

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

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PGCPB No. 07-218

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)*, on September 12, 2007; and

WHEREAS, the *Preliminary Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* is proposed to amend the 1990 *Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61 and 62)*; the 2002 *Prince George's County Approved General Plan* for the physical development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 1982 *Master Plan of Transportation*; the 1983 *Functional Master Plan for Public School Sites*; the 1990 *Public Safety Master Plan*; the 1992 *Prince George's County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan* including the 1985 *Equestrian Addendum*; and

WHEREAS, the planning areas of the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* is generally bounded by the border of Montgomery County on the west; Howard County and City of Laurel on the north; Anne Arundel County, the Baltimore-Washington Parkway and MD 201 on the east; and Powder Mill Road and the Capital Beltway on the south; and

WHEREAS, the purpose of the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* is to develop a comprehensive plan to enhance the quality and character of the community, encourage quality economic development, preserve and protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment for the Subregion I area; and

WHEREAS, the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, on November 15, 2007 and December 6, 2007, the Planning Board held public worksessions to examine the transcript analysis of testimony presented at the September 12, 2007, joint public hearing on the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* and additional exhibits admitted to the record of the public hearing by the Planning Board; and

Underlining indicates new language.

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WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)*, in response to said public hearing, and to adopt the master plan and transmit the plan and sectional map amendment with further amendments, extensions, deletions, and additions in response to the public hearing record, as follows:

I. Development Pattern Element Chapter

- Add a new strategy:

Emphasize tree cover in the Rural Tier to protect large amounts of woodland, which is critical to the environment because it acts as a purifier of water and air.

- Replace picture caption on page 11 to read:

[Sunrise Plaza] Chestnut Hills Shopping Center

- Revise the second sentence of the retail paragraph to read:

“The larger-scale retail developments are IKEA, the Circuit City Shopping Center, and [Sunrise Plaza] Chestnut Hills Shopping Center in Beltsville; the Marlo Home Shopping Center at US 1 and Contee Road; and the Calverton Shopping Center, off Powder Mill Road in the Calverton area.”

- Add to the Implementation chapter a list of county, state, and federal grants and/or loans that property owners can utilize to receive funding to assist in redeveloping areas containing run-down structures with neighborhood-friendly establishments.

II. Infrastructure Elements Chapter

- Add new strategy to Policy 2 on page 49 to read:

Provide standard sidewalks along both sides of Bowie Road from MD 197 to US 1.

- Modify text to strategy under Policy 1 (p. 43) to read:

A-56—Kenilworth Avenue Extended to be improved and/or constructed as a six-lane roadway from the Capital Beltway to I-95 adjacent to Konterra Town Center. This recommendation is intended to mitigate traffic impacts along the US 1 Corridor and I-95 as a result of the Intercounty Connector and provide added north-south access for regional traffic.

- Modify strategy in Policy 2 on page 22 and replace with:

Make necessary structural repairs and widen the bridge over the CSX rail line to safely accommodate vehicular, bicycle and pedestrian traffic.

- Add map to plan that identifies existing and proposed trail within Subregion I.

- Add new strategy to Policy 2 on page 49 to read:

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Provide an eight-foot-wide side path along Old Baltimore Pike from Muirkirk Road to Odell Road. This trail will provide access to Vansville Community Center, Muirkirk South Community Park, and the programmed elementary school in the Vansville area.

- Add a new footnote to page 56 of the plan to read:

Konterra Town Center West contains scattered wash ponds, the 200-foot-wide minimum conservation area should be applied only to non-wash pond portions of stream valley corridors.

III. Economic Development & Urban Design Elements

- Add footnote to page 75 of the plan to read:

Guidelines are expressions of intent to help achieve the vision for Konterra Town Center East and Konterra Town Center West and are not mandates required by the policies established in this plan.

- Modify strategy in Policy 1 on page 71 to read:

Establish arterial streets as one-way couplets at the edges of the town center, where applicable to promote pedestrian improvements and ensure ease of traffic movement within the town center.

- Modify strategies in Policy 2 on pages 72-73 to read:

- Ensure that land use boundaries and density changes in the town center occur [within mid-block locations, whenever possible] where practical, so that buildings facing each other are compatible and transitions between uses are gradual.

- Promote the use of greens and plazas as prominent civic components [to core commercial areas] in appropriate areas throughout the town center core.

- Modify Architectural Guideline in the Konterra Town Center East Mixed-Use Core and Commercial Buildings portion of the Economic Development and Urban Design Elements Chapter (p. 75) to read:

Primary Entries and Façades. The primary entry(s) of both business establishments and residential uses in commercial, employment, and mixed-use centers should be visible and accessible directly from [a public] the street. Primary façades that front onto a street should be built parallel or nearly parallel to the public right-of-way.

- Modify Architectural Guideline in the Konterra Town Center East Residential Buildings portion of the Economic Development and Urban Design Elements Chapter (p. 76) to read:

- *Approximate Densities*

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- Multifamily residential over commercial buildings should maintain [between 15-30] a minimum of 15 dwelling units per acre with attached ground-floor retail.
 - Multifamily residential buildings attached over or adjacent to structured parking should maintain [between 30-70] a minimum of 30 dwelling units per acre.
 - All other multifamily residential buildings with attached surface level parking should maintain [15-35] a minimum of 15 dwelling units per acre.
 - Townhouse building clusters should be [limited to densities between 15-20] a minimum of 12 dwelling units per acre with no maximum number of attached units within a block and building group.
- Modify Architectural Guideline in the Konterra Town Center West Mixed-Use Core and Commercial Buildings portion of the Economic Development and Urban Design Elements Chapter (p. 78) to read:
 - *Principle Orientation.* The primary façades of all buildings in commercial, employment, mixed-use centers, and activity nodes should contain the main entry and face the [a public] street, except in limited circumstances where parking lots may be placed at the street edge.
 - Modify Architectural Guideline in the Konterra Town Center West Residential Buildings portion of the Economic Development and Urban Design Elements Chapter (p. 79) to read:
 - *Approximate Densities*
 - Multifamily residential over commercial buildings should maintain [between 15-30] a minimum of 15 dwelling units per acre with attached ground-floor retail.
 - Multifamily residential buildings attached over or adjacent to structured parking should maintain [between 30-70] a minimum of 30 dwelling units per acre.
 - All other multifamily residential buildings with attached surface level parking should maintain [15-35] a minimum of 15 dwelling units per acre.
 - Townhouse building clusters should be limited to densities [between 15-20] a minimum of 12 dwelling units per acre with no maximum number of attached units within a block and building group.
 - Modify Architectural Guideline in the Konterra Town Center East and West Automobile Parking portion of the Economic Development and Urban Design Elements Chapter (p. 84) to read:
 - *Parking Space Size.* The extent of paving should be minimized, whenever possible, to reduce the overall amount of pavement and to enhance the streetscape by providing more opportunity for plantings and street trees and the creation of a more pedestrian friendly environment.
 - Replace street cross section drawing caption on page 82 to read:

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Typical Section: Main Street

- Modify Architectural Guideline in the Konterra Town Center East and West Bikeways and Bicycle Parking portion of the Economic Development and Urban Design Elements Chapter (p. 85) to read:
 - Bicycle parking areas should be convenient to the entrances of all businesses, multifamily dwellings, and public and quasi-public buildings. Bicycle parking areas should be located within 50 feet of the main entrance and have direct access to the [public right-of-way] street.
- Modify Architectural Guideline in the Konterra Town Center East and West Landscape portion of the Economic Development and Urban Design Elements Chapter (p. 86) to read:
 - Parking Areas. Landscaped parking islands should be provided as a break in parking areas for every 50 cars, dimensioned at a minimum of eight feet in width and planted with a minimum three-inch caliper shade. [Internal green space requirements specified in the *Prince George's County Landscape Manual* should be provided.]

IV. Living Area Chapter

- Revise paragraph on page 112 under the Commercial/Industrial heading to read:

Industrial land use in the living area includes the Virginia Manor Industrial Park. The Marlo Home Shopping Center is the main commercial district in the living area with future commercial districts planned within the Konterra development. [Industrial areas will also be constructed within the Konterra development in the Gunpowder living area.] Future development of Konterra will serve as a promising catalyst for increased residential, commercial and [industrial] employment sectors in this area of Subregion I.

- Revise last sentence of *Residential* paragraph under the Major Land Uses heading to read:

Konterra Town Center West will provide horizontal mixed-use development [and include big box retailers] surrounded by lower-density, single-family homes and open space.

- Add new issues and concern to North Beltsville living area section (page 113) to read:

**Issue: Annexation
Concern**

- There is a potential for the City of Laurel to annex portions of the living area and upzone properties.
- Add a new language on page 114 in the last paragraph under the Commercial/Industrial section to read:

The Balla Development, LLC property containing 3.5 acres of undeveloped land located

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on the south side of MD 197, approximately 2,100 feet east of its interchange with the Baltimore-Washington Parkway (I-295) is recommended for a hotel, office building and/or restaurant. These uses are permitted in the existing C-O Zone by right and/or special exception. Development of this site should be subject to a Detailed Site Plan review because it abuts residential uses.

- Page 117, fourth paragraph, South Laurel, Major Land Uses, Residential
Add the following sentence:

The commuter parking lot located at the northeast quadrant of the intersection of MD 197 and Briarcroft Lane is recommended for redevelopment for high-quality, medium-density condominiums, preferably, a senior housing development in order not to generate a lot of peak-hour traffic and school needs.

- Add new strategy to Repair and Maintain Roads Policy on page 127 to read:

Explore opportunities for MD 198 between Bond Mill Road and Switzer Lane to become a “Livable Communities Landscape Project.”

- Add new issues and concern to West Laurel living area section (page 127) to read:

**Issue: Annexation
Concern**

- There is a potential for the City of Laurel to annex portions of the living area and up-zone properties.

V. **Implementation Chapter**

- Modify boundary of recommended mixed-use area in the plan to include Block 5, Oak Crest subdivision, Lots 7, 8, 9, 10, and 11.
- Add Guide to Zoning Categories to Appendices.
- Modify the Implementation chapter to add new zoning change R-R to I-2 (NB-9) as described on Errata Sheet and zoning change map from the September 12, 2007, public hearing.
- Modify the Implementation chapter to add new zoning change: The property known as Lighthouse at Twin Lakes apartment complex in Calverton is to be rezoned R-18 to R-10.
- Add large fold-out maps of proposed and existing zoning and land uses.
- Modify the Implementation chapter to add new zoning change: Plat A01-0291, Lots 16 and 17: Change the R-R Zone to the C-O Zone.
- Modify the Implementation chapter to add new zoning change: Parcel 39 Tax Map 9: Change the R-R Zone to the C-M Zone.

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- Modify the Implementation chapter to add new zoning change: 13221 Mid Atlantic Boulevard parcel 86: Change the I-3 Zone to the I-1 Zone.
- Modify the Implementation chapter to add new zoning change: Caroline Avenue, part of Block 24, Section 2 (as described on Plat of Abandonment), add C-O Zone.
- Delete zoning change recommendation North Beltsville-6 (NB-6) from the plan.
- Add a new zoning change table to page 154 indicating the westernmost portion of the Sealing Property containing 5.4 acres is recommended to be rezoned from the R-R Zone to the I-3 Zone. The following findings shall be incorporated in the District Council Resolution for adopting the SMA:

1. Before permits are issued, the applicant shall obtain approval of a detailed site plan, in accordance with Part 3, Division 9, of the Zoning Ordinance.
2. Site plan review shall include architectural review, to ensure compatibility with the adjoining employment park.

The applicant shall show green area covering at least 25 percent of the net acreage of the subject 5.4-acre site.

- Page 142, add new paragraph to the Implementation Chapter to read:

Detailed Site Plan Process

Consider Conceptual Site Plan Conditions or new legislation to streamline the Detailed Site Plan (DSP) process for Konterra’s Town Centers. The DSP process should place emphasis on defining the character of urban core/downtown to attain the desired character of a pedestrian oriented network of buildings and open spaces rather than architecture and detailed footprints. This new process should clearly define established yet flexible parameters that would allow staff to approve revised site plans that are in conformance to the overall desired character of the plan.

- Page 145, add mapping to the mixed-use recommendations portion of the plan that identifies the boundaries of areas recommended for mixed-use zoning.
- Add new sentence to the last paragraph of the Mixed-Use Recommendations (p.145) to read:

The practicality of incorporating LEED criteria is, like other design techniques, market driven and should not place the development of the property at a disadvantage relative to other properties along major roadways in the Developing Tier.

- Page 151, add parcel 20 to recommended zoning change Beltsville-5 (B-5).
- Page 162, add a new zoning change table indicating that the subject property with 9.93 acres is recommended for rezoning from R-80 to the R-18C.

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V. TECHNICAL CORRECTIONS

I. General Edits

Add an “Amendments to the General Plan” section to the master plan to clarify how the plan amends the centers and corridors of the 2002 General Plan.

II. Development Pattern Element Chapter

- Page 9 - Under the Introduction, add a final sentence to the second paragraph:
 - The Development Pattern Element of this master plan applies to the General Plan vision for tiers, centers, and corridors to Subregion I and refines the General Plan goals to reflect the area’s unique characteristics and location. It also divides the US 1 Corridor into four focus areas and has specific recommendations for the planned Konterra Town Center development and eight living areas. General recommendations for the entire master planning area are found in the infrastructure elements section also apply here, unless specifically stated otherwise.
- Page 10 - Under Policy 1: Retain or enhance environmentally sensitive features and agricultural resources, add the following bullets:
 - Establish an agricultural land preservation program that identifies priority preservation areas throughout the county in accordance with the Agricultural Stewardship Act of 2006.
 - Designate BARC and the Patuxent Research Refuge as Priority Preservation Areas within Prince George’s County.
- Page 10 - Under Policy 2: Provide for a transportation system within the Rural Tier that helps protect open space, rural character, and environmental features and resources, add the following bullet:
 - Follow the environmental guidelines for bridge and road construction as contained in the transportation section of this master plan.
- Page 13 - Modify paragraph 1 as follows: Subregion I consists of one designated possible future regional center at Konterra and one designated corridor along US 1/Baltimore Avenue. These areas are specifically targeted by the General Plan for growth through development or redevelopment. Centers and corridors are intended for a mix of higher-intensity nonresidential and residential uses that are consistent with the existing or planned investments in the public infrastructure. As areas identified for higher-intensity use, development guidelines within centers and corridors should promote the use of environmentally-sensitive stormwater techniques that micro-manage stormwater quality and quantity on-site and green building techniques such as green roofs and use of sustainable materials to minimize environmental impacts and reduce energy consumption.

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- Page 14-16 include a discussion of the C-R-C (Commercial Regional Center) Zone and why it is no longer an appropriate zone to use in Konterra Town Center West.
- Page 15 - Change Strategy 3 of Policy 3 to read: Promote design that allows independence, mobility, and a choice of desirable destinations accessible via comfortable pedestrian and bicycle trails and public transit routes, [for members of the population who are elderly, under 16 years old, nondrivers or members of one car families.]
- Page 15 - Under Konterra Town Center Policy 2: Establish a distinctive “sense of place,” add the following bullet:
 - Adhere to smart growth planning and development concepts, while making use of green building techniques that promote resource-efficient building and sustainable site design practices.
- Page 15 - Under Konterra Town Center Policy 2: Establish a distinctive “sense of place,” add the following bullet:
 - Adhere to smart growth planning and development concepts, while making use of green building techniques that promote resource-efficient building and sustainable site design practices.
- Page 15 - Under Konterra Town Center Policy 4: Restore the natural features of the site, add the following bullets:
 - Continue the reclamation process to restore and enhance extensively mined and heavily pitted areas.
 - Identify opportunities for stream and wetland restoration within the primary and secondary corridors, as identified in the environmental infrastructure elements section, and target mitigation efforts to these areas.
 - Identify opportunities in the Indian Creek subwatershed for wetland creation on reclaimed sites and provide wider stream buffers in the upper portions of the Indian Creek subwatershed.
 - Preserve and enhance the two areas along streams within Town Center East and one area along Indian Creek at Town Center West as forested stream valley parks [open space].
 - Transplant viable, existing trees on-site to appropriate areas to expedite streambank stabilization, retain native tree canopy, establish wildlife habitat, and create vegetated buffers.
 - Use environmentally-sensitive stormwater techniques, such as bio-retention and on-site micromanagement to the fullest extent possible.
 - Construct bridges and roads in as environmentally sensitive a manner as possible by following the environmental guidelines contained in the transportation section of this master plan.
- Page 23 - Focus Area 2: US 1 from Powder Mill Road to Muirkirk Road. Make the following modifications to bullets under Policy 1: Transform the area into a model of environmental sustainability by restoring and expanding existing open space and green infrastructure and by applying best practices in sustainable design.

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- Establish vegetative buffers that are designed to slow and filter sheet flow from stormwater runoff around industrial uses, especially near waterways and wetlands.
 - Encourage green building practices and site design, including the use of recyclable materials, solar power and other forms of energy efficiency, green roofs, interconnected green spaces, native landscapes, and other best practices.
 - Apply best practices in stormwater management, such as green roofs, rain gardens, bio-swales and cisterns, to new development and redevelopment.
 - Consolidate stormwater management systems as part of an expanded open space area adjacent to US 1 in a manner that protects the integrity of existing natural systems and is aesthetically pleasing.
- Page 24 - Revise Policy 4 to read: Maintain and enhance the Konterra Business Campus.
 - Page 24 - Focus Area 2: US 1 from Powder Mill Road to Muirkirk Road. Make the following modification to bullet 31 under Policy 2: Ensure that Kenilworth Avenue extended is visually attractive, has a parkway character, and encourages adjacent walking and bicycling.
 - Protect existing wetlands to the fullest extent possible [wherever possible].

III. Infrastructure Element Chapter

- Page 35 - Correct typo of Patapsco formation in the Aquifer Recharge Areas section.
- Page 37 - Revise bullet 5 under Policy 1: Protect, preserve and enhance the identified green infrastructure network within the Subregion I plan area and include a sub-bullet, as follows.
 - Establish an agricultural land preservation program that identifies priority preservation areas throughout the county in accordance with the Agricultural Stewardship Act of 2006.
 - Designate BARC and the Patuxent Research Refuge as Priority Preservation Areas within Prince George's County.
- Page 38 - Add the following bullet to Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.
 - Follow the environmental guidelines for bridge and road construction as contained in the transportation section of this master plan.
- Page 39 - Revise the last sentence of Strategy 1 of Policy 3 to read: It is encouraged that new buildings in the Konterra Town Center and US 1 Corridor [meet the] obtain Leadership in Energy and Environmental Design (LEED) certification.
- Page 41 - Clarify discussion of the recommendation for Level-of-Service (LOS) E within the Konterra Town Center.
- Page 45 - Revise Strategy 1 of Policy 3 to delete all references to MD 210, Oxon Hill Road, and the Woodrow Wilson Bridge project.

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- Page 50 - Add "Little" to Paint Branch Stream Valley Trail title.
- Page 51 - Correct formatting error under Policy 6.
- Page 52 - Add additional text to the Parkland Standards section to explain the parkland requirement figures.
- Page 52 - Background, second paragraph, first sentence: add ...operating, policing, and maintaining....
- Page 54 - Top of page, add...recreation and conservation. In addition, Konterra....

Public facilities

- Page 61 - The last sentence should read: A fire station is proposed within a one-mile radius of the proposed Snowden Road, within the general vicinity of MD 197 and Montpelier Drive.
- Page 60 - The next to last row regarding the Laurel Library should be deleted.
- Page 61 - The second entry Laurel Library needs to add its cost in the last column for a total of \$6,438,000.

IV. Economic Development and Urban Design Elements Chapter

- Page 64 - Policy 3 Provide interpretative signage about the region's history along trail networks, and in urban centers and community parks.
- Page 65 - Revise Strategy 4 of Policy 5 to clarify discussion of appropriate zoning districts along the ICC and reconcile with the proposed Sectional Map Amendment zoning changes.
- Page 67 - Correct formatting error under the strategies for Mixed-Use development in Policy 1.
- Pages 69-70 - Replace Strategy 5 under Policy 5 on page 70 with the text from Strategy 9 under Policy 3 on page 69.
- Page 71 - Revise the background section for Konterra Town Center East.
- Page 72 - Delete Strategy 2 under Policy 1 (content addressed under Policy 2).
- Page 73 - Revise Architecture Guideline 1 to read: "Design and Build[t] Over Time."
- Page 74 - Revise Architecture Guideline 14 to clarify how the five elements of a city as defined by Kevin Lynch are relevant to the design of Konterra Town Center.
- Page 76 - Revise the intent statement to clarify the discussion of detached single-family residential units and their relationship to the R-R zoned property in the vicinity of

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Konterra Town Center East.

- Pages 78-79 - Correct the typos in Principle Orientation.
- Page 78 - Delete the final bullet on page 78.
- Page 80 - Delete the reference to the Development District Overlay Zone in the Location guideline.
- Page 83 - Clarify the design guideline for Parking Area Landscaping.
- Pages 83-84 - Revise the parking ratio requirements by use. Several of the current recommendations exceed Zoning Ordinance requirements, and are contrary to transit-oriented, pedestrian-friendly mixed-use development.
- Pages 88-90 - Add information on the Ammendale Normal Institute.

V. Living Areas Chapter

- Page 95 Living Area Workshop Results.
 - Add a sentence that makes it clear that all of the infrastructure chapters apply to all the land area within the Subregion. Suggested text/placement is as follows:

The purpose of the living areas workshops was to gain a better understanding of the existing conditions of Subregion I and to listen to the ideas, concerns and projections of what area residents wanted for the future of their communities. The objective of the workshop was to generate recommendations and strategies, based on the input from area residents, to influence and guide community preservation and future development in each living area. It should be noted, however, that all of the goals, policies, and strategies identified as part of the infrastructure elements for the entire Subregion I area apply to each living area, and that the emphasis on particular recommendations in this section are solely to reflect how comments or concerns identified by each community are being addressed.

- Page 97 Land Use and Urban Design. Add the following bullet:
 - Design, construct, and operate future development and redevelopment using green building techniques that reduce energy consumption and environmental footprints.

Environmental Resources

- Add and modify the following bullets:
 - Protect and enhance streams and wetlands and their associated buffers in older communities.
 - Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.
 - Identify and establish areas for the creation and restoration of wetlands, stream buffers, and stream valley parks in areas previously mined for sand and gravel prior to

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- new development, [restoring the lost natural resources of sand and gravel mines prior to new development,] and monitor and enhance areas around active mines and address stormwater run-off [and situation issues].
- Implement the Countywide Green Infrastructure Plan and protecting primary corridors, secondary corridors, and special conservation areas through the development review process. [and identifying natural elements of local significance to preserve, protect, and enhance.]

Transportation

- Add the following bullet:
 - Implement the road transportation system in an environmentally-sensitive manner through the careful placement of required roads and bridges wherever possible.
- Page 98 - Facilities, Parks: add to the first bullet: Beltsville Community Park/School
- Page 100 B - Beltsville Central Living Area – Natural Environment
 - Change second sentence from These include[s] to these include.
- Page 102 - Policy Preserve and Maintain Natural Environment[s]
 - Revise strategy 2 as follows: Establish an agricultural land preservation program that identifies priority preservation areas throughout the county and designate the Beltsville Agricultural Research Center as a Priority Preservation Area in order to protect [Protect] BARC from future development.
- Page 103 - Remove references to College Park in the description of the Calverton Living Area. This living area does not adjoin College Park.
- Page 106 - Calverton – Preserve and Maintain Natural Environments.
 - Add the following bullet: Designate the Beltsville Agricultural Research Center as a Priority Preservation Area in order to protect it from development.
- Page 108 - Gunpowder – Natural Environment
 - First paragraph: ...contained a large number of mineral resources which have since been extracted or are [is] currently being mined. Because extraction activities in this subregion have largely been completed, these areas now provide development potential for other uses [mixed-use, commercial, and residential development]. Reclaimed abandoned mining sites also provide opportunities to restore and construct ecologically healthy wetlands [for wetland restoration] and otherwise improve water quality within the watershed through stream restoration and revegetation projects. [A strategy for encouraging wetland restoration is identified in the environmental infrastructure section of this master plan.]
 - Second paragraph: The Gunpowder Living Area [also] includes portions of two....

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- Page 108 - Gunpowder – Natural Environment
 - First paragraph: tree canop should be tree canopy.
- Page 110 - Gunpowder – Major Policies and Strategies.
 - Add a policy to Preserve and Enhance Natural Environments, and include the following bullets:
 - Protect, enhance, and connect primary and secondary corridors during the review of land development proposals and identify and target mitigation opportunities for stream and wetland restoration within the primary corridors.
 - Preserve or restore regulated areas identified in the master plan’s green infrastructure network.
 - Stabilize stream systems, increase forest buffers, and establish a stream valley park in the upper portions of Indian Creek watershed that extend through the Gunpowder living area.
- Page 111 - Revise to say North Beltsville lies in the coastal plain (not CAPS) physiographicregion. Delete the portion about the fall line.
- Page 112 - Natural Environment

Change: The North Beltsville Living Area previously contained a large number of sand, gravel and clay deposits which have since been extracted or are currently being mined. Because extraction activities in this Subregion have largely been completed, these areas now provide development potential for [mixed-use, commercial, and residential development] that should be built using green building techniques. Areas for wetland creation and wetland restoration, stream, and riparian buffer restoration should be identified and established on reclaimed abandoned mine sites prior to development.
- Page 112 - Neighborhood Character
 - After last sentence (included here), add following text: The modern, urban design of Konterra Town Center will appeal to an area that lacks a specific style of development, giving it the advantage of attracting a diverse group of individuals who frequent the retail and commercial districts and/or live within the new development. As development occurs, new building designs should strive to incorporate the latest environmental technologies in project building and site designs. Furthermore, new buildings in the Konterra Town Center should meet the Leadership in Energy and Environmental Design (LEED) certification or, at a minimum, are built using green building techniques that reduce energy consumption and their environmental footprint.
- Page 120 - Remove the footnote that references a description of the Neighborhood Conservation Zone.
- Page 130 - Delete duplicate entries for Laurel Library and Beltsville Library in the Public Facilities Cost Analysis and Estimate table.
- Page 132 - Parks: change Briarwood-Oakland Neighborhood Park to Contee Road

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Neighborhood Park.

- Page 123 - Physical Condition, last sentence: change Vansville Elementary School to Laurel-Beltsville Elementary School.
- Add: As part of the new school, the Vansville Community Center will be built and offer more programs and classes in the gym, fitness room, and shared classroom space to the public.

VI. Implementation Chapter

- Page 137 - Add text to the County CIP/State CTP box for the WMATA Green Line Extension.
- Page 138 - Contee Road recommendation should read MD 197 to Van Dusen Road.
- Pages 139-140 - Add descriptions for the Paint Branch Stream Valley Trail, Rhode Island Avenue Trolley Trail, and Patuxent River Trail.
- Page 140 - Parks and Recreation: add Beltsville Area Sports park - Development funding for athletic field construction, Beltsville Area, County CIP ID No. EC011133.
- Page 140 - Parks and Recreation: delete Fairland Golf Course. This was removed from the CIP.

Parks and Recreation

- Beltsville-Laurel Elementary School gym: Change name to Vansville Community Center. This project consists of a gym, fitness room, and office addition to the Laurel-Beltsville Elementary School. County CIP ID ECO11183
- Page 140 - Deerfield Run ESCC: add Existing and CIP No. EC011182
- Page 140 - Add the additional CIP projects:
 1. Abraham Hall Historic Site - Repair of roof, windows, doors, and utilities, Old Muirkirk Road, CIP No. EC011192
 2. Blue Ponds Conservation Area - Construction of interpretive trail around the pond, Muirkirk Road, CIP No. EC011193
 3. Konterra Sport Park - Development of a new 60-acre park to supplement the athletic fields at Fairland Regional Park, Old Gunpowder Road, CIP No. EC011207
 4. Little Paint Branch Stream Valley Park - construction of a trail between Cherry Hill Road and the Beltsville Community Center, Sellman Road, CIP No. EC011180
 5. Montpelier Elementary School Gym Addition - construct a gym addition, Muirkirk Road, CIP No. EC011211
 6. Oakcrest Neighborhood Recreation Center - renovate the recreation building and picnic shelter, Lindendale Drive, CIP No. EC011049
 7. Snowden Oak Community Park - improve parking lot drainage, South Montpelier Drive, CIP No. EC011145

Underlining indicates new language.

[~~Brackets/Strikethrough~~] indicated deleted text.

- Page 141 - Fairland Regional Park - delete entry because it is repeated on p.140
- Page 141 - Montpelier Mansion : add & Art Center to title.
- Page 142 - Vansville Neighborhood Recreation Center: Change description to Replace play equipment and construct trail.
- Pages 144-145 - Revise the Mixed Use Zoning Recommendations section to eliminate redundancy and clarify language.
- Page 145 - Add text to the Development Pattern Element chapter of the master plan to correspond with the recommendations to develop the special treatment area south of the Konterra Town Center as a “green-design” institutional and residential complex.
- Page 145 - Revise the last paragraph of the Comprehensive Rezoning Changes section to begin: The proposed SMA includes [15] 17 recommended zoning changes....
- Page 146 - Revise Table 10: Existing and Proposed Zoning Inventory to correct zone names.
- Pages 149-162 - Revise the Zoning Change Tables to include the current usage of properties proposed to be rezoned, and to clarify discussion text and add detail to the legal property descriptions as necessary.

WHEREAS, the Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64) is proposed with a view toward the protection of the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64) is a proposed amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64) includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject planning areas shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a).

NOW, THEREFORE, BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt the master plan for Subregion I (Planning Areas 60, 61, 62, and 64), said plan being an amendment to the 1990 *Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61 and 62)*; the 2002 *Prince George's County Approved General Plan* for the physical development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 1982 *Master Plan of Transportation*; the 1983 *Functional Master Plan for Public School Sites*; the 1990 *Public Safety Master*

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Plan; the 1992 *Prince George's County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan* including the 1985 *Equestrian Addendum*, this said adopted master plan containing amendments, extensions, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)*, as herein adopted, is applicable to the area within the boundaries delineated on the master plan map and consists of a map(s) and text; and

BE IT FURTHER RESOLVED that the adopted sector plan comprises the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c)(2) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)*, will be transmitted to the County Executive and each municipality whose territorial boundaries abut the area affected by the plan; and

BE IT FURTHER RESOLVED that an attested copy of the adopted master plan, and all parts thereof, shall be certified by the Commission and transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that this adoption shall be recorded by an appropriate Certificate of Adoption containing the identifying signatures of the Chairman of the Commission and shall be affixed to this resolution with a notation indicating: "This resolution is to be used in conjunction with the *Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)*;" and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-645(c)(1) of the Zoning Ordinance, transmits this Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64) to the District Council and recommends that it be adopted as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as transmitted, has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the 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 *Adopted Master Plan and Endorsed SMA for Subregion I (Planning Areas 60, 61, 62, and 64)*, 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 a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Cavitt, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, December 6, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of December 2007.

Oscar S. Rodriguez
Executive Director

Frances J. Guertin

By: Frances J. Guertin
Planning Board Administrator

APPROVED FOR EMERGENCY.
Berge Jones
MANAGER OF LEG. AFFAIRS
DATE: 12/14/07

Underlining indicates new language.

[~~Brackets/Strikethrough~~] indicated deleted text.