

2017 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 28, 2018

**2017 Annual Report Worksheet for Prince George's County, Maryland
Reporting (Calendar) Year 2017
(§1-207, §1-208, and §1-704)**

ACKNOWLEDGEMENTS

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Prince George's County Planning Department

Andree Green Checkley, Planning Director

Derick P. Berlage, Chief, Countywide Planning Division

Maria Ann Martin, Planning Supervisor, Countywide Planning Division, Special Projects Section

Tiffany Williams Jennings, Planner Coordinator, Special Projects Section, Countywide Planning Division

William Akerley, Programmer Analyst III, Information Management Division

Dominique Harris, Program Facility Aide II, Countywide Planning Division

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

Rana Hightower, Legislative Coordinator, Office of the Planning Director

Tom Masog, Planning Supervisor, Transportation Planning Section, Countywide Planning Division

Paul Patnode, GIS Specialist III, Information Management Division

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

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

Brenda Spears-Travis, Principal Administrative Assistant, Countywide Planning Division

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

Daniel R. Tana, Planner Coordinator, Historic Preservation Section, Countywide Planning Division

Philip Taylor, Senior Planner, 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

Laura Connelly, Planner Coordinator, Park Planning Section, Park Planning and Development Division

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Jurisdiction Name: Prince George’s County
Planning Contact Name: Tiffany Williams Jennings, Project Manager
Maria Ann Martin, Planning Supervisor
Planning Contact Phone Number: (301) 952-3248
Planning Contact Email: Tiffany.WilliamsJennings@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 and impactful study in the County during the 2017 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 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 *Module 1: Zones and Uses; Module 2: Development Standards and Adequate Public Facilities; and Module 3: Zoning Processes and Subdivision Regulations.*

Much of 2017 was spent in the development and review of the consultant’s Comprehensive Review Draft, which incorporates stakeholder input on the initial recommendations and packages the full Zoning Ordinance and Subdivision Regulations Rewrite together for community review and comment. Community comments were submitted on the Comprehensive Review Draft by December 15, 2017, and the balance of the year was spent in initial project team evaluation of comments received.

A list of plans and studies adopted/completed or ongoing in 2017 is provided in Tables 1 through 3.

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Table 1: Master Plans and Sector Plans in 2017

PLAN NAME	STATUS
The Approved East Riverdale-Beacon Heights Sector Plan	Completed
Approved Prince George’s County Resource Conservation Plan: A Countywide Functional Master Plan	Completed
Greater Cheverly Sector Plan	Ongoing
Minor Amendment to the 2006 Approved East Glenn Dale Sector Plan	Ongoing
Minor Amendment to the 2013 Approved Largo Town Center Sector Plan	Completed

Source: Prince George’s County Planning Department, March 2018

Table 2: Special Studies in 2017

STUDY NAME	STATUS
Adaptive Reuse of Closed Sand and Gravel Mines	Ongoing
Land Preservation Parks and Recreation Plan	Completed
Round 9.1 Cooperative Forecast	Completed
Strategic Trails Plan	Ongoing
Subregion 4 Employment Areas Action Plan	Ongoing
Watkins Regional Park Master Park Development Plan	Ongoing

Source: Prince George’s County Planning Department and Department of Parks and Recreation, April 2018

Table 3: Development District Overlay Zones in 2017

PLAN NAME	STATUS
Minor Amendment to the Central Annapolis Road Development District Overlay Zone	Completed
Minor Amendment to the Largo Town Center Development District Overlay Zone	Completed
Minor Amendment to the Prince George’s County Gateway Arts District Development District Overlay Zone	Completed

Source: Prince George’s County Planning Department, March 2018

(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).

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GROWTH RELATED CHANGES IN DEVELOPMENT PATTERNS

NEW SUBDIVISIONS APPROVED IN 2017

In 2017, 19 preliminary plans of subdivision were approved. Ninety-five percent of the nineteen approved preliminary plans of subdivision is located inside the Priority Funding Area (PFA) as shown in Table 4 and on Map 1.

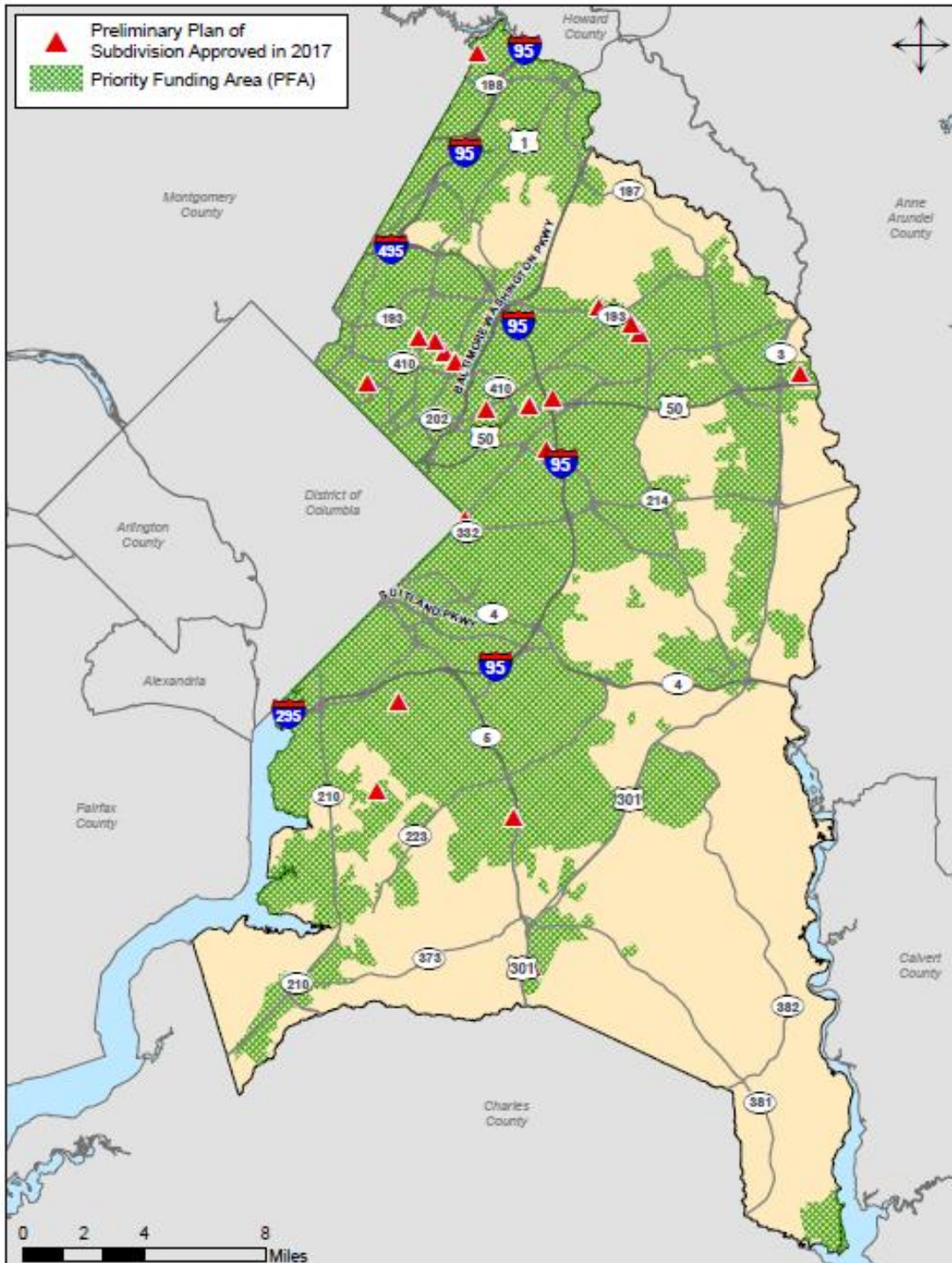
Table 4: New Subdivisions Approved in 2017

Preliminary Plan of Subdivision Case #	PFA
4-17002	NO
4-16015	YES
4-15029	YES
4-16011	YES
4-16006	YES
4-16020	YES
4-14019	YES
4-16032	YES
4-15020	YES
4-16023	YES
4-16022	YES
4-16013	YES
4-16038	YES
4-17009	YES
4-17001	YES
4-16034	YES
4-17020	YES
4-17011	YES
4-17021	YES

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

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**Map 1
Preliminary Plans of Subdivision in 2017**



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

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FINAL SUBDIVISION PLATS RECORDED IN 2017

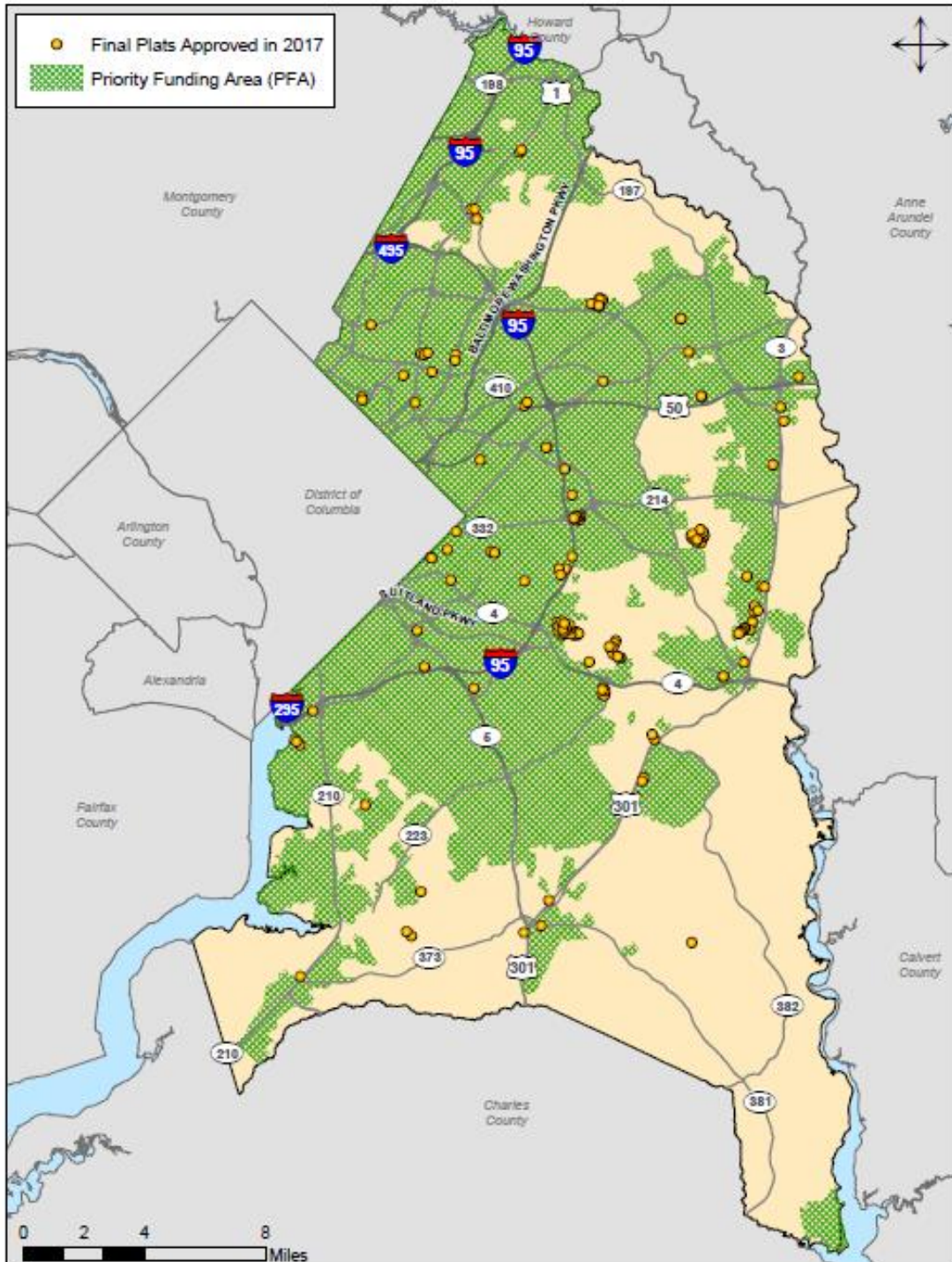
There were 157 final subdivision plats recorded in 2017 and sixty-five percent are within the PFA.

Table 5: Final Plats Approved in 2017

Plat Case #	PFA	Plat Case #	PFA	Plat Case #	PFA	Plat Case #	PFA
5-17061	YES	5-17088	NO	5-17015	NO	5-17135	YES
5-17063	YES	5-17060	YES	5-17016	NO	5-17136	YES
5-17064	YES	5-17037	YES	5-17017	NO	5-17125	NO
5-17065	YES	5-17067	YES	5-17018	NO	5-17120	YES
5-17066	YES	5-17068	YES	5-17007	NO	5-17137	YES
5-17011	NO	5-17069	YES	5-17008	NO	5-17138	YES
5-17012	NO	5-17089	NO	5-17009	NO	5-17147	NO
5-17023	YES	5-17091	YES	5-17010	NO	5-17148	NO
5-17024	YES	5-17092	YES	5-16087	YES	5-17149	NO
5-17032	YES	5-17097	YES	5-17019	NO	5-17131	YES
5-17100	NO	5-17070	YES	5-17020	NO	5-17132	YES
5-17034	YES	5-17112	YES	5-17021	NO	5-17133	YES
5-17035	YES	5-17026	YES	5-17025	YES	5-17134	YES
5-17090	NO	5-17027	YES	5-17029	YES	5-17121	YES
5-17082	YES	5-17033	YES	5-17013	NO	5-17129	YES
5-17083	NO	5-17101	NO	5-17038	YES	5-17122	YES
5-17084	NO	5-17102	NO	5-16126	NO	5-17117	NO
5-17036	YES	5-17111	YES	5-17071	YES	5-17150	NO
5-17044	YES	5-17113	YES	5-17003	YES	5-17124	YES
5-17045	YES	5-17114	YES	5-17005	NO	5-17127	YES
5-17046	YES	5-17115	YES	5-17039	YES	5-17145	NO
5-17047	YES	5-17116	YES	5-17043	NO	5-17156	YES
5-17094	YES	5-17073	YES	5-17048	YES	5-17123	YES
5-17093	NO	5-17075	YES	5-17052	YES	5-17139	NO
5-17099	YES	5-17076	YES	5-17053	YES	5-17140	NO
5-17072	YES	5-17077	YES	5-17056	YES	5-17141	NO
5-17074	YES	5-17078	YES	5-17057	YES	5-17142	NO
5-17040	YES	5-17079	YES	5-17058	YES	5-17143	NO
5-17085	NO	5-17080	YES	5-17059	YES	5-17144	NO
5-17086	NO	5-17081	YES	5-17041	YES	5-17118	YES
5-17028	YES	5-17095	YES	5-17042	NO	5-17146	NO
5-17106	YES	5-17096	NO	5-17049	NO	5-17157	YES
5-17103	NO	5-17098	YES	5-17050	NO	5-17119	YES
5-17104	NO	5-17062	YES	5-17004	YES	5-16092	YES
5-17110	YES	5-17006	NO	5-17001	NO	5-16093	YES
5-17105	NO	5-17022	NO	5-17002	NO	5-17130	YES
5-17107	YES	5-17030	YES	5-16083	YES	5-17128	YES
5-17108	YES	5-17031	YES	5-16084	YES		
5-17109	YES	5-16085	YES	5-17054	YES		
5-17087	NO	5-17014	NO	5-17055	YES		

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**Map 2
Final Plats Recorded in 2017**



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

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SCHOOLS

In 2017, Prince George’s County Public Schools (PGCPS) completed the construction of two replacement schools and continued renovation efforts at one school. One hundred percent of the schools are located within the PFA. A list of these projects and their status at the end of 2017 are provided in Table 6.

Table 6: Capital Improvements at County Public Schools in 2017

PROJECT NAME	ADDRESS	STATUS	PFA
Fairmont Heights High School (Replacement School)	6501 Columbia Park Road, Hyattsville	Completed	Yes
Glenarden Woods Elementary School (Replacement School)	7801 Glenarden Parkway, Glenarden	Completed	Yes
Tulip Grove Elementary School	2909 Trainor Lane, Bowie	Renovation Ongoing	Yes

Source: Prince George’s County Public School, Capital Improvement Office, March 2018.

BRANCH LIBRARIES

Two library facilities of the Prince George’s County Memorial Library System were renovated in 2017. Both projects are within the PFA as provided in Table 7.

Table 7: Branch Libraries, Reporting Year 2017

PROJECT NAME	ADDRESS	STATUS	PFA
Bowie Branch Library	15210 Annapolis Road, Bowie	Renovation Complete	Yes
New Carrollton Branch Library	7414 Riverdale Road, New Carrollton	Renovation Ongoing	Yes

Source: Prince George’s County Memorial Library System, February 2018.

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PRINCE GEORGE’S COUNTY POLICE FACILITIES

In 2017, the Prince George’s County Police Department completed the design work of two police facilities. Both projects are within the PFA as provided in Table 8.

Table 8: County Police Facilities, Reporting Year 2017

PROJECT NAME	ADDRESS	STATUS	PFA
Prince George’s County Police Headquarters	8903 Presidential Parkway, Upper Marlboro	Design Completed and Awaiting Permits	Yes
Prince George’s County Henry Sector Police Station, Criminal Investigation Division and Special Investigation Division	8905 Presidential Parkway, Upper Marlboro	Design Completed	Yes

Source: Prince George’s County Police Department, April 2018.

FIRE/EMS FACILITIES

The Prince George’s County Fire/EMS Department continued construction efforts of one public safety facility in 2017, which is within the PFA and provided in Table 9.

Table 9: Fire/EMS Facilities, Reporting Year 2017

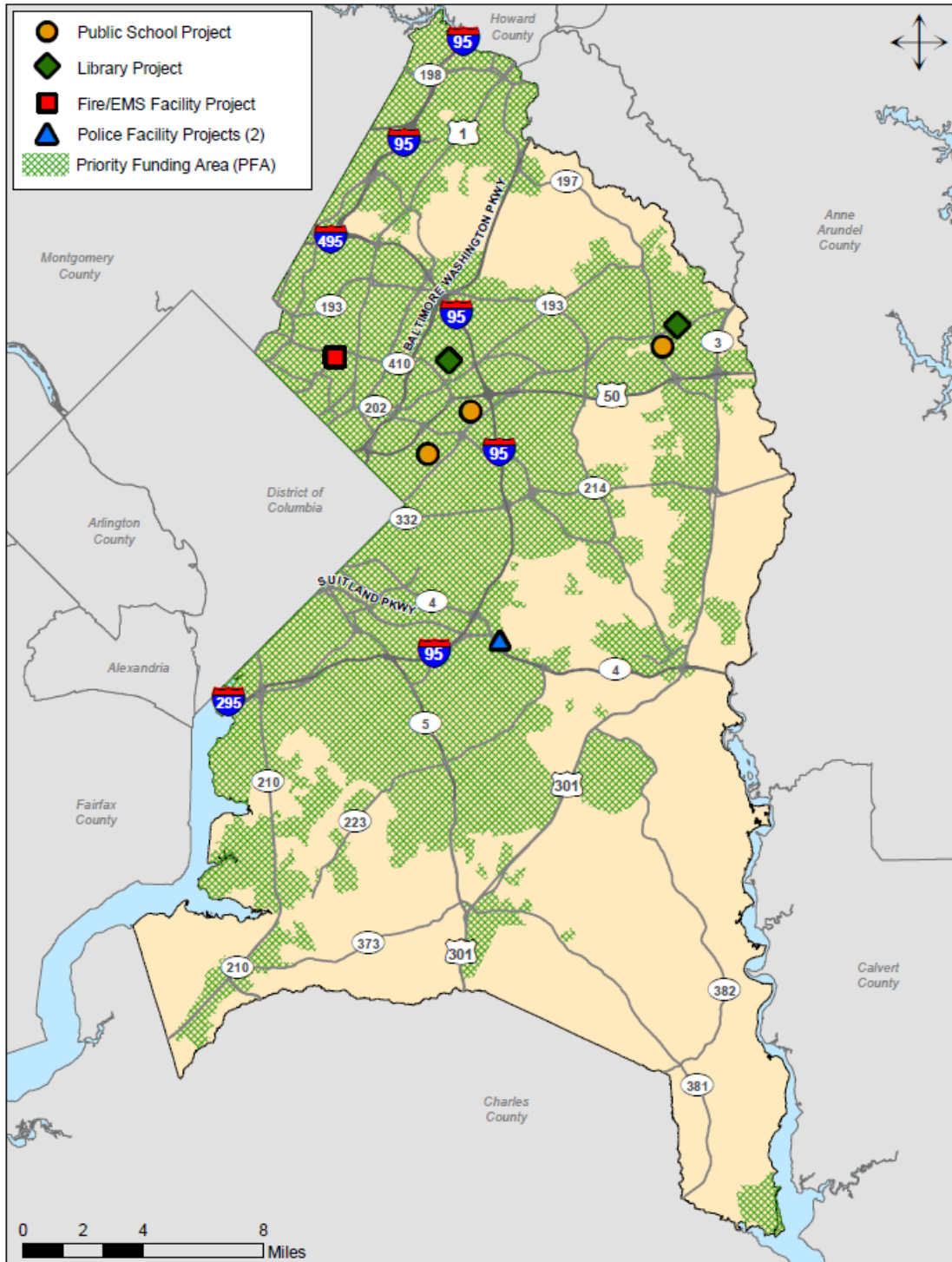
PROJECT NAME	ADDRESS	STATUS	PFA
Hyattsville Volunteer Fire Station, Company #801 (Temporary Equipment Building on site to House Fire Apparatus)	6200 Belcrest Road, Hyattsville	Construction Ongoing	Yes

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 2017 are provided on Map 3.

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**Map 3
Public Facilities - Major Improvements in 2017**



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

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PARKS AND RECREATION

There were twenty-five parks and recreation capital projects that were ongoing or completed in 2017. Ninety-six percent or twenty-four of the projects were within the PFA as provided in Table 10.

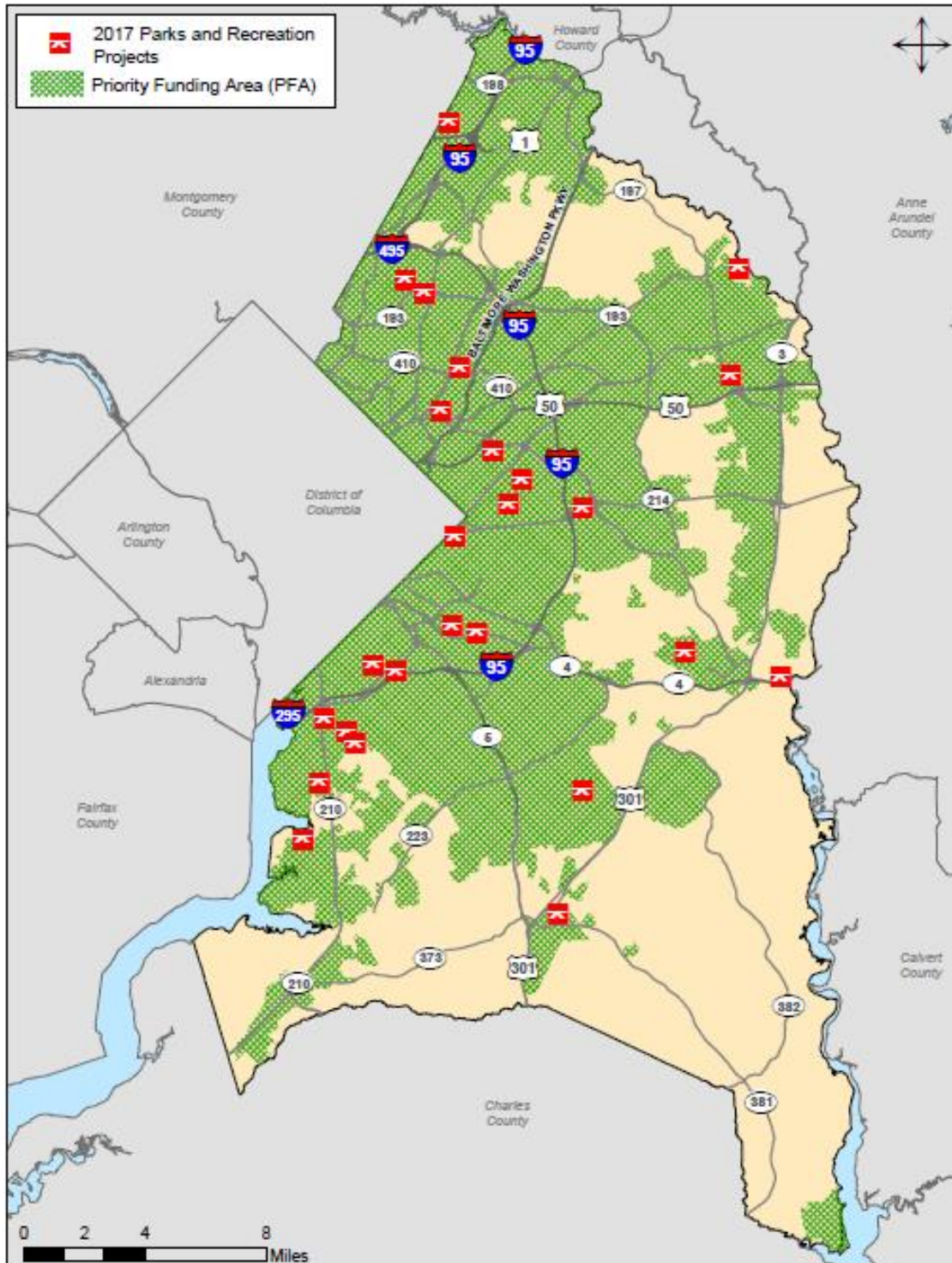
Table 10: Parks and Recreation Improvements in 2017

PROJECT	ADDRESS	STATUS	PFA
Acredale Dog Park	4300 Metzertott Road, College Park	Completed	Yes
Canter Creek Park	Dressage Drive, Upper Marlboro	Ongoing	Yes
Capitol Heights South Park	511 Larchmont Avenue, Capitol Heights	Completed	Yes
College Park Woods Park	9119 St. Andrews Place, College Park	Completed	Yes
Compton Bassett - Chapel	16508 Marlboro Pike, Upper Marlboro	Completed	No
East Riverdale	East Riverdale – Northern Area	Completed	Yes
Fairland Regional Park Connector Trail	13950 Old Gunpowder Road, Laurel	Completed	Yes
Foxhill Park	5001 Collington Road, Bowie	Completed	Yes
Henson Creek Golf Course	1641 Tucker Rd, Fort Washington	Ongoing	Yes
Horsepen Trailhead 1.0	8611 Race Track Road, Bowie	Completed	No
John Carroll Park	1414 Nalley Terrace, Landover	Completed	Yes
Kentland Community Center	2411 Pinebrook Avenue, Kentland	Completed	Yes
Kings Grant Park	13251 Fenway Lane, Upper Marlboro	Completed	Yes
Largo Town Center Lake Site	400 Largo Center Drive, Landover	Completed	Yes
North Barnaby Park	5000 Wheeler Rd, Oxon Hill	Completed	Yes
Peppermill Village Community Center Reconstruction	610 Hill Road, Seat Pleasant	Ongoing	Yes
Riverview Park	10601 Riverview Rd, Fort Washington	Ongoing	Yes
Rosina Baldi Park	5314 Varnum Street, Bladensburg	Completed	Yes
Southern Area Aquatic and Recreation Complex	13601 Missouri Avenue, Brandywine	Ongoing	Yes
Southlawn Park	600 Carson Avenue, Oxon Hill	Completed	Yes
Suitland Bog Park	6000 Suitland Road, Suitland	Completed	Yes
Temple Hills Park	5211 Hagan Road, Temple Hills	Completed	Yes
Tor Bryan Estates	500 Harg Lane, Fort Washington	Ongoing	Yes
Tucker Road Ice Rink	1770 Tucker Rd, Fort Washington	Ongoing	Yes
William Beanes Community Center	5108 Dianna Drive, Suitland	Completed	Yes

Source: Prince George’s County Department of Parks and Recreation, May 2018.

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**Map 4
Parks and Recreation Improvements in 2017**



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

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TRANSPORTATION – ROAD IMPROVEMENTS IN 2017

In Prince George’s County, there were thirty-one transportation-related projects for which construction was pending, initiated, ongoing, or completed in 2017. Table 11 briefly provides the status of the road improvement projects at the end of 2017, 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 11: Transportation – Road Projects, Reporting Year 2017

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	Under Construction	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	In Design	Yes
5	Complete/green street improvements along Montpelier Drive between MD 197 and Carland Place	DPW&T	In Design	Yes
6	Oxon Hill Road between National Harbor and Fort Foote Road North	DPW&T	Completed	Yes
7	Realignment/Reconstruction of Surratts/Brandywine Road Intersection	DPW&T	Completed	Yes
8	Contee Road between Konterra Drive and US 1	DPW&T	Under Construction	Yes
9	Improvements along MD 5 from Suitland Pkwy to Curtis Lane	SHA	Completed	Yes
10	Improvements along MD 500 from Hamilton St to MD 410	SHA	Completed	Yes
11	MD 5 Metro Access Phase II	SHA	Under Construction	Yes
12	MD 4/Suitland Parkway Interchange	SHA	Under Construction	Yes
13	MD 210/Kerby Hill Road interchange	SHA	Under Construction	Yes
14	Sidewalks and crossings along MD 4 between MD 458 and Forestville Road	SHA	Under Construction	Yes
15	BRAC intersections near Joint Base Andrews	SHA	Under Construction	Yes
16	Sidewalks/bike on MD 201 between Riverdale Rd and Kenilworth Towers	SHA	Under Construction	Yes
17	Purple Line Light Rail Construction	MTA	Under Construction	Yes
18	I-95/I-495 at Greenbelt Metro Access	SHA	In Design	Yes
19	I-95/I-495—Replacement of Overpasses over MD 214 (Central Avenue)	SHA	In Design	Yes
20	Improvements along MD 500 from MD 208 to the District of Columbia line	SHA	In Design	Yes

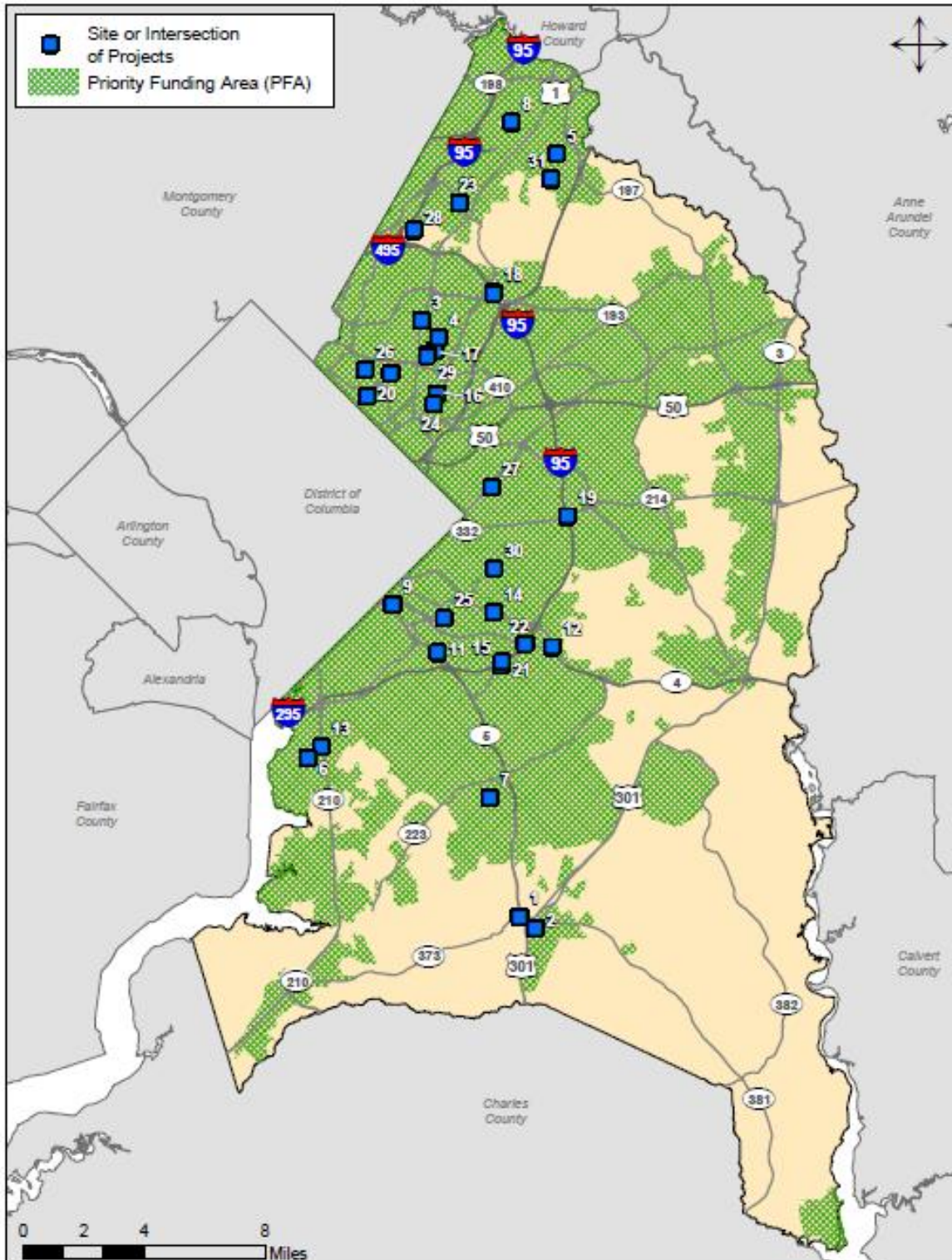
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Key	Road Project	Agency	Status	PFA
21	I-95/I-495—Replacement of Overpasses over Suitland Road	SHA	Under Construction	Yes
22	I-95/I-495—Replacement of Overpasses over Suitland Parkway	SHA	In Design	Yes
23	Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	SHA	In Design	Yes
24	Complete/green street improvements along Edmonston Road between Emerson Street and Varnum Street	DPW&T	Under Construction	Yes
25	Complete/green street improvements along Swann Road between MD 458 and Dianna Drive	DPW&T	Under Construction	Yes
26	Complete/green street improvements along Ager Road between MD 500 and MD 410	DPW&T	In Design	Yes
27	Improvements along Hill Road between MD 704 and Lowland Drive	DPW&T	Under Construction	Yes
28	Intersection improvements at Cherry Hill Road and Maryland Farms	DPW&T	In Design	Yes
29	Van Buren Street extended bridge over the CSX tracks	Private	Under Construction	Yes
30	Intersection improvements at Addison Road and Walker Mill Road	DPW&T	In Design	Yes
31	Intersection improvements at Muirkirk Road, Cedarbrook Lane and Odell Road	DPW&T	Under Construction	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 2018-2023; State Highway Administration project summaries; Prince George's County Office of Management and Budget Capital Improvement Program FY 2018-2023; and Prince George's County Department of Public Works and Transportation project status chart.

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Map 5
Transportation – Road Projects in 2017



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

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TRANSPORTATION – MAJOR TRAIL PROJECTS IN 2017

Table 12 summarizes the status of completed or ongoing trail projects in 2017 and Map 6 identifies the general location of the trail projects. The majority of the projects are located within the PFA.

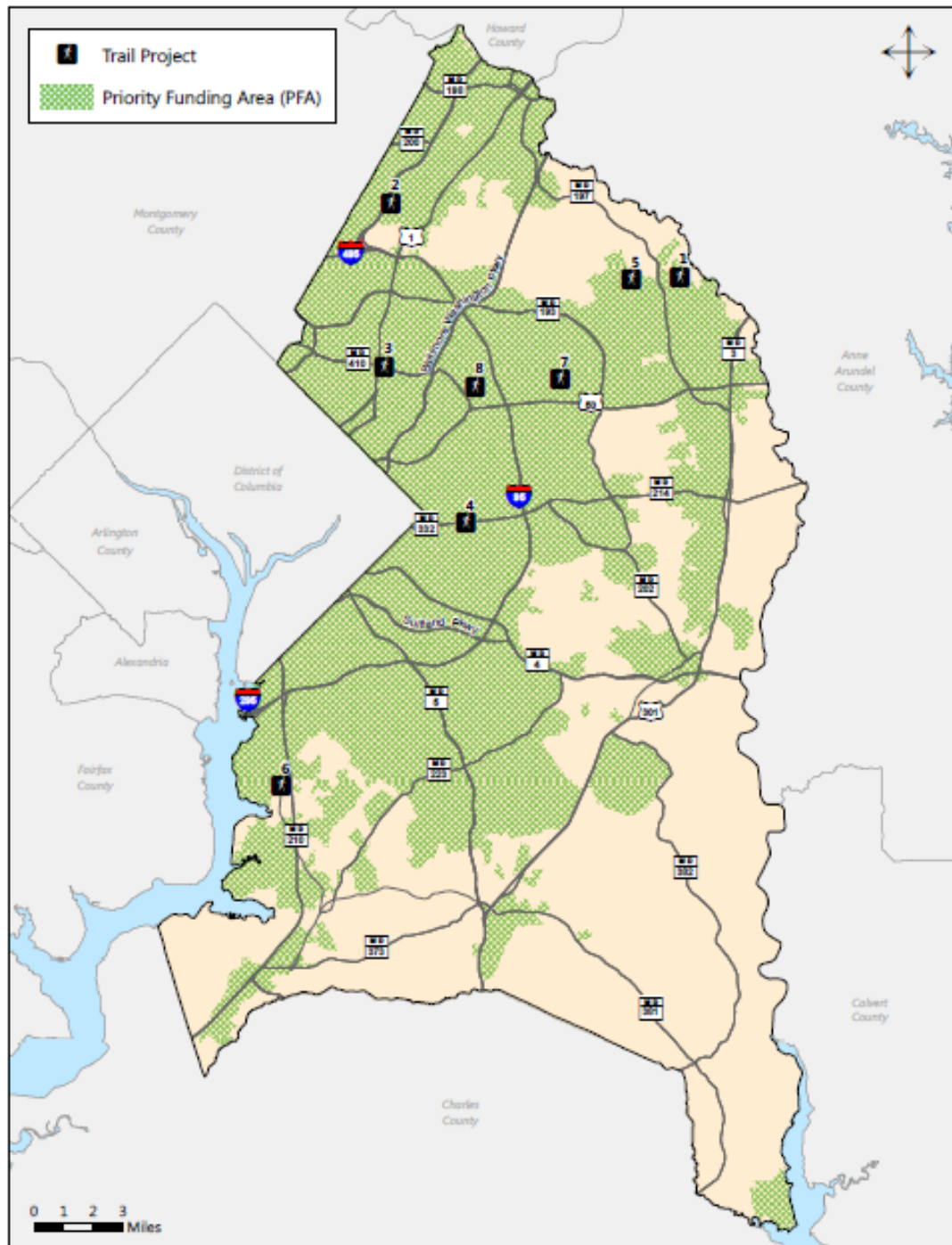
Table 12: Transportation – Trail Projects in 2017

Key	Trail Project	Agency	Status	PFA
1	WB&A Trail Extension (to the Patuxent River)	DPR	Trail Construction Completed. Patuxent River Bridge in Design	Partially
2	Little Paint Branch Trail	DPR	In Design and Permitting. Construction to begin in 2018.	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	Potomac Heritage National Scenic Trail On-Road Bicycle Route	Planning	Complete. On-road bike route and safety signage installed in 2017 with Maryland Bikeways grant funding.	Yes
7	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
8	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 2018.

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**Map 6
Transportation – Trail Projects in 2017**



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 Health Department for recommendations at least 30 days prior to the public hearing on the amendments.

The 2008 Water and Sewer Plan provides for three cycles of category requests for changes annually to amend the Plan. In 2017, there were three cycles of amendments between January and December 2017. The April, August and December 2017 Cycles of Amendments were taken to the Prince George’s County Council for approval between January and December 2017. The three cycles contained a total of 8 applications as provided in Table 13.

Table 13: Legislative Amendments Requested in 2017

SEWERSHED CASE #	APPLICATION	LEGISLATIVE CYCE	WATER (W) AND SEWER (S) CHANGE REQUEST
17/BP-01	K Company Property	April 2017	5 to 4
17/BP-02	Corridor Office Park	April 2017	S5 to S3
17/W-01	Wood Property	April 2017	5 to 4
17/P-01	Moore’s Corner Property	April 2017	5 to 4
17/M-01	AccoPark, Inc.	August 2017	5 to 3
17/WWP-01	Victoria Falls Community Association	August 2017	Water Withdrawal
17/PW-01	Patuxent Greens Golf Course	December 2017	6 to 4
17/BP-03	K Company Property (Part of Parcel C)	December 2017	5 to 4

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

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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 Department of Environment (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 2017, DPIE accepted six applications for administrative amendments.

Administrative Amendments

The applications for administrative amendments were accepted for the April, May, June, October and November 2017 Administrative Amendment Cycles. There were no applications for administrative amendments submitted/accepted during the remainder of 2017. Table 14 lists the administrative approvals in calendar year 2017.

Table 14: Administrative Amendments Requested in 2017

COUNCIL RESOLUTION	NAME	ADMINISTRATIVE CYCLE	APPROVAL DATE
CR-16-2007	Mill Branch Crossing (formerly Mill Branch Crossing Shopping Center)	April 2017	5/25/17
Pre-dates 2008 Water and Sewer Plan	Belnor Senior Residence	April 2017	5/25/17
Pre-dates 2008 Water and Sewer Plan	Woodmore Manor (formerly King Property)	May 2017	6/22/17
Pre-dates 2008 Water and Sewer Plan	Forks of the Road	June 2017	7/13/17
Pre-dates 2008 Water and Sewer Plan	Brooks Drive South	October 2017	11/07/17
Pre-dates 2008 Water and Sewer Plan	Town of Upper Marlboro Maintenance Facility	November 2017	12/04/17

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

HISTORIC PRESERVATION

Historic Property Grant Program

In 2017, the Prince George's County Planning Board awarded \$250,000 in Historic Property Grants to 7 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, 2017, 51 easements have been recorded, protecting historic sites countywide.

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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 2017, there were 112 development cases reviewed for impacts to archeological resources. Four 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 three sites. One cemetery was located and documented on one development property. The cemetery will be preserved and incorporated into the development. One cemetery, the Addison Family Cemetery located within the National Harbor development, was moved to St. John’s Episcopal Church in Broad Creek. 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, ten development projects containing architectural resources that are more than 50 years of age were required to document the structures prior to demolition.

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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 2017. 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 15 provides a summary of the enacted text amendments in 2017.

Table 15: Amendments to Zoning Regulations in 2017

Reference #	Description
CB-2-2017	A bill for the purpose of permitting an Adult Day Care Center in the Employment and Institutional Area (E-I-A) Zone.
CB-4-2017	A bill concerning C-O Zone for the purpose of permitting certain residential development within the C-O (Commercial-Office) Zone, under certain specified circumstances.
CB-10-2017	A bill for the purpose of permitting the use of signs promoting Agritourism and generally relating to Agritourism signs.
CB-15-2017	A bill concerning Special Exceptions for a retail tobacco business for the purpose of providing a definition for retail tobacco business uses in the Zoning Ordinance; amending the Commercial Zones Table of Uses and Mixed Use Table of Uses to permit retail tobacco business 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), and M-X-C (Mixed Use - Community) Zones; providing approval criteria for approval of Special Exceptions for retail.
CB-16-2017	A bill for the purpose of amending the definition of Agriculture in the Zoning Ordinance to include the production of mulch.
CB-17-2017	A bill for the purpose of amending the Zoning Ordinance provision limiting the zoning classification applicable to conveyances of land by the University of Maryland or the State of Maryland.
CB-28-2017	A bill for the purpose of amending the commercial table of uses in the Zoning Ordinance to prohibit Hotel or Motel uses on commercial property located within a certain distance of land used for the installation and operation of high-voltage equipment at substations uses that were existing on a certain date for purposes of electrical generation, transmission, and distribution in connection with providing public utility service in the County by a regulated public utility, in furtherance of the public safety, health, and welfare of the citizens.

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Reference #	Description
CB-29-2017	An ordinance concerning the R-R ZONE AND R-18C Zone for the purpose of permitting apartment housing for elderly or handicapped families in the R-R and R-18C Zones without a special exception under certain circumstances.
CB-30-2017	An ordinance for the purpose of restricting certain commercial uses in Residential Zone property not otherwise expressly provided for in Section 27-441.
CB-33-2017	A bill concerning Residential Zones – Accessory Uses – Home Occupation for the purpose of amending the definition of Home Occupation within the Zoning Ordinance and permitting the use in the residential zones of Prince George's County, under certain specified circumstances.
CB-34-2017	A bill concerning Private Limousine Service Dispatching Stations in the I-3 Zone for the purpose of clarifying the requirements set forth in the Zoning Ordinance for Private Limousine Service Dispatching Stations, a permitted use, in the I-3 (Planned Industrial - Employment Park) Zone, under certain specific circumstances.
CB-36-2017	A bill concerning the R-S Zone for the purpose of amending the R-S (Residential Suburban Development) Zone development regulations in the Zoning Ordinance for development of attached residential units within a Mixed Retirement Development, under certain circumstances.
CB-47-2017	A bill concerning medical cannabis dispensary for the purpose of permitting Medical Cannabis Dispensary uses in the Major Activity Center (M-A-C) Zone, subject to certain requirements.
CB-59-2017	A bill for the purpose of amending the requirements of the Zoning Ordinance to permit gas station, food or beverage store, or vehicle lubrication or tune-up facility uses within the Limited Intensity Industrial (I-4) Zone, under certain circumstances.
CB-69-2017	A bill for the purpose of permitting certain residential development in the Commercial Shopping Center (C-S-C) Zone, under certain specified circumstances.
CB-74-2017	A bill for the purpose of providing an exception to the requirements of the County Subdivision Regulations to allow certain structural repairs, under specified circumstances, to aged residential structures, in furtherance of safeguarding the public safety, health, and welfare of the citizens and residents of Prince George's County.
CB-79-2017	A bill for the purpose of providing a definition for a new "performance arts rehearsal studio" use in the Zoning Ordinance; permitting the use on land within the Light Industrial (I-1) Zone under certain circumstances; and providing regulations for certain minimum off-street parking requirements applicable to performance arts uses in Prince George's County.
CB-82-2017	A bill for the purpose of providing gas station and food or beverage uses within the Military Installation Overlay (M-I-O), Light Industrial (I-1) and the Heavy Industrial (I-2) Zones under certain circumstances.
CB-84-2017	A bill for the purpose of clarifying the authority of the Director of the Department of Permitting, Inspections and Enforcement to issue grading, building, and use and occupancy permits.
CB-88-2017	A bill concerning R-R Zone for the purpose of amending, under certain specified circumstances, the local land use and development requirements for health campus uses in the R-R 9Rusal (Residential) Zones of Prince George's County, Maryland.

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ZONING MAP AMENDMENTS

There were three Zoning Map Amendments in 2017 as provided in Table 16 and Map 7. One hundred percent of the Zoning Map Amendments are within the PFA.

Table 16: Zoning Map Amendments in 2017

Zoning Map Amendment	Description
A-10037 American Rescue Workers	Zoning Map Amendment A-10037 was approved in 2017 to rezone property from the R-R Zone to the I-2 Zone. The property is located in Capitol Heights.
A-10036 Donnell Drive	Zoning Map Amendment A-10036 was approved in 2017 to rezone property from the R-T Zone to C-M. The property is located in District Heights.
A-10035 Smithfield Properties	Zoning Map Amendment A-10035 was approved in 2017 to rezone property from the I-3 Zone to I-2. The property is located in Landover.

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

Section II: Mapping and GIS Shapefiles

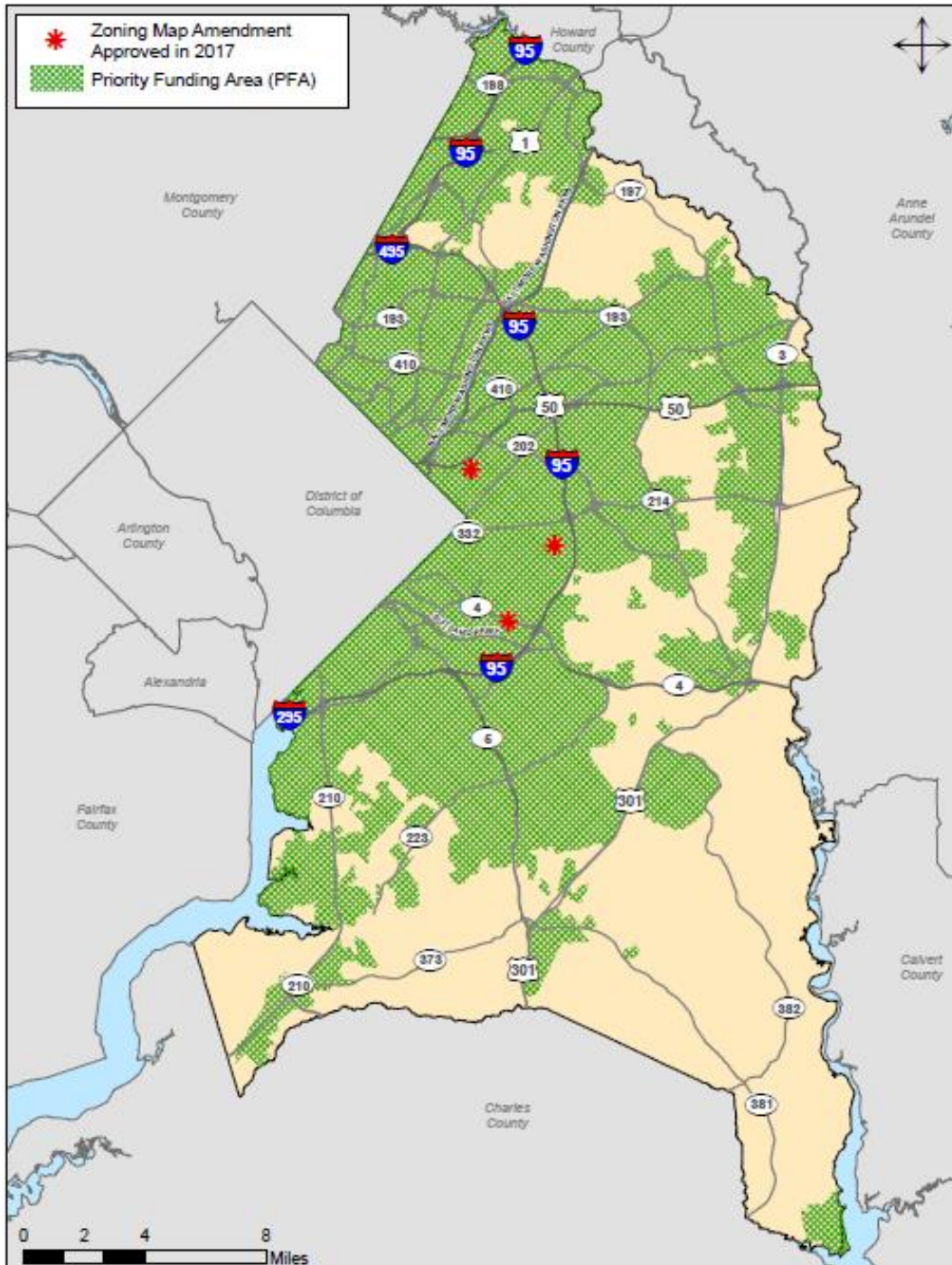
(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y N

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 2017**



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 immediately following Table 16.

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.

The development patterns changes that occurred in Prince George's County

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 the majority of future residential and employment growth and development in the county (also see Plan 2035 Center Classification in the Land Use chapter).
2. **Employment Areas** command the highest concentrations of economic activity in four targeted industry clusters—healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.
3. **Local Centers** are focal points of concentrated residential development and limited commercial activity serving our Established Communities.
4. **Established Communities** make up the County’s heart—its established neighborhoods, municipalities, and unincorporated areas outside of designated centers.

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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 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.

All of the 2017 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 was approved in 2006 and amended in 2011. It is comprised of two parts; the District Elements and the Federal Elements. The Federal Elements, which included a new Urban Design Element, was updated and adopted by the National Capital Planning Commission on February 4, 2016. The Comprehensive Plan for the National Capital is consistent with the Plan 2035. Historically, DC 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. 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 surrounding counties will continue to make up a larger share of that growth. The Plan 2035 designates

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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.

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 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 PlanMaryland.

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 the vast majority of 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 in 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 2017 reporting year, the consultant team, pursuant to project staff direction and based on stakeholder feedback, presented the 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. Comments were due on December 15, 2017, and these comments were under initial review at the end of the reporting year.

- (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 2017

There were over 1,800 residential permits issued in Prince George’s County in 2017 and 65 percent were issued for properties located within the PFA as provided in Table 17. Thirty-five percent or 639 of the residential permits issued in 2017 were for properties located outside the PFA. In 2016, 1,474 residential permits were issued. There was an increase of 333 or 18 percent in residential permits issued in the County from 2016 to 2017.

Table 17: New Residential Permits Issued in 2017

Residential Permits	PFA	NON-PFA	Total
# New Residential Permits Issued	1,168	639	1,807

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

COMMERCIAL PERMITS ISSUED IN 2017

In 2017, there were 89 commercial permits issued in Prince George’s County. Approximately 91 percent of commercial permits issued in the County in 2017 were located within the Priority Funding Area. In 2016, there were 34 commercial permits issued within the County. There was a 38 percent increase in commercial permits issued between 2016 and 2017. Table 18 provides the total building square feet and total area approved in gross acres for the commercial permits issued in 2017.

Table 18: Commercial Permits Issued in 2017

COMMERCIAL PERMITS	TOTAL
# Commercial Permits	89
Total Building Square Feet Approved (Gross)	58,001,363
Total Area (Gross Acres)	1,332

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

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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 2017, 391 acres of agricultural land were preserved in Prince George’s County using the Historic Agricultural Resource Preservation Program (HARPP). There were two purchases made in 2017 for 104 acres using a grant provided by Maryland Department of Natural Resources Rural Legacy Program. Under HARPP and the Rural Legacy Program, over 495 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 five of the six preserved properties or eighty-three percent 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 2017

Program	Property	Tax Account Number	Within PFA	Within PPA	Easement Purchase Price	Total Acreage	Date Settled
HARPP	Parcels 197 & 198	843839	No	Yes	\$408,482.38	82.79	12/27/2017
HARPP	62	837146	No	Yes	\$266,482.70	65.05	8/11/2017
HARPP	17	1781749	No	No	\$395,752.65	89.14	8/30/2017
HARPP	64	1133107	No	Yes	\$263,037.46	50.18	5/23/2017
Rural Legacy	119	3646809	No	Yes	\$298,604.17	50.78	2/7/2017
Rural Legacy	5	0267047	No	Yes	\$316,007.00	53.01	5/3/2017

Source: Prince George’s County Soil Conservation District and Prince George’s County Planning Department, April 2018.

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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 2017, 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 5% 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 2017

Dwelling units in 2017	Dwelling Units in County
Total Dwelling Units	350,638
Dwelling Units in PFA	332,218
Dwelling Units Outside PFA	18,420
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.

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?

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(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 2016 as part of the 2015 Annual Report.

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: **June 2016**

**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 2017 are due July 1, 2018.)

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- (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

Comment: The 2017 Annual Report will provide the APF Restrictions for 2016 and 2017. 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, 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.

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APF FOR SCHOOLS, PUBLIC SAFETY FACILITIES AND WATER AND SEWER IN 2016 AND 2017

In 2016 and 2017, 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 2016 or 2017.

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 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 2016, the Prince George’s County Planning Board acted on nine cases where the applicant were required to make off-site bicycle, pedestrian and transit improvements pursuant to Section 24.124.01 (the bicycle and pedestrian adequacy requirements). Table 21 provides a list of all the cases that were subject to the adequacy requirements in 2016 and a summary of the specific improvements required. All nine properties were located inside the Priority Funding Area.

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Table 21: Bicycle and Pedestrian APF Improvements Required in 2016

#	Case Name	Case Number	Location of APF Improvements	Type of Facility Required	Proposed Resolution
1	Glenn Dale Commons	4-16010	Aerospace Road and Forbes Boulevard	Road restriping plan bicycle and pedestrian improvements.	Condition 13 required that the restriping plan include 1) parallel parking 2) five-foot bike lanes, 3) 2 11-foot travel lanes, and 4) installation of appropriate pavement markings and signage.
2	Branch Avenue LIDL	5-16011	Scottish Avenue	Sidewalk construction along Branch Avenue.	Condition 4 required the installation of an off-site sidewalk. At the time of DSP-16006 it was determined that this sidewalk will be along the east side of Scottish Avenue.
3	Vista Gardens West	4-13024	MD 450 and MD 704 near the subject site.	Bus shelters, pedestrian safety improvements.	Condition 23 required 1) 2 bus shelter installations, 2) 2 pedestrian crossing beacons with crosswalk/ADA ramps, and 1) rapid flash beacon with crosswalk/ADA ramps.
4	Cabin Branch	4-13005	Presidential Parkway	Bus shelter installation.	Condition 19 required two off-site bus shelter installations.
5	Belnor Senior Residence	4-16004	St. Barnabas Road	One bus shelter installation Cost cap: \$36,600.	Condition 10 requires the installation of one bus shelter at an existing stop along St. Barnabas Road.
6	Artisan	4-16027	Rhode Island Avenue	Bus shelter installation.	Condition 2 required one bus shelter installation along Rhode Island Avenue.
7	Brooks Drive Property	4-16018	Brooks Drive and MD 4	Wide sidewalk, shared use path, and crosswalk improvements.	Condition 15 requires 1) crosswalk and ADA ramp installation along Brooks Drive, 2) widen existing sidewalk along Brooks Drive to eight-feet for the site’s frontage 3) Provide a shared use path along MD 4 to the existing bus stop.
8	New Carrollton	4-16023	Vicinity of the New Carrollton Metro	A variety of bicycle and pedestrian safety improvements near the Metro.	Condition 8 requires that at the time of each DSP, off-site improvements will be provided consistent with Section 24-124.01. These improvements will include 1) Pedestrian signals, ADA enhancements, and LED lighting at the Corporate Drive and Garden City Drive intersection, 2) Pedestrian signals, ADA enhancements, and LED lighting at the Corporate Drive and Pennsy Drive intersection, 3) four bus shelter installations, 4) crosswalk striping at Professional Place and Cobb Road, 5) pedestrian safety signage, 6) extending the median along Harkins Road to serve as a pedestrian refuge, and 7) Bicycle signage along Ellin Road and 85 th Avenue.

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9	210 Maryland Park Drive	4-15029	Maryland Park Drive	ADA enhancements, crosswalk improvements, Shared-lane Markings, and sidewalk installation.	Based on discussions with the applicant and DPIE, the following improvements were required along Maryland Park Drive: 1) ADA ramps and crosswalks for the Maryland Park Drive intersection with Early Street, 2) ADA ramps and crosswalks for the Maryland Park Drive intersection with Eagle Street, 3) ADA ramps and crosswalks for the Maryland Park Drive intersection with Coolidge Street, 4) ADA ramps and crosswalks for the Maryland Park Drive intersection with Davey Street, 5) Shared-lane markings along both sides of Maryland Park Drive (MD 214 to Davey Street) and 6) sidewalk reconstruction along Maryland Park Drive between Crown Street and Coolidge Street.
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In 2017, 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 22 provides the bicycle and pedestrian improvements that were required as a condition of approval in 2017.

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Table 22: Transportation - Bicycle and Pedestrian APF Improvements Required in 2017

Project Name	Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution Required in 2017
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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Project Name	Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution
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.
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.

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Table 23: Transportation - Road APF Improvements Required in 2016

In 2016, there were 11 cases where applicants were required to make road improvements as a condition of approval as provided in Table 23.

#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
1	Westphalia Row, Phase III	4-15021	Preliminary Plan of Subdivision	Sansbury Road and D’Arcy Road	Transportation Facility	Condition imposed on 1/7/2016 requiring signalization and geometric modifications to the intersection.
				Ritchie Marlboro Road and Sansbury Road	Transportation Facility	Condition imposed on 1/7/2016 requiring geometric modifications to the intersection.
				Ritchie Marlboro Road and White House Road	Transportation Facility	Condition imposed on 1/7/2016 requiring geometric modifications to the intersection
2	TLBT Bowie	4-15024	Preliminary Plan of Subdivision	MD 450	Transportation Facility	Condition imposed on 3/24/2016 denying direct access to MD 450.
3	Vista Gardens West	4-13024	Preliminary Plan of Subdivision	MD 450 and MD 704	Transportation Facility	Condition imposed on 7/7/2016 requiring geometric modifications to the intersection.
				MD 704 and Forbes Boulevard	Transportation Facility	Condition imposed on 7/7/2016 requiring geometric modifications to the intersection.
				MD 704 and site access	Transportation Facility	Condition imposed on 7/7/2016 requiring signalization and geometric modifications to the intersection.
				MD 450 and Baltimore Lane/WB&A Trail	Transportation Facility	Condition imposed on 7/7/2016 requiring signalization modifications to the intersection.
4	Allentown Andrews Gateway	4-15022	Preliminary Plan of Subdivision	MD 337 and site access	Transportation Facility	Condition imposed on 7/7/2016 requiring signalization and geometric modifications to the intersection.
				MD 337 and Perrie Lane	Transportation Facility	Condition imposed on 7/7/2016 requiring geometric modifications to the intersection.

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5	Galilee Baptist Church	4-16008	Preliminary Plan of Subdivision	MD 223 and Marlboro Pike	Transportation Facility	Condition imposed on 7/7/2016 requiring geometric modifications to the intersection
6	Jain Temple	4-15025	Preliminary Plan of Subdivision	Pine Street	Transportation Facility	Condition imposed on 9/29/2016 denying access to Pine Street
				Macon Street	Transportation Facility	Condition imposed on 9/29/2016 denying access to Macon Street
7	Blue	4-15016	Preliminary Plan of Subdivision	US 1	Transportation Facility	Condition imposed on 10/6/2016 limiting access to US 1
8	Lidl College Park	DSP-07079/01	Detailed Site Plan	US 1	Transit Facility	Condition imposed on 10/20/2016 requiring the installation of a bus shelter along US 1
9	Ritchie Station Marketplace	4-16025	Preliminary Plan of Subdivision	I-95/I-495	Transportation Facility	Condition imposed on 12/1/2016 denying direct access to I-95/I-495
				Ritchie Marlboro Road	Transportation Facility	Condition imposed on 12/1/2016 denying direct access to Ritchie Marlboro Road
10	Brooks Drive South	4-14008	Preliminary Plan of Subdivision	Brooks Drive and site access	Transportation Facility	Condition imposed on 12/8/2016 requiring geometric modifications to the intersection
				MD 4	Transportation Facility	Condition imposed on 12/8/2016 denying direct access to MD 4
11	Karington	4-04035	Preliminary Plan of Subdivision	MD 214 and Old Central Avenue	Transportation Facility	Condition imposed on 12/15/2016 as part of the reconsideration of the case requiring signalization modifications to the intersection

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

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.
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

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						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
				Addison Road and North Site Access	Transportation Facility	Condition imposed on 12/14/2017 requiring signalization modifications to the intersection
				Addison Road and South Site Access	Transportation Facility	Condition imposed on 12/14/2017 requiring signalization modifications to the intersection
				Addison Road and Walker Mill Road	Transportation Facility	Condition imposed on 12/14/2017 requiring geometric modifications to the intersection

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d. Indicate a point of contact(s)?

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Tiffany Williams Jennings, Project Manager for the 2017 Annual Report, is the point of contact. She can be reached by phone at (301) 952-3248 or via email at tiffany.williamsjennings@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.