

SECTIONAL MAP AMENDMENT

This chapter reviews land use and zoning policies and practices in Prince George’s County and presents the approved zoning in the sectional map amendment (SMA) to implement the vision of this master plan. It identifies all rezoning changes, provides justifications, and presents the existing and proposed zoning inventory for the master plan area. The land use recommendations in the preliminary Subregion 6 master plan (see Land Use Map) are reinforced by the comprehensive rezoning proposal, also known as a Sectional Map Amendment (SMA), which brings the zoning of the area into conformance with the land use plan (see Zoning Map). This is critical for allowing and encouraging the type of development desired at these locations.

The District Council initiated the concurrent preparation of this master plan and SMA on November 20, 2007 via CR-89-2007. The procedure followed is in accordance with Council Bill CB-39-2005, which amended the framework for the process, whereby the District Council approves the master plan and SMA concurrently.

Comprehensive rezoning through the SMA is a necessary implementation step in the land use planning process. It attempts to ensure that future development will be in conformance with county land use plans and development policies, reflecting the county’s ability to accommodate development in the immediate and foreseeable future. The approval of the zoning pattern proposed by the master plan and implemented by this SMA will bring zoning into greater conformity with county land use goals and policies as they apply to the Subregion 6 plan area, thereby enhancing the health, safety, and general welfare of the area residents.

Approval of the SMA will result in revision of the official zoning map for Planning Areas (PA) 77, 79, 82A, 82B, 85B, 86A, 86B, 87A, 87B and the portion of PA 78 not covered by the 2007 *Approved Westphalia Sector Plan and SMA*. Future comprehensive examinations of the zoning within the master plan area will occur in accordance with the procedures established for SMAs. The last comprehensive rezoning for the Subregion 6 plan area took place in 1994 as part of the Approved Master Plan and Sectional Map Amendment for the Subregion VI Study Area (PA 79, 82A, 82B, 86A, 86B, 87A and 87B); in 1994 as part of the Approved Master Plan and Sectional Map Amendment for Melwood Westphalia (PAs 77, 78) and in 1993 as part of the Approved Master Plan and Sectional Map Amendment for Subregion 5 (PA 85B).

INTRODUCTION

COMPREHENSIVE REZONING POLICIES

Public Land Policy

The following are comprehensive rezoning policies established by the Planning Board and District Council for preparation of the SMA.

The established policy states that all public land should be placed in the most restrictive or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area. Therefore, the zoning of public land, just as private land, should be compatible with surrounding zones and provide for appropriate and preferred future uses.

A distinction is made where large parcels of land are set aside specifically as public open space. In these cases the R-O-S (Reserved Open Space) Zone or the O-S (Open Space) Zone is applied as the most appropriate zone, depending on the size of the property.

Although federal and state government property is not subject to the requirements of the Zoning Ordinance, the comprehensive rezoning process is meant to apply a zoning category to all land, including government property. The R-O-S (Reserved Open Space) Zone is generally applied to federal and state properties, unless specific uses or the intended character of the property or area should warrant another zoning category. This policy is in compliance with Section 27-113 of the Prince George's County Zoning Ordinance, which states that any land conveyed in fee simple by the United States of America or by the State of Maryland shall immediately be placed in the R-O-S Zone until a zoning map amendment for the land has been approved by the District Council.

Zoning In Public Rights-of-Way

Policies governing the zoning of public street and railroad rights-of-way (both existing and proposed) are contained in Section 27-111 of the Prince George's County Zoning Ordinance. This proposed SMA has been prepared in accordance with this section.

Limitations on the Use of Zones

Zoning classifications proposed in the SMA are limited only by the range of zones available within the Zoning Ordinance at the time of final action by the District Council. However, there are certain restrictions on when these may be applied to properties (Section 27-223 of the Zoning Ordinance). Reclassification of an existing zone to a less intense zone, also known as downzoning, is prohibited where:

(g)(1) "The property has been rezoned by Zoning Map Amendment within five (5) 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 has not consented in writing to such zoning;" or

(g)(2) “Based on existing physical development at the time of adoption of the Sectional Map Amendment, the rezoning would create a nonconforming use. This 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 a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the sectional map amendment.”

In order to clarify, the extent to which a given parcel of land is protected from rezoning to a less intense zone by virtue of existing physical development, the Zoning Ordinance Section 27-223(h) states that:

“The area of the ‘property’ as the word is used in Subsection (g) (2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved.”

Limitations to placing a parcel of land into the R-T Zone is subject to the Zoning ordinance Section 27-223(i) which states that:

“(i) No property may be zoned R-T if it was not classified in that zone prior to the initiation of the Sectional Map Amendment, except where the most recent Sectional Map Amendment involving the property was approved prior to 1990, unless:

(1) The proposed development on the property to be rezoned to R-T will consist only of one-family attached metropolitan dwelling units; or

(2) The property to be rezoned to R-T is located within a mixed-use activity center designated as a “Transit Village” in the applicable Area Master Plan.”

The comprehensive rezoning proposal will recommend the most appropriate of the “use-oriented” commercial zones listed in the Prince George’s County Zoning Ordinance. The choice of zone is determined by the commercial needs of the area, the master plan recommendations, and the type of use and status of the development on the property and surrounding area.

The inclusion of safeguards, requirements, and conditions beyond the normal provisions of the Zoning Ordinance that can be attached to individual zoning map amendments via “conditional zoning” cannot be utilized in SMAs. In the piecemeal rezoning

Guidelines for Commercial Zoning

process, conditions are used to (1) protect surrounding properties from potential adverse effects that might accrue from a specific zoning map amendment; and/or (2) to enhance coordinated, harmonious, and systematic development of the regional district. When approved by the District Council and accepted by the zoning applicant, “conditions” become part of the zoning map requirements applicable to a specific property and are as binding as any provision of the County Zoning Ordinance (see Conditional Zoning Procedures, Section 27-157(b)).

CONDITIONAL ZONING

In theory, zoning actions taken as part of the comprehensive zoning (SMA) process should be compatible with other land uses without the use of conditions. However, it is not the intent of an SMA to repeal the additional requirements determined via conditional zoning cases that have been approved prior to the initiation of an SMA. As such, it is appropriate that, when special conditions to development of specific properties have been publicly agreed upon and have become part of the existing zoning map applicable to the site, those same conditions shall be brought forward in the SMA. This is accomplished by continuing the approved zoning with conditions and showing the zoning application number on the newly adopted zoning map. This would take place only when it is found that the existing zoning is compatible with the intended zoning pattern or when ordinance limitations preclude a rezoning. Similarly, findings contained in previously approved SMAs shall be brought forward in the SMA where the previous zoning category has been maintained.

Comprehensive Design Zones

Comprehensive design zones (CDZs) may be included in an SMA. Normally, the flexible nature of these zones 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, which identifies land-use types, quantities, and relationships, that a CDZ can be recognized. Under this process, an application must be filed, including a basic plan; the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA. During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate base density for development. In theory, the “base density” zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the master plan.

Under limited circumstances, CDZs may be approved in an SMA without the filing of a formal rezoning application. The recommendations of the master plan and the SMA zoning change, including any design guidelines or standards, may constitute the basic plan for development. In these cases, overall land use types,

quantities, and relationships for the recommended development concept should be described in the SMA text and be subject to further adjustment during the second phase of review, the comprehensive design plan, as more detailed information becomes available. (See CB-76-2006, CB-77-2006, and Sections 27-223(b), 27-225(a)(5), 27-225(b)(1), 27-226(a)(2), 27-226(f)(4), 27-478(a)(1), 27-480(g), and 27-521(a)(1) of the Zoning Ordinance.)

Although there are several mixed-use zoning categories defined in the county Zoning Ordinance, none contains an ideal combination of use, design, and administrative regulations necessary to efficiently and effectively implement the mixed-use, pedestrian- and transit-oriented development pattern recommended by the 2002 *Prince George's County Approved General Plan* and recent master and sector plans, including this approved Subregion 6 master plan.

The Mixed-Use Infill (M-U-I) Zone provides design flexibility, permits a mix of uses, and requires the use of a Development District Overlay Zone (DDOZ) that sets area-specific design standards and modifies the table of uses permitted in the affected area. This technique essentially creates a different “mini-zoning ordinance” with each application throughout the county, making administration unwieldy.

The Mixed-Use Town Center (M-U-TC) Zone provides for a mix of commercial and limited residential uses geared toward low- to medium-scale infill development in a smaller geographic area, establishes a citizen design review committee that is often difficult to convene and administer in an unincorporated area, and mandates approval of a development plan at the time of zoning approval that includes minimum and maximum development standards and guidelines in both written and graphic form for administration of the zone.

The Mixed-Use-Transportation Oriented (M-X-T) Zone allows design flexibility and a mix of land uses with high densities and intensities, provides for a variety of residential, commercial and employment uses, and mandates at least two out of the following three use categories: (1) retail businesses; (2) office/research/industrial; and (3) dwellings, hotel/motel. The M-X-T Zone also encourages a 24-hour functional environment and builds on existing public infrastructure investments by limiting application of the zone to properties located near a major intersection, major transit stop/station, or at a location for which the sector plan recommends a mix of uses. However, the M-X-T Zone is limited in its requirements and application to “place-making” because it lacks standards necessary to ensure the creation of a pedestrian-friendly environment. For example, there are no regulations to ensure a consistent build-to wall to help define the streets, or to establish an inviting streetscape environment with adequate pedestrian

Mixed-Use Zones

amenities such as lighting or street furniture. It lacks standards for proportion of uses, concurrency, or phasing of different uses during project construction, parking standards at Metro stations, etc. Most of these elements are negotiated during concept and detailed site plan phases.

New mixed-use zoning tools are being explored that will implement the policy recommendations of the 2002 General Plan and recent master and sector plans, streamline and standardize regulations and development review procedures, and supplement or replace existing mixed-use zones and overlay zones. This effort is currently focused on a tool for mixed-use development at designated centers and corridors; future efforts will focus on tools to facilitate mixed-use development at noncenters and corridors. Meanwhile, specific modifications to the existing mixed-use zone categories have been adopted as necessary to achieve land use recommendations in plans primarily adopted or scheduled for adoption before a new zoning tool can be implemented.

COMPREHENSIVE REZONING CHANGES

To implement the Subregion 6 master plan policies and land use recommendations contained in the preceding chapters, many parcels of land must be rezoned to bring the zoning into conformance with the master plan. The comprehensive rezoning process (via the SMA) provides the most appropriate mechanism for the public sector to achieve this. As such, the SMA is approved as an amendment to the official zoning map(s) concurrently with master plan approval. Below are the zoning recommendations for the Subregion 6 master plan.

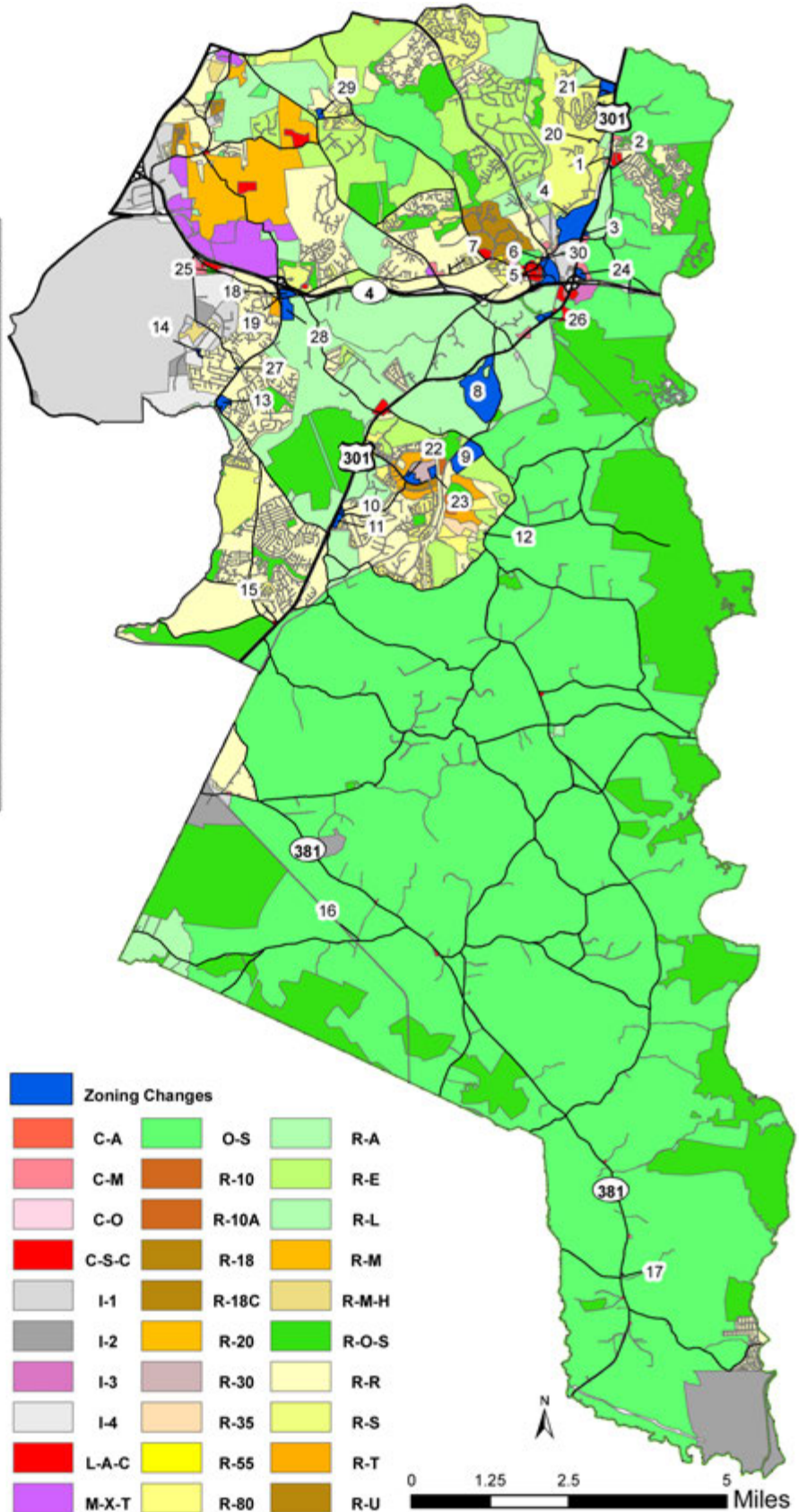
The Zoning Changes map below identifies the location of proposed zoning changes in the Subregion 6 master plan area. Specific changes to existing zoning are shown on the individual maps described in the accompanying tables. The maps are included for illustrative purposes only.

Approved Zoning Changes

SMA Number	Zoning Change	Acreage
1	R-A to C-M	0.53
2	L-A-C to O-S	1.06
3	C-M/R-A to C-M	4.77
4	R-R, R-80 and C-M to M-X-T	144.57
5	R-R and O-S to R-O-S	56.88
6	C-M to C-S-C	0.81
7	C-M to R-R	1.68
8	R-A to R-O-S	246.36
9	I-3 and R-R to R-E	94.27
10	C-1 to C-S-C	4.27
11	C-1 to C-S-C	10.16
12	C-A to C-S-C	1.20
13	L-A-C to R-T	23.47
14	R-R to I-4	3.96
15	R-R to C-S-C	0.59
16	C-A to C-S-C	0.56
17	C-S-C to O-S	1.43
18	C-O to L-A-C	15.32
19	O-S to L-A-C	0.72
20	R-S to C-O	2.27
21	L-A-C to C-S-C and R-S	22.48
22	C-2 to L-A-C	19.77
23	R-R to R-30	12.19
24	I-1 and C-M to C-S-C	10.71
25	R-O-S to C-S-C	0.86
26	R-A to C-S-C	12.39
27	R-R to C-S-C	1.52
28	R-A to M-X-T	37.61
29	R-E to R-80	9.97
30	R-R to I-1	0.24

Zone Class	Previous Acreage	Net Change	Approved Zoning
C-1	14.46	-14.46	0.00
C-2	19.77	-19.77	0.00
C-A	1.90	-1.61	0.30
C-M	125.13	-4.99	120.14
C-O	47.67	-13.04	34.63
C-S-C	167.03	53.14	220.17
I-1	5,144.28	-5.42	5,138.85
I-2	1,547.70	0.00	1,547.70
I-3	120.76	-77.34	43.42
I-4	498.76	3.98	502.75
L-A-C	154.84	-9.10	145.75
M-X-T	794.93	180.30	975.23
O-S	49,285.78	-14.85	49,270.94
R-10	53.89	0.00	53.89
R-10A	4.46	0.00	4.46
R-18	74.22	0.00	74.22
R-18C	28.09	0.00	28.09
R-30	55.85	12.95	68.80
R-35	56.79	0.00	56.79
R-55	25.22	0.00	25.22
R-80	651.53	-63.80	587.72
R-A	7,688.99	-305.92	7,383.08
R-E	4,065.83	83.27	4,149.10
R-L	585.90	0.00	585.90
R-M	1,343.14	0.00	1,343.14
R-MH	79.87	0.00	79.87
R-O-S	14,196.24	316.45	14,512.69
R-R	8,643.14	-141.08	8,502.05
R-S	2,336.41	-2.14	2,336.27
R-T	345.93	23.43	369.36
R-U	336.84	0.00	336.84
Total	98,497		98,497

*Note: This table was produced by dividing the area in sq. ft. of each zone (calculated in GIS) by 43,560 sq. ft. per acre

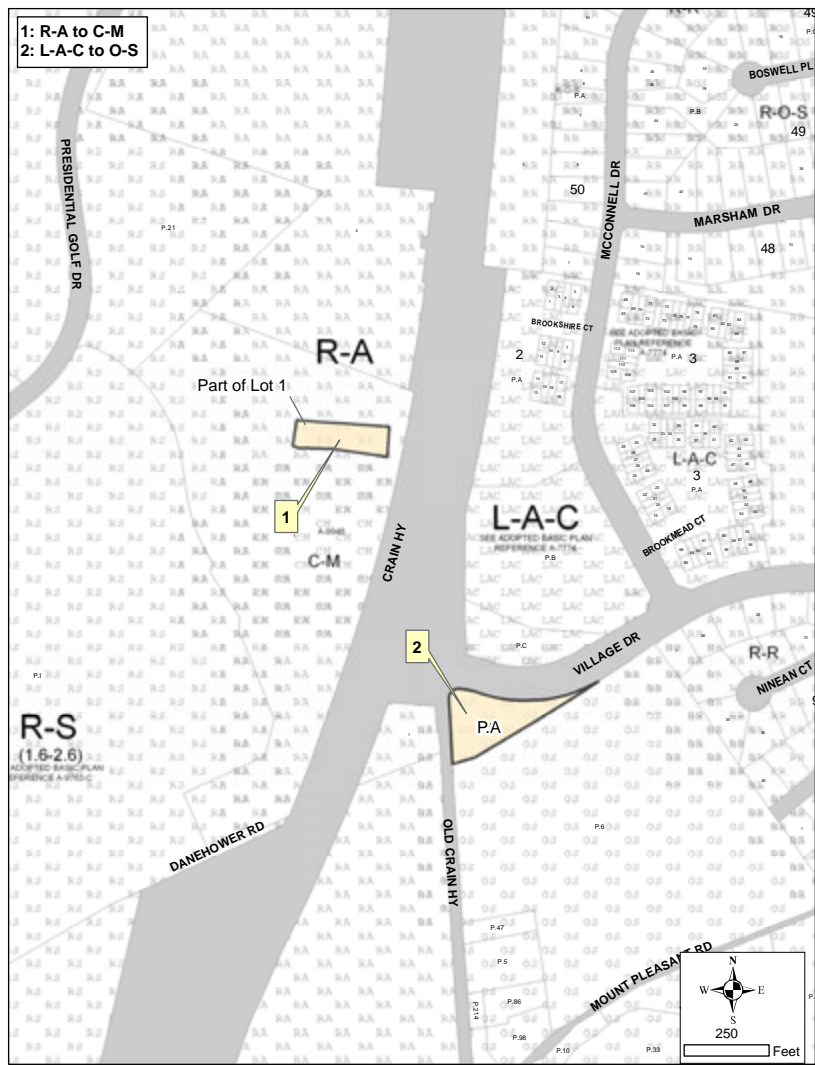


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
1	R-A to C-M	1.011 ac.	SMA	5/24/1994	205SE14

Use and Location: Commercial property located at 3507 S.W. Crain Highway (PA 79; Tax Map 93C2; and Lot 1).
Discussion: This commercial business currently has C-M (Commercial Miscellaneous) and R-A (Residential Agricultural) split zoning. A zoning change for the R-A portion of this property is recommended. The zoning change from R-A to C-M will upgrade and correct previous zoning categories.
Tax ID: 0204479

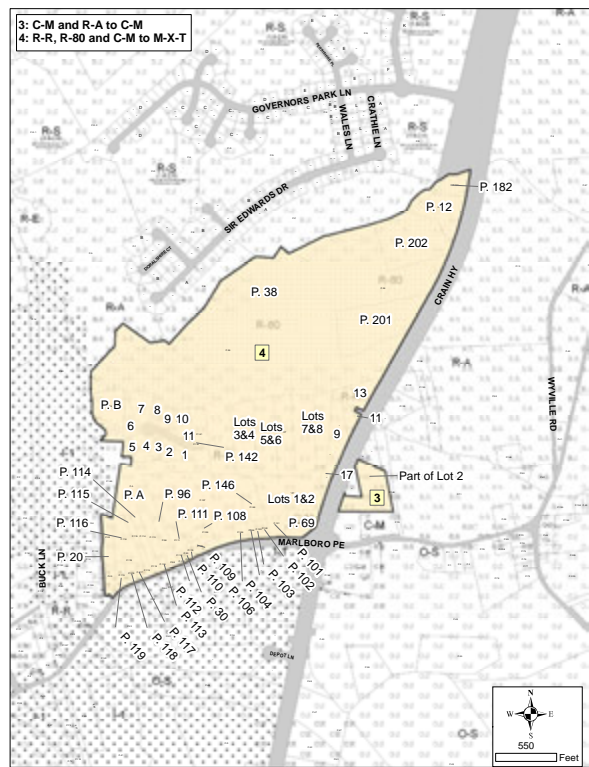
Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
2	L-A-C to O-S	1.0563 ac.	SMA	5/24/1994	205SE14

Use and Location: Vacant land on the east side of US 301, on the south side of Village Drive (PA 79; Tax Map 93C1; and Parcel A).
Discussion: A zoning change is recommended from L-A-C (Local-Activity-Center) to O-S (Open-Space) to reflect the current development and policies of the Rural Tier.
Tax ID: 0205724



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
3	C-S-C/R-A to C-M	4.775 Ac.	SMA	5/24/1994	206SE14
Use and Location: Commercial property located at 15610 Marlboro Pike (PA 79; Tax Map 93B4; and Lot 2).					
Discussion: This commercial business currently has a C-M (Commercial Miscellaneous) and R-A (Rural Agricultural) split zoning. A zoning change for the R-A (Rural Agricultural) portion of this property is recommended. The zoning change from R-A to C-M will reinforce the existing commercial development pattern within this intersection as well as upgrade and correct previous zoning categories.					
Tax IDs: 3229176 and 3238672					

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
4	R-R, R-80 and C-M to M-X-T	144.68 Ac.	SMA	5/24/1994	228SE14
Use and Location: Single family homes, commercial properties and undeveloped lots located at the northwest intersection of Marlboro Pike and Crain Highway (PA 79; Tax Map 93B4; Parcels A, B, 12, 17, 20, 28, 30, 38, 69, 96, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 141, 145, 146, 182, 201, 202, 901; and Lots 1 & 2, 1-11, 3, 4, 5, 6, 7, 8, 9, 11, and 13).					
Discussion: A zoning change is recommended for this area. The zoning change from R-R (Rural Residential), R-80 (One family Detached Residential), C-M (Commercial Miscellaneous) to M-X-T (Mixed Use) will create new opportunities for development.					
Tax IDs: 0192054, 0196592, 0197269, 0197699, 0198143, 0198150, 0198168, 0200832, 0202986, 0202994, 0203000, 0203349, 0204065, 0204735, 0205104, 0205146, 0205153, 0215053, 0215061, 0227223, 0228106, 0228916, 0229526, 0231159, 0235036, 0237776, 0237792, 0237800, 0237818, 0237826, 0237834, 0237842, 0237859, 0237867, 0237875, 0237883, 0237891, 0237909, 0237917, 0237933, 0237941, 0237966, 0237982, 0238337, 0244038, 0244046, 0246199, 0247031, 0247403, 0247478, 0248641, 0248740, 0248898, 0249383, 2999654, 2999670, 3620341).					



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
5	O-S and R-R to R-O-S	58.91 Ac.	SMA	5/24/1994	207SE13

Use and Location: County owned land 14900 Pennsylvania Avenue (PA82A; Tax Map 102A2; Parcels 32, 99, 92, 75, 95, and 44).

Discussion: A zoning change is recommended for these parcels in order to reinforce the development pattern and protect environmental features. A change from O-S and R-R to R-O-S will reinforce county policy of protecting county owned land. Especially those parcels used as floodplains, flood controls, and open space.

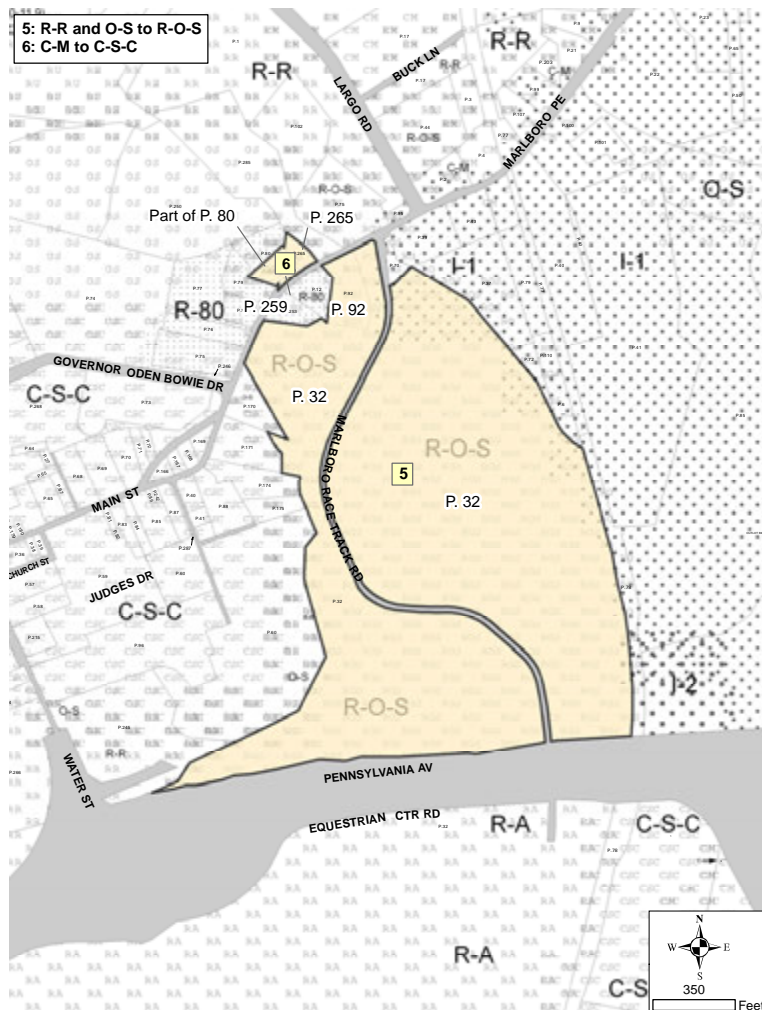
Tax ID: 0238873

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
6	C-M to C-S-C	0.423 Ac.	SMA	5/24/1994	207SE13

Use and Location: Commercial property located on 14934 - 48 Main Street (PA82A; Tax Map 102; Grid A1; Part of Parcel 80, Parcel 259, and 265).

Discussion: A zoning change is recommended from C-M to C-S-C. The C-M zoning is not appropriate at this location since it focuses on highway-oriented uses. This zoning change will place these properties in a more appropriate zoning category for retail uses.

Tax IDs: 0196600, 0202309, and 0202283

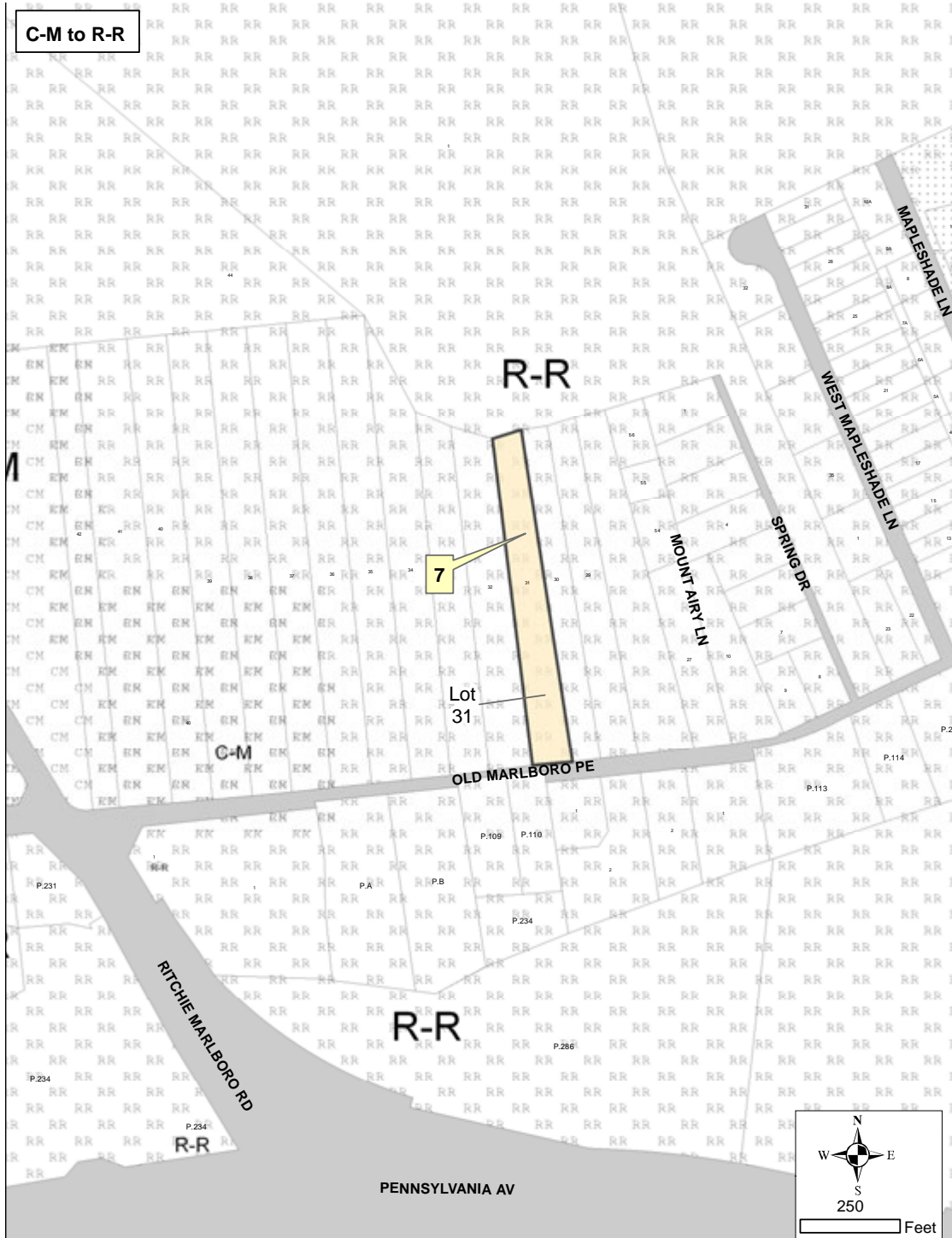


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
7	C-M to R-R	1.68 Ac.	SMA	5/24/1994	207SE12

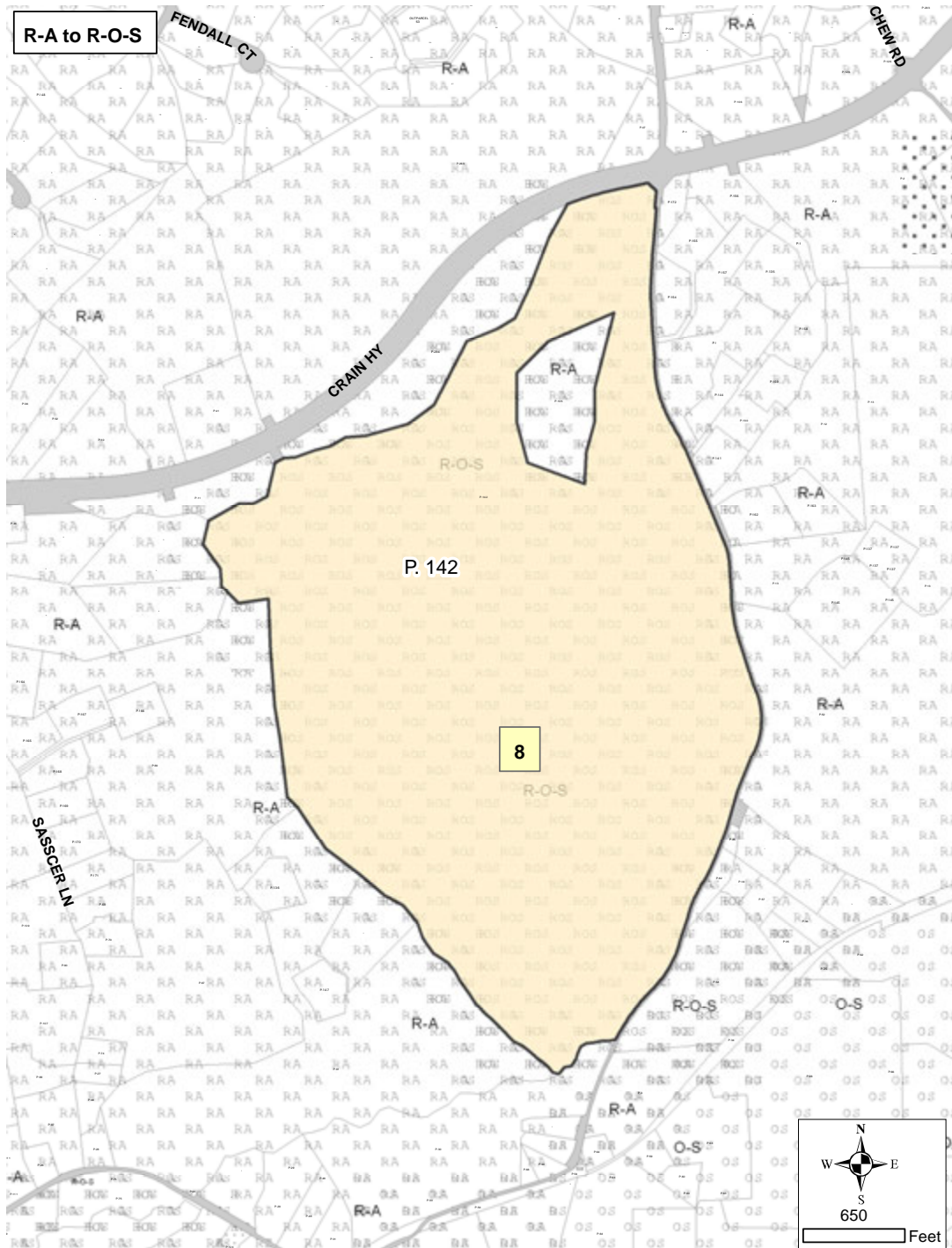
Use and Location: Vacant land on the north side of the 13400 block of Old Marlboro Pike (PA 79; Tax Map 101B1; Lot 31).

Discussion: A zoning change is recommended from the C-M (Commercial-Miscellaneous) to the R-R (Rural-Residential) to reflect the dominant surrounding zoning and promote compatible development.

Tax IDs: 1739523, and 1785146



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
8	R-A to R-O-S	246.36 Ac	SMA	5/24/1994	209SE12
Use and Location: Vacant land owned by The Maryland-National Capital Park and Planning Commission located on the south west quadrant of US 301 and Croom Station Road (PA 82A; Tax Map 110D3; Parcel 142).					
Discussion: Parcel 142 was purchased by the M-NCPPC on 10/11/2007. This proposed change is in compliance with the county's Public Land Policy.					
Tax ID: 3472131					

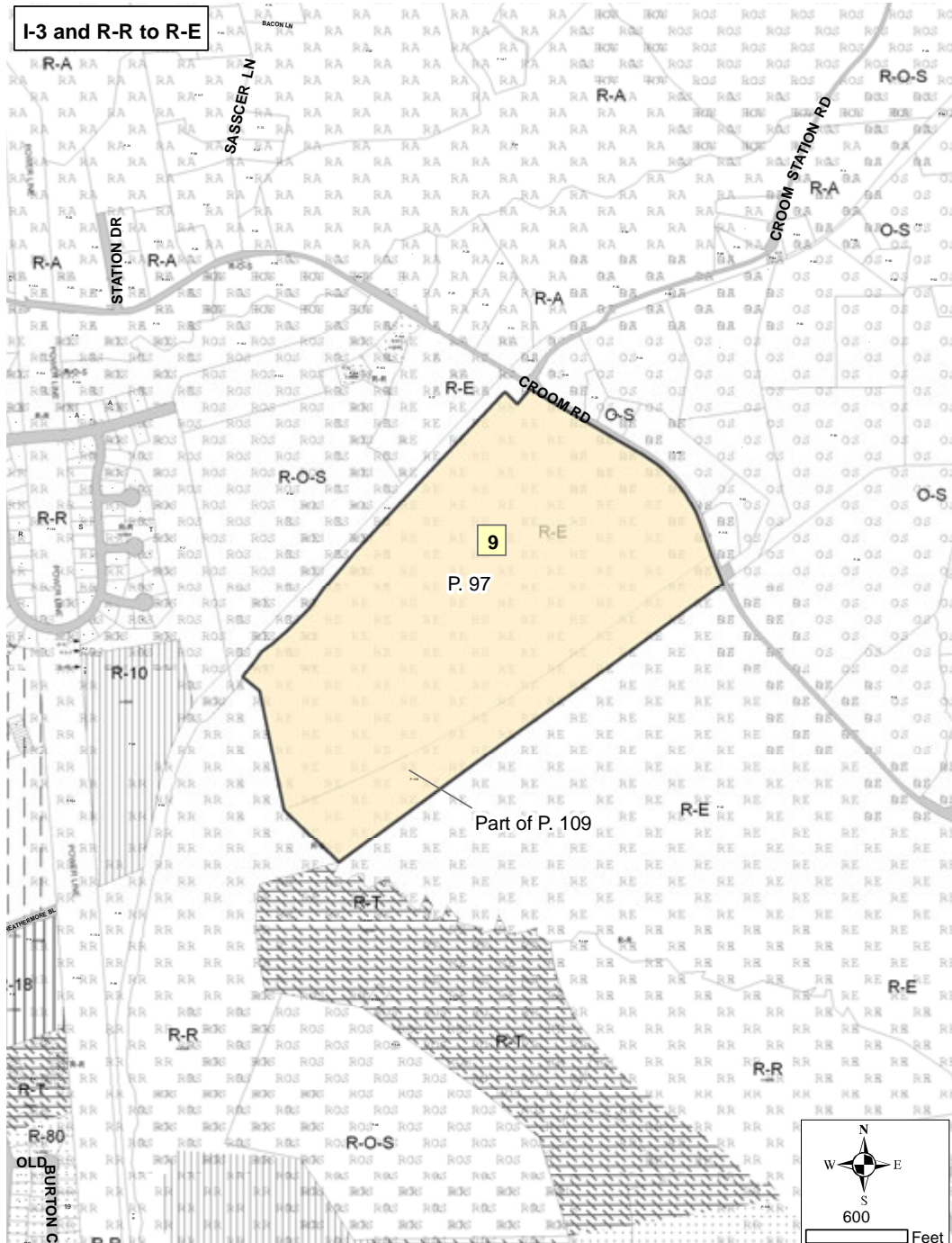


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
9	I-3 and R-R to R-E	95.77 Ac.	SMA	5/24/1994	212SE12

Use and Location: Vacant land between the CSX right-of-way and Croom road, directly below Marlton Community Park (PA 82A; Tax Map 119C1; Parcel 97 and Part of Parcel 109)

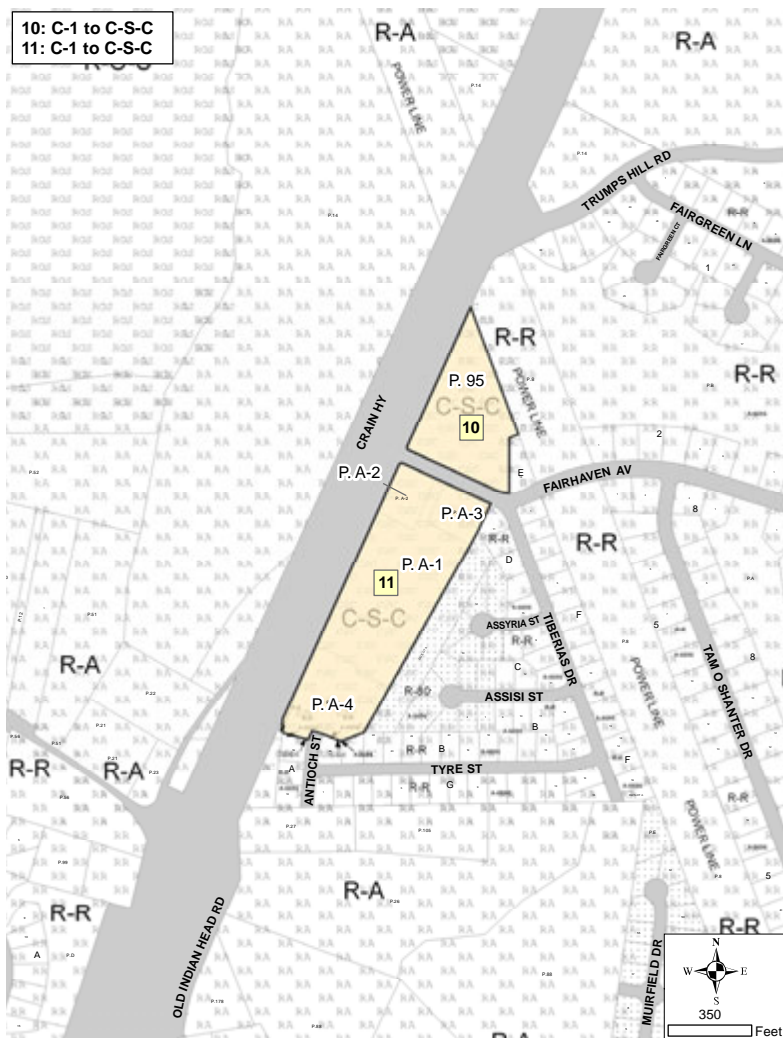
Discussion: A zoning change is recommended from the I-3 (Planned Industrial employment Park) to R-E (Residential Estate). This zoning change will reinforce the existing residential development pattern within this community.

Tax IDs: 1750488 and 1750629



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
10	C-1 to C-S-C	4.2735 Ac.	A-6696	4/18/1991	212SE10
Use and Location: Gas station with convenience store located at 9220 SE Crain Highway and 9550 Fairhaven Avenue (PA 82A; Tax Map 118D3; and Parcel 95).					
Discussion: A zoning change is recommended from C-1 (Local Commercial Existing) to C-S-C (Commercial Shopping Center). This zoning change will update zoning to reflect current zoning categories. Additional case: SE-4193.					
Tax ID: 1750595					

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
11	C-1 to C-S-C	10.1672 Ac.	A-6696	4/18/1991	212SE10
Use and Location: Shopping center, fast-food restaurant, bank, and vacant land located at 9450, 9500, 9590 SE Crain Highway and 9550 Fairhaven Avenue (PA 82A; Tax Map 118D3; and Parcels A-1, A-2, A-3, A-4).					
Discussion: A zoning change is recommended from C-1 (Local Commercial Existing) to C-S-C (Commercial Shopping Center). This zoning change will update zoning to reflect existing zoning categories. SE-3394 and SE-3819 for the fast-food restaurant and SE-4501 and DSP-83054/04 for the senior housing.					
Tax IDs: 1752641, 1752617, 1752633, and 1752625					

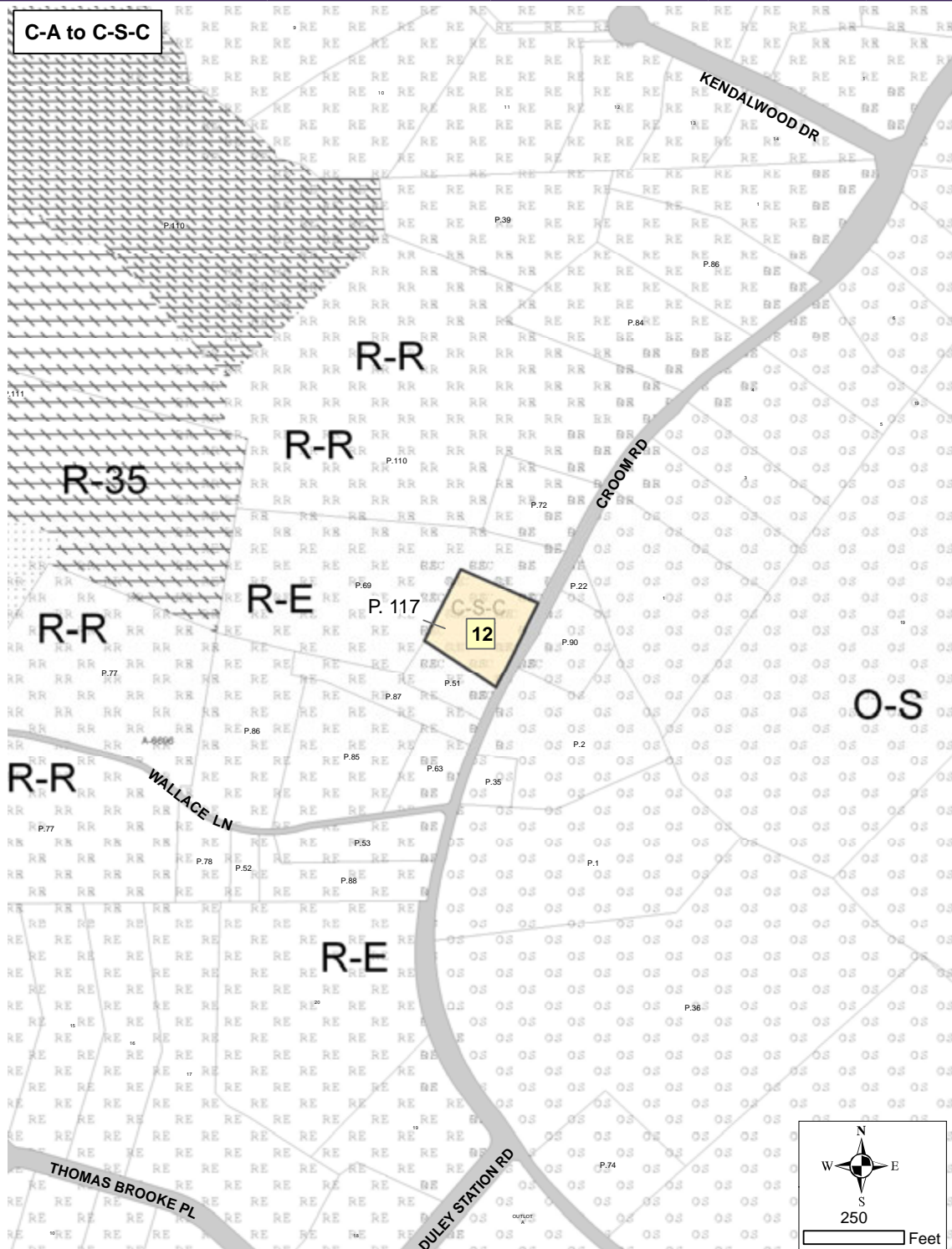


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
12	C-A to C-S-C	1.2054 Ac.	SMA	5/24/1994	213SE12

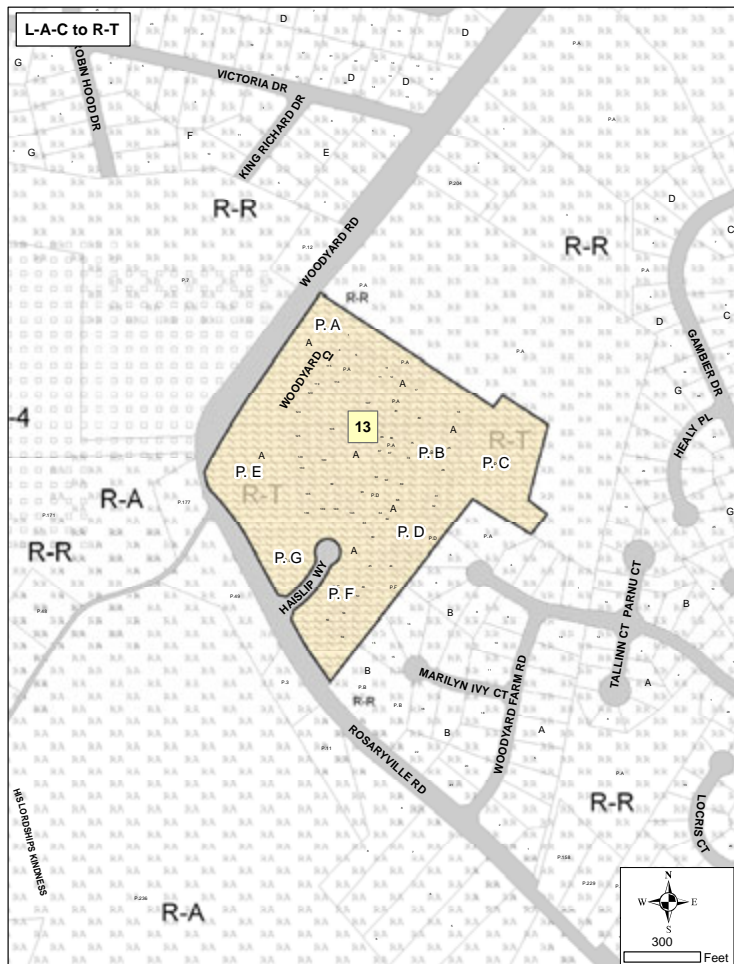
Use and Location: Country store/groceries at 9701 Croom Road (PA 82A; Tax Map 119D4; and Parcel 117).

Discussion: A zoning change is recommended from C-A (Ancillary Commercial) to C-S-C (Commercial Shopping Center). This zoning change will update zoning to reflect current zoning categories.

Tax ID: 1716216



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
13	L-A-C to R-T	26.02 Ac.	SMA	5/24/1994	210SE8
Use and Location: Townhouse development in the northeast quadrant of the intersection of Woodyard Road and Rosaryville Road (PA 82A, Tax Map 108E3, Parcels A, B, C, D, E, and Lots 1–143 Block A).					
Discussion: A zoning change is recommended from L-A-C (Local-Activity-Center) to R-T (Residential-Townhouse) to reflect the current residential development pattern and delete the commercial component of the development that has never developed.					
Tax IDs: 3075371, 3075389, 3075397, 3075405, 3075413, 3075421, 3075439, 3075447, 3075454, 3075462, 3075470, 3075488, 3075496, 3075504, 3075512, 3075520, 3075538, 3075546, 3075553, 3075561, 3075579, 3075587, 3075595, 3075603, 3075611, 3075629, 3075637, 3075645, 3075652, 3075660, 3075678, 3075686, 3075694, 3075702, 3075710, 3075728, 3075736, 3075744, 3075751, 3075769, 3075777, 3075785, 3075793, 3075801, 3075819, 3075827, 3075835, 3075843, 3075850, 3075868, 3075876, 3075884, 3075892, 3075900, 3075918, 3075926, 3075934, 3075942, 3075959, 3075967, 3075975, 3075983, 3075991, 3076007, 3076015, 3076023, 3076031, 3076049, 3076056, 3076064, 3076072, 3076080, 3076098, 3076106, 3076114, 3076122, 3076130, 3076148, 3076155, 3076163, 3076171, 3076189, 3076197, 3076205, 3076213, 3076221, 3076239, 3076247, 3076254, 3076262, 3076270, 3076288, 3076296, 3076304, 3076312, 3076320, 3076338, 3076346, 3076353, 3076361, 3076379, 3076387, 3076395, 3076403, 3076411, 3076429, 3076437, 3076445, 3076452, 3076460, 3076486, 3076494, 3076502, 3076510, 3076528, 3076536, 3076544, 3076551, 3076569, 3076577, 3076585, 3076593, 3076601, 3076619, 3076627, 3076635, 3076643, 3076650, 3076668, 3076676, 3076684, 3076692, 3076700, 3076718, 3076726, 3076734, 3076742, 3076759, 3076767, 3076775, 3076783, 3076791, 3076809, 3076817, 3076825, 3076833, 3076841, 3076858, 3076874 and 9999999					

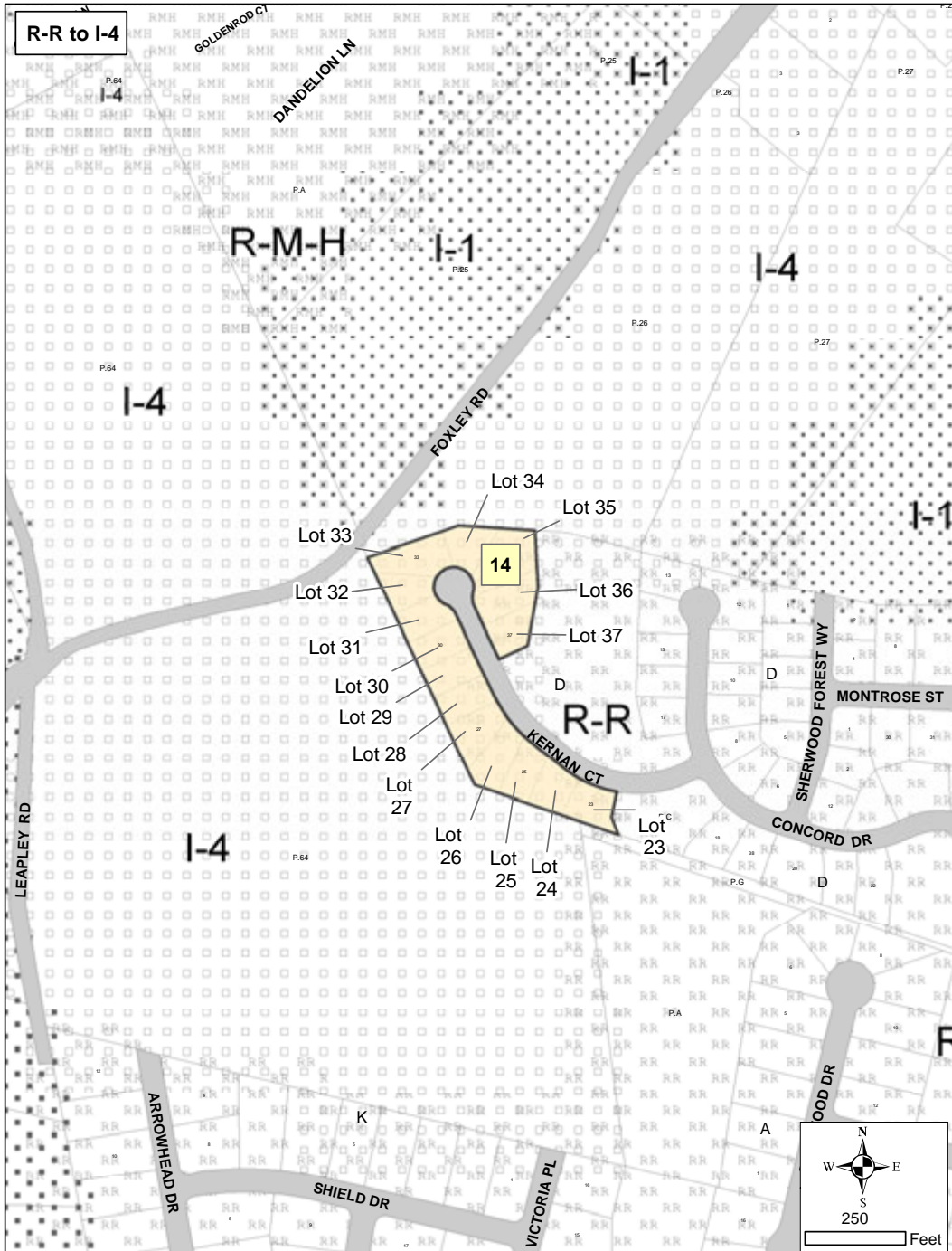


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
14	R-R to I-4	4.321 Ac.	SMA	5/24/1994	209SE08

Use and Location: Undeveloped parcels located at the 9200 block of Kernan Court (PA 77; Tax Map 108D1; and Parcel 23-37).

Discussion: These properties are currently undeveloped and experience noise levels of 80 decibels or more which is not suitable for residential development. A zoning change is recommended from R-R to I-4 in order to allow development that is more compatible with the surrounding development and noise levels.

Tax IDs: 2944411, 2944403, 2944395, 2944379, 2944312, 2944387, 2944361, 2944353, 2944346, 2944338, 2944320, 2944296, 2944288, and 2944270, 2944304

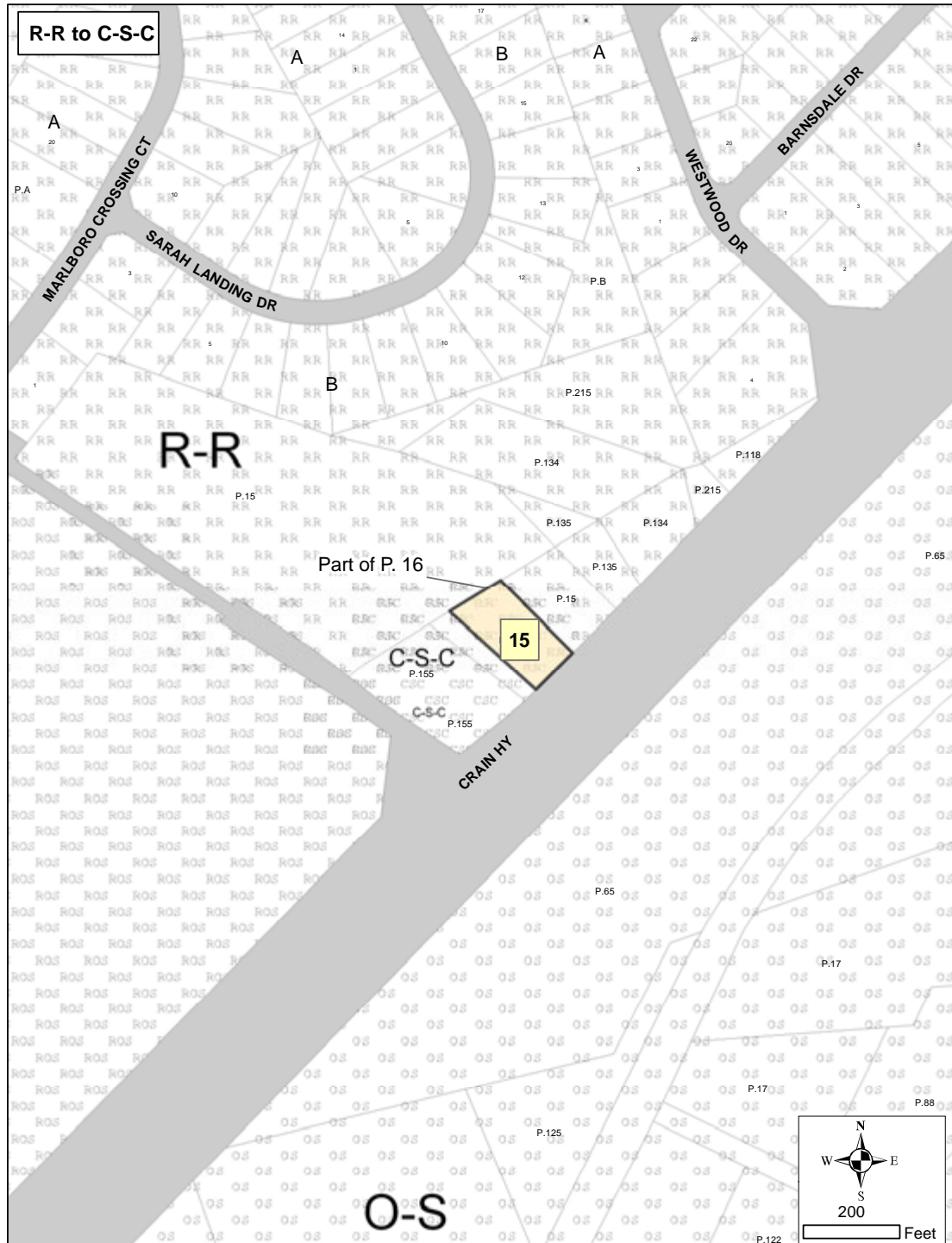


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
15	R-R to C-S-C	1.042 Ac.	SMA	5/24/1994	214SE09

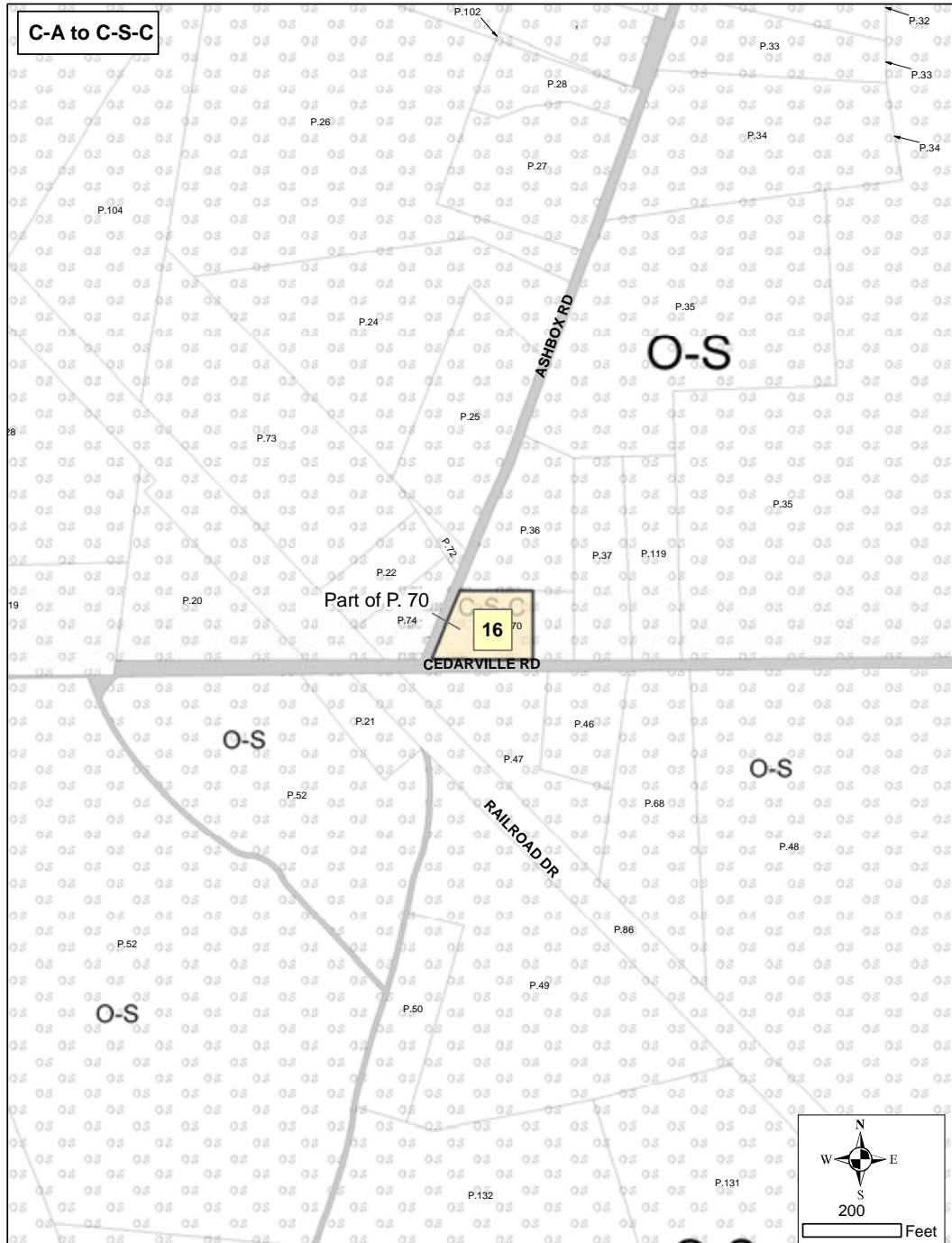
Use and Location: Office located at 11191 Old Crain Highway (PA82A, Tax Map 268B, Parcel 16).

Discussion: This property currently has C-S-C (Commercial Shopping Center) and R-R (Rural Residential) split zoning. A zoning change for the R-R portion of this property is recommended. The change from R-R to C-S-C will reinforce the existing commercial development pattern at intersection.

Tax ID: 1142603



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
16	C-A to C-S-C	0.6664 Ac.	SMA	5/24/1994	221SE10
Use and Location: Country store/groceries and deli located at 11800 Cedarville Road (corner of Cedarville Road and Ashbox Road) (PA 86B, Tax Map 166E1, Parcel 70)					
Discussion: A zoning change is recommended from the C-A (Ancillary Commercial) to the C-S-C (Commercial Shopping Center). This zoning change will update the zoning to reflect current categories.					
Tax ID: 1174341					

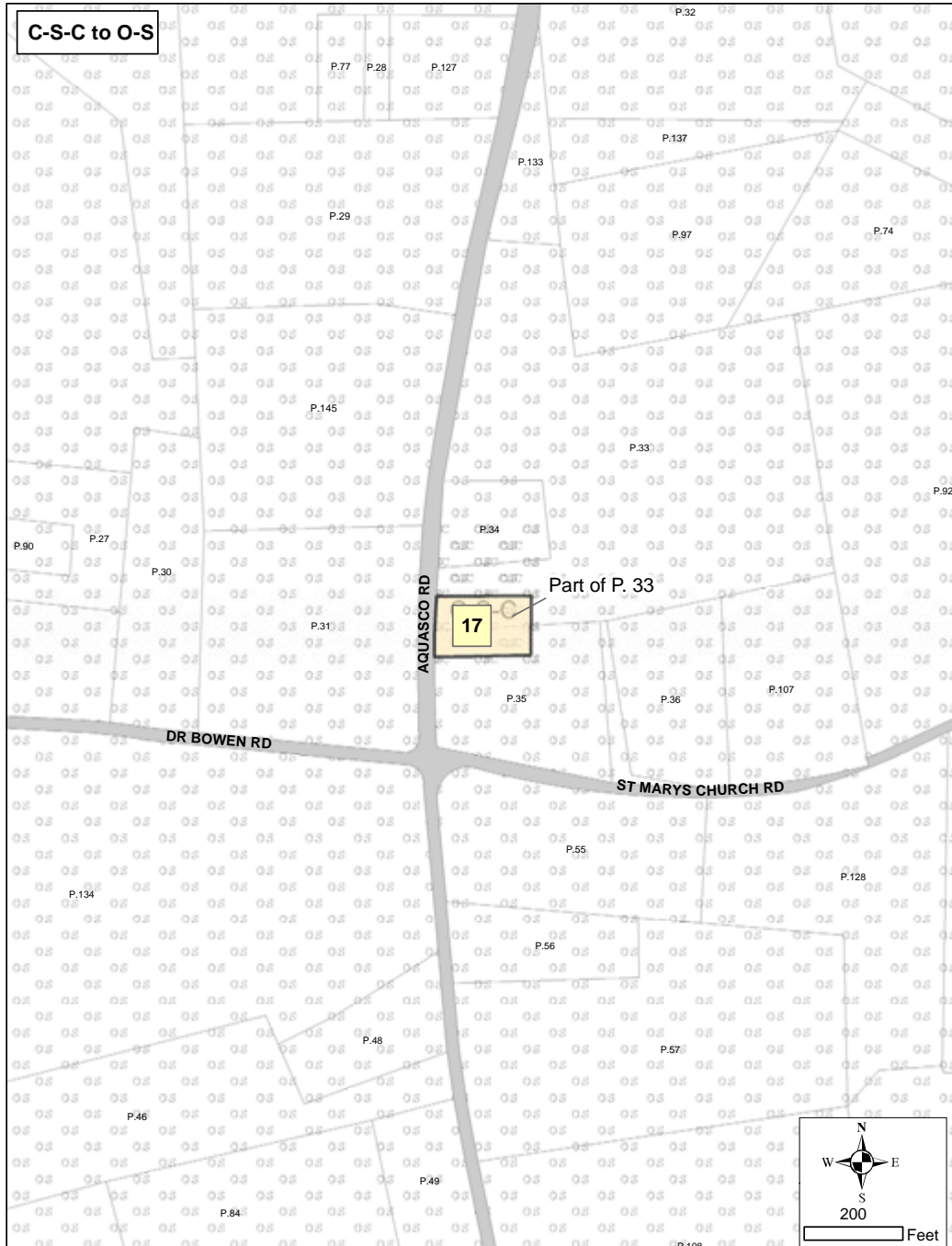


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
17	C-S-C to O-S	2.215 Ac.	SMA	5/24/1994	228SE14

Use and Location: Single family homes located at 22110 and 22106 Aquasco Road. (PA 87B, Tax Map 180D3, Parcel 35 and Parcel 33)

Discussion: Parcel 33 has C-S-C (Commercial Shopping Center) and O-S (Open Space) split zoning, Parcel 35 has C-S-C zoning. Both properties currently are developed with single-family homes. A zoning change is recommended from C-S-C and O-S to O-S in order to correct the split zoning on Parcel 33. A zoning change is recommended from C-S-C to O-S for parcel 35 in order to bring both single family homes into the appropriate zoning which will reinforce the rural character of this area.

Tax IDs: 0833848 and 0833830



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
18	C-O to L-A-C	15.32 Ac.	SMA	5/24/1994	208SE09

Use and Location: Undeveloped at 10600 Marlboro Pike (PA 82A; Tax Map 100 B-2; and Parcel A).

Discussion: Basic plan - appendix E.

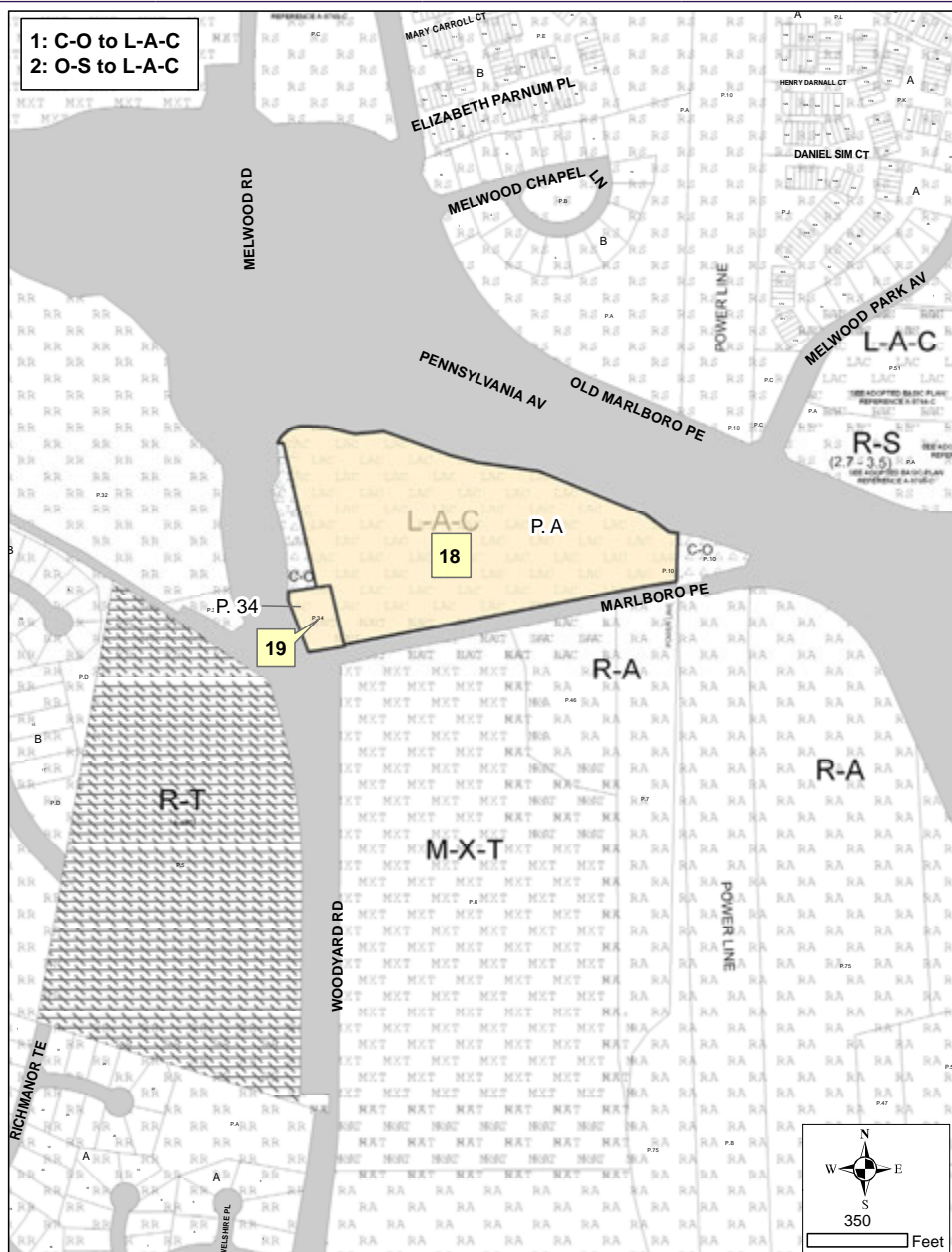
Tax ID: 3876778

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
19	O-S to L-A-C	0.718 Ac.	SMA	5/24/1994	208SE09

Use and Location: Undeveloped at 5760 Woodyard Road (PA 82 A; Tax Map 100 B-3; and Parcel 34).

Discussion: Basic plan - appendix E.

Tax ID: 1734847

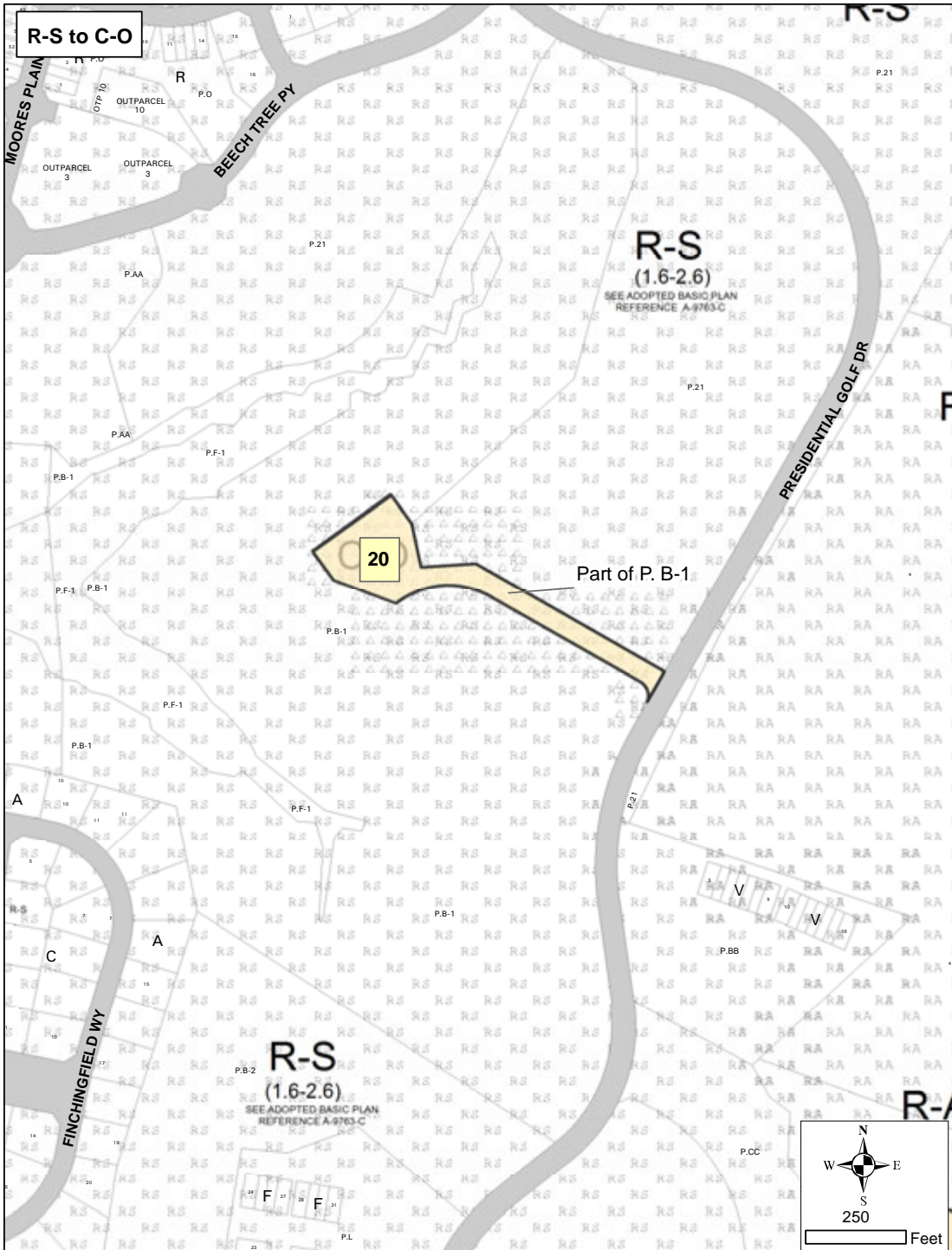


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
20	R-S to C-O	11.1636	SMA	5/24/94	207SE14

Use and Location: Club House at 3151 Presidential Golf Drive in Beechtree (PA 79; Tax Map 85 B-2; and part of Parcel B-1).

Discussion: Development of Club House occurred after 2009 approval and prior to court's voiding that approval.

Tax ID: 3322922



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
21	L-A-C to R-S	28.0 Ac.	A-9726-C	1989	203SE14

Use and Location: Undeveloped at the southwest corner of US 301 and Leeland Road (PA 79; Tax Map 85 C-1 and C-2; Part of Lot 1; and Parcel 16).

Discussion: Development applications were approved after 2009 approval and prior to court's voiding that approval.

Tax IDs: 0192484, 0192492, and 5513431

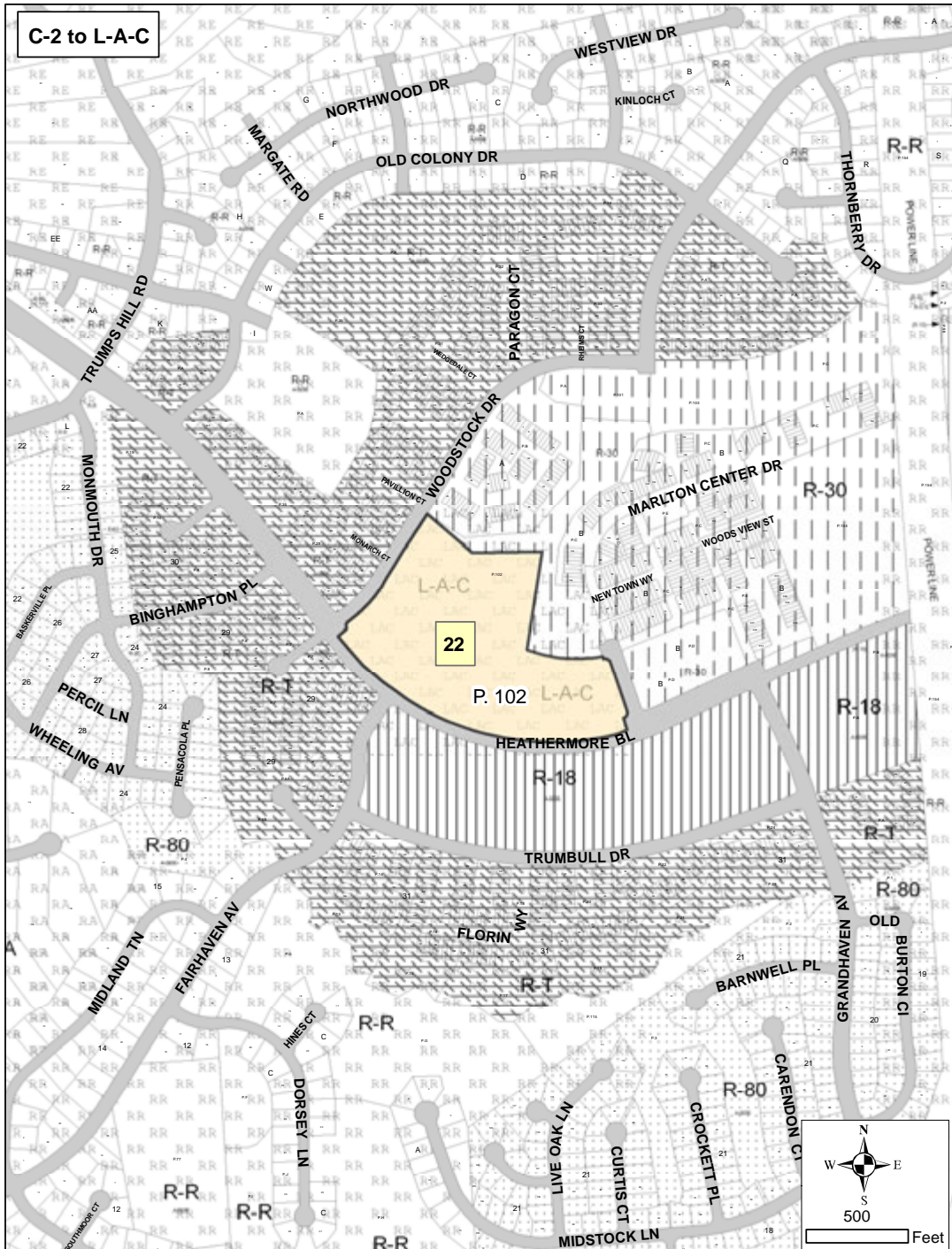


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
22	C-2 to L-A-C	26.5 Ac.	SMA	5/24/1994	211SE11

Use and Location: Currently vacant land located between Woodstock Drive and Marlton Center Drive (PA 82A; Tax Map 119A2; and Parcel 102).

Discussion: A zoning change is recommended for Parcel 102 to change from the C-2 (General Commercial) Zone to the L-A-C (Local Activity Center) Zone. This zoning change will reinforce the mixed-use town center vision for Marlton. See basic plan in appendix D.

Tax ID: 1750538

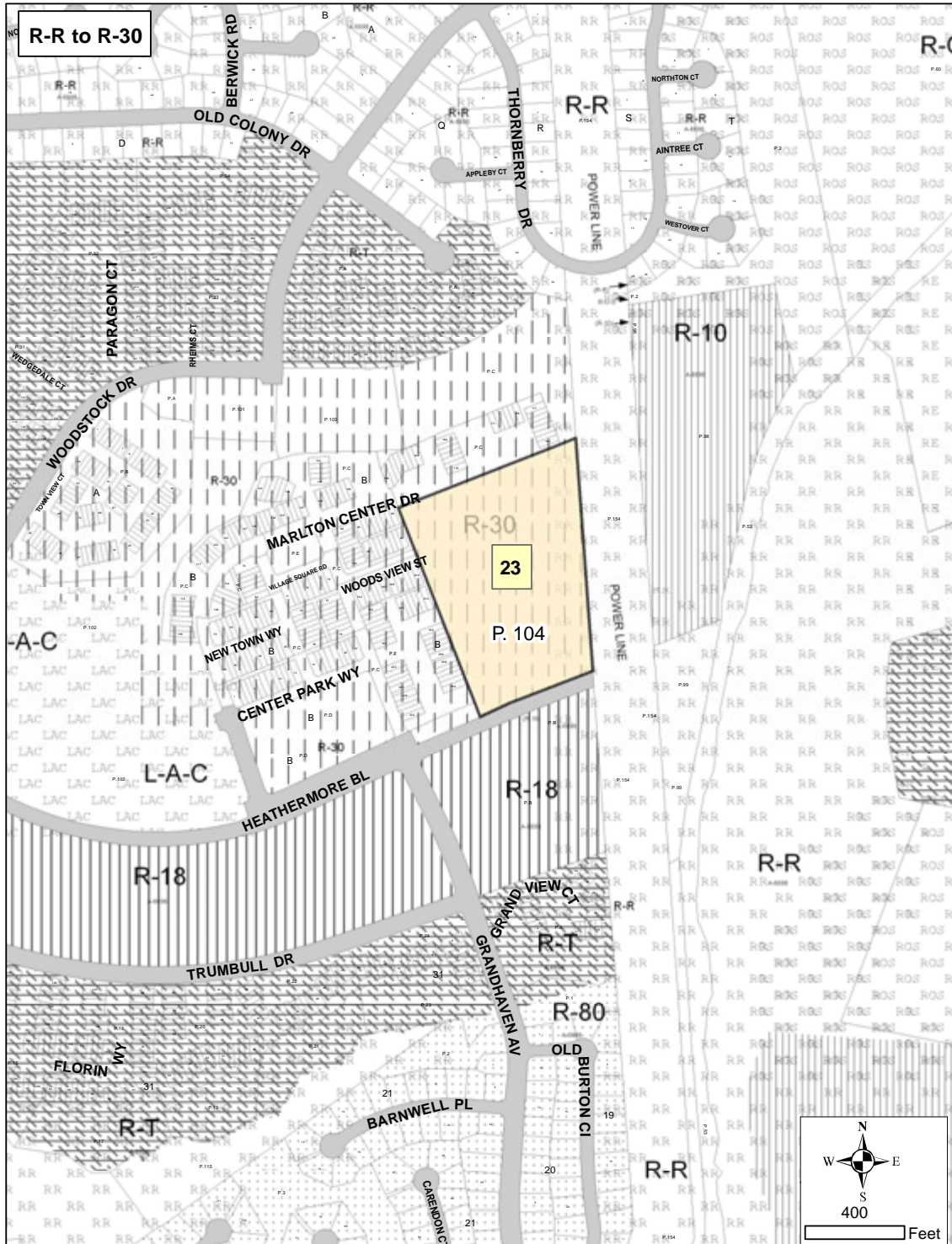


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
23	R-R to R-30	12.1999 Ac.	A-6696-01	4/18/91	211SE12

Use and Location: Undeveloped at Heathermore Boulevard (PA 82A; Tax Map 119 C-1; and Parcel 104).

Discussion: Development Applications were approved after 2009 approval and prior to courts voiding that approval.

Tax ID: 1712819

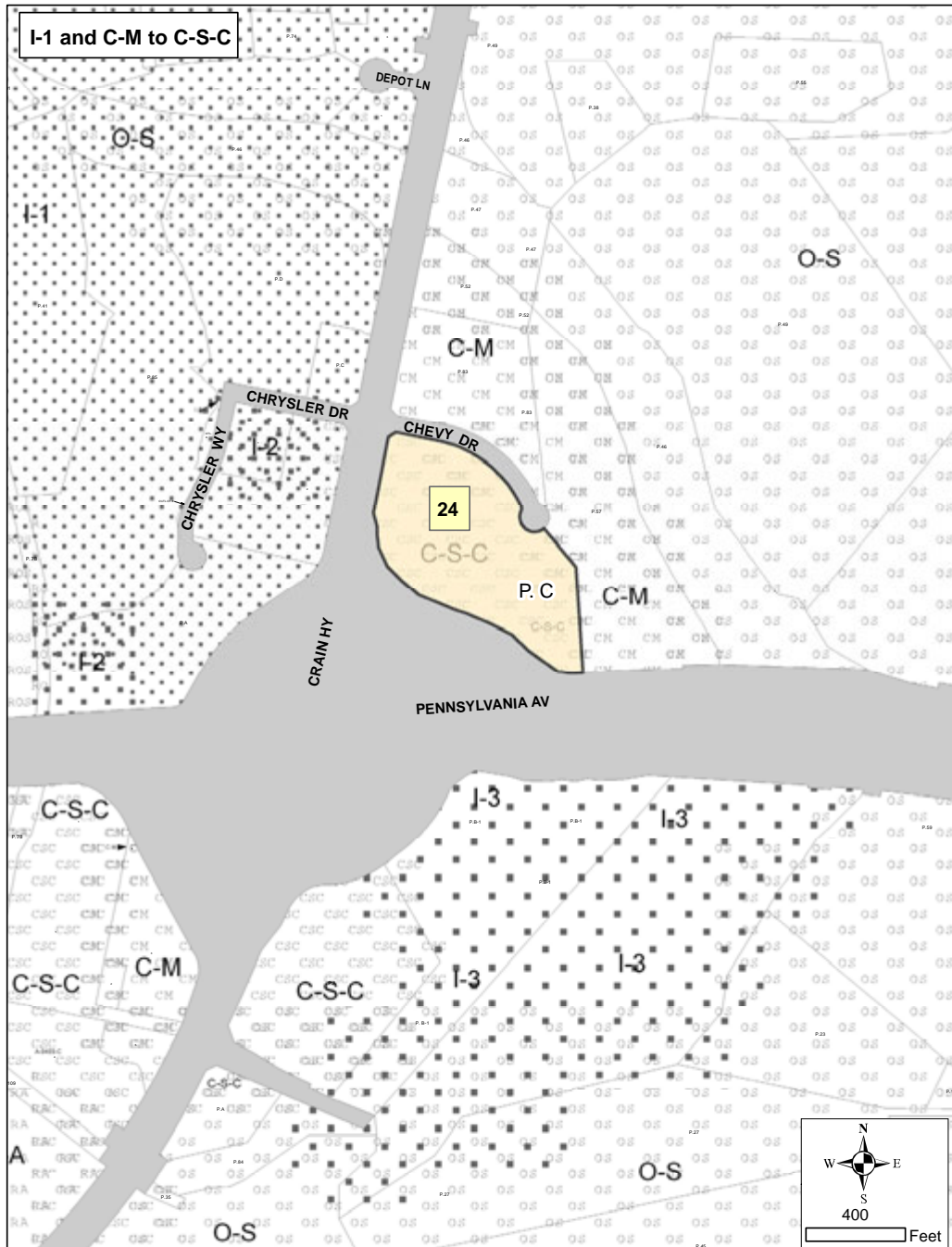


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
24	I-1 and C-M to C-S-C	10.7 Ac.	SMA	5/24/1994	207SE13

Use and Location: Currently a car dealership located at 5300 SE Crain Highway (PA 79; Tax Map 102B2, and Parcel C).

Discussion: This property currently has a split I-1 (Light Industrial) and C-M (Commercial-Miscellaneous) zoning. A zoning change is recommended to consolidate this property into the C-S-C (Commercial Shopping Center) Zone and encourage commercial redevelopment of this site that is more appropriate for this key location.

Tax ID: 3433273

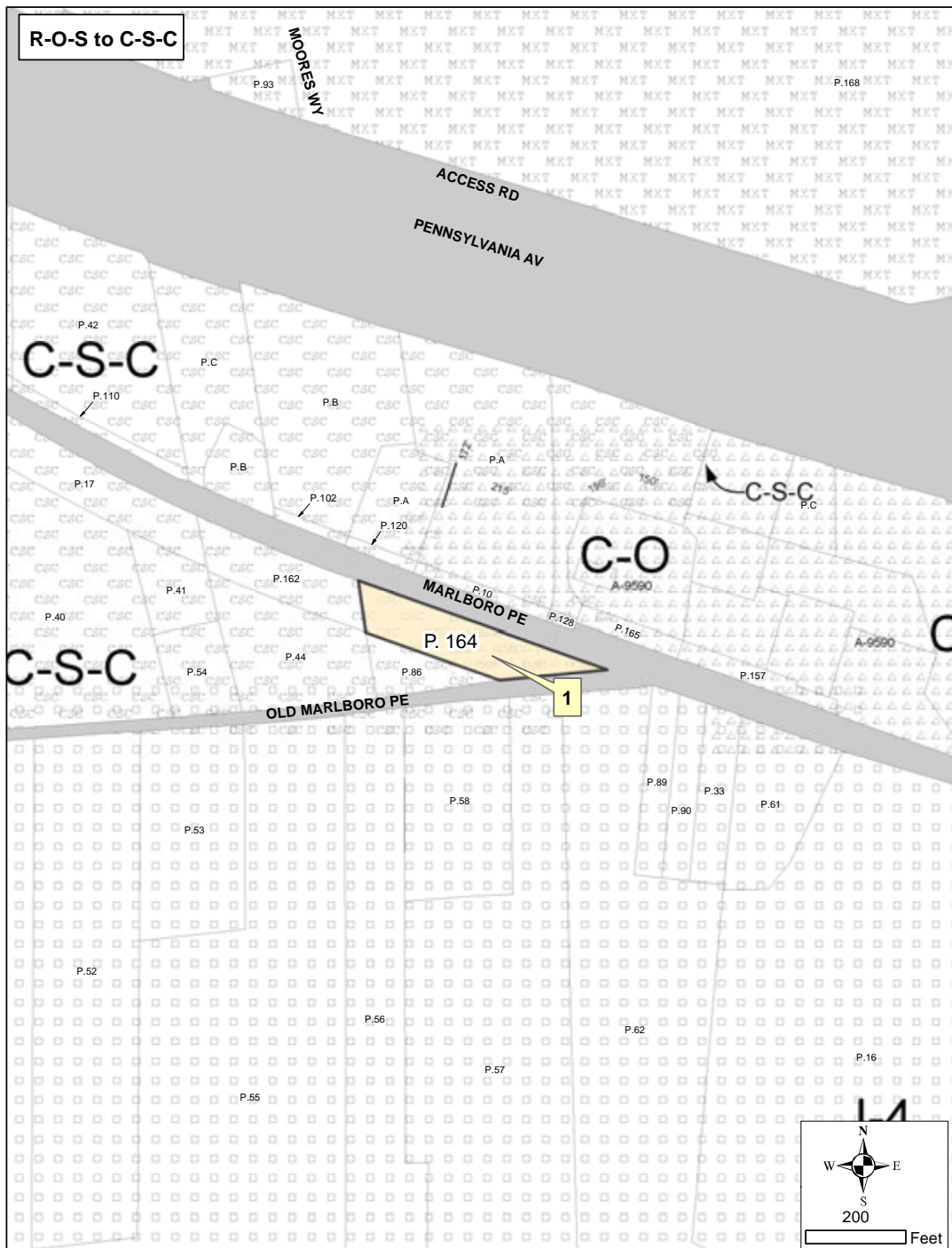


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
25	R-O-S to C-S-C	0.857 Ac.	SMA	5/24/94	207SE08

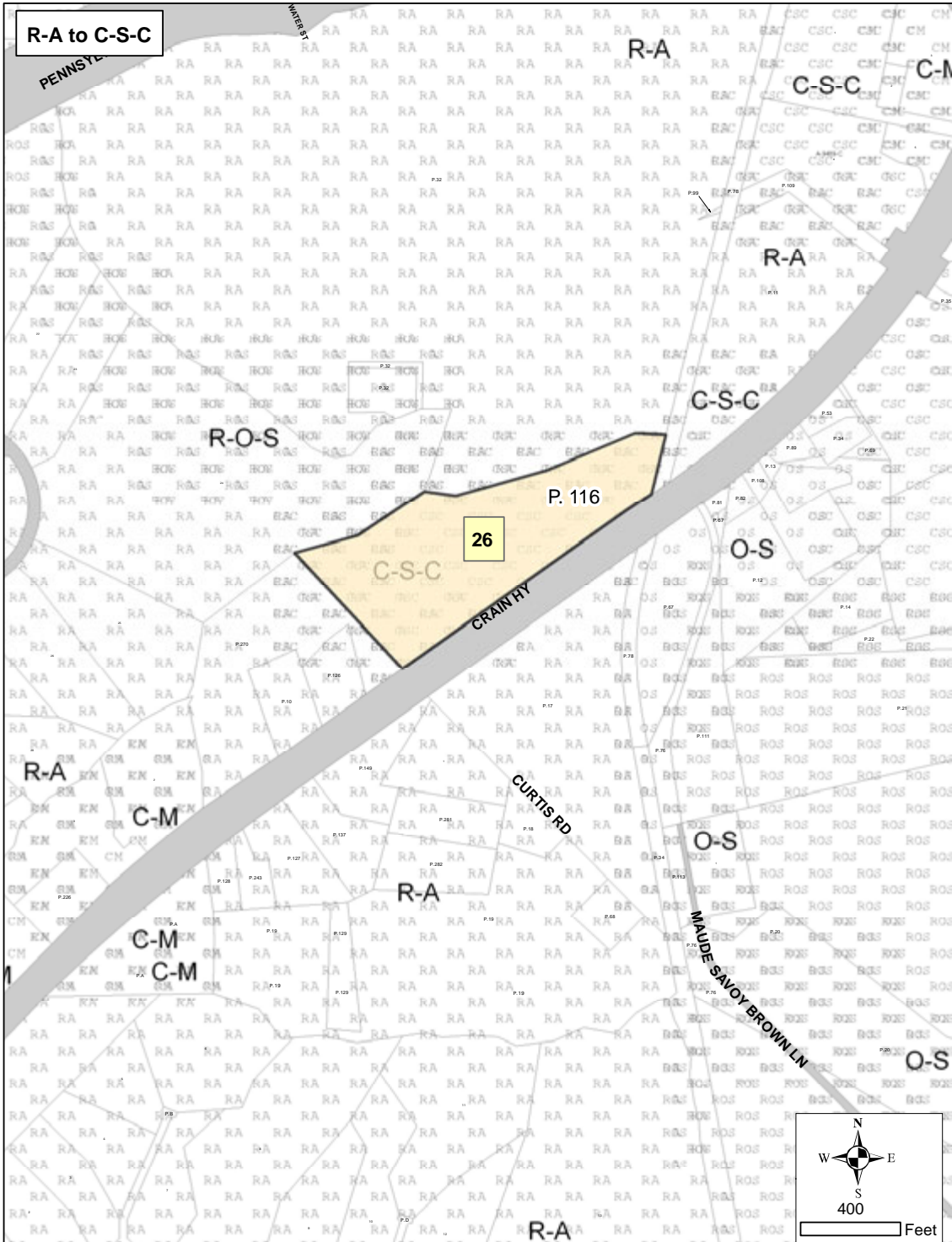
Use and Location: Vacant land. 9429 Marlboro Pike (PA 77, Tax Map 99 E-1, Parcel 164)

Discussion: Formerly owned by the United States of America, this parcel was purchased by the current owner in 2010. Section 27-113 of the Zoning Ordinance requires: "(a) Property conveyed in fee simple by the United States of America or the State of Maryland shall immediately be placed in the Reserved Open Space (R-O-S) Zone until the District Council approves a Zoning Map Amendment for the property."

Tax ID: 4061826



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
26	R-A to C-S-C	12.39 Ac.	SMA	5/24/94	208SE13
Use and Location: Vacant Land - wooded at 6100 Block SE Crain Highway (PA 82A; Tax Map 102 A-4; Parcel 116)					
Discussion: Revision #1 CR-83-2013(DR-2)					
Tax ID: 3951068					



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
27	R-R to C-S-C	1.52 Ac.	SMA	3/15/94	209SE09
Use and Location: Auto body shop/convenience store and single family dwelling at Dower House Road/MD 223 6905 Dowerhouse Road (PA 77; Tax Map 108 F-2; Parcel 65)					
Discussion: Amendment Revision #2 CR-83-2013(DR-2)					
Tax ID: 0916288					

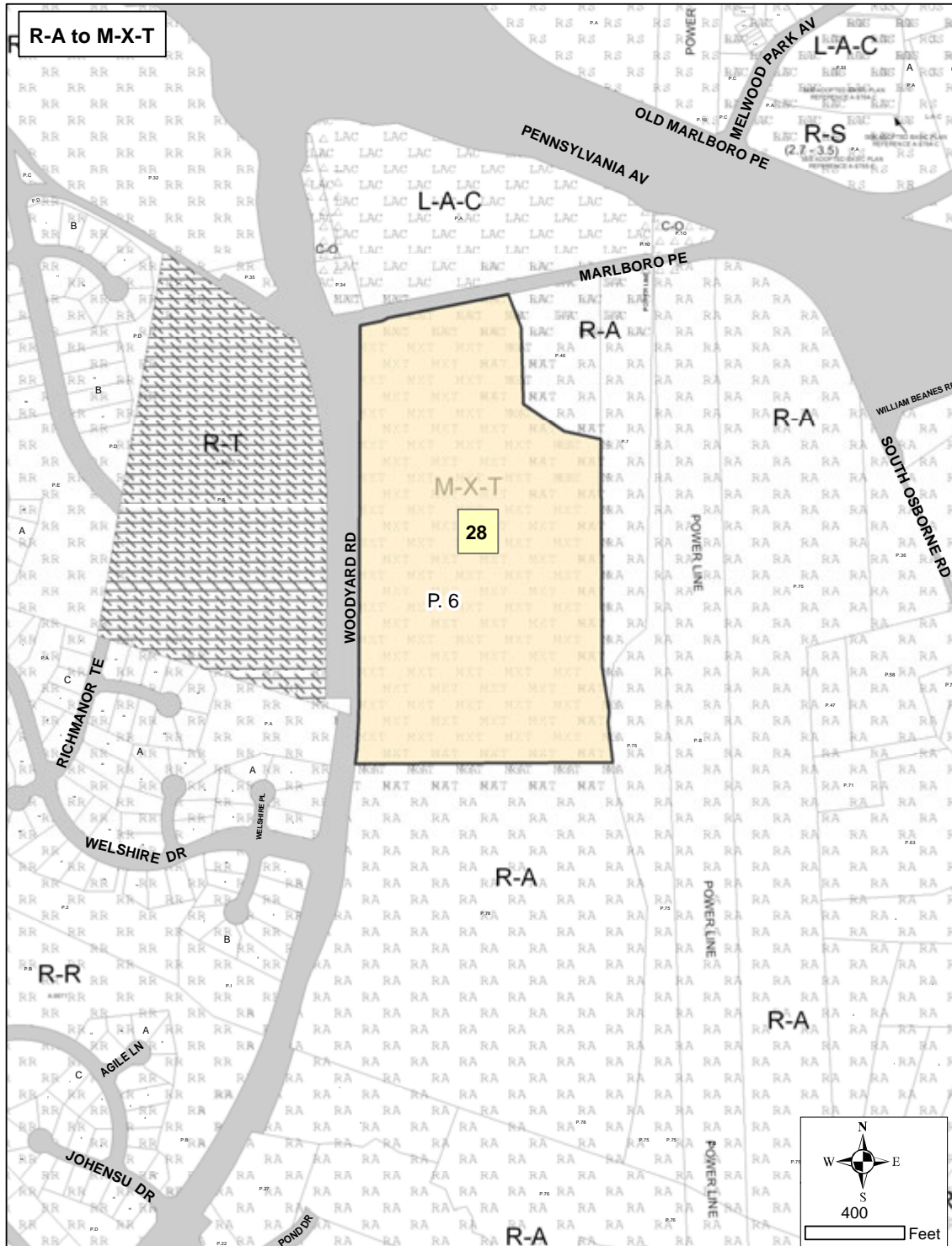


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
28	R-A to M-X-T	37.61 Ac.	SMA	5/24/94	208SE09

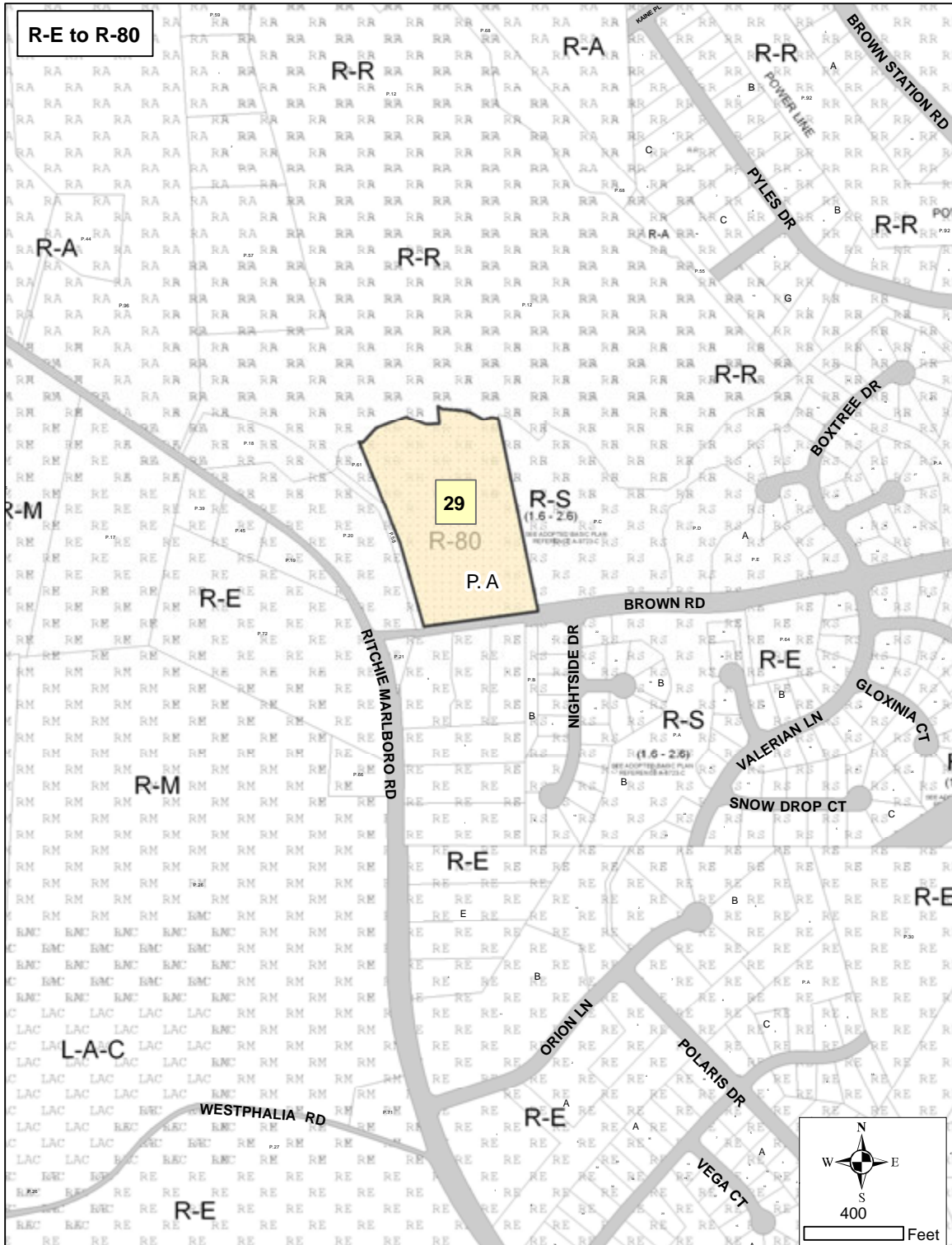
Use and Location: Undeveloped land SE quadrant MD 223 and South Osborne Road, 5800 Woodyard Road (PA 82A; Tax Map 100 B-3; Parcel 6).

Discussion: Revision #3 CR-83-2013 (DR-2)

Tax ID: 1716299



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
29	R-E to R-80	9.97 Ac.	SMA	5/24/94	204SE10
Use and Location: Undeveloped at 11210 Brown Road. (PA 78; Tax Map 83 C-3; and Parcel A).					
Discussion: Revision #4 CR-83-2013 (DR-2)					
Tax ID: 1712702					



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200 Ft. Scale Index Map
			Number	Date	
30	R-R to I-1	0.238 Ac.	SMA	5/24/94	207SE13
Use and Location: Undeveloped MD 275/Marlboro Racetrack Road (PA 79; Tax Map 102 A-1; Parcel 70).					
Discussion: Revision #5 CR-83-2013 (DR-2)					
Tax ID: 0248161					

