenue and west of B & O railroad tracks. Our GIS records show that Block 7, Lots 21 through 29, Lots 48 through 54, Lots 38 through 43, and Block 8, Lots 52 and 53 of the Addition to Daniel's Park subdivision are under private ownership. They are not a part of the municipal park. The City of College Park's records confirm that the municipal park, known as Davis Playground, covers Block 7, Lots 30 through 37 and Lot 44 through 46. The 1990 SMA inadvertently placed the O-S Zone on these privately owned properties. Thus, it would seem appropriate to make a correction to the zoning map in accordance with our administrative procedures.

Recommendation

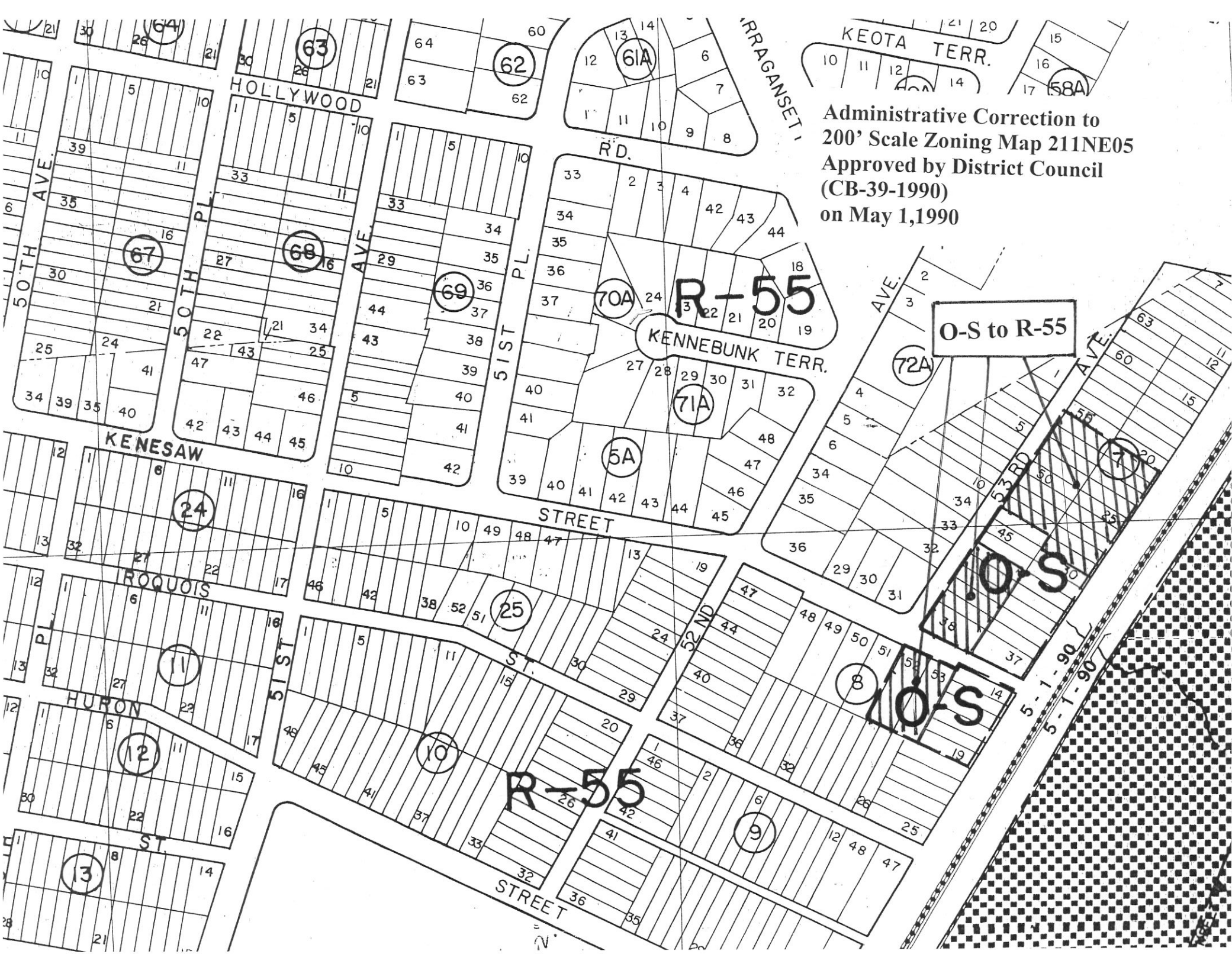
It is recommended that the official zoning map be corrected to show the R-55 Zone for the following lots shown in the attached map:

1. Block 7, Lots 21 through 29 and Lots 47 through 54 of the Addition to Daniel's Park subdivision in the City of College Park
2. Block 7, Lots 38 through 43 of the Addition to Daniel's Park subdivision in the City of College Park
3. Block 8, Lots 52 and 53 of the Addition to Daniel's Park subdivision in the City of College Park

Attachments

1. Administrative Correction Map
2. 1989 SMA Transmittal Analysis Area 8 Map
3. 1989 SMA Transmittal Proposed Zoning Changes Table for Analysis Area 8

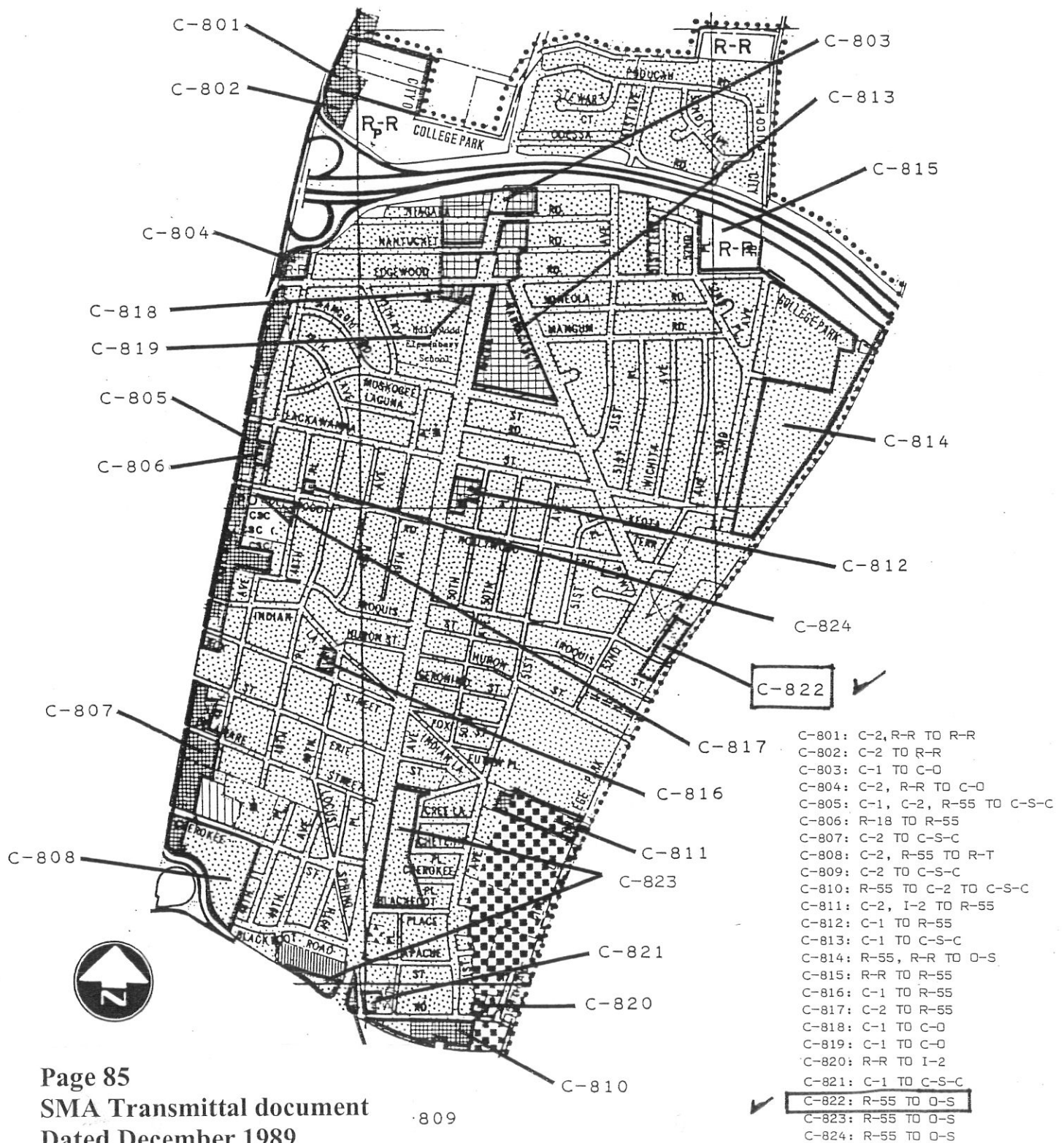
c: Faroll Hamer, Development Review Division
Arie Stouten, Development Review Division
Asfaw Fanta, Information Management Division



COLLEGE PARK COMMUNITY

ANALYSIS AREA 8

ZONING CHANGES



Change Number	Zone Change	Area of Change	Approved ZAPS Number	Date	Pending ZAPS	200' Scale Index Map	Use & Location
C-814	R-55, R-R to O-S	24.72 ac.	Original	11/29/49		211 NE 5R	Hollywood Community Park and playground and tracks, south of the Beltway. (TM 26, Grid A-1, Parcels 4, 5, 34, 43).
C-815	R-R to R-55	6.23 ac.	Original	11/29/49		212 NE 5L, 5R	Vacant, north of Cherrywood Lane, south of the Beltway, east of 52nd Place. (TM 26, Grid A-1 Parcel 2).
C-816	C-1 to R-55	1.10 ac.	Original	11/29/49		211 NE 4R	Spangler multiple manufacturer diversified machine consultant, south of Indian Lane, west of 48th Avenue. (TM 25, Grid E-3, Subdivision 0985, Lot 7).
C-817	C-2 to R-55	.12 ac.	A-1560	10/08/50		212 NE 4R	Part of a single-family home, south of Hollywood Road, west of 48th Avenue, east of U.S. Route 1. (TM 25, Grid E-2, Subdivision 0772, Block 23, Lots 15-16).
C-818	C-1 to C-O	.22 ac.	Original	11/29/49		212 NE 5L	Doctors office, south of Edgewood Road, west of Route 1, north of Hollywood Elementary School. (TM 26, Grid E, F-1, Subdivision 4889, Lot 10).
C-819	C-1 to C-O	.37 ac.	Original	11/29/49		212 NE 5L	An office building, south of Edgewood Road, west of Hollywood Elementary School. (TM 25, Grid F-1, Subdivision 111005, Lot 12).
C-820	R-R to I-2	.12 ac.	Original	11/29/49		210 NE 5L	Vacant. North of Greenbelt Road, east of 51st Street. (TM 25, Grid F-4, part of Parcel 88).
C-821	C-1 to C-S-C	.41 ac.	A-1199 Original	9/15/48 11/29/49		210 NE 4R 210 NE 5L	Computer software store and a vacant building, east of Locust Spring Road. (TM 25, Grid E-4, Lots 26-31, Block D, Oak Spring Subdivision).
C-822	R-55 to O-S	1.61 ac.	Original	11/29/49		211 NE 5L	Municipal park, east of 53rd Avenue, west of B&O railroad tracks. (TM 25, Grid F-3. Daniel's Park Subdivision. Block 7, Lots 31-44. Block 8, Lots 14-19. Subdivision 1999, Lots 52, 53).
C-823	R-55 to O-S	6.71 ac.	Original	11/29/49		211 NE 5L	Two municipal parks, east of Rhode Island Avenue, south of Delaware Place, north of Blackfoot Place, and northwest corner of Rhode Island Avenue and University Boulevard. (TM 25, Grids E-1, 2. Oak Spring Subdivision. Blocks K, O, N, lots 1, 2. Daniels Park Subdivision, Block 16).
C-824			al	11/29/49		212 NE 4R	Municipal park. North of Hollywood Road, east of 48th Avenue. (TM 25, Grid E-1. Hollywood Subdivision, Block 15, lots 28-30).