THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Prince George's County Planning Department
Community Planning Division

MD. NAT'L. CAP. PK & PL. COMM.
PR. GEO. PLANNING DEPT.
RECEIVED
JUL 15 2016
COMMUNITY PLANNING DIVISION

July 14, 2016

MEMORANDUM

TO: Fern Piret, Planning Director

VIA: Debra Borden, Principal Counsel, Office of the General Counsel DSB by MMM
Derick Berlage, Chief, CWPD DB

FROM: Betty Carlson-Jameson, Planner Coordinator, Community Planning Division BCJ

SUBJECT: **Administrative Corrections to Port Towns DDOZ and General Plan Centers layer in Subregion 1 Errors**

In February 2016, the Planning Department became aware of two technical errors, the first is contained in the Port Towns Development District Overlay Zone boundary and the second is the Konterra Local Center boundary in the Plan Prince George's 2035 General Plan.

The nature of the Port Towns technical error deals with a piece of property located outside of the Port Towns DDOZ which was rezoned to the M-U-I Zone through the site plan process. The property is owned by the Redevelopment Authority and there is no requirement in the code that land owned by the Redevelopment Authority needs to be in an overlay zone to be rezoned into the M-U-I Zone. As has happened with other properties in the past, properties rezoned via site plan were not captured on the Zoning layer in GIS. In this instance, the properties subject to DSP-05113 and SE-2173 fall outside the Port Towns consolidated boundary, yet at some point in time the GIS layer placed these properties within the DDOZ.

DSP-05113 was approved on September 24, 2007. Port Towns DDOZ was approved through CR-72-2009 on October 6, 2009. The subject properties were rezoned to the M-U-I Zone prior to the Port Towns DDOZ being approved. The subject properties were never shown to be part of the Port Towns DDOZ. The GIS layer should be corrected to show the subject properties outside the Port Towns DDOZ.

The nature of the Prince George's Plan 2035/Subregion 1 technical error deals with the Konterra Local Center boundary. The Subregion 1 Master Plan and SMA were approved through CR-58-2010 on June 23, 2010. Plan Prince George's 2035 Approved General Plan (Plan 2035) was approved through CR-26-2014 on May 6, 2014. Plan 2035 designated 26 Local Centers one of which is Konterra in Subregion 1. The mapping for the Local Center should cover all of the land zoned M-X-T between I-95, ICC and Konterra Drive. Currently Parcels 145, 126, and 5 on the north, and Parcel 4, and an unknown Parcel to the south are not shown within the designated center. No other properties are located in this area

encompassed by I-95, ICC and Konterra Drive. The GIS layer should be corrected to show all of these properties to be located within the General Plan Center.

We request approval to correct these mapping errors. If granted, the corresponding layers in GIS will be corrected.

READ AND AGREED:

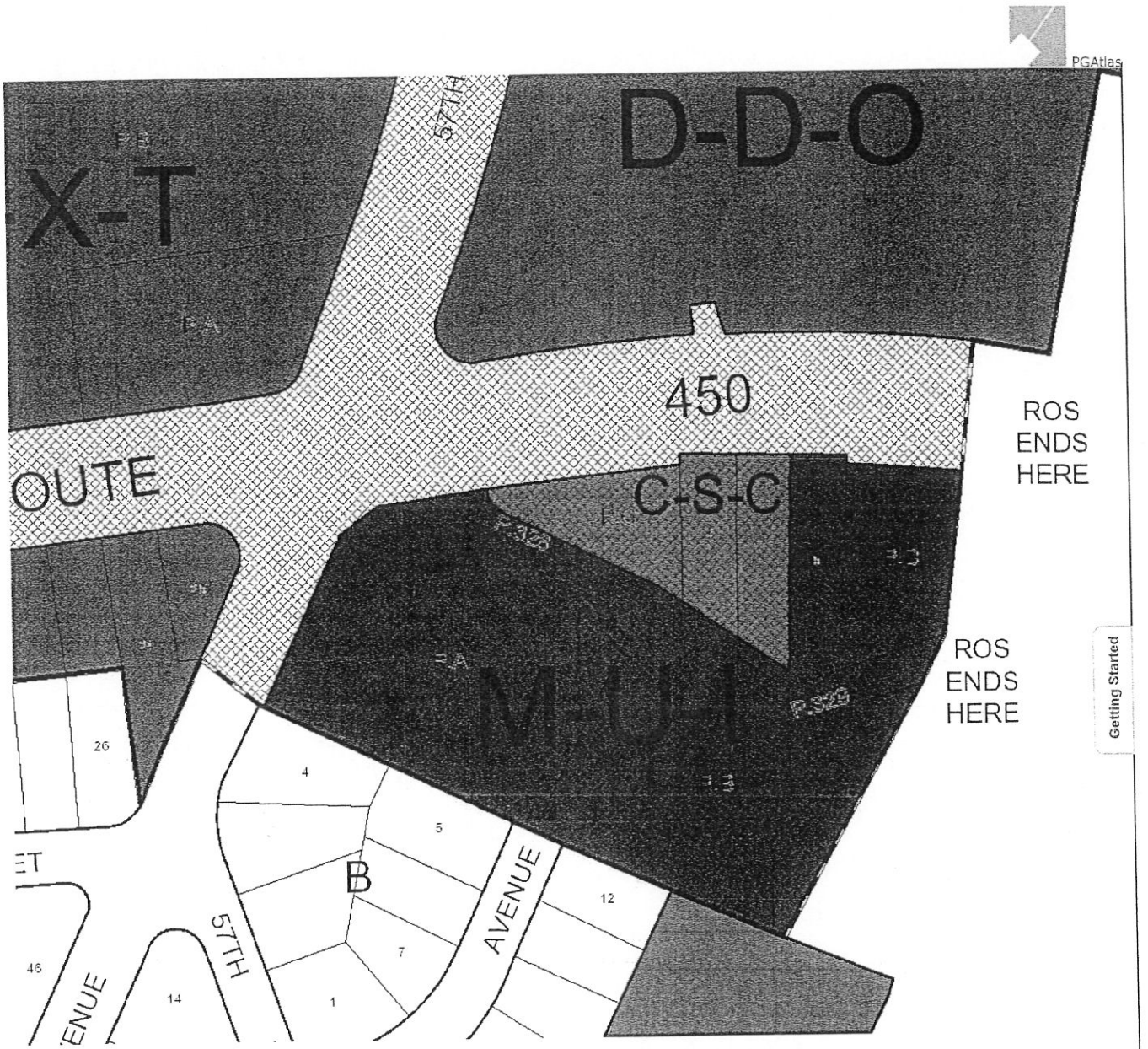
Fern Piret

Fern Piret, Planning Director, M-NCPPC
Prince George's County Planning Department

7/14/16
Date

Attachments

cc: Alan Hirsch, Division Chief, Development Review Division
Ivy A. Lewis, Division Chief, Community Planning Division
Whitney Chellis, Planning Supervisor, Development Review Division
Deborah Gallagher-Tucker, Planning Information/Permit Review Supervisor, Development Review Division
David Green, Planning Supervisor, Community Planning Division
Fred Stachura, Acting Planning Supervisor, Community Planning Division
Henry Zhang, Planning Supervisor, Development Review Division
Jimi Jones, Planning Supervisor, Development Review Division
Lauren Oliphant, Planning Information/Permit Review Supervisor, Development Review Division
Cheryl Summerlin, Planning Information/Permit Review Supervisor, Development Review Division
Sam White, Senior Planner, Community Planning Division
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