

Proposed Rezoning

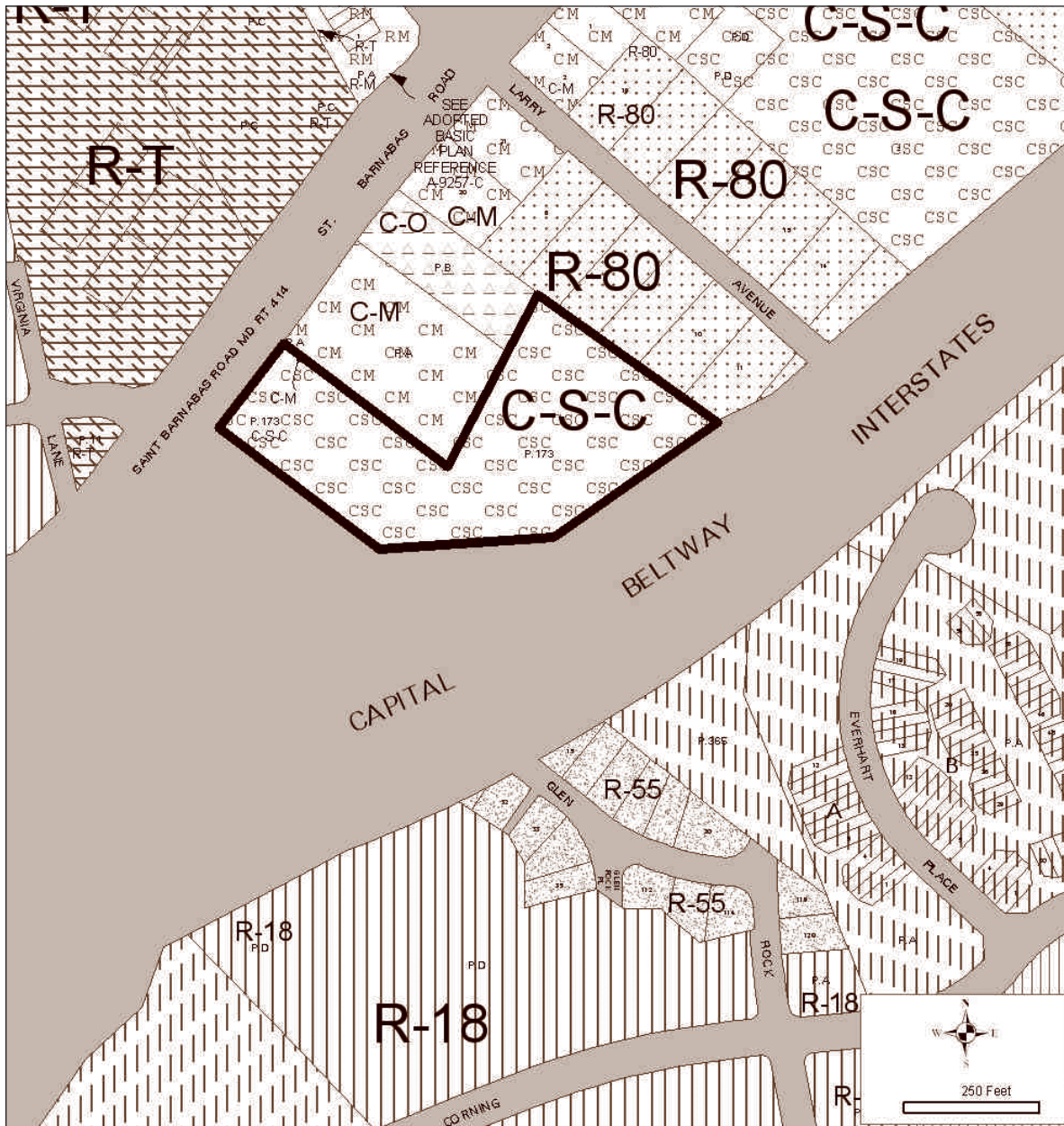
Approved Zoning Inventory in Acres			
Zone	Pre-SMA Zoning	Net Change	Approved Zoning
R-O-S (Reserve Open Space)	31.65	74.13	105.78
O-S (Open Space)	119.67	8.85	128.52
R-R (Rural Residential)	156.35	-10.24	146.11
R-80 (One-Family Detached Residential)	63.72	0.00	63.72
R-55 (One-Family Detached Residential)	208.63	-109.83	98.80
R-35 (One-Family Semidetached, and Two-Family Detached Residential)	15.94	0.00	15.94
R-T (Residential Townhouse)	16.77	9.80	26.57
R-20 (One-Family Triple-Attached Residential)	4.66	0.00	4.66
R-30C (Multifamily Low Density Residential-Condominium)	55.94	32.51	88.45
R-18 (Multifamily Medium Density Residential)	164.47	-19.91	144.56
R-18C (Multifamily Medium Density Residential-Condominium)	5.68	0.00	5.68
R-10A (Multifamily High-Rise Residential)	10.65	0.00	10.65
R-10 (Multifamily High-Rise Residential)	51.48	5.75	57.23
R-M (Residential Medium Development)	13.71	0.00	13.71
M-X-T (Mixed-Use Transportation)	0.00	160.01	160.01
C-O (Commercial Office)	44.15	-21.63	22.52
C-2 (General Commercial Existing)	1.52	0.00	1.52
C-S-C (Commercial Shopping Center)	134.44	-44.51	89.93
C-M (Commercial Miscellaneous)	137.79	-84.93	52.86
I-1 (Light Commercial)	6.37	0.00	6.37
Subtotal	1243.79	0.00	1243.79
Right-of-Way	220.66	0.00	220.66
Total	1464.45	0.00	1464.45
Source: M-NCPPC, October 2008			

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Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
1	C-M to C-S-C	4.80 Ac.	SMA	11/21/2000	208SE03

Use and Location: Undeveloped land at 5626 St. Barnabas Road (Tax Map 096E3, Parcel 173).

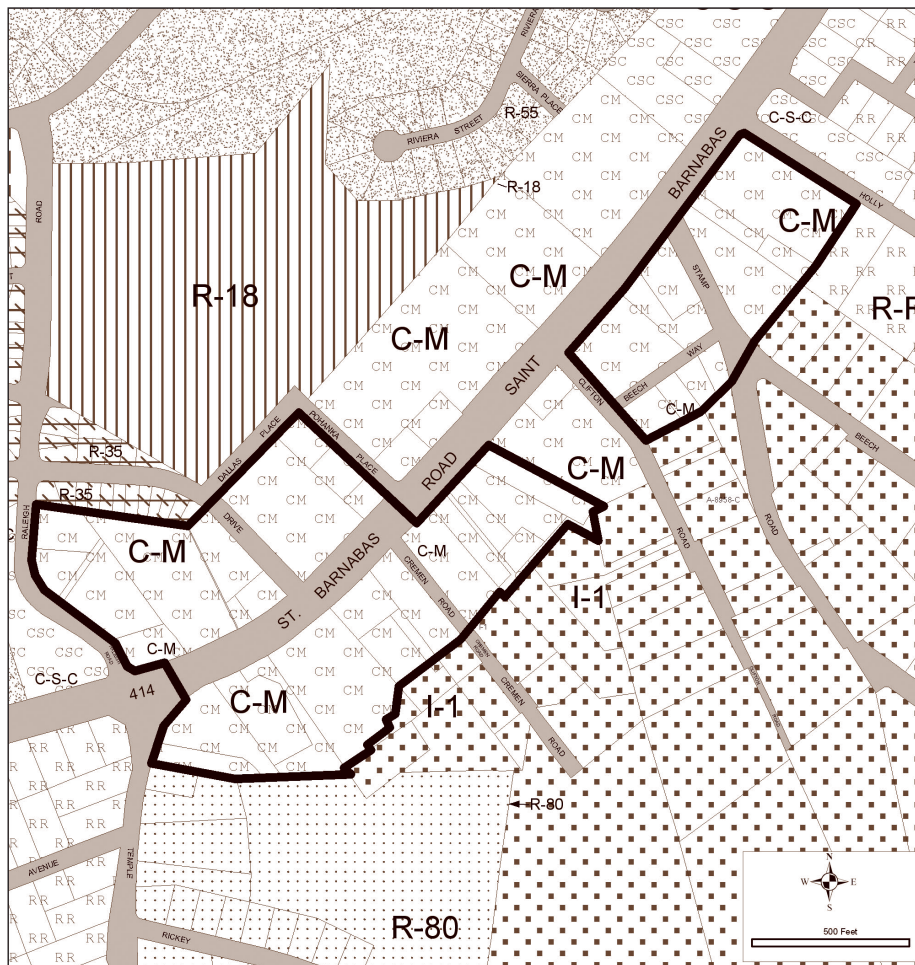
Discussion: A zoning change is recommended from the C-M (Commercial Miscellaneous) Zone to the C-S-C Zone to encourage future uses that are consistent with the goals and vision of the Branch Avenue Corridor sector plan and compatible with the abutting single-family homes.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
2	C-M to C-S-C	29.70 +/- Ac.	SMA SE-3883 SE-4407 SE-1055 SE-1984	11/21/2000	206SE03 206SE04 207SE03

Use and Location: Various industrial and automobile oriented uses at 4706, 4720 Raleigh Road; 4500, 4506, 4508, 4514, 4516, 4614, 4620, 4622, 4630, 4701, 4704, 4710, 4717, 4718, 4720, 4740, 4801, 4806, 4809, 4810, 4811 St. Barnabas Road; 3501 Pohanka Lane; 3509 Pohanka Place; 3403 Dallas Drive; 4600, 4602, 4604, 4606 Beech Way; 4410 Stamp Road (Tax Map 88A4, DEER PARK HEIGHTS-PYLES ADDN, Block A, Lots 1-5; Tax Map 88B3 HOLLY TREE ROAD SUB. Parcel A, C; Tax Map 88B4, DEER PARK HEIGHTS-ADDN-RESUB OF PARCEL 2, Lot 1, Outlot A; SILVER HILL INDUSTRIAL CENTER Parcel E, p/o L; GENERAL OIL SALES CORP PROPERTY, Parcel A; WILLIAMS CENTER, Parcel A; STAMP ROAD SUB, Parcel A; Parcel 1-4, 20, 192, 195, 196, 198, 199, 201, 213, 277, 387, 406, 498 p/o 197, 202, 203, 205, 368, 489; Tax Map 88C4, Parcel 380).

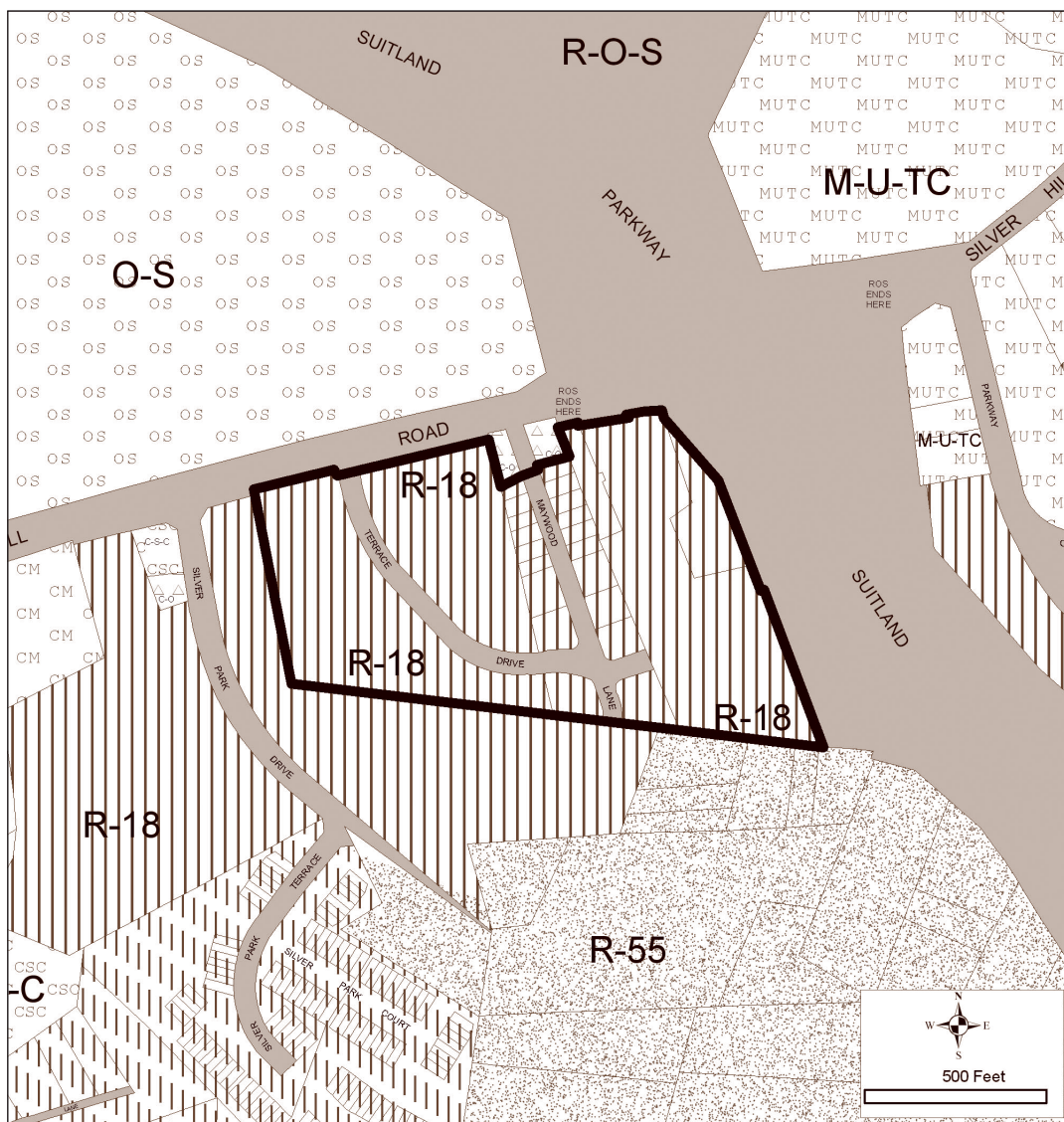
Discussion: A zoning change to C-S-C will limit the number of auto-related/light industrial uses that have conglomerated in the corridor causing visual blight and unsafe pedestrian and automobile usage.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
3	R-18 to R-10	20.34 Ac.	SMA	11/21/2000	205SE04

Use and Location: Single-family detached, single-family attached, multifamily residential and undeveloped land at 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3518, 3519, 3522, 3523, 3526, 3600, 3601 Maywood Lane; 3501-3555 Terrace Drive; 4221-4237, 4315, 4319 Silver Hill Road (Tax Map 88D1, SILVER HILL APTS, Parcel A, B; BURGESS ADDN TO SILVER HILL, Block A, Lots 2-12; Block B, Lots 2-14, Parcel B, C; MAPLES, Lot 4, 5, Parcel C).

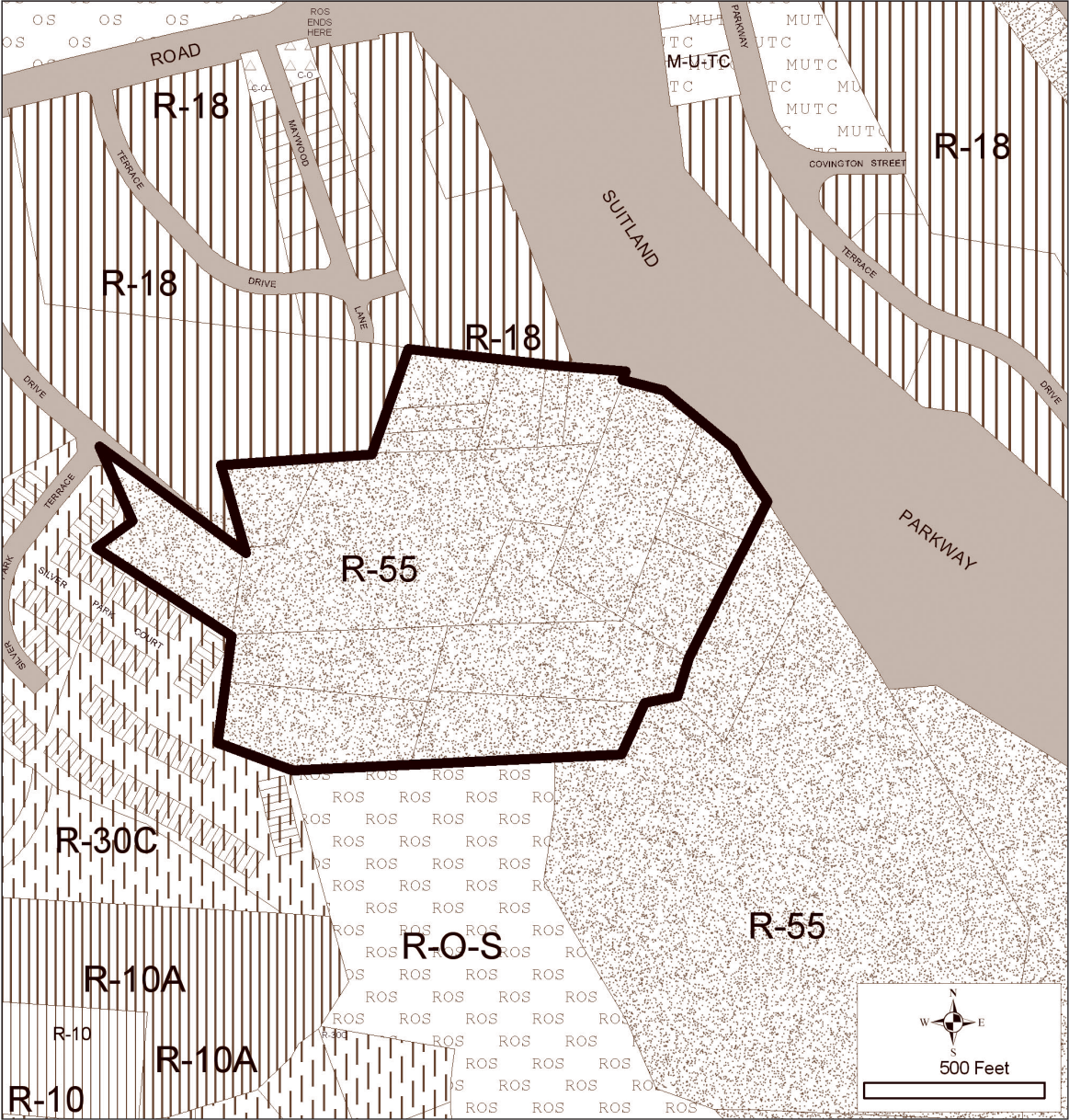
Discussion: The General Plan designates Suitland Metro Station as a regional center whose core area encompasses the identified parcels within a ¼-mile walking distance to the Metro station, where the most intensive development is recommended to support transit use.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
4	R-55 to R-30C	32.47 Ac.	SMA	11/21/2000	205SE04

Use and Location: Single-family detached residential and undeveloped land at 4311, 4400-4410 West Summer Road, 3801 Silver Park Drive; 3601, 3619, 3701 Summer Road (Tax Map 88D1 and 88D2, Parcels 1, 32, 300, 316, 317, 318, 319, 320, 322, 323, 324, 325, 329, 330, 331, 332, 386, 466, 467, 468).

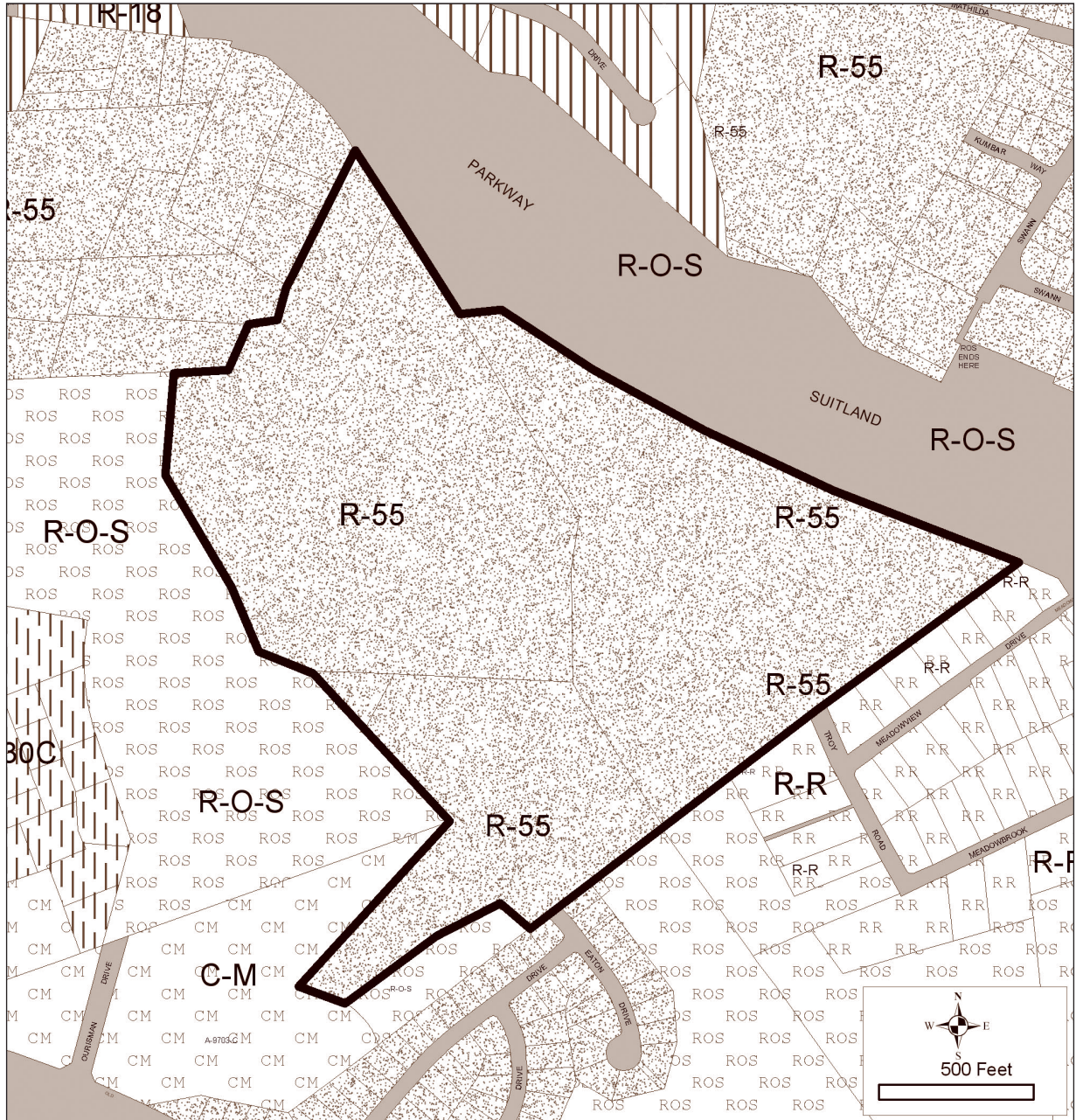
Discussion: The identified parcels are generally undeveloped within the “edge area” of the Suitland Metro Station, within approximately ½-mile walking distance, where moderate density is recommended to support transit use.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
5	R-55 to R-O-S	74.33 Ac.	SMA	11/21/2000	205SE04 206SE04

Use and Location: Undeveloped land at 3813 Summer Road (Tax Map 88D1, Parcel 1; 88D2 Parcel 333; 88E2, Parcel 140, 361).

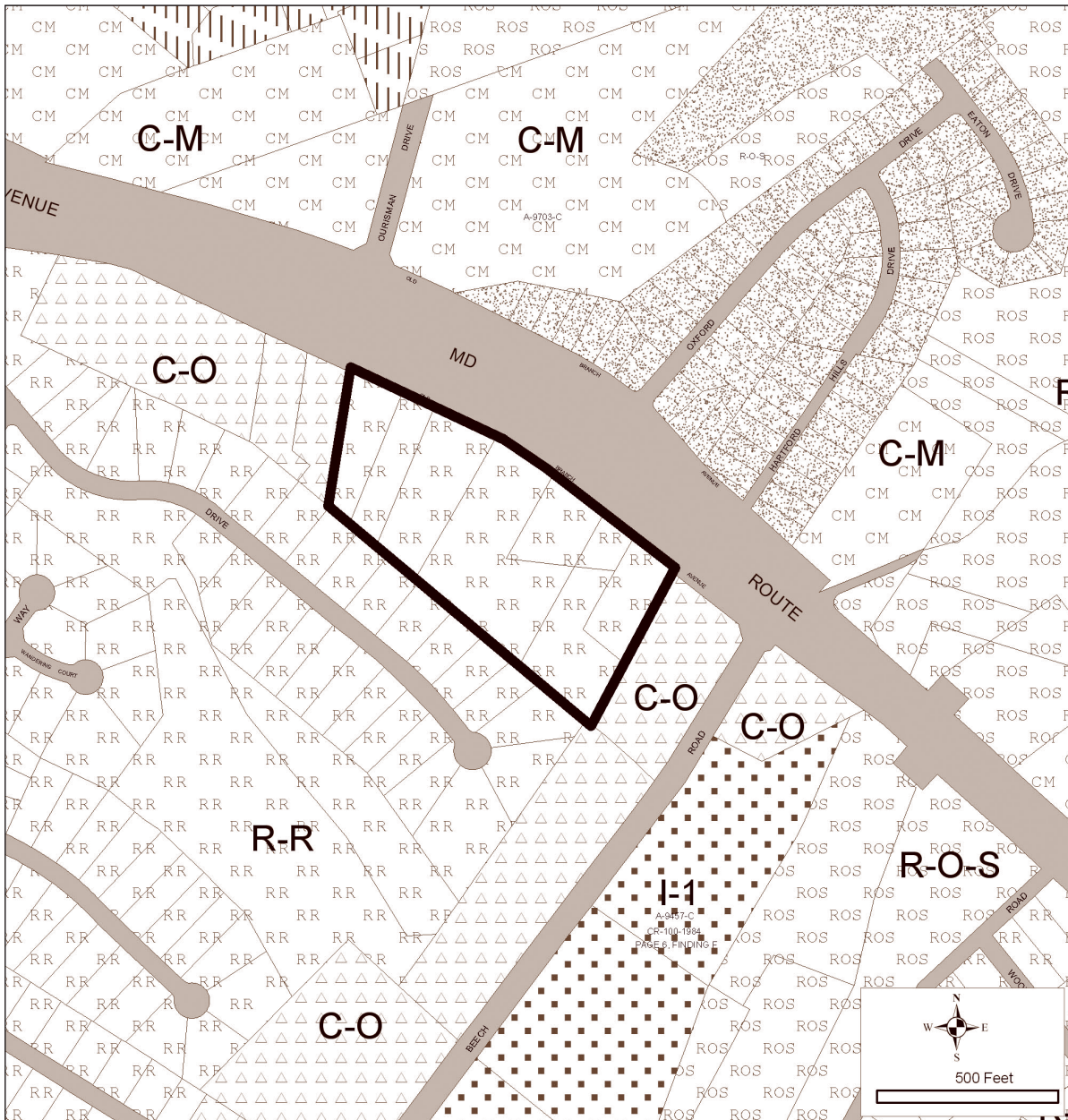
Discussion: The parcels were acquired by the Department of Parks and Recreation. The change from R-55 to R-O-S Zone is consistent with the zone of adjacent parcels owned by the Parks Department.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
6	R-R to R-T	10.27 Ac.	SMA	11/21/2000	206SE04

Use and Location: Single-family detached residential at 4501, 4509, 4511, 4515, 4519, 4523, 4525, 4527, 4601 Old Branch Avenue (Tax Map 88D3, Parcel 161, 162, 163, 164, 165, 166, 167, 488).

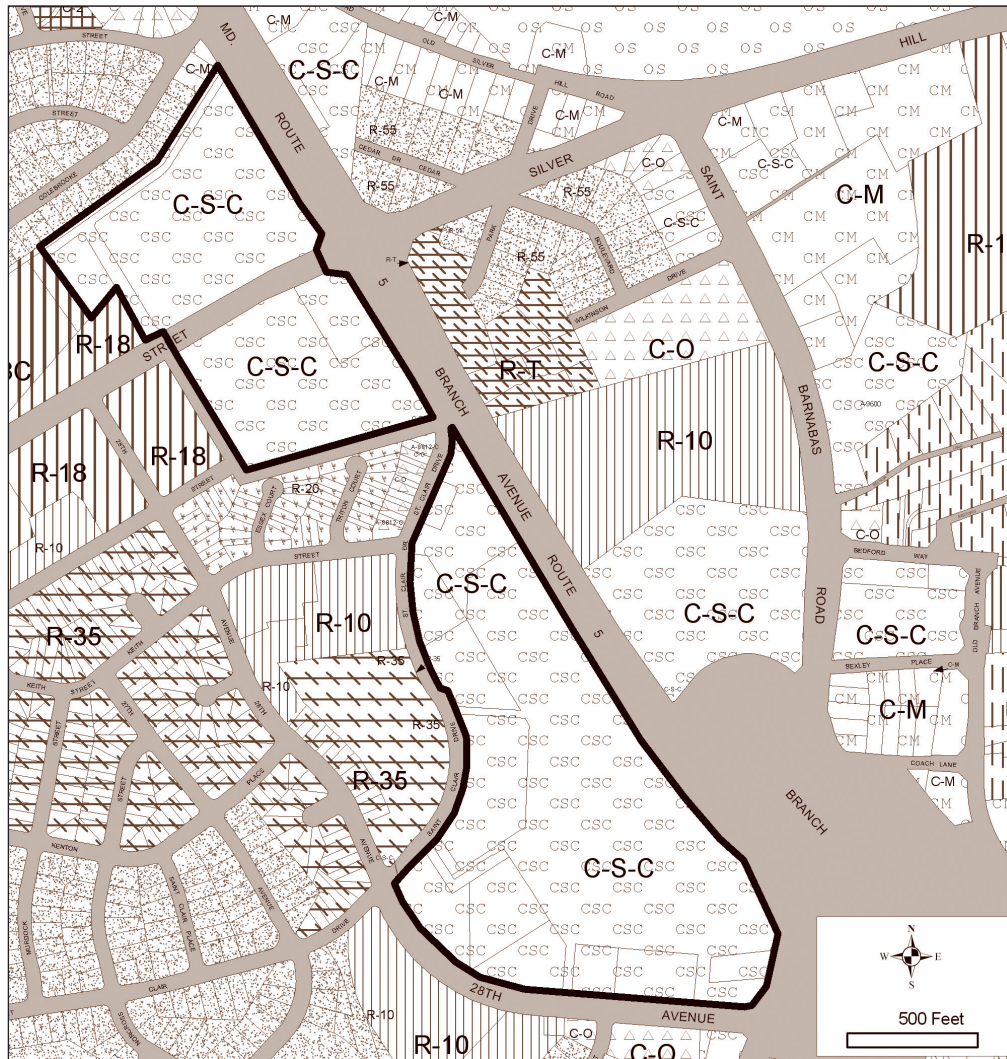
Discussion: These properties are located close to a major thoroughfare between an office development on one end and C-O Zone on the other. Change to R-T Zone will be more compatible to the existing and future office development and will serve as a transition to the Gordon's Corner existing single-family residential neighborhood.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
7	C-S-C to M-X-T	59.35 Ac.	SMA SE-4159	11/21/2000	205SE03 205SE04 206SE03 206SE04

Use and Location: Commercial Retail including Iverson Mall and Marlow Heights Shopping Center located at 3701-3895 and 3901-4283 Branch Avenue (Tax Map 88A1, HILLCREST HEIGHTS, Parcel A, B, C, E; MARLOW HEIGHTS, Block R, Parcel 1-4, 6-8, 10-12, Outlot A, B, Parcel 449).

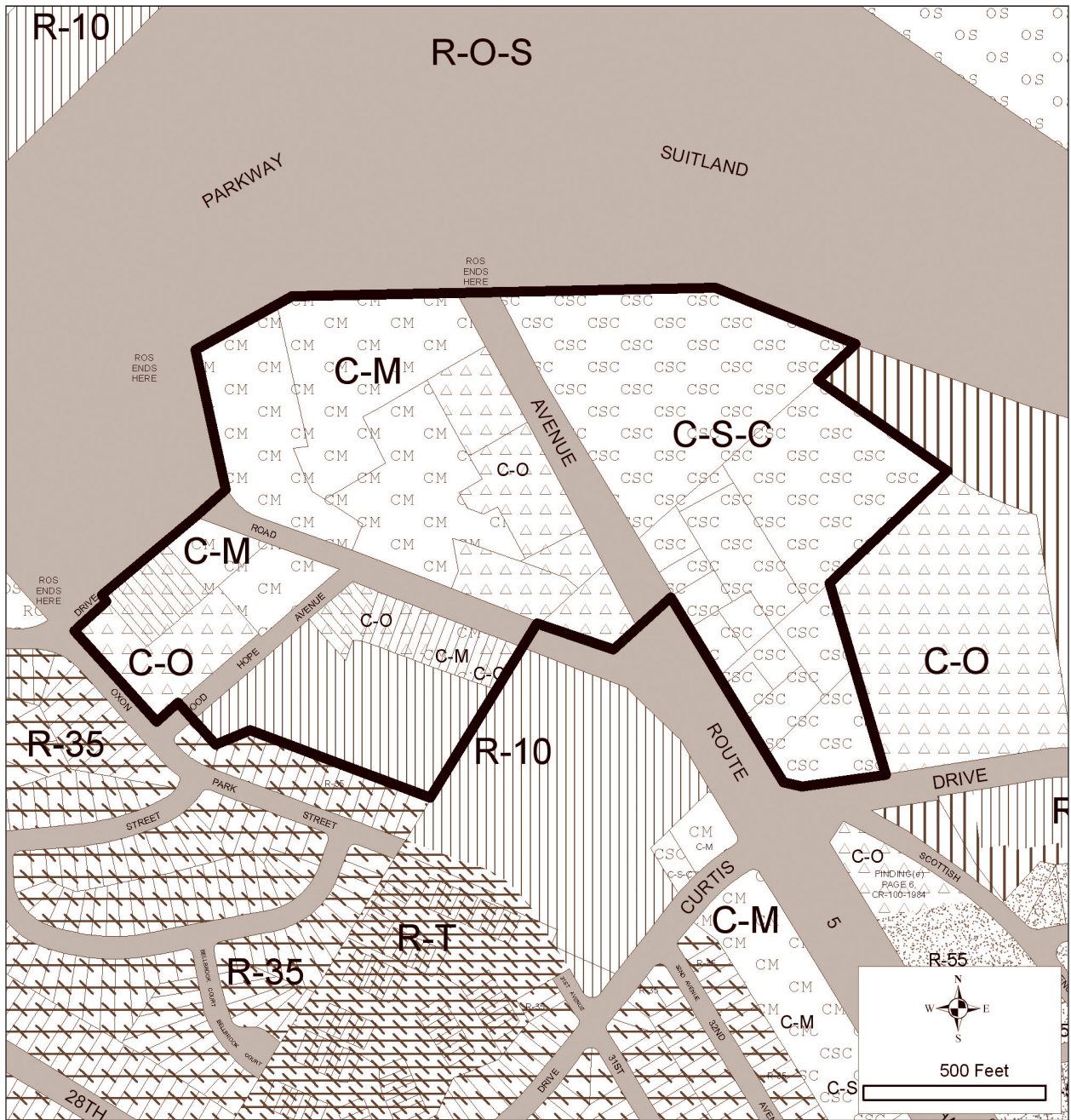
Discussion: The plan recommends redevelopment of Iverson Mall and Marlow Heights Shopping Center for mix of land uses. The current zone does not allow for a mix of residential, retail and office commercial land uses. The plan recommends that an appropriate set of mixed-use zoning categories or techniques be prepared. To ensure that these properties are not developed using their existing zoning, the M-X-T Zone is recommended to allow a mix of land uses.



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			Number	Date	
8	C-S-C to M-X-T C-M to M-X-T C-O to M-X-T R-10 to M-X-T Total	18.83 Ac. 12.87 Ac. 8.86 Ac. 4.84 Ac. 40.56 Ac.	SMA SE-206 SE-88 SE-968 SE-3292 SE-3382 SE-2363	11/21/2000	204SE03

Use and Location: Nightclub at 3225 Naylor Road; Naylor Metro Station at 3101 Branch Avenue; Restaurant at 3111 Branch Avenue; Car wash at 3131 Branch Avenue; various commercial retail at 3110-3140, 3200-3308, 3201, 3211 Branch Avenue, 3330 Naylor Road; multifamily residential at 3103-3109 Good Hope Avenue; single-family residential at 3313 Naylor Road; undeveloped land at 3144 Branch Avenue (Tax Map 79F3, FLEISCHMAN VILLAGE, Parcel H; Tax Map 79F4, Parcel 6; GOOD HOPE HILLS, BLOCK 104, LOTS 1-17, 37-42, PARCEL A; Tax Map 80A3, Parcel 30; TOWERS BRANCH AVE SUB, Parcel A & B; FLEISCHMAN VILLAGE, Parcel A, C, D, J, p/o Parcel E-1; Tax Map 80A4, Parcel 30, 68, 78, 80, 154, 155, 230, 231, 246, 247, 299, 303, p/o 79).

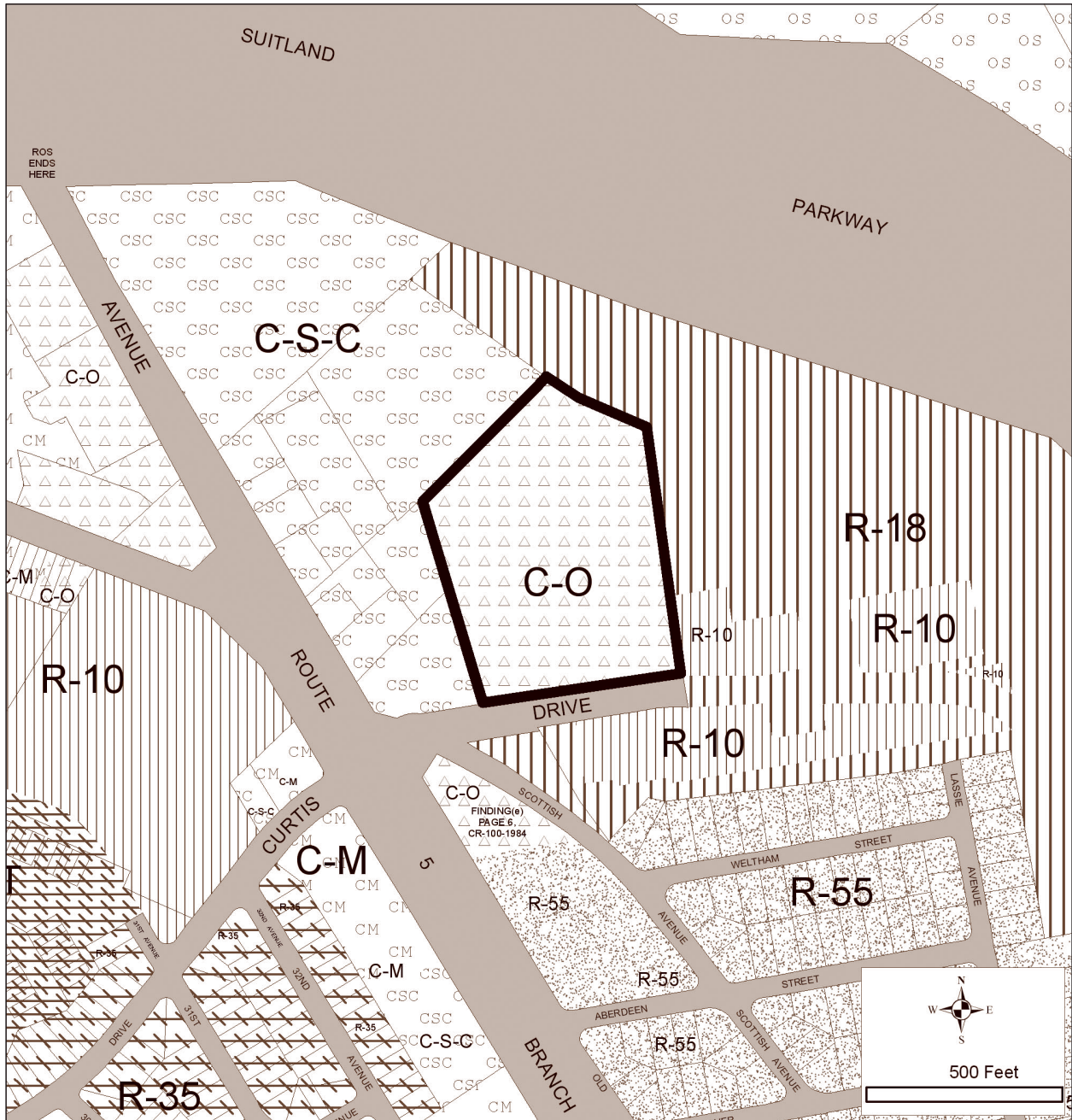
Discussion: The plan recommends redevelopment of Naylor Road Metro Station and vicinity as a “regional center” with high density and intensity mix of land uses. The current C-M, C-S-C, C-O, and R-10 Zones are single-use zones and do not allow for a mix of residential, retail and office commercial land uses. The plan recommends that an appropriate set of mixed-use techniques be prepared. To ensure that these properties are not developed using their existing zoning, the M-X-T Zone is recommended to allow a mix of uses.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
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9	C-O to O-S	8.84 Ac.	SMA	11/21/2000	204SE03

Use and Location: Overlook Elementary School at 3298 Curtis Drive (Tax Map 80A4, FLEISHMAN VILLAGE, PARCEL F).

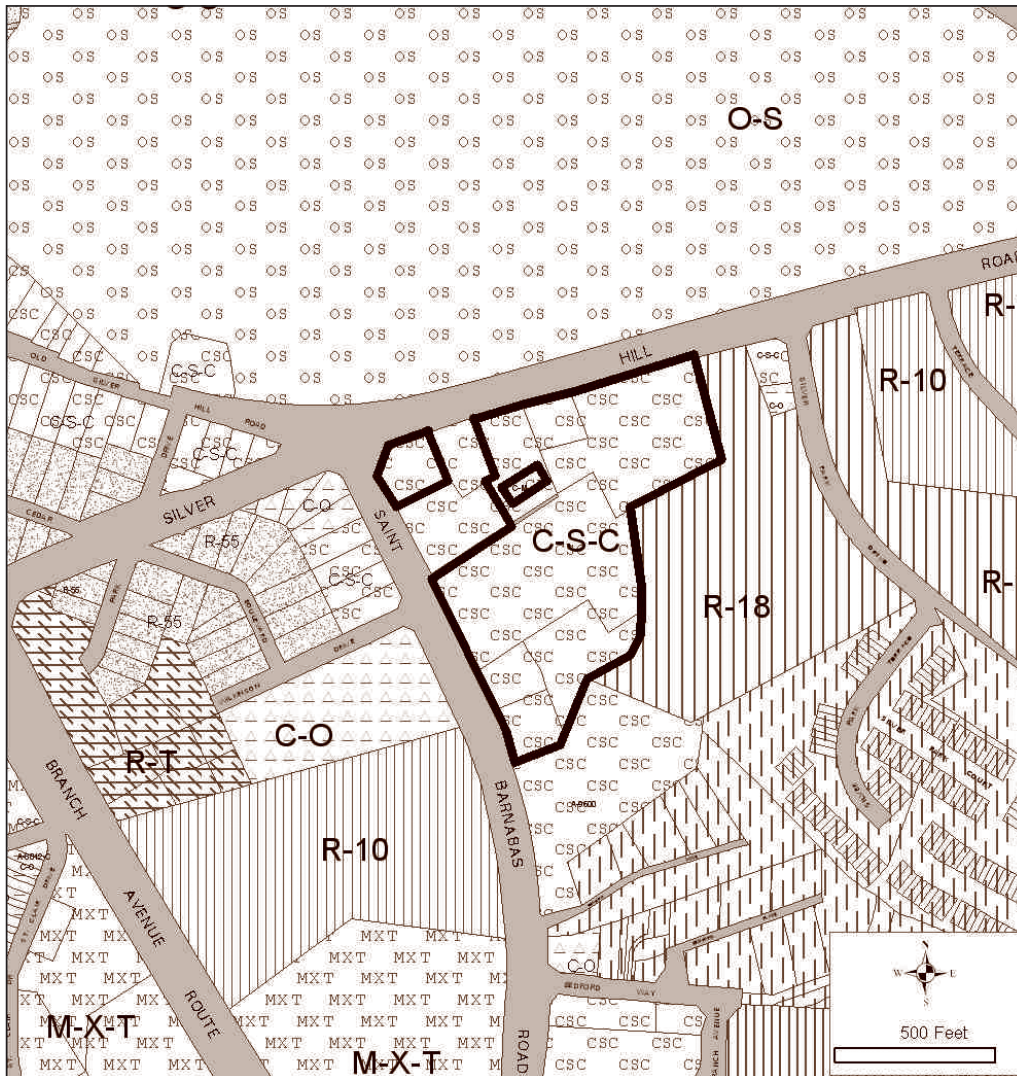
Discussion: The property belongs to the Board of Education and is currently used as an elementary school. The plan envisions this site to continue as a school site as residential density in the area increases.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
10a	C-M to C-S-C	13.73 Ac.	SMA SE-4220 SE-3942 SE-3650	11/21/2000	205SE04

Use and Location: Service commercial, gas station at 3600 Saint Barnabas Road, mini-warehouses at 3700 Saint Barnabas Road, auto body and service at 3706 Saint Barnabas Road, vehicle rental at 3710 Saint Barnabas Road, palm reader at 4005 Silver Hill Road, auto repair at 4017 Silver Hill Road; mix of retail and service commercial at 4019–4025 Silver Hill Road; vacant property at 4011 Silver Hill Road (Tax Map 88C1, ZAATRA COMMERCIAL, PARCEL A, as approved by the District Council shown on CR-86-2008, Attachment A; STEUART TRACT, PARCEL A; ST BARNABAS COMMERCIAL CENTER, PARCEL B, D; SILVER HILL PARK, PARCEL D, E-1, E-2; Parcel 34).

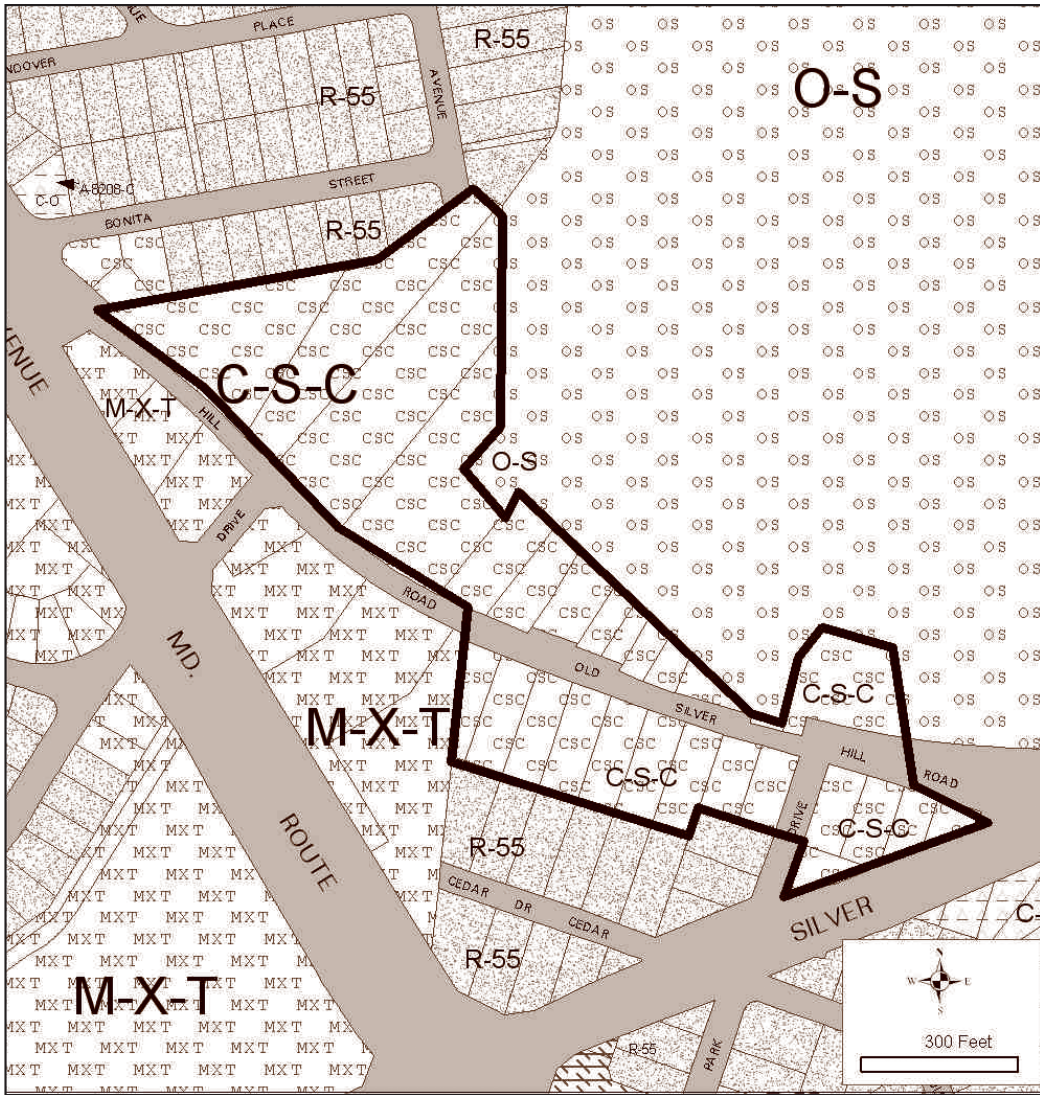
Discussion: The change brings zoning in conformance to the vision of this area as neighborhood oriented retail and discourages certain uses that are inconsistent with the quality of retail envisioned for this area.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
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10b	C-M to C-S-C	13.40 Ac.		11/21/2000	

Use and Location: Retail at 3600-3610, auto related at 3620, mini-warehouses at 3622, retail at 3686-3704, auto related at 3718-3720, retail at 3722, 3800, 3806, industrial at 3803, 3807, industrial at 3809, retail at 3812, industrial at 3813, industrial at 3815, vacant at 3816, billboard at 3820, industrial at 3817, 3819, Silver Hill Volunteer Fire Department & Rescue Squad at 3900, offices at 3901 Old Silver Hill Road; vacant single family house at 3817, offices at 3820 Cedar Drive; offices at 3910 Silver Hill Road (Tax Map 88B1, SILVER HILL PARK LOT 1-10, 10A & P/O LOTS 3, 11-14, 39, 46, 47, PARCEL E, F, P/O PARCEL B, C; AMATUCCI SUB PARCEL A; MEYERS PROPERTY PARCEL A; NORRIS C PYLES SUB LOTS 1, 2; Parcels 3, 4, 9, 10, 11, 12, 15, 16, 17, 18, 60).

Discussion: The change brings zoning in conformance to the vision of this area as neighborhood oriented retail and to discourage certain uses that are inconsistent with the quality of retail envisioned for this area.

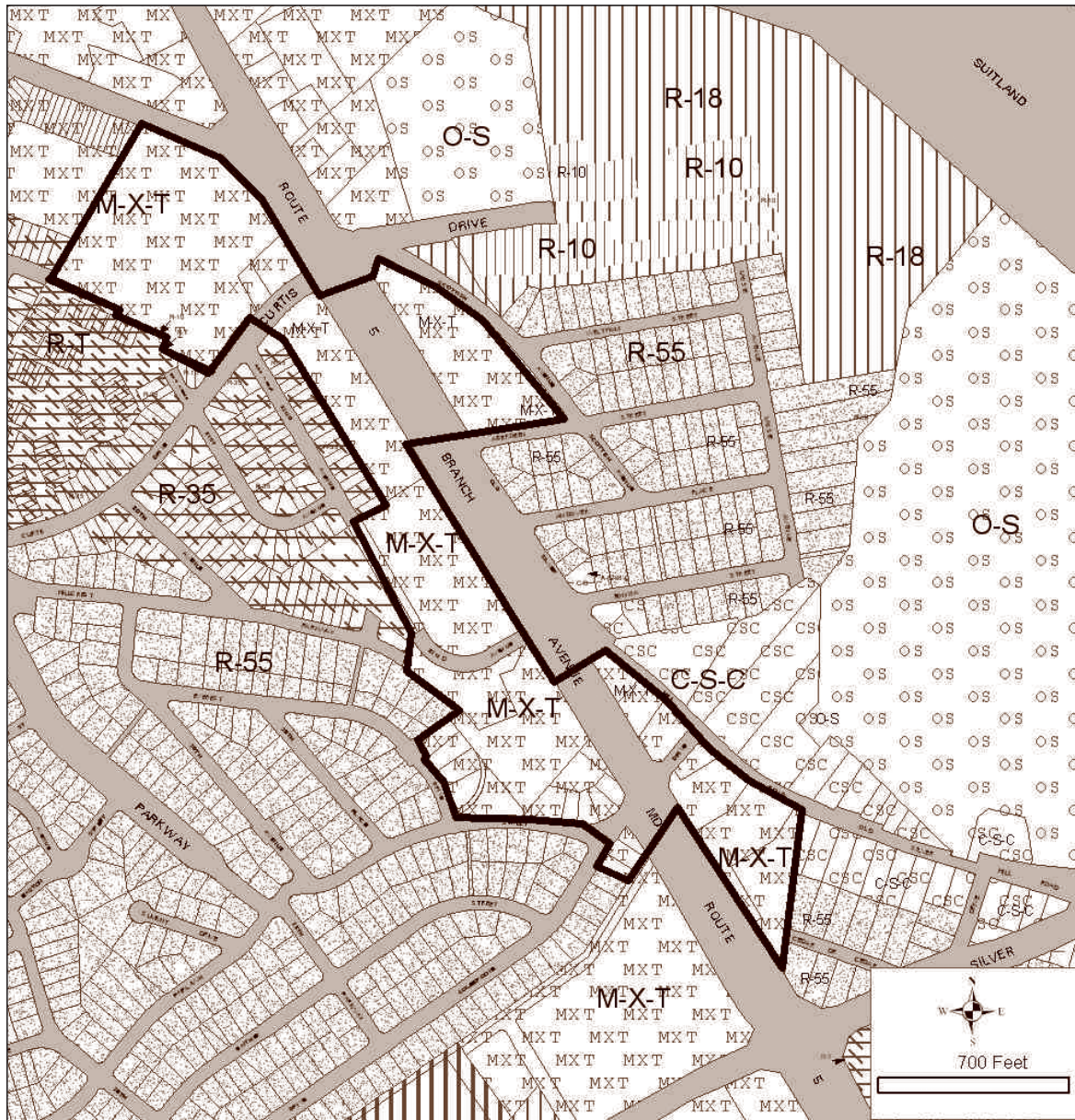


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11a	R-55 to M-X-T	3.24 Ac.	SMA	11/21/2000	204SE03 205SE03 205SE04
	R-10 to M-X-T	9.36 Ac.	SE-1515		
	R-T to M-X-T	0.41 Ac.	SE-376		
	C-2 to M-X-T	1.51 Ac.	SE-3803		
	C-O to M-X-T	2.52 Ac.	SE-3564		
	C-M to M-X-T	13.18 Ac.	SE-4190		
	C-S-C to M-X-T	10.69 Ac	SE-3432		
	Total	39.40 Ac.	SE-4431		

Use and Location: Multifamily residential Top of the Hill Apartments, 440 units at 3200, 3202, 3206, 3208 Curtis Drive; convenience commercial at 3204 Curtis Drive; service commercial gas station at 3399, car wash at 3401, retail commercial at 3407, 3411-3433, service commercial car wash at 3437, offices at 3443, fast food restaurant at 3501, offices at 3611, fast food at 3636, offices at 3714 and 3730 Branch Avenue; retail commercial Circuit City at 3551 32nd Avenue; gas station at 2911, offices at 2914, gas station at 3000 Colebrooke Drive; retail at 3505, 3510, 3512 Bonita Street; retail at 3601, 3603, vacant at 3613 Old Silver Hill Road and vacant property (Tax Map 80A4, FLEISCHMAN VILLAGE PARCEL A; OAK HILL VILLAGE-RESUB PARCEL C; HILLCREST GARDENS PARCEL A, B; HILLCREST GARDENS-ADDN PARCEL 1; Tax Map 88A1, HILLCREST GARDENS-RESUB PAR 2 & 3 AND 32ND PLACE PARCEL 4; Parcel 2; Tax Map 88B1, FLEISCHMAN VILLAGE-PLAT 1 BLOCK A LOTS 1, 2, 3; COLEBROOK BLOCK A, LOTS 2, 5-10, RESERVATION STRIP BETWEEN LOTS 6,7, PARCEL B LOTS 3,4,5, P/O LOT 1; COLEBROOKE LOTS 4,5 & PT OF LOTS 2,3 EQ 6143 SQ FT; SILVER HILL PARK, PARCEL E, F, P/O PARCEL B, C; Parcels 366, 495).

Discussion: The land use plan recommends mixed land uses for these properties. The existing zonings on these properties are single-use zones and do not allow for a mix of residential, retail and office commercial land uses. The plan recommends that an appropriate set of mixed-use techniques be prepared. To ensure that these properties are not developed using their existing zoning, the M-X-T Zone is recommended to allow a mix of uses.

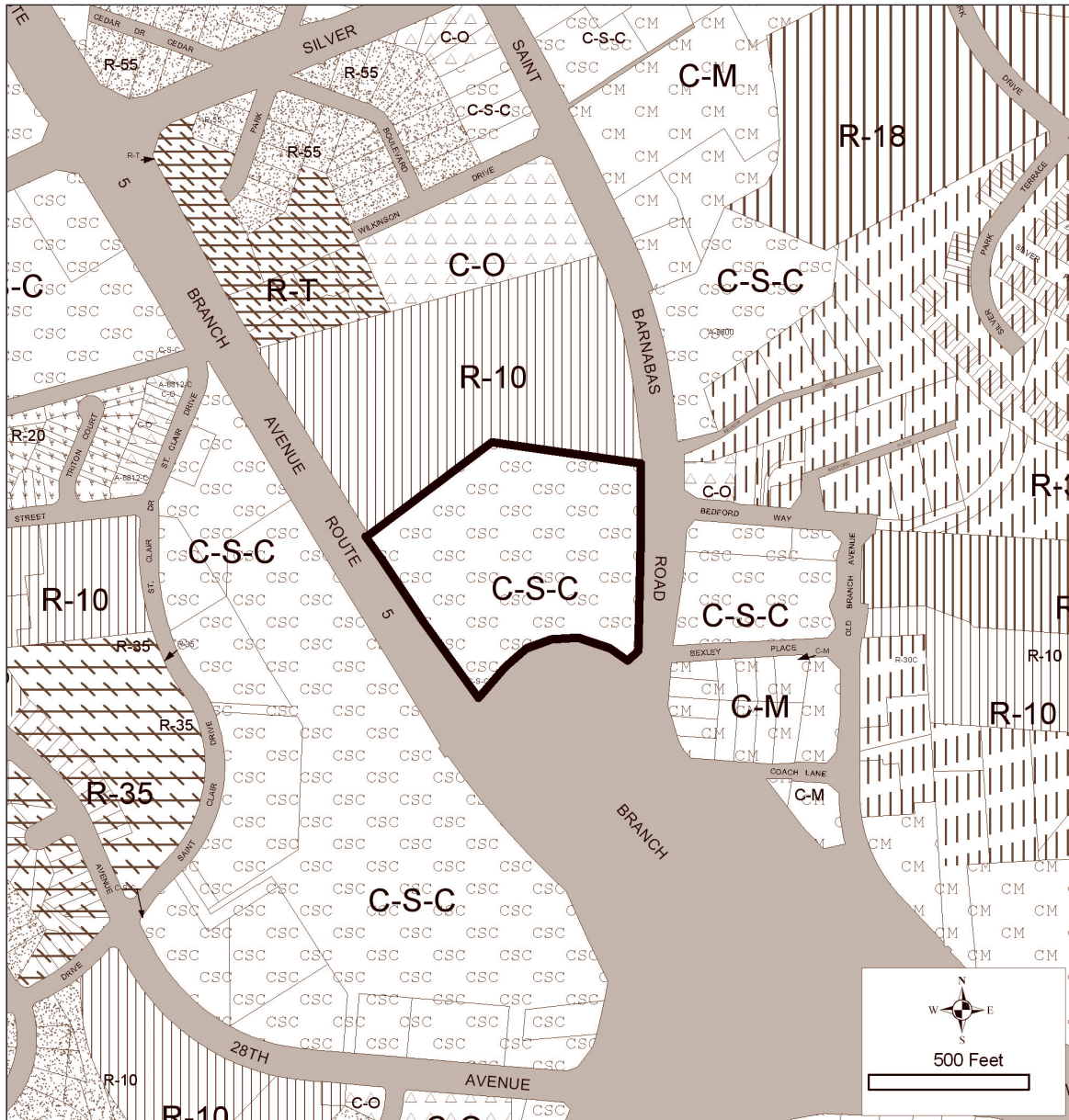
See map on page 124



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
11b	C-S-C to M-X-T	10.32 Ac.	SMA	11/21/2000	205SE04

Use and Location: Retail commercial at 3911 Saint Barnabas Road (Tax Map 88C2, MARLOW TOWERS PARCEL C).

Discussion: The land use plan recommends mixed land uses for this property. The existing C-S-C Zone does not allow for a mix of residential, retail and office commercial land uses. The plan recommends that an appropriate set of mixed-use techniques be prepared. To ensure that this property is not developed using their existing zoning, the M-X-T Zone is recommended to allow a mix of uses.



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
11c	C-O to M-X-T C-S-C to M-X-T Total	1.37 Ac. 8.05 Ac. 9.42 Ac.	SMA SE-3673 SE-3502 SE-164 SE-150	11/21/2000	206SE04

Use and Location: Office commercial at 3710 Rivera Street and 4235 28th Avenue; service commercial gas station at 4301 Saint Barnabas Road; retail commercial Marlow Square Shopping Center at 4305–4325 Saint Barnabas Road; service commercial restaurant at 4411 Saint Barnabas Road; service commercial auto related uses at 4505 Saint Barnabas Road (Tax Map 88B3, MARLOW HEIGHTS, BLOCK S LOT 1 & BLOCK T, PARCEL A; MARLOW HEIGHTS–STEUARTS ADDN PARCEL A, F & P/O E; Tax Map 88C3, MARLOW HEIGHTS PARCEL 12; Parcel 263).

Discussion: The land use plan recommends mixed land uses for these properties. The existing zoning on these properties are single-use zones and do not allow for mix of residential, retail, and office commercial land uses. The plan recommends that an appropriate set of mixed-use techniques be prepared. To ensure that these properties are not developed using their existing zoning, the M-X-T Zone is recommended to allow mix of uses.

