



Prince George's County Planning Department  
Countywide Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3650

June 17, 2015

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Fern Piret, Planning Director *Asst for FP*  
Derick Berlage, Chief, Countywide Planning Division

FROM: Tiffany Williams Jennings, Planner Coordinator, Special Projects Section, Countywide  
Planning Division *TW*

SUBJECT: **Transmittal of the 2014 Maryland Department of Planning (MDP) Annual Report**

**BACKGROUND**

This memorandum transmits the 2014 Maryland Department of Planning (MDP) Annual Report for Prince George's County. The 2014 MDP Annual Report is a requirement of SB280/HB297, SB276/HB295 and SB273/HB294 in 2009. This annual report provides a detailed summary of development activity that took place in the County from January 2014 to December 2014.

The report is a culmination of the work of the Planning Department staff to meet the requirements set by the Maryland Department of Planning. The legislation became effective on July 1, 2009.

If you have any questions or concerns regarding the attached document please contact Tiffany Williams Jennings at 301-952-3248 or via email at [tiffany.williamsjennings@ppd.mncppc.org](mailto:tiffany.williamsjennings@ppd.mncppc.org).

**STAFF RECOMMENDATION**

Staff requests Planning Board approval to transmit to Maryland Department of Planning, County Executive, and County Council.

Attachments

**Prince George's County  
Annual Report  
January 2014 through December 2014**

**Pursuant to**

**SB280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009**

**SB276—Smart, Green, and Growing—Annual Report—Smart Growth Goals,  
Measures, and Indicators and Implementation of Planning Visions**

**SB273—Smart, Green, and Growing—Local Government Planning—Planning Visions**



**The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)**

## ACKNOWLEDGMENTS

Fern V. Piret, Ph.D., Planning Director  
Derick P. Berlage, AICP, Chief, Countywide Planning Division  
Maria Martin, Supervisor, Special Projects Section, Countywide Planning Division

James Cannistra, Chief, Information Management Division  
Alan Hirsch, Chief, Development Review Division  
Ivy A. Lewis, AICP, Chief, Community Planning South Division  
Kip Reynolds, Acting Chief, Information Management Division

### Project Team

Tiffany Williams Jennings, Project Manager, Special Projects Section, Countywide Planning Division  
William Akerley, Programmer Analyst III, Information Management Division  
David Boston, AICP, Senior Planner, South Section, Community Planning Division  
Kerry Gathers, GIS Specialist II, Special Projects Section, Countywide Planning Division  
Gul Guleryuz, Planner Coordinator, Special Projects Section, Countywide Planning Division  
Dominique Harris, Program Facility Aide II, Countywide Planning Division  
Fatimah Hasan, AICP, Planner Coordinator, Special Projects Section, Countywide Planning Division  
Theodore Kowaluk, Senior Planner, Special Projects Section, Countywide Planning Division  
Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division  
Kierre McCune, Planner Coordinator, Countywide Planning Division  
Paul Patnode, GIS Specialist III, Information Management Division  
Jacqueline Philson, Master Planner, Countywide Planning Division  
Dan Sams, Senior Planner, Historic Preservation Section, Countywide Planning Division  
Jennifer Stabler, Ph.D., Planner Coordinator, Historic Preservation Section, Countywide Planning Division  
Phil Taylor, Senior Planner, Information Management Division  
Chad Williams, Acting Master Planner, Countywide Planning Division

### Technical Assistance

Robert Getz, Publications Specialist, Publications and Graphics  
Susan Kelley, Administrative Manager, Office and Publications Services

## EXECUTIVE SUMMARY

The Prince George's County Annual Report, January 2014 through December 2014, fulfills the requirements of Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. It fulfills the requirements of Senate Bill 276—Smart, Green, and Growing—Annual Report—Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions. Additionally, it fulfills the requirements of Senate Bill 273—Smart, Green and Growing—Local Government Planning—Planning Visions for Prince George's County. SB280 and SB276 require the submission of a report annually and SB273 requires biannual submissions.

The report concludes that the development patterns in Prince George's County are consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, which was the General Plan in effect during the second half of the reporting period. The 2002 *Prince George's County Approved General Plan* was in effect during the first part of the reporting year and the report is also consistent with the 2002 General Plan. This report is due to the Maryland Department of Planning (MDP) by July 1, 2015.

# **SB280—Smart, Green, and Growing— Smart and Sustainable Growth Act of 2009**

## **PURPOSE**

The purpose of this report is to document changes in development patterns that occurred from January to December 2014 as part of the requirement of the 2009 Senate Bill 280 entitled Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. Senate Bill 280 seeks to ensure that land-use decisions are consistent with locally adopted comprehensive plans. This report concludes that the development patterns in Prince George’s County are consistent with the 2014 *Plan Prince George’s 2035 Approved General Plan*. There are no known conflicts with any of the plans adopted by the County or state or with other plans of surrounding jurisdictions. In all instances the most recent data available were used.

## **BACKGROUND**

An analysis of development patterns in the County indicate that, although development activity is below historic averages, in 2014 the County experienced an increase in development activities. Additionally, community indicators show that County residents are experiencing improvements in overall quality of life.

## GROWTH RELATED CHANGES IN DEVELOPMENT PATTERNS

### NEW SUBDIVISIONS APPROVED IN 2014

In 2014, 11 preliminary plans of subdivision were approved as compared with 7 in 2013. Approximately 82 percent of the preliminary plans of subdivision approved were located inside the Priority Funding Area (PFA) of the County. The development project with the most activity located inside the PFA was Stephen's Crossing at Brandywine with a total of 494 lots and 1,352 units. Only two subdivisions were approved outside the PFA. One of the subdivisions was a commercial shopping center and the other subdivision contained 55 residential townhomes.

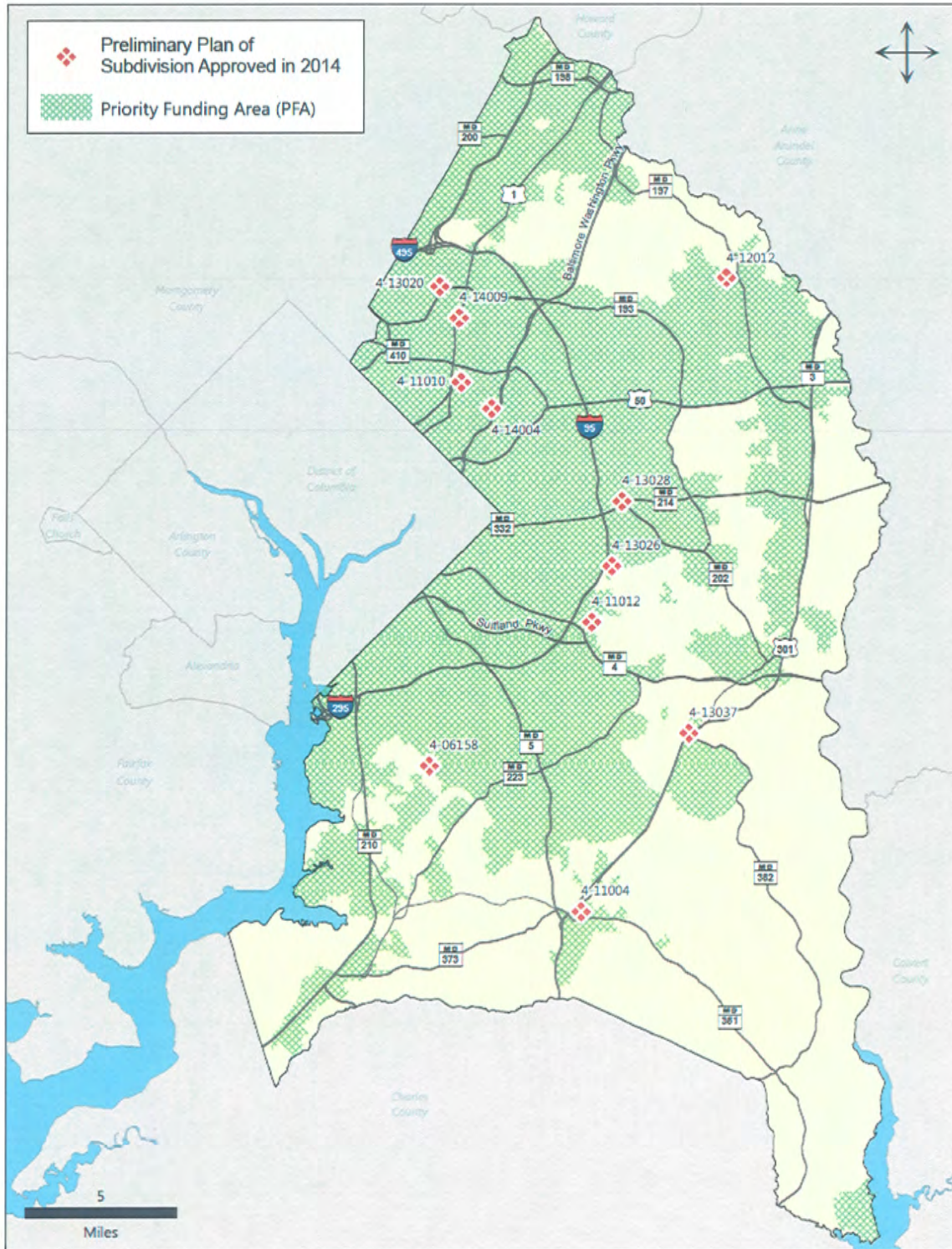
Table 1 shows the comparison of subdivisions approved in 2013 and 2014. Map 1 shows the location of the approved subdivisions in 2014.

**Table 1**  
**Preliminary Plans of Subdivision Approved in 2013 and 2014**

Year	Inside PFA		Outside PFA		Total Subdivisions Approved	Total Number of Lots
	New Subdivisions	New Lots	New Subdivisions	New Lots		
2013	6	151	1	11	7	162
2014	9	584	2	0	11	584

Source: M-NCPPC, Development Activity Monitoring System and Information Management Division, 2015.

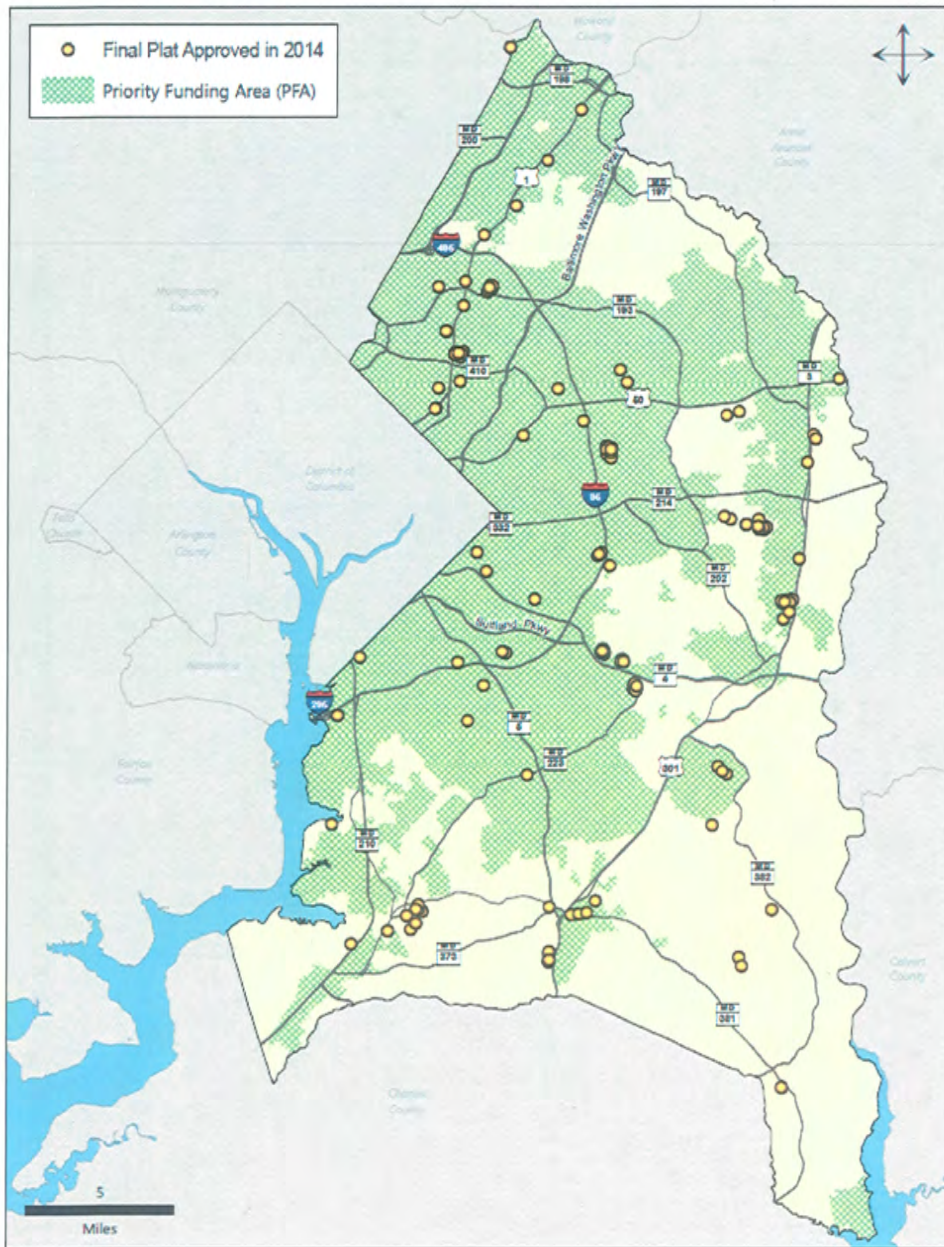
# Map 1 Preliminary Plans of Subdivision in 2014



## SUBDIVISION PLATS RECORDED IN 2014

In 2014, 143 subdivision plats were approved and recorded. Approximately 70 percent of the plats recorded were inside the PFA of Prince George's County. Only 30 percent of the plats recorded were outside the PFA. Map 2 shows the location of the recorded final plats. Table 2 provides the number of final plats approved and recorded inside and outside the PFA boundaries.

**Map 2**  
**Final Plat Activity in Prince George's County in 2014**





**Table 2**  
**Recorded Subdivision Plats in 2014**

Year	Inside PFA		Outside PFA		Total Recorded Final Plats in 2014
	Recorded Final Plats	% of Total	Recorded Final Plats	% of Total	
2014	100	69.9	43	30.1	143

Source: M-NCPPC, Development Activity Monitoring System, 2015.

**NEW BUILDING PERMITS ISSUED**

In 2014, the County issued 351 residential building permits and 17 commercial building permits as provided in Table 3. Approximately 65 percent of the residential building permits issued occurred within the PFA of Prince George’s County.

All but one of the commercial permits issued in 2014 were located within the PFA. The amount of commercial square footage delivered in the County during 2014 was approximately 540,839, excluding the square footage for commercial properties located within Laurel. Six of the 17 commercial permits were for properties within Laurel. Map 3 shows the location of residential and commercial building permits in the County in 2014.

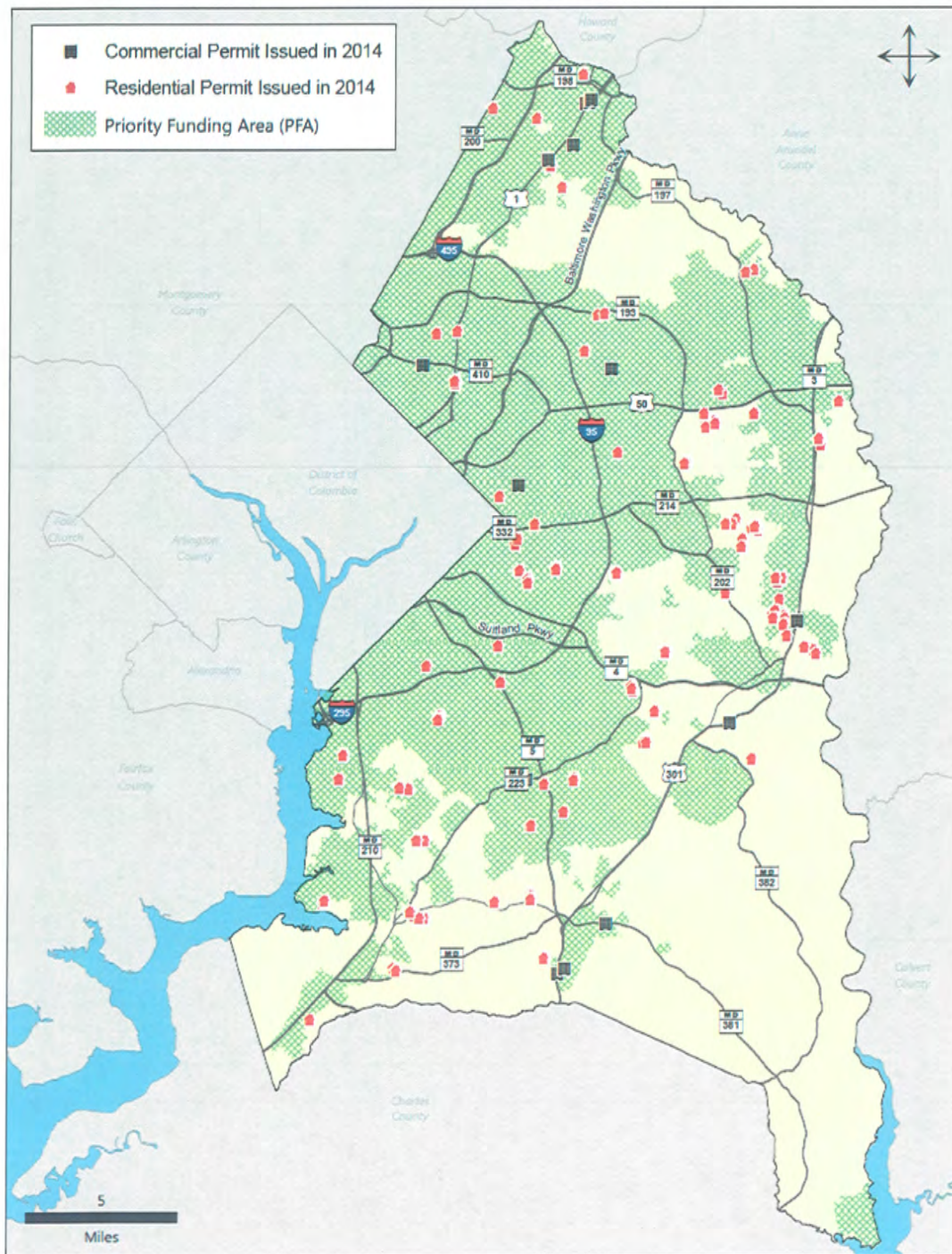
**Table 3**  
**Residential and Commercial Building Permits in 2014**

Year	Residential				Total Residential Building Permits Issued		Total Commercial Building Permits Issued		Total Commercial Square Footage	
	Inside PFA		Outside PFA		SF	MF	Inside PFA	Outside PFA	Inside PFA	Outside PFA
	SF	MF	SF	MF						
2014	221	6	124	0	351	6	17	1	540,639*	200

**Source:** Information Management Division, Prince George’s County Planning Department, 2014.

\*Six of the seventeen commercial properties are located within Laurel. Their square footage is not included in the total square footage constructed (gross).

### Map 3 2014 Residential Commercial Building Permit Activity



## RESIDENTIAL AND COMMERCIAL GROWTH

Ninety-eight percent of the residential units approved in 2014 were within the PFA. Tables 4 and 5 provide data detailing the residential and commercial growth inside and outside of the PFA in 2014.

**Table 4**  
**Amount of Residential Growth in 2014 (Inside and Outside the PFA)**

<b>Residential</b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b>Units Approved</b>	2,194	55	2,249
<b>Units Constructed</b>	227	124	351
<b>Minor Subdivisions Approved</b>	0	0	0
<b>Major Subdivisions Approved</b>	9	2	11
<b>Total Approved Subdivision Area (Gross Acres)</b>	279.54	26.04	305.58
<b>Lots Approved</b>	584	0	584
<b>Total Approved Lot Area (Net Acres)</b>	Not Available	Not Available	Not Available

**Table 5**  
**Amount of Commercial Growth in (Inside and Outside the PFA)**

<b>Commercial</b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b>Permits Issued</b>	16	1	17
<b>Lots Approved</b>	6	0	6
<b>Total Building Square Feet Approved (Gross)</b>	Not Available	Not Available	Not Available
<b>Total Square Feet Constructed (Gross)</b>	540,639*	200	540,839*

\*Six of the 17 commercial properties are located within Laurel. Their square footage is not included in the total square footage constructed (gross).

## WATER AND SEWER

Environment Article Title 9, Subtitle 5, of the Maryland Annotated Code sets procedures for amendments and revisions to the Water and Sewer Plan. The adopted 2008 *Water and Sewer Plan for Prince George's County* assigns a category to every piece of property in the County. The categories determine whether land can be developed using public (or community) water and sewer or individual well and septic systems. A category change is usually required for a development proposal that needs a subdivision or that disturbs more than 5,000 square feet of land.

Requests for changes to these categories can be achieved through two processes, The Legislative Amendment Process and the Administrative Amendment process. The Legislative Amendment process is used when changes are proposed from Category 6 or 5 to Category 4. The Administrative Amendment process is used when changes are proposed from Category 4 to Category 3, and for public use allocations. Both processes require the filing of an Application for Water and Sewer Plan Amendment.

For the Legislative Amendment process, at least 30 days prior to the public hearing on the amendments, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC) and the Washington Suburban Sanitary Commission (WSSC) for recommendations. The adopted 2008 *Water and Sewer Plan for Prince George's County* provides for three cycles of category requests for changes annually to amend the plan. Between January and December 2014, there was one cycle of amendments, the April 2014 Cycle, that was taken to the Prince George's County Council for approval.

The April 2014 Cycle contained seven applications requesting water and/or sewer category changes. A summary of those cases are provided in Table 6.

**Table 6**  
**April 2014 Cycle of Amendments**

Sewershed	Application	Address	Water (W) and Sewer (S) Change Request
Blue Plains	14/BP-01 Minnick Property	7125 Virginia Manor Court Laurel, MD	Category W/S 5 to Category W/S 4
Blue Plains	14/BP-02 Triple R Limited Partnership	14600 Gunpowder Road Laurel, MD	Category W/S 5 to Category W/S 4
Western Branch	14/W-01 Denney's Addition to Parkwood	12407 Shafer Lane Bowie, MD	Category S 5 to Category S 4
Western Branch	14/W-02 Sinclair Woods (Formerly Blonder Property)	11730 Annapolis Road Lanham, MD	Category W/S 5 to Category W/S 4
Western Branch	14/W-03 Neil Property	1705 Ritchie Road District Heights, MD	Category W/S 5 to Category W/S 4
Piscataway	14/P-01 Grace United Methodist Church	11700/11800 Old Fort Road Fort Washington, MD	Category W/S 5 to Category W/S 4 and S 3 for Parcel 148
Piscataway	14B/P-02 7401 Moores Road Property	7401 Moores Road Brandywine, MD	Category S 5 to Category S 4

Source: Prince George's County Department of the Environment, April 2015.

For the Administrative Amendment process, the Prince George’s County Department of the Environment (DoE) accepts applications for administrative amendments on a monthly basis (except for August and December). Applications can only be submitted to DoE after the Planning Board has approved the preliminary plan of subdivision or a detailed site plan. DoE will transmit a report to the County Executive and the County Council for a 30-calendar-day review and comment period. During the 30-day review period, the County Executive or County Council may request that an application be processed as a Legislative Amendment. If no comments are made, the Director of DoE may approve each application included in the transmitted report.

In 2014, applications for administrative amendments were accepted for the September 2014 and November 2014 Cycles. There were no applications for administrative amendments submitted/accepted during the remainder of 2014. Table 7 lists the pending administrative approvals in calendar year 2014.

**Table 7  
Administrative Amendment Year 2014 Approvals**

<b>Council Resolution</b>	<b>Name</b>	<b>AA Cycle</b>	<b>Approval Date Pending</b>
CR-7-2003	Kenwood Village	September 2014	09/24/14
Pre-dates 2001 and 2008 Water and Sewer Plan	Fort Riverdale	September 2014	09/24/14
CR-4-2012	Reaching Hearts International, Inc.	September 2014	09/24/14
Pre-dates 2001 and 2008 Water and Sewer Plan	Farmington Road Carwash	September 2014	09/24/14
CR-56-2000	Washington Overlook Parcel 156 (formerly Turner Property)	November 2014	01/07/15
Public Use Allocation	Keys Energy Center (P/O 88, @30 acres)	November 2014	01/07/15

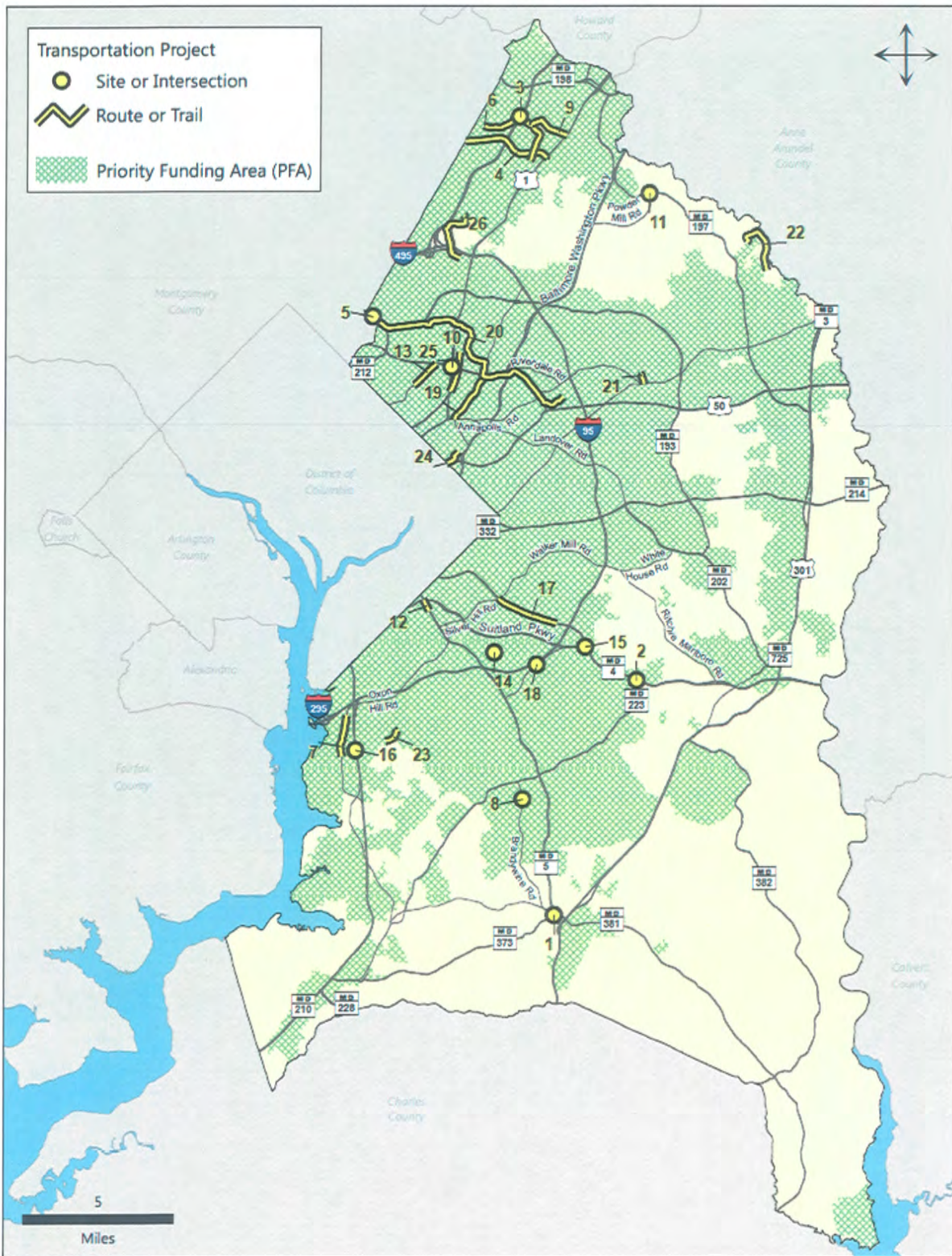
**Source:** Department of the Environment, April 2015.

## **PUBLIC FACILITIES**

### **Transportation**

In Prince George’s County there were several transportation-related projects for which construction was pending, initiated, ongoing, or completed during 2014. Table 8 provides information regarding these projects. Map 4 shows the locations of the transportation projects. The majority of the projects are located inside the PFA. All of the projects identified are state or County highways or M-NCPPC trails projects. No significant privately-funded projects were identified.

**Map 4**  
**Transportation Improvements in 2014**



**Table 8  
Transportation Project Status, End of Year 2014**

#	Project Name	Agency	PFA
1	MD 5 and MD 373 Intersection Upgrade	SHA	No
2	Replacement of MD 4 overpass over MD 223	SHA	Yes
3	I-95 and Konterra Drive Interchange	MTA	Yes
4	MD 200 - InterCounty Connector (ICC)	MTA	Yes
5	Langley Park Transit Center	MTA & Federal Grant	Yes
6	Konterra Dr between Old Gunpowder Rd and Muirkirk Rd	SHA, DPW&T	Yes
7	Oxon Hill Rd between National Harbor and Fort Foote Rd North	DPW&T	Yes
8	Realignment/Reconstruction of Surratts Rd/Brandywine Rd Intersection	DPW&T	Yes
9	Contee Rd between Konterra Dr and US 1	DPW&T	Yes
10	US 1 and MD 410 Intersection Improvements	SHA	Yes
11	MD 197 and Powder Mill Intersection Improvements	SHA	No
12	Improvements along MD 5 from Suitland Pkwy to Curtis Ln	SHA	Yes
13	Improvements along MD 500 from Hamilton St to MD 410	SHA	Yes
14	MD 5 Metro Access Phase II	SHA	Yes
15	MD 4/Suitland Pkwy Interchange	SHA	Yes
16	MD 210/Kerby Hill Rd Interchange	SHA	Yes
17	Sidewalks and crossings on MD 4 between Silver Hill and Forestville Roads	SHA	Yes
18	BRAC intersections near Joint Base Andrews	SHA	Yes
19	Sidewalks/bike on MD 201 between Riverdale Rd and Kenilworth Towers	SHA	Yes
20	Purple Line Light Rail Construction	SHA	Yes
21	Folly Branch Trail connection to WB&A	DPR	Yes
22	WB&A Trail Spur at Bowie State	DPR	No*
23	Henson Creek Trail	DPR	Yes
24	Anacostia Riverwalk Trail	DPR	Yes
25	Rhode Island Avenue Trolley Trail	DPR	Yes
26	Little Paint Branch Trail	DPR	No*

\*These trails are partially inside the PFA, but mainly outside the PFA.

Agency Key: SHA—Maryland State Highway Administration, MTA—Maryland Transportation Authority, DPW&T—Prince George’s County Department of Public Works and Transportation, DPR—Prince George’s County Department of Parks and Recreation, M-NCPPC.

Sources: Maryland Department of Transportation Consolidated Transportation Program FY 2015-2020, State Highway Administration project summaries, Prince George’s County Office of Management and Budget Capital Improvement Program FY 2015-2020, and Prince George’s County Department of Public Works and Transportation project status chart.

## Schools

Between January and December 2014, Prince George's County Public Schools (PGCPS) initiated work, began/continued construction, and completed construction on various capital improvement projects. A list of these projects and their status at the end of 2014 is provided in Table 9. Six of the nine projects are located within the PFA.

**Table 9  
Public School Project Status, End of Year 2014**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
Bladensburg High School	4200 57 <sup>th</sup> Avenue, Bladensburg	Replacement of Mechanical Coil- Complete	Yes
Bond Mill Elementary School	16001 Sherwood Avenue, Laurel	Boiler Replacement- Ongoing	Yes
Deerfield Run Elementary School	13000 Laurel Bowie Road, Laurel	Interior Alterations and Construction- Ongoing	Yes
DuVal High School	9880 Good Luck Road, Lanham	Replacement of HVAC in Hallway-Ongoing	Yes
Eugene Burroughs Middle School (Former Middle School)	14400 Berry Road, Accokeek	Major Renovations of Building-Ongoing	No
Fairmont Heights High School	6501 Columbia Park Road, Hyattsville	New School Replacement Construction-Ongoing	Yes
Glenarden Woods Elementary School	7801 Glenarden Parkway, Glenarden	Construction of an addition to the existing school- Ongoing.	Yes
Gwynn Park High School	13800 Brandywine Road, Brandywine	Renovation of Classrooms and Workrooms-Ongoing	No
Central Garage-Mulliken Bus Lot	15201 Mount Oak Rd, Bowie	Repairs to Mulliken Bus Lot-Ongoing	No

Source: Prince George's County Public Schools, Capital Improvement Office, April 2015.



**Public Libraries**

The Prince George’s County Memorial Library System had four capital projects that were either ongoing or completed in 2014. A list of these projects and their status at the end of 2014 is provided in Table 10. All four projects are within the PFA.

**Table 10  
Public Libraries Project Status, End of Year 2014**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
Beltsville Branch Library	4319 Sellman Road, Beltsville	Renovations are complete. The renovations consisted of the construction of an ADA-compliant information desk with modular parts, the installation of energy-efficient lighting, refurbishing the meeting room, creation of a conference room, addition of a WiFi area for laptop users, upgrading the fire alarm system and replacing electrical fuse panels with breaker panels.	Yes
Laurel Branch Library	507 7 <sup>th</sup> Street, Laurel	Design work completed for the replacement library. The existing structure will be demolished in 2015.	Yes
Hyattsville Branch Library	6530 Adelphi Road Hyattsville	The schematic design is underway. The library will be demolished and replaced with a new 39,000 square foot branch.	Yes
Administrative Offices	9601 Capital Lane, Largo	The project design was completed in 2014. The administrative offices that were located in the Hyattsville Branch Library will be consolidated with the Central Service Facility in Largo on the second floor of the Largo-Kettering Branch Library.	Yes

**Source:** Prince George’s County Memorial Library System, March 2015.

## PUBLIC SAFETY FACILITIES

### Fire and Emergency Medical Services

Between January and December 2014, the Prince George's County Fire/EMS Department continued the process to replace two fire stations, renovating a station, and providing for a public safety pier at National Harbor. A list of the projects is provided in Table 11. All three sites are within the PFA.

**Table 11**  
**Fire and Emergency Medical Services Facilities**  
**Project Status, End of Year 2014**

Project Name	Address	Status	PFA
Brandywine Station, #840	13801 Brandywine Road, Brandywine	Construction of the replacement station is ongoing.	Yes
Public Safety Pier	National Harbor Boulevard and Harborview Avenue, National Harbor	Design work is underway for the floating, all-season pier with exclusive access for public safety marine units and specialized training.	Yes
Chillum Adelphi Station, #834	7833 Riggs Road, Hyattsville	Completed the expansion of the sleeping area and facility upgrades.	Yes

Source: Prince George's County Fire/EMS Department, March 2015.

### Prince George's County Police Facilities

The Prince George's County Police Department did design work and continued the process for the construction of two public safety facilities. Both sites are within the PFA and are provided in Table 12.

**Table 12**  
**County Police Facilities**  
**Project Status, End of Year 2014**

Project Name	Address	Status	PFA
Combined Forensics Facility	1739 Brightseat Road, Landover	Ongoing design work to construct Combined Forensics Facility.	Yes
District VII Station	11108 Fort Washington Road, Fort Washington	Ongoing design work to construct a new Police District VII Station.	Yes

Source: Prince George's County Police Department, April 2015.

### The Maryland-National Capital Park Police Facilities

In 2014, The Maryland-National Capital Park and Planning Commission (M-NCPPC) continued design work and efforts to acquire a new site to locate the Prince George’s County Park Police Headquarters and Information and Technology Center. Table 13 provides additional information about the project. The specific location of the site is unknown at this time.

**Table 13**  
**The Maryland National Capital Park Police Facilities**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
<b>Park Police Headquarters</b>	To Be Determined	Ongoing design work and efforts to acquire a site in the New Carrollton Metro Transit District for the relocation of the Prince George’s Park Police Headquarters and the Department of Parks and Recreation Information and Technology Center.	To Be Determined

Source: M-NCPPC, April 2015.

## **HISTORIC PRESERVATION**

### Historic Property Grant Program

In 2014, the Prince George's County Planning Board awarded \$300,000 in Historic Property Grants to 8 projects. Before work funded by the awards can commence, the Maryland Land Use Article requires that a perpetual preservation easement be granted to M-NCPPC. As of December 31, 2014, 38 easements were recorded, protecting historic sites Countywide.

### Archeology Review Initiative

In February 2004, the Prince George’s County Planning Board implemented an archeology review initiative to focus on the identification and investigation of archeological sites. The initiative required that potential archeological resources be considered in the review of development applications, and potential means for preservation of these resources be considered. In November 2005, the County Council passed, and the County Executive signed, new regulations (Subtitle 24-104, Section 24-121(18), and 24-135.01) that require review of all subdivision applications to determine whether archeological investigations should occur on developing properties. The regulations also implemented the Planning Board’s “Guidelines for Archeological Review” (May 2005).

In 2014, there were 58 development cases reviewed for impacts to archeological resources. In three of those cases, an archeological survey was recommended. Of the three properties surveyed, one archeological site was identified.

The Historic Preservation Commission forwarded recommendations to the Prince George’s County Planning Board on one archeological site—identified in a previous year—that met the criteria for designation as a County historic site. As a result, the site will be preserved-in-place within a subdivision and will be protected by a perpetual conservation easement. The archeological site will be incorporated

into a small park that will provide interpretive signage and include recreational features for the development.

In 2014, three projects were required to install interpretive signage and design websites discussing the findings of archeological investigations on development properties. Interpretive signage was put in place at the Tanger Outlet Mall in Oxon Hill, at National Harbor, and in the Waterford housing development in Bowie. A visitors' center was established at the Tanger Outlet Mall to provide exhibit space for some of the artifacts recovered from the archeological investigations conducted on the property and to direct tourists to other County historic sites. Lectures on various aspects of County history are also offered at the visitors' center.

As a result of the archeological review process, above ground resources were also considered for documentation. Additionally, in 2014, four development projects contained architectural resources that were more than 50 years of age. In an effort to implement a goal of documenting buildings that reflect the County's diverse heritage, the applicants for the four development projects completed the documentation of these structures on Maryland Inventory of Historic Properties forms before demolition.

## **AGRICULTURAL PRESERVATION**

### **Maryland Agricultural Land Preservation Foundation**

In 2014, 97 acres of agricultural land were preserved in Prince George's County using the Historic Agricultural Resource Preservation Program (HARPP). There were two purchases made in 2014 for a total of 162.95 acres using the Maryland Agricultural Land Preservation Foundation (MALPF) funding. Under the MALPF, HARPP, Program Open Space, Rural Legacy, and Maryland Environmental Trust land preservation programs, over 4,800 acres were permanently preserved. The *Priority Preservation Area Functional Master Plan*, which designates a priority preservation area (PPA), was approved on July 10, 2012. The PPA calls for accelerating the rate of agricultural land preservation through a broad array of tools, policies, and programs. The PPA is established in the rural portion of the County. Other efforts are underway in other parts of the County to preserve agricultural land.

HARPP is a purchase of development rights initiative administered by the Soil Conservation District and funded by M-NCPPC's Department of Parks and Recreation. The initiative is designed to preserve agricultural areas and activities. HARPP was established pursuant to CB-24-2007 to:

- Implement the policies of the 2002 General Plan and the 2005 Green Infrastructure Plan relating to the Rural Tier.
- Preserve, protect, and enhance properties that provide historic agricultural character, culture, and practices.
- Encourage others to preserve, protect, and enhance such properties.
- Maintain historic rural character of scenic viewsheds, vistas, and related natural resources.

Table 14 describes the specific acreages and purchase price for each parcel preserved with HARPP or MALPF funding.

**Table 14**  
**Total Number of Acres Preserved Through the**  
**Historic Agricultural Resource Preservation Program (HARPP) and**  
**Maryland Agricultural Land Preservation Foundation Program (MALPF) in 2014**

<b>Program</b>	<b>Property</b>	<b>Easement Purchase Price</b>	<b>Total Acreage</b>	<b>Date Settled</b>
<b>HARPP</b>	Parcel 50	\$841,445.65	97.0	6/12/14
<b>MALPF</b>	Parcel 4	\$986,994.30	110.5	6/2/14
<b>MALPF</b>	Parcel 12	\$304,882.73	52.5	7/29/14

Source: M-NCPPC Special Projects Section, 2014.

## COUNTYWIDE STUDIES AND FUNCTIONAL MASTER PLANS

### PLANNING DEPARTMENT STUDIES

One of the functions of the Planning Department is to provide ongoing research, forecasting, reporting, and data collection on various economic and social trends within Prince George's County. Table 15 below describes the studies that were initiated, ongoing, or completed in 2014.

**Table 15**  
**2014 Planning Department Special Studies**

<b>Study Name</b>	<b>Summary</b>	<b>Status</b>
The Primary Healthcare Strategic Plan	The Primary Healthcare Strategic Plan supports significant improvements in the health of all citizens and residents of Prince George's County. The Strategic Plan will guide how the County develops an integrated healthcare system with high-quality and accessible primary healthcare and hospital care. It will also offer direction on how the County should continue to strengthen and invest its resources to help improve healthcare for all.	Ongoing
Round 8.3 Cooperative Forecast	The Cooperative Forecast for Prince George's County is the product of a joint effort by individual jurisdictions in the Washington, D.C., area to produce estimates that are based on a common set of assumptions of growth in the region. The forecast is produced with support from the Metropolitan Washington Council of Governments and depicts the Planning Department's assessment of the timing and location of population, household, dwelling units, and employment growth in Prince George's County through the year 2040.	Completed

Study Name	Summary	Status
Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite	<p>The project consists of a comprehensive rewrite of the existing complex and outdated Zoning Ordinance and Subdivision Regulations for Prince George's County. Formal work on this initiative began in January 2014 and culminated in a comprehensive Evaluation and Recommendations Report released in December 2014. The drafting of new zoning and subdivision regulations will begin in early 2015. More than two years of intensive collaboration and innovative problem-solving work lie ahead before a 21<sup>st</sup> Century Zoning Ordinance and Subdivision Regulations are expected to be approved and are available to implement the County's <i>Plan Prince George's 2035 Approved General Plan</i>.</p>	Ongoing
Prince George's County Food System Study	<p>The purpose of the Prince George's County Food System Study is to assess the County's food system and make recommendations to enhance food equity and access to nutritious, affordable, culturally appropriate, and sustainably produced food in Prince George's County. A food system is a chain of activities that completes the cycle from farm to fork to resource recovery in providing food to the community. A draft report, <i>Healthy Food for All Prince Georgians</i>, which focused on access to healthy food, was completed. The report includes the findings of extensive research, which includes surveys of food retailers and surveys and focus group discussions with consumers, in the most urban areas of the County. Research findings include issues related to demand and supply of healthy food. The report includes an analysis of two national food desert studies and research on food-health connection, school meals, and food security in the County. Some of the many programs, initiatives, and services were included to showcase the resources available to County residents. Recommendations pertinent to Prince George's County, based on national promising practices, are included in the conclusion of the report.</p>	Ongoing

Study Name	Summary	Status
<p>Prince George's County Competitive Retail Market Analysis and Strategic Action Plan and Marketing Strategy</p>	<p>The <i>Prince George's County Competitive Retail Market Analysis and Strategic Action Plan and Marketing Strategy</i> will conduct an objective Countywide retail market competitive analysis and develop a creative, focused competitive retail market strategic action plan and marketing strategy to strengthen and diversify the County's local and regional retail base. Phase I of the study will assess the size, strength, and character of retail consumption in the County's local and regional retail trade areas and evaluate the extent to which weak or failing retail centers need to be repurposed. Phase I will also include preparing one or more case studies on selected County retail centers to explore their potential for being repurposed to a nonretail function or redeveloped for vibrant mixed-use. Data provided will be used to support the retention and attraction of viable high-quality retailers and retail centers in the County.</p> <p>Based on the findings from this multifaceted analysis, Phase II of the project will include the development of a creative, focused, and competitive retail market strategic action plan and marketing strategy to help guide future commercial and residential development and land use decisions by County decision makers and facilitate the development of a successful recruiting strategy for high-end department and specialty stores. Goals and objectives of the strategic plan will include capitalizing on opportunities for diversification, development, redevelopment, or transformation of targeted retail/commercial centers, and addressing the incidence of significant unrealized development and redevelopment potential, shopping center obsolescence, vacancies, and weak market performance, high-end/luxury retail leakage, and inappropriate retail sprawl.</p>	<p>Ongoing</p>

Study Name	Summary	Status
<p>2014 Pupil Yield Study of Public Schools in Prince George's County, Maryland</p>	<p>Pupil Yield is the projected number of public school students (elementary, middle, and high school) that are expected to be generated by newly constructed residential dwelling units. In Prince George's County, pupil yield factors are regularly used during the master planning and development review processes to project the number of school-age children new residential development may produce.</p> <p>The 2014 <i>Pupil Yield Study of Public Schools in Prince George's County, Maryland</i> provides updates of the 2008 public school pupil yield factors by school level and by housing type. The study provides an update of the 2008 public school pupil yield factors on a Countywide basis as well as provided factors by the U.S. Census Bureau's designated Public Use Micro Data Areas. Additionally, the study also provides an update of the school clusters utilized for planning purposes during the development review and master planning processes. Prince George's County Public School's 2013/2014 high school feeder extent was used as the foundation to update the school clusters and establish school cluster areas. The analysis of private school students and other nonpublic school students were not included within the study.</p> <p>The 2014 Countywide pupil yield factors, school clusters, and school cluster areas as provided within the 2014 <i>Pupil Yield Study of Public Schools in Prince George's County, Maryland</i> have been approved by the Prince George's County Planning Director and are currently being utilized by the Planning Department for planning purposes.</p>	<p>Completed</p>

## MASTER PLANS

In 2014, the updated General Plan was approved and the Department of Parks and Recreation began work on the Trails Master Plan for the Prince George's County Park System. A description of these Countywide plans is included below.

### **Plan Prince George's 2035 Approved General Plan (Plan 2035)**

On May 6, 2014, the Prince George's County Council, sitting as the District Council for the Maryland-Washington Regional District, approved Plan Prince George's 2035 (Plan 2035). Plan 2035 is a blueprint for the long-term growth and development of Prince George's County, Maryland. It looks broadly and strategically at how the County should continue to grow and strengthen as a community and as part of



the greater Washington metropolitan area over the next 20 years. Based on its vision, Plan 2035 establishes a framework to capture a greater share of the region's forecasted job growth, meet the needs of a changing population, and preserve valuable natural and historical resources.

The plan elements refine the land use vision for Prince George's County and define specific recommendations to guide policy making and implementation in eight areas: land use (growth and development); economic prosperity; transportation and mobility; the natural environment; housing and neighborhoods; community heritage, culture, and design; public facilities; and healthy communities.

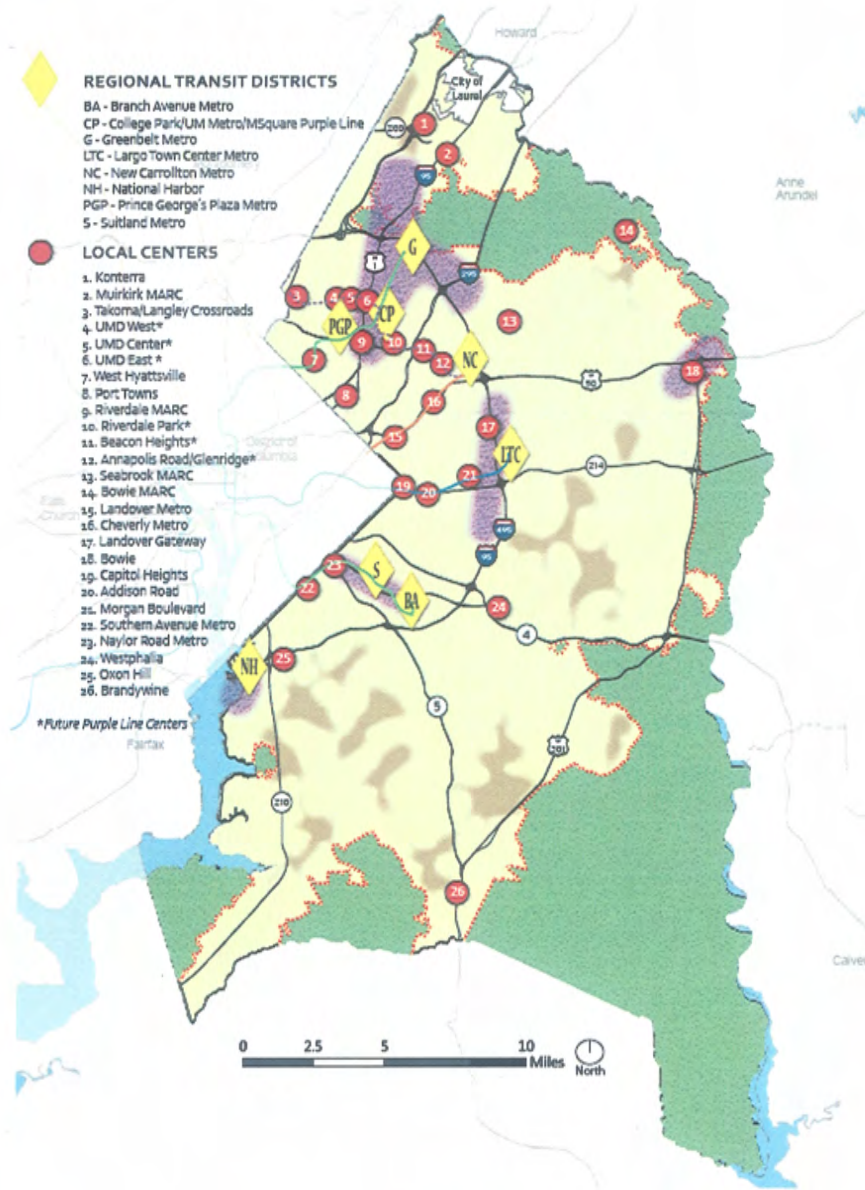
Plan 2035 developed a new center classification system to help implement the Plan 2035 vision for the County. The system reorganizes the County's centers into two principal categories—Regional Transit Districts and Local Centers. The Local Centers are further broken down into four types: Local Transit Centers, Neighborhood Centers, Campus Centers, and Town Centers.

The Growth Policy Map as provided in Plan Prince George's 2035, and shown on Map 5, visually communicates the vision for land use and development in the County. It communicates where and how the County should grow and evolve over the next 20 years. It introduces new area classifications that replace the 2002 General Plan tier, center, and corridor designations. The Growth Policy Map consists of the following six components.

1. **Regional Transit Districts** are high-density, vibrant, and transit-rich, mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County (also see Plan 2035 Center Classification in the Land Use chapter).
2. **Employment Areas** command the highest concentrations of economic activity in four targeted industry clusters—healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.
3. **Local Centers** are focal points of concentrated residential development and limited commercial activity serving our Established Communities.
4. **Established Communities** make up the County's heart—its established neighborhoods, municipalities, and unincorporated areas outside of designated centers.
5. **Future Water and Sewer Service Areas** are holding areas that are located inside the Growth Boundary, but have not been approved for a water and sewer category change. These areas should not develop until areas already served by public water and sewer are built out.
6. **Rural and Agricultural Areas** contain significant natural and agricultural resources that are best suited for agricultural activity, forest preservation and very low-density residential development on well and septic.

# Map 5

## Prince George's County Growth Policy Map



### Legend

- Employment Areas
- Future Water and Sewer Service Area
- Rural and Agricultural Areas
- Established Communities
- Growth Boundary
- Metrorail
- Proposed Purple Line Light Rail

## DEPARTMENT OF PARKS AND RECREATION

### Trails Master Plan for the Prince George's County Park System

The Department of Parks and Recreation staff briefed the Prince George's County Planning Board, issued a solicitation for consultant services, and evaluated proposals as a result of the solicitation for the Trails Master Plan for the Prince George's County Park System, in 2014. The Trails Master Plan will provide a strategic framework that will guide the development of a Countywide park trail system. Goals include providing access to recreation facilities, encouraging health and wellness activities, and linking public transportation facilities and services. Identifying design, operation and maintenance standards for the trail system also will be critical components of the Trails Master Plan. Work on the Trails Master Plan for the Prince George's County Park System is ongoing.

## COMMUNITY PLANS

### SECTOR PLANS AND SECTIONAL MAP AMENDMENTS

The Prince George's County Council approved three sector plans and sectional map amendments in 2014. Work on two sector plans and sectional map amendments were ongoing at the end of 2014. Table 16 identifies the plans and provides their status. No new plans were initiated.

**Table 16**  
**Sector Plans and Sectional Map Amendments**  
**Ongoing or Completed in 2014**

<b>Plan Name</b>	<b>Status</b>
Eastover Shopping Center/Forest Heights/MD 210 Sector Plan and Sectional Map Amendment	Completed
Landover Metro Station Area and MD 202 Corridor Sector Plan and Sectional Map Amendment	Completed
Southern Green Line Station Area Sector Plan and Sectional Map Amendment	Completed
Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone	Ongoing
College Park Riverdale Park Transit District Development Plan and Transit District Overlay Zone	Ongoing

Source: M-NCPPC Community Planning North and South Divisions, April 2014.

## IMPLEMENTATION STUDIES

The Community Planning Division has undertaken an initiative to develop implementation studies that contain strategies to help realize the visions contained in various master and sector plans. Table 17 provides a listing of the implementation studies ongoing or completed in 2014.

**Table 17**  
**Implementation Studies**  
**Ongoing or Completed in 2014**

Implementation Study	Summary	Status
Central Avenue-Metro Blue Line Corridor TOD Implementation Project Mobility Study	Phase 3 of the Central Avenue-Metro Blue Line Corridor Transit-Oriented Development (TOD) Mobility Study investigates needs along the corridor and prepares guidance that would assist The Maryland-National Capital Park and Planning Commission (M-NCPPC) with implementing the Approved Subregion 4 Master Plan. The effort included an analysis of the existing transportation network including roadways, pedestrian, bicycle, and transit facilities; refinement of feasible transportation solutions; review of existing County design guidelines and policies; and tailoring of broad "Complete Streets" policies to specifically implement concepts in the study area.	Completed
Central Avenue-Metro Blue Line Corridor TOD Implementation Market and Transit-Oriented Development Potential, Priorities, and Strategies Study	The Market and Transit-Oriented Development (TOD) Potential, Priorities, and Strategies Study supports the Subregion 4 Central Avenue-Metro Blue Line Corridor TOD Implementation Project. Planning at the station level will be formed by corridor-level planning and will include an analysis of the development potential at the following Blue Line Metro Stations: Capitol Heights, Addison Road-Seat Pleasant, and Morgan Boulevard. Development opportunities at the Largo Town Center station are further defined in the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment.	Completed

Implementation Study	Summary	Status
Bowie State MARC Station Sector Plan Implementation	<p>This multiyear program activity will facilitate implementation of the recommendations of the 2010 <i>Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment</i>. Enrollment growth at Bowie State University offers the potential for future transit-supportive and joint development opportunities in the vicinity of the University, the MARC station, and on approximately 219 acres of County-owned land. The sector plan evaluated land use and design issues including the impact of the nearby Old Town Bowie Development District; identified the appropriate land use mix and intensities for a transit-supportive community center; and assessed transportation, environmental, public facilities, and economic issues. Policies and strategies were recommended to promote development of a compact, mixed-use, pedestrian-oriented, and transit-supportive development. The sectional map amendment proposed necessary zoning amendments to implement the plan.</p>	Ongoing
Joint Base Andrews Joint Land Use Study (JLUS) Implementation	<p>In 2009, the County Council endorsed the Joint Base Andrews Joint Land Use Study, the result of a partnership between the base, Prince George's County, and the local community to develop a cooperative approach to development policy for the JBA vicinity. The JLUS identified development issues impacting both the base and the surrounding community. Recommended strategies in the JLUS will balance the needs of the base with long-term development plans and the economic viability of the surrounding communities. In 2010, the County Council established the JLUS Implementation Committee for a five-year period, to facilitate implementation of the JLUS recommendations. Activities will include implementation of a real estate notification requirement for purchased and leased residential properties, interim land use controls, and a military installation overlay zone (MIOZ) to ensure future development is compatible with base operations, a business relocation strategy, and other activities consistent with JLUS recommendations.</p>	Ongoing

Source: M-NCPPC Countywide Planning Division, 2014.

## CONSISTENCY WITH NEIGHBORING JURISDICTIONS

Prince George's County is bordered by Charles and Calvert Counties to the south, Anne Arundel County to the east and north, Washington, D.C. to the west, and Montgomery and Howard Counties to the north. A review of the consistency of Prince George's County planning policies with those of the bordering counties is detailed here.

### North County

The 2009 *Anne Arundel County General Development Plan* is consistent with the *Plan Prince George's 2035 Approved General Plan* and other applicable master plans, particularly those located along the borders between the two counties. Most of the area of Prince George's County that borders Anne Arundel County is in the Rural and Agricultural Areas, as designated by Plan 2035's Growth Policy Map. Both counties have areas of rural legacy designated primarily along and around the Patuxent River, which focus on environmental protection and stewardship for rural and open spaces, as reflected in the general plans of both counties. Most of the future development projected in Anne Arundel County will be focused on redevelopment and reinvestment in existing urban centers and priority funding areas, all of which do not pose significant inconsistencies with Prince George's County and follow the same smart growth principles set by the state. For example, to support proposed population growth related to the federal government base realignment and closure (BRAC), a commercial revitalization area is established at I-295 on the Prince George's County border near Fort Meade.

*The Comprehensive Plan for the National Capital* was approved in 2006 and amended in 2011, and is consistent with the *Plan Prince George's 2035 Approved General Plan*. Historically, Washington, D.C. has been the largest employer in the area, and Prince George's County has focused the majority of its growth in areas surrounding the District. Washington, D.C.'s comprehensive plan recognizes that the city is recently experiencing population and economic growth, reversing a negative trend that had persisted for decades, but that the city is projected to continuously make up a smaller share of population and economic growth within the larger metropolitan region. Areas near Metro stations in surrounding counties will continue to make up a larger share of that growth. The *Plan Prince George's 2035 Approved General Plan* recently designated three Downtowns, which are Regional Transit Districts where growth will be most concentrated, and each of them are based around Metro stations with access to Washington, D.C.

The Montgomery County 2012-2016 Subdivision Staging Policy, formerly called the Countywide Growth Policy, was approved in November 2012. It addresses how growth is managed, looking beyond congestion relief and school capacity and focusing on ways to enhance quality of place. This growth policy plan and other recent supplements and amendments to the 1993 Approved General Plan are consistent with the *Plan Prince George's 2035 Approved General Plan*. They reflect similar guiding principles for development patterns, focusing on future development in existing urban centers, particularly transit stations; creating better quality-of-life amenities; and improving pedestrian access to these centers directly or indirectly through encouraging the use of public transit. Most of the development located near the boundaries between the two counties consists either of mature, existing residential neighborhoods or industrial businesses. Both counties seek to provide redevelopment opportunities throughout these established communities while maintaining and improving their historical, socioeconomic, and cultural characters.

*Plan Howard 2030* outlines the county's goal of protecting the open spaces around the watershed of the Patuxent River along the areas bordering Prince George's County, which is consistent with the *Plan*

*Prince George's 2035 Approved General Plan* and the 2005 *Approved Countywide Green Infrastructure Plan*. The overall growth policy in Howard County is also consistent with Prince George's County's policy of focusing growth in centers and corridors, particularly those within the designated priority funding areas.

The City of Laurel, which has its own planning and zoning authority, updated its *City of Laurel Master Plan* in 2007. This plan serves as a long-range guide, which will shape the form of new development and redevelopment in the city and also provides a framework for establishing a cohesive, well-balanced community. The *City of Laurel Comprehensive Master Plan* focuses on development of the US 1 corridor, the main street, and the Laurel MARC Station. For that reason, the plan establishes Revitalization Overlay Zones in these areas. The Prince George's County Planning Department reviewed and provided comments to the City of Laurel prior to plan approval. The plan does not include any proposals that are inconsistent with the *Plan Prince George's 2035 Approved General Plan*.

### **South County**

The Charles County *Comprehensive Plan*, approved in 2006, is consistent with the *Plan Prince George's 2035 Approved General Plan* and relevant master plans for southern Prince George's County. While the Charles County targeted growth area abuts areas of Prince George's County designated as Rural and Agricultural Areas or Established Communities in the Growth Policy Map of Plan 2035, this regional growth pattern is consistent with the state's vision, as identified in the *Plan Maryland* map. The Charles County *Comprehensive Plan* includes the fact that the greatest number of commuters leaving Charles County are destined for jobs in Prince George's County, at 38 percent (compared to 29 percent destined for Washington, D.C.). Both counties' plans focus on the importance of identifying new transit corridors, and they are working collaboratively to implement transit improvements that span both counties. Most recently, Charles and Prince George's Counties are participating in the *Southern Maryland Rapid Transit Study* to identify a preferred alternative for either a Light Rail Transit or Bus Rapid Transit line along the US 301 corridor.

The *Calvert County Comprehensive Plan* was adopted in 2004, and its Land and Water Chapter was amended in 2010. This plan is consistent with the *Plan Prince George's 2035 Approved General Plan* and the growth policies of the two counties transition seamlessly. Both counties preserve and protect the vast majority of land along the Patuxent River, which serves as the boundary between Prince George's and Calvert Counties.

# SB276—Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

## PURPOSE

The purpose of this report is to fulfill the requirements of Senate Bill 276: Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions. This bill requires local jurisdictions to report on certain specific measures and indicators. Local jurisdictions are required to submit annual reports with measure and indicator information, as applicable, by July 1.

## DATA ANALYSIS

### RESIDENTIAL DEVELOPMENT CAPACITY

Based on an analysis of existing zoning and development approvals, Prince George’s County has sufficient residential development capacity to meet the needs of forecasted growth. Utilizing the best available data, it was determined that approximately 71 percent of residential capacity in dwelling units exist inside the PFA and 29 percent exists outside of the PFA. There are over 43,000 residentially zoned acres with capacity in the County and 31 percent are located within a PFA. Approximately 69 percent are located outside PFA boundaries. Approximately 53 percent of the County’s 15,686 residential parcels and lots with development capacity are located within a PFA and 47 percent are outside of a PFA. These data are provided in Table 18 and based on existing zoning, environmental constraints, tax assessor data, and development activity as of January 1, 2015.

**Table 18**

**Residential Development Capacity in Prince George's County**

<b>Parcels &amp; Lots w/ Residential Capacity</b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b>Residentially Zoned Acres w/ Capacity</b>	13,566	29,958	43,524
<b>Residential Parcels &amp; Lots w/ Capacity</b>	8,359	7,327	15,686
<b>Residential Capacity (Units)</b>	71,765	29,297	101,062

Sources: Information Management Division, Prince George’s County Planning Department, M-NCPPC, 2014.

The methodology used to prepare the residential development capacity/build-out in this report as well as the build-out done specifically for Plan 2035 is parcel-based and eliminates all flood plains (resulting in the “net” zoning area for each parcel). To account for inefficiencies (such as the effects of subdivision and zoning regulations, steep slopes, poor soils, the presence of regulated environmental features, etc.) the current analysis uses historic yields for each zoning type, which by their definition include said inefficiencies. In addition, before a lot can be subdivided it must be at least 2.5 times the minimum lot size for zoning. This allows for additional access or other easements necessary for multiple lots. Finally, redevelopment is only allowed if the land value is at least double the improvements value on the property. All these constraints make this residential development capacity/build-out estimate more conservative than prior build-out estimates submitted to the state.



Although a large amount of residential capacity exists outside the PFA, the County has implemented numerous policies designed to reduce the pace of non-PFA development. These policies are found in the General Plan, Priority Preservation Area Functional Master Plan, Historic Agricultural Resource Preservation Program, Sustainable Growth Act Tier resolution, Subtitles 24, 25 and 27 of the Prince George's County Code and the County Budget.

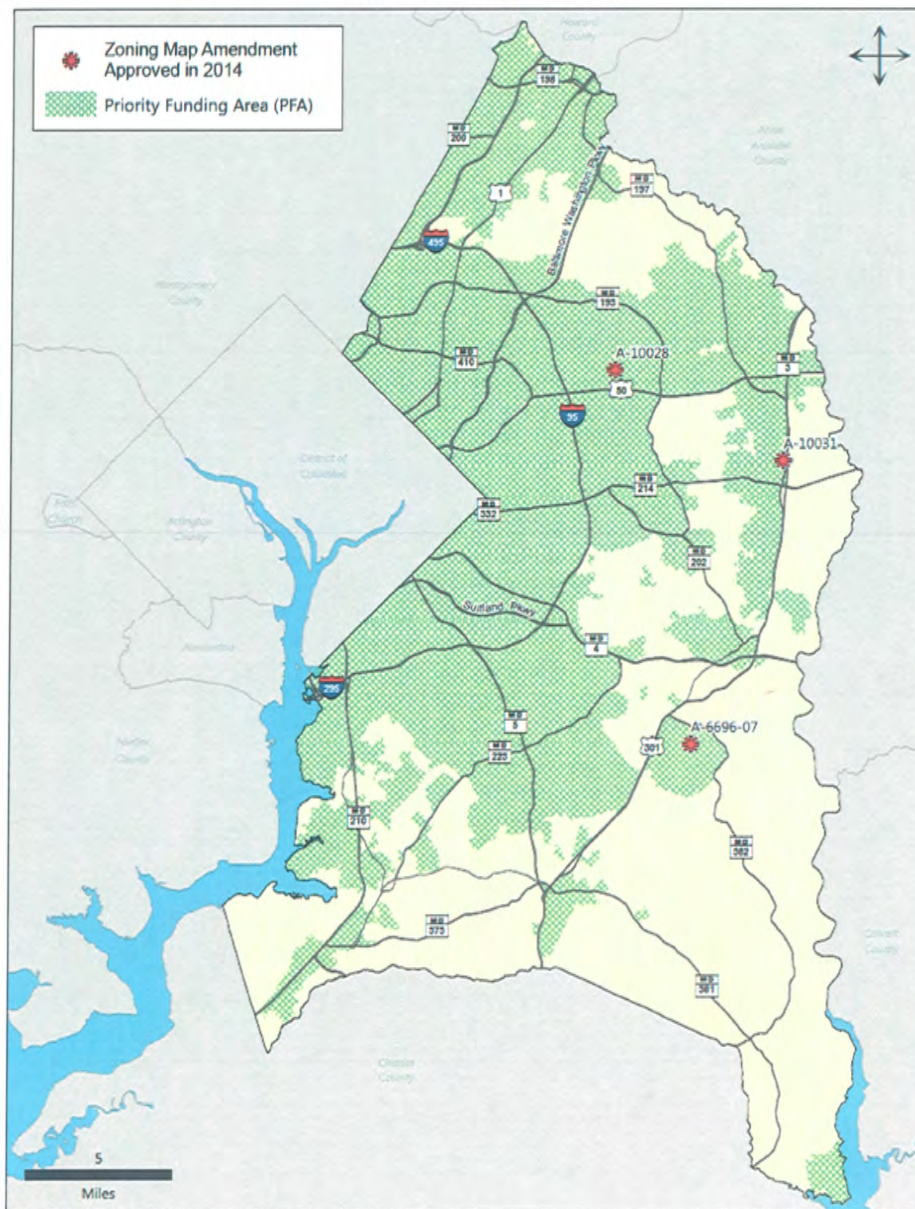
### **UPDATING THE DEVELOPMENT CAPACITY ANALYSIS**

In accordance with 1-208(c)(iii) of the Land Use Article, an updated Development Capacity Analysis (DCA) is required every three years and whenever there is a significant change in zoning or land use patterns. Prince George's County has not submitted a DCA within the last three years to the Maryland Department of Planning. Prior to the end of 2015, the Prince George's County Planning Department will submit an updated Development Capacity Analysis.

### **ZONING MAP AMENDMENTS**

There were three zoning map amendments (ZMAs) approved in 2014. One was located west of US 301, in the vicinity of Mitchellville Road and Pointer Ridge Drive. Another was located at the intersection of Annapolis Road and Martin Luther King Highway on both sides of Lottsford Vista Road and north of Business Parkway. The third ZMA was located in West Marlton at the end of Heathermore Drive. There were no ZMAs approved the year prior. All three properties where ZMAs were approved in 2014 are within the PFA. Map 6 identifies the locations of the ZMAs for 2014.

## Map 6 2014 Zoning Map Amendments



### ZONING TEXT AMENDMENTS

In 2014, 25 zoning text amendments were approved. None of the approved text amendments have the potential to change the development pattern of Prince George's County in any significant way from that projected in Plan 2035. Table 19 provides a summary of the 25 text amendments in 2014.

**Table 19**  
**Summary of 2014 Adopted Zoning Text Amendments**

Reference #	Official County Title	Date Enacted
CB-003-2014	An Ordinance concerning plan review—comprehensive site plans, detailed site plans, comprehensive design plans, and specific design plans—for the purpose of clarifying procedural requirements applicable to District Council action on conceptual site plans, detailed site plans, comprehensive design plans, and specific design plan applications remanded to the Planning Board, and providing procedural prescriptions for Planning Board action thereon.	4/29/2014
CB-004-2014	An Ordinance concerning the Rural Residential (R-R) Zone for the purpose of permitting catering establishments in the R-R Zone under certain circumstances.	4/8/2014
CB-005-2014	An Ordinance concerning Development District Overlay (D-D-O) Zones—Development District Standards—Applicability for the purpose of providing a limited, temporary exemption to certain minimum height restrictions within the development district standards imposed by an approved D-D-O Zone in furtherance of an established core vision of County land use policy to locate a regional medical center health campus as a major public health institution.	4/29/2014
CB-006-2014	An Ordinance concerning Video Lottery Facilities for the purpose of defining video lottery facility and terms related thereto, and authorizing a video lottery facility use as a permitted use in the Mixed Use – Transportation Oriented (M-X-T) Zone, subject to certain requirements.	4/15/2014
CB-009-2014	An Ordinance concerning monopoles for the purpose of amending the requirements relating to the maximum height, and minimum setback of monopoles on Volunteer Fire Department property.	6/17/2014
CB-010-2014	A bill for the purpose of establishing a permit and fee for a Sampler’s License in the County based Farmer’s Markets.	9/9/2014
CB-012-2014	An Ordinance concerning the R-R Zone for the purpose of permitting commercial uses in the R-R Zone, under certain circumstances.	7/8/2014
CB-015-2014	An Ordinance for the purpose of amending the authority of a Transit District Overlay (T-D-O) Zoning Map Amendment to change underlying zones, clarifying certain applicability and procedural requirements, and authorizing Transit District Development Plans (TDDP) to amend certain design regulations and standards.	7/8/2014
CB-016-2014	An Ordinance concerning the M-X-T Zone for the purpose of amending the Mixed Use Zone Table of Uses to permit a vehicle parts store including minor installation services with no outdoor storage as a permitted use in the M-X-T Zone, and prohibiting the use in the Mixed Use Community (M-X-C) Zone.	7/8/2014

Reference #	Official County Title	Date Enacted
CB-020-2014	An Ordinance concerning Zoning Regulations – Public Buildings and Uses – Exceptions for the purpose of providing a Public Buildings and Uses exception from certain prescriptions of the Zoning Ordinance for the proposed Public Safety Communications Center (9-1-1) and Emergency Operations Center facility on Anchor Street in Landover.	5/13/2014
CB-038-2014	An Ordinance concerning the Planned Industrial/Employment Park (I-3) Zone for the purpose of permitting assisted living facilities, nursing or care homes, offices and hotels in the I-3 Zone, under certain circumstances.	9/9/2014
CB-39-2014	A Subdivision Bill permitting the Planning Board to approve private roads and alleys in the Commercial Office (C-O) Zone under certain circumstances.	9/9/2014
CB-43-2014	An Ordinance concerning Interim Land Use Controls for Military Installation Conformance for the purpose of extending the maximum time for abrogation of certain provisions of Chapter No. 78, 2012 Laws of Prince George’s County, Maryland.	9/9/2014
CB-056-2014	An Ordinance concerning Assisted Living Facilities for the purpose of permitting Assisted Living Facilities in the M-X-T Zone under certain circumstances.	9/23/2014
CB-059-2014	An Ordinance concerning the Detailed Site Plan, Specific Design Plan, and Special Exception Application Notice for the purpose of requiring informational notice to the Prince George’s Chamber of Commerce and Greater Prince George’s Business Roundtable for Detailed Site Plan, Specific Design Plan, and Special Exception applications.	10/28/2014
CB-070-2014	An Ordinance concerning Eleemosynary or Philanthropic Institutions in the Open Space (O-S) and Residential-Estate (R-E) Zone for the purpose of providing an exception to the special exception requirement for eleemosynary or philanthropic institutions in the O-S and R-E Zones, under certain circumstances.	10/7/2014
CB-071-2014	An Ordinance concerning Waterless Automobile Detailing for the purpose of defining Waterless Automobile Detailing and providing for Waterless Automobile Detailing as a permitted use in the Commercial Shopping Center (C-S-C) Zone.	10/28/2014
CB-072-2014	An Ordinance concerning home occupations for the purpose of amending the definition of home occupation to include the practice of acupuncture.	10/28/2014
CB-074-2014	An Ordinance concerning the C-S-C Zone for the purpose of permitting the conversion of an office building from commercial use to residential use in the C-S-C Zone, under certain circumstances.	10/28/2014
CB-075-2014	An Ordinance concerning the O-S Zone for the purpose of permitting public safety fraternal organization private clubs in the O-S Zone, under certain circumstances.	10/28/2014

Reference #	Official County Title	Date Enacted
CB-088-2014	An Ordinance concerning Priority Funding Areas - Grading Permits - Exceptions - Procedures for the purpose of authorizing, within Priority Funding Areas of the County, issuance of a permit to commence rough grading activities prior to detailed site plan approval, under certain circumstances.	10/28/2014
CB-089-2014	An Ordinance concerning Residential Revitalization for the purpose of amending the Residential Revitalization regulations to include two-family dwelling units as an additional type of replacement dwelling that may be proposed in a Residential Revitalization project.	10/28/2014

Source: Prince George's County Government Legislative Information System, 2014.

## ORDINANCES AND REGULATIONS

This section covers changes to ordinances and land use regulations that are intended to further strengthen the goals and objectives of Plan 2035. An update to the Chesapeake Bay Critical Area Map was approved in 2014. A description of the update and the Council bills that were approved in support of the update are provided below and in Table 20, respectively.

### CHESAPEAKE BAY CRITICAL AREA MAPPING UPDATE

The Chesapeake Bay Critical Area (CBCA) encompasses land that is within 1,000 feet of the mean high-tide line of streams and rivers in the State of Maryland. In Prince George’s County, the CBCA is located on the land adjacent to the tidal portions of the Anacostia, Potomac, and Patuxent Rivers within an overlay zone. House Bill 1253 was passed in 2008 to update the boundaries of the CBCA, because the boundaries had not been updated since they were originally established in the 1980s using 1972 paper wetland maps. The process that was used to update the map in Prince George’s County is the “stand-alone” sectional map amendment (SMA) process, where the SMA consists of only the map and not a master or sector plan. This process involves an initiation of the project by the Planning Board with the County Council’s concurrence via a District Council resolution.

On April 10, 2014, the Prince George’s County Planning Board initiated the SMA for the CBCA. The County Council, sitting as the District Council, concurred with the Planning Board’s initiation in CR-21-2014, which was approved on April 22, 2014. On June 12, 2014, the Planning Board held a public hearing and received testimony on the SMA. On June 26, 2014, the Planning Board adopted the SMA and authorized transmittal of the package to the County Council for their consideration. On October 21, 2014 the County Council approved CR-97-2014, which approved the updated map. Three Council bills (CB-64-2014, CB-65-2014 and CB-66-2014) were approved by the County Council in support of the updated map as described in Table 20.

**Table 20**  
**Ordinances and Regulations**

Reference #	Official County Title	Date Enacted
CB-064-2014	An Ordinance concerning Chesapeake Bay Critical Area Variances and the Board of Zoning Appeals and grandfathering of affected property for the purpose of providing specific authority to the Board of Zoning Appeals to grant variances from the requirements of this subtitle for property located within the Chesapeake Bay Critical Area of the County, providing certain procedural requirements for the exercise of said power and duty by the Board of Zoning Appeals, making certain clarifying amendments relating to variances for property located within the Chesapeake Bay Critical Area of the County, and for the purpose of providing the appropriate grandfathering provisions for property impacted by the Chesapeake Bay Critical Area Sectional Map Amendment.	10/28/2014
CB-65-2014	An Act adopting an updated Chesapeake Bay Critical Area Overlay Zone, ensuring that approved Conservation Plans,	10/28/2014

Reference #	Official County Title	Date Enacted
	Conservation Agreements, and any associated Conservation Easements located within the adopted boundaries remain in full force and effect, amending certain development standards for properties located within certain portions of the Chesapeake Bay Critical Area of the County, and clarifying the authority of the Board of Zoning Appeals to grant variances from the requirements of Subtitle 27 of the County Code for property located within the Chesapeake Bay Critical Area.	
CB-66-2015	An Act concerning Tree Canopy Coverage Ordinance – Exemptions for the purpose of providing certain exemptions from requirements of the Tree Canopy Coverage Ordinance set forth in Subtitle 25 of the County Code for properties located within the Chesapeake Bay Critical Area Overlay Zones of the County.	10/28/2014

Source: Prince George's County Government Legislative Information System, 2014.

# **SB273—Smart, Green, and Growing— Local Government Planning—Planning Visions**

## **PURPOSE**

This report fulfills the requirements of 2009 Senate Bill 273-Smart, Green, and Growing—Local Government Planning—Planning Visions. Senate Bill 273 requires local jurisdictions to report on certain restrictions that are the result of an adequate public facilities (APF) ordinance, specifically restrictions located within the PFA. Local jurisdictions are required to report on this on or before July 1 every two years, starting in 2010.

There are several report requirements detailed in this legislation. They include the following:

- The location of the restriction
- The type of infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- The estimated date for the resolution of the restriction (if available)
- If a restriction was lifted and the date the restriction was lifted
- The resolution that lifted the restriction

The report is also to include the areas and facilities within the PFA that fail to meet local adequate public facility standards and should include any facilities scheduled or proposed in the local jurisdiction's capital improvement program. This report fulfills that requirement.

## **BACKGROUND**

The APF ordinance in Prince George's County was adopted in 1977. That ordinance was repealed in 1981 through Council Bill CB-48-1981, which replaced the regulations in their entirety. Since 1981, the APF regulations have been amended several times. Current APF regulations are located in the Subdivision Ordinance, Subtitle 24. APF is defined as existing public facilities or public facilities programmed to serve an area within which a subdivision or proposed subdivision is located, meeting specified guidelines. Public facilities and services include, but are not limited to, schools, libraries, police facilities, fire and rescue facilities, water, sewage, transportation facilities, trails, and recreation.

The purpose of this ordinance is to ensure that adequate public facilities are available, or will be available in the foreseeable future, to serve all proposed development. Determination of adequacy is made for public schools (non-charter), fire and rescue facilities, police facilities, public roads, and public water and sewer facilities. Applicants are responsible for submitting preliminary plans of subdivision for staff review, determination of adequacy by the Planning Board, and approval.



## DATA ANALYSIS

In 2014, there were no APF restrictions that would prevent approved development from moving forward. The Prince George's County Planning Board acted on 11 cases where applicants were required to make transportation improvements as a condition of approval. All 11 properties were located inside the Priority Funding Area. Map 7 and Table 21 show the transportation improvements that were required in 2014.

The application of the County's APF ordinance as it relates to public schools, fire facilities, police facilities, and trails did not result in any restrictions on residential development in 2014.

**Table 21  
Transportation Improvements Required in 2014**

	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
1	Accokeek Dollar General	4-13017	Preliminary Plan of Subdivision	MD 210 and MD 373	Transportation Facility	Condition imposed on 4/24/2014 requiring geometric modifications to the intersection
2	Amber Ridge	A-10031	Zoning Map Amendment	US 301 and Pointer Ridge Drive	Transportation Facility	Condition imposed on 9/8/2014 requiring geometric modifications to the intersection
				US 301 and Mitchellville Road	Transportation Facility	Condition imposed on 9/8/2014 requiring geometric modifications to the intersection
3	Brightseat Road Property	CSP-13006	Conceptual Site Plan	Brightseat Road and site access	Transportation Facility	Condition imposed on 6/26/2014 requiring signalization and geometric modifications to the intersection
4	Buena Vista West	A-10028	Zoning Map Amendment	MD 704 and MD 450	Transportation Facility	Condition imposed on 7/21/2014 requiring geometric modifications to the intersection

	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				MD 704 and Forbes Boulevard	Transportation Facility	Condition imposed on 7/21/2014 requiring geometric modifications to the intersection
				MD 704 and Vista Gardens Shopping Center driveway	Transportation Facility	Condition imposed on 7/21/2014 requiring signalization and geometric modifications to the intersection
5	Cambridge Place at Westphalia	4-11012	Preliminary Plan of Subdivision	MD 4 and Westphalia Road	Transportation Facility	Condition imposed on 6/5/2014 requiring financial contributions to a PFFIP to finance needed improvements, in accordance with CR-66-2010
				Westphalia Road and D'Arcy Road	Transportation Facility	Condition imposed on 6/5/2014 requiring completion of a traffic signal warrant study
6	Hotel at University of Maryland	4-14009	Preliminary Plan of Subdivision	Hotel Drive South	Transportation Facility	Condition imposed on 12/11/2014 requiring construction of an off-site driveway
				Hotel Drive North	Transportation Facility	Condition imposed on 12/11/2014 requiring construction of an off-site driveway
				Greenhouse Drive	Transportation Facility	Condition imposed on 12/11/2014 requiring construction of an off-site driveway

	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				US 1 and Hotel Drive South	Transportation Facility	Condition imposed on 12/11/2014 requiring signalization and geometric modifications to the intersection
				Paint Branch Parkway and Greenhouse Drive	Transportation Facility	Condition imposed on 12/11/2014 requiring geometric modifications to the intersection
7	Keane Property	DSP-12034/01	Detailed Site Plan	US 1 and Berwyn House Road	Transportation Facility	Condition imposed on 7/17/2014 requiring signalization and pedestrian improvements to the intersection
8	National Harbor Beltway Parcel MGM	DSP-07073/01	Detailed Site Plan	MD 414 and National Avenue	Transportation Facility	Condition imposed on 7/21/2014 requiring geometric modifications to the intersection
9	Stephens Crossing	CSP-09003 and 4-11004	Conceptual Site Plan and Preliminary Plan of Subdivision	US 301 and Mattawoman Drive	Transportation Facility	Condition imposed on 10/2/2014 requiring signalization and geometric modifications to the intersection
				MD 381 and Mattawoman Drive	Transportation Facility	Condition imposed on 10/2/2014 requiring signalization and geometric modifications to the intersection

	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
10	Westphalia Row	CSP-07001/01 and 4-13026	Conceptual Site Plan and Preliminary Plan of Subdivision	Sansbury Road and D'Arcy Road	Transportation Facility	Condition imposed on 7/17/2014 requiring completion of a traffic signal warrant study and geometric improvements to the intersection
				Ritchie Marlboro Road and Sansbury Road	Transportation Facility	Condition imposed on 7/17/2014 requiring geometric modifications to the intersection
				Ritchie Marlboro Road and White House Road	Transportation Facility	Condition imposed on 7/17/2014 requiring geometric modifications to the intersection
11	Wood Glen	4-13030	Preliminary Plan of Subdivision	MD 193 and Good Luck Road	Transportation Facility	Condition imposed on 11/6/2014 requiring geometric modifications to the intersection

Map 7  
Transportation Conditions in 2014

