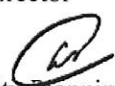


April 10, 2020

**MEMORANDUM**

**TO:** Andree Green Checkley, Esq., Planning Director

**VIA:** David S. Warner, Esq., Principal Counsel   
Kipling Reynolds, AICP, Chief, Community Planning Division *KRE*

**FROM:** Scott Rowe, AICP, CNU-A, Planning Supervisor, Long Range Planning Section, *BSR*  
Community Planning Division

**SUBJECT:** **Administrative Correction 20-02: Administrative Correction of Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238 and the 2006 Approved Sectional Map Amendment for the East Glenn Dale Area.**

The purpose of this memorandum is to request approval to correct an error in the County Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238, in Glenn Dale and the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area*. The County Zoning Map currently shows the property at 11501 Old Prospect Hill Road (Tax Account 1676220) classified in the Rural Residential (R-R), Open Space (O-S), and Multifamily Medium Density Residential-Condominium (R-18C) Zones and the property at 11485 Old Prospect Hill Road (Tax Account 1676238) in the O-S Zone. Staff finds this in error and recommends correction of the County Zoning Map to classify Tax Account 1676220 in the O-S and R-18C Zones and Tax Account 1676238 in the R-R Zone.

**Analysis**

In June 2019, while coordinating with staff on the pre-application submission for Preliminary Plan of Subdivision 4-19005 (The Fairways), the applicant identified a discrepancy in the County Zoning Map and the PGAtlas Property layer for Tax Account 1676220, the former Glenn Dale Golf Course (Parcel 121). The subject property was split zoned Open Space/Multifamily Medium Density Residential-Condominium (O-S/R-18C) by Zoning Change 3a of the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area* (2006 SMA). However, a small portion of the property east of the intersection of Old Prospect Hill Road and Prospect Hill Road was shown on the County Zoning Map as retained in the Residential-Rural (R-R) Zone. (See Attachment 1) The applicant identified an error in the base property maps used to develop the 2006 SMA that showed Parcel 410, a 0.97-acre parcel containing a single-family house at 11485 Old Prospect Hill Road, approximately 300 feet north of its actual location. (See Attachments 2 and 3)

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Based on a property boundary survey conducted in support of the Preliminary Plan of Subdivision application (4-19005) and prior applications for this property, the Information Management Division corrected the Property layer in the Department's Geographic Information System. (See Attachment 4)

### Conclusion

Staff confirms this error and recommends resolution. With Parcel 410 in its correct location, Parcel 121 should be classified in the O-S/R-18C Zones and Parcel 410 should be classified in the R-R Zone.

Upon approval of this Administrative Correction, the Zoning Map will be revised to show Parcel 121 in the O-S/R-18C Zones and Parcel 410 in the R-R Zone. In addition, the attached Errata Sheet will be distributed with hard copies of the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area* and this revision to the map will be incorporated on page 48 of the electronic version of the Sector Plan/SMA.

### Attachments

- Attachment 1: Existing Zoning Map, February 10, 2020
- Attachment 2: Screen Capture of Property Layer from Maryland Department of Assessment and Taxation
- Attachment 3: E-mail from Autumn Dorsey (representing Dewberry on behalf of the applicant) to Helen Smith, Supervisor, Planning Information Services, June 6, 2019
- Attachment 4: Property Layer (Corrected), February 3, 2020
- Attachment 5: Proposed Revision to Zoning Map
- Attachment 6: Errata Sheet

### **READ AND AGREED**

 Digitally signed by Andree  
Green Checkley  
Date: 2020.04.22 12:14:34  
-04'00'

Andree Green Checkley, Planning Director

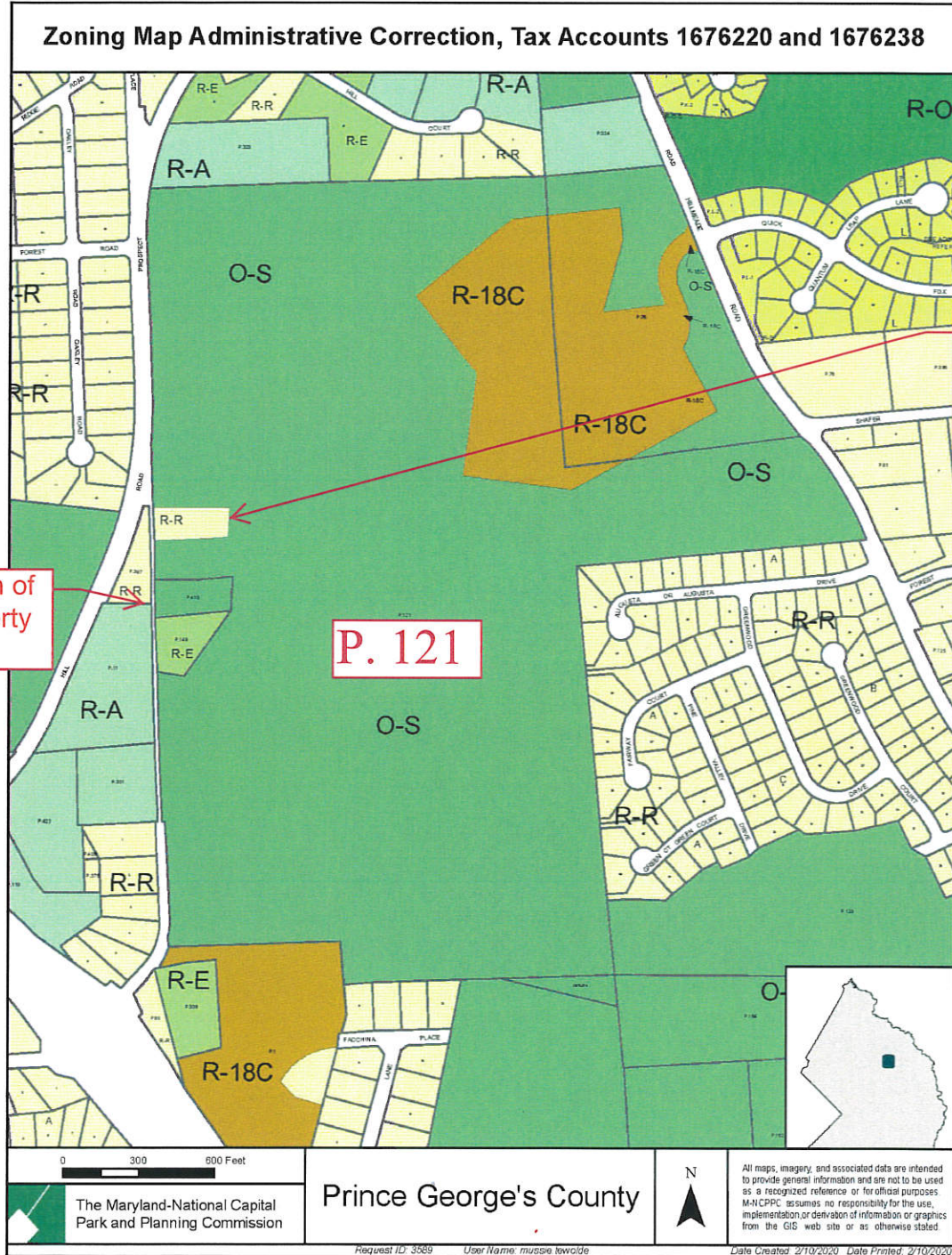
\_\_\_\_\_  
Date

cc: Derick Berlage, AICP, Acting Deputy Planning Director  
Division Chiefs  
Planning Supervisors, Countywide Planning Division  
Michael Shean, Supervisor, GIS Section, Information Management Division  
Chad Williams, Master Planner, Countywide Planning Division  
Kierre McCune, Planner Coordinator, Countywide Planning Division  
Paul Patnode, GIS Specialist III, Information Management Division  
Community Planning Division Staff  
Development Review Division Staff

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**Attachment 1: Existing Zoning Map, February 10, 2020**



Erroneous location of P. 410 in Property layer (this is actually part of P. 121).

Correct location of P. 410 in Property layer

Administrative Correction of Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238 and the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area*

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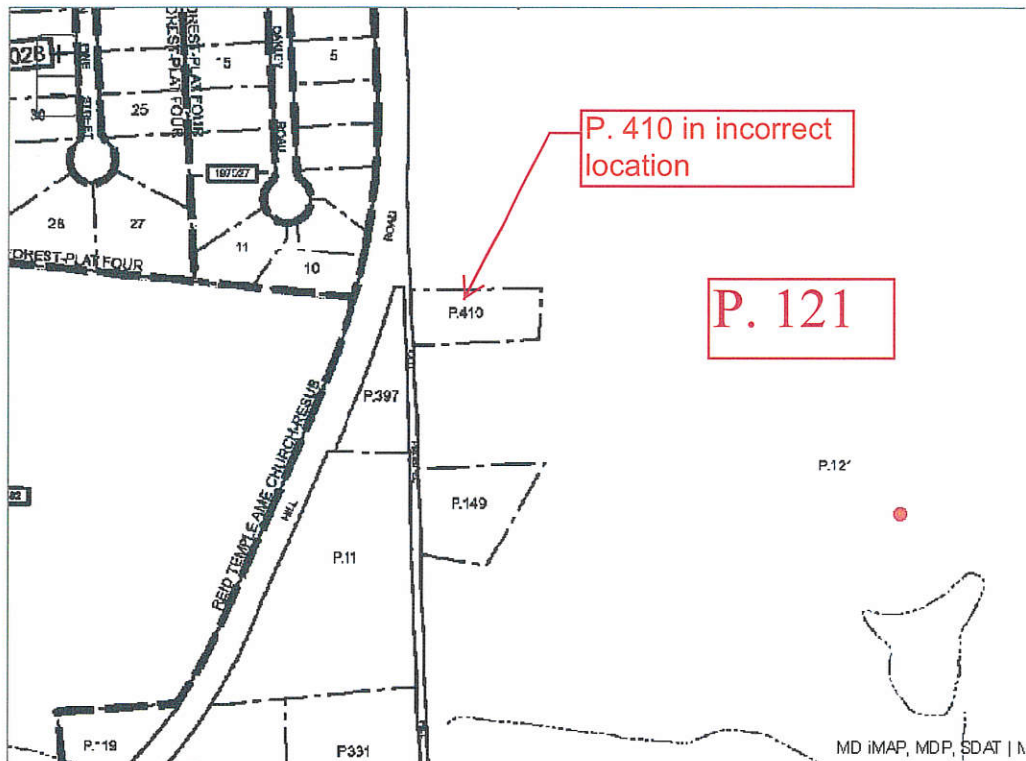
Page 4

## Attachment 2: Screen Capture of Property Layer from Maryland Department of Assessment and Taxation, February 10, 2020

Prince George's County

[New Search \(https://sdat.dat.maryland.gov/RealProperty/\)](https://sdat.dat.maryland.gov/RealProperty/)

District: **14** Account Number: **1676220**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

Administrative Correction of Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238 and the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area*

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**Attachment 3: E-mail from Autumn Dorsey (representing Dewberry on behalf of the applicant) to Helen Smith, Supervisor, Planning Information Services, June 6, 2019**

**Rowe, Brandon(Scott)**

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**Subject:** FW: Zoning Sketch Map  
**Attachments:** A-ZMS-4-19005.pdf; GDGC ALTA 2 (1).pdf

**From:** Dorsey, Autumn <[adorsey@Dewberry.com](mailto:adorsey@Dewberry.com)>  
**Sent:** Thursday, June 6, 2019 3:29 PM  
**To:** Smith, Helen <[helen.smith@ppd.mncppc.org](mailto:helen.smith@ppd.mncppc.org)>  
**Subject:** Zoning Sketch Map

Good afternoon, Helen,

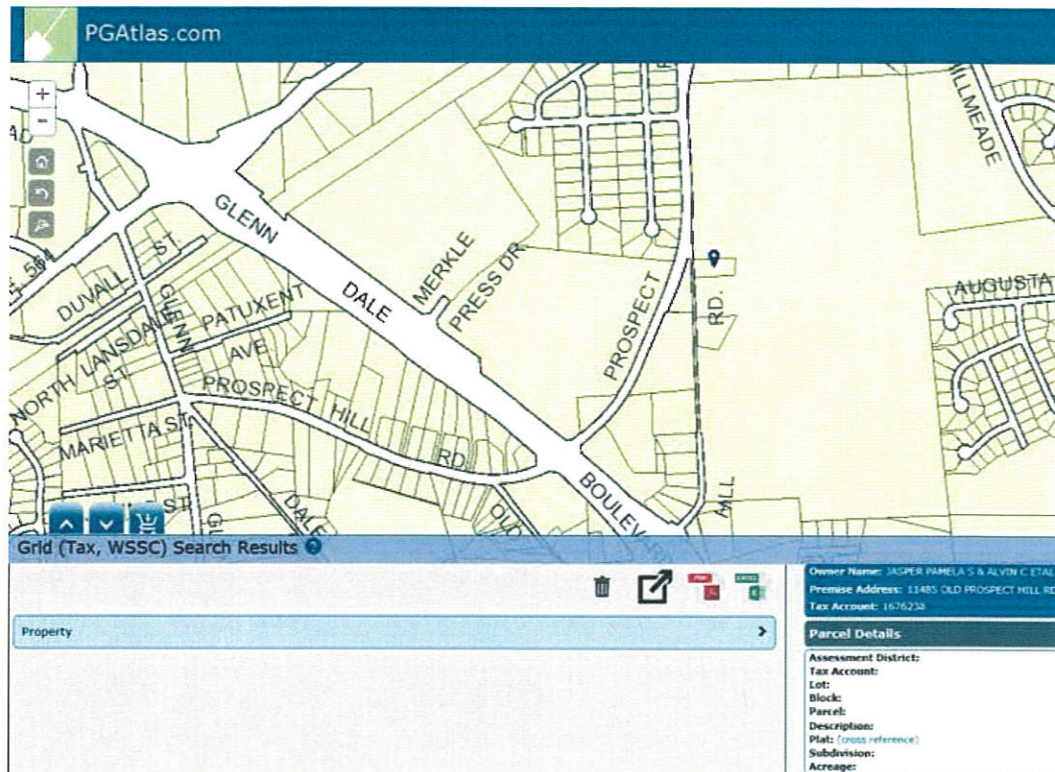
I am contacting you because we received the following comment from Lillian Fairley in the Subdivision & Zoning Section on our project The Fairways:

1. *Please provide a corrected zoning sketch map, that matches the outlined shape of all the plans (Prelim., TCP-1, NRI, etc.)*

The ZSM that we received from you on January 22, 2019 (please see "A-ZMS-4-19005", attached) excludes a portion of our site. On **PG Atlas (please see below)**, parcel 410 is shown in a different location than what our **ALTA survey (please see "GDGC ALTA 2(1)", attached)** shows.

In order to amend this comment from the reviewers, is there anything that can be done to show the correct boundary of our site?

Administrative Correction of Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238 and the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area*  
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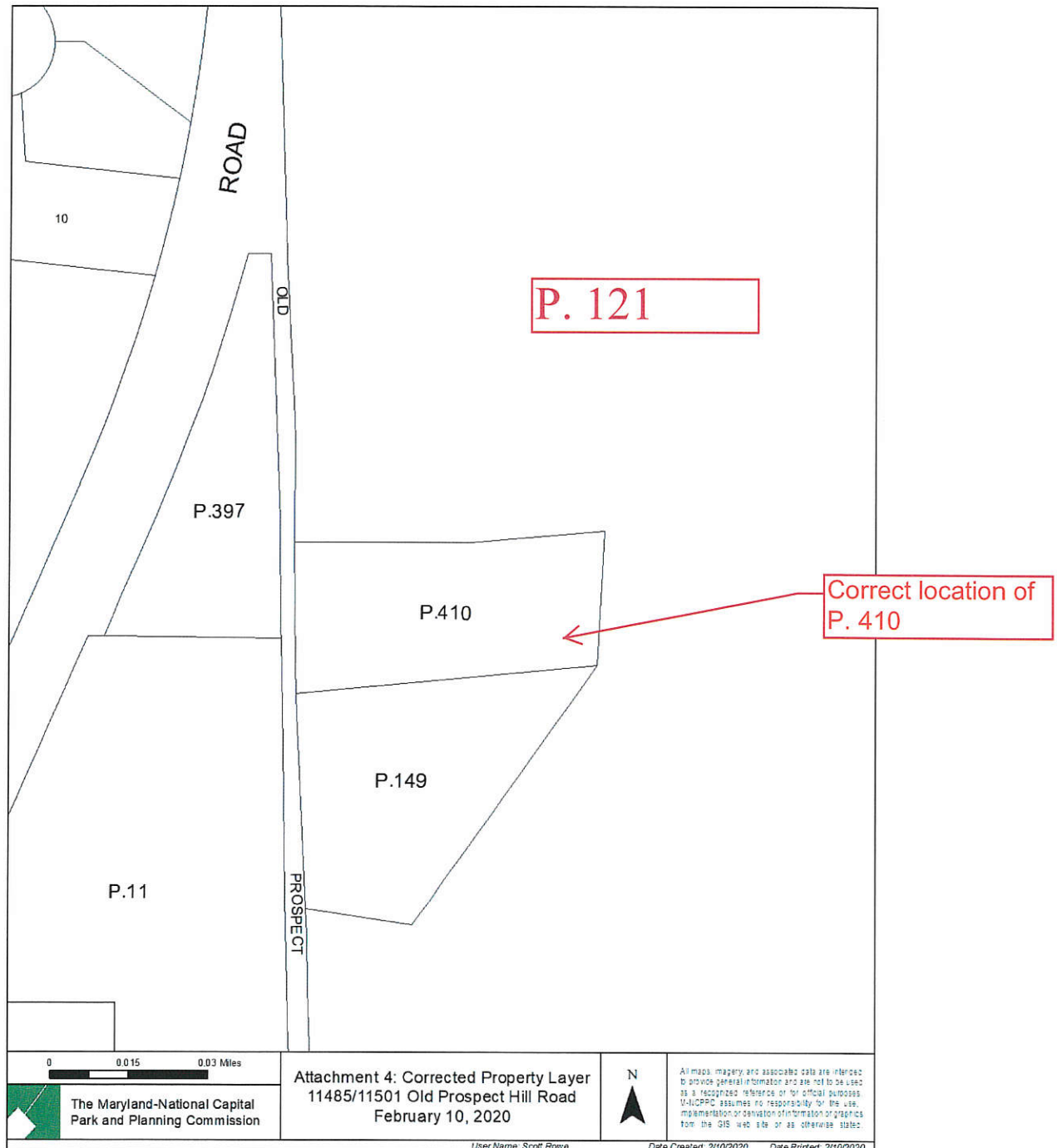


Thank you,

Autumn Dorsey  
Dewberry  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.364.1850  
301.731.0188 fax  
[www.dewberry.com](http://www.dewberry.com)

Visit Dewberry's website at [www.dewberry.com](http://www.dewberry.com) If you've received this email even though it's intended for someone else, then please delete the email, don't share its contents with others, and don't read its attachments. Thank you.

**Attachment 4: Property Layer (Corrected), February 10, 2020**

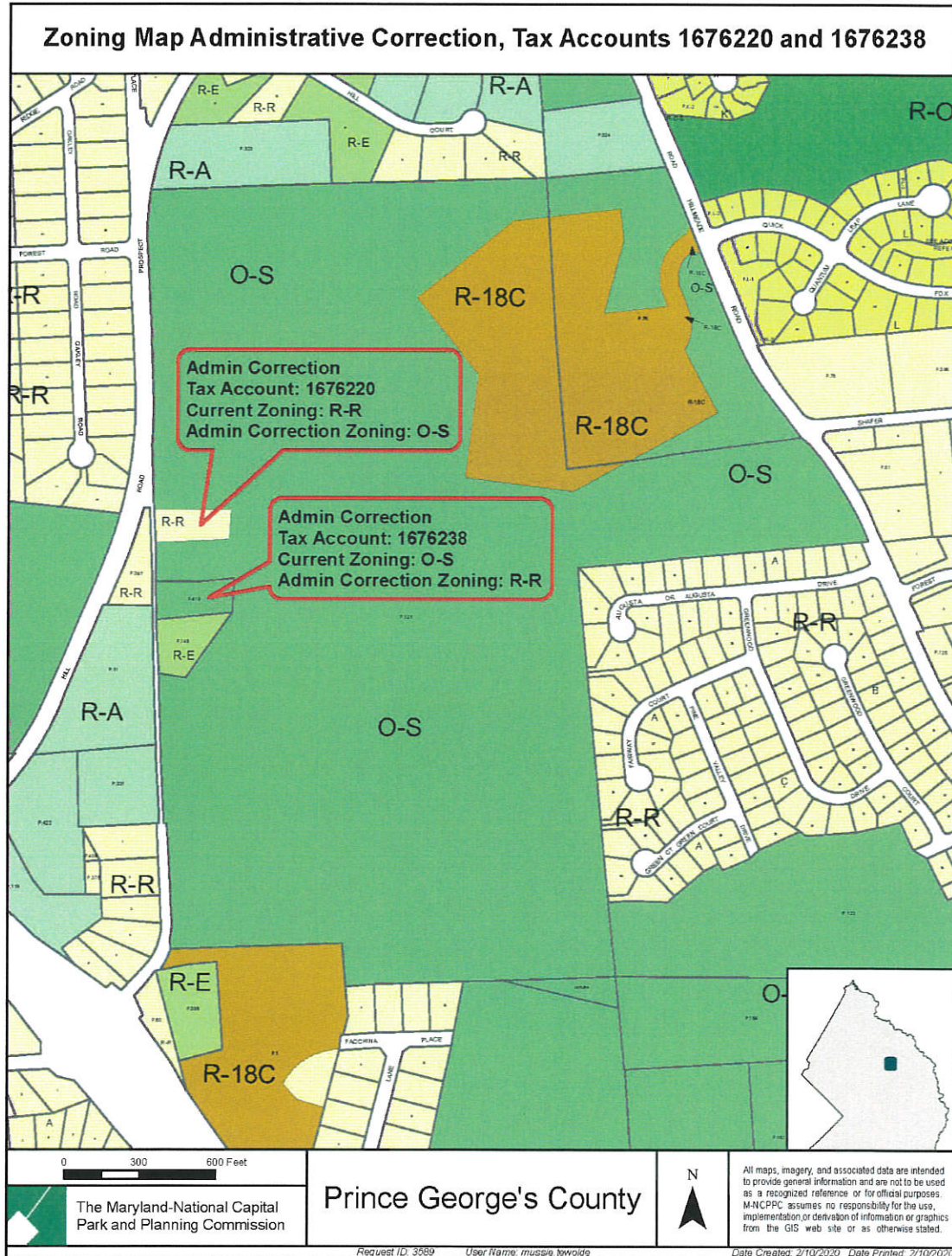


Administrative Correction of Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238 and the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area*

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### Attachment 5: Proposed Revision to Zoning Map



Administrative Correction of Zoning Map for 11485 and 11501 Old Prospect Hill Road, Grid 36-D3, Planning Area 70, Tax Accounts 1676220 and 1676238 and the 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area*

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**Attachment 6: Errata Sheet**

\*\*\*ERRATA\*\*\*

2006 APPROVED SECTIONAL MAP AMENDMENT FOR THE EAST GLENN DALE AREA

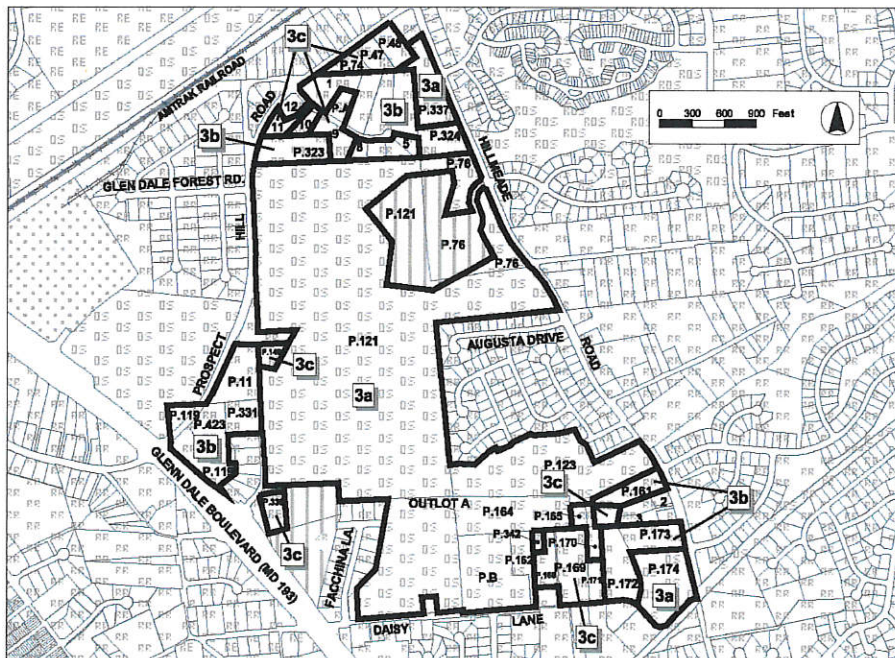
MARCH 28, 2006

CR-23-2006 authorizes the staff of the Planning Department “to make appropriate text and map revisions, to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.” The map depicting Zoning Changes 3a, 3b, and 3c on page 48 was published with an error. The corrected map is provided below:

| Change Number | Zoning Change | Area of Change | Approved SMA/ZAP/SE |          | 200' Scale Index Map |
|---------------|---------------|----------------|---------------------|----------|----------------------|
|               |               |                | Number              | Date     |                      |
| 3a            | R-R to O-S    | 192.45± acres  | SMA                 | 11/09/93 | 209NE10              |
| 3b            | R-R to R-A    | 41.46± acres   |                     |          | 209NE11              |
| 3c            | R-R to R-E    | 17.40± acres   |                     |          | 210NE10              |

Use and Location: An 18-hole golf course, single-family detached homes, undeveloped and woodlands. (Tax Map 36, Grid D2, Parcel 323, Subdivision 5677, Parcel A, Block B, Lots 1, 9, 11; Grid D3, Parcels 11, 119, 149, 331, 338 and 423; Grid E1, Parcels 47, 48 and 74; Grid E2, Parcels 334, 337 and part of Parcel 76, Subdivision 5677, Block B, Lots 2, 3, 4; Grid E3, Parcels 121 and 123, Subdivision Holy Trinity Episcopal Day School, Outlot A; Grid E4, Parcels 164 and 168, Subdivision 3573, Lot 1, Subdivision 1960, Daisy Fields Plat 6, Parcel B; Grid F3, Parcel 161; Grid F4, Parcels 169, 171, 172, 173, 174 and 354, as described in Amendment 3 of CR-23-2006, DR-2.)

Discussion: The O-S, R-A and R-E Zones are recommended to be in conformance with the plan's recommendation for adjusting zoning designation to be compatible with current lot/parcel sizes for all properties within the area between Prospect Hill Road and Daisy Lane. The properties with land area less than 1.00 acre are retained in the R-R Zone. The properties with land area between 1.00 to 1.99 acres are reclassified in the R-E Zone. The properties with land area between 2.00 to 4.99 acres are reclassified in the R-A Zone. The properties with land area more than 5.00 acres are reclassified in the O-S Zone.



Map 11. Zoning Change Number 3a—R-R to O-S; 3b—R-R to R-A; 3c—R-R to v-E

# DOCUMENT REVIEW/PROCESSING/APPROVAL ROUTING & TRACKING FORM

Prince George's County Planning Department -- M-NCPPC Community  
Planning Division

|                                                                       |                                      |
|-----------------------------------------------------------------------|--------------------------------------|
| Process/Project Title: <b>Administrative Correction to Zoning Map</b> | Date: <b>4/8/2020</b>                |
| Document Subject: <b>AC 20-02: 11485/11501 Old Prospect Rd</b>        | Department: <b>CPD/LRPS</b>          |
| Type of Material: <b>Memorandum</b>                                   | Originator: <b>Scott Rowe, LRPS</b>  |
| Attached Documents: <b>1</b>                                          | Supervisor: <b>Kip Reynolds, CPD</b> |
| Attached Documents:                                                   | Admin: <b>Judith Franklin</b>        |

**Please review or process as indicated and:**

- ☒ Send to the Next Office in Sequence  
☐ Return to Originator

| CHECK<br>✓                          | TASK                                          | OFFICE                 | COMMENTS                                       | DATE<br>IN / OUT |         | SIGN<br>OFF                                                                           |
|-------------------------------------|-----------------------------------------------|------------------------|------------------------------------------------|------------------|---------|---------------------------------------------------------------------------------------|
|                                     |                                               |                        |                                                |                  |         |                                                                                       |
| <input checked="" type="checkbox"/> | Admin<br>1 <sup>st</sup> Review               | CPD                    | Pending Attachment 6 graphic from Publications |                  | 4/13/20 |    |
| <input type="checkbox"/>            | Supervisor<br>Review                          | CPD                    |                                                |                  |         |                                                                                       |
| <input checked="" type="checkbox"/> | Chief Review                                  | CPD                    |                                                |                  |         |                                                                                       |
| <input checked="" type="checkbox"/> | Admin<br>2 <sup>nd</sup> Review or<br>Process | CPD                    |                                                | 4/21/20          | 4/22/20 |  |
| <input checked="" type="checkbox"/> | Planning<br>Director Review                   | PDO                    |                                                |                  |         |                                                                                       |
| <input type="checkbox"/>            | Budget<br>Coordinator                         | PDO                    |                                                |                  |         |                                                                                       |
| <input type="checkbox"/>            | Chairman<br>Review                            | Chairman's<br>Office   |                                                |                  |         |                                                                                       |
| <input type="checkbox"/>            | Final Review                                  | PDO                    |                                                |                  |         |                                                                                       |
| <input checked="" type="checkbox"/> | Publications<br>Review                        | Publications           |                                                |                  |         |                                                                                       |
| <input type="checkbox"/>            | Clerk of the<br>Council                       | Office of the<br>Clerk |                                                |                  |         |                                                                                       |
| <input checked="" type="checkbox"/> | Legal Review                                  | Legal                  | None                                           | 4/17             | 4/20    |  |
| <input type="checkbox"/>            |                                               |                        |                                                |                  |         |                                                                                       |

Add additional Routing Information in blank fields above as needed

**RETURN ROUTING FORM TO COMMUNITY PLANNING DIVISION**