

MARCH 1994

MELWOOD WESTPHALIA

Approved Master Plan & Sectional Map Amendment

(PLANNING AREAS 77 AND 78)



ABSTRACT

TITLE: Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Approved Master Plan and Sectional Map Amendment for Planning Areas 77 and 78

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ABSTRACT: This document contains maps and supporting text of the Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78). The Plan supersedes that part of the 1973 Subregion VI Master Plan and the 1980 Melwood Special Treatment Area Plan. The Plan is an amendment to *The General Plan for the Maryland-Washington Regional District within Prince George's County, Maryland*, approved by the District Council in 1982; *the 1982 Master Plan of Transportation*, *the 1983 Functional Master Plan for Public School Sites*; *the 1990 Public Safety Master Plan*; the 1975 *Countywide Trails Plan* and the 1985 *Equestrian Addendum*. Developed by the Commission with the assistance of the Melwood-Westphalia Citizens' Advisory Committee, this Plan contains information on existing plans of the area, existing land use and zoning characteristics, and the history. Goals, objectives, background/basic issues, concepts, recommendations and guidelines for the nine major chapters set forth are: Historic Preservation, Environmental Envelope, Sand and Gravel, Residential Areas, Commercial Areas and Activity Centers, Employment Areas, Impact of AAFB, Circulation and Transportation, and Public Facilities. Major recommendations are preservation of natural assets as part of the development process; extraction of sand and gravel deposits with appropriate reclamation prior to permanent development; preservation of historic resources; development of a planned community; protection of established residential communities; expansion of employment areas; provision of an efficient transportation system; provision of an adequate park system and other public facilities to meet local needs; and recommendations to amend or enact regulations to achieve land use compatibility with Andrews Air Force Base. The Sectional Map Amendment includes the approved zoning changes which are designed to implement the Plan's land use recommendations.

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(PLANNING AREAS 77 AND 78)



The Maryland-National Capital Park & Planning Commission
Fourth Floor, County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

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The Maryland-National Capital Park and Planning Commission is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- the acquisition, development, operation, and maintenance of a public park system; and
- in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board, appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Performs technical analyses and offers advice and recommendations regarding most matters related to existing and future...
...use of land including the enhancement of the physical environment, and
...provision of public facilities and services.
- Works on a set of specific projects and tasks annually set forth in a work program and budget adopted by the Prince George's County Council and performs such other tasks in response to emerging issues as resources permit.
- Works under the direction of the Prince George's County Planning Board.
- Is an organization of people that is here to serve people...our elected and appointed officials, our fellow public staffs, and our citizens...individually and/or collectively. The staff will maintain a partnership with people. It will assist and advise you, and will expect your assistance and advice.
- Maintains competent and professionally able staff to perform our duties and responsibilities.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

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Planning Areas 77 and 78
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FOREWORD

The Prince George's County Planning Board is pleased to make available the Approved Master Plan and Sectional Map Amendment (SMA) for Melwood-Westphalia (Planning Areas 77 and 78).

The Master Plan was developed by The Maryland-National Capital Park and Planning Commission, with the assistance of the Citizens' Advisory Committee. The expressed purpose of the Citizens' Advisory Committee was to reflect a wide spectrum of community viewpoints in developing a plan that is responsive to local needs. The Committee was appointed by the Prince George's County Planning Board and confirmed by the County Council. The Committee participated in all aspects of plan development. The Commission is most appreciative of the contribution of the Citizens' Advisory Committee.

A joint Prince George's County Planning Board/Prince George's District Council (County Council) public hearing on the Preliminary Master Plan was held on January 26, 1993.

The Master Plan was adopted and the SMA was endorsed by the Planning Board on June 3, 1993. Following Council worksession, a public hearing was held on a resolution of proposed Plan/SMA amendments (CR-81-1993), and the Plan and SMA were approved by the Council on March 22, 1994 (CR-25-1994).

Two public hearings were held during the process of developing the Plan and SMA. These public hearings were advertised through mailings to everyone who owns property in the Planning Areas. All comments and recommendations presented at the public hearings became matters of public record and were summarized and reviewed by the Planning Board and/or the District Council in their deliberations prior to their actions on the Master Plan and SMA.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rhoads", is written over a horizontal line.

John Rhoads, Chairman
Prince George's County Planning Board



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