

**Prince George's County  
Annual Report  
January 2015 through December 2015**

**Pursuant to**

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

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

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



**The Maryland-National Capital Park and Planning Commission  
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## **EXECUTIVE SUMMARY**

The Prince George's County Annual Report, January 2015 through December 2015, fulfills the requirements of Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. It fulfills the requirements of Senate Bill 276—Smart, Green, and Growing—Annual Report—Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions. Additionally, it fulfills the requirements of Senate Bill 273—Smart, Green and Growing—Local Government Planning—Planning Visions for Prince George's County. SB280 and SB276 require the submission of a report annually and SB273 requires biennial submissions.

The report concludes that the development patterns in Prince George's County are consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). This report is due to the Maryland Department of Planning (MDP) by July 1, 2016.

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

#### **PURPOSE**

The purpose of this report is to document changes in development patterns that occurred from January to December 2015 as part of the requirement of the 2009 Senate Bill 280 entitled Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. Senate Bill 280 seeks to ensure that the land-use decisions are consistent with locally adopted comprehensive plans. This report concludes that the development patterns in Prince George's County are consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*. There are no known conflicts with any of the plans adopted by the County or state or with other plans of surrounding jurisdictions. In all instances the most recent data available were used.

## AMENDMENTS AND GROWTH RELATED CHANGES IN DEVELOPMENT PATTERNS

### NEW SUBDIVISIONS APPROVED IN 2015

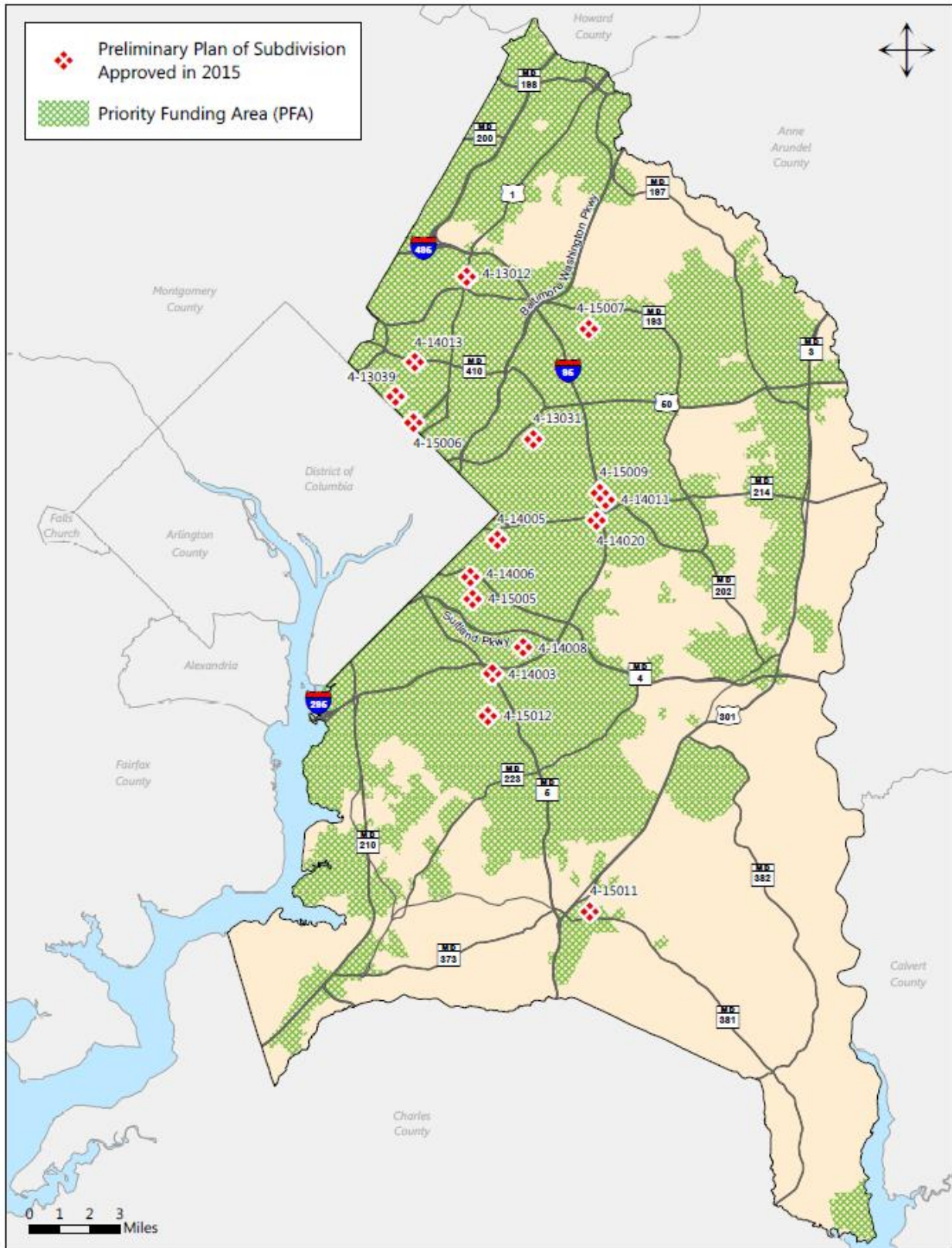
In 2015, sixteen preliminary plans of subdivision were approved in Prince George’s County. One hundred percent of the preliminary plans approved were located inside the Priority Funding Area (PFA) as provided in Table 1. Thirteen of the sixteen approved preliminary plans of subdivision were residential or mixed-used developments that included a total of 3,905 residential dwelling units. Twenty-one percent of the dwelling units approved were attached dwelling units, seventy-six percent were multi-family dwelling units and two percent were single-family detached dwelling units. Map 1 shows the location of the approved subdivisions in 2015.

**Table 1**  
**Preliminary Plans of Subdivision**  
**Approved in 2015**

New Subdivisions	PFA	Non-PFA	Total
<b>Total # Lots Approved</b>	698	0	698
<b>Total # Units Approved</b>	3,905	0	3,905
<b># Detached Units</b>	87	0	87
<b># Attached Units</b>	834	0	834
<b># Multi-Family</b>	2,984	0	2,984

**Source:** M-NCPPC, Information Management Division, April 2016.

# Map 1 Preliminary Plans of Subdivision in 2015



## FINAL SUBDIVISION PLATS RECORDED IN 2015

In 2015, 118 final subdivision plats were approved and recorded. Seventy-seven of the final plats recorded were inside the Priority Funding Area (PFA) of Prince George's County and forty-one were outside the PFA. Table 2 provides the number of final plats approved and recorded inside and outside the PFA boundaries. Map 2 shows the location of the recorded final plats in 2015.

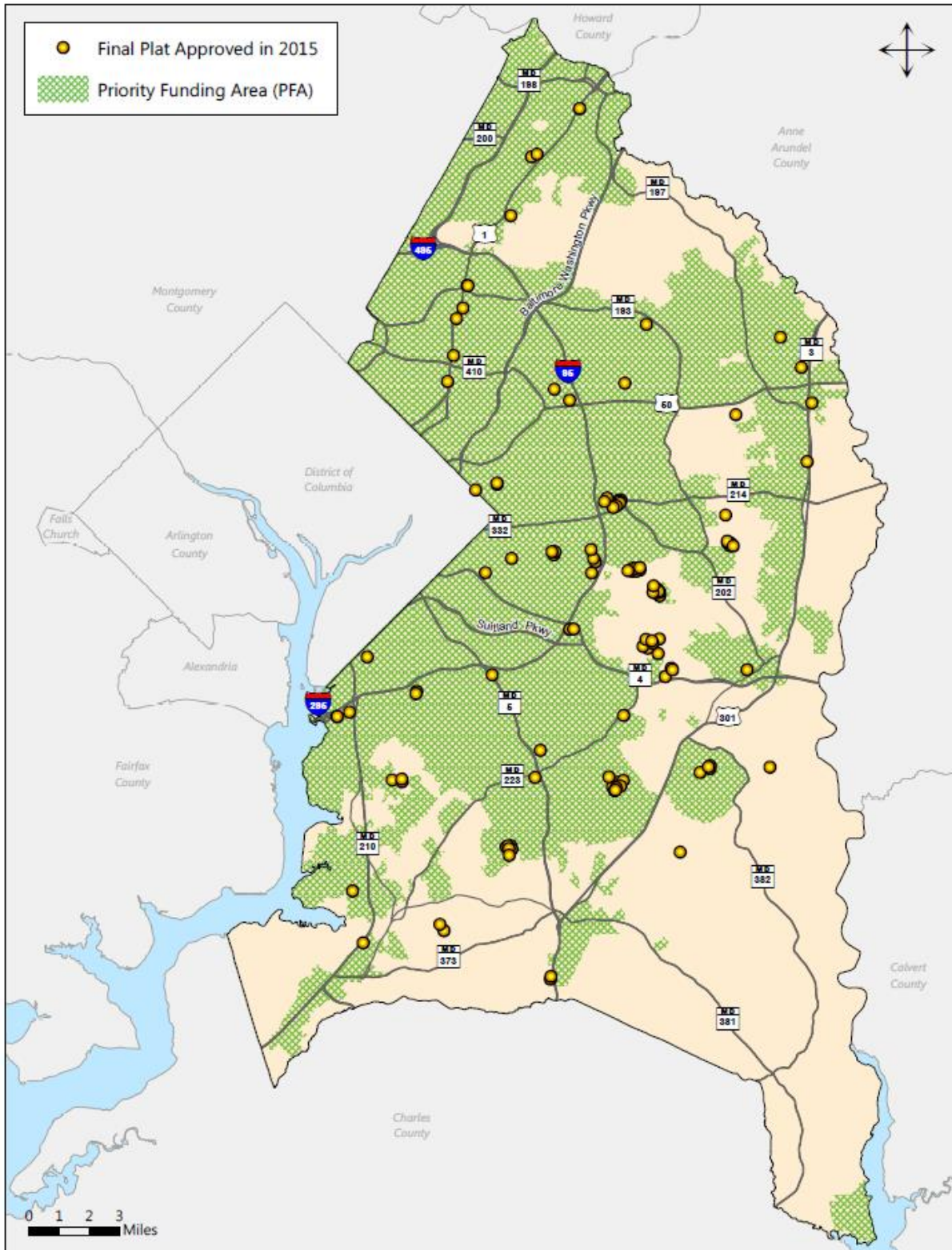
**Table 2**  
**Final Subdivision Plats Recorded in 2015**

Year	Total Recorded Final Plats in 2015	Inside PFA		Outside PFA	
		Recorded Final Plats	% of Total	Recorded Final Plats	% of Total
2015	118	77	65.3%	41	34.7%

Source: M-NCPPC, Development Activity Monitoring System, April 2016.



# Map 2 Final Subdivision Plat Activity in Prince George's County in 2015



## PUBLIC FACILITIES

### Schools

Between January and December 2015, Prince George's County Public Schools (PGCPS) continued the renovation and construction efforts at four existing schools. A list of these projects and their status at the end of 2015 is provided in Table 3 and Map 3. Three of the four projects are located within the PFA.

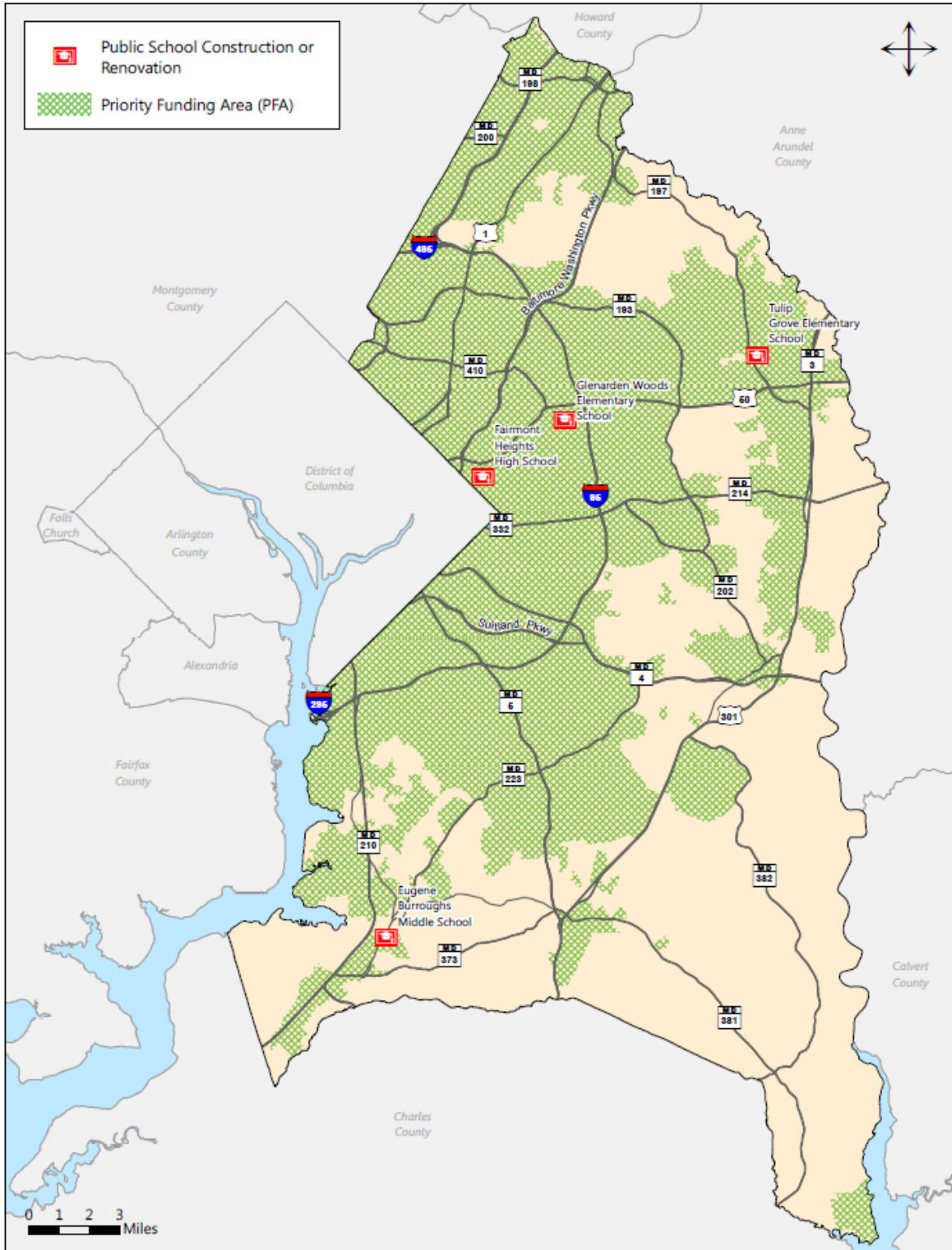
**Table 3**  
**Public School Project Status, End of Year 2015**

Project Name	Address	Status	PFA
Eugene Burroughs Middle School (building)	14400 Berry Road, Accokeek	Ongoing major renovations	No
Fairmont Heights High School (New Replacement School)	6501 Columbia Park Road, Hyattsville	Ongoing construction of new replacement school	Yes
Glenarden Woods Elementary School	7801 Glenarden Parkway, Glenarden	Ongoing construction of an addition to the existing school	Yes
Tulip Grove Elementary School	2909 Trainor Lane, Bowie	Ongoing major renovations of existing building and construction of addition	Yes

**Source:** Prince George's, County Public School, Capital Improvement Office, April 2016.



### Map 3 School Facilities Major Improvements in 2015



## **Transportation - Major Road Improvements**

In Prince George’s County there were several transportation-related projects for which construction was pending, initiated, ongoing, or completed during 2015. Table 4 provides information regarding transportation related road improvement projects and Map 4 shows the general locations of the road projects.

**Table 4  
Transportation - Major Road Improvements, End of Year 2015**

<b>Key</b>	<b>Project Name</b>	<b>Agency</b>	<b>Status</b>	<b>PFA</b>
<b>1</b>	MD 5 and MD 373 Intersection Upgrade	SHA	In Design	No
<b>2</b>	MD 4—Replacement of Overpasses over MD 223	SHA	Completed	Yes
<b>3</b>	I-95 and Konterra Drive Interchange	SHA	Completed	Yes
<b>4</b>	Langley Park Transit Center	MTA and Federal Grant	Under Construction	Yes
<b>5</b>	Konterra Drive between Old Gunpowder Road and Muirkirk Road	SHA and DPW&T	Under Construction	Yes
<b>6</b>	Oxon Hill Road between National Harbor and Fort Foote Road North	DPW&T	Under Construction	Yes
<b>7</b>	Realignment/Reconstruction of Surratts/Brandywine Road Intersection	DPW&T	Under Construction	Yes
<b>8</b>	Contee Road between Konterra Drive and US 1	DPW&T	In Design	Yes
<b>9</b>	Improvements along MD 5 from Suitland Pkwy to Curtis Lane	SHA	Under Construction	Yes
<b>10</b>	Improvements along MD 500 from Hamilton St to MD 410	SHA	Under Construction	Yes
<b>11</b>	MD 5 Metro Access Phase II	SHA	Under Construction	Yes
<b>12</b>	MD 4/Suitland Parkway Interchange	SHA	In Design	Yes
<b>13</b>	MD 210/Kerby Hill Road interchange	SHA	In Design	Yes
<b>14</b>	Sidewalks and crossings along MD 4 between MD 458 and Forestville Road	SHA	Under Construction	Yes
<b>15</b>	BRAC intersections near Joint Base Andrews	SHA	Under Construction	Yes
<b>16</b>	Sidewalks/bike lanes on MD 201 between Riverdale Rd and Kenilworth Towers	SHA	Under Construction	Yes
<b>17</b>	Purple Line Light Rail Construction	MTA	In Design	Yes
<b>18</b>	Intersection improvements at MD 202 and Town Farm Road	SHA	Completed	Yes
<b>19</b>	Drainage improvements along US 1 at Ammendale Branch	SHA	In Design	Yes
<b>20</b>	Improvements along MD 500 from MD 208 to the District of Columbia line	SHA	In Design	Yes
<b>Agency Key:</b> SHA—Maryland State Highway Administration; MTA—Maryland Transit Authority; DPW&T—Prince George’s County Department of Public Works and Transportation.				

**Sources:** Maryland Department of Transportation Consolidated Transportation Program FY 2016-2021; State Highway Administration project summaries; Prince George’s County Office of Management and Budget Capital Improvement Program FY 2016-2021; and Prince George’s County Department of Public Works and Transportation project status chart.

# Map 4 Transportation Major Road Improvements in 2015

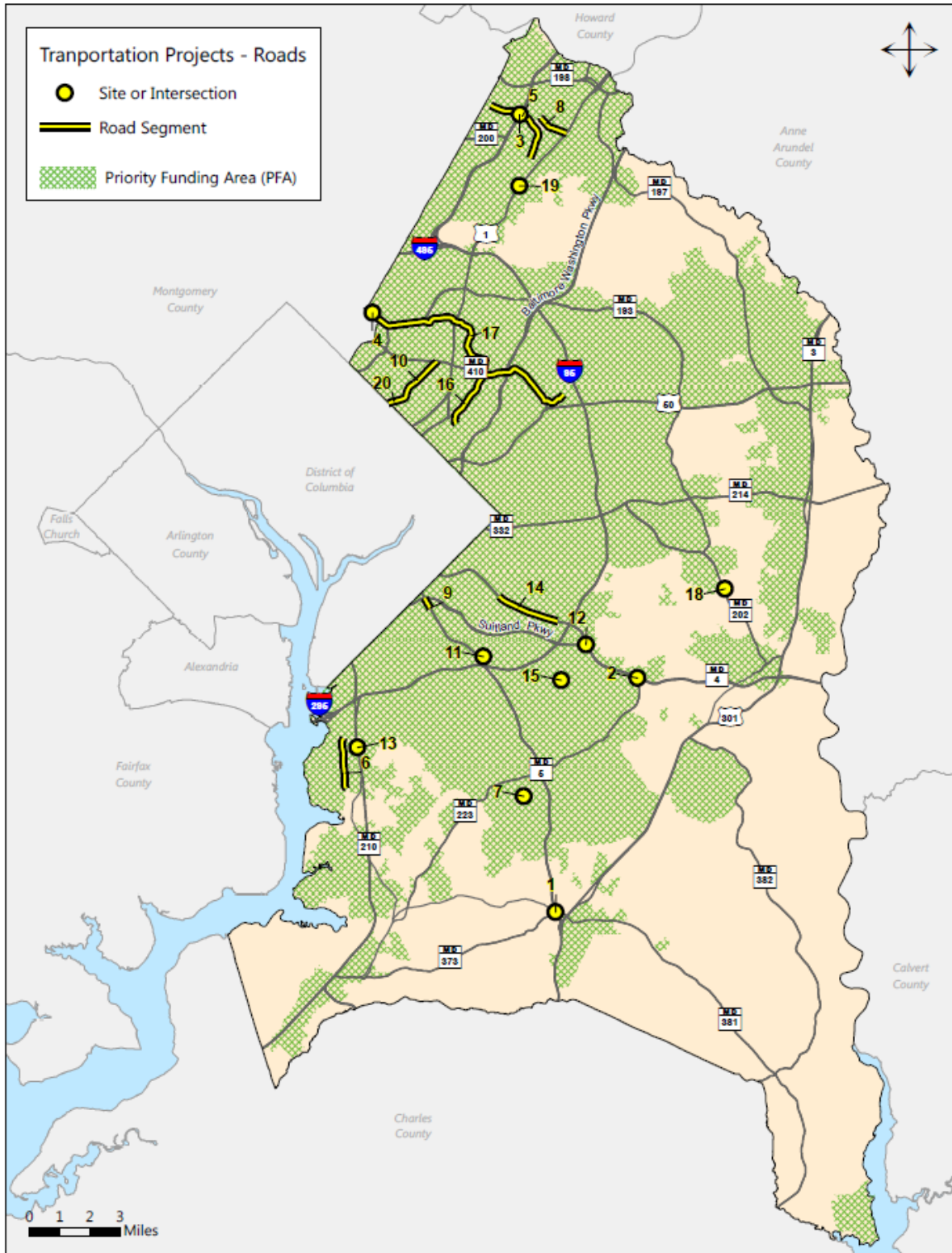


Table 5 summarizes the status of recently completed or ongoing trail projects and Map 5 identifies the general locations of the trails projects. The majority of the projects are located inside the PFA and all of the projects identified are state or County roads or M-NCPPC trails projects.

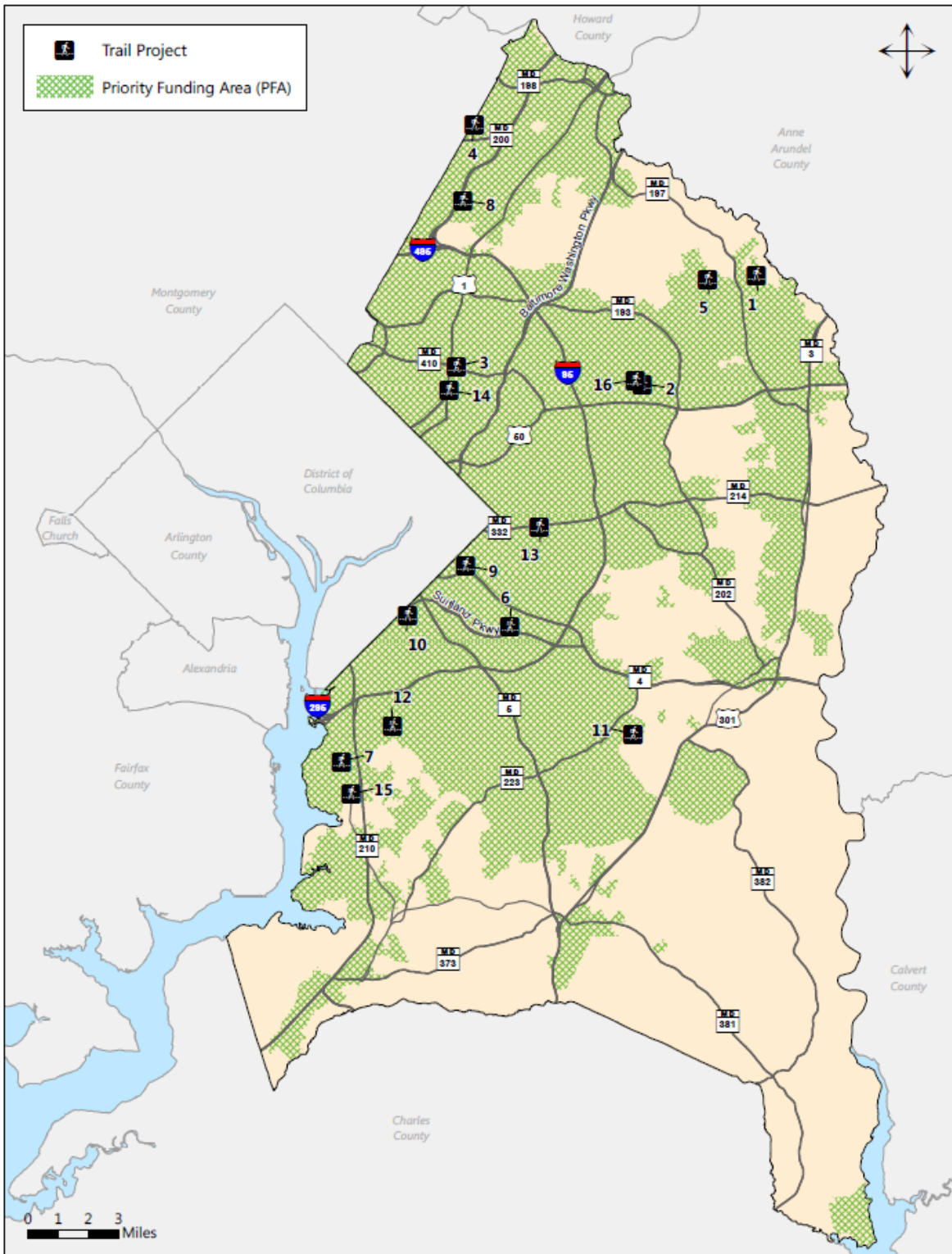
**Table 5  
Transportation - Trails Project Status, End of Year 2015**

<b>Key</b>	<b>Project Name</b>	<b>Agency</b>	<b>Status</b>	<b>PFA</b>
1	WB&A Trail extension (to Patuxent River)	DPR	Complete	Partially
2	Folly Branch Trail (at MD 450)	DPR	Complete	Yes
3	Rhode Island Avenue Trolley Trail (Riverdale Park/northern Hyattsville)	DPR	Complete	Yes
4	Fairland Regional Park Trail	DPR	Complete	Yes
5	Bowie Heritage Trail	DPR/City of Bowie	In design	Yes
6	Suitland Bog Trail	DPR/Trail Conservancy	Complete	Yes
7	Oxon Hill Road between National Harbor and Fort Foote Road North (bike lanes and continuous sidewalks)	DPW&T	Complete	Yes
8	Little Paint Branch Trail extension	DPR	In design and permitting	No
9	J.E. Howard Community Center Loop Trail	DPR	Under construction	Yes
10	Hillcrest Heights Community Center Loop Trail	DPR	Under construction	Yes
11	Melwood Hills Loop Trail	DPR	Under construction	Yes
12	Southern Regional Tech/Rec Community Center Trail	DPR	In design and permitting	Yes
13	Central Avenue Connector Trail	Planning Department/ DPR/SHA	In design	Yes
14	Rhode Island Avenue Trolley Trail (southern Hyattsville)	DPR	30 percent designs complete, seeking funding for final design and construction	Yes
15	Potomac Heritage National Scenic Trail On-Road Bicycle Route	Planning Department/ DPW&T	Utilizing grant funding to procure bike route and safety signs	Yes
16	WB&A to Anacostia Trail Connection (Phase 1)	Planning Department	30 percent designs complete	Yes
<b>Agency Key: DPW&amp;T—Prince George’s County Department of Public Works and Transportation; DPR – M-NCPPC Department of Parks and Recreation; Planning Department – M-NCPPC Prince George’s County Planning Department</b>				

**Sources:** Maryland Department of Transportation Consolidated Transportation Program FY 2016-2021; State Highway Administration project summaries; Prince George’s County Office of Management and Budget Capital Improvement Program FY 2015-2020; Prince George’s County Department of Public Works and Transportation project status chart; and Department of Parks and Recreation Trails Master Plan for Prince George’s County.



# Map 5 Transportation - Major Trail Projects, End of Year 2015



**Public Libraries**

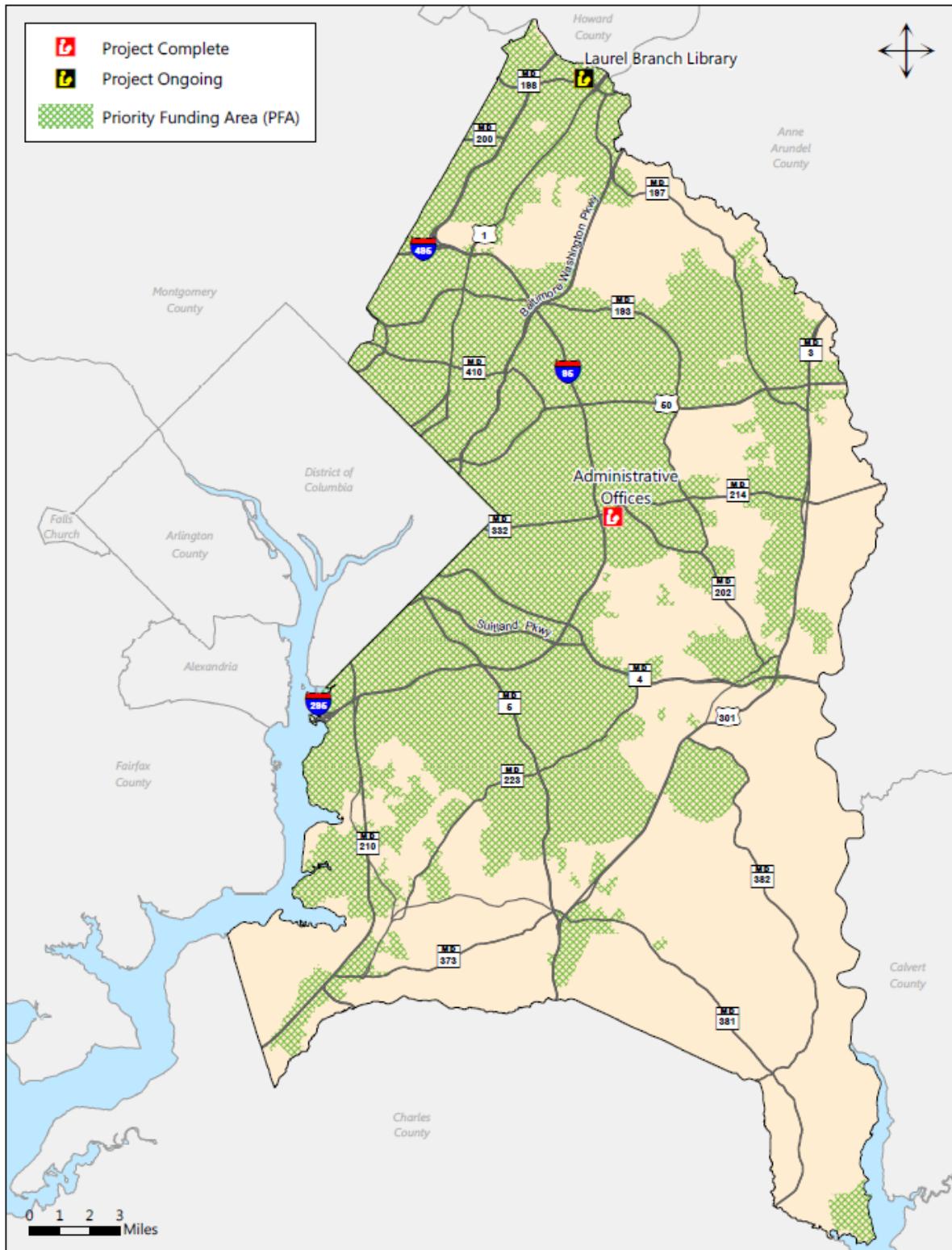
In 2015, the Prince George’s County Memorial Library System completed the relocation and consolidation of their administrative offices and continued the construction of a new replacement library facility. Both facilities are within the PFA. The projects and their status at the end of 2015 are provided in Table 6 and shown on Map 6.

**Table 6  
Library Project Status, End of Year 2015**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
Administrative Offices	9601 Capital Lane, Largo	Project Complete – July 2015 Relocated the Administrative Offices from Hyattsville to Largo. Consolidated Administrative Offices with the Central Service Facility on the second floor of the Largo-Kettering Branch.	Yes
Laurel Branch Library	507 7 <sup>th</sup> Street, Laurel	Construction ongoing. The original library facility has been demolished and will be replaced with a 31,000 SF new library branch.	Yes

**Source:** Prince George’s County Memorial Library System, March 2016.

# Map 6 Library Facilities - Projects in 2015





**Fire and Emergency Medical Services**

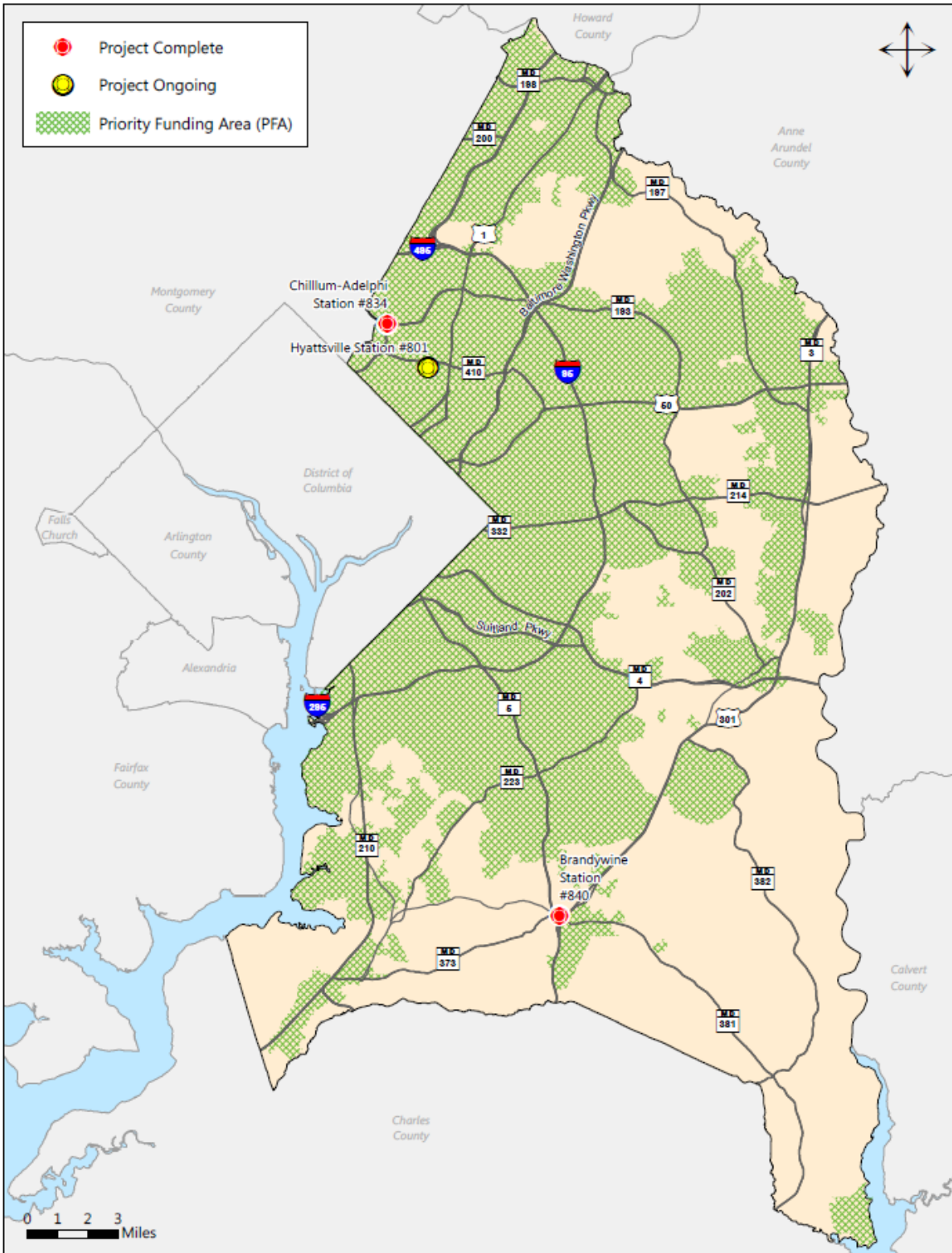
Between January and December 2015, the Prince George’s County Fire/EMS Department continued or completed the construction of three fire stations in 2015. A list of the projects is provided in Table 7 and shown on Map 7. All three sites are within the PFA.

**Table 7  
Fire and Emergency Medical Services Facilities Project Status, End of Year 2015**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
Brandywine Station, #840	13809 Brandywine Road, Brandywine	Construction of replacement station completed.	Yes
Chillum Adelphi Station, #834	7833 Riggs Road, Adelphi	Renovation completed. Work included the expansion of sleeping area and facility upgrades.	Yes
Hyattsville Station, #801	6200 Belcrest Road, Hyattsville	Renovation ongoing of the Red Cross Building.	Yes

Source: Prince George’s County Fir/EMS Department, April 2016.

# Map 7 Fire and Emergency Medical Services Facilities Projects in 2015



**Prince George’s County Police Facilities**

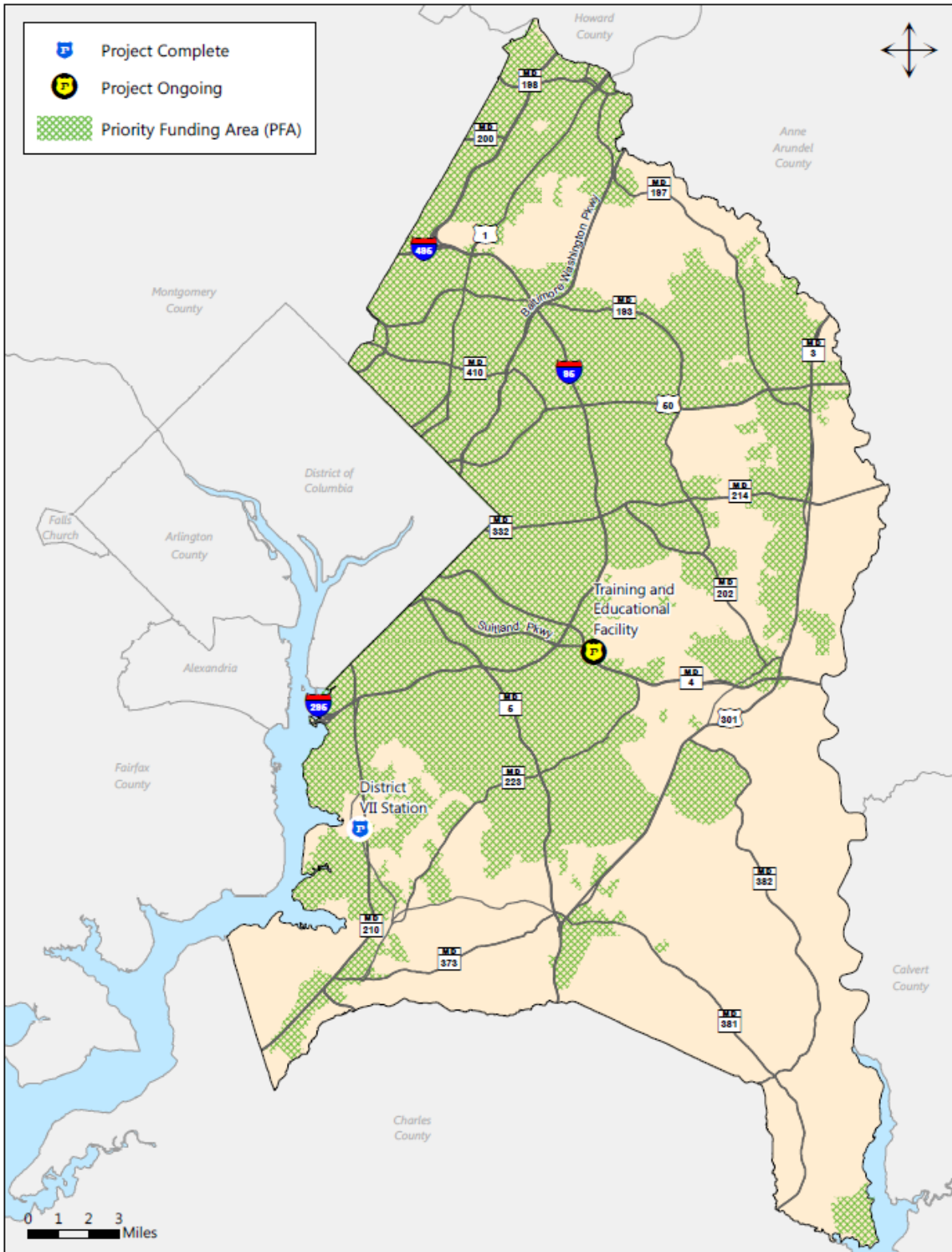
In 2015, the Prince George’s County Police Department continued or completed the construction of public safety facilities. Both facilities are located within the PFA. They are provided in Table 8 and on Map 8.

**Table 8**  
**County Police Facilities Project Status, End of Year 2015**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
Training and Educational Facility	8905 Presidential Parkway, Upper Marlboro	Ongoing Construction	Yes
District VII Police Station	11108 Fort Washington Road, Fort Washington	Construction Completed	Yes

**Source:** Prince George’s County Police Department, April 2016.

# Map 8 Prince George's County Police Facilities Major Improvements in 2015



### **Parks and Recreation Facilities**

The Prince George’s County Department of Parks and Recreation of The Maryland-National Capital Park and Planning Commission (M-NCPPC) continued or completed the construction of fourteen major capital projects in 2015. These projects and their status are provided in Table 9 and their locations are provided on Map 9.

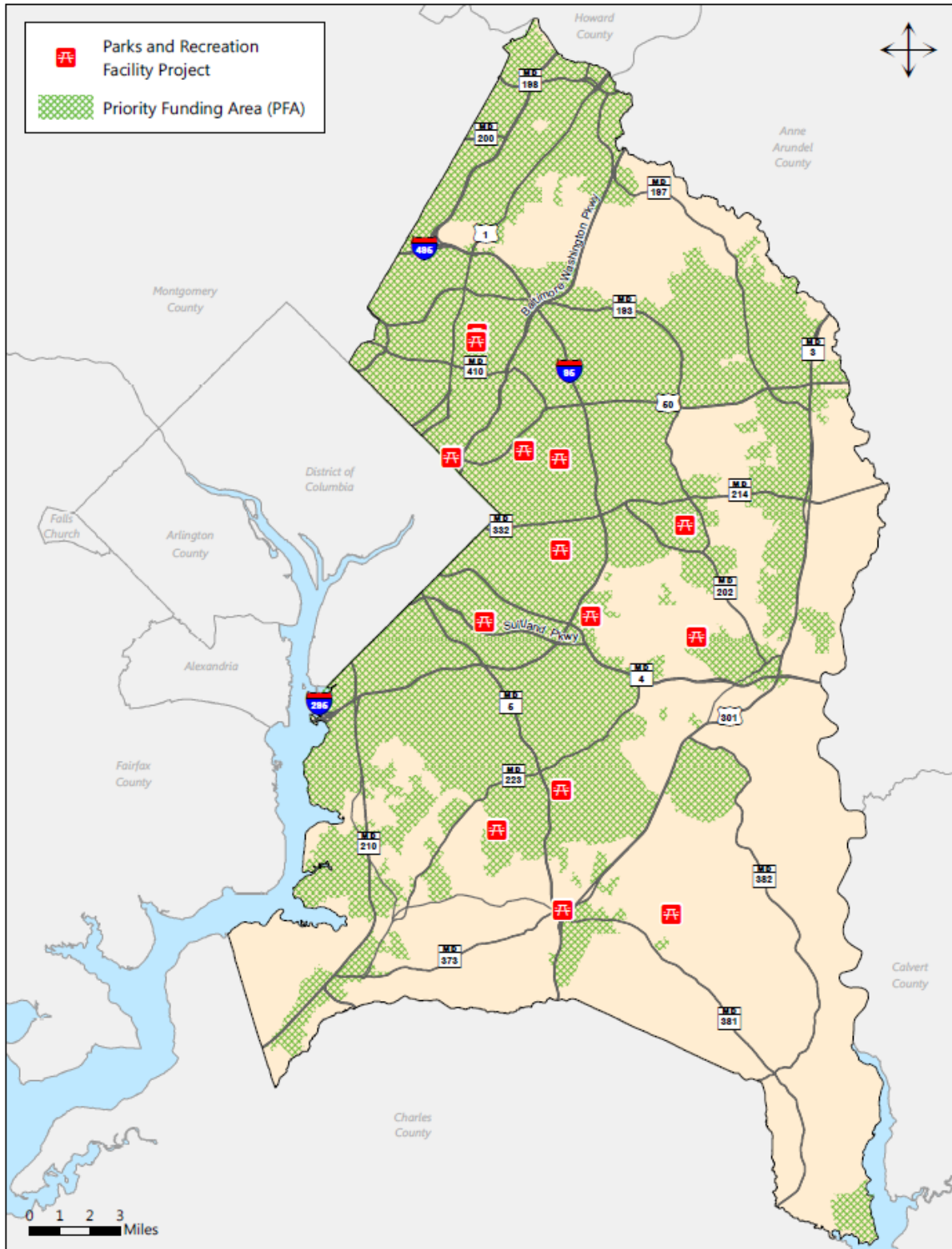
**Table 9  
Parks and Recreation Facilities Project Status, End of Year 2015**

<b>Project Name</b>	<b>Address</b>	<b>Status</b>	<b>PFA</b>
Anacostia Riverwalk Trail - Kenilworth Section	Bladensburg, MD to Washington, DC	Ongoing construction of a gap in the regional trail network that is a 1/2 mile in MD and 3.5 miles in Washington, DC.	Yes
Brandywine North Keys Park	11500 North Keys Road, Brandywine	Ongoing construction of ballfields, entryway, parking, roadway frontage and parking.	No
College Park Airport Operations Building	1909 Corporal Frank S. Scott Drive, College Park	Construction ongoing of a new airport operations building to replace the existing building.	Yes
Cosca Regional Park Tennis Bubble	11000 Thrift Road, Clinton	Renovation ongoing of the Administration building.	Yes
Dr. Henry C. Wise High School	12650 Brooke Lane, Upper Marlboro	Installation completed of a new artificial turf field and athletic field lighting completed in 2015.	Yes
Fox Run Park	7901 Drum Point Lane, Clinton	Construction completed of a new tennis court, playground, loop trail, and picnic shelter.	Yes
Gwynn Park High School	13800 Brandywine Road, Brandywine	Installation completed of a new artificial turf field and athletic field lighting.	No
Kentland Community Center	2413 Pinebrook Avenue, Kentland	Construction ongoing of a new building to provide indoor recreation facilities including a gymnasium to replace the existing community center.	Yes
Palmer Park Community Center	7720 Barlowe Road, Palmer Park	Ongoing renovation of existing facility and addition of new gymnasium.	Yes
Walker Mill Regional Park	8001 Walker Mill Road, District Heights	Construction completed of a new state-of-the-art skate park.	Yes
Watkins Regional Park	301 Watkins Park Drive, Upper Marlboro	Construction completed of new imagination playground to replace old playground and addition of new entry road.	Yes
Wells Ice Rink/Linson Pool Renovation	5211 Paint Branch Parkway, College Park	Renovation completed of the swimming pool and ice skating rink.	Yes
Westphalia Community Center	8900 Westphalia Road, Upper Marlboro	Construction ongoing of new community center and outdoor amenities (playground, covered picnic area, bio-retentions pond, public art).	Yes
William Beans Community Center	5110 Dianna Drive, Suitland	Construction ongoing of an addition that will include a new multipurpose room, fitness room, game room, and senior lounge. Exterior improvements consisting of a new community garden, new loop trail and parking lot expansion.	Yes

**Source:** Prince George’s County Department of Parks and Recreation, M-NCPPC, May 2016.



# Map 9 Parks and Recreation Facilities Major Improvements in 2015



## 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 piece of property in the County. The categories determine whether land can be developed using public (or community) water and sewer or individual well and septic systems. A category change is usually required for a development proposal that needs a subdivision or that disturbs more than 5,000 square feet of land.

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

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

The 2008 Water and Sewer Plan provides for three cycles of category requests for changes annually to amend the plan. In 2015, there was one cycle of amendments between January and December 2015. The April 2015 Cycle of Amendments was taken to the Prince George’s County Council for approval between January and December 2015. The April 2015 Cycle contained one application requesting water and sewer category changes. This project was located within the City of Laurel. A summary of the project is provided in Table 10.

**Table 10**  
**April 2015 Cycle of Amendments**

Sewershed	Application	Address	Water (W) and Sewer (S) Change Request
Parkway	15/PW-01 Spring Arbor	7001 & 7003 Van Dusen Road, City of Laurel	Category W/S 5 to Category W/S 3

**Source:** Prince George’s County Department of the Environment, April 2016.

The Prince George’s County Department of the Environment (DoE) accepts applications for the administrative amendment process. These applications can only be submitted to DoE after the Planning Board has approved the preliminary plan of subdivision or detailed site plan. DoE will transmit a report to the County Executive and County Council for a 30 calendar day review and comment period. During the 30 day review period, the County Executive or County Council may request that an application be processed as a Legislative Amendment. If no comments are made, the Director of DoE may approve each application included in the transmitted report. In 2015, DoE accepted four applications for administrative amendments.

The applications for administrative amendments were accepted for the February 2015 and August 2015 Cycles. There were no applications for administrative amendments submitted/accepted during the remainder of 2015. Table 11 lists the pending administrative approvals in calendar year 2015.



**Table 11  
Administrative Amendments, Approvals in 2015**

<b>Council Resolution</b>	<b>Name</b>	<b>AA Cycle</b>	<b>Approval Date Pending</b>
CR-6-2001	Grasslyn	February 2015	03/06/15
CR-20-2011	Heathermore (Formerly Townhouses At Marlton)	February 2015	03/06/15
CR-57-2014	Minnick Property	August 2015	09/02/15
CR-57-2014	Triple R Limited Partnership	August 2015	09/02/15

Source: Department of the Environment, April 2016.

## **HISTORIC PRESERVATION**

### **Historic Property Grant Program**

In 2015, the Prince George's County Planning Board awarded \$300,000 in Historic Property Grants to 12 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, 2015, 41 easements have been recorded, protecting historic sites countywide.

### **Archeology Review Initiative**

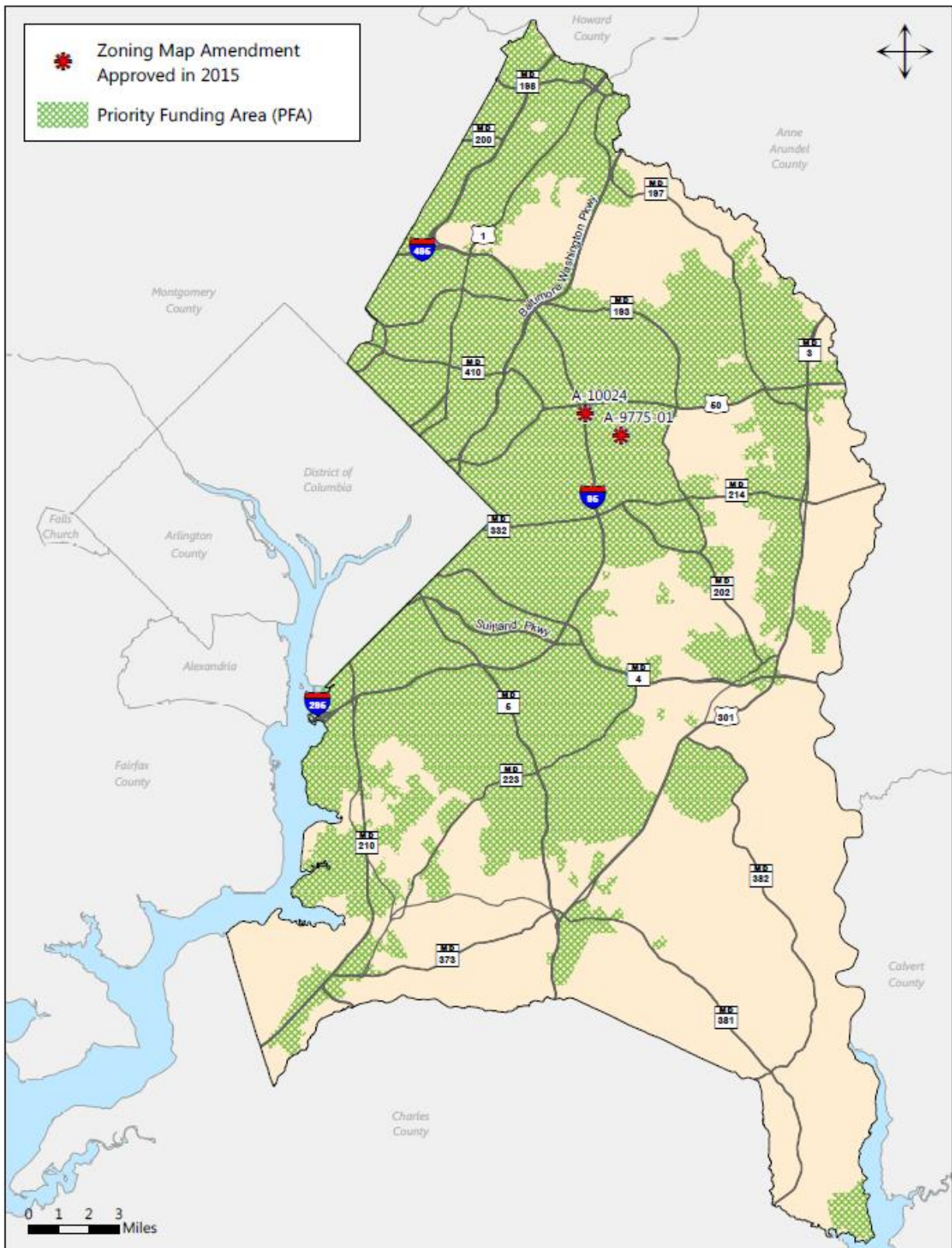
In February 2004, the Prince George's County Planning Board implemented an archeology review initiative to focus on the identification and investigation of archeological sites. The initiative required that potential archeological resources be considered in the review of development applications and potential 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 2015, there were 95 development cases reviewed for impacts to archeological resources. In one of those cases a Phase II archeological evaluation was recommended. The Phase II study determined that the historic archeological site was significant and Phase III mitigation was recommended. Also in 2015, one project, the Jericho Senior Living Center in Landover, was required to install interpretive signage. As a result of the archeological review process, above ground resources were also considered for documentation. In an effort to implement a goal of documenting buildings that reflect the County's diverse heritage, five development projects containing architectural resources that are more than 50 years of age were required to document the structures prior to demolition.

## **ZONING MAP AMENDMENTS (ZMAs)**

There were two zoning map amendments (ZMAs) approved in 2015. One was located in the northwest quadrant of the intersection of Martin Luther King, Jr. Highway and Whitfield Chapel Road. Another was located adjacent to the intersection of St. Joseph Drive and Ardwick Ardmore Road. Both properties where ZMAs were approved in 2015 are within the PFA. Map 10 identifies the locations of the ZMAs for 2015.

# Map 10 2015 Zoning Map Amendments



## ZONING TEXT AMENDMENTS

In 2015, 30 zoning text amendments were enacted. None of the text amendments have the potential to change the development pattern of Prince George’s County in any significant way from that projected in Plan 2035. Table 12 provides a summary of the 30 text amendments in 2015.

**Table 12**  
**Summary of 2015 Adopted Zoning Text Amendments**

Reference #	Description	Date Enacted
CB-2-2015	A bill for the purpose of providing a general definition for routine maintenance in the Zoning Ordinance; clarifying the definition of routine maintenance in a Development Plan within the Mixed-Use Town Center Zone; and adding routine maintenance or repairs to the required explanations in the preparation of a Mixed-Use Town Center Development Plan required in the Mixed-Use Town Center Zone.	Enacted 2/10/15
CB-3-2015	A bill for the purpose of providing, in furtherance of the public safety, health, and welfare of the County, a limited exception to the prohibited use of barbed wire or razor wire fences and walls for regulated public utilities.	Enacted 4/21/15
CB-8-2015	A bill for the purpose of permitting commercial uses in the Rural Residential (R-R) Zone, under certain circumstances.	Enacted 6/2/15
CB-12-2015	A bill for the purpose of amending the Zoning Ordinance to clarify that a Hospital is a permitted use in the Mixed Use-Transportation Oriented (M-X-T) Zone.	Enacted 6/9/2015
CB-19-2015	A bill for the purpose of permitting a group residential facility in the M-X-T (Mixed Use-Transportation Oriented) Zone under certain circumstances.	Enacted 7/21/15
CB-20-2015	A bill for the purpose of providing for employment or training center as a permitted temporary use in the R-R Zone, under certain circumstances.	Enacted 7/7/15
CB-21-2015	A bill for the purpose of defining Ownership Lot and Parent Lot and providing an exemption from the requirement of a preliminary plan of subdivision for the establishment of Ownership Lots within commercial, industrial, institutional and/or multi-family residential lots in certain circumstances.	Enacted 7/21/15
CB-22-2015	A bill for the purpose of amending the findings of adequacy of public facilities and road improvements to permit participation in the funding of roadway improvements under certain circumstances.	Enacted 7/21/15
CB-23-2015	A bill for the purpose of amending the Mixed-Use Transportation (M-X-T) Zone and Comprehensive Design Zone provisions of the Zoning Ordinance to be consistent with the findings for adequate public facilities in Subtitle 24.	Enacted 7/21/15
CB-24-2015	A bill for the purpose of permitting artist’s studio, barber shop, beauty shop, and medical practitioner’s office in certain residential zones under certain circumstances.	Enacted 7/7/15

Reference #	Description	Date Enacted
CB-25-2015	A bill for the purpose of permitting Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service as a permitted use in the C-S-C (Commercial Shopping Center) Zone, under certain circumstances.	Enacted 7/21/15
CB-26-2015	A bill for the purpose of permitting Assisted Living Facilities, Congregate Living Facilities, and Nursing or Care Homes in the M-X-T (Mixed Use–Transportation Oriented) and M-X-C (Mixed Use–Community) Zones, subject to certain requirements.	Enacted 7/7/15
CB-27-2015	A bill for the purpose of providing certain alternate development regulations as to the location, density, size, height, and other provisions for buildings and structures in the M-X-T (Mixed Use–Transportation Oriented) Zone, under certain circumstances.	Enacted 7/21/15
CB-42-2015	A bill for the purpose of establishing the Military Installation Overlay (M-I-O) Zone, providing procedures and restrictions for designation and approval of the M-I-O Zone, and to provide use restrictions, development regulations, site plan provisions, and permitting requirements for the M-I-O Zone in the Zoning Ordinance.	Enacted 11/10/15
CB-43-2015	A bill for the purpose of permitting public safety fraternal organization private clubs in the Residential Estate (R-E) Zone under certain circumstances, and making related amendments in the Open Space (O-S) Zone.	Enacted 9/9/15
CB-53-2015	A bill for the purpose of providing certain alternate development regulations for townhouses in the R-S (Residential Suburban Development) Zone, under certain circumstances.	Enacted 11/3/15
CB-60-2015	A bill for the purpose of amending the Commercial Use Table to permit multifamily projects in the C-S-C (Commercial Shopping Center) Zone, under certain circumstances.	Enacted 11/3/15
CB-62-2015	A bill for the purpose of defining Business Advancement and Food Access Infill in the Zoning Ordinance, creating a consolidated review process to encourage Business Advancement and Food Access Infill in the R-10 (Multi-family High Density Residential) Zone, under certain circumstances.	Enacted 11/17/15
CB-64-2015	A bill for the purpose of allowing certain minor changes to a Special Exception site plan for Planned Retirement Communities to be made by the Planning Board.	Enacted 11/3/15
CB-66-2015	A bill for the purpose of clarifying the Uses Permitted provision of the Zoning Ordinance permitting a group residential facility in the M-X-T (Mixed Use–Transportation Oriented) Zone under certain circumstances.	Enacted 9/29/15
CB-69-2015	A bill for the purpose of exempting tents affixed to the side wall of an eating or drinking establishment building, under certain circumstances.	Enacted 11/17/15

Reference #	Description	Date Enacted
CB-73-2015	A bill for the purpose of amending the Residential Table of Uses to permit “Eating or drinking establishment, excluding drive-through service” and “Monopoles and related equipment buildings and enclosures” uses in the O-S (Open Space) Zone, under certain specified circumstances, and clarifying within the Residential Table of Uses that certain dwellings types are permitted in the R-R (Rural Residential) Zone and may obtain a grading permit upon approval of a Detailed Site Plan without certification of said Detailed Site Plan.	Enacted 11/17/15
CB-86-2015	A bill for the purpose of incorporating urban street design standards set forth within Plan 2035 for urban centers in Prince George’s County.	Enacted 11/17/15
CB-87-2015	A bill for the purpose of defining a Private Limousine Service Dispatching Station in the Zoning Ordinance and permitting the use in the I-3 (Planned Industrial Employment Park) Zone, under certain circumstances.	Enacted 11/17/15
CB-92-2015	A bill for the purpose of providing a definition for tobacco shop and electronic cigarette shop uses in the Zoning Ordinance; amending the Mixed Use Zones Table of Uses to prohibit tobacco shop and electronic cigarette shop uses in the M-U-TC (Mixed Use–Town Center) Zone; providing an amortization period by June 1, 2017, for electronic cigarette shop uses in the M-U-TC Zone that are not in compliance with the requirements of the Zoning Ordinance; amending the Commercial Zones Table of Uses and Mixed Use Table of Uses to permit new and existing tobacco shop and electronic cigarette shop uses by Special Exception in the C-A (Ancillary Commercial), C-S-C (Commercial Shopping Center), C-W (Commercial –Waterfront), C-R-C (Commercial Regional Center), M-X-T (Mixed Use–Transportation Oriented), M-X-C (Mixed Use–Community), and M-U-I (Mixed Use–Infill) Zones; providing approval criteria for approval of Special Exceptions for tobacco shop and electronic cigarette shop uses; and providing that Special Exception applications for tobacco shop or electronic cigarette shop uses legally existing on January 1, 2016, must be accepted for filing by the Planning Board on or before June 1, 2017.	Enacted 11/17/15
CB-98-2015	A bill for the purpose of permitting additional uses on a private school campus, including medical uses, under certain circumstances.	Enacted 11/10/15
CB-99-2015	A bill for the purpose of removing a restriction on new access and parking improvements for established multifamily housing developments in Prince George’s County.	Enacted 11/17/15
CB-101-2015	A bill for the purpose of amending the method of meeting the minimum acreage requirement for Churches or other Places of Worship applicable to a daycare center for children that is associated With a church that has off-site parking.	Enacted 11/10/15

Reference #	Description	Date Enacted
CB-106-2015	A bill for the purpose of permitting townhouses in the R-55 (One-Family Detached Residential) Zone, under certain circumstances.	Enacted 11/17/15
CB-107-2015	A bill for the purpose of clarifying the Uses Permitted provision of the Zoning Ordinance permitting a group residential facility in the M-X-T (Mixed Use–Transportation Oriented) Zone under certain circumstances.	Enacted 11/17/15

Source: Prince George's County Government Legislative Information System, March 2016.



## CONSISTENCY OF DEVELOPMENT CHANGES

On May 6, 2014, the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) was approved. Plan 2035 is a blueprint for the long-term growth and development of Prince George's County, Maryland. It looks broadly and strategically at how the County should continue to grow and strengthen as a community and as part of the greater Washington metropolitan area over the next 20 years. Based on its vision, Plan 2035 establishes a framework to capture a greater share of the region's forecasted job growth, meet the needs of a changing population, and preserve valuable natural and historical resources.

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

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

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

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



## 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**

The 2009 Anne Arundel County General Development Plan is consistent with Plan 2035 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. For example, to support proposed population growth related to the federal government base realignment and closure (BRAC), a commercial revitalization area is established at I-295 at the Prince George's County border near Fort Meade.

*The Comprehensive Plan for the National Capital* was approved in 2006 and amended in 2011. It is comprised of two parts, the District Elements and the Federal Elements. An update of the Federal Elements will be adopted and go into effect in 2016. *The Comprehensive Plan for the National Capital* is consistent with Plan 2035. Historically, the District has been the largest employer in the area, and Prince George's County has focused the majority of its growth in areas surrounding the District. The District of Columbia's comprehensive plan recognizes that the city is recently experiencing population and economic growth, reversing a negative trend that had persisted for decades, but that the city is projected to continuously make up a smaller share of population and economic growth within the larger metropolitan region. Areas near Metro stations in surrounding counties will continue to make up a larger share of that growth. 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 The District of Columbia.

The Montgomery County 2012-2016 Subdivision Staging Policy, formerly called the Countywide Growth Policy, was approved in November 2012. Montgomery County began work to update the policy plan in 2015. The 2012-2016 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 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.

PlanHoward 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 Master Plan*. The overall growth policy in Howard County is also consistent with Prince George's County's policy of focusing growth in centers and corridors, particularly those within the designated priority funding areas.

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

### **South County**

The Charles County Comprehensive Plan, approved in 2006, is consistent with Plan 2035 and relevant master plans for southern Prince George's County. While the Charles County targeted growth area abuts areas of Prince George's County designated as Rural and Agricultural Areas or Established Communities in the Growth Policy Map of the general plan, this regional growth pattern is consistent with the state's vision, as identified in Plan Maryland. An update of The Charles County Comprehensive Plan was ongoing in 2015.

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

## PLAN IMPLEMENTATION AND DEVELOPMENT PROCESS

### PLANNING DEPARTMENT STUDIES AND PLANS

One of the functions of the Planning Department is to provide ongoing research, forecasting, reporting, and data collection on various economic and social trends within Prince George’s County. One of the most significant and impactful studies that is currently underway is the comprehensive rewrite of the existing Zoning Ordinance and Subdivision Regulations for Prince George’s County. Formal work on this initiative began in January 2014 and culminated in a comprehensive Evaluation and Recommendations Report released in December 2014. The drafting of new zoning and subdivision regulations began in 2015. More than two years of intensive collaboration and innovative problem-solving work lie ahead before a 21<sup>st</sup> Century Zoning Ordinance and Subdivision Regulations are expected to be approved and available to implement the County’s *Plan Prince George’s 2035 Approved General Plan*.

Table 13 includes the various studies that were completed or ongoing in Prince George’s County in 2015. Table 14 provides the ongoing or completed Transit District Development Plans.

**Table 13**  
**2015 Planning Department Special Studies**

Study Name	Summary	Status
The Central Avenue Connector Trail Feasibility Study and Implementation Plan	The Central Avenue Connector Trail Feasibility Study and Implementation Plan was initiated to assist M-NCPPC in establishing a non-motorized trail project in the Central Avenue Corridor to support the implementation of recommendations made in the 2010 <i>Approved Subregion 4 Master Plan and Sectional Map Amendment</i> and the 2014 <i>Approved Central Avenue-Metro Blue Line Corridor Transit-Oriented Development (TOD) Implementation Project Mobility Study</i> . The plan outlines a proposed trail alignment, provides a description of existing conditions, and illustrates an overall vision for the project. Additionally, it explores various implementation approaches.	Completed
Greater Chillum Community Study	This study was initiated to investigate the needs of the Greater Chillum Community and prepare guidance to assist Prince George's County and The Maryland-National Capital Park and Planning Commission with implementation approaches. The project concentrates on developing a comprehensive list of needs and improvement strategies with an emphasis on defining and facilitating neighborhood conservation, pedestrian safety and access, and commercial revitalization strategies and programs.	Completed

Study Name	Summary	Status
<p>Healthy Food for All Prince Georgians: An Assessment of Access to Healthy Food in Prince George's County, Maryland</p>	<p>This research study is an assessment of access to healthy food in Prince George's County. It identifies issues related to demand and supply of healthy food through surveys of food retailers, and surveys and focus group discussions with consumers. It includes research findings on areas with limited access to healthy food, food-health connection, school meals, and food insecurity in the County. Based on the study findings and national and international promising practices, policy recommendations are provided for creating a healthy, equitable, and sustainable food system that ensures every Prince Georgian has access to nutritious, affordable, sustainably grown, safe, and culturally appropriate food.</p>	<p>Completed</p>
<p>Kenilworth Avenue and Town of Cheverly Industrial Study</p>	<p>The Kenilworth Avenue and Town of Cheverly Industrial Study provides an implementation strategy for revitalizing this older industrial area. It offers recommendations on what industries or businesses may be appropriate for the area, how to attract these uses, and what infrastructure and environmental improvements may be required.</p>	<p>Completed</p>
<p>Prince George's County, Primary Healthcare Strategic Plan</p>	<p>The Prince George's County, Primary Healthcare Strategic Plan supports significant improvements in the health of all citizens and residents of Prince George's County. The Strategic Plan guides how the County develops an integrated healthcare system with high quality and accessible primary healthcare and hospital care. It also offers how the County will continue to strengthen and invest its resources to help improve healthcare for all.</p>	<p>Completed</p>
<p>Prince George's County Retail Market Analysis</p>	<p>The Prince George's County Retail Market Analysis discusses the challenge for retail in Prince George's County as it pertains to quality more so than quantity. On the surface, the County is not significantly over-retailed relative to the national or regional average retail square feet (SF) per person, but the average productivity (sales per square foot) of that retail space is less than in other comparable counties in the Washington-Baltimore region.</p>	<p>Completed</p>
<p>Round 9.0 Cooperative Forecast</p>	<p>The Round 9.0 Cooperative Forecast for Prince George's County is the product of a joint effort by individual jurisdictions in the Washington, D.C. area to produce estimates that are based on a common set of assumptions of growth in the region. The forecast is produced with support from the Metropolitan Washington Council of Governments and depicts the Planning Department's assessment of the timing and location of population, household, dwelling units, and employment growth in Prince George's County through the year 2045.</p>	<p>Ongoing</p>

**Table 14**  
**Transit District Development Plans Ongoing or Completed in 2015**

Plan Name	Summary	Status
Preliminary Prince George's Plaza Transit District Development Plan and Proposed Transit District Overlay Zoning Map Amendment	The Preliminary Prince George's Plaza Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment (TDOZMA) contains a comprehensive vision to guide future development within the area and implementation strategies to help realize the development vision. The Plan replaces the 1998 <i>Prince George's Plaza Approved Transit District Development Plan and Transit District Overlay Zone</i> . It also amends the Plan 2035 and the Prince George's County Zoning Map for that portion of Planning Area 68 within the Regional Transit District.	Ongoing
The Approved College Park-Riverdale Park Transit District Development Plan	The Approved College Park-Riverdale Park Transit District Development Plan (TDDP) updates the 1997 <i>Approved TDDP for the College Park-Riverdale Transit District Overlay Zone</i> and amends portions of the 1989 <i>Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity, and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67</i> , and the 1994 <i>Approved Master Plan and Sectional Map Amendment for Planning Area 68</i> . This document establishes a vision for the future of the College Park-Riverdale Park transit district and recommends goals, policies, strategies, and actions pertaining to land use, urban design, the multimodal transportation system, environmental and green infrastructure networks, health and wellness, parks and recreation, economic development, housing and neighborhoods, community heritage and culture, public facilities, zoning, and implementation.	Completed

**Source:** M-NCPPC Community Planning North and South Divisions, April 2016.

## DEPARTMENT OF PARKS AND RECREATION

### **Master Plan for Trails**

In 2015, the Prince George's County Department of Parks and Recreation continued work on the Trails Master Plan for the Prince George's County Park System. A description of this countywide plan is provided in Table 15.

**Table 15**  
**Trails Master Plan for Prince George's County Park System**

<b>Master Plan Name</b>	<b>Summary</b>	<b>Status</b>
The Trails Master Plan for the Prince George's County Park System	The <i>Trails Master Plan for the Prince George's County Park System</i> implements the trail recommendations found in the Formula 2040 Functional Master Plan for Parks, Recreation and Open Spaces. Trails Master Plan provides a series of strategies and recommendations to develop and implement a countywide network of trails. It specifies necessary actions to design, build, maintain, program, promote and measure impact for hundreds of miles of existing and new trails in Prince George's County. The plan is ongoing.	Ongoing

## MEASURES AND INDICATORS

### NEW BUILDING PERMITS ISSUED

In 2015, there were 255 residential building permits issued within Prince George’s County. Fifteen of the permits were issued within the City of Laurel. Seventy-seven percent of the residential permits issued in Prince George’s County were within the PFA. There were 48 commercial building permits issued within Prince George’s County in 2015. Three were issued within the City of Laurel. Eighty-three percent of the 48 commercial permits issued in Prince George’s County were within the PFA. Table 16 provides total permits approved in 2015. Map 11 shows each location.

**Table 16**  
**Residential and Commercial Building Permits Issued in 2015**

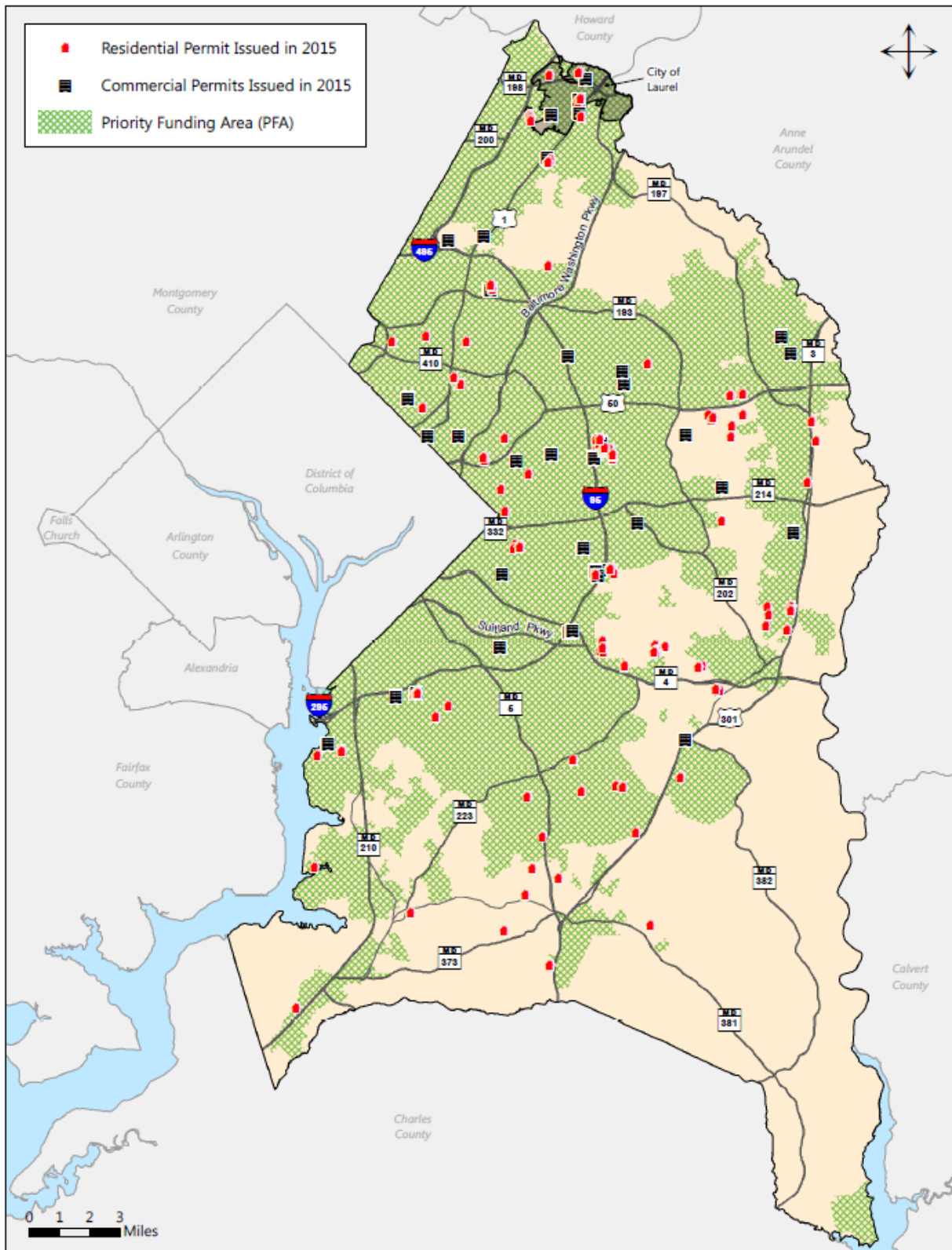
<b>2015</b>	<b>Residential</b>			<b>Commercial</b>		
	<b>Residential Permits Inside PFA</b>	<b>Residential Permits Outside PFA</b>	<b>Total Residential Building Permits Issued</b>	<b>Commercial Building Permits Issued Inside PFA</b>	<b>Commercial Building Permits Outside PFA</b>	<b>Total Commercial Building Permits Issued</b>
<b>Prince George’s County (Not Including City of Laurel)</b>	182	58	240	40	5	45
<b>City of Laurel</b>	15	0	15	3	0	3
<b>Total</b>	<b>197</b>	<b>58</b>	<b>255</b>	<b>43</b>	<b>5</b>	<b>48</b>

Source: Information Management Division, Prince George’s County Planning Department, March 2016.



# Map 11

## 2015 Residential and Commercial Building Permit Activity



## **NEW CONSTRUCTION IN 2015**

There were 1,307 single-family dwelling units constructed in 2015. Sixty-four percent were single-family detached dwelling units and thirty-six percent were townhomes. Approximately fifty-nine percent of the new single-family residential constructed in 2015 was inside the PFA.

There were 1,160 multi-family dwelling units constructed in 2015. One hundred percent of the multi-family residential dwellings constructed were inside the PFA. The new residential construction was built on over 613 acres of land in Prince George's County.

## **NEW COMMERCIAL CONSTRUCTION IN 2015**

There were 25 total commercial completions in 2015 constructed on 73.23 acres of land in Prince George's County. Eighty percent of commercial completions were within the PFA.

## **LOCALLY FUNDED AGRICULTURAL LAND PRESERVATION**

### **AGRICULTURAL PRESERVATION**

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

In 2015, 140 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 2015 for a total of 108.59 acres using Maryland Agricultural Land Preservation Foundation (MALPF) funding. There was one purchase made in 2015 for a total of 295.64 acres using Department of Natural Resources Rural Legacy funding. There was one donated easement in 2015 for a total of 73 acres received by Maryland Environmental Trust. Under the MALPF, HARPP, Program Open Space, Rural Legacy, and Maryland Environmental Trust land preservation programs, over 5,726 acres were permanently preserved.

The Priority Preservation Area Functional Master Plan which designates a priority preservation area (PPA) was approved on July 10, 2012. The PPA calls for accelerating the rate of agricultural land preservation through a broad array of tools, policies, and programs. The PPA is established in the Rural and Agricultural Area of the County. Additional efforts are underway in other parts of the County to preserve agricultural land.

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

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

Table 17 describes the specific acreages and purchase price for each parcel preserved with HARPP, Rural Legacy and MALPF funding.

**Table 17**  
**Total Number of Acres Preserved Through the Historic Agricultural Resource Preservation Program (HARPP), Rural Legacy and Maryland Agricultural Land Preservation Foundation Program (MALPF) in 2015**

Program	Property	Easement Purchase Price	Total Acreage	Date Settled
HARPP	Parcel 1 & 10	\$367,851.59	116.73	7/6/15
HARPP	Parcel 3	\$114,720.61	22.93	8/26/15
MALPF	Parcel 77,78 &79	\$347,068.68	108.59	7/23/15
Rural Legacy	Parcel 36	\$1,819,282.98	295.64	6/29/15

Source: Prince George's County Soil Conservation District, May 2016.

## DEVELOPMENT CAPACITY ANALYSIS (DCA)

### RESIDENTIAL DEVELOPMENT CAPACITY

Based on an analysis of existing zoning and development approvals, Prince George's County has sufficient residential development capacity to meet the needs of forecasted growth. Utilizing the best available data, it was determined that approximately 71 percent of residential capacity in dwelling units exist inside the PFA and 29 percent exists outside of the PFA. There are over 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 18 and based on existing zoning, environmental constraints, tax assessor data, and development activity as of January 1, 2016.

**Table 18**  
**Residential Development Capacity in Prince George's County**

Parcels & Lots w/ Residential Capacity	PFA	Non-PFA	Total
Residentially Zoned Acres w/ Capacity	13,314	28,976	42,290
Residential Parcels & Lots w/ Capacity	8,355	7,008	15,363
Residential Capacity (Units)	73,497	29,690	103,187

Sources: Information Management Division, Prince George's County Planning Department, M-NCPPC, March 2016.

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 and the presence of regulated

environmental features). The current analysis uses the historic yield for each zoning type (updated annually) as a multiplier of the buildable lot area to determine 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 that information is available, 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 18.

## **ADEQUATE PUBLIC FACILITY ORDINANCE (APFO) RESTRICTIONS**

Senate Bill 273 requires local jurisdictions to report on certain restrictions that are the result of an adequate public facilities ordinance (APFO), specifically restrictions located within the Priority Funding Area (PFA). Local jurisdictions are required to report on this on or before July 1 every two years, starting in 2010.

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

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

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

### **BACKGROUND**

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

### **DATA ANALYSIS**

In 2015, 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 did not result in any restrictions on residential development in 2015.

## **TRANSPORTATION IMPROVEMENTS REQUIRED IN 2015**

### **Road APF Improvements Required in 2015**

The Prince George's County Planning Board acted on 11 cases where applicants were required to make transportation road improvements as a condition of approval. All 11 properties were located inside the

Priority Funding Area. Table 19 shows the transportation improvements that were required in 2015 and Map 12 shows their general location.

**Table 19  
Transportation - Road APF Improvements Required in 2015**

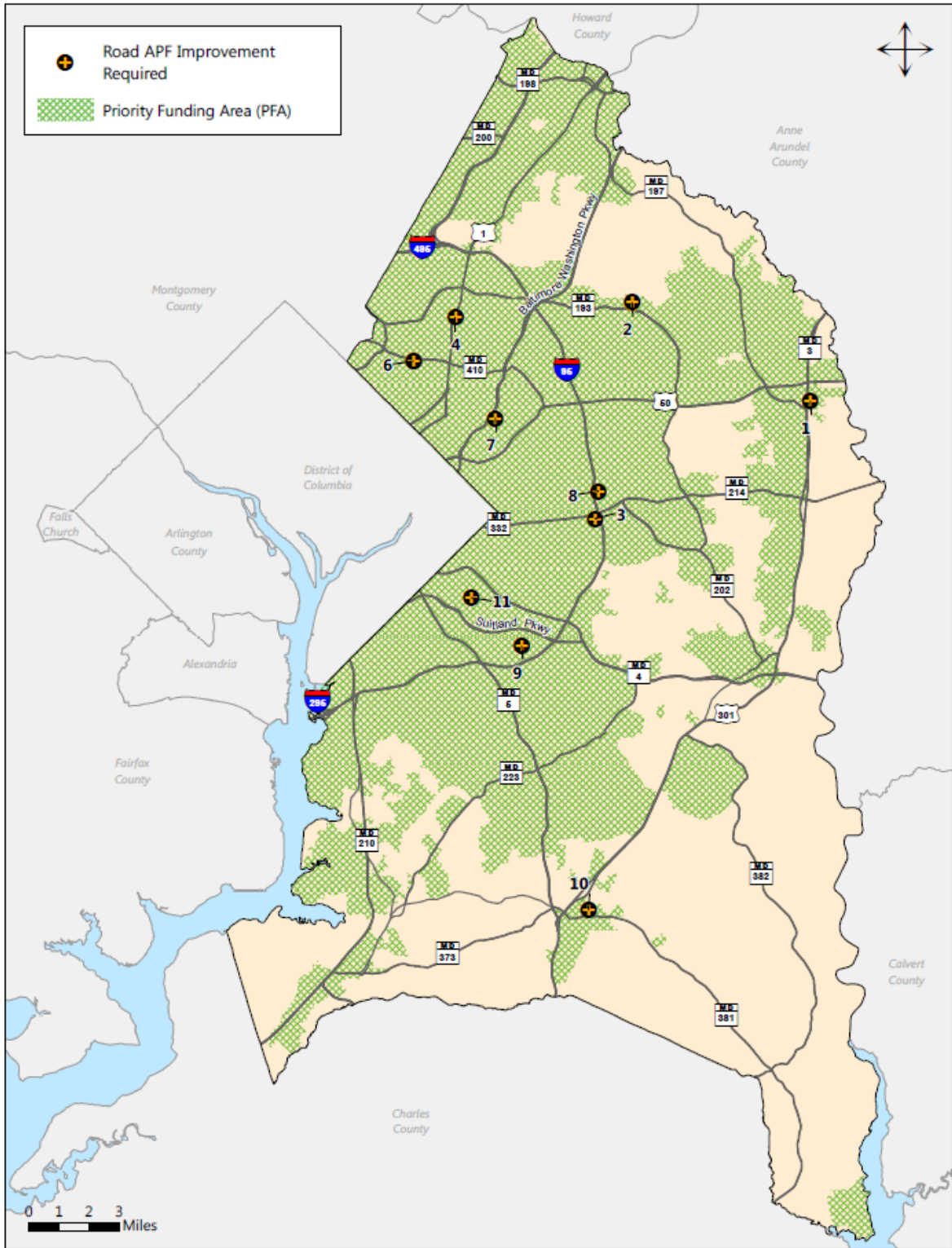
Case Name		Case Number	Case Type	Location of Road APF Improvement	Type of Infrastructure Affected	Proposed Resolution
1	Autozone - Bowie	4-13027	Preliminary Plan of Subdivision	Governors Bridge Road	Transportation Facility	Condition imposed on 6/25/2015 denying direct access to Governors Bridge Road
2	Glenn Dale Commons	CSP06001/01	Conceptual Site Plan	MD 193 at Mission Drive	Transportation Facility	Condition imposed on 12/10/2015 requiring geometric modifications to the intersection
3	Hampton Park	4-14020	Preliminary Plan of Subdivision	MD 214 and Ritchie Road/Garrett A Morgan Boulevard	Transportation Facility	Condition imposed on 7/30/2015 requiring geometric modifications to the intersection
4	Hotel at University of Maryland	DSP-14022	Detailed Site Plan	Hotel Drive South	Transportation Facility	Condition imposed on 3/26/2015 requiring construction of an off-site driveway
				Hotel Drive North	Transportation Facility	Condition imposed on 3/26/2015 requiring construction of an off-site driveway
				Greenhouse Drive	Transportation Facility	Condition imposed on 3/26/2015 requiring construction of an off-site driveway
				US 1 and Hotel Drive South	Transportation Facility	Condition imposed on 3/26/2015 requiring signalization and geometric modifications to the intersection

Case Name		Case Number	Case Type	Location of Road APF Improvement	Type of Infrastructure Affected	Proposed Resolution
				Paint Branch Parkway and Greenhouse Drive	Transportation Facility	Condition imposed on 3/26/2015 requiring geometric modifications to the intersection
5	Kiplinger Property, Phase I	CSP-11002	Conceptual Site Plan	New Road	Transportation Facility	Condition imposed on 3/26/2015 requiring construction of new two-lane roadway
				MD 410 and Editors Park Drive	Transportation Facility	Condition imposed on 3/26/2015 requiring modification to existing signal
6	Kiplinger Property, Phase II	4-14013	Preliminary Plan of Subdivision	New Road	Transportation Facility	Condition imposed on 5/14/2015 requiring construction of new two-lane roadway
				MD 410 and Editors Park Drive	Transportation Facility	Condition imposed on 5/14/2015 requiring modification to existing signal
7	Patient First Landover Hills	4-14017	Preliminary Plan of Subdivision	MD 450	Transportation Facility	Condition imposed on 6/11/2015 denying direct access to MD 450
8	Prince George's Regional Hospital	4-15009	Preliminary Plan of Subdivision	Arena Drive	Transportation Facility	Condition imposed on 6/25/2015 requiring widening between Shoppers Way and Capital Centre Boulevard
				I-95/I-495 southbound off-ramp and Arena Drive	Transportation Facility	Condition imposed on 6/25/2015 requiring geometric modifications to the intersection
				I-95/I-495 northbound off-ramp and Arena Drive	Transportation Facility	Condition imposed on 6/25/2015 requiring geometric modifications to the intersection

Case Name		Case Number	Case Type	Location of Road APF Improvement	Type of Infrastructure Affected	Proposed Resolution
9	Skyline Subdivision	4-14008	Preliminary Plan of Subdivision	Suitland Road	Transportation Facility	Condition imposed on 10/8/2015 denying direct access to Suitland Road
10	Stephens Crossing at Brandywine, Outlot W	4-15011	Preliminary Plan of Subdivision	US 301 and Mattawoman Drive	Transportation Facility	Condition imposed on 12/3/2015 requiring signalization and geometric modifications to the intersection
				MD 381 and Mattawoman Drive	Transportation Facility	Condition imposed on 12/3/2015 requiring signalization and geometric modifications to the intersection
11	Suitland Town Center	4-15005	Preliminary Plan of Subdivision	MD 458 and Chelsea Way	Transportation Facility	Condition imposed on 12/1/2015 requiring completion of a traffic signal warrant study and geometric modifications to the intersection



# Map 12 Transportation - Road APF Improvements Required in 2015



### **Bicycle and Trails APF Improvements Required in 2015**

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 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 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 2015, 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. All 9 projects were located inside the Priority Funding Area. Table 20 provides the bicycle and pedestrian improvements that were required as a condition of approval in 2015.

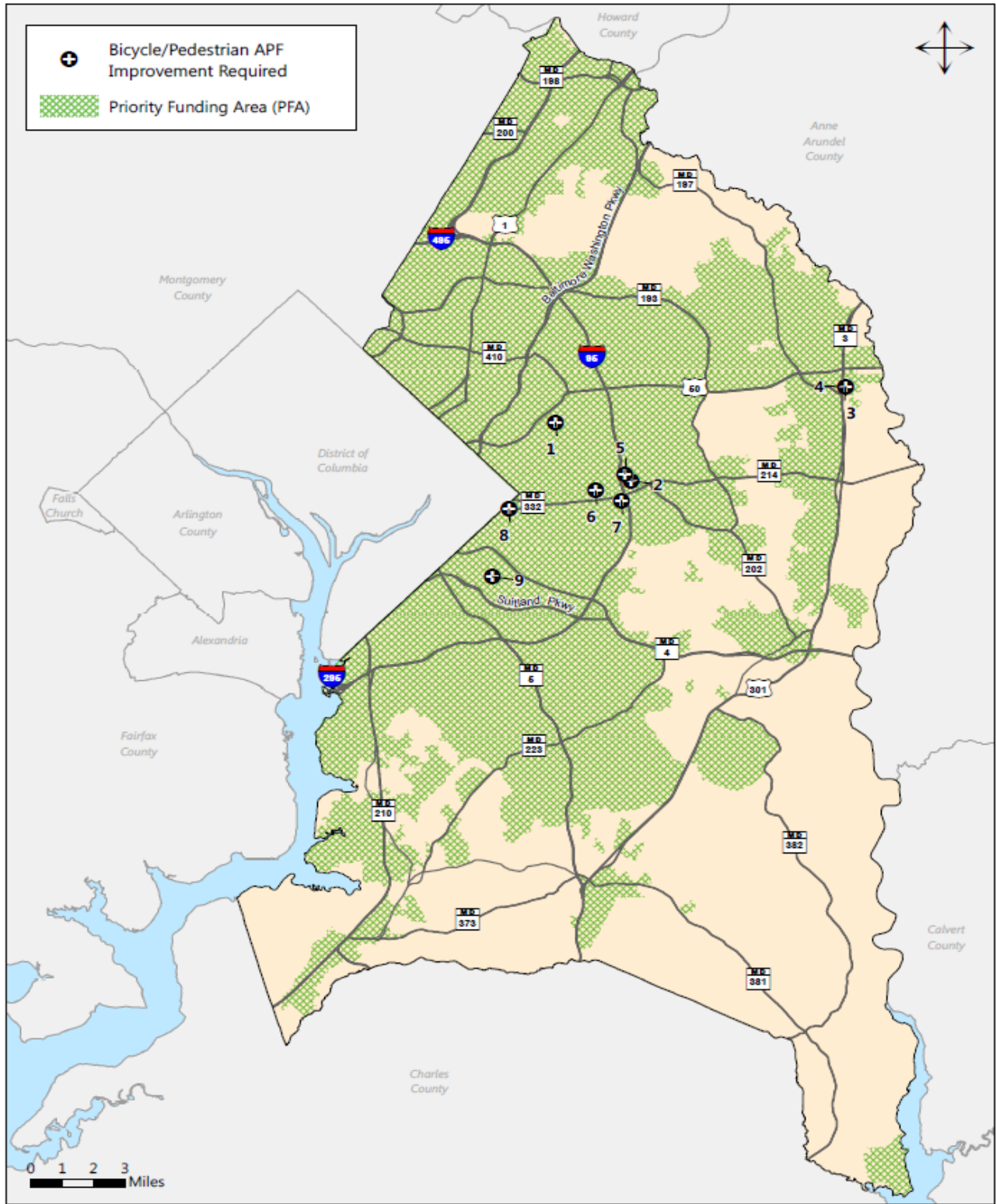
Map 13 shows the location of the transportation improvements that were required in 2015. The transportation improvements include road, bicycle and trails improvements.

**Table 20**  
**Transportation - Bicycle and Pedestrian APF Improvements Required in 2015**

	<b>Name</b>	<b>Case Number</b>	<b>Location of Bicycle and Pedestrian Improvement</b>	<b>Type of facility required</b>	<b>Comments</b>
1	Ridges at Landover Metro	4-13031	Vicinity of Landover Metro and the Prince George's Ballroom	Bus shelter, sidewalk construction, bikeway signs	Condition 10 required 1) one bus shelter, 2) bikeway signage, 3) off-site sidewalk construction at the PG Ballroom, and 4) off-site sidewalk construction along 75 <sup>th</sup> Avenue.
2	Apollo at Largo Town Center	4-14011	Largo Town Center	Sidewalk construction, crosswalk improvements and bus shelter installation	Condition 14 required 1) 11 bus shelter installations, 2) off-site sidewalk construction along Arena Drive (450 linear feet), off site sidewalk construction along Brightseat Road (1,420 linear feet), and 4) crosswalk markings required at Zachary Street and Largo Center Dr.
3	Kirkland Memorial Church	4-13027	MD 5 at Manchester Drive	Bicycle signage	Condition 8 required "share the road" bicycle signs along Manchester Drive, Deer Pond Lane and Old Branch Avenue. This recommendation signed the major bike routes in the vicinity of the subject site. DPIE declined shared lane markings at this location.
4	Autozone-Bowie	4-13027	US 301 at Ballpark Road	Bicycle signage	Condition 8 required the installation of four Share the Road sign assemblies along Ballpark Road to improve bike access to Baysox Stadium.
5	Prince George's County Regional Hospital	4-15009	Largo Town Center	Crosswalk installation, ADA ramps, and pedestrian call buttons installed at several intersection. Lighting and other improvements to the Metro Station Access Bridge.	Condition 15 for Phase 1 of the Regional Hospital development required a variety of off-site improvements including 1) two bus shelter installations, 2) ADA improvements, crosswalks, and lighting for the Metro Station Access Bridge, 3) crosswalk improvements and pedestrian call buttons at Harry S Truman and Largo Drive intersection, 4) crosswalk improvements at the Lottsford Road and Largo Drive intersection, 5) crosswalk improvements and pedestrian call buttons for the Lottsford Road and Harry S Truman Drive intersection, and 6) crosswalk improvements at the Lottsford Road and Apollo Drive intersection.

	Name	Case Number	Location of Bicycle and Pedestrian Improvement	Type of facility required	Comments
6	Summerfield at Morgan Station	4-14001	East side of Garrett A. Morgan Boulevard	Bicycle signs, pedestrian safety signage, crosswalk improvements and ADA improvements at Metro Station access road	Condition 12 required 1) modified R4-11 signs along Morgan Boulevard, 2) pedestrian safety signage along Morgan Boulevard, and 3) ADA ramps and crosswalk improvements at Morgan Boulevard and Metro Station parking lot access road intersection. The site will also be providing a sidewalk connection to the existing trails network in the Summerfield community.
7	Hampton Park	4-14020	North side of MD 214 west of the Capital Beltway	Bike signage, ADA improvements, pedestrian crossing signals, and bus shelter installation	Condition 16 requires 1) brick pavers, ADA ramps, and pedestrian crossing signals at MD 214 and Hampton Park Boulevard, 2) bike signage along Hampton Park Boulevard, 3) two bus shelter installations, and 4) sidewalk installation and ADA ramps along Hampton Mall Drive North Extended.
8	5936 Old Central Avenue	4-13032	North side of Old Central Avenue west of Chambers Ave.	Bicycle signage	Condition 5 requires "Share the Road" assemblies installed along Chambers Avenue and Capitol Heights Blvd.
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 Ave., 6) share the road signage along Homer Avenue, and 7) high visibility crosswalk and rectangular rapid flashing beacon along Suitland Road.

# Map 13 Transportation - Bicycle and Pedestrian APF Improvements Required in 2015



## **APPENDIX- GIS SHAPEFILES**

The Prince George's County Planning Department has prepared and is submitting GIS Shapefiles for the following growth related changes as provided in the 2015 Annual Report. The Shapefiles will be provided electronically.

1. Preliminary Plans of Subdivisions
2. Final Plats
3. Zoning Map Amendments
4. Public School Projects
5. Road Projects
6. Trail Projects
7. Library Projects
8. Fire/EMS Projects
9. Police Projects
10. Parks and Recreation Projects
11. Residential Permits Issued
12. Commercial Permits Issued
13. Laurel Residential Permits Issued
14. Laurel Commercial Permits Issued
15. Road APF Improvements
16. Bike and Pedestrian APF Improvements