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# MELWOOD WESTPHALIA

Approved Master Plan & Sectional Map Amendment  
(PLANNING AREAS 77 AND 78)

## IV. PLAN IMPLEMENTATION





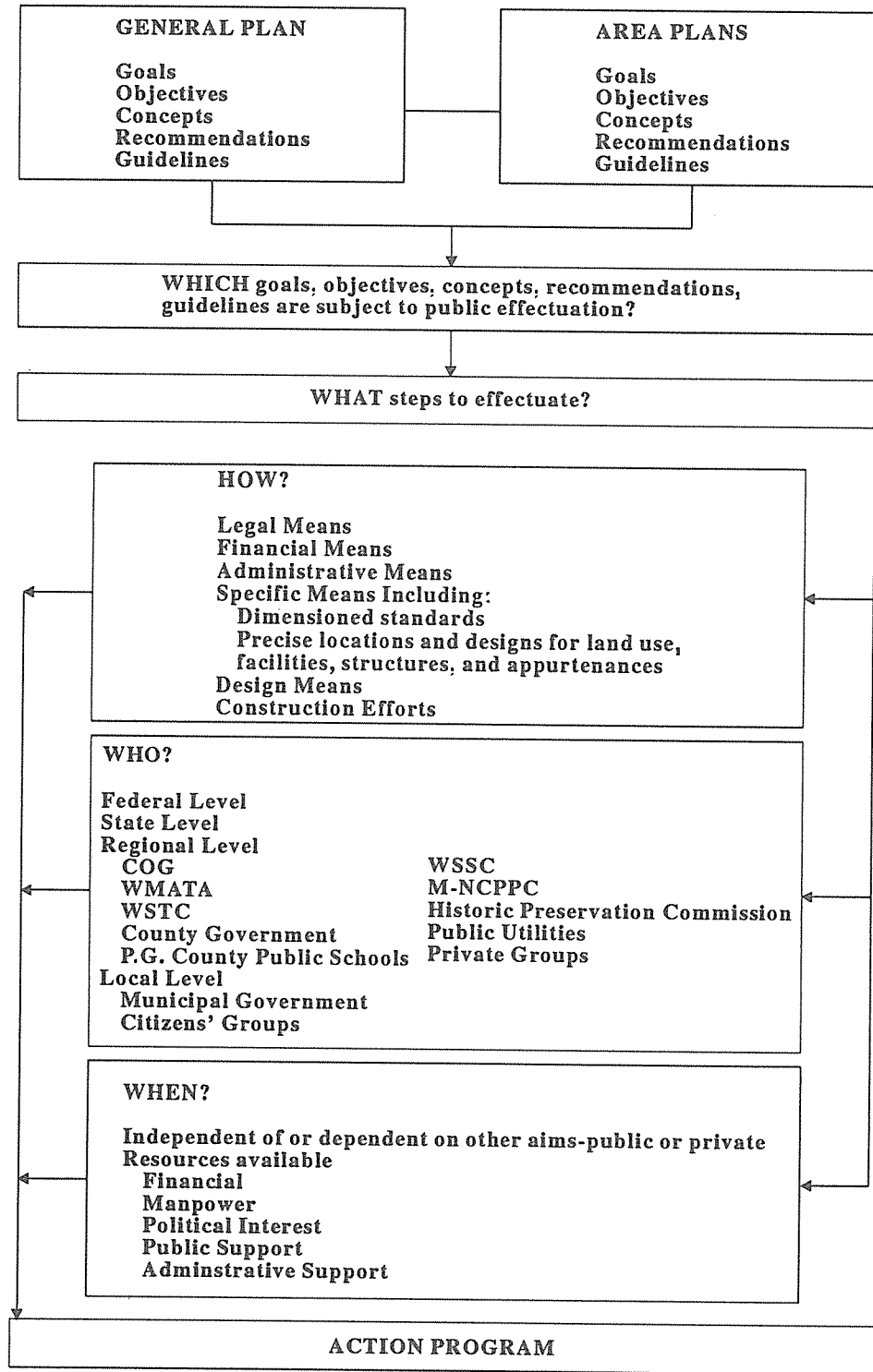
# ACTION PROGRAMS

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Implementation of both this Master Plan and the County's General Plan depends on the cooperative decisions and actions of all levels of government and related agencies, developers, citizens, and other private groups and individuals. How and when this may occur is summarized in the adjoining flow chart (Figure 5). The official Action Program to ensure that future change in the Planning Areas is consistent with the terms of these two documents is a composite of many different techniques, each administered in its own legislative context. They include the following:

- Implement approved public facility programs identified in the Master Plan (e.g., the County's Capital Improvement Program, the State Highway Administration's Consolidated Transportation Program, the Ten-Year Water and Sewerage Plan) as a means of achieving the goals and objectives of the Plan in a manner that is consistent with the Plan's recommendations and guidelines.
- M-NCPPC shall review and make recommendations on development applications (site plans, requests for rezoning, special exceptions, departures from design standards, subdivisions, variances, mandatory referrals and building permits) that identify inconsistencies between the application and the recommendations and guidelines in the Plan.
- Draft legislation to establish a mandatory requirement that all development applications are reviewed for consistency with the Master Plan.
- Draft legislation to establish that any functions of Federal and State Governments carried out within the Planning Areas are reviewed for consistency with the specific policies, recommendations and guidelines of the Master Plan through the existing mandatory referral process.
- Encourage Comprehensive Design Zone development in the area described as the planned community in Planning Area 78.
- Adopt a Sectional Map Amendment concurrently with Master Plan approval to legally revise the official zoning maps.

**From Policy Plan... Through Policy Process... To Action Program**





# SECTIONAL MAP AMENDMENT

## INTRODUCTION

The Comprehensive Master Plan for Melwood-Westphalia includes the preceding land use plan along with this Sectional Map Amendment (SMA). The SMA will facilitate implementation of the land use recommendations for the foreseeable future, generally considered to be 6 to 10 years.

## COMPREHENSIVE REZONING IMPLEMENTATION POLICIES

### PUBLIC LAND

Besides residential, commercial, and industrial land there is land devoted to public use. This public land, primarily existing and proposed parks, schools, libraries, government buildings and other public facilities, is now classified in various zoning categories. The established policy supported by the Prince George's County Planning Board and the District Council states *that all public land should be placed in the most restrictive and/or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area.* This policy takes into account the idea that the zoning of public land, just as private land, should be compatible with surrounding zones. It will eliminate any "islands" of inharmonious zoning, while still providing for the public use, and should further assure compatibility of any future development or uses if the property is returned to private ownership.

A distinction is made where parcels of land are set aside ultimately for public open space as part of a large-scale open space network. In these cases, such as the County-owned sanitary landfill site, the O-S Zone has been

applied, being the most appropriate zone, pursuant to its description in the Zoning Ordinance.

Federal and/or State properties which are scattered throughout the County enjoy a unique status whereby the Federal and State governments are not subject to the requirements of the Zoning Ordinance. The intent of the comprehensive rezoning process is to apply a zoning category to *all* land, including federal properties, without regard to its peculiar zoning status. The O-S Zone is generally applied to Federal and State properties, unless specific uses of the property or intended character of the property and/or area should warrant another zoning category.

### GUIDELINES FOR COMMERCIAL ZONING

In commercial areas, the zoning proposal recommends the most appropriate of the "use-oriented" commercial zones listed in Part 6, Division 2, of the Prince George's County Zoning Ordinance: C-A, C-O, C-S-C, or C-M. The choice of zone was determined by the commercial needs of the area, the master plan guidelines, and the status of development on the property and surrounding area, keeping in mind the types of existing uses, if any.

### LIMITATIONS ON THE USE OF ZONES

Reclassification of an existing zone to a zone requiring less intensity of use is prohibited where:

- (a) "The property had been rezoned by Zoning Map Amendment within five years prior to the initiation of the Sectional Map Amendment, or during the period between initiation and transmittal to the District Council, and the property owner had not

consented (in writing) to the zoning;" [(Section 27-223(d)(1)), or

- (b) "If, based on existing physical development at the time of adoption of the Sectional Map Amendment, rezoning would create a nonconforming use. The rezoning may be approved, however, if there is a significant public benefit to be served by the rezoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the rezoning, the Planning Board shall identify these properties and provide written justification supporting the rezoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment." [Section 27-223(2)]

The defined order, from the least intensive to the most intensive, is as follows: O-S, R-A, R-E, R-L, R-R, R-S, R-80, R-55, R-M-H, R-35, R-20, R-M, R-T, R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A, C-O, C-S-C, C-1, C-G, C-W, C-M, C-H, L-A-C, M-A-C, I-3, I-4, I-1, I-2, E-I-A, M-X-T, and R-P-C. [Section 27-425 through Section 27-548]

Existing uses that are not permitted in the new zone can be certified as nonconforming upon application and approval by the Planning Board and can continue to operate. The nonconforming use may continue as long as activity does not stop for more than the 180-day grace period allowed by the Zoning Ordinance, assuming, of course, that the use in question complied with the provisions of the Zoning Ordinance when it began operation. Further, a nonconforming use can be enlarged or extended with the approval of a special exception subsequent to certification.

## CONDITIONAL ZONING

Extraordinary safeguards, requirements, and conditions beyond the normal provisions of the Zoning Ordinance which can be attached to individual zoning map amendments via Conditional Zoning cannot be utilized in Sectional Map Amendments. In the individual rezoning process, conditions are used to protect surrounding properties from adverse effects which might accrue from a specific zoning map amendment, or to enhance coordi-

nated, harmonious, and systematic development of the Regional District. When approved by the District Council, and accepted by the zoning applicant, conditions become a part of the County Zoning Ordinance requirements applicable to a specific property and are as binding as any other provisions of the Ordinance. [See Conditional Zoning Procedures, Section 27-157(b)(c).]

Sectional Map Amendments, on the other hand, theoretically fulfill both of the objectives for which conditions might be applied in an individual zoning case, e.g. to protect from adverse effects of otherwise appropriate zoning and development, or to enhance development of the District, since all zoning in a planning area is assumed to be reviewed comprehensively.

## COMPREHENSIVE DESIGN ZONES

Comprehensive Design Zones may be included in a Sectional Map Amendment. However, the flexible nature of these zones, permitting an individual property owner/developer to design a mixture of uses around natural features of the landscape, requires a Basic Plan of development to be submitted through the zoning application process (Zoning Map Amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a Basic Plan, identifying land use types, quantities, and relationships, that a comprehensive design proposal can be recognized. Therefore, an application must be filed, including a Basic Plan; and the Planning Board must have considered and made a recommendation (see Section 27-476 of the Zoning Ordinance) on the zoning application in order for the Comprehensive Design Zone to be included within the Sectional Map Amendment.

## ZONING IN DETAIL

The Sectional Map Amendment (SMA) is intended to implement the Master Plan's land use recommendations. The SMA will be adopted as an amendment to the official zoning maps concurrently with Master Plan approval. There are 24 proposed zoning changes.

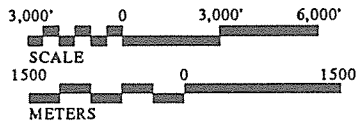
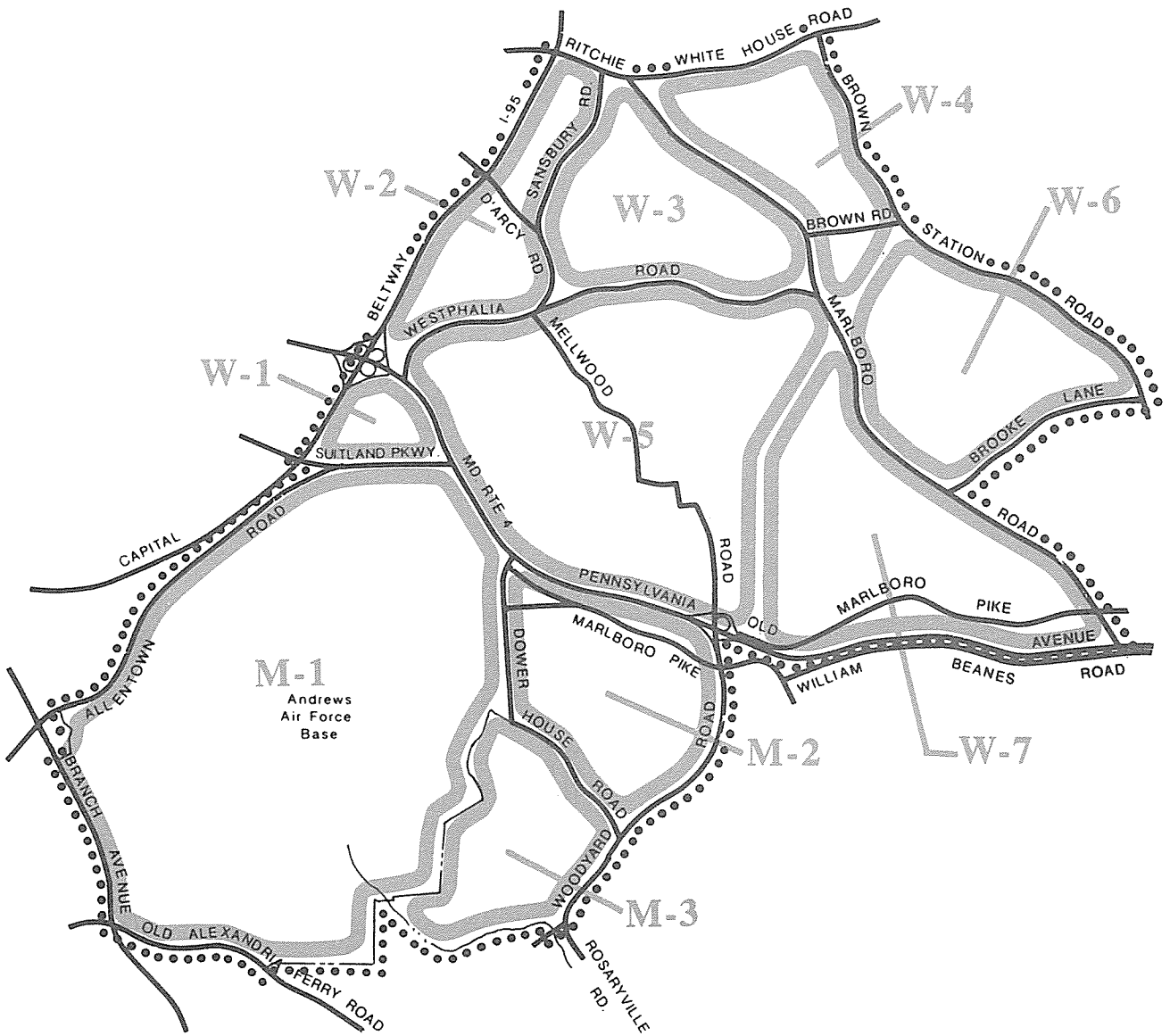
To assist this process, the Planning Areas were divided into 10 analysis areas (W1-7 and M1-3), as shown on the Analysis Areas Map (Map 19). Table 21 contains the zoning inventory totals, and Table 22 provides an aggregate inventory of the zoning changes.

**TABLE 21: APPROVED SMA ZONING INVENTORY**  
**Planning Areas 77 and 78 (acres) (March 1994)**

<u>Zone</u>	<u>Prior Zoning</u>	<u>Net Change</u>	<u>Approved Zoning (per SMA)</u>
O-S	386.6	-93.0	293.6
R-A	3,747.9	-1036.0	2,711.9
R-E	1,568.3	+132.9	1,701.2
R-R	1,716.9	+833.7	2,550.6
R-S (2.6)	243.9	0.0	243.9
R-M-H	0.0	+76.3	76.3
R-T	39.8	+5.0	44.8
R-18	43.8	0.0	43.8
C-O	14.2	+2.1	16.3
C-A	1.1	0.0	1.1
C-S-C	23.7	+1.2	24.9
C-M	30.0	-18.8	11.2
L-A-C	4.0	0.0	4.0
I-1	5,082.4	+36.8	5,119.2
I-2	111.2	0.0	111.2
I-3	162.2	-19.3	142.9
I-4	494.4	-2.3	492.1
M-X-T	0.0	+81.4	81.4
Rights-of-way	1,052.8	0.0	1,052.8
<b>TOTAL</b>	<b>14,723.2</b>	<b>0.0</b>	<b>14,723.2</b>

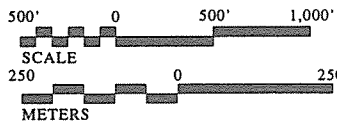
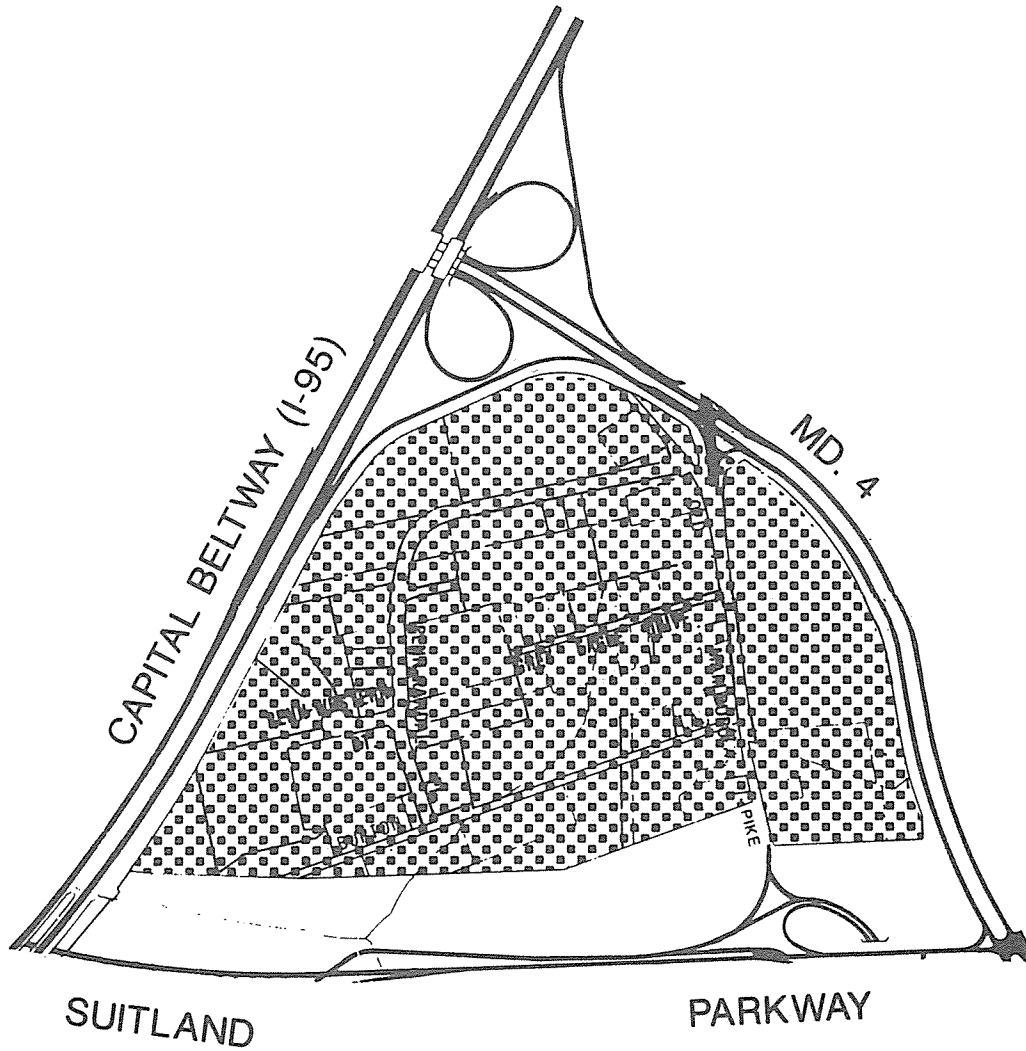
**TABLE 22: AGGREGATE INVENTORY OF APPROVED SMA ZONING CHANGES**  
**Planning Areas 77 and 78 (acres)**

O-S	to	R-E	<u>132.9</u>
		<b>Subtotal</b>	<b>132.9</b>
R-A	to	O-S	39.9
		R-R	1,015.1
		C-M	0.9
		I-3	<u>17.3</u>
		<b>Subtotal</b>	<b>1,073.2</b>
R-R	to	R-A	37.2
		R-M-H	76.3
		R-T	5.0
		C-O	2.1
		I-1	51.1
		I-4	<u>9.7</u>
		<b>Subtotal</b>	<b>181.4</b>
C-M	to	C-S-C	1.2
		I-1	<u>18.5</u>
		<b>Subtotal</b>	<b>19.7</b>
I-1	to	M-X-T	<u>66.8</u>
		<b>Subtotal</b>	<b>66.8</b>
I-3	to	I-1	22.0
		M-X-T	<u>14.6</u>
		<b>Subtotal</b>	<b>36.6</b>
I-4	to	I-1	<u>12.0</u>
		<b>Subtotal</b>	<b>12.0</b>
		<b>Total SMA Zoning Changes</b>	<b>1,522.6</b>

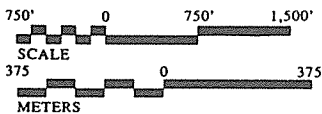
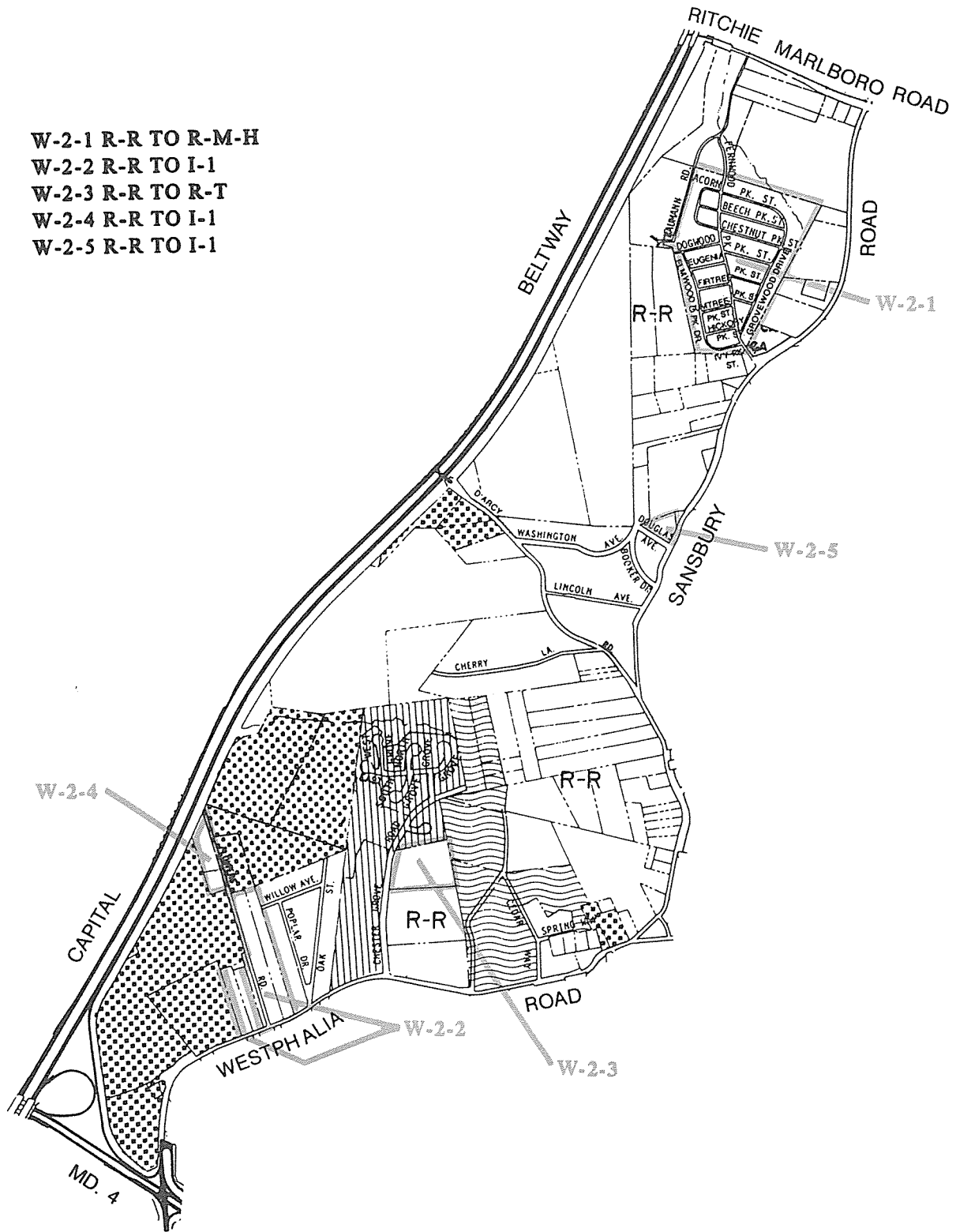




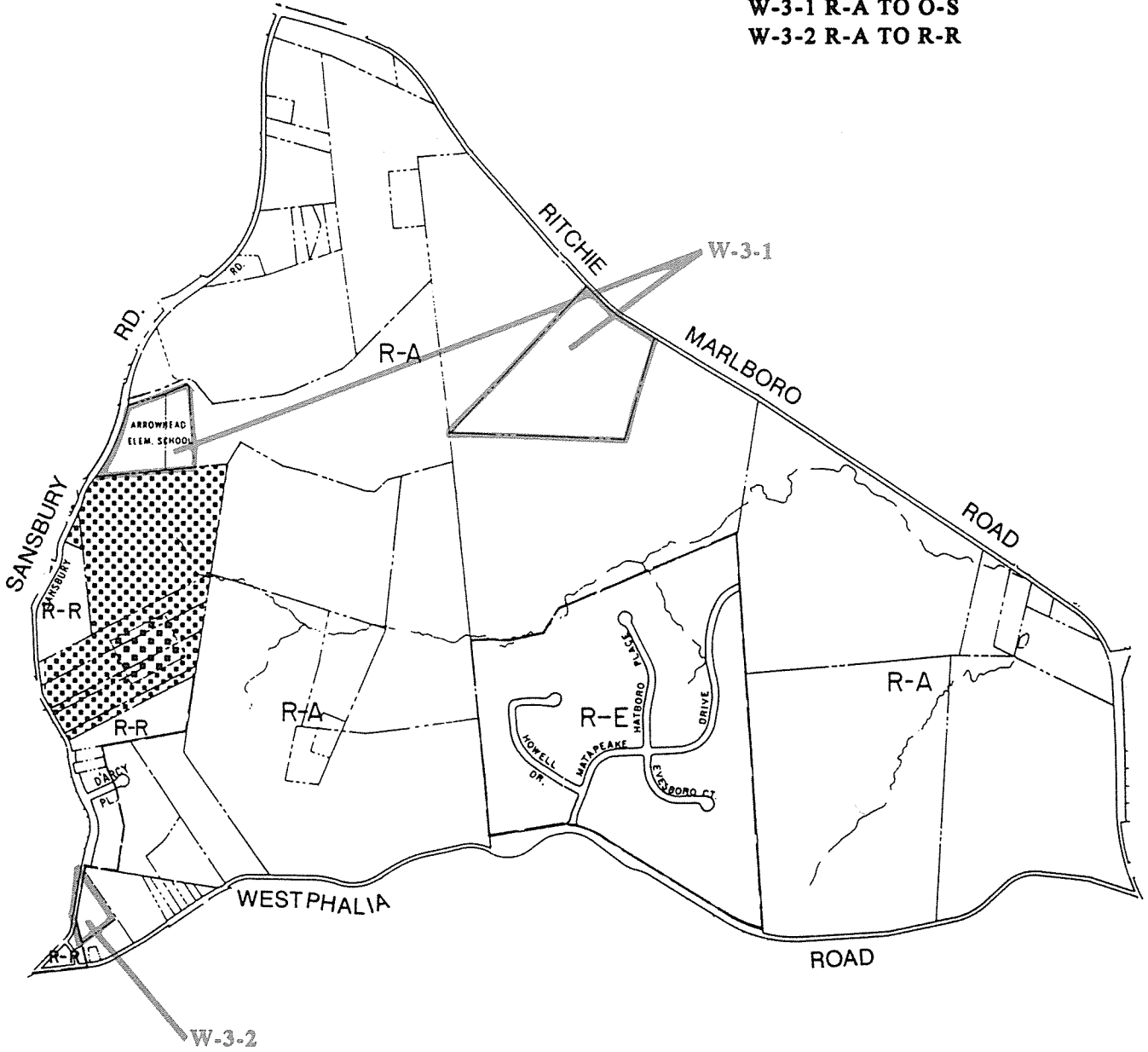
NO ZONING CHANGES



- W-2-1 R-R TO R-M-H
- W-2-2 R-R TO I-1
- W-2-3 R-R TO R-T
- W-2-4 R-R TO I-1
- W-2-5 R-R TO I-1



**W-3-1 R-A TO O-S**  
**W-3-2 R-A TO R-R**



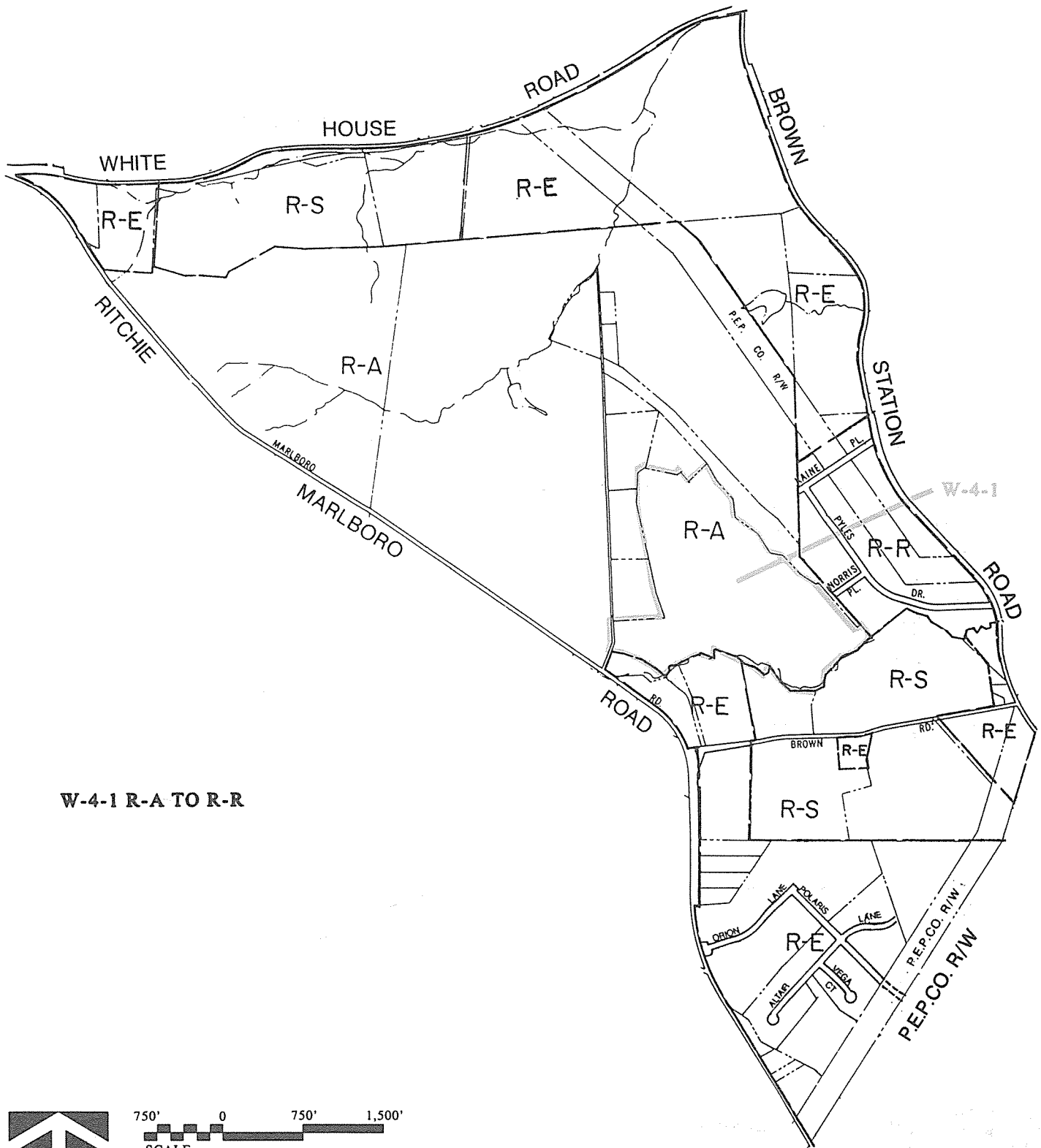
750' 0 750' 1,500'



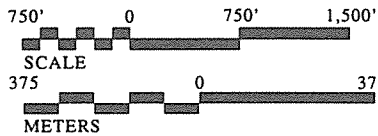
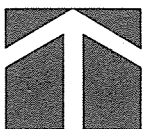
SCALE

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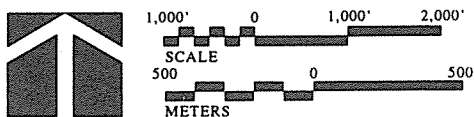
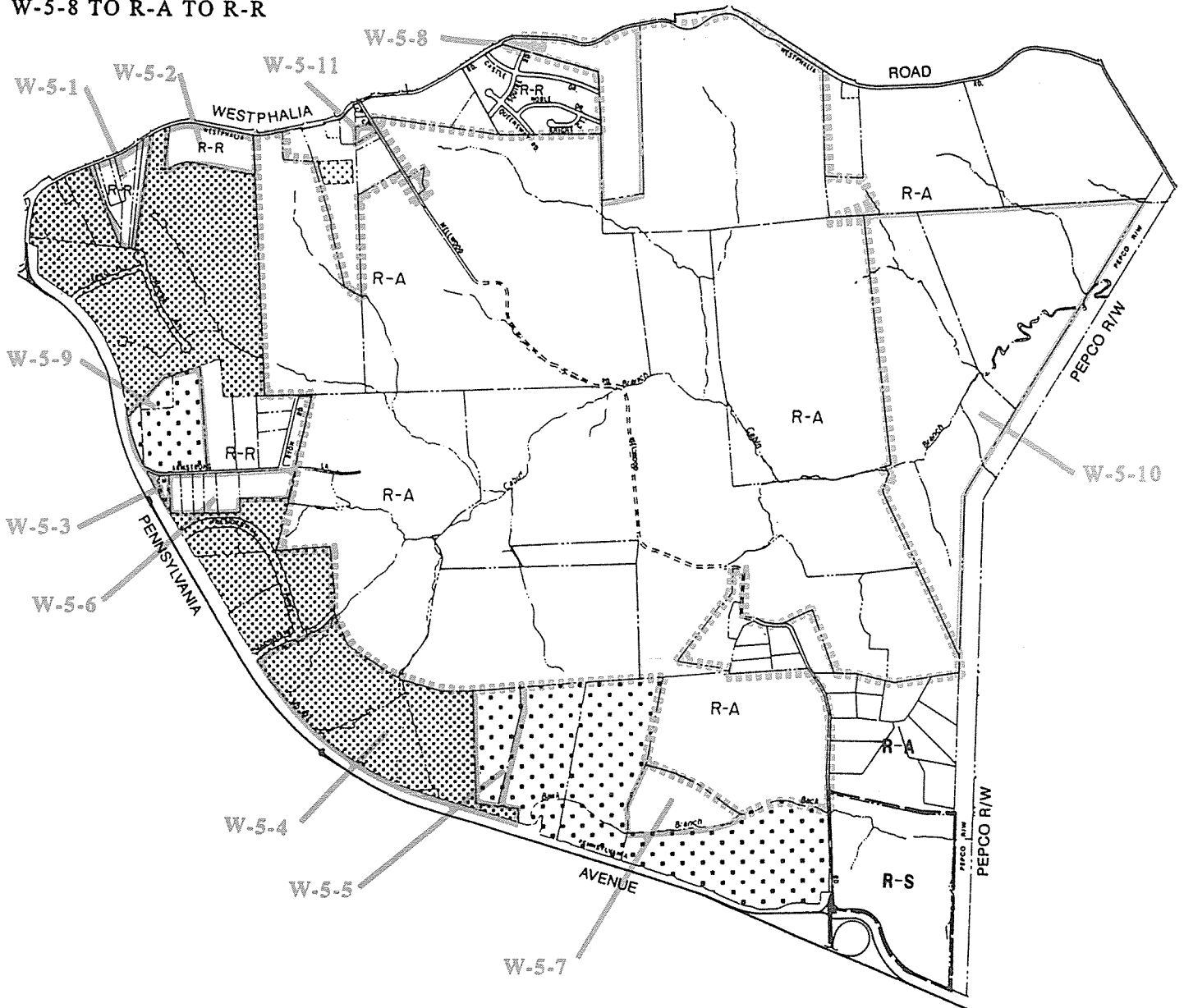
METERS



W-4-1 R-A TO R-R

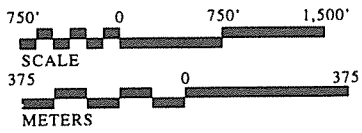
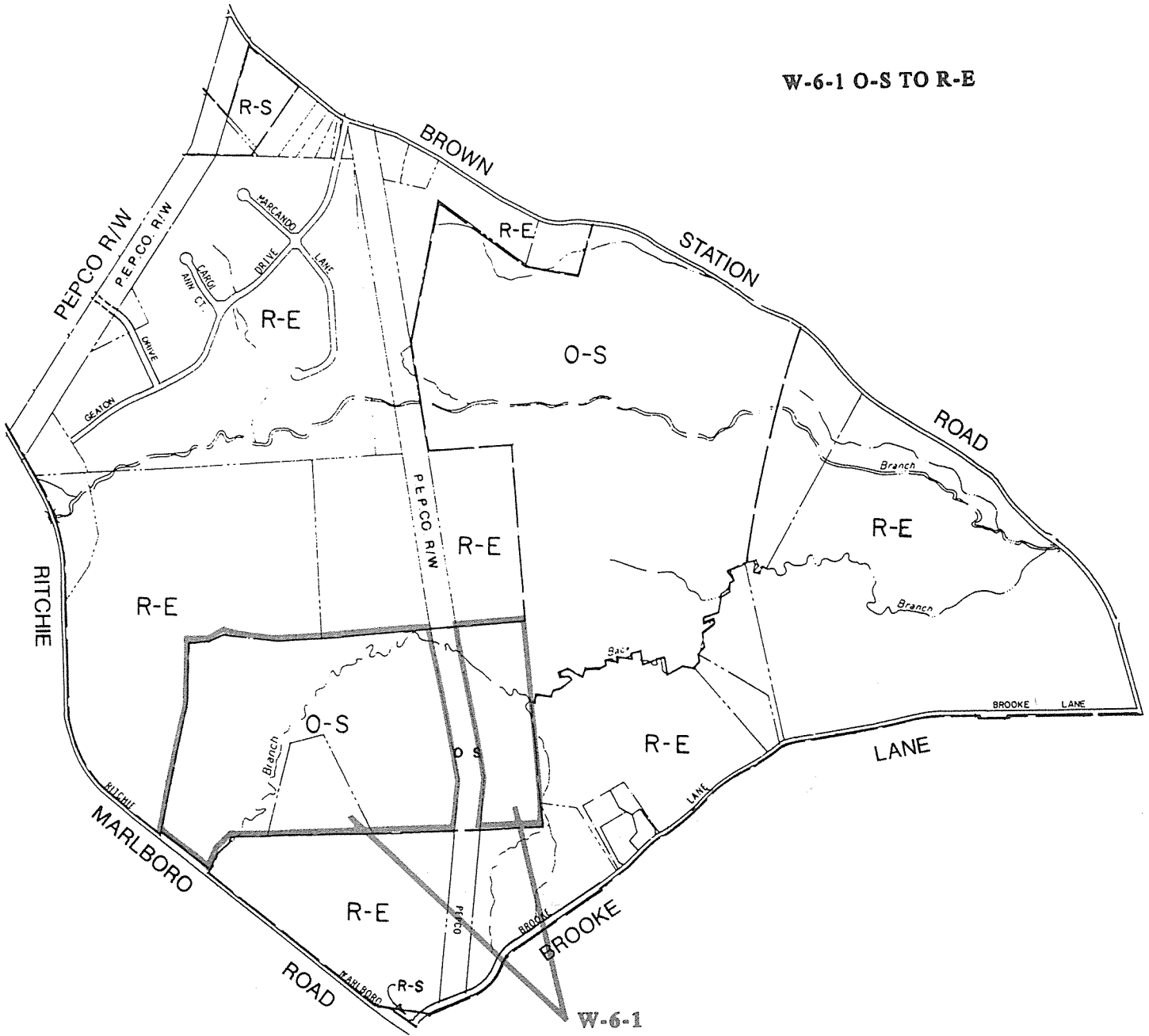


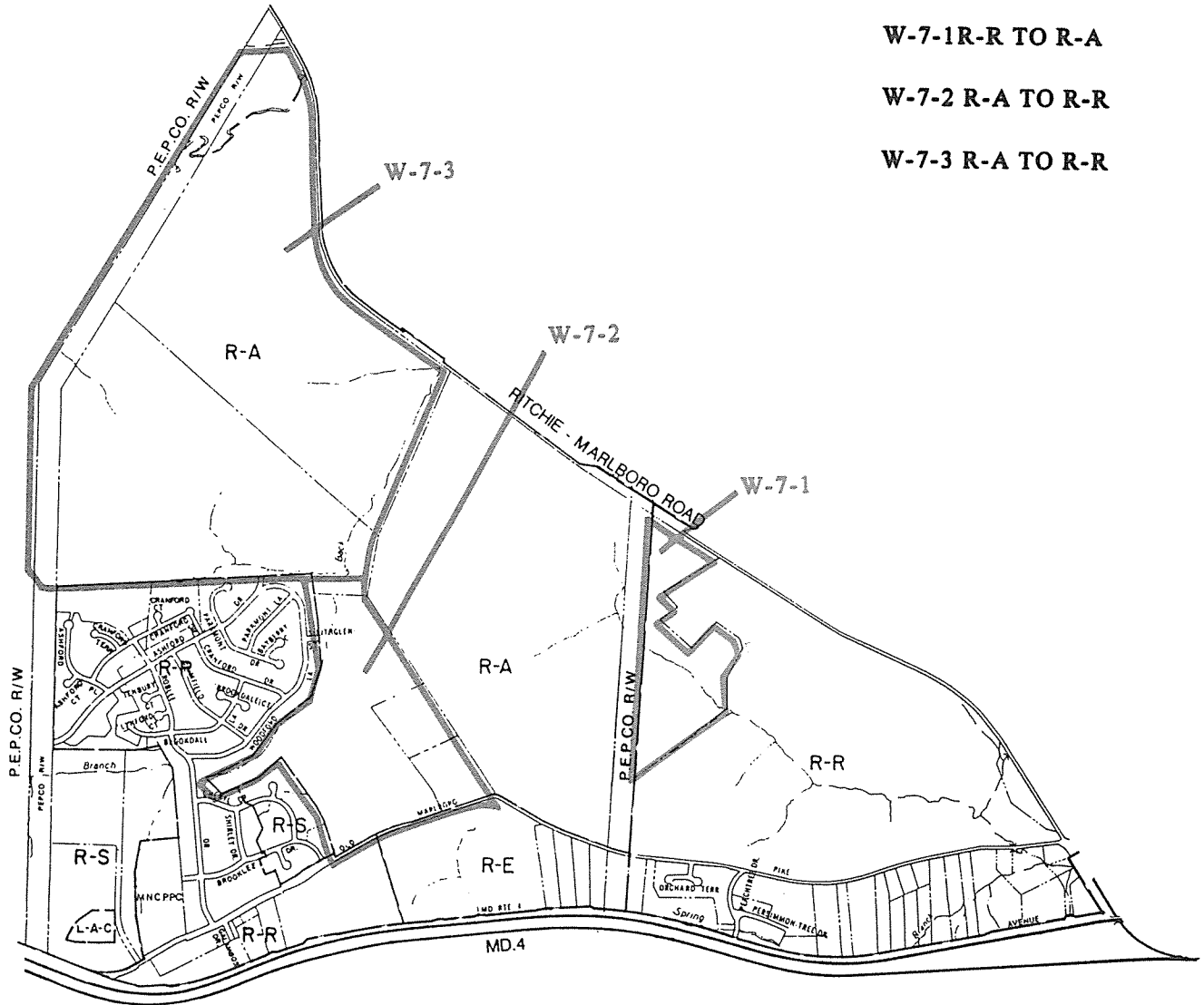
- W-5-1 R-R TO I-1
- W-5-2 R-R TO I-1
- W-5-3 C-M TO I-1
- W-5-4 I-1 TO M-X-T
- W-5-5 I-3 TO M-X-T
- W-5-6 R-R TO I-1
- W-5-7 R-A TO I-3
- W-5-8 TO R-A TO R-R
- W-5-9 I-3 TO I-1 (SUBJECT TO SITE PLAN REVIEW)
- W-5-10 R-A TO R-R
- W-5-11 R-A TO C-M



PLANNED COMMUNITY

**W-6-1 O-S TO R-E**

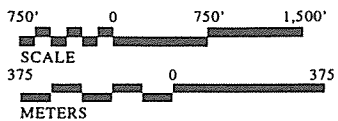
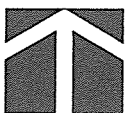




**W-7-1 R-R TO R-A**

**W-7-2 R-A TO R-R**

**W-7-3 R-A TO R-R**



APPROVED ZONING CHANGES  
WESTPHALIA COMMUNITY

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup></u>		<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
			<u>Number</u>	<u>Date</u>		
W-2-1	R-R to R-M-H	39.1 acres	SMA SE-1051	7/8/81 6/19/64		203SE 8R, 9L

Use and Location: Mobile home park located just east of the Capital Beltway (I-95), west of Sansbury Road and approximately 3,400' north of the intersection of D'Arcy and Sansbury Roads. (TM 82, p/o 189)

Discussion: The R-M-H Zone is recommended in accordance with the Plan's recommendation for mobile home park development.

W-2-2	R-R to I-1	10.0 acres	SMA	7/8/81		205SE 8L
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Use and Location: Partially wooded land and single-family detached homes located on the northwest side of Westphalia Road, approximately 2,000' north of its intersection with MD 4. (TM 82, Parcels 84, 336, Subdivision #1281; TM 90, Parcels 40, 42, 62, 78, 79, 80, 81, 82, 83, 152, 179)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for industrial uses adjacent to the Capital Beltway.

W-2-3	R-R to R-T	5.0 acres	SMA	7/8/81		204SE 8L
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Use and Location: A single-family detached home and partially vacant land located at 3100 Chester Grove Road. (TM 82, Parcel A, Subdivision #7691).

Discussion: The R-T Zone is recommended in accordance with the Plan's recommendation for Low-Urban residential development.

<sup>1</sup> "ZAP/SE" indicates Zoning Application Petitions/Special Exceptions.

<sup>2</sup> "ZAP/R" indicates Zoning Application Petitions/Requests for Comprehensive Rezoning.



<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup></u>		<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
			<u>Number</u>	<u>Date</u>		
W-2-4	R-R to I-1	2.9 acres	SMA	7/8/81		204SE 8L 205SE 8L

Use and Location: Mostly undeveloped land, a single-family detached home at 3303 Flowers Road, located on the west side of Flowers Road and east of the Capital Beltway (I-95). (TM 82, Parcels 27, 167, 168)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for industrial uses adjoining the Capital Beltway, compatible with guidelines for development in the Andrews AFB airfield impact areas.

W-2-5	R-R to I-1	1.5 acres	SMA	7/8/81		204SE 8R
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Use and Location: A single-family detached home with auto repair use located on the west side of Sansbury Road, approximately 500' north of its intersection with Booker T. Drive. (TM 82, Lots 3, 4, 5, 6, Subdivision #6085)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Light Industrial/Office/Business Park development.

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup> Number</u>	<u>Date</u>	<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
W-3-1	R-A to O-S	39.9 acres	SMA	7/8/81		203SE 8R, 9L, 9R 204SE 8R, 9L, 9R

Use and Location: The Arrowhead elementary school and an undeveloped school site known as Lusby tract located east of Sansbury Road, southwest of Ritchie Marlboro Road. (TM 82, Subdivision #6110; TM 83, Parcel 70)

Discussion: The O-S Zone is recommended in conformance with the SMA public land policy.

W-3-2	R-A to R-R	2.2 acres	SMA	7/8/81		204SE 8R 205SE 8R
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Use and Location: Undeveloped wooded land located on the east side of D'Arcy Road, approximately 500' northeast of its intersection with Westphalia Road. (TM 82, Lot 1, Subdivision #123091)

Discussion: The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban residential development.

W-4-1	R-A to R-R	56.0 acres	SMA	7/8/81		203SE 10L 204SE 10L, 10R
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Use and Location: Undeveloped land located northeast of Ritchie Marlboro Road and north of Brown Road. (TM 83, Parcel 12)

Discussion: The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban residential development.

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup> Number</u>	<u>Date</u>	<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
W-5-1	R-R to I-1	13.8 acres	SMA	7/8/81		205SE 8L

Use and Location: Single-family homes, a contractor's office, and a church located on the south side of Westphalia Road and northeast of MD 4. (TM 90, Parcels 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 191)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Light Industrial/Office/Business Park development.

W-5-2	R-R to I-1	8.5 acres	SMA	7/8/81		205SE 8L
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Use and Location: Mostly vacant wooded land located south of Westphalia Road on the PEPCO property and approximately 1,600' of the intersection of Mellwood and Westphalia Roads. (TM 90, p/o Parcel 104)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Public/Quasi-Public development.

W-5-3	C-M to I-1	2.6 acres	SMA	7/8/81		206SE 8L
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Use and Location: A gas station and vacant land located at the southeast corner of the Armstrong Lane/MD 4 intersection. (TM 90, Parcels 138 and 139)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Planned Employment Park development.

W-5-4	I-1 to M-X-T	66.8 acres	SMA A-8205C	7/8/81 10/30/70		206SE 8L, 8R 207SE 8R
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Use and Location: An employment park; mostly vacant wooded land located at the northern quadrants of the proposed MD 4/Dower House Road interchange. (TM 90, p/o Parcel 150; TM 99, Parcels 93, 113, 124, 159)

Discussion: The M-X-T Zone is recommended in accordance with the Plan's recommendation for Mixed-Use development.

W-5-5	I-3 to M-X-T	14.6 acres	SMA	7/8/81		207SE 8R, 9L
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Use and Location: Mostly vacant wooded land located at the northwest quadrant of the proposed MD 4/Dower House Road interchange within the Presidential Corporate Center. (TM 90, p/o Parcel 101)

Discussion: The M-X-T Zone is recommended in accordance with the Plan's recommendation for Mixed-Use development.

W-5-6	R-R to I-1	14.4 acres	SMA	7/8/81		206SE 8L, 8R
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Use and Location: Vacant land and single-family detached houses south of Armstrong Lane. (TM 90, Parcels 141, 142, 143, 144, 146, 155, 192, 200)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Planned Employment Park development.

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup> Number</u>	<u>Date</u>	<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
W-5-7	R-A to I-3	17.3 acres	SMA	7/8/81		207SE 9L, 9R
<p><u>Use and Location:</u> Undeveloped land located on the south side of the proposed Presidential Parkway, north of MD 4.</p> <p><u>Discussion:</u> The I-3 Zone is recommended in accordance with the Plan's recommendation for Planned Employment Park development. (TM 100, p/o Parcel 16)</p>						
W-5-8	R-A to R-R	30.2 acres	SMA	7/8/81		204SE 9L 205SE 9L
<p><u>Use and Location:</u> Undeveloped land located on the south side of Westphalia Road, approximately 300' east of its intersection with Castle Drive. (TM 82, Parcel 39)</p> <p><u>Discussion:</u> The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban Planned Community residential development.</p>						
W-5-9	I-3 to I-1	22.0 acres	SMA	7/8/81		206SE 8L
<p><u>Use and Location:</u> Mostly undeveloped land and an office located on the north side of Armstrong Lane and east of MD 4. (TM 90, Parcels 119, 135, 136)</p> <p><u>Discussion:</u> The I-1 Zone (development subject to site plan review and approval by the Planning Board) is recommended in accordance with the Plan's recommendation for Planned Employment Park development.</p>						
W-5-10	R-A to R-R	210.4 acres	SMA	7/8/81		205SE 9R, 10L 206SE 9R, 10L
<p><u>Use and Location:</u> Part of Keokuk and Ingleside farms northwest of PEPCO right-of-way. (TM 91, Parcels 5, 15)</p> <p><u>Discussion:</u> The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban residential development.</p>						
W-5-11	R-A to C-M	0.9 acre	SMA	7/8/81		205SE 8R
<p><u>Use and Location:</u> A single-family detached home located on the southwest side of Mellwood Road, approximately 350' south of its intersection with Westphalia Road. (TM 90, Parcel 112).</p> <p><u>Discussion:</u> The C-M Zone is recommended in accordance with the Plan's recommendation for Service Commercial development.</p>						

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup> Number</u>	<u>Date</u>	<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
W-6-1	O-S to R-E	132.9 acres	SMA	7/8/81		205SE 10R, 11L 206SE 10R, 11L

Use and Location: A park maintenance facility located on the northeast side of Ritchie Marlboro Road, approximately 2,500' north of its intersection with Brooke Lane. (TM 91, Parcels 6, 24, 33, 34, 35, 39, 41, 43, Subdivision #9015)

Discussion: The R-E Zone is recommended in accordance with the SMA public land policy.

W-7-1	R-R to R-A	37.2 acres	SMA	7/8/81		205SE 10L, 10R 206SE 10L, 10R, 11L, 11R
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Use and Location: Part of the Chesapeake Bay Foundation property located on the east side of the PEPCO powerline, southwest of Ritchie Marlboro Road and north of Old Marlboro Pike. (TM 91, p/o Parcel 27)

Discussion: The R-A Zone is recommended in accordance with the Plan's recommendation for Rural residential development to place the entire Chesapeake Bay Foundation property in one zoning category.

W-7-2	R-A to R-R	101.4 acres	SMA	7/8/81		206SE 10R 207SE 10L, 10R
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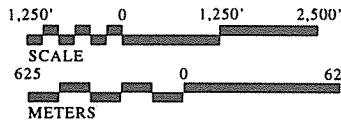
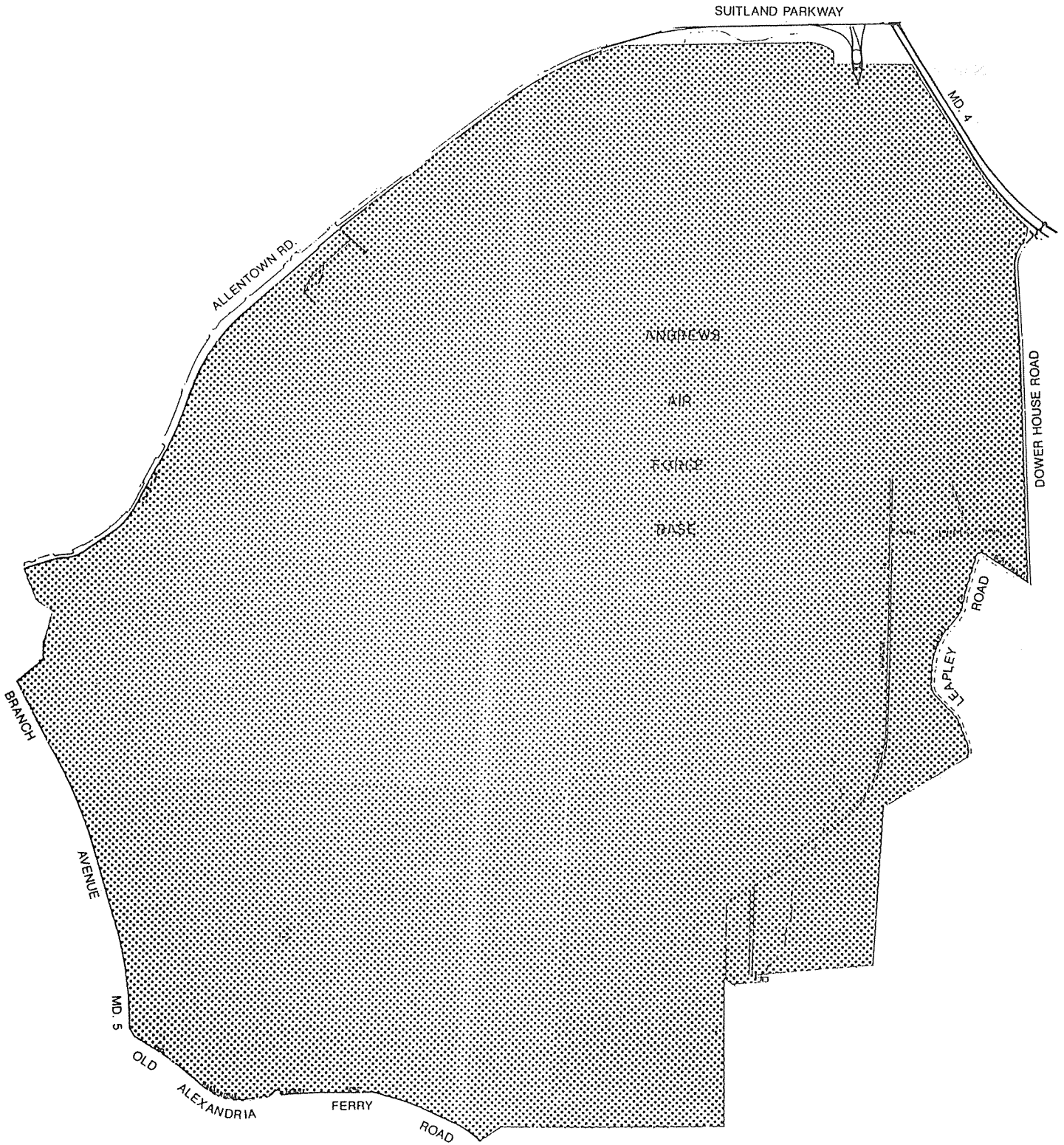
Use and Location: Mostly undeveloped land and single-family detached homes located on the north side of Old Marlboro Pike, approximately 1,700' east of its intersection with Roblee Drive. (TM 100, Parcels 21, 49, 50)

Discussion: The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban residential development.

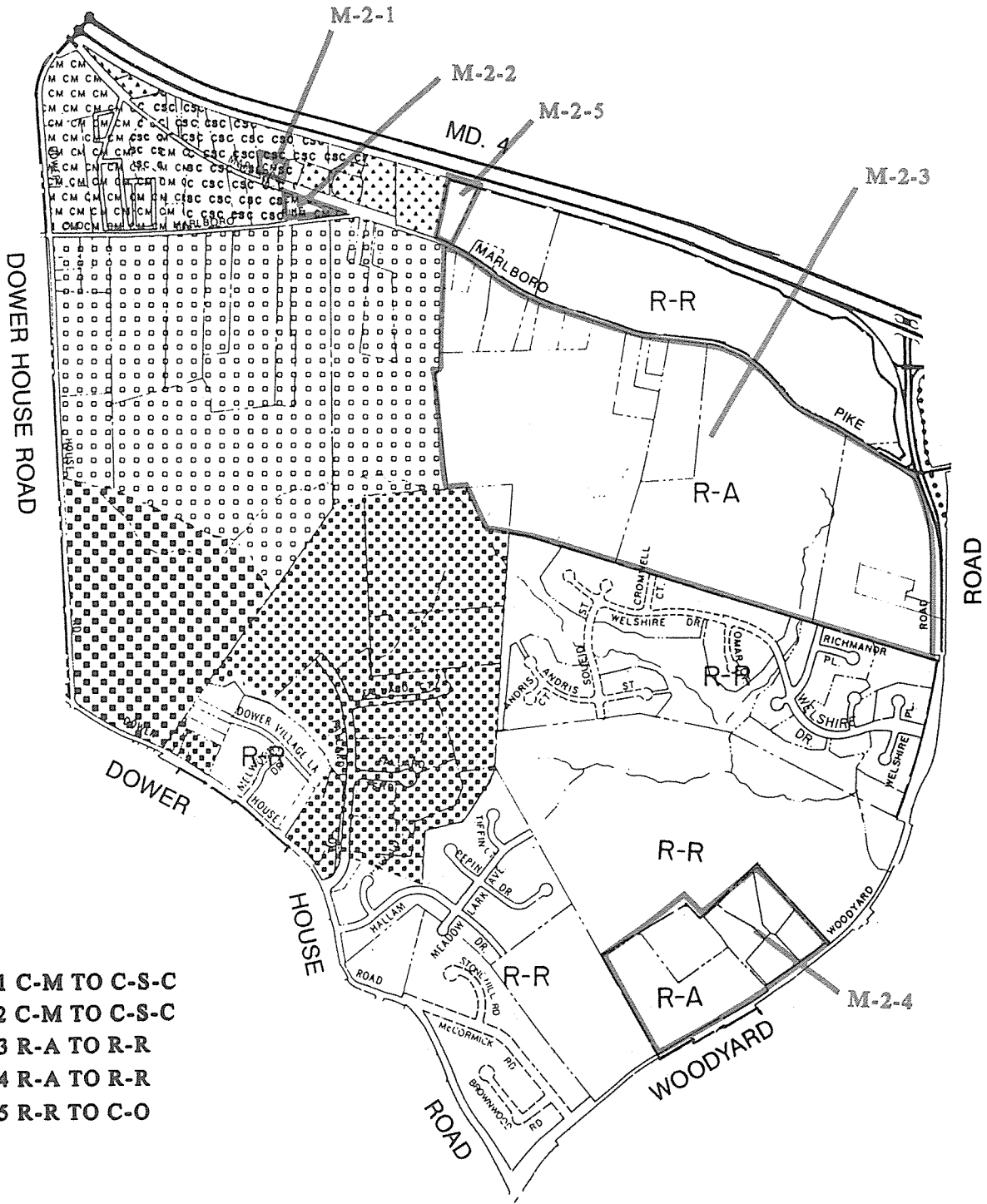
W-7-3	R-A to R-R	414.8 acres	SMA	7/8/81		205SE 10L, 10R 206SE 10L, 10R
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Use and Location: Part of Keokuk and Ingleside farms including PEPCO right-of-way located on the west side of Ritchie Marlboro Road and north of Roblee Acres. (TM 91, Parcels 5, 15, 21, 25, 29)

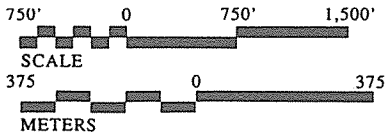
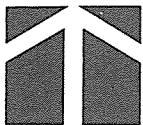
Discussion: The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban residential development.



**NO ZONING CHANGES**

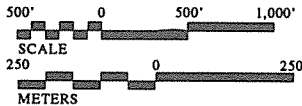
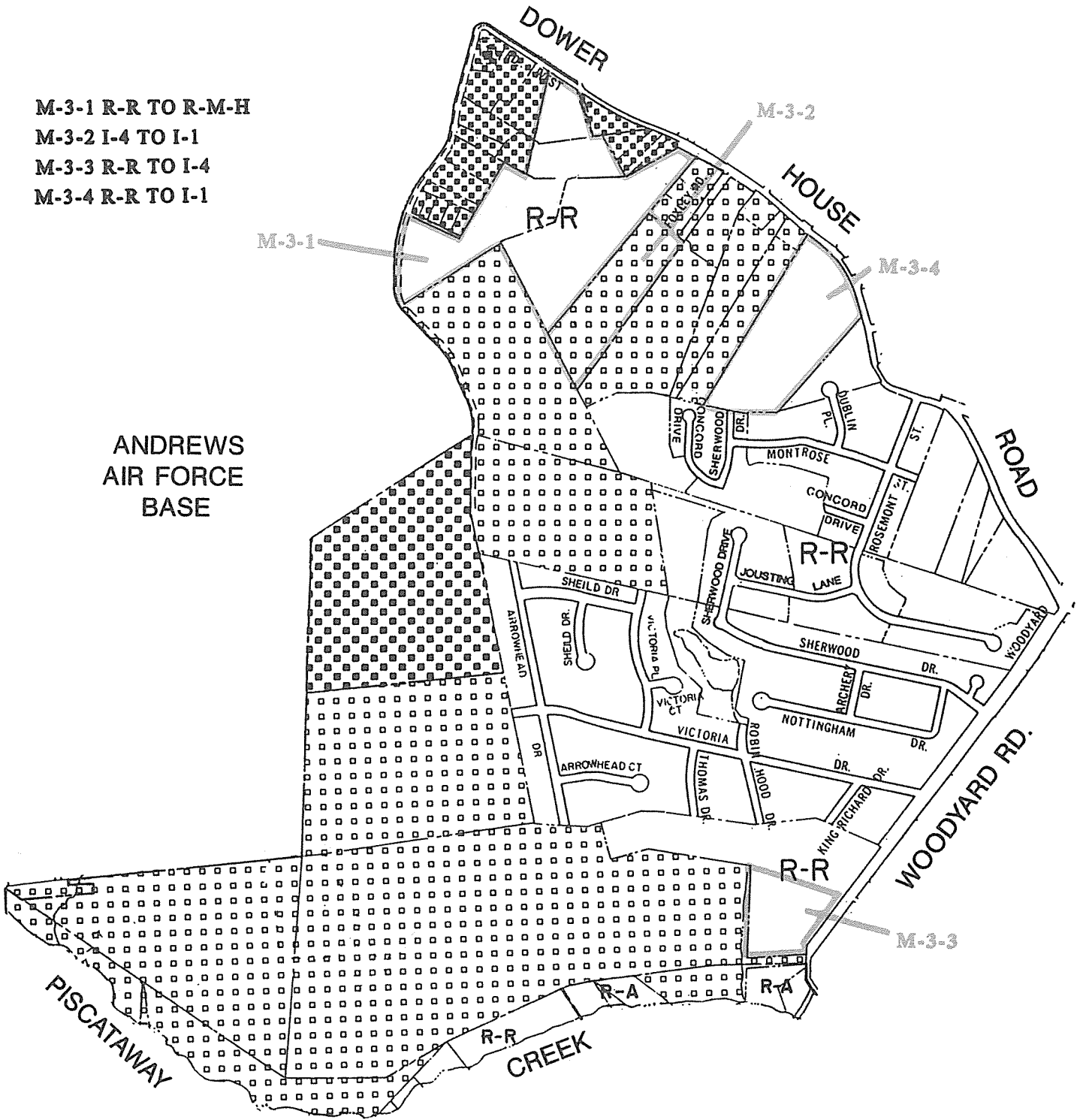


- M-2-1 C-M TO C-S-C
- M-2-2 C-M TO C-S-C
- M-2-3 R-A TO R-R
- M-2-4 R-A TO R-R
- M-2-5 R-R TO C-O



- M-3-1 R-R TO R-M-H
- M-3-2 I-4 TO I-1
- M-3-3 R-R TO I-4
- M-3-4 R-R TO I-1

**ANDREWS AIR FORCE BASE**





<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup> Number</u>	<u>Date</u>	<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
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M-2-1	C-M to C-S-C	0.4 acre	SMA	7/8/81		207SE 8R
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Use and Location: Retail mall located on the north side of Marlboro Pike, approximately 700' west of its intersection with Old Marlboro Pike. (TM 99, p/o Parcel B, Subdivision #122047)

Discussion: The C-S-C Zone is recommended in accordance with the Plan's recommendation for Retail Commercial development.

M-2-2	C-M to C-S-C	0.8 acre	SMA	7/8/81		207SE 8R
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Use and Location: A hair salon and an office located at the intersection of Old Marlboro Pike and Marlboro Pike. (TM 99, Parcel 86).

Discussion: The C-S-C Zone is recommended in accordance with the Plan's recommendation for Retail Commercial development.

M-2-3	R-A to R-R	171.8 acres	SMA	7/8/81		208SE 9L, 9R 209SE 9L, 9R
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Use and Location: Partially wooded vacant property located on the west side of Woodyard Road, south of Marlboro Pike and north of Windsor Park Subdivision. (TM 99, Parcels 18, 63, 64, 67, 69, 70, 71, 72, 73, 74, 105, 106, 117, 152 and Subdivision #4159; TM 100, Parcels 5, 23, 24 and 69)

Discussion: The R-R Zone is recommended in accordance with the Plan's recommendation for Suburban residential development.

M-2-4.	R-A to R-R	28.3 acres	SMA	7/8/81		209SE 9L, 9R
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Use and Location: Mostly undeveloped land located on the west side of Woodyard Road, approximately 1,600' north of its intersection with Dower House Road. (TM 100, Ray Sun Subdivision; TM 108, Parcels 2, 155; TM 109, Parcel 62)

Discussion: The R-R Zone is recommended in accordance with the Plan's recommendation for Low-Suburban residential development.

M-2-5	R-R to C-O	2.1 acres	SMA	7/8/81		209SE 9L
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Use and Location: A single-family detached house located on the north side of Marlboro Pike, approximately 3,500' west of its intersection with Dower House Road. (TM 99, Parcel 65)

Discussion: The C-O Zone is recommended in accordance with the Plan's recommendation for Office Commercial development.

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP/SE<sup>1</sup></u>		<u>Pending ZAP/R<sup>2</sup></u>	<u>200' Scale Index Map</u>
			<u>Number</u>	<u>Date</u>		
M-3-1	R-R to R-M-H	37.2 acres	SMA SE-2213	7/8/81 10/7/70		208SE 8R 209SE 8R

Use and Location: Mobile home park located on the southwest side of Dower House Road and east of Leapley Road. (TM 99, Parcel A)

Discussion: The R-M-H Zone is recommended in accordance with the Plan's recommendation for Mobile Home Park development.

M-3-2	I-4 to I-1	12.0 acres	SMA	7/8/81		208SE 8R 209SE 8R
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Use and Location: Mostly undeveloped land and industrial uses located on the west side of Foxley Road. (TM 99, Parcel 25)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Limited Intensity Industrial development.

M-3-3	R-R to I-4	9.7 acres	SMA	7/8/81		210SE 8R
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Use and Location: Vacant property located on the west side of Woodyard Road, approximately 400' north of its intersection with Rosaryville Road. (TM 108, p/o Parcel 7)

Discussion: The I-4 Zone is recommended in accordance with the Plan's recommendation for Limited Intensity Industrial development.

M-3-4	R-R to I-1	15.9 acres	SMA	7/8/81		209SE 8R
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Use and Location: Undeveloped land located on the west side of Dower House Road and opposite Fallard Drive. (TM 99, Parcel 31)

Discussion: The I-1 Zone is recommended in accordance with the Plan's recommendation for Light Industrial/Office/Business Park development.