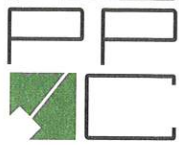


MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Office of the Chairman
Prince George's County Planning Board

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

(301) 952-3561

June 13, 2019

Mr. David Dahlstrom, AICP
Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

RE: 2018 Annual Report for Prince George's County

Dear Mr. Dahlstrom:

I am pleased to submit the 2018 Annual Report for Prince George's County, which fulfills the requirements established by Senate Bill 280/HB297—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. It fulfills the requirements of Senate Bill 276/HB295—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/HB294—Smart, Green and Growing—Local Government Planning—Planning Visions for Prince George's County.

The report was prepared by the Prince George's County Planning Department and approved by the Prince George's County Planning Board on June 13, 2019. Additionally, the report was filed with the Prince George's County Council and the County Executive.

Should you have questions concerning this submittal or require additional information, please do not hesitate to contact Theodore Kowaluk, Project Manager, at Ted.Kowaluk@ppd.mncppc.org or at 301-952-3209.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

c: The Honorable Angela D. Alsobrooks, Prince George's County Executive
The Honorable Todd M. Turner, Chairman, Prince George's County Council
Andree Green Checkley, Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Crystal Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division
Theodore Kowaluk, Planning Coordinator, Special Projects Section, Countywide Planning Division

2018 ANNUAL REPORT

FOR PRINCE GEORGE'S COUNTY

This report was compiled and prepared by the Prince George's County Planning Department for submission to the Maryland Department of Planning as required by Maryland law. Results presented within this report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of smart growth policies.



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

June 1, 2019

**2018 Annual Report Worksheet for Prince George's County, Maryland
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(§1-207, §1-208, and §1-704)**

ACKNOWLEDGEMENTS

Prince George's County Planning Board

Elizabeth M. Hewlett, Chairman

Dorothy F. Bailey, Vice Chairman

William M. Doerner

Manuel R. Geraldo

A. Shuanise Washington

Prince George's County Planning Department

Andree Green Checkley, Planning Director

Derick P. Berlage, Acting Deputy Planning Director

Crystal Hancock, Acting Planning Supervisor, Countywide Planning Division, Special Projects Section

Theodore Kowaluk, Planner Coordinator, Special Projects Section, Countywide Planning Division

William Akerley, Programmer Analyst III, Information Management Division

Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

Rana Hightower, Legislative Coordinator, Office of the Planning Director

Bryan Barnett-Woods, Planning Supervisor, Transportation Planning Section, Countywide Planning Division

Paul Patnode, GIS Specialist III, Information Management Division

B. Scott Rowe, Planning Supervisor, Long-Range Planning Section, Community Planning Division

Fred Shaffer, Planner Coordinator, Transportation Planning Section, Countywide Planning Division

Brenda Spears, Principal Administrative Assistant, Special Projects Section, Countywide Planning Division

Jennifer Stabler, Planner Coordinator, Historic Preservation Section, Countywide Planning Division

Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division

Michelle Dallas, Technology Coordinator, Information Management Division

Nicholas Ward, GIS Specialist II, Special Projects Section, Countywide Planning Division

Chad Williams, Master Planner, Countywide Planning Division

Prince George's County Department of Parks and Recreation

Sonja Ewing, Supervisor, Park Planning Section, Park Planning and Development Division

**2018 Annual Report Worksheet for Prince George's County, Maryland
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Jurisdiction Name: Prince George's County
Planning Contact Name: Theodore Kowaluk, Project Manager
Crystal Hancock, Acting Planning Supervisor
Planning Contact Phone Number: (301) 952-3209
Planning Contact Email: ted.kowaluk@ppd.mncppc.org

Section I: Amendments and Growth-Related Changes in Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

PLANNING DEPARTMENT STUDIES AND PLANS

The most significant study in the County during the 2018 Reporting Year is the comprehensive rewrite of the Prince George's County Zoning Ordinance and Subdivision Regulations. Formal work on this initiative began in January 2014 and in December 2014 a comprehensive Evaluation and Recommendations Report was released. The drafting of new zoning and subdivision regulations began in 2015. Throughout 2015 and 2016, the project team and consultants participated in meetings with municipalities, community groups, local agencies, internal staff and other key stakeholders to discuss the overall zoning rewrite effort.

The project team and consultants continued outreach in 2016 and 2017, participating in community meetings and briefings with the County Council, Council Chiefs of Staff, and the Prince Georges' County Planning Board to discuss and obtain feedback on the consultant's recommendations provided in three initial modules, and on the second draft, entitled the Comprehensive Review Draft. A legislative draft of the new Zoning Ordinance and Subdivision Regulations was presented by the County Council in April 2018 and referred to committee for discussion. Following a robust comment and review period, the County Council adopted the new Zoning Ordinance and Subdivision Regulations on October 23, 2018.

The remainder of the calendar year consisted of incorporation of Council amendments into a consolidated draft; pre-planning for the upcoming Countywide Sectional Map Amendment, or Countywide technical rezoning, necessary to apply new zones to County property so the new codes can take effect; and scoping of a comprehensive outreach and education program for residents, businesses, municipalities, developers, agencies, elected officials, and Planning Department staff.

A list of plans and studies adopted/completed or ongoing in 2018 is provided in Tables 1 through 2.

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Table 1: Master Plans and Sector Plans in 2018

PLAN NAME	STATUS
Greater Cheverly Sector Plan	Completed
Minor Amendment to the 2006 Approved East Glenn Dale Sector Plan	Completed

Source: Prince George’s County Planning Department, March 2019

Table 2: Special Studies in 2018

STUDY NAME	STATUS
Adaptive Reuse of Closed Sand and Gravel Mines	Ongoing
Prince George’s Plaza Station Pedestrian Safety and Access Study	Ongoing
Forestville Area Pedestrian Infrastructure Assessment	Ongoing
Strategic Trails Plan	Ongoing
Watkins Regional Park Master Park Development Plan	Ongoing

Source: Prince George’s County Planning Department and Department of Parks and Recreation, March 2019

(B) Were there any growth-related changes in development patterns? Y N

(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

GROWTH RELATED CHANGES IN DEVELOPMENT PATTERNS

NEW SUBDIVISIONS APPROVED IN 2018

In 2018, 15 preliminary plans of subdivision were approved. Eighty percent of the fifteen approved preliminary plans of subdivision are located inside the Priority Funding Area (PFA) as shown in Table 3 and on Map 1.

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Table 3: New Subdivisions Approved in 2018

Preliminary Plan of Subdivision Case #	PFA
4-07086	YES
4-16019	YES
4-16026	NO
4-16033	NO
4-16040	YES
4-17004	YES
4-17007	YES
4-17015	YES
4-17018	YES
4-17023	YES
4-17024	YES
4-17031	YES
4-17037	YES
4-17038	YES
4-18004	NO

Source: Prince George's County Planning Department, March 2019.

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FINAL SUBDIVISION PLATS RECORDED IN 2018

There were 84 final subdivision plats recorded in 2018 and eighty-two percent are within the PFA.

Table 4: Final Plats Approved in 2018

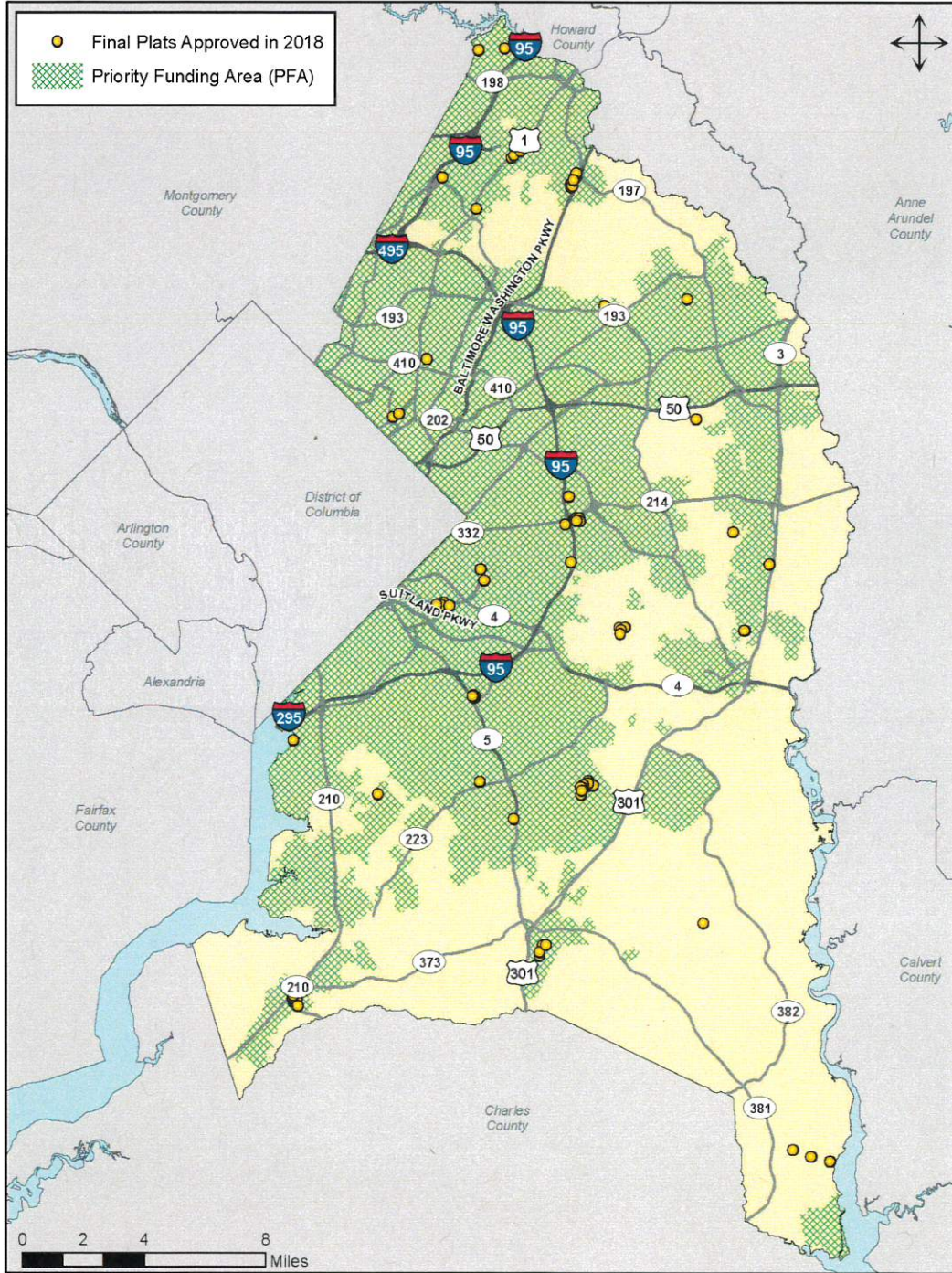
Plat Case #	PFA
5-17051	YES
5-17151	YES
5-17152	YES
5-17153	YES
5-17154	YES
5-17155	YES
5-18001	YES
5-18002	YES
5-18003	YES
5-18005	YES
5-18006	YES
5-18007	YES
5-18008	YES
5-18009	YES
5-18010	NO
5-18011	YES
5-18012	YES
5-18013	NO
5-18014	NO
5-18015	NO
5-18016	NO
5-18017	YES
5-18018	NO
5-18019	YES
5-18020	YES
5-18021	YES
5-18022	YES
5-18023	YES
5-18024	YES
5-18025	YES
5-18026	YES
5-18027	YES
5-18028	YES
5-18029	YES
5-18030	YES
5-18031	YES
5-18032	NO
5-18033	YES
5-18034	YES
5-18035	NO
5-18036	YES
5-18037	YES

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Plat Case #	PFA
5-18038	YES
5-18042	NO
5-18043	NO
5-18044	NO
5-18045	NO
5-18046	YES
5-18047	YES
5-18048	YES
5-18049	NO
5-18050	NO
5-18051	NO
5-18052	YES
5-18053	YES
5-18054	NO
5-18055	NO
5-18059	YES
5-18060	YES
5-18061	YES
5-18062	YES
5-18063	YES
5-18064	YES
5-18065	YES
5-18066	YES
5-18067	YES
5-18068	YES
5-18069	YES
5-18070	YES
5-18071	YES
5-18072	YES
5-18073	YES
5-18074	YES
5-18075	YES
5-18077	YES
5-18078	YES
5-18079	YES
5-18080	YES
5-18081	YES
5-18082	YES
5-18083	YES
5-18084	YES
5-18085	YES
5-18087	YES

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Map 2
Final Plats Recorded in 2018



Source: Prince George's County Planning Department, April 2018.

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SCHOOLS

In 2018, Prince George's County Public Schools (PGCPS) completed the renovation of one school. The school is located within the PFA. The name and address for the school is provided in Table 5.

Table 5: Capital Improvements at County Public Schools in 2018

PROJECT NAME	ADDRESS	STATUS	PFA
Tulip Grove Elementary School	2909 Trainor Lane, Bowie	Completed	Yes

Source: Prince George's County Public School, Capital Improvement Office, March 2019.

BRANCH LIBRARIES

The New Carrollton Branch Library renovation was completed in 2018 and construction began on the replacement for the Hyattsville Branch Library. Both projects are within the PFA as provided in Table 6.

Table 6: Branch Libraries, Reporting Year 2018

PROJECT NAME	ADDRESS	STATUS	PFA
Hyattsville Branch Library	6530 Adelphi Road, Hyattsville	Under Construction	Yes
New Carrollton Branch Library	7414 Riverdale Road, New Carrollton	Completed	Yes

Source: Prince George's County Memorial Library System, March 2019.

PRINCE GEORGE'S COUNTY POLICE FACILITIES

In 2018, the Prince George's County Police Department started construction of two police facilities. Both projects are within the PFA as provided in Table 7.

Table 7: County Police Facilities, Reporting Year 2018

PROJECT NAME	ADDRESS	STATUS	PFA
Prince George's County Police Headquarters	8903 Presidential Parkway, Upper Marlboro	Under Construction	Yes
Prince George's County Henry Sector Police Station, Criminal Investigation Division and Special Investigation Division	8905 Presidential Parkway, Upper Marlboro	Under Construction	Yes

Source: Prince George's County Police Department, April 2019.

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FIRE/EMS FACILITIES

The Prince George’s County Fire/EMS Department continued construction efforts of one public safety facility in 2018, which is within the PFA and provided in Table 8.

Table 8: Fire/EMS Facilities, Reporting Year 2018

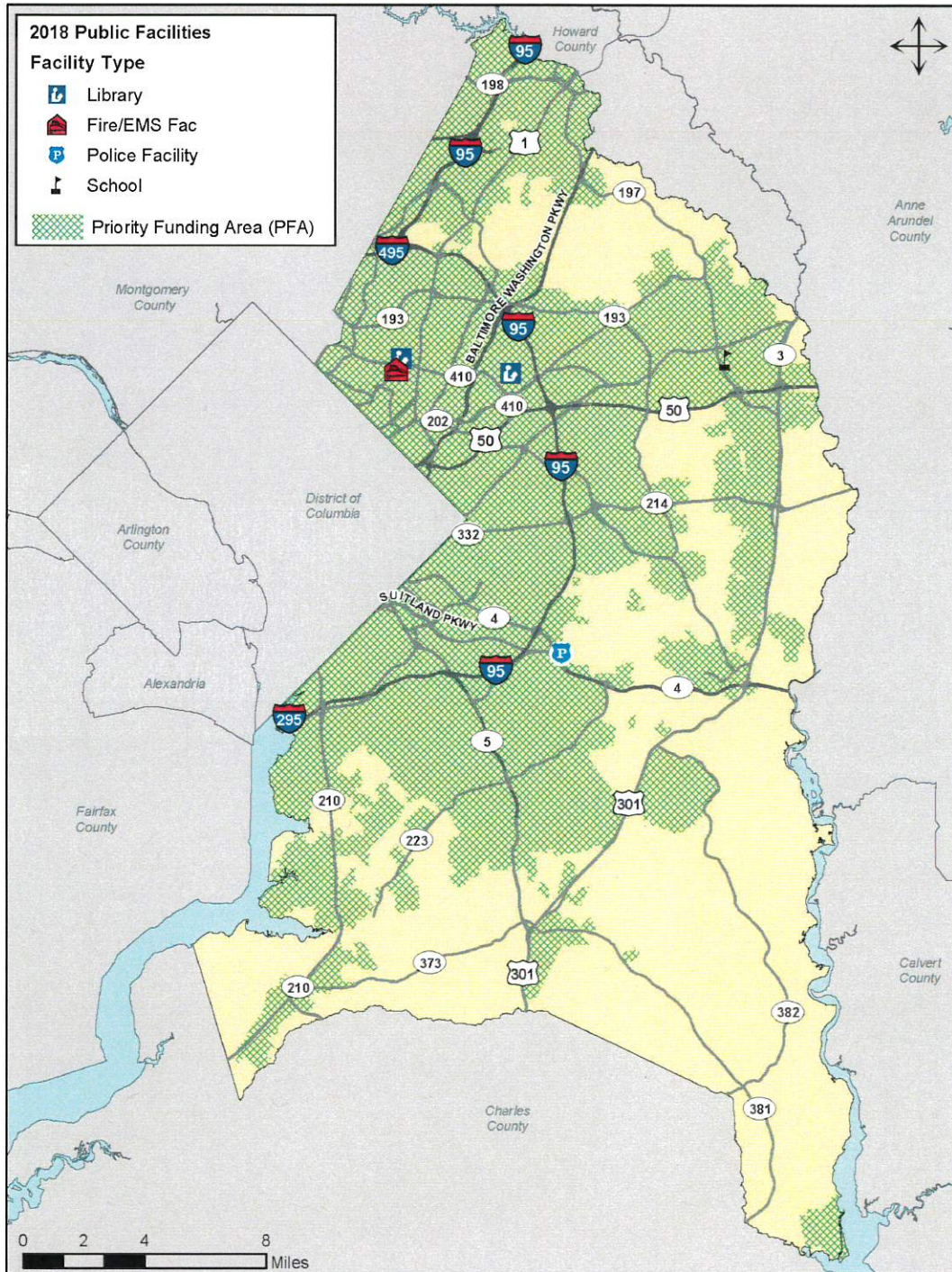
PROJECT NAME	ADDRESS	STATUS	PFA
Hyattsville Volunteer Fire Station, Company #801 (Temporary Equipment Building on site to House Fire Apparatus)	6200 Belcrest Road, Hyattsville	Construction Ongoing	Yes

Source: Prince George’s County Fire/EMS Department, April 2018.

The locations of School, Library, Police and Fire/EMS Improvements that were ongoing or completed in 2018 are provided on Map 3.

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Map 3 Public Facilities - Major Improvements in 2018



Source: Prince George's County Planning Department, April 2018.

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PARKS AND RECREATION

There were thirty-five parks and recreation capital projects that were ongoing or completed in 2018. Eighty percent or twenty-eight of the projects were within the PFA as provided in Table 9.

Table 9: Parks and Recreation Improvements in 2018

PROJECT	ADDRESS	STATUS	PFA
Abraham Hall Historic Site	7612 Old Muirkirk Road, Beltsville	Ongoing	Yes
Accokeek East Park – Parking Lot Lighting	3606 Accokeek Road, Accokeek	Completed	Yes
Bowie Heritage Trail (BSU Portion)	Loop Road, Bowie	Completed	Yes
Bowie Heritage Trail (Adnell Portion)	Hall Road, Bowie	Ongoing	Yes
Canter Creek Park	Dressage Drive, Upper Marlboro	Ongoing	Yes
Cedar Heights Community Center	Central Avenue from DC Line to Largo Town Center	Ongoing	Yes
Chelsea Historic Site	601 Watkins Park Drive, Upper Marlboro	Ongoing	Yes
College Park Airport Runway Rehabilitation	1909 Corporal Frank S Scott Drive College Park	Ongoing	Yes
Colmar Manor Park	3510 38 th Avenue, Colmar Manor	Completed	Yes
Compton Bassett	16508 Old Marlboro Pike, Upper Marlboro	Ongoing	No
Concord Historic Site	8000 Walker Mill Road, Capitol Heights	Ongoing	Yes
Edmonston Park	5006 47 th Avenue, Edmonston	Completed	Yes
Henson Creek Golf Course	1641 Tucker Rd, Fort Washington	Ongoing	Yes
Horsepen Trailhead	8611 Race Track Road, Bowie	Ongoing	No
J. Franklyn Bourne Aquatic Center	6500 Calmos Street, Seat Pleasant	Ongoing	Yes
Langley Park Community Center	1500 Merrimac Drive, Hyattsville	Ongoing	Yes
Little Paint Branch SVP	3900 Selman Road, College Park	Ongoing	Yes
Marlow Heights Community Center	2800 Saint Clair Drive, Marlow Heights	Ongoing	Yes
Montpelier Historic Site	9650 Muirkirk Road, Laurel	Ongoing	Yes
Oxon Hill Manor Historic Site	6907 Oxon Hill Road, Oxon Hill	Ongoing	Yes
Peppermill Village Community Center	610 Hill Road, Seat Pleasant	Ongoing	Yes
Piscataway Creek Stream Valley Park Trail	King Charles Drive to Indian Head Highway, Clinton	Ongoing	Yes

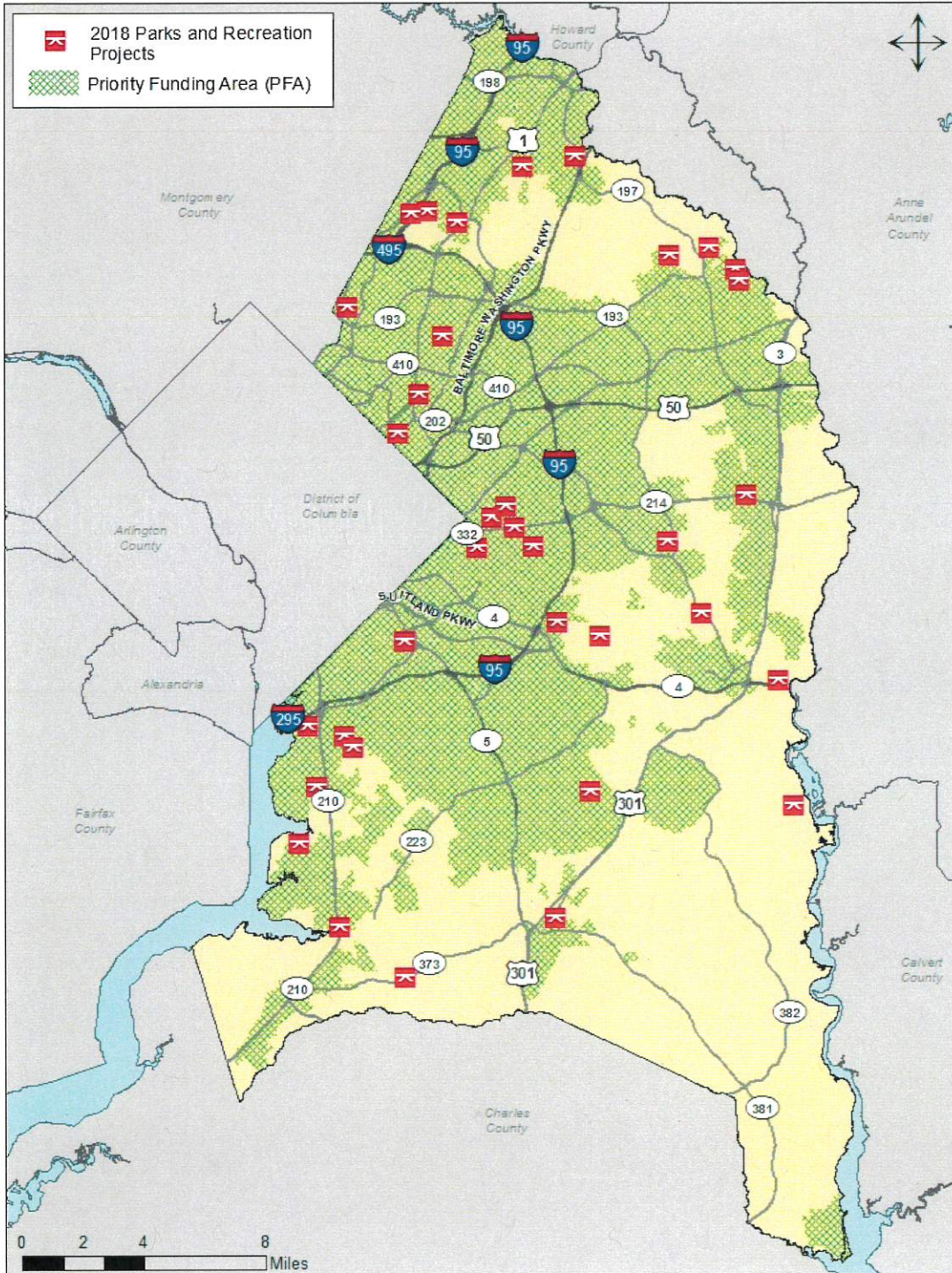
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Project	Address	Status	PFA
Rhode Island Avenue Trolley Trail	College Park to Hyattsville	Ongoing	Yes
Riverview Park	10601 Riverview Rd, Fort Washington	Completed	Yes
Rollins Avenue Park	701 Rollins Avenue, Capitol Heights	Ongoing	Yes
Sandy Hill Park	9306 Old Laurel-Bowie Road, Bowie	Ongoing	
Selby Landing	16000 Croom Airport Road, Upper Marlboro	Ongoing	No
Southern Area Aquatic and Recreation Complex	13601 Missouri Avenue, Brandywine	Ongoing	Yes
Southern Regional Tech/Rec Complex	7007 Brock Road, Fort Washington	Ongoing	No
Storm Water Infrastructure Cherryvale Park	10710 Green Ash Lane, Beltsville	Ongoing	Yes
Tor Bryan Estates	500 Harg Lane, Fort Washington	Completed	Yes
Tucker Road Ice Rink	1770 Tucker Rd, Fort Washington	Ongoing	Yes
WB&A Pedestrian Bridge Patuxent River	Race Track Road Vicinity, Bowie	Ongoing	No
Westphalia Central Park	10311 Westphalia Road, Upper Marlboro	Ongoing	No
Westphalia Community Center	8900 Westphalia Road, Upper Marlboro	Completed	No

Source: Prince George's County Department of Parks and Recreation, April 2019.

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Map 4
Parks and Recreation Improvements in 2018



Source: Prince George's County Planning Department, May 2019.

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TRANSPORTATION – ROAD IMPROVEMENTS IN 2018

In Prince George’s County, there were twenty-seven transportation-related projects for which construction was pending, initiated, ongoing, or completed in 2018. Table 10 briefly provides the status of the road improvement projects at the end of 2018, and Map 5 shows the general locations of the road projects. All but one of the road improvement projects is located within the PFA.

Table 10: Transportation – Road Projects, Reporting Year 2018

Key	Road Project	Agency	Status	PFA
1	MD 5 and MD 373 Intersection Upgrade	SHA	Under Construction	No
2	MD 381 over the Timothy Branch, bridge replacement	SHA	Completed	Yes
3	US 1 from College Avenue to MD 193	SHA	In Design	Yes
4	Complete/green street improvements along Campus Drive between River Road and MD 201	DPW&T	On Hold	Yes
5	Complete/green street improvements along Montpelier Drive between MD 197 and Carland Place	DPW&T	Contract Approval Process	Yes
6	Contee Road between Konterra Drive and US 1	DPW&T	Completed	Yes
7	MD 5 and 637 Urban Reconstruction	SHA	In Design	Yes
8	MD 4/Suitland Parkway Interchange	SHA	Under Construction	Yes
9	MD 210/Kerby Hill Road interchange	SHA	Under Construction	Yes
10	Sidewalks and crossings along MD 4 between MD 458 and Forestville Road	SHA	Completed	Yes
11	MD 337 BRAC intersections improvements at I-95/I-495 and Suitland Road	SHA	Under Construction	Yes
12	Sidewalks/bike on MD 201 between Riverdale Rd and Kenilworth Towers	SHA	Under Construction	Yes
13	Purple Line Light Rail Construction	MTA	Under Construction	Yes
14	I-95/I-495 at Greenbelt Metro Access	SHA	In Design	Yes
15	I-95/I-495—Replacement of Overpasses over MD 214 (Central Avenue)	SHA	Under Construction	Yes
16	Improvements along MD 500 from MD 208 to the District of Columbia line	SHA	In Design	Yes
17	I-95/I-495—Replacement of Overpasses over Suitland Road	SHA	Under Construction	Yes
18	I-95/I-495—Replacement of Overpasses over Suitland Parkway	SHA	In Design	Yes
19	Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	SHA	In Design	Yes
20	Complete/green street improvements along Swann Road between MD 458 and Dianna Drive	DPW&T	Under Construction	Yes

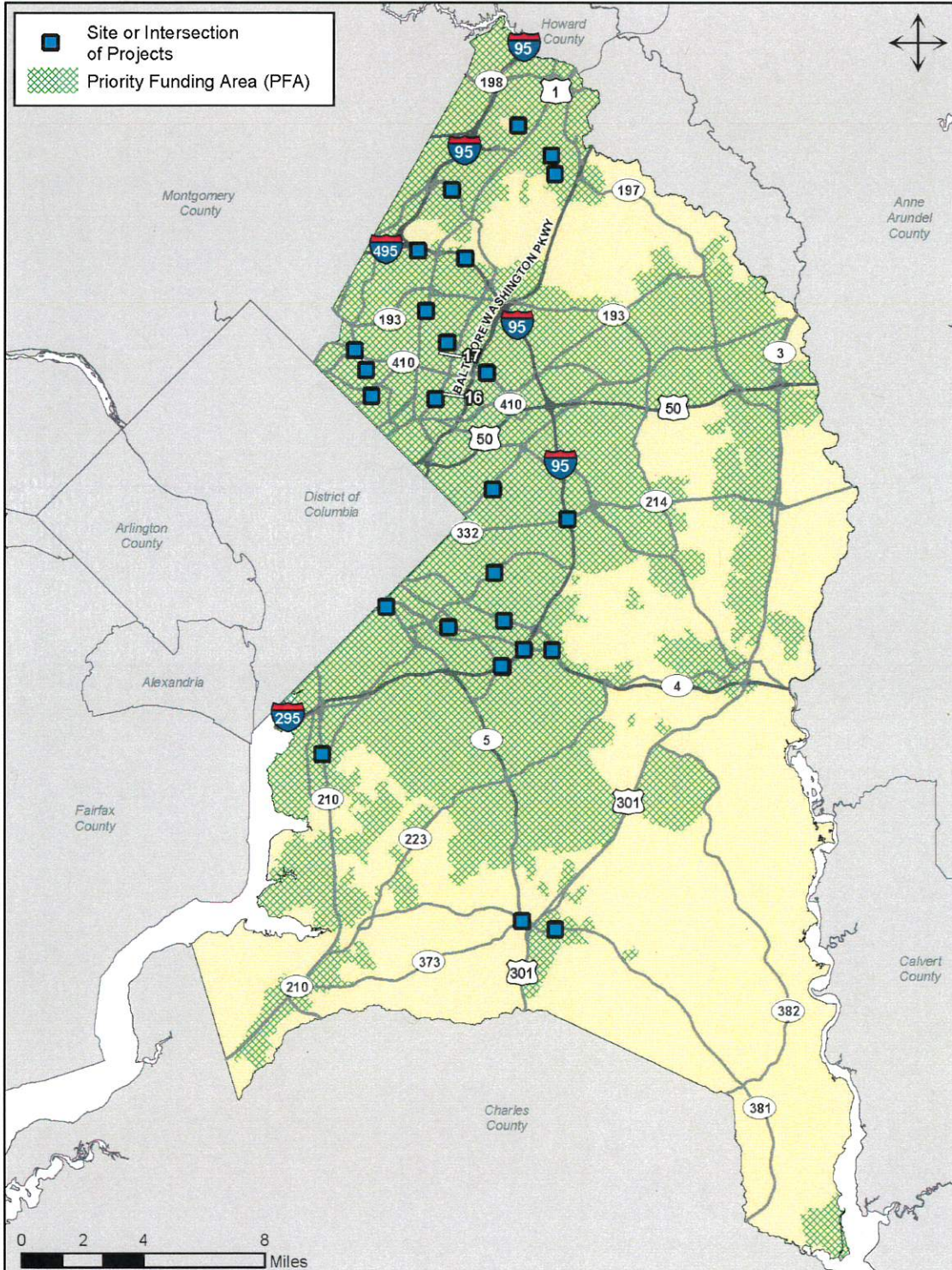
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Key	Road Project	Agency	Status	PFA
21	Complete/green street improvements along Ager Road between MD 500 and MD 410	DPW&T	Under Construction	Yes
22	Improvements along Hill Road between MD704 and Lowland Drive	DPW&T	Completed	Yes
24	Intersection Improvements at Cherry Hill Road and Maryland Farms	DPW&T	Completed	Yes
25	Van Buren Street extended bridge over the CSX tracks	Private	Under Construction	Yes
26	Intersection improvements at Addison Road and Walker Mill Road	DPW&T	In Design	Yes
27	Intersection improvements at Muirkirk Road, Cedarbrook Lane and Odell Road	DPW&T	Completed	Yes
Agency Key: SHA—Maryland State Highway Administration; MTA—Maryland Transit Authority; DPW&T—Prince George’s County Department of Public Works and Transportation.				

Source: Maryland Department of Transportation Consolidated Transportation Program FY 2019-2024; State Highway Administration project summaries; Prince George’s County Office of Management and Budget Capital Improvement Program FY 2019-2024; and Prince George’s County Department of Public Works and Transportation project status chart.

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Map 5
Transportation – Road Projects in 2018



Source: Prince George's County Planning Department, April 2018.

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TRANSPORTATION – MAJOR TRAIL PROJECTS IN 2018

Table 11 summarizes the status of completed or ongoing trail projects in 2018 and Map 6 identifies the general location of the trail projects. One project has a portion of the project outside of the PFA.

Table 11: Transportation – Trail Projects in 2018

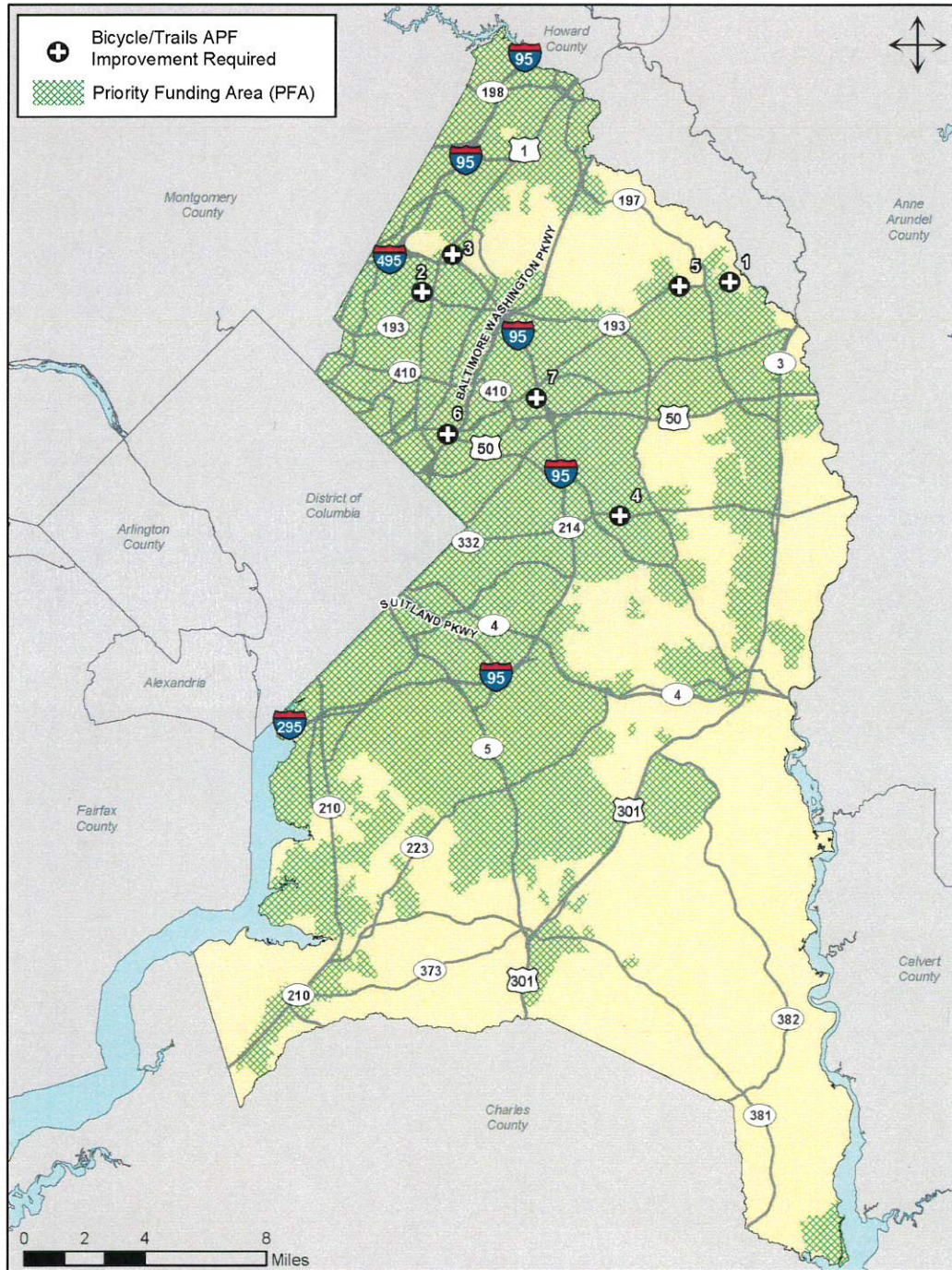
Key	Trail Project	Agency	Status	PFA
1	WB&A Trail Extension (Patuxent River Bridge)	DPR	Patuxent River Bridge in Design	Partially
2	Little Paint Branch Trail	DPR	Construction ongoing	Yes
3	Rhode Island Avenue Trolley Trail	DPR/SHA	Funded for Construction. SHA is completing the final designs.	Yes
4	Central Avenue Connector Trail	Planning DPR/SHA	In Design	Yes
5	Bowie Heritage Trail	DPR/City of Bowie	In Design	Yes
6	WB&A to Anacostia Trail Connection (Phase 1: Cheverly to Bladensburg Waterfront Park)	Planning DPR	30 percent of Designs are complete. No funding for construction.	Yes
7	WB&A to Anacostia Trail Connection (Phase 2: New Carrollton area)	Planning	30 percent of Designs are complete. No funding for construction.	Yes

Agency Key: SHA—Maryland State Highway Administration and DPR—Prince George’s County Department of Parks and Recreation.

Source: Transportation Section, Prince George’s County Planning Department, M-NCPPC. April 2019.

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**Map 6
Transportation – Trail Projects in 2018**



Source: Prince George's County Planning Department, April 2018.

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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 assigns a category to every 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 generally 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.

Legislative Amendments

For the Legislative Amendment process, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC) and Washington Suburban Sanitary Commission (WSSC), and the Prince George’s County Health Department for recommendations at least 30 days prior to the public hearing on the amendments.

The Adopted 2008 Water and Sewer Plan provides for three cycles of category requests for changes annually to amend the Plan. In 2018, there were two cycles of amendments between January and December 2018. The April 2018 Cycle of Amendments were taken to the Prince George’s County Council for approval between January and December 2018. The December 2018 Cycle of Amendments has not yet been brought to the Council. The April 2018 Cycle contained a total of 8 applications as provided in Table 12.

Table 12: Legislative Amendments Requested in 2018

SEWERSHED CASE #	APPLICATION	LEGISLATIVE CYCE	WATER (W) AND SEWER (S) CHANGE REQUEST
18/W-01	Jasper Property	April 2018	5 to 4
18/W-02	Shields Property	April 2018	5 to 4
18/W-03	Heppe Property	April 2018	S5 to S4
18/W-04	Hope Village Property	April 2018	5 to 4
18/P-01	Savannah Investors Property	April 2018	S5 to S3
18/P-02	Brandywine Motel	April 2018	5 to 3
18/P-03	Farrington Property	April 2018	5 to 4
18/M-01	Calm Retreat Property	April 2018	5 to 4

Source: Prince George’s County Department of Permitting, Inspections and Enforcement, April 2019.

The Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) accepts applications for the administrative amendment process. These applications can only be submitted to the Department of Environment (DoE) after the Planning Board has approved the preliminary plan of subdivision or the detailed site plan. DoE will transmit a report to the County Executive and County

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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 2018, DPIE accepted six applications for administrative amendments.

Administrative Amendments

The applications for administrative amendments were accepted for the April, May, June, October and November 2018 Administrative Amendment Cycles. There were six applications for administrative amendments submitted/accepted during the remainder of 2018. Table 13 lists the administrative approvals in calendar year 2018.

Table 13: Administrative Amendments Requested in 2018

COUNCIL RESOLUTION	NAME	ADMINISTRATIVE CYCLE	APPROVAL DATE
CR-11-2014	Cabin Branch Village	June 2018	7/11/18
Pre-dates 2008 Water and Sewer Plan	Summerfield at Morgan Station	June 2018	7/11/18
Pre-dates 2008 Water and Sewer Plan	D’Arcy Park South	June 2018	8/2/18
CR-58-2017	K Company Property	September 2018	10/9/18
CR-6-2018	K Company Property Parcel C	September 2018	10/9/18
CR-6-2018	Patuxent Greens Golf Course	November 2018	12/18/18

Source: Prince George’s County Department of Permitting, Inspections and Enforcement, March 2018.

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HISTORIC PRESERVATION

Historic Property Grant Program

In 2018, the Prince George's County Planning Board awarded \$300,000 in Historic Property Grants to 11 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, 2018, 56 easements have been 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 the 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 2018, there were 122 development cases reviewed for impacts to archeological resources. Eight Phase I archeological surveys were recommended. Of the sites identified in the surveys, one was recommended to be preserved in place and Phase II investigations were recommended on one site. One cemetery was located and documented on one development property. The cemetery will be preserved and incorporated into the development.

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(C) Were any amendments made to the zoning regulations? Y N

1. If no, go to (D).
2. If yes, briefly summarize each amendment(s) that resulted in changes in development patterns.

AMENDMENTS MADE TO THE ZONING REGULATIONS

There were numerous amendments made to the zoning regulations in 2018. None of the amendments have the potential to change the development pattern of Prince George's County in a significant way from that projected in the 2014 *Plan Prince George's 2035 Approved General Plan*. Table 14 provides a summary of the enacted text amendments in 2018.

Table 14: Amendments to Zoning Regulations in 2018

Reference #	Description
CB-5-2018	A bill for the purpose of permitting the Planning Board to approve private roads and alleys in the Commercial Miscellaneous (C-M), Commercial Shopping Center (C-S-C) and Rural Residential (R-R) Zones under certain circumstances.
CB-10-2018	A bill for the purpose of adding tourist home as a permitted accessory use to a principal dwelling in the Zoning Ordinance.
CB-13-2018	A bill for the purpose of approving text of a new Zone Ordinance of Prince George's County, being also and the same Subtitle 27 of the County Code, subject to such further approvals by the County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Prince George's County pursuant to applicable prescriptions of law.
CB-14-2018	A bill for the purpose of establishing certain specified procedures for preparation, publication, consideration, and approval of a comprehensive amendment of the County Zoning Map, for the non-substantive zoning reclassification of land located within all Planning Areas of the Maryland-Washington Regional District within Prince George's County, Maryland, in accordance with those zoning classifications set forth within a replacement Zoning Ordinance approved by the County Council of Prince George's County, Maryland, sitting as the District Council.
CB-20-2018	A bill for the purpose of amending the procedural requirements in Zoning Ordinance for Class 3 Fill Special Exceptions and permit renewals.
CB-25-2018	A bill for the purpose of amending the Commercial Table of Uses in the Zoning Ordinance to permit food or beverage store uses in combination with gas station uses in the Commercial Office (C-O) Zone, under certain specified circumstances.
CB-26-2018	A bill for the purpose of amending the procedural requirements in the Zoning Ordinance for property owner requests to amend, subject to certain specified criteria, within an approved Development District Overlay (D-D-O) Zone.

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Reference #	Description
CB-27-2018	A bill for the purpose of amending the Zoning Ordinance to authorize the administrative approval of certain limited, minor revisions and limited departures from design standard requirements for Specific Design Plans by the Planning Director.
CB-28-2018	A bill for the purpose of amending the commercial table of uses in the Zoning Ordinance to permit food and beverage store uses in combination with gas station uses in the Commercial Office (C-O) Zones of Prince George's County, under certain specified circumstances.
CB-46-2018	A bill for the purpose of permitting concrete recycling facility uses in the Heavy Industrial (I-2) Zone, under specified certain circumstances.
CB-47-2018	A bill for the purpose of permitting concrete batching or cement mixing plant uses in the Heavy Industrial (I-2) Zone, under certain specified circumstances.
CB-48-2018	A bill for the purpose of permitting certain vehicle, mobile home, or camping trailer sales lots in the Commercial Miscellaneous (C-M) Zone, subject to specified development requirements.
CB-49-2018	A bill for the purpose of extending the time for abrogation of certain provisions of Section 27-547(b) 3 of the Zoning Ordinance.
CB-53-2018	A bill for the purpose of amending the definition of "Transit Oriented Development Project, Expedited", in the Zoning Ordinance.
CB-56-2018	A bill for the purpose of permitting a hospital and/or health campus in the Rural Residential (R-R) Zone without Special Exception approval, under certain circumstances.
CB-57-2018	A bill for the purpose of permitting certain mixed-use development in the Multifamily Medium Density Residential (R-18) and the One-Family Detached Residential (R-55) Zones, under certain circumstances.
CB-59-2018	A bill for the purpose of temporarily extending the validity periods of all approved applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of January 1, 2018.
CB-61-2018	A bill for the purpose of permitting an animal hospital, veterinary office in the One-Family Detached Residential (R-80) Zone, under certain circumstances.
CB-62-2018	A bill for the purpose of permitting certain industrial and residential uses in the Light Industrial (I-1) Zone, under certain circumstances.
CB-63-2018	A bill for the purpose of permitting townhouses in the Rural Residential (R-R) Zone, under certain circumstances.
CB-64-2018	A bill for the purpose of permitting townhouses in the One-Family Detached Residential (R-80) Zone, under certain circumstances.
CB-65-2018	A bill for the purpose of replacing the Landscape Manual of Prince George's County, being also and the same Subtitle 27 of the County Code, with a new Landscape Manual.
CB-75-2018	A bill for the purpose of clarifying the regulations applicable to certain townhouse uses in the Rural Residential (R-R) and Commercial Shopping Center (C-S-C) Zones under certain circumstances.
CB-82-2018	A bill for the purpose of permitting vehicle, mobile home or camping trailer repair and service station with minor sales uses in the Commercial Miscellaneous (C-M) Zone and amends the commercial table of uses in the C-M Zone.

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Reference #	Description
CB-83-2018	A bill for the purpose of amending the definition of the use, “Business Advancement and Food Access Infill”, in the Zoning Ordinance.
CB-84-2018	A bill for the purpose of amending the Commercial Table of Uses in the Zoning Ordinance to permit food and beverage store uses in combination with gas station uses in the Commercial Office (C-O) Zones, under certain specified circumstances.
CB-86-2018	A bill for the purpose of amending the Zoning Ordinance to include reasonable parameters as to the hours of operation as a criterion for approval of Special Exceptions for tobacco shop, electronic cigarette shop, or retail tobacco shop uses in furtherance of the public safety, health and welfare of the citizens and residents of Prince George’s County.
CB-87-2018	A bill for the purpose of providing certain alternate development regulations for townhouse units in the Mixed Use-Transportation Oriented (M-X-T) Zone.
CB-88-2018	A bill for the purpose of permitting limited Class 3 fill uses as a method of reclaiming former surface mining properties for public use in the Residential-Agricultural (R-A) Zone, under certain circumstances.
CB-89-2018	A bill for the purpose of permitting, without the requirement for a Special Exception, limited Class 3 fill uses as a method of reclaiming former sand and gravel mining properties for public use in the Residential-Agricultural (R-A) Zone, under certain circumstances.
CB-90-2018	A bill for the purpose of amending the minimum off-street parking requirements to provide specific parking requirements for amusement center uses in Prince George’s County.
CB-91-2018	A bill for the purpose of allowing certain alterations, enlargement, or extensions to Certified nonconforming buildings, structures, and uses under certain circumstances without the requirement of a Special Exception.
CB-92-2018	A bill for the purpose of permitting certain multifamily, two-over two, and townhouse residential uses, as well as certain mixed-use development in the Commercial Shopping Center (C-S-C) Zone, under certain specified circumstances.
CB-95-2018	A bill for the purpose of amending the procedures in the Zoning Ordinance governing legislative 3 amendments to the local zoning laws by the District Council.
CB-97-2018	For the purpose of permitting, on a limited basis, the development of single-family detached, single-family attached, and townhouse residential uses within the Open Space (O-S) Zones of Prince George’s County, under certain specified circumstances.
CB-98-2018	For the purpose of permitting certification of certain Outdoor Advertising Signs (“Billboards”) as nonconforming uses, under certain circumstances.

Source: Prince George’s County Planning Department and the Prince George’s County Legislative/Zoning Information System, March 2019.

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(D) Were any amendments made to the zoning map? Y N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s). **Yes**

ZONING MAP AMENDMENTS

There were five Zoning Map Amendments in 2018 as provided in Table 16 and Map 7. Four of the five Zoning Map Amendments are within the PFA.

Table 16: Zoning Map Amendments in 2018

Zoning Map Amendment	Description
A-9956 Balk Hill Village	Zoning Map Amendment A-9956 was approved in 2018 to rezone property from the I-3 Zone to the M-X-T. The property is in Bowie.
A-10024 Fairview Commercial	Zoning Map Amendment A-10024 was approved in 2018 to rezone property from the R-80 Zone to C-S-C. The property is in Lanham.
A-10038 Glenn Dale Commons	Zoning Map Amendment A-10038 was approved in 2018 to rezone property from the I-1 Zone to M-X-T. The property is in Lanham.
A-10042 Brandywine Medical Clinic	Zoning Map Amendment A-10042 was approved in 2018 to rezone property from the C-O Zone to M-X-T. The property is in Brandywine.
A-10043 Linda Lane Commercial Park	Zoning Map Amendment A-10043 was approved in 2018 to rezone property from the C-S-C and R-80 Zones to M-X-T. The property is in Temple Hills.

Source: Prince George's County Planning Department, March 2019.

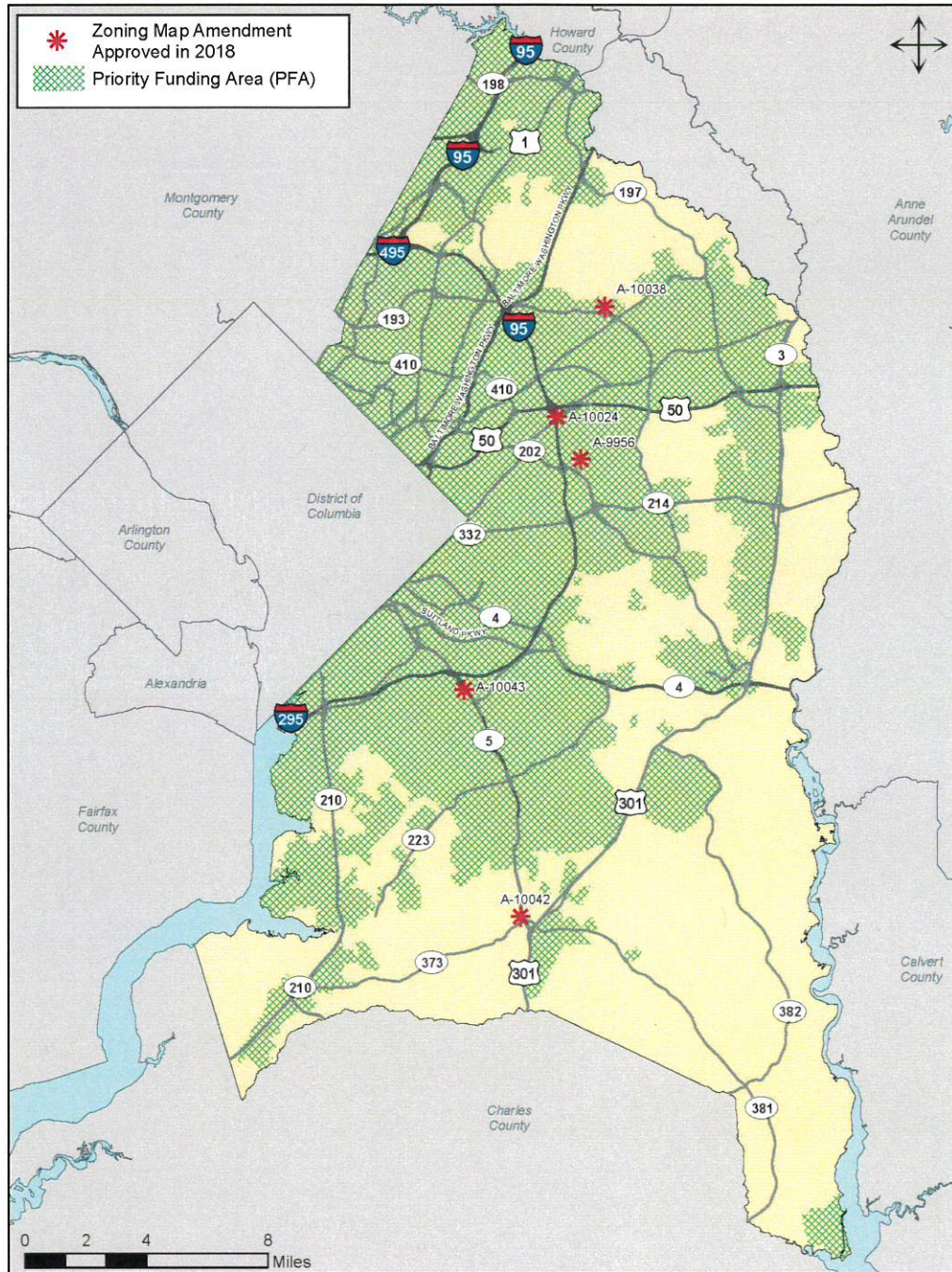
Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y N

1. If no, please include an address, parcel identification number or other means to identify the type and location of all new growth-related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact Planning for mapping assistance.*
2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth-related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be submitted via email or cd/dvd disc.

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Map 7
Zoning Map Amendments in 2018



Source: Prince George's County Planning Department, April 2018.

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(B) Were there any growth related changes identified in *Sections I(B)*? Y N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS, then clearly identify the growth related changes on a map(s).

Maps of the growth-related changes are provided within the subject report. In most cases where possible, maps of the growth related change will follow the related descriptions.

(C) Were there any zoning map amendments identified in *Section I(D)*. Y N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS, then clearly identify the growth related changes on a map(s). *Contact Planning for mapping assistance.*

Yes. A map showing the zoning map amendment(s) is provided on page 28.

Section III: Consistency of Development Changes

(A) Were there any growth-related changes identified in *Sections I(B) through (D)*? Y N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, please state how the development changes were determined by the Planning Commission to be consistent with:

1. Each other;
See the following summary.
2. Any recommendations of the last annual report;
N/A
3. The adopted plans of the local jurisdiction;
See the following summary.

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4. The adopted plans of all adjoining jurisdictions;
See the following summary.
5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction’s plan. **N/A**

CONSISTENCY OF DEVELOPMENT CHANGES WITH EACH OTHER AND WITH ADOPTED PLANS OF THE LOCAL JURISDICTION

The 2014 *Plan Prince George’s 2035 Approved General Plan* (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 2035 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, and identifies rural areas where growth is discouraged. 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 most of the 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.

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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 be developed 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.

All the 2018 development changes, including rezoning, development approvals, and new public facilities are reviewed by the Planning Department for consistency with Plan 2035, applicable area master plans, and pre-existing development. The Planning Board and/or the District Council also review these changes for consistency with adopted plans. The record of each case contains a specific consistency analysis.

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, the District of Columbia 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

In September 2017, Anne Arundel County started the process to update its comprehensive plan. The 2009 *Anne Arundel County General Development Plan* is the County's current plan and it is consistent with the 2014 *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 the general plan'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 general principles set by the state.

The Comprehensive Plan for the National Capital area was approved in 2006 and amended in 2011. It is comprised of two parts; the District Elements (prepared by the District of Columbia) and the Federal Elements (prepared by the National Capital Planning Commission, (NCPC)). The District's Comprehensive Plan constitutes the District Elements and is the long-term framework for the city as it establishes a vision of the future and includes goals, policies and action items as well as two maps. Our focus is on the Federal Elements, which included a new Urban Design Element, which was updated and adopted by the NCPC on February 4, 2016. The Comprehensive Plan for the National Capital area is consistent with the Plan 2035. Historically, DC has been the largest employer in the area, and Prince George's County has focused most of its growth in areas surrounding the District. DC'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

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surrounding counties will continue to make up a larger share of that growth. The Plan 2035 designates 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 DC.

The 2016 Montgomery County Subdivision Staging Policy, formerly called the Countywide Growth Policy, was approved by the Montgomery County Council on November 15, 2016. Montgomery County began work to update the policy plan in 2015. The 2016 Subdivision Staging Policy addresses how growth is managed. It looks beyond congestion relief and school capacity and focuses 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 2035. 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 2035 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, recently updated its Master Plan in July of 2016. The City of Laurel's Master Plan serves as a long-range guide, which will shape the form of new development and redevelopment in the city. The plan does not include any proposals that are inconsistent with the 2014 *Plan Prince George's 2035 Approved General Plan*.

South County

Charles County adopted its Comprehensive Plan on July 12, 2016. The updated plan is consistent with the Plan 2035 and relevant to 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 the general plan, this regional growth pattern is consistent with the state's vision, as identified in Plan Maryland.

Calvert County is in the process of updating its Comprehensive Plan. Between February and May of 2017, five workshops were held on the Comprehensive Plan Update. The current 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. Both counties preserve and protect most of the land along the Patuxent River, which serves as the boundary between Prince George's and Calvert County.

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Section IV: Plan Implementation and Development Process
(5-Year Mid-Cycle Review/5-Year Report)

- (A) Has your jurisdiction completed a 5-Year Mid-Cycle comprehensive plan implementation review and submitted to Planning a 5-Year Report, as required under §1-207(c)(6) of the Land Use Article? Y N

The 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) was approved in May 2014. As discussed in Plan 2035, a Five-Year Evaluation of the comprehensive plan will be done. The Five-Year Evaluation will analyze the County's progress toward meeting the Plan 2035 vision and goals in five-year intervals. The evaluation will also provide insight into the implementation of the comprehensive plan's longer-range policies and strategies and will gauge their alignment with local, regional, and national demographic, socioeconomic, and environmental trends. Additionally, the Five-Year Evaluation will identify completed priority strategies, programs, and projects. The evaluation's findings may include minor plan amendments and modifications.

A Five-Year Mid-Cycle Review of Plan 2035 will be completed and submitted to the Maryland Department of Planning at the end of 2019.

- (B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? Y N

1. If no, go to (C).
2. If yes, what were those recommendations?

A comprehensive rewrite of the existing Zoning Ordinance and Subdivision Regulations for Prince George's County is currently underway. The rewrite began in January of 2014. During the 2018 reporting year, the consultant team, pursuant to project staff direction and based on stakeholder feedback, presented the second Comprehensive Review Draft. This product incorporates numerous revisions to the initially-proposed language and brought together a complete Zoning Ordinance proposal for community and decision-maker review. A legislative draft of the new Zoning Ordinance and Subdivision Regulations was presented by the County Council in April 2018 and referred to committee for discussion. Following a robust comment and review period, the County Council adopted the new Zoning Ordinance and Subdivision Regulations on October 23, 2018.

- (C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under §1-201 of the Land Use Article? Y N

1. If no, go to Section V: Measures and Indicators.
2. If yes, what were those changes?

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Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in Table 17, *New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in calendar year (2016).

(B) In the **PFA** column in Table 17, enter the total number of permits issued inside the Priority Funding Area (PFA).

(C) In the **Non-PFA** column in Table 17, enter the total number of permits issued outside the PFA.

NEW RESIDENTIAL PERMITS ISSUED IN 2018

There were over 2,000 residential permits issued in Prince George’s County in 2018 and 64 percent were issued for properties located within the PFA as provided in Table 17. Thirty-six percent or 747 of the residential permits issued in 2018 were for properties located outside the PFA. In 2017, 1,807 residential permits were issued. There was an increase of 248 or 14 percent in residential permits issued in the County from 2017 to 2018.

Table 17: New Residential Permits Issued in 2018

Residential Permits	PFA	NON-PFA	Total
# New Residential Permits Issued	1,308	747	2,055

Source: Prince George’s County Department of Permitting, Inspections and Enforcement and Prince George’s County Planning Department, April 2019.

COMMERCIAL PERMITS ISSUED IN 2018

In 2018, there were 48 commercial permits issued in Prince George’s County. Approximately 90 percent of commercial permits issued in the County in 2018 were located within the Priority Funding Area. In 2017, there were 89 commercial permits issued within the County. There was a 46 percent decrease in commercial permits issued between 2017 and 2018. Table 18 provides the total building square feet and total area approved in gross acres for the commercial permits issued in 2018.

Table 18: Commercial Permits Issued in 2018

Commercial Permits	Total
# Commercial Permits	48
Total Building Square Feet Approved (Gross)	3,262,586
Total Area (Gross Acres)	861

Source: Prince George’s County Department of Permitting, Inspections and Enforcement and Prince George’s County Planning Department, April 2019.

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Section VI: (Locally) Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

In 2018, 23.54 acres of agricultural land were preserved in Prince George’s County using the Historic Agricultural Resource Preservation Program (HARPP). There was one purchase made in 2018 for 298 acres using a funding provided by Maryland Department of Natural Resources Rural Legacy Program, Prince George’s County and Tri-County. Under HARPP and the Rural Legacy Program, over 321 acres were permanently preserved.

Table 19 describes the specific acreages and purchase price for each parcel preserved with HARPP or Rural Legacy funding. None of the properties preserved are within the Priority Funding Area, but both are within a Priority Preservation Area (PPA).

Table 19: Acres Preserved Through the Historic Agricultural Resource Preservation Program (HARPP) and Maryland Department of Natural Resources Rural Legacy Program in 2018

Program	Property	Tax Account Number	Within PFA	Within PPA	Easement Purchase Price	Total Acreage	Date Settled
HARPP	134	0843540 3713690	No	Yes	\$129,919.68	23.54	6/1/2018
Rural Legacy	30	0841684	No	Yes	\$1,000,000.00*	298	3/12/2018

Source: Prince George’s County Soil Conservation District and Prince George’s County Planning Department, April 2019.

*The easement purchase price included County and Tri-County funding \$136,086.92 Rural Legacy Program, \$335,282.89 in County funds, and \$528,630.19 in Tri-County funds.

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Section VII: Local Land Use Percentage Goal

(A) Is all land within the boundaries of the jurisdiction in the PFA? Y N

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under §1-208(2) of the Land Use Article, to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs.

In 2018, there were 350,638 dwelling units within Prince George’s County. Ninety-five percent of the County’s dwelling units or 332,218 are within the PFA. Approximately five percent of the County’s dwelling units are outside of the PFA.

A Local Land Use Percentage Goal will be provided as a part of the 2019 Annual Report following the completion and approval of the Zoning Ordinance and Subdivision Regulations Rewrite.

Table 20: Dwelling Units in Prince George’s County in 2018

Dwelling Units in 2018	Dwelling Units in County
Total Dwelling Units	353,824
Dwelling Units in PFA	334,621
Dwelling Units Outside PFA	19,203
Percent DUs in PFA	95%
Dwelling Units Outside PFA	5%

Source: Prince George’s County Planning Department, Information Management Division, May 2018.

The Dwelling Unit counts in Table 20 are estimates based primarily on assessment data from the Maryland State Department of Assessment and Taxation (SDAT) as of April 30, 2018 and filtered by the “YEAR_BUILT” < 2018. Prior to filtering, dwelling units are validated by several SDAT fields including valuation, land use fields, and square footage which, in turn, is further validated by LiDAR and planimetric data maintained by the M-NCPPC, Prince George’s County Planning Department Information Management Division. Questionable data, where “YEAR_BUILT” is ambiguous and/or zero, is not used for this analysis as its inclusion does not significantly influence the outcome.

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Section VIII: Development Capacity Analysis (DCA)

(A) Has an updated DCA been submitted with your Annual Report or to Planning within the last three years?

(Note: A DCA is required at least once every 3-years and whenever there is a significant change in zoning or land use pattern. See §1-208(c)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update. Please contact your Regional Planner if you require assistance.)

Y N

Yes, a Development Capacity Analysis was submitted in June of 2019 as part of the 2018 Annual Report.

DEVELOPMENT CAPACITY ANALYSIS (DCA)

RESIDENTIAL DEVELOPMENT CAPACITY

Based on an analysis of existing zoning and development approvals, Prince George’s County has enough 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 42,000 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 54 percent of the County’s 15,363 residential parcels and lots with development capacity are located within a PFA and 46 percent are outside of a PFA. These data are provided in Table 21 and based on existing zoning, environmental constraints, tax assessor data, and development activity as of 1/1/2018.

Table 21

Residential Development Capacity in Prince George's County 2018

Parcels & Lots w/ Residential Capacity	PFA	Non-PFA	Total
Residentially Zoned Acres w/ Capacity	12,168	29,769	41,937
Residential Parcels & Lots w/ Capacity	10,866	3,376	14,242
Residential Capacity (Units)	79,419	32,082	111,501

Sources: Information Management Division, Prince George’s County Planning Department, M-NCPPC, May 2018.

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The methodology used to prepare the Residential Development Capacity in Prince George’s County is based on two sources; capacity from plans and capacity from existing zoning. They have different methods of calculation but are combined in the end to produce an overall estimate for the County.

The methodology used to calculate capacity from zoning 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 the historic yield for each zoning type (updated annually) as a multiplier of the buildable lot area to determine the total number of units that can be built on any given parcel or lot. 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. Distributions of unit types are estimated from assumptions based on current zoning.

Where there are plans that have been approved by the County that are considered “vested” with development rights; capacity for those areas are calculated from the plans. These mostly consist of Preliminary Plans, Conceptual Site Plans, Comprehensive Design Plans, and Detailed Sites that typically, specify the number and type of residential (and commercial) units that are expected to be built. Where applicable, the geographies of those plans are delineated and used to determine number, type, and general location of dwelling units for overall capacity.

In both cases (overall capacity from zoning or overall capacity from plans), newly built/existing units are subtracted from the total to provide remaining development capacity, which are the numbers reported in Table 20.

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, then skip to *Section IX: Adequate Public Facility Ordinance (APFO) Restrictions.*

(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your regional planner at Planning for more information.)

(B) If your DCA is not submitted this year, when was the last DCA submitted?

Identify Month and Year:

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Section IX: Adequate Public Facility Ordinance (APFO) Restrictions
(Section IX is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y N

3. If no, skip to Section X.
4. If yes, go to (B).

(B) Has your jurisdiction submitted a Bi-Annual APFO Report under §7-104 of the Land Use Article?

Y N

1. If yes, skip to Section X.
2. If no, then please complete (C) through (I) below for each restriction.

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2016. APFO reports for 2016 and 2018 are due July 1, 2018.)

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

(D) Where is each restriction located? (Identify on a map if possible.)

(E) Describe the nature of what is causing each restriction.

(F) What is the proposed resolution of each restriction (if available)?

(G) What is the estimated date for the resolution of each restriction (if available)?

(H) What is the resolution that lifted each restriction (if applicable)?

(I) When was each restriction lifted (if applicable)?

(J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y N

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Comment: The 2018 Annual Report will provide the APF Restrictions for 2016 and 2018. Responses to Section IX, Questions C–J are provided as follows.

ADEQUATE PUBLIC FACILITY ORDINANCE (APFO) RESTRICTIONS

The Adequate Public Facilities (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, in meeting specified guidelines. Public facilities and services include, but are not limited to, schools, libraries, police facilities, fire and rescue facilities, water, sewerage, 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, 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 for their approval.

APF FOR SCHOOLS, PUBLIC SAFETY FACILITIES AND WATER AND SEWER IN 2017 AND 2018

In 2017 and 2018, there were no APF restrictions that would prevent approved development from moving forward. The application of the County's APF Ordinance as it relates to public schools, fire facilities and police facilities, and water and sewer did not result in any restrictions on residential development in 2017 or 2018.

TRANSPORTATION APF: ROADS AND TRAILS

Several pieces of legislation were passed in Prince George's County during 2012 that are intended to provide needed facilities for bicycles and pedestrians and ensure that complete streets are provided as new roads or road improvements are made. CB-2-2012 requires the evaluation and provision of adequate bicycle and pedestrian facilities within designated Centers and Corridors at the time of subdivision with the goal of providing needed pedestrian facilities as development occurs. By focusing on Centers and Corridors the intent is that the necessary facilities will be provided where they are most needed around transit, activity centers, and other pedestrian destinations. The Complete Streets element of the Master Plan of Transportation (MPOT) and the requirements of CB-2-2012 will also help to facilitate the construction of the types of facilities needed for children to walk safely to the neighborhood schools.

Pursuant to CB-2-2012, in May 2013 the Planning Board adopted the Transportation Review Guidelines – Part 2. These guidelines outline how the Planning Board will determine bicycle and pedestrian adequacy for new subdivisions within Centers and Corridors and how needed off-site improvements will be required. It also includes an extensive amount of information on Complete Street design treatments

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that can be incorporated into new development to ensure that school children and other residents and visitors can safely and conveniently walk to schools, parks, and other local activity centers.

In 2017, the Prince George’s County Planning Board acted on nine cases where the applicant was required to make off-site bicycle, pedestrian and transit improvements pursuant to Section 24.124.01 (the bicycle and pedestrian adequacy requirements). Table 22 provides a list of all the cases that were subject to the adequacy requirements in 2017 and a summary of the specific improvements required. All nine properties were located inside the Priority Funding Area.

Table 22: Bicycle and Pedestrian APF Improvements Required in 2017

#	Case Name	Case Number	Location of APF Improvements	Type of Facility Required	Proposed Resolution
1	Riverfront at West Hyattsville	4-15020	Along the Northwest Branch Trail adjacent to the West Hyattsville Metro	Trail lighting	Condition 5 required trail lighting along the Northwest Branch Trail from the subject site to Queens Chapel Road. The lighting will improve safety and allow for use of the trail to metro after dark.
2	Melford	4-16006	Melford Boulevard and Belair Drive	Sidewalk construction, traffic calming and safety improvements.	Condition 10 required the construction of the sidewalk between Science Drive and Kendall Road, the provision of traffic calming and the reconfiguration some movements onto US 301/MD 3. This sidewalk will connect the development with the existing sidewalks in the City of Bowie along Belair Drive and other roads.
3	Blue Ocean Cedar Pointe	4-16020	Surratts Road and Summit Creek Drive intersection and Serenade Court	Crosswalk and ADA improvements and sidewalk construction.	Condition 20 required ADA improvements and crosswalk treatments at the Summit Creek Drive and Surratts Road intersection. Also required was sidewalk construction at the end of Serenade Court.
4	Riverside	4-16022	Campus Drive	Bus shelters	Condition 11 required the installation of two bus shelters along Campus Drive at locations determined by DPW&T.
5	Brickyard	4-16035	Muirkirk Road	Sidewalk upgrade and ADA retrofits.	Condition 8 requires the replacement of a non-standard sidewalk along the south side of Muirkirk Road between Old Baltimore Pike and Conway Road. ADA accessible improvements and curb ramps will also be provided. These improvements will enhance access to the MARC station from surrounding communities.

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6	Matapeake	4-16013	Matapeake Business Drive	Sidewalk reconstruction and ADA improvements.	Condition 6 requires the reconstruction of a non-standard sidewalk along the east/south side of Matapeake Business Drive and the provision of ADA compliant ramps along the frontage of Parcels 3 -7 and Parcel 12. This improvement will retrofit an existing non-standard sidewalk to current county and ADA specifications and will improve access to the nearby shopping center from the site.
#	Case Name	Case Number	Location of APF Improvements	Type of Facility Required	Proposed Resolution
7	Glenarden Redevelopment	4-16038	Evarts Street and Brightseat Road intersection	Signal and ADA improvements	Condition 13 requires that the funding required under the cost cap be used towards the signal and ADA improvements needed at the Brightseat Road and Evarts Street intersection.
8	College Park Metro Apartments	4-17009	West side of River Road, just south of the College Park Metro	Pedestrian connections and amenities near Metro and one bikeshare station	Condition 12 requires 1) pedestrian connection to Metro, 2) pedestrian amenities, 3) bikeshare station, and 4) safety improvements at the existing pedestrian tunnel. The bike share station is the first to be added to the county’s regional system through the development review process. The required sidewalk connections and plaza will provide an inviting pedestrian connection to Metro from the site.
9	Iglesia Roca De La Eternidad	4-17001	MD 450	Sidewalk and ADA improvements	Condition 7 requires the construction of an off-site sidewalk along the frontages of Parcels 81 and 82 to the intersection of 68 th Avenue. In conjunction with the on-site improvements, the off-site sidewalk will improve accessibility along an entire block of MD 450.

In 2018, the Prince George’s County Planning Board acted on 9 cases where applicants were required to make bicycle and pedestrian improvements as a condition of approval. Table 23 provides the bicycle and pedestrian improvements that were required as a condition of approval in 2018.

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Table 23: Transportation - Bicycle and Pedestrian APF Improvements Required in 2018

Project Name	Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution Required in 2018
1 Boulevard at Capital Centre	4-17023	Largo Town Center – Lottsford Road, Medical Center Drive	ADA improvements, bus shelters, bikeshare stations	Condition 18 required 1) two bus shelter, 2) ADA improvements at Medical Center Drive and Harry S. Truman intersection, 3) ADA improvements at Medical Center Drive and Capital Centre Boulevard intersection, 4) ADA improvements at Medical Center Drive and Largo Center Drive, 5) crosswalk at Lottsford Road and McCormick Drive, and 6) two bikeshare stations. For later phases, Condition 19 required 1) construction of Central Avenue Connector Trail along Medical Center Drive and Brightseat Road and 2) resurfacing and/or restriping of county roads within .5 mile of site.
2 Parkside	4-16001	Westphalia Town Center and Central Park	Trail amenities, wayfinding and safety improvements for Melwood Legacy Trail	Condition 33 required off-site trail improvements and amenities along the Melwood Legacy Trail, with an exhibit at the time of DSP specifying the location, limits and details of the improvements. Trail amenities and at-grade crossing improvements will be provided.
3 Hillel	4-17038	Yale Avenue, approximately 260 north of College Avenue	Bicycle signage	Condition 7 required off-site sidewalks construction along Princeton Avenue. An existing gap in the sidewalk network will be completed.
4 1 Salon Studios	4-17015	South side of MD 193 just west of Eastgate Shopping Center	Bicycle signage	Off-site sidewalk construction was required along MD 193 that will connect the subject site with the Eastgate Shopping Center.
5 Fallen Oaks	4-16026	Dyson Road in the Brandywine Town Center	Sidewalk construction along Dyson Road	Condition 7 required sidewalk construction along Dyson Road. The sidewalk will improve access to surrounding communities and to the planned M-NCPPC recreation center.

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Project Name	Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution
6 Behnke Property	4-17032	East side of US 1 in Beltsville	Bicycle signs, pedestrian safety signage, crosswalk improvements and ADA improvements at Metro Station access road.	Pending. Sidewalk retrofits along several roads are listed as options by DPW&T.
7 Forestville Center	4-14020	North side of MD 214 west of the Capital Beltway	Sidewalk, crosswalk and ADA ramp installation.	Pending. Sidewalk construction is recommended along Marlboro Pike and crosswalk/ADA ramp installation is recommended at the Orleans Avenue intersection.
8 5936 Old Central Avenue	4-13032	North side of Old Central Avenue west of Chambers Avenue	Bicycle signage	Condition 5 requires "Share the Road" assemblies installed along Chambers Avenue and Capitol Heights Boulevard.
9 Suitland Town Center	4-15005	North side of Suitland Road west of MD 458	ADA enhancements, crosswalk improvements, bicycle signage and bike lane striping, and sidewalk installation.	Condition 14 requires the following off-site improvements: 1) Curb ramp, crosswalk and sidewalk installation at Lacy and Lewis Avenue, 2) curb ramp and crosswalk installation at the intersection of Homer and Porter Avenues and sidewalk installation along the north and south sides of Homer Avenue, 3) curb ramps and crosswalks at the intersection of Huron and Porter Avenue and sidewalk installation on the north and south sides of Huron Avenue, 4) replace pavement markings and the brick pavement crosswalks at the intersection of Suitland and Silver Hill Roads, 5) bicycle lane installation along Huron Avenue, 6) share the road signage along Homer Avenue, and 7) high visibility crosswalk and rectangular rapid flashing beacon along Suitland Road.

In 2017, there were 12 cases where applicants were required to make road improvements as a condition of approval as provided in Table 24.

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Table 24: Transportation - Road APF Improvements Required in 2017

#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
1	New Carrollton	4-16023	Preliminary Plan of Subdivision	Corporate Drive and Garden City Drive	Transportation Facility	Condition imposed on 1/17/2017 requiring geometric and signalization modifications to the intersection and the link of Garden City Drive south of the intersection.
				Metro Bus Bay Access Driveway	Transit Facility	Condition imposed on 1/17/2017 requiring the reconfiguration of the bus bay egress onto a four-lane two-way access roadway into the development.
2	Karington	4-04035	Preliminary Plan of Subdivision	MD 214 and Old Central Avenue	Transportation Facility	Condition imposed on 2/16/2017 as part of the reconsideration requiring signalization modifications to the intersection.
3	Melford Village	4-16006	Preliminary Plan of Subdivision	Melford Boulevard and Science Drive	Transportation Facility	Condition imposed on 3/2/2017 requiring signalization and geometric modifications to the intersection.
				Melford Boulevard and Tesla Drive	Transportation Facility	Condition imposed on 3/2/2017 requiring signalization modifications to the intersection.
				US 301 and Governors Bridge Road/Harbor Way	Transportation Facility	Condition imposed on 3/2/2017 requiring geometric modifications to the intersection.
				Belair Drive	Transportation Facility	Condition imposed on 3/2/2017 requiring the design and placement of no fewer than six traffic calming devices along the link west of MD 3.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
4	Riverfront at West Hyattsville Metro	4-15020	Preliminary Plan of Subdivision	Nicholson Street, Kirkwood Place	Transportation Facility	Condition imposed on 3/2/2017 requiring dedication and construction of connections between the proposed development and the existing streets within the adjacent apartment complex.
5	210 Maryland Park	4-15029	Preliminary Plan of Subdivision	Maryland Park Drive	Transportation Facility	Condition imposed on 3/23/2017 denying direct access from certain lots to Maryland Park Drive.
6	Heritage Christian Academy	4-14019	Preliminary Plan of Subdivision	I-95/I-495	Transportation Facility	Condition imposed on 5/4/2017 denying direct access to I-95/I-495.
7	Riverside (M-Square)	4-16022	Conceptual Site Plan	River Road and Rivertech Court	Transportation Facility	Condition imposed on 6/29/2017 requiring geometric modifications to the intersection.
8	FMC Fairmount Heights	4-17013	Preliminary Plan of Subdivision	Walker Mill Road	Transportation Facility	Condition imposed on 9/28/2017 denying direct access to Walker Mill Road.
9	College Park Metro Apartments	4-17009	Preliminary Plan of Subdivision	River Road and Rivertech Court	Transportation Facility	Condition imposed on 10/19/2017 requiring geometric modifications to the intersection.
10	Woodlands at Reid Temple	4-16034	Preliminary Plan of Subdivision	Facchina Place	Transportation Facility	Condition imposed on 11/16/2017 requiring provision of a connection between the development and the existing public street.
11	BA/WRPR College Park	4-17021	Preliminary Plan of Subdivision	US 1 and Hartwick Road	Transportation Facility	Condition imposed on 12/14/2017 requiring signalization modifications to the intersection.
12	Metro City	CSP-16001	Conceptual Site Plan	MD 214 and Addison Road	Transportation Facility	Condition imposed on 12/14/2017 requiring geometric modifications to the intersection.

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In 2018, there were 9 projects where applicants were required to make road improvements as a condition of approval as provided in Table 25.

Table 25: Transportation - Road APF Improvements Required in 2018

#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
1	JDA-9604 Baltimore Ave	4-17042	Preliminary Plan of Subdivision	US 1	Transportation Facility	Condition imposed on 7/28/2018 denying vehicular access along US 1 (Baltimore Avenue).
2	Woodmore Overlook	4-16019	Preliminary Plan of Subdivision	Lottsford Road and Ruby Lockhart Boulevard and Palmetto Drive	Transportation Facility	Condition imposed on 2/15/2018 if signalization or other traffic control improvements are deemed warranted at Lottsford Road and Ruby Lockhart Boulevard/Palmetto Drive they shall be installed. Installation shall also include restriping and/or minor widening of the northbound Palmetto Drive approach to provide two approach lanes to intersection. Condition imposed on 2/15/2018 requiring that if a signal or other traffic control improvements are installed the installation shall also include restriping and/or minor widening of the northbound Palmetto Drive approach to provide two approach lanes to intersection.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
3	Fairview Center	4-16037	Preliminary Plan of Subdivision	<p>Whitfield Chapel Road between MD 450 (Annapolis Road) and the entrance of the Del Vista Apartments</p> <p>Whitfield Chapel Road from Fairview Avenue/Volta Street to MD 704 (Martin Luther King Jr. Highway)</p> <p>MD 704 and I-95/I-495</p>	<p>Transportation Facility</p> <p>Transportation Facility</p> <p>Transportation Facility</p>	<p>Condition imposed on 9/13/2018 requiring minor geometric and re-striping changes along Whitfield Chapel Road, between MD 450 (Annapolis Road) and the entrance of the Del Vista Apartments, to create an additional northbound lane.</p> <p>Condition imposed on 9/13/2018 requiring minor geometric and re-striping changes along Whitfield Chapel Road from Fairview Avenue/Volta Street to MD 704 (Martin Luther King Jr. Highway) to allow a reversible center turn lane.</p> <p>Condition imposed on 9/13/2018 approving one direct access onto MD 704 but denying access along all remaining frontage of MD 704 and the entirety of frontage along I-95/495 (Capital Beltway).</p>
4	Addison Row	4-16040	Preliminary Plan of Subdivision	North of the intersection of Addison Road and North Englewood Drive	Transportation Facility	Condition imposed on 3/29/2018 denying access along the street frontage for Parcel 4.
5	Locust Hill	4-06075	Preliminary Plan of Subdivision	Leeland Road	Transportation Facility	<p>Condition imposed on 3/8/2018 to requiring construction on Leeland Road-Oak Grove Road to provide a minimum of 2 lanes of the ultimate 4-lane master plan alignment between US 301 and MD 193.</p> <p>Condition imposed on 3/8/2018 requiring an installation of a signal if deemed warranted or providing an alternate improvement if deemed necessary at Leeland Road and Safeway access, Leeland Road and Site Access B, and Leeland Road and site access A.</p>

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				Oak Grove Road and Whistling Duck Drive	Transportation Facility	Road and Safeway access, Leeland Road and Site access B, and Leeland Road and site access A.
				MD 193/Oak Grove Road	Transportation Facility	Condition imposed on 3/8/2018 requiring an installation of a signal if deemed warranted or providing an alternate improvement if deemed necessary at Oak Grove Road and Whistling Duck Drive.
				MD 202/MD 193	Transportation Facility	Condition imposed on 3/8/2018 requiring an exclusive right turn lane at the westbound approach. Condition imposed on 3/8/2018 requiring a left turn, a shared left/through lane, and a right turn lane on the southbound MD 193 approach; a second left turn on the eastbound MD 202 (towards Upper Marlboro) approach; and two receiving lanes on the eastern leg of the intersection to receive the double left turns from eastbound MD 202.
				Church Road and Oak Grove Road	Transportation Facility	Condition imposed on 3/8/2018 requiring the installation of a signal or other traffic control improvements if deemed warranted.
6	Boulevard at the Capital Centre	4-17023	Preliminary Plan of Subdivision	1-95/1-495	Transportation Facility	Condition imposed on 5/4/2018 denying direct access to 1-95/1-495.
				Medical Center Drive	Transportation Facility	Condition imposed on 5/10/2018 limiting access on Medical Center Drive to one vehicular driveway.
				Harry S. Truman Drive	Transportation Facility	Condition imposed on 5/10/2018 limiting access on Harry S. Truman Drive to five vehicular driveway locations.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				Medical Center Drive and Harry S. Truman Drive	Transportation Facility	Condition imposed on 5/10/2018 requiring a second northbound left-turn lane along Harry S. Truman Drive. Condition imposed on 5/10/2018 requiring a shared through-right lane on eastbound Medical Center Drive.
				Medical Center Drive and Shoppers Way	Transportation Facility	Condition imposed on 5/10/2018 requiring a second left-turn lane on the northbound approach. Condition imposed on 5/10/2018 requiring a third through-turn lane on westbound Medical Center Drive. Condition imposed on 5/10/2018 requiring a second left-turn lane on westbound Medical Center Drive. Condition imposed on 5/10/2018 requiring a third through lane on eastbound Medical Center Drive from the diverging diamond interchange to Shoppers Way.
				Medical Center Drive and 1-95/1-495 Northbound Ramp	Transportation Facility	Condition imposed on 5/10/2018 requiring a third through lane along westbound Medical Center Drive. Condition imposed on 5/10/2018 requiring a free right-turn lane on the westbound Medical Center Drive. Condition imposed on 5/10/2018 requiring a third through lane along eastbound Medical Center Drive. Condition imposed on 5/10/2018 requiring a separate left-turn lane on eastbound Medical Center Drive.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				Medical Center Drive and 1-95/1-495 Southbound Ramp	Transportation Facility	Condition imposed on 5/10.2018 requiring a second left-turn lane on the southbound approach. Condition imposed on 5/10/2018 requiring a third through lane along eastbound Medical Center Drive. Condition imposed on 5/10/2018 requiring a third through lane along westbound Medical Center Drive.
7	Traditions at Beechfield	4-17018	Preliminary Plan of Subdivision (PPS)	MD 193 and Chantilly Lane	Transportation Facility	Condition imposed on 3/8/2018 requiring the installation of a signal or other traffic control improvements on MD193/Chantilly Lane if deemed warranted.
8	Parkside Sections 5 & 6	4-160001	Preliminary Plan of Subdivision	Approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue).	Transportation Facility	Condition imposed on 10/11/2018 requiring all intersections along the major collector facilities to include exclusive left-turn lanes, where appropriate. Unless the intersection will be a roundabout, plans must show left-turn lanes, unless specifically waived by the Prince George's County Department of Public Works and Transportation.
9	Walker Mill Residential	4-17024	Preliminary Plan of Subdivision	Southeast of the intersection of Walker Mill Road and Marlboro Pike	Transportation Facility	Condition requiring that driveways to each proposed lot shall be designed and constructed with a turnaround capability.

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Section X: Submitting Annual Reports and Technical Assistance

(A) Annual Reports may be submitted via email to david.dahlstrom@maryland.gov or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

(B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should also indicate a point of contact(s) if there are technical questions about your Annual Report. Before emailing the Annual Report please ensure the following:

1. Was this Annual Report approved by the planning commission/board? Y N
2. Was this Annual Report filed with the local legislative body? Y N
3. Does the cover letter:
 - a. Acknowledge that the planning commission/board has approved the Annual Report. Y N
 - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y N
 - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under under §1-206(a)(2) of the Land Use Article? Y N
(See Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml for a list having completed the course.)

Planning Board Chairman Elizabeth M. Hewlett, Vice-Chairman Dorothy F. Bailey, Commissioner A. Shuanise Washington, Commissioner William M. Doerner, and Commissioner Manuel R. Geraldo have completed the Planning Commission Educational Training Course offered by the Maryland Department of Planning pursuant to the Smart Green & Growing Act of 2009.

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d. Indicate a point of contact(s)?

Y N

Ted Kowaluk, Project Manager for the 2018 Annual Report, is the point of contact. Ted can be reached by phone at (301) 952-3209 or via email at ted.kowaluk@ppd.mncppc.org.

- (C)** You may wish to send an additional copy of your Annual Report directly to your Maryland Department of Planning Regional Office via email or hardcopy.
- (D)** If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml
- (E)** Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml
- (F)** If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.