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PGCPB No. 2024- [insert resolution number]

## RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning of all planning areas in Prince George's County by adoption of a Sectional Map Amendment; and

WHEREAS, on January 18, 2022, the County Council of Prince George's County, Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the Zoning Ordinance in effect on that date, adopted CR-102-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of the *West Hyattsville-Queens Chapel Sector Plan*; and

WHEREAS, the boundaries of this Sectional Map Amendment are congruent to those of the West Hyattsville-Queens Chapel Sector Plan and are depicted on Map 1 of this Resolution; and

WHEREAS, pursuant to Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with the West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, this Sectional Map Amendment covers the portion of the Prince George's County Zoning Map identified in Map 1 of this Resolution within Planning Areas 65 and 68, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, the Zoning Map for this plan area became effective on April 1, 2022, pursuant to Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, approved on November 29, 2021; and

WHEREAS, comprehensive rezoning of portions of the plan area previously occurred on May 1, 1990, pursuant to approval of CR-39-1990, the *Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67*, on May 17, 1994, pursuant to CR-45-1994, the *Approved Master Plan and Sectional Map Amendment for Planning Area 68*, on November 30, 2004, pursuant to approval of CR-78-2004, the *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, and on May 23 and June 20, 2006, pursuant to approval of CR-24-2006 and CR-59-2006, respectively, the *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*; and

WHEREAS, additional amendments of the Zoning Map are necessary to implement, and bring the zoning of the West Hyattsville-Queens Chapel Sector into conformance with, the concurrent Sector Plan; and

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of this Sectional Map Amendment for which a change in zoning is proposed of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to Sections 27-3407(b) and 27-3502(d)(3) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within 1 mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, no property was zoned by zoning map amendment within five years prior to the initiation of this Sectional Map Amendment, therefore, the limitation in Section 27-3503(a)(5)(A) of the Zoning Ordinance does not apply; and

WHEREAS, Section 27-3503(a)(5)(B) of the Zoning Ordinance provides that no property may be zoned to a less intense category if, based on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use, but this zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, and in recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal; and

WHEREAS, the property at 2308 Chillum Road, Tax Map and Grid 49E1, Tax Account 1882810, Parcel A-15 is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 13 below; and

WHEREAS, the property at 4501 Eastern Avenue, Tax Map and Grid 49D2, Tax Account 1902337, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 17 below; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the Zoning Hearing Examiner shall be postponed until final action on this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3502(d)(2), (4), and (5) of the Zoning Ordinance, this proposed Sectional Map Amendment was released for public review as authorized by the Planning Board on May 2, 2024, concurrent to the Staff Draft West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, pursuant to Section 27-3502(d)(3) of the Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, the District Council and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission held a duly advertised joint public hearing on July 8, 2024; and

WHEREAS, pursuant to Section 27-3502(f)(4) of the Zoning Ordinance, the Planning Board adopted the concurrent West Hyattsville-Queens Chapel Sector Plan on [insert date]; and

WHEREAS, Section 27-3502(g)(9) of the Zoning Ordinance permits the District Council to approve any portion of this Sectional Map Amendment that is contrary to the recommendation of a municipality concerning land within its boundaries by a two-thirds majority vote; and

WHEREAS, the purpose of the proposed West Hyattsville-Queens Chapel Sectional Map Amendment is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the West Hyattsville-Queens Chapel Sector; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance;

WHEREAS, the Prince George's County Planning Board must make its recommendation in accordance with Section 27-3503(b)(5), Sectional Map Amendment Decision Standards;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse this Sectional Map Amendment for the West Hyattsville-Queens Chapel Sector by this resolution and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County;

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince

George’s County Zoning Ordinance, a copy of this endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Sectional Map Amendment has been prepared in accordance with the requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the *Adopted West Hyattsville-Queens Chapel Sector Plan*:

*Table 1: Comprehensive Rezoning Changes*

Change	Zoning Change	Acreage
1	RSF-65 to RTO-H-E	14.57
2	RSF-65 to RSF-A	0.98
3	LTO-C to LTO-E	8.09
4	RSF-65/LTO-E to LTO-C	4.68
5	CGO to CN	0.52
6	RSF-65 to ROS	2.03
7	CGO to CN	4.56
8	CGO to CN	1.06
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
10	RMF-20 to LTO-C	32.25
11	LTO-E to CS	1.80
12	LTO-C/LTO-E to CS	5.50
13	LTO-C to CS	2.32
14	LTO-C to ROS	2.05
15	AG, LTO-E, and RSF-65 to ROS	22.10
16	AG to ROS	11.84
17	CGO/RSF-65 to CN	8.51
18	RMF-20 to RMF-48	4.38
19	LTO-E/CGO to LTO-C	7.49
20	RMF-20/CGO to LTO-E	9.64
21	LTO-C to LTO-E	13.95
22	RMF-48 to ROS	6.62
23	AG to ROS	0.47
24	RCO/AG to RCO/ROS	1.06
25	RCO/AG to RCO/ROS	0.49
26	RCO/AG to RCO/ROS	0.16

Change	Zoning Change	Acreage
27	RCO/AG to RCO/ROS	0.13
28	RSF-65 to LTO-C	0.11
29	RMF-48 to RMF-20	5.81
30	RSF-A to LTO-E	3.00
31	RSF-65 to RSF-A	121.96
32	LTO-E to CS	16.49
33	CGO to LTO-E	0.61
34	LTO-E to LTO-C	1.37
35	LTO-E to LTO-C	2.00

Table 2: Zoning Inventory (in acres), Base Zones<sup>1</sup>

Zoning Class	Proposed Acreage	Existing Acreage	Change in Acreage
RTO-H-E	14.57	0	14.57
RSF-A	165.77	45.84	119.93
LTO-C	111.66	68.40	43.26
LTO-E	25.10	51.77	-26.67
CN	14.66	0	14.66
ROS	249.36	202.41	46.95
RMF-48	22.79	22.76	0.03
CS	26.10	0	26.10
RSF-65	149.24	303.58	-154.34
CGO	1.24	18.14	-16.90
RMF-20	43.56	90.45	-46.89
AG	72.56	93.27	-20.71

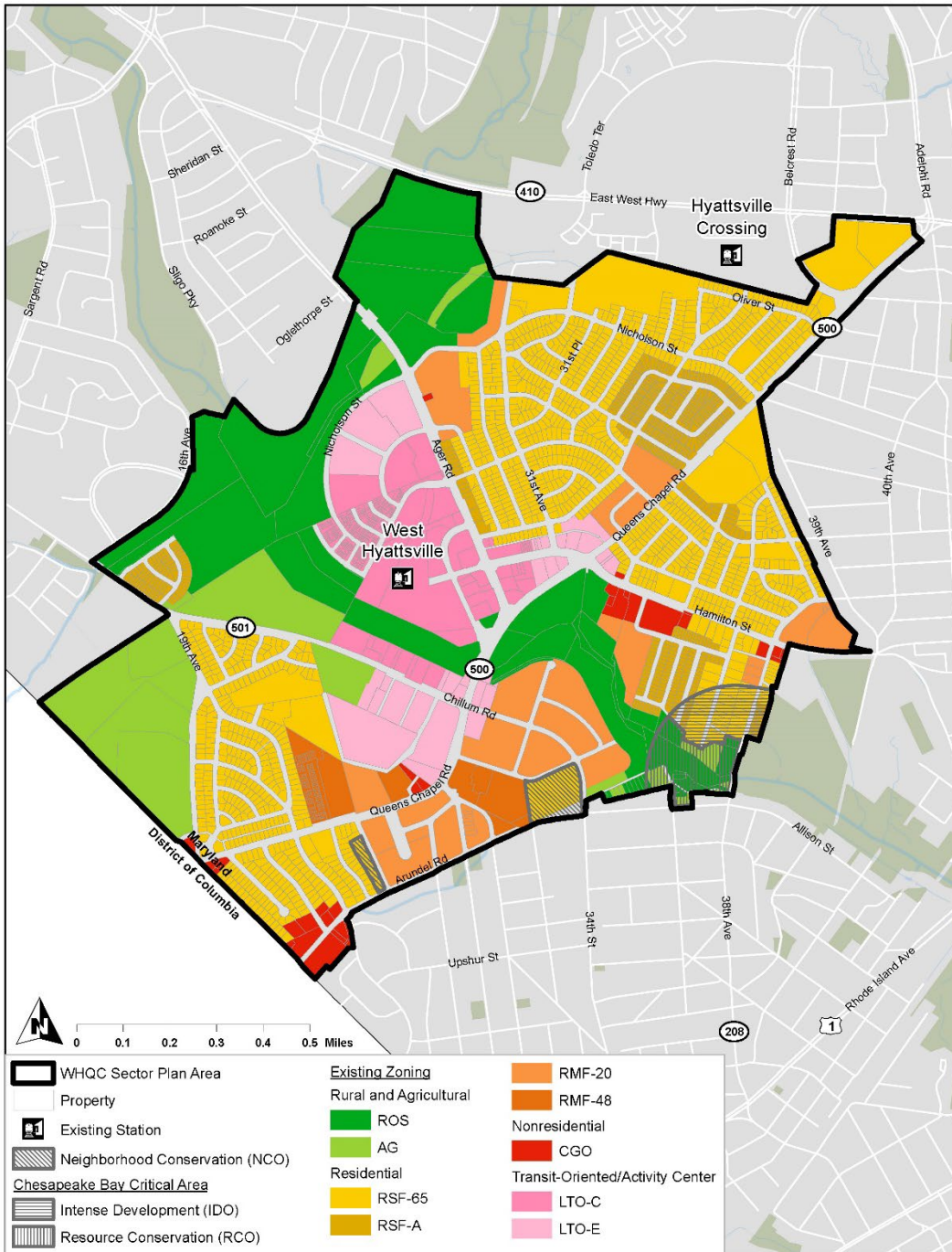
Table 3: Zoning Inventory (in acres), Overlay Zones

Zoning Class	Proposed Acreage	Existing Acreage	Change in Acreage
Neighborhood Conservation (NCO)	9.08	9.08	0
Chesapeake Bay Critical Area, Intense Development (IDO)	13.61	13.61	0
Chesapeake Bay Critical Area, Resource Conservation (RCO)	14.60	14.60	0

Note: Zoning Change Maps within this Proposed SMA are for illustrative purposes only and may not reflect the exact dimensions/size of a proposed change in zoning; upon approval of this SMA, zoning reclassifications will be mapped to exclude public rights-of-way.

<sup>1</sup> The acreages shown in the tables in this Sectional Map Amendment are estimates of acreage to be rezoned; the actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

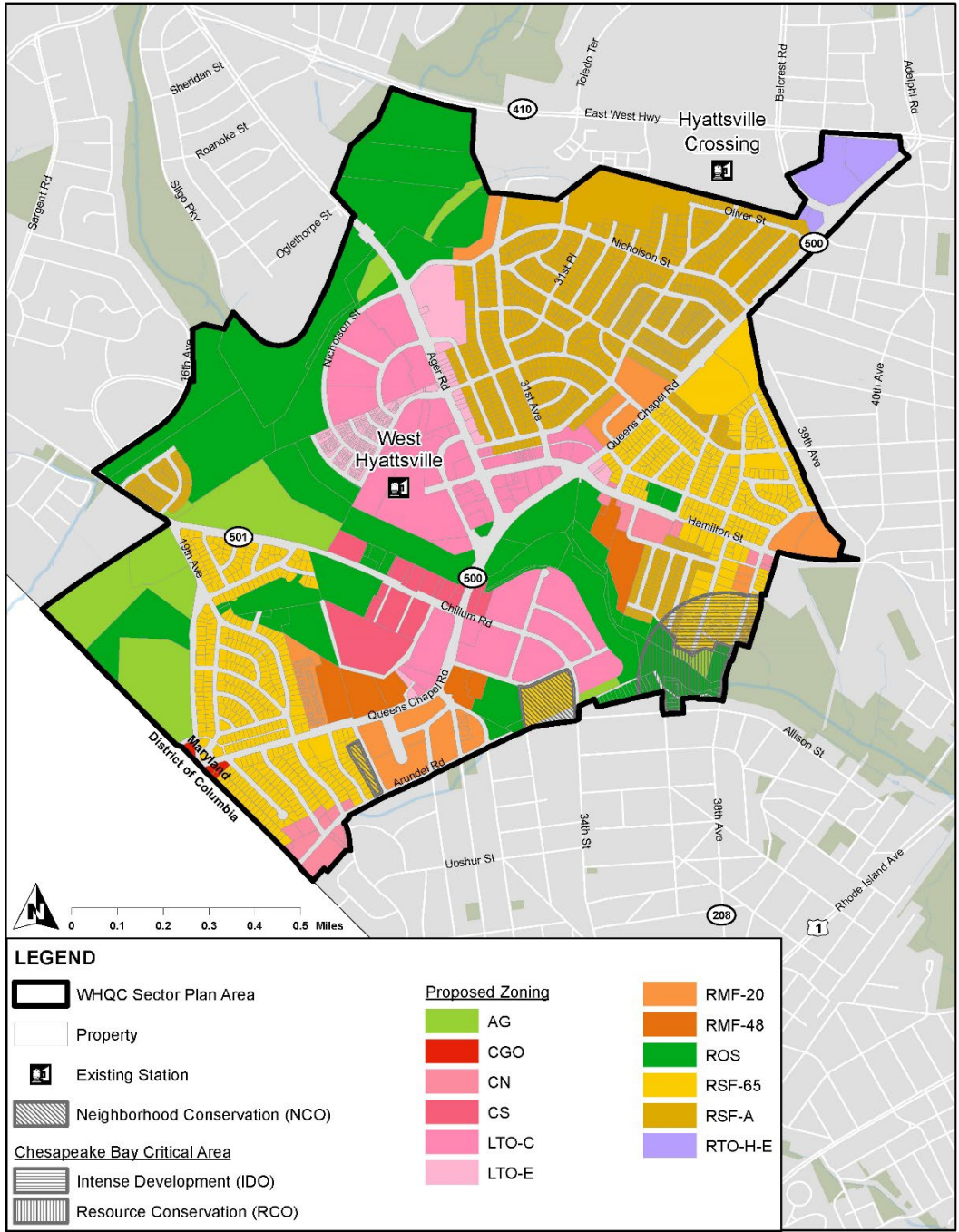
Map 1: Existing Zoning



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023, <https://gisdata.pgplanning.org/opendata/>

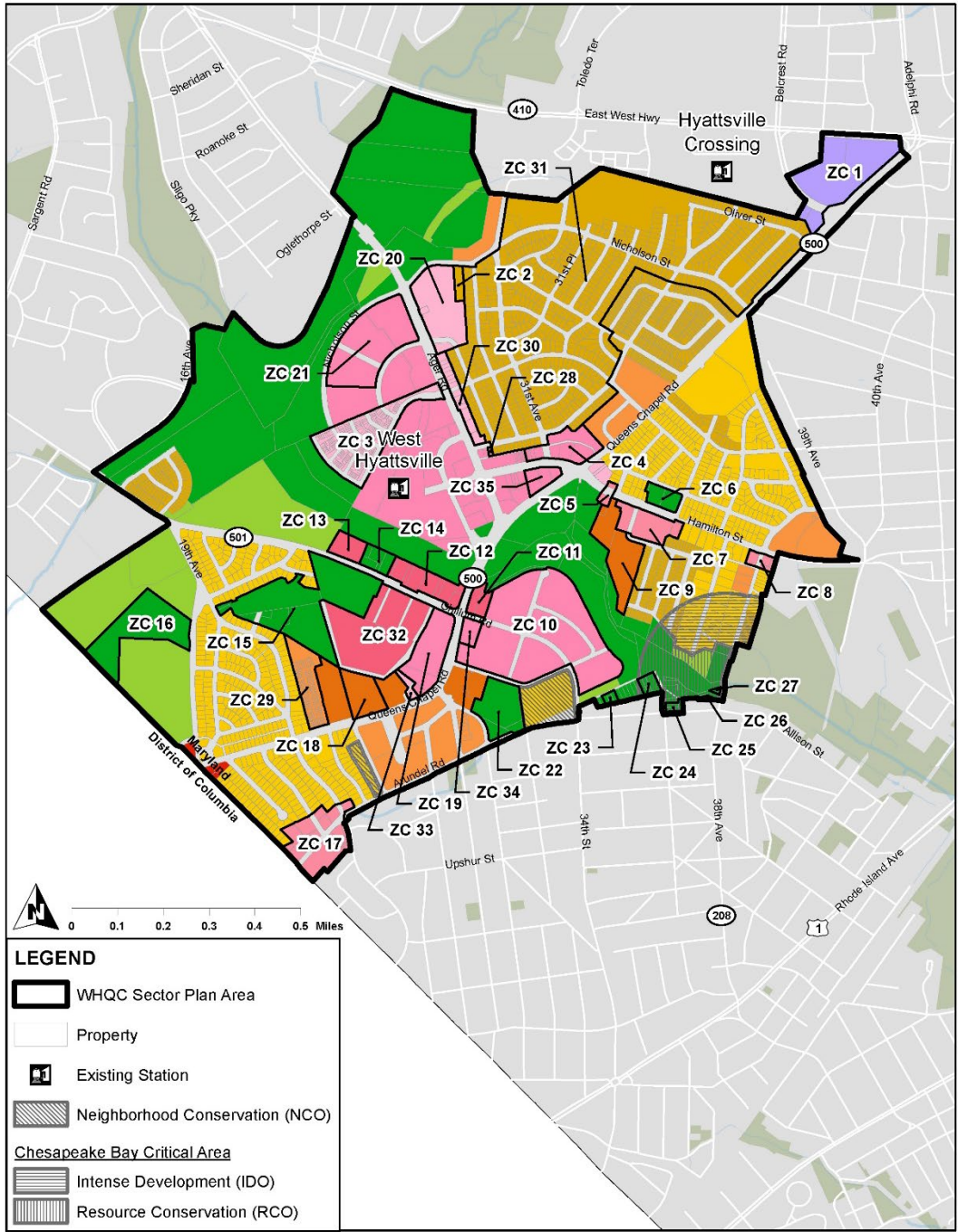


Map 2: Proposed Zoning



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024, <https://gisdata.pgplanning.org/opendata/>

Map 3: Proposed Zoning Changes



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024, <https://gisdata.pgplanning.org/opendata/>



**Zoning Change 1: RSF-65 to RTO-H-E<sup>2</sup>**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
1	RSF-65 to RTO-H-E	14.57	CMA	April 1, 2022	207NE03
			SMA	November 30, 2004	
			SE-1419	August 19, 1966	
			SE-2705	January 23, 1974	

These properties are within the City of Hyattsville and the Edge of the Prince George’s Plaza Regional Transit District as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 4: Zoning Change (ZC) 1: RSF-65 to RTO-H-E below.)

These parcels are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which is inappropriate for their proximity to the Hyattsville Crossing Metro Station and current institutional uses. These properties’ location adjacent to, and across Belcrest Road from, a Metro station and institutional uses makes them extremely well-located for redevelopment to vertical, residential mixed-use development commensurate with their location within one of the County’s Downtowns.

The Regional Transit-Oriented, High, Edge (RTO-H-E) Zone permits appropriate, transit-supportive densities, while providing the flexibility recommended in Policy LU 7 and Strategy HD 4.7 of the Adopted West Hyattsville-Queens Chapel Sector Plan to ensure appropriate transitions to MD 500 (Queens Chapel Road). This zone also permits the current institutional uses to stay indefinitely. The transit-adjacent residential potential of these properties maximizes the ability to locate housing here for car-free households, increasing the availability and diversity of housing offerings consistent with Policy HN 1 of the Adopted Sector Plan.

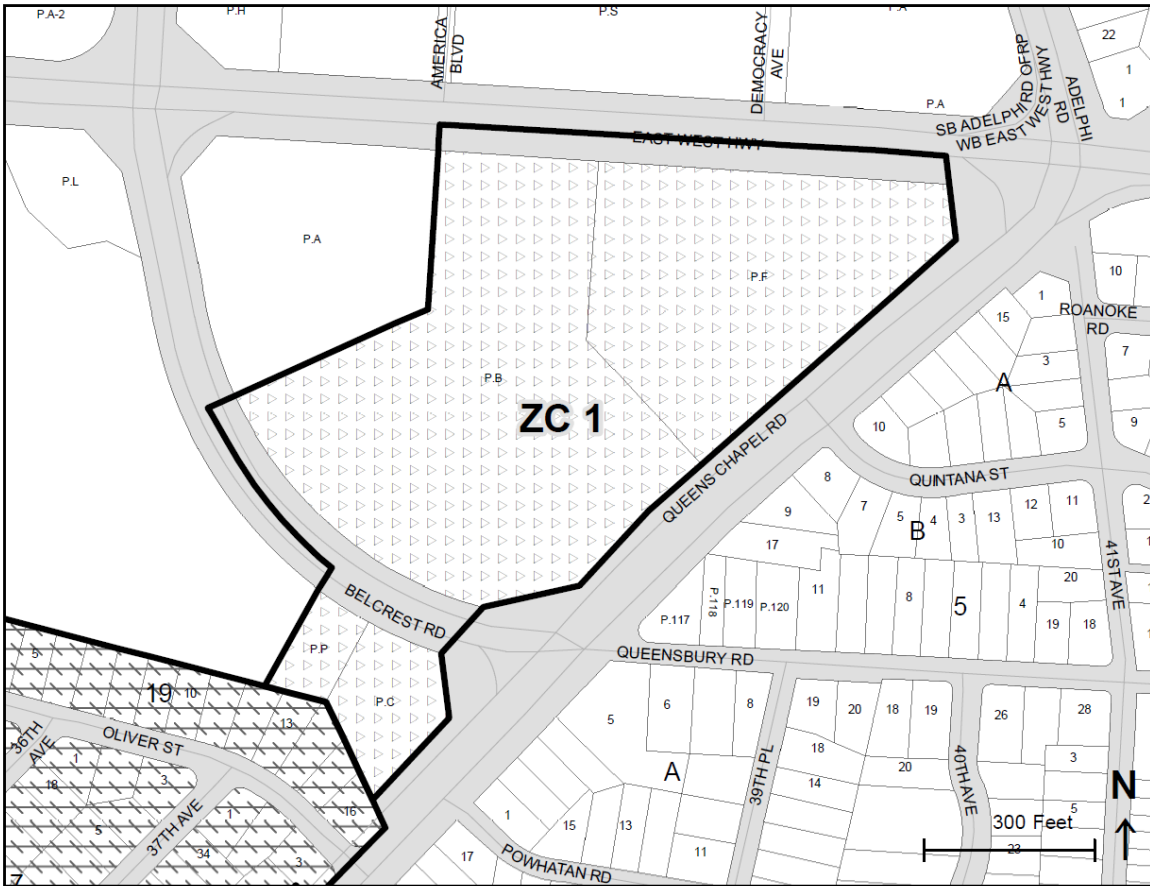
This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

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<sup>2</sup> The acreages shown in the tables in this Sectional Map Amendment are estimates of acreage to be rezoned; the actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 1	3799 East West Hwy	042A3	1820695	PT PARCEL F	N/A	N/A	N/A	Religious Institution
	6200 Belcrest Road	042A3	1812601	PARCEL C	N/A	N/A	N/A	Nonprofit
	6201 Belcrest Rd	042A2	1800036	PT PARCEL B	N/A	N/A	N/A	Religious Institution
	6206 Belcrest Road	042A3	1835180	PLAZA-ADDN PARCEL P (TOWN ANNEXATION 2006)	N/A	N/A	N/A	Nonprofit

Map 4. Zoning Change (ZC) 1: RSF-65 to RTO-H-E



Source: Prince George's County Planning Department, GIS Open Data Portal, 2023, <https://gisdata.pgplanning.org/opendata/>

**Zoning Change 2: RSF-65 to RSF-A**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
2	RSF-65 to RSF-A	0.98	CMA	April 1, 2022	207NE02
			SMA	November 30, 2004	

This property (2901 Nicholson Street) is located within the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 5: Zoning Change (ZC) 2: RSF-65 to RSF-A below.)

This property represents a unique opportunity to provide “Missing Middle” housing options by maximizing its location abutting North Pointe Apartment Homes and Heurich Park to offer context-sensitive, one-, two-, or three-family housing at a transitional density to the existing adjacent single-family detached neighborhood.

The subject property is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports.

This reclassification also implements Strategies LU 9.2 and HN 1.3 of the Adopted Sector Plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 2	2901 Nicholson St	041E3	1789874	PARCEL A EX 260 SQ FT EQ TRI AT	N/A	E	N/A	Private



**Zoning Change 3: LTO-C to LTO-E**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
3	LTO-C to LTO-E	8.09	CMA	April 1, 2022	207NE02
			TDOZMA	May 23, 2006	

All of the parcels between Little Branch Run and the northern boundary of Preliminary Plan of Subdivision 4-15020 are within the City of Hyattsville and the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 6: Zoning Change (ZC) 3: LTO-C to LTO-E below.)

The properties between Little Branch Run and Lancer Drive comprise all of the townhouse development known as the Riverfront at West Hyattsville, which is developing pursuant to Preliminary Plan of Subdivision 4-15020 and subsequent Detailed Site Plans. This subdivision consists wholly of single-family attached townhouses, a use and a density that is inappropriate for its proximity to a Metro station and inconsistent with goals of the sector plan for vertical-mixed use development in the Core of the West Hyattsville Local Transit Center. Though development approved pursuant to the prior Zoning Ordinance is legal and not nonconforming pursuant to Section 27-1703(e) of the Zoning Ordinance, staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.

This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). These reclassifications also implement Strategy LU 3.1 and Policies LU 5 and 6 of the Adopted Sector Plan, which recommend high-density multifamily development in the LTO-C Zone and concentrating lower-density residential development in the Edge.



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	0 Ager Rd	041E4	1972769	KIRKWOOD VILLAGE PT PAR 1 EQ 42195 SQ FT	N/A	N/A	N/A	WMATA
ZC 3	0 Ager Rd	041E4	5666050		N/A	N/A	190	Private
ZC 3	0 Alpha Ridge Ave	041E4	5651195	PLAT 7 PARCEL U COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	5600 Alpha Ridge Ave	041E4	5650681	PLAT 6	141	N/A	N/A	Private
ZC 3	5601 Alpha Ridge Ave	041E4	5651105	PLAT 7	127	N/A	N/A	Private
ZC 3	5602 Alpha Ridge Ave	041E4	5650670	PLAT 6	140	N/A	N/A	Private
ZC 3	5603 Alpha Ridge Ave	041E4	5651116	PLAT 7	128	N/A	N/A	Private
ZC 3	5604 Alpha Ridge Ave	041E4	5650668	PLAT 6	139	N/A	N/A	Private
ZC 3	5605 Alpha Ridge Ave	041E4	5651127	PLAT 7	129	N/A	N/A	Private
ZC 3	5606 Alpha Ridge Ave	041E4	5650657	PLAT 6	138	N/A	N/A	Private
ZC 3	5607 Alpha Ridge Ave	041E4	5651138	PLAT 7	130	N/A	N/A	Private
ZC 3	5608 Alpha Ridge Ave	041E4	5650646	PLAT 6	137	N/A	N/A	Private
ZC 3	5609 Alpha Ridge Ave	041E4	5651140	PLAT 7	131	N/A	N/A	Private
ZC 3	5610 Alpha Ridge Ave	041E4	5650635	PLAT 6	136	N/A	N/A	Private
ZC 3	5611 Alpha Ridge Ave	041E4	5651151	PLAT 7	132	N/A	N/A	Private
ZC 3	5612 Alpha Ridge Ave	041E4	5650624	PLAT 6	135	N/A	N/A	Private
ZC 3	5613 Alpha Ridge Ave	041E4	5651162	PLAT 7	133	N/A	N/A	Private
ZC 3	5615 Alpha Ridge Ave	041E4	5651173	PLAT 7	134	N/A	N/A	Private
ZC 3	0 Crimson Fox Dr	041E4	5649556	PLAT 3 PARCEL F COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Crimson Fox Dr	041E4	5649567	PLAT 3 PARCEL G COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Crimson Fox Dr	041E4	5649580	PLAT 3 PARCEL I COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	2500 Crimson Fox Dr	041E4	5649523	PLAT 3	41	N/A	N/A	Private
ZC 3	2501 Crimson Fox Dr	041E4	5649330	PLAT 3	22	N/A	N/A	Private
ZC 3	2502 Crimson Fox Dr	041E4	5649512	PLAT 3	40	N/A	N/A	Private
ZC 3	2503 Crimson Fox Dr	041E4	5649341	PLAT 3	23	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2504 Crimson Fox Dr	041E4	5649501	PLAT 3	39	N/A	N/A	Private
ZC 3	2505 Crimson Fox Dr	041E4	5649352	PLAT 3	24	N/A	N/A	Private
ZC 3	2506 Crimson Fox Dr	041E4	5649498	PLAT 3	38	N/A	N/A	Private
ZC 3	2507 Crimson Fox Dr	041E4	5649363	PLAT 3	25	N/A	N/A	Private
ZC 3	2508 Crimson Fox Dr	041E4	5649487	PLAT 3	37	N/A	N/A	Private
ZC 3	2509 Crimson Fox Dr	041E4	5649374	PLAT 3	26	N/A	N/A	Private
ZC 3	2510 Crimson Fox Dr	041E4	5649476	PLAT 3	36	N/A	N/A	Private
ZC 3	2512 Crimson Fox Dr	041E4	5649465	PLAT 3	35	N/A	N/A	Private
ZC 3	2515 Crimson Fox Dr	041E4	5649385	PLAT 3	27	N/A	N/A	Private
ZC 3	2516 Crimson Fox Dr	041E4	5649454	PLAT 3	34	N/A	N/A	Private
ZC 3	2517 Crimson Fox Dr	041E4	5649396	PLAT 3	28	N/A	N/A	Private
ZC 3	2518 Crimson Fox Dr	041E4	5649443	PLAT 3	33	N/A	N/A	Private
ZC 3	2519 Crimson Fox Dr	041E4	5649408	PLAT 3	29	N/A	N/A	Private
ZC 3	2520 Crimson Fox Dr	041E4	5649432	PLAT 3	32	N/A	N/A	Private
ZC 3	2521 Crimson Fox Dr	041E4	5649410	PLAT 3	30	N/A	N/A	Private
ZC 3	2522 Crimson Fox Dr	041E4	5649421	PLAT 3	31	N/A	N/A	Private
ZC 3	0 Emerald Branch Dr	041E4	5650008	PLAT 4 PARCEL J COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Emerald Branch Dr	041E4	5650021	PLAT 4 PARCEL L COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Emerald Branch Dr	041E4	5650032	PLAT 4 PARCEL M COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Emerald Branch Dr	041E4	5650043	PLAT 4 PARCEL N COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Emerald Branch Dr	041E4	5650054	PLAT 4 PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	2500 Emerald Branch Dr	041E4	5649990	PLAT 4	82	N/A	N/A	Private
ZC 3	2501 Emerald Branch Dr	041E4	5649660	PLAT 4	49	N/A	N/A	Private
ZC 3	2502 Emerald Branch Dr	041E4	5649988	PLAT 4	81	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2503 Emerald Branch Dr	041E4	5649671	PLAT 4	50	N/A	N/A	Private
ZC 3	2504 Emerald Branch Dr	041E4	5649977	PLAT 4	80	N/A	N/A	Private
ZC 3	2505 Emerald Branch Dr	041E4	5649682	PLAT 4	51	N/A	N/A	Private
ZC 3	2506 Emerald Branch Dr	041E4	5649966	PLAT 4	79	N/A	N/A	Private
ZC 3	2507 Emerald Branch Dr	041E4	5649693	PLAT 4	52	N/A	N/A	Private
ZC 3	2508 Emerald Branch Dr	041E4	5649955	PLAT 4	78	N/A	N/A	Private
ZC 3	2509 Emerald Branch Dr	041E4	5649705	PLAT 4	53	N/A	N/A	Private
ZC 3	2510 Emerald Branch Dr	041E4	5649944	PLAT 4	77	N/A	N/A	Private
ZC 3	2511 Emerald Branch Dr	041E4	5649716	PLAT 4	54	N/A	N/A	Private
ZC 3	2512 Emerald Branch Dr	041E4	5649933	PLAT 4	76	N/A	N/A	Private
ZC 3	2513 Emerald Branch Dr	041E4	5649727	PLAT 4	55	N/A	N/A	Private
ZC 3	2514 Emerald Branch Dr	041E4	5649922	PLAT 4	75	N/A	N/A	Private
ZC 3	2515 Emerald Branch Dr	041E4	5649738	PLAT 4	56	N/A	N/A	Private
ZC 3	2516 Emerald Branch Dr	041E4	5649911	PLAT 4	74	N/A	N/A	Private
ZC 3	2518 Emerald Branch Dr	041E4	5649900	PLAT 4	73	N/A	N/A	Private
ZC 3	2520 Emerald Branch Dr	041E4	5649897	PLAT 4	72	N/A	N/A	Private
ZC 3	2522 Emerald Branch Dr	041E4	5649886	PLAT 4	71	N/A	N/A	Private
ZC 3	2524 Emerald Branch Dr	041E4	5649875	PLAT 4	70	N/A	N/A	Private
ZC 3	2527 Emerald Branch Dr	041E4	5649740	PLAT 4	57	N/A	N/A	Private
ZC 3	2528 Emerald Branch Dr	041E4	5649864	PLAT 4	69	N/A	N/A	Private
ZC 3	2529 Emerald Branch Dr	041E4	5649751	PLAT 4	58	N/A	N/A	Private
ZC 3	2530 Emerald Branch Dr	041E4	5649853	PLAT 4	68	N/A	N/A	Private
ZC 3	2531 Emerald Branch Dr	041E4	5649762	PLAT 4	59	N/A	N/A	Private
ZC 3	2532 Emerald Branch Dr	041E4	5649842	PLAT 4	67	N/A	N/A	Private
ZC 3	2533 Emerald Branch Dr	041E4	5649773	PLAT 4	60	N/A	N/A	Private
ZC 3	2534 Emerald Branch Dr	041E4	5649831	PLAT 4	66	N/A	N/A	Private
ZC 3	2535 Emerald Branch Dr	041E4	5649784	PLAT 4	61	N/A	N/A	Private
ZC 3	2536 Emerald Branch Dr	041E4	5649820	PLAT 4	65	N/A	N/A	Private
ZC 3	2537 Emerald Branch Dr	041E4	5649795	PLAT 4	62	N/A	N/A	Private
ZC 3	2538 Emerald Branch Dr	041E4	5649818	PLAT 4	64	N/A	N/A	Private
ZC 3	2540 Emerald Branch Dr	041E4	5649807	PLAT 4	63	N/A	N/A	Private
ZC 3	5600 Hyattsville Dr	041E4	5650191	PLAT 5	161	N/A	N/A	Private
ZC 3	5601 Hyattsville Dr	041E4	5650761	PLAT 6	149	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	5602 Hyattsville Dr	041E4	5650180	PLAT 5	160	N/A	N/A	Private
ZC 3	5603 Hyattsville Dr	041E4	5650772	PLAT 6	150	N/A	N/A	Private
ZC 3	5604 Hyattsville Dr	041E4	5650178	PLAT 5	159	N/A	N/A	Private
ZC 3	5605 Hyattsville Dr	041E4	5650783	PLAT 6	151	N/A	N/A	Private
ZC 3	5606 Hyattsville Dr	041E4	5650167	PLAT 5	158	N/A	N/A	Private
ZC 3	5607 Hyattsville Dr	041E4	5650794	PLAT 6	152	N/A	N/A	Private
ZC 3	5608 Hyattsville Dr	041E4	5650156	PLAT 5	157	N/A	N/A	Private
ZC 3	5609 Hyattsville Dr	041E4	5650806	PLAT 6	153	N/A	N/A	Private
ZC 3	5610 Hyattsville Dr	041E4	5650145	PLAT 5	156	N/A	N/A	Private
ZC 3	5611 Hyattsville Dr	041E4	5650817	PLAT 6	154	N/A	N/A	Private
ZC 3	5613 Hyattsville Dr	041E4	5650828	PLAT 6	155	N/A	N/A	Private
ZC 3	0 Kirkwood Pl	041E4	5649545	PLAT 3 PARCEL E COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Kirkwood Pl	041E4	5649578	PLAT 3 PARCEL H COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	2550 Kirkwood Pl	041E4	5649250	PLAT 3	14	N/A	N/A	Private
ZC 3	2552 Kirkwood Pl	041E4	5649248	PLAT 3	13	N/A	N/A	Private
ZC 3	2554 Kirkwood Pl	041E4	5649237	PLAT 3	12	N/A	N/A	Private
ZC 3	2556 Kirkwood Pl	041E4	5649226	PLAT 3	11	N/A	N/A	Private
ZC 3	2558 Kirkwood Pl	041E4	5649215	PLAT 3	10	N/A	N/A	Private
ZC 3	2560 Kirkwood Pl	041E4	5649204	PLAT 3	9	N/A	N/A	Private
ZC 3	0 Little Branch Run	041E4	5649146	PLAT 2 PARCEL A COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Little Branch Run	041E4	5649157	PLAT 2 PARCEL B COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Little Branch Run	041E4	5649168	PLAT 2 PARCEL C COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Little Branch Run	041E4	5649534	PLAT 3 PARCEL D COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Little Branch Run	041E4	5650010	PLAT 4 PARCEL K COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	5600 Little Branch Run	041E4	5651025	PLAT 7	119	N/A	N/A	Private
ZC 3	5602 Little Branch Run	041E4	5651014	PLAT 7	118	N/A	N/A	Private
ZC 3	5604 Little Branch Run	041E4	5651003	PLAT 7	117	N/A	N/A	Private
ZC 3	5606 Little Branch Run	041E4	5650998	PLAT 7	116	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	5608 Little Branch Run	041E4	5650987	PLAT 7	115	N/A	N/A	Private
ZC 3	5610 Little Branch Run	041E4	5650976	PLAT 7	114	N/A	N/A	Private
ZC 3	5612 Little Branch Run	041E4	5650965	PLAT 7	113	N/A	N/A	Private
ZC 3	5614 Little Branch Run	041E4	5650954	PLAT 7	112	N/A	N/A	Private
ZC 3	5616 Little Branch Run	041E4	5650943	PLAT 7	89	N/A	N/A	Private
ZC 3	5618 Little Branch Run	041E4	5650932	PLAT 7	88	N/A	N/A	Private
ZC 3	5620 Little Branch Run	041E4	5650921	PLAT 7	87	N/A	N/A	Private
ZC 3	5622 Little Branch Run	041E4	5650910	PLAT 7	86	N/A	N/A	Private
ZC 3	5624 Little Branch Run	041E4	5650908	PLAT 7	85	N/A	N/A	Private
ZC 3	5626 Little Branch Run	041E4	5650896	PLAT 7	84	N/A	N/A	Private
ZC 3	5628 Little Branch Run	041E4	5650885	PLAT 7	83	N/A	N/A	Private
ZC 3	5630 Little Branch Run	041E4	5649658	PLAT 4	48	N/A	N/A	Private
ZC 3	5632 Little Branch Run	041E4	5649647	PLAT 4	47	N/A	N/A	Private
ZC 3	5634 Little Branch Run	041E4	5649636	PLAT 4	46	N/A	N/A	Private
ZC 3	5636 Little Branch Run	041E4	5649625	PLAT 4	45	N/A	N/A	Private
ZC 3	5638 Little Branch Run	041E4	5649614	PLAT 4	44	N/A	N/A	Private
ZC 3	5640 Little Branch Run	041E4	5649603	PLAT 4	43	N/A	N/A	Private
ZC 3	5642 Little Branch Run	041E4	5649591	PLAT 4	42	N/A	N/A	Private
ZC 3	5650 Little Branch Run	041E4	5649328	PLAT 3	21	N/A	N/A	Private
ZC 3	5652 Little Branch Run	041E4	5649317	PLAT 3	20	N/A	N/A	Private
ZC 3	5654 Little Branch Run	041E4	5649306	PLAT 3	19	N/A	N/A	Private
ZC 3	5656 Little Branch Run	041E4	5649294	PLAT 3	18	N/A	N/A	Private
ZC 3	5658 Little Branch Run	041E4	5649283	PLAT 3	17	N/A	N/A	Private
ZC 3	5660 Little Branch Run	041E4	5649272	PLAT 3	16	N/A	N/A	Private
ZC 3	5662 Little Branch Run	041E4	5649261	PLAT 3	15	N/A	N/A	Private
ZC 3	5670 Little Branch Run	041E4	5649135	PLAT 2	8	N/A	N/A	Private
ZC 3	5672 Little Branch Run	041E4	5649124	PLAT 2	7	N/A	N/A	Private
ZC 3	5674 Little Branch Run	041E4	5649113	PLAT 2	6	N/A	N/A	Private
ZC 3	5676 Little Branch Run	041E4	5649102	PLAT 2	5	N/A	N/A	Private
ZC 3	5678 Little Branch Run	041E4	5649090	PLAT 2	4	N/A	N/A	Private
ZC 3	5680 Little Branch Run	041E4	5649088	PLAT 2	3	N/A	N/A	Private
ZC 3	5682 Little Branch Run	041E4	5649077	PLAT 2	2	N/A	N/A	Private
ZC 3	5684 Little Branch Run	041E4	5649066	PLAT 2	1	N/A	N/A	Private

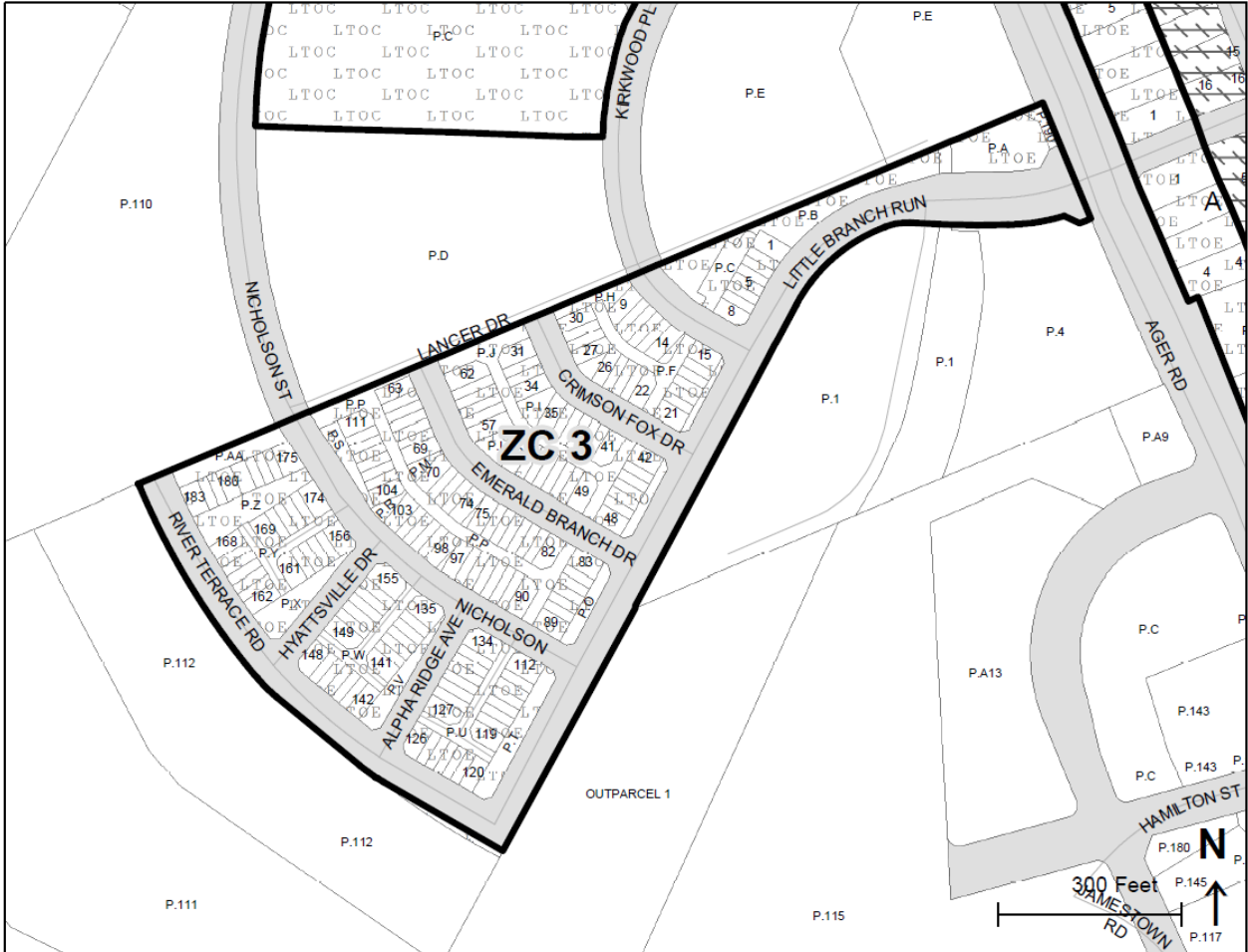


ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	0 Nicholson St	041E4	5650464	PLAT 5 PARCEL AA COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650420	PLAT 5 PARCEL R COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650431	PLAT 5 PARCEL S COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650442	PLAT 5 PARCEL Y COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650453	PLAT 5 PARCEL Z COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650475	PLAT 5 PT. PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650830	PLAT 6 PARCEL Q COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650841	PLAT 6 PARCEL V COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650852	PLAT 6 PARCEL W COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5650874	PLAT 6 PT. PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5651184	PLAT 7 PARCEL O COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 Nicholson St	041E4	5651220	PLAT 7 PT. PARCEL P COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	2501 Nicholson St	041E4	5650486	PLAT 6	90	N/A	N/A	Private
ZC 3	2503 Nicholson St	041E4	5650497	PLAT 6	91	N/A	N/A	Private
ZC 3	2505 Nicholson St	041E4	5650500	PLAT 6	92	N/A	N/A	Private
ZC 3	2507 Nicholson St	041E4	5650511	PLAT 6	93	N/A	N/A	Private
ZC 3	2509 Nicholson St	041E4	5650522	PLAT 6	94	N/A	N/A	Private
ZC 3	2511 Nicholson St	041E4	5650533	PLAT 6	95	N/A	N/A	Private
ZC 3	2513 Nicholson St	041E4	5650544	PLAT 6	96	N/A	N/A	Private
ZC 3	2515 Nicholson St	041E4	5650555	PLAT 6	97	N/A	N/A	Private
ZC 3	2517 Nicholson St	041E4	5650566	PLAT 6	98	N/A	N/A	Private
ZC 3	2519 Nicholson St	041E4	5650577	PLAT 6	99	N/A	N/A	Private
ZC 3	2521 Nicholson St	041E4	5650588	PLAT 6	100	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2523 Nicholson St	041E4	5650590	PLAT 6	101	N/A	N/A	Private
ZC 3	2525 Nicholson St	041E4	5650602	PLAT 6	102	N/A	N/A	Private
ZC 3	2527 Nicholson St	041E4	5650613	PLAT 6	103	N/A	N/A	Private
ZC 3	2531 Nicholson St	041E4	5650065	PLAT 5	104	N/A	N/A	Private
ZC 3	2533 Nicholson St	041E4	5650076	PLAT 5	105	N/A	N/A	Private
ZC 3	2535 Nicholson St	041E4	5650087	PLAT 5	106	N/A	N/A	Private
ZC 3	2536 Nicholson St	041E4	5650327	PLAT 5	174	N/A	N/A	Private
ZC 3	2537 Nicholson St	041E4	5650098	PLAT 5	107	N/A	N/A	Private
ZC 3	2538 Nicholson St	041E4	5650316	PLAT 5	173	N/A	N/A	Private
ZC 3	2539 Nicholson St	041E4	5650101	PLAT 5	108	N/A	N/A	Private
ZC 3	2540 Nicholson St	041E4	5650305	PLAT 5	172	N/A	N/A	Private
ZC 3	2541 Nicholson St	041E4	5650112	PLAT 5	109	N/A	N/A	Private
ZC 3	2542 Nicholson St	041E4	5650293	PLAT 5	171	N/A	N/A	Private
ZC 3	2543 Nicholson St	041E4	5650123	PLAT 5	110	N/A	N/A	Private
ZC 3	2544 Nicholson St	041E4	5650282	PLAT 5	170	N/A	N/A	Private
ZC 3	2545 Nicholson St	041E4	5650134	PLAT 5	111	N/A	N/A	Private
ZC 3	2546 Nicholson St	041E4	5650271	PLAT 5	169	N/A	N/A	Private
ZC 3	2550 Nicholson St	041E4	5650418	PLAT 5	183	N/A	N/A	Private
ZC 3	2552 Nicholson St	041E4	5650407	PLAT 5	182	N/A	N/A	Private
ZC 3	2554 Nicholson St	041E4	5650395	PLAT 5	181	N/A	N/A	Private
ZC 3	2556 Nicholson St	041E4	5650384	PLAT 5	180	N/A	N/A	Private
ZC 3	2558 Nicholson St	041E4	5650373	PLAT 5	179	N/A	N/A	Private
ZC 3	2560 Nicholson St	041E4	5650362	PLAT 5	178	N/A	N/A	Private
ZC 3	2562 Nicholson St	041E4	5650351	PLAT 5	177	N/A	N/A	Private
ZC 3	2564 Nicholson St	041E4	5650340	PLAT 5	176	N/A	N/A	Private
ZC 3	2566 Nicholson St	041E4	5650338	PLAT 5	175	N/A	N/A	Private
ZC 3	0 River Terrace Rd	041E4	5650863	PLAT 6 PARCEL X COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	0 River Terrace Rd	041E4	5651207	PLAT 7 PARCEL T COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 3	2501 River Terrace Rd	041E4	5651036	PLAT 7	120	N/A	N/A	Private
ZC 3	2503 River Terrace Rd	041E4	5651047	PLAT 7	121	N/A	N/A	Private
ZC 3	2505 River Terrace Rd	041E4	5651058	PLAT 7	122	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 3	2507 River Terrace Rd	041E4	5651060	PLAT 7	123	N/A	N/A	Private
ZC 3	2509 River Terrace Rd	041E4	5651071	PLAT 7	124	N/A	N/A	Private
ZC 3	2511 River Terrace Rd	041E4	5651082	PLAT 7	125	N/A	N/A	Private
ZC 3	2513 River Terrace Rd	041E4	5651093	PLAT 7	126	N/A	N/A	Private
ZC 3	2517 River Terrace Rd	041E4	5650692	PLAT 6	142	N/A	N/A	Private
ZC 3	2519 River Terrace Rd	041E4	5650704	PLAT 6	143	N/A	N/A	Private
ZC 3	2521 River Terrace Rd	041E4	5650715	PLAT 6	144	N/A	N/A	Private
ZC 3	2523 River Terrace Rd	041E4	5650726	PLAT 6	145	N/A	N/A	Private
ZC 3	2525 River Terrace Rd	041E4	5650737	PLAT 6	146	N/A	N/A	Private
ZC 3	2527 River Terrace Rd	041E4	5650748	PLAT 6	147	N/A	N/A	Private
ZC 3	2529 River Terrace Rd	041E4	5650750	PLAT 6	148	N/A	N/A	Private
ZC 3	2533 River Terrace Rd	041E4	5650203	PLAT 5	162	N/A	N/A	Private
ZC 3	2535 River Terrace Rd	041E4	5650214	PLAT 5	163	N/A	N/A	Private
ZC 3	2537 River Terrace Rd	041E4	5650225	PLAT 5	164	N/A	N/A	Private
ZC 3	2539 River Terrace Rd	041E4	5650236	PLAT 5	165	N/A	N/A	Private
ZC 3	2541 River Terrace Rd	041E4	5650247	PLAT 5	166	N/A	N/A	Private
ZC 3	2543 River Terrace Rd	041E4	5650258	PLAT 5	167	N/A	N/A	Private
ZC 3	2545 River Terrace Rd	041E4	5650260	PLAT 5	168	N/A	N/A	Private

Map 6: Zoning Change (ZC) 3: LTO-C to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 4: RSF-65/LTO-E to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
4	RSF-65/LTO-E to LTO-C	4.68	CMA	April 1, 2022	207NE03
			SMA (RSF-65 Zone)	November 30, 2004	
			TDOZMA (Remainder of Property)	May 23, 2006	
			SE-15	May 15, 1950	

These properties, located north of Hamilton Street between Ager Road and MD 500 (Queens Chapel Road) are located within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

The subject properties comprise portions of the Queens Chapel Town Center shopping area currently classified in the LTO-E Zone. This reclassification implements Policies LU 5 and HD 5 and Strategies LU 4.4 and EP 2.3 of the Adopted Sector Plan. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The house at 5601 Jamestown Road and the portion of the existing Queens Chapel Town Center surface parking lot immediately south of this house along 31st Avenue are in the RSF-65 Zone. The subject house functions as an island on its block, surrounded by streets and Queens Chapel Town Center. This zone does not permit redevelopment of these properties at the densities recommended by Policy LU 6. This reclassification will make the single-family detached house at 5601 Jamestown Road nonconforming. However, as this reclassification is not to a less-intense zone, the provisions of Section 27-3503(a)(5)(B) are not applicable.

This reclassification eliminates a current split zoning.



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4	5601 Jamestown Road	041F4	1819648		N/A	N/A	N/A	Private
	0 Manor Drive	041F4	1797075	2695 SQFT EQ STRIP ALONG W SIDE PAR F ALONG ALLEY BK N	N/A	N/A	N/A	County
	5418 Queens Chapel Road	041F4	1817360	MANOR PAR F EX 8640.32 SQ FT	N/A	N	N/A	Private
	3018 Hamilton Street	041F4	1817428	PARCEL A5				Private
	3020 Hamilton Street	041F4	1817410	PARCEL A4				Private
	3026 Hamilton Street	041F4	1817402	PARCEL A2				Private
	3032 Hamilton Street	041F4	1817394	PARCEL A1				Private
	3100 Hamilton Street	041F4	1817386	PARCEL B3				Private
	3110 Hamilton Street	041F4	1817519	PARCEL B2				Private
	3118 Hamilton Street	041F4	1817378	PARCEL B1				Private

**Zoning Change 5: CGO to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
5	CGO to CN	0.52	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These properties are located at 3415 and 3430 Hamilton Street in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

This reclassification implements Strategy LU 8.2 of the Adopted Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). The current auto-oriented site layout of both properties, with surface parking abutting the street on the side of the buildings, is incompatible with the Sector Plan’s vision for MD 208 (Hamilton Street).

While the current single-family house at 3430 Hamilton Street that serves as an office use is of a compatible scale with the houses in the neighborhood north of MD 208 (Hamilton Street), its current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to primarily residential uses in the next block east. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures.

The structure on the property at 3430 Hamilton Street was originally constructed as a single-family house that was subsequently converted for office use. Single-family detached housing as a use is not permitted in the property’s current CGO Zone.

The building at 3415 Hamilton Street is of an appropriate scale and mix of uses for the CN Zone.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 5	3430 Hamilton St	041F4	1797273	N/A	8	8	N/A	Private
	3415 Hamilton St	041F4	1803014	PARCEL 1	N/A	N/A	N/A	Private

**Zoning Change 6: RSF-65 to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
6	RSF-65 to ROS	2.03	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

The subject properties are located between MD 208 (Hamilton Street) and Jefferson Street, west of 36th Avenue, in the Established Communities and the City of Hyattsville and comprise Hyatt Park. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space land uses on the subject property. See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying County and municipal parks in the ROS Zone to preserve them to the maximum extent practicable. See also Policy PF 1 of the Adopted Sector Plan. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 6	Jefferson St	041F4	1796994	OUTLOT	N/A	3	N/A	M-NCPPC
	3512 Hamilton St	041F4	1797000	N/A	N/A	N/A	004	M-NCPPC
	Hamilton St	041F4	1832310	N/A	N/A	N/A	005	M-NCPPC

**Zoning Change 7: CGO to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
7	CGO to CN	4.56	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	
			SE-3131	June 10, 1980	
			SE-37	September 20, 1950	

These properties are located along the south side of MD 208 (Hamilton Street) in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN below.)

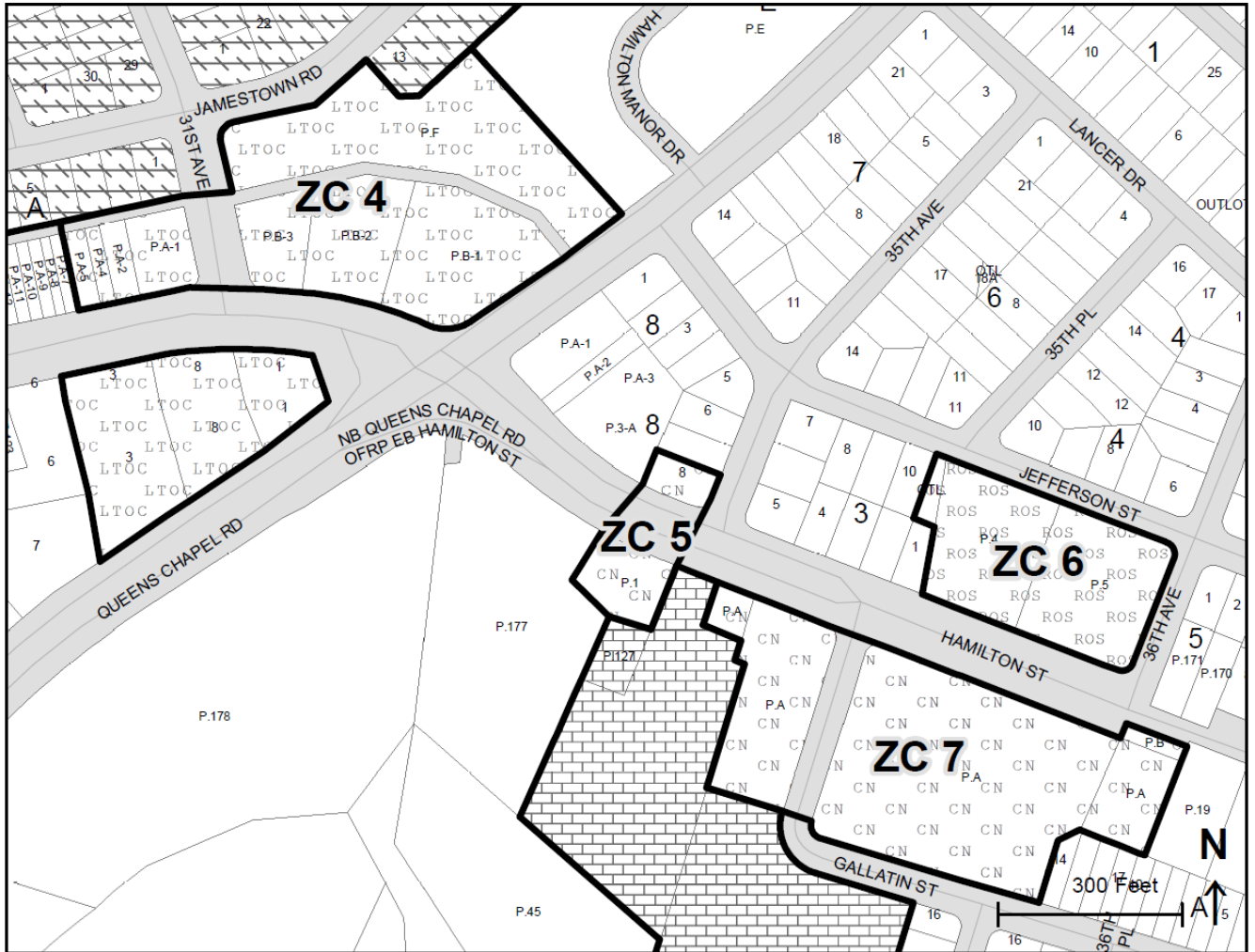
The subject properties currently host a range of businesses.

This reclassification implements Strategy LU 8.2 of the Adopted Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layouts, with surface parking in front of buildings, are incompatible with the Sector Plan’s vision for MD 208 (Hamilton Street). The current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to primarily residential uses along this block. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

See also Strategy EP 2.3 of the Adopted Sector Plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 7	3501 Hamilton St	041F4	1813005	PARCEL A	N/A	N/A	N/A	Private
	3505 Hamilton St	041F4	1805803	PARCEL A EQ 1 ACRE (TEP 3/31/10)	N/A	N/A	N/A	Municipal
	3511 Hamilton St	049F1	1794213	PARCEL A	N/A	N/A	N/A	Private
	3601 Hamilton St	041F4	1807411	PARCEL A	N/A	N/A	N/A	Private
				PARCEL B	N/A	N/A	N/A	

Map 7: Zoning Change (ZC) 4: RSF-65/LTO-E to LTO-C, Zoning Change (ZC) 5: CGO to CN, Zoning Change (ZC) 6: RSF-65 to ROS, and Zoning Change (ZC) 7: CGO to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>.



**Zoning Change 8: CGO to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
8	CGO to CN	1.06	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	
			SE-71	October 17, 1951	
			SE-2064	August 20, 1969	
			SE-3318	September 22, 1982	

These properties are located along the south side of MD 208 (Hamilton Street) in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses at the neighborhood scale on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 8: Zoning Change (ZC) 8: CGO to CN below.)

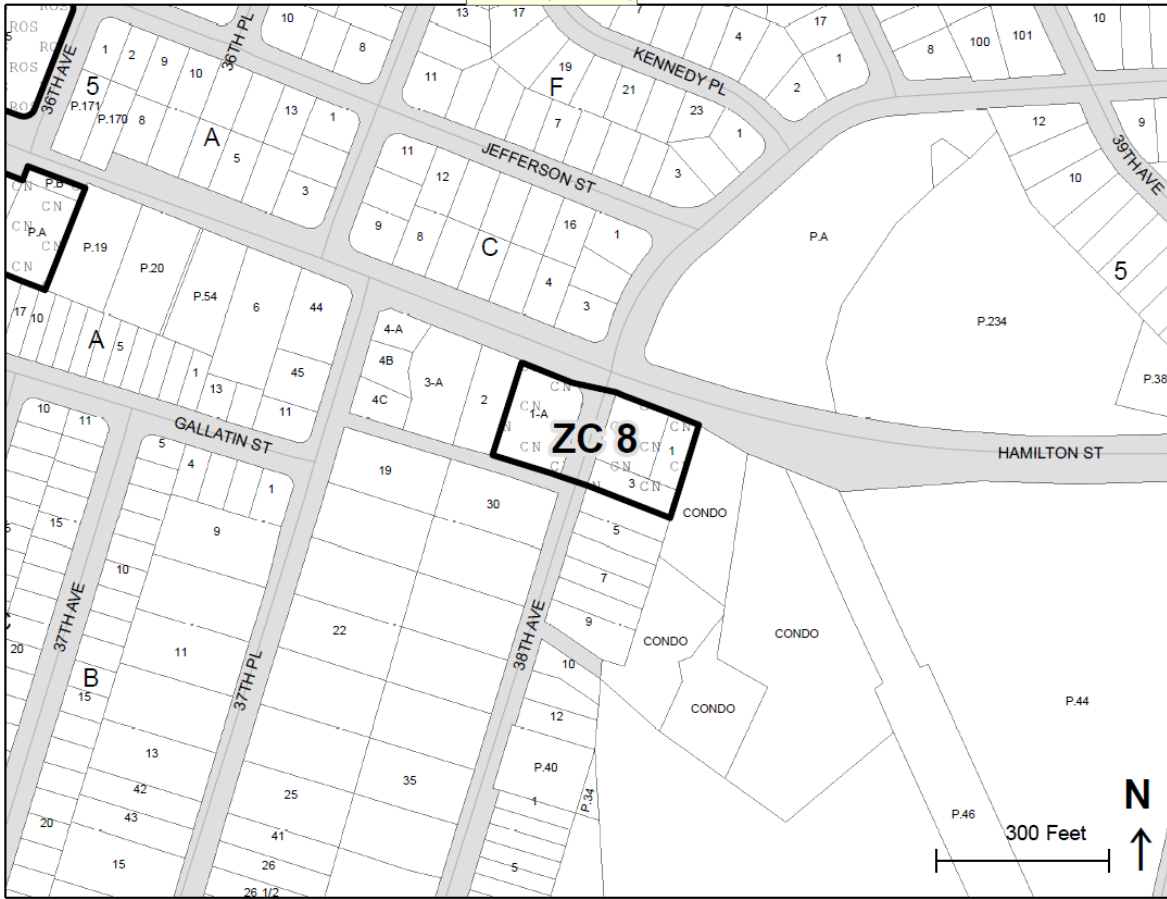
The subject properties currently host a variety of retail and service businesses.

This reclassification implements Strategy LU 8.2 of the Adopted Sector Plan, which recommends redeveloping existing commercial uses along MD 208 (Hamilton Street) to modern, street-fronting buildings over time. The current auto-oriented site layouts, with surface parking in front of the buildings, are incompatible with the Sector Plan’s vision for MD 208 (Hamilton Street). The current CGO zoning permits densities that would be out of place as Hamilton Street transitions from the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to primarily residential uses along this block. The recommended CN Zone will permit commercial redevelopment at a transitional density more compatible with surrounding structures. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

See also Strategy EP 2.3 of the Adopted Sector Plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 8	3737 Hamilton St	050A1	1802685	N/A	1-A	N/A	N/A	Private
	3801 Hamilton St	050A1	1810050	LOTS 1.2.3	2	N/A	N/A	Private
	3801 Hamilton St	050A1	1810050	LOTS 1.2.3	1	N/A	N/A	Private
	3801 Hamilton St	050A1	1810050	LOTS 1.2.3	3	N/A	N/A	Private

Map 8: Zoning Change (ZC) 8: CGO to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 9: CGO/RMF-20 and RMF-20 to RMF-48**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These properties are located at 3421 Hamilton Street and 3601 Gallatin Street in the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 9: Zoning Change (ZC) 9: CGO/RMF-20 and RMF-20 to RMF-48 below.)

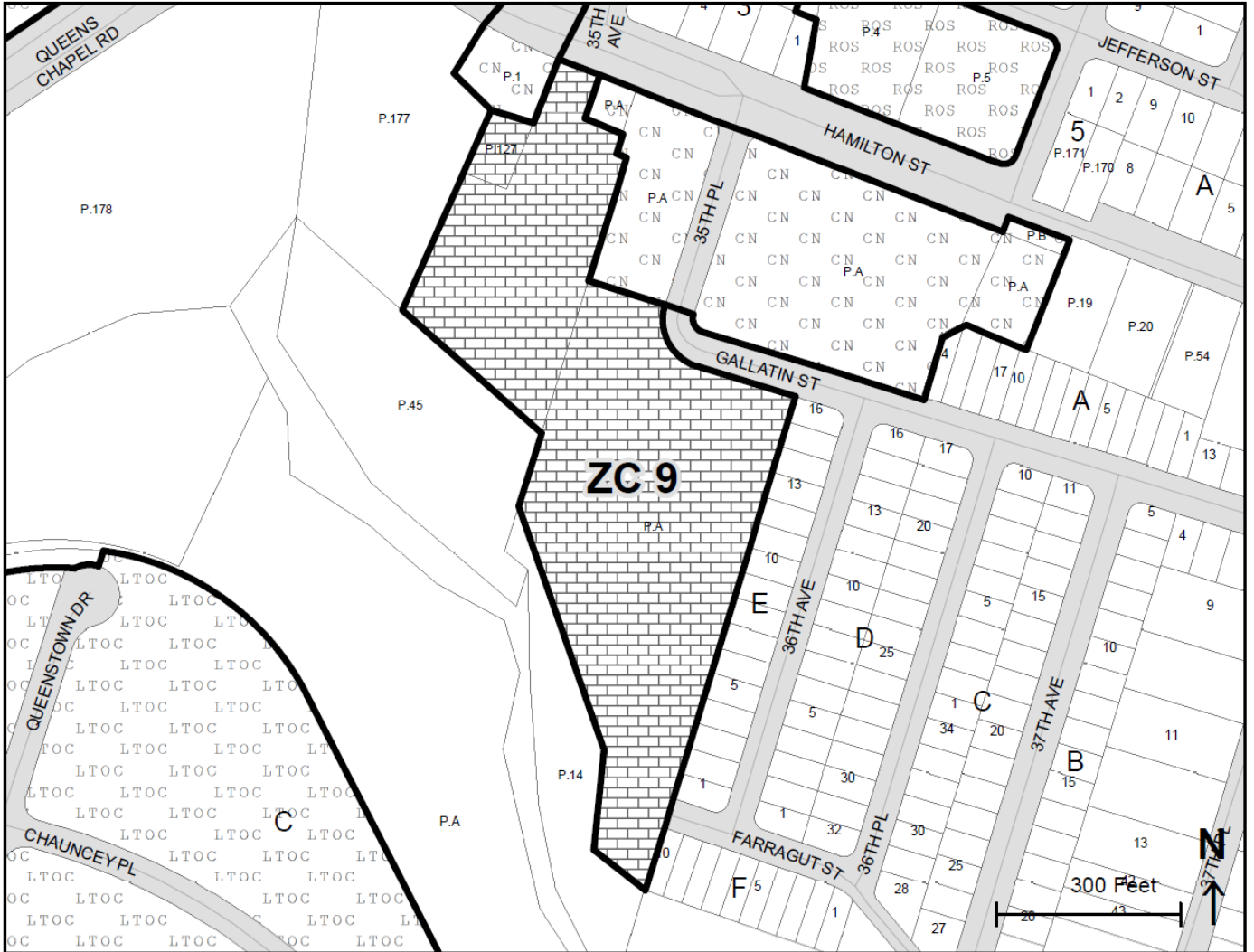
The subject property at 3601 Gallatin Street comprises Landon Court Apartments. The property at 3421 Hamilton Street contains at least one business that appears to be a landscaping business and a telecommunications antenna. The property at 3421 Hamilton Street is currently split-zoned CGO/RMF-20.

This reclassification to the RMF-48 Zone implements Strategy LU 9.1 of the Adopted Sector Plan, which specifically recommends reclassifying Landon Court Apartments and the property at 3421 Hamilton Street into the RMF-48 Zone to implement Policy LU 9 of the Adopted Sector Plan, which recommends redevelopment that creates a range of market- and below-market-rate housing opportunities on the periphery of the West Hyattsville Local Transit Center. This reclassification also implements Strategies HN 1.1 and HN 2.3 of the Adopted Sector Plan, which recommend redevelopment of Landon Court Apartments; and Strategy HN 2.4, which recommends redevelopment of 3421 Hamilton Street, to include a mix of unit types, sizes, and price points; and Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

This Zoning Change carries forward a nonconforming use on the property at 3421 Hamilton Street.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 9	Hamilton St	041F4	1831460	N/A	N/A	N/A	127	Private
	3421 Hamilton St	041F4	1831478	N/A	N/A	N/A	N/A	Private
	3601 Gallatin St	049F1	1808922	N/A	N/A	N/A	N/A	Private

Map 9: Zoning Change (ZC) 9: CGO/RMF-20 and RMF-20 to RMF-48



Source: Prince George's County Planning Department, GIS Open Data Portal, 2021,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 10: RMF-20 to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
10	RMF-20 to LTO-C	32.25	CMA	April 1, 2022	206NE02
			SMA	November 30, 2004	206NE03

These parcels are located at 3301 Chillum Road in the Core of the West Hyattsville Local Transit Center. A portion of the east side of the property is within the Town of Brentwood; the remainder of the property is in the City of Mount Rainier. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 10: Zoning Change (ZC) 10: RMF-20 to LTO-C and Zoning Change (ZC) 11: LTO-E to CS below.)

The subject parcels comprise Queenstown Apartments.

This reclassification to the LTO-C Zone implements Strategy LU 2.10 of the Adopted Sector Plan, which recommends that:

“If Queenstown Apartments at 3301 Chillum Road continues to be identified within the one-percent annual (100-year) floodplain, it should be acquired for preservation or flood mitigation.

- i) Until acquisition or demolition occurs, this property should be rehabilitated and maintained as naturally-occurring affordable housing.
- ii) Any demolition or redevelopment of this property should not occur until residents have been relocated to comparable housing, at comparable unit sizes and price points, within a half-mile of a Metro station.
- iii) If a redeveloper obtains appropriate stormwater and floodplain approvals from DPIE for reconstruction in a floodplain, the property should be redeveloped with a mix of uses, including mixed-income multifamily housing at densities commensurate with the Local Transit-Oriented, Core (LTO-C) Zone.”

This reclassification also implements Strategies LU 5.6 and HN 1.8 of the Adopted Sector Plan, which recommend redevelopment of Queenstown Apartments to include a mix of unit types, sizes, and price points. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 10	3301 Chillum Rd	049F1	1943786	BLK E EQ 4.0451 AC	N/A	E	N/A	Private
	3301 Chillum Rd	049F1	1943810/ 1943844	E PT BLK D/W PT BLK D EQ 3.7751 ACRES	N/A	D	N/A	Private
	3301 Chillum Rd	049F1	1943836/ 1943802	S PT BLK C EQ 2.6400 ACRES/N PT BLK C EQ 3.9080 ACRES	N/A	C	N/A	Private
	3301 Chillum Rd	049E1	1943778	PARCEL 1	N/A	B	N/A	Private
	3301 Chillum Rd	049E1	1943794	PARCEL 1	N/A	A	N/A	Private
	3301 Chillum Rd	049F1	1943828	BLK G EQ 5.1070 AC	N/A	G	N/A	Private

**Zoning Change 11: LTO-E to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
11	LTO-E to CS	1.80	CMA	April 1, 2022	206NE03
			TDOZMA	May 23, 2006	

These properties are located at 3201, 3213, and 3299 Queens Chapel Road in the Established Communities and the City of Mount Rainier. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 10: Zoning Change (ZC) 10: RMF-20 to RMF-48 and Zoning Change (ZC) 11: LTO-E to CS below.

The subject properties currently host a laundromat with hair salon, a gas station, and a carry-out restaurant.

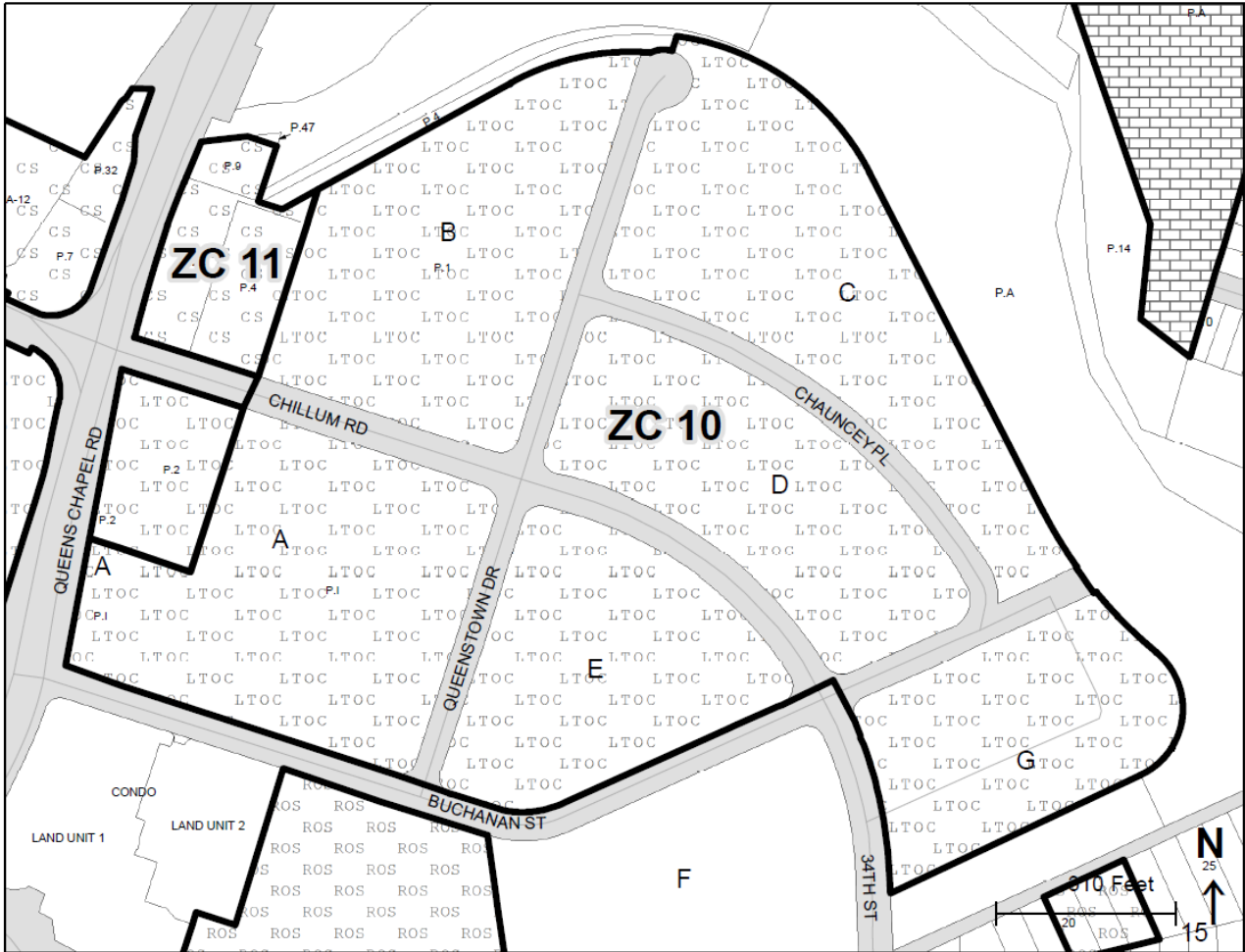
This reclassification implements Strategy LU 4.2 of the Adopted Sector Plan by removing the subject properties from the LTO Zones. This reclassification implements Strategies LU 2.3, LU 2.4, LU 2.5, and LU 2.6 of the Adopted Sector Plan by reclassifying them into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” The properties are almost entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategy NE 1.1 of the Adopted Sector Plan by discouraging redevelopment of these properties and Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The current LTO-E Zone is inappropriate for these properties; they are not just within the one-percent annual chance floodplain but also physically *within* the Anacostia River flood control system.



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 11	3201 Queens Chapel Rd	049E1	1943638	PT PARCEL 4 EQ 28,303 SQ FT BLK B	N/A	B	N/A	Private
	0 Queens Chapel Rd	049E1	1972405	PT PARCEL 2	N/A	B	N/A	Private
	3201 Queens Chapel Rd	049E1	1837665	LOT 140 FT X 100FT AT S W COR PAR 2	N/A	B	N/A	Private
	3213 Queens Chapel Rd	049E1	1978451	LOT 140X100 FT ADJ PARCEL AT SW COR PARCEL 2	N/A	B	N/A	Private
	3299 Queens Chapel Rd	049E1	1971712	N/A	N/A	N/A	009	Private

Map 10: Zoning Change (ZC) 10: RMF-20 to LTO-C and Zoning Change (ZC) 11: LTO-E to CS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 12: LTO-C/LTO-E to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
12	LTO-C/LTO-E to CS	5.50	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	

These properties are located between MD 501 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

The subject properties are entirely within the one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network, abut the Northwest Branch, and currently host a dialysis center, a barber/beauty shop, a nail salon, a beauty supply store, a gas station, and several auto shops.

This reclassification implements Strategy LU 4.2 of the Adopted Sector Plan by removing the subject properties from the LTO Zone. This reclassification implements Strategies LU 2.3, 2.4, 2.5, and LU 2.6 by reclassifying them into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” These properties are almost entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategy NE 1.1 and PF 1.1 of the Adopted Sector Plan by discouraging redevelopment of these properties. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The current LTO Zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events, while their history of automotive and other light industrial uses makes ground disturbance for redevelopment environmentally risky. The CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the properties may be acquired for environmental mitigation pursuant to Strategies LU 2.3, NE 1.1, PF 1.9, and PF 1.13 of the Adopted Sector Plan. The current use for these properties is nonconforming under the LTO-C zone.

The current use at 2430 Chillum Road (Tax Account 1839166) will continue to be nonconforming to the requirements of the CS Zone and may continue operation pursuant to Certification of Nonconforming Use CNU-61169-2016.

All other existing uses in this Zoning Change are permitted in the CS Zone and will no longer be nonconforming.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 12	2428 Chillum Rd	049E1	1840669	W 35 FT OF PARCEL A3 & E 5 FT OF PARCEL A4	N/A	N/A	N/A	Private
	2430 Chillum Rd	049E1	1839166	CENTRE E HALF PARCEL A3	N/A	N/A	N/A	Private
	2426 Chillum Rd	049E1	1840636	E 40 FT OF W HALF PARCEL A3	N/A	N/A	N/A	Private
	2434 Chillum Rd	049E1	1853605	N/A	N/A	N/A	005	Private
	2440 Chillum Rd	049E1	1848159	N/A	N/A	N/A	006	Private
	2460 Chillum Rd	049E1	1965086	PARCEL A-14	N/A	N/A	N/A	Private
	2480 Chillum Rd	049E1	1905678	E 50 FT PARCEL A1	N/A	N/A	N/A	Private
	2486 Chillum Rd	049E1	1922574	PARCEL A12	N/A	N/A	N/A	Private
	3200 Queens Chapel Rd	049E1	1871482	PT PAR 007	N/A	N/A	007	Private
	3290 Queens Chapel Rd	049E1	1874221	N/A	N/A	N/A	032	Private
0 Queens Chapel Rd	049E1	5644428	N/A	N/A	N/A	052	State	

**Zoning Change 13: LTO-C to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
13	LTO-C to CS	2.32	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	

This property is located at 2308 Chillum Road, between MD 501 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

The subject property is entirely within the one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network, abuts the Northwest Branch, and currently hosts a self-storage facility.

This reclassification implements Strategy LU 4.2 of the Adopted Sector Plan by removing the subject property from the LTO Zone. This reclassification implements Strategies LU 2.3, 2.4, 2.5, and LU 2.6 of the Adopted Sector Plan by reclassifying it into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” The property is almost entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategies NE 1.1 and PF 1.1 by discouraging redevelopment of these properties. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The current LTO Zone is inappropriate for this property; its proximity to the Northwest Branch makes it vulnerable to flood events. The CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the property may be acquired for environmental mitigation pursuant to Strategies LU 2.3, NE 1.1, PF 1.9, and PF 1.13 of the Adopted Sector Plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 13	2308 Chillum Rd	049E1	1882810	PARCEL A-15	N/A	N/A	N/A	Private

### **Zoning Change 13: Justification of Nonconforming Use**

Section 27-3503(a)(5)(B) of the Zoning Ordinance states:

No property may be zoned to a less intense category (see Section 27-4102(b)) if...[b]ased on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning 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 District Council action in the approval of the sectional map amendment.

Zoning Change 13, if approved, will create a nonconforming use.

The subject property hosts a consolidated storage facility. The facility dates back to the late 1980s and was considered “not nonconforming” to the Transit District Overlay Zone on the property between 1992 and 2022 because no development applications were submitted for the property.

The Countywide Map Amendment placed the subject property in the LTO-C Zone. Consolidated storage is prohibited in the LTO-C Zone; however, the existing consolidated storage use is permitted and not nonconforming pursuant to Section 27-1704(d) of the Zoning Ordinance.

The proposed reclassification of the subject property to the C-S Zone, a lower-intensity zone, makes the subject consolidated storage facility nonconforming because the subject facility as constructed cannot meet the requirements for approval of a consolidated storage facility in the CS Zone pursuant to Section 27-5102(f)(4)(A).

This reclassification is necessary because there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, namely that the subject property’s proximity to the Northwest Branch makes it vulnerable to flood events. Whereas the proposed CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the property may be acquired for environmental mitigation pursuant to Strategies LU 2.3, NE 1.1, PF 1.9, and PF 1.13 of the Adopted Sector Plan, the current LTO Zone allows a variety of uses and structures that could attract larger numbers of people, including residents and workers, who would be in a high-flood-risk area. The properties north of MD 501 (Chillum Road) are anticipated to be too environmentally compromised to mitigate the floodplain through elevation, as recommended elsewhere in the sector plan area, so redevelopment in general presents risk to the public health, safety, and welfare; specifically redeveloping with uses allowed in the LTO zone has the potential to bring more people into the floodplain for longer durations.

For the reasons stated above, including that the impact of creating a nonconforming use on this property is minimal compared to the potential for a more inappropriate use such as those permitted by right in an alternate zone such as Commercial, General, Office (CGO), Industrial, Employment (IE), or Industrial, Heavy (IH), the reclassification is necessary. Reclassifying the subject property to one of these zones would permit the existing use to continue by-right but would also permit a host of uses whose very nature, size, or intensity is inappropriate for the area between MD 501 (Chillum Road) and the Northwest Branch. There is significant public benefit to be gained by redeveloping the subject property pursuant to the provisions of the CS Zone.



**Zoning Change 14: LTO-C to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
14	LTO-C to ROS	2.05	CMA	April 1, 2022	206NE02
			SMA	May 23, 2006	

These properties are located between MD 501 (Chillum Road) and the Northwest Branch of the Anacostia River in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Parks and Open Space on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 11: Zoning Change (ZC) 12: LTO-C and LTO-E to CS, Zoning Change (ZC) 13: LTO-C to CS, and Zoning Change (ZC) 14: LTO-C to ROS below.)

The subject properties are entirely within the one-percent annual chance floodplain and are currently owned by the Washington Metropolitan Area Transit Authority. The Green Line elevated structure and associated support piers are located on this property, along with an area for maintenance vehicle and equipment storage, and the existing bicycle/pedestrian trail/bridge that connects MD 501 (Chillum Road) with the West Hyattsville Metro Station. The proximity of the elevated tracks, which bisect the properties, make their development infeasible.

This reclassification implements Strategy LU 4.2 of the Adopted Sector Plan by removing the subject properties from the LTO Zones. This reclassification also specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategies NE 1.1 and PF 1.1 of the Adopted Sector Plan by discouraging redevelopment of these properties. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The current LTO Zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events, while their history of vehicle storage makes ground disturbance for redevelopment environmentally risky.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 14	2222 Chillum Rd	049E1	1943752	NE 65X150 FT PAR A6	N/A	N/A	N/A	WMATA
	2222 Chillum Rd	049E1	1943760	W 110 FT PAR A5 EX 11000 SQFT AT S PT	N/A	N/A	N/A	WMATA
	2222 Chillum Rd	049E1	1969815	CENTRE-RESUB PARCEL A12	N/A	N/A	N/A	WMATA
	2310 Chillum Rd	049E1	1943745	30X250 FT EQ PT PAR A-4 PAR A- 11 E 40 FT PAR A-5	N/A	N/A	N/A	WMATA



**Zoning Change 15: AG, LTO-E, and RSF-65 to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
15	AG, LTO-E, and RSF-65 to ROS	22.10	CMA	April 1, 2022	206NE02
			TDOZMA (LTO-E and AG-zoned portion)	May 23, 2006	
			SMA (remainder of property)	May 19, 1994	

These properties are located generally between MD 501 (Chillum Road) and single-family neighborhoods in the Avondale Grove and Avondale Terrace Subdivisions in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Parks and Open Space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 12: Zoning Change (ZC) 15: AG, LTO-E, and RSF-65 to ROS below.)

The subject properties are predominantly within the one-percent annual chance floodplain and include wetlands and a stream. They are currently owned by the Washington Metropolitan Area Transit Authority and M-NCPPC. The Green Line elevated structure and associated support piers, as well as the portal for the tunnel to the Fort Totten Metro Station, along with an area for maintenance vehicle and equipment storage, are located on these properties. The proximity of the elevated tracks, which bisect the WMATA properties, and the sensitive environmental elements make their development infeasible.

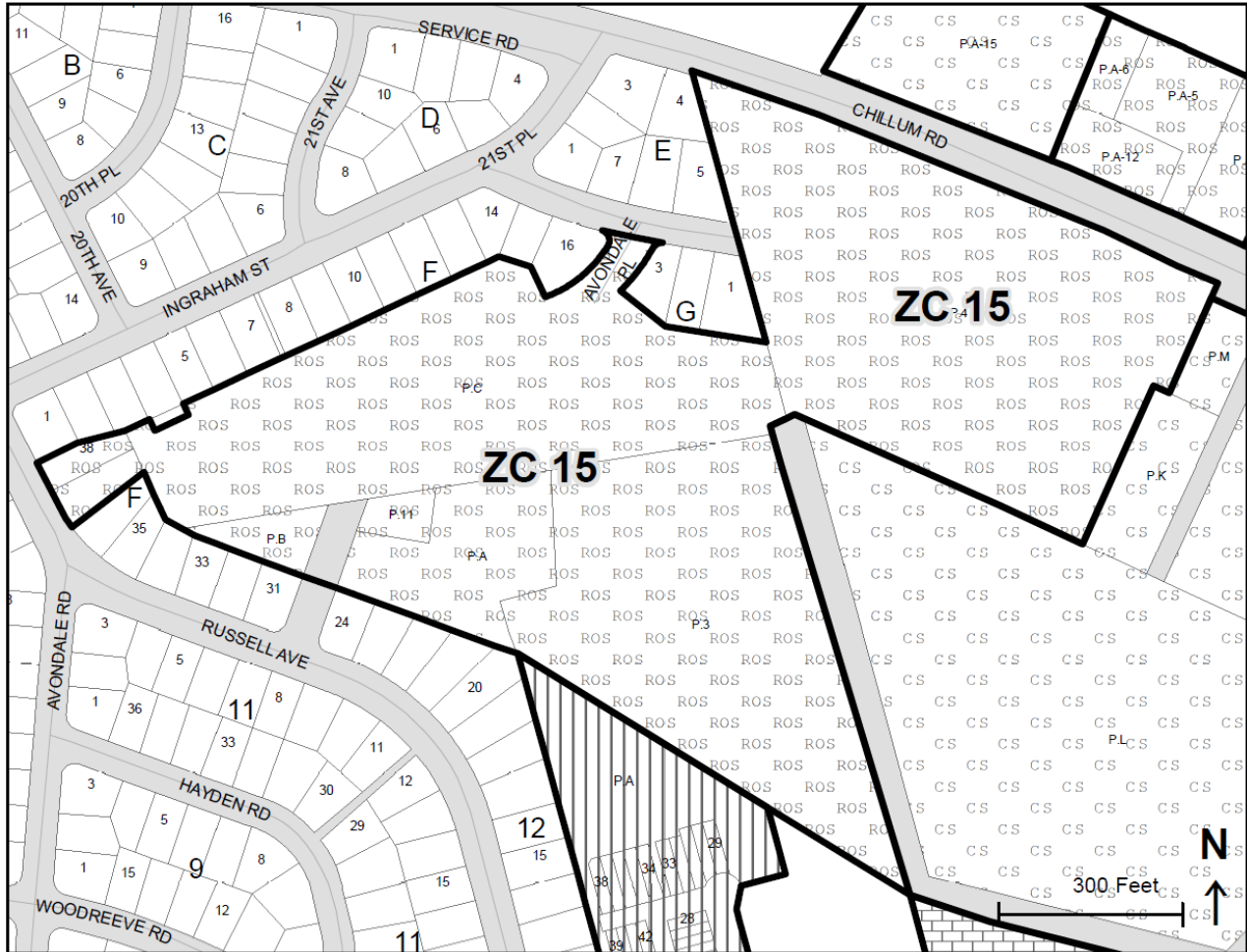
The M-NCPPC properties comprise the Chillum Road Park and contain significant tree cover and a wetland area.

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategies NE 1.1, PF 1.1, and PF 1.7 of the Adopted Sector Plan. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

The current zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 15	Avondale Pl	049D1	1879683	PARCEL A	N/A	12	N/A	M-NCPPC
	2201 Chillum Rd	049D1	1912229	JH86 2191	N/A	N/A	004	WMATA
	0 Ingraham St	049D1	1978923	PT OF PAR C EQ 2.2681 A	N/A	N/A	N/A	WMATA
	Queens Chapel Rd	049D1	1978527	N/A	N/A	N/A	011	WMATA
	Queens Chapel Rd	049D1	1879691	N/A	N/A	N/A	003	M-NCPPC
	Russell Ave	049D1	1891126	PT PAR C EQ 4.062 AC	N/A	N/A	N/A	WMATA
	Russell Ave	049D1	1896752	PARCEL B	N/A	F	N/A	WMATA
	4919 Russell Ave	049D1	1837293	N/A	38	F	N/A	WMATA
4917 Russell Ave	049D1	1983667	N/A	37	F	N/A	WMATA	

Map 12: Zoning Change (ZC) 15: AG, LTO-E, and RSF-65 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 16: AG to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
16	AG to ROS	11.84	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	
			SE-2449	May 4, 1971	

The subject property is located on La Salle Road between Woodreeve Road and Ingraham Street in the Established Communities and comprises Avondale Park. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space land uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 13: Zoning Change (ZC) 16: AG to ROS below.)

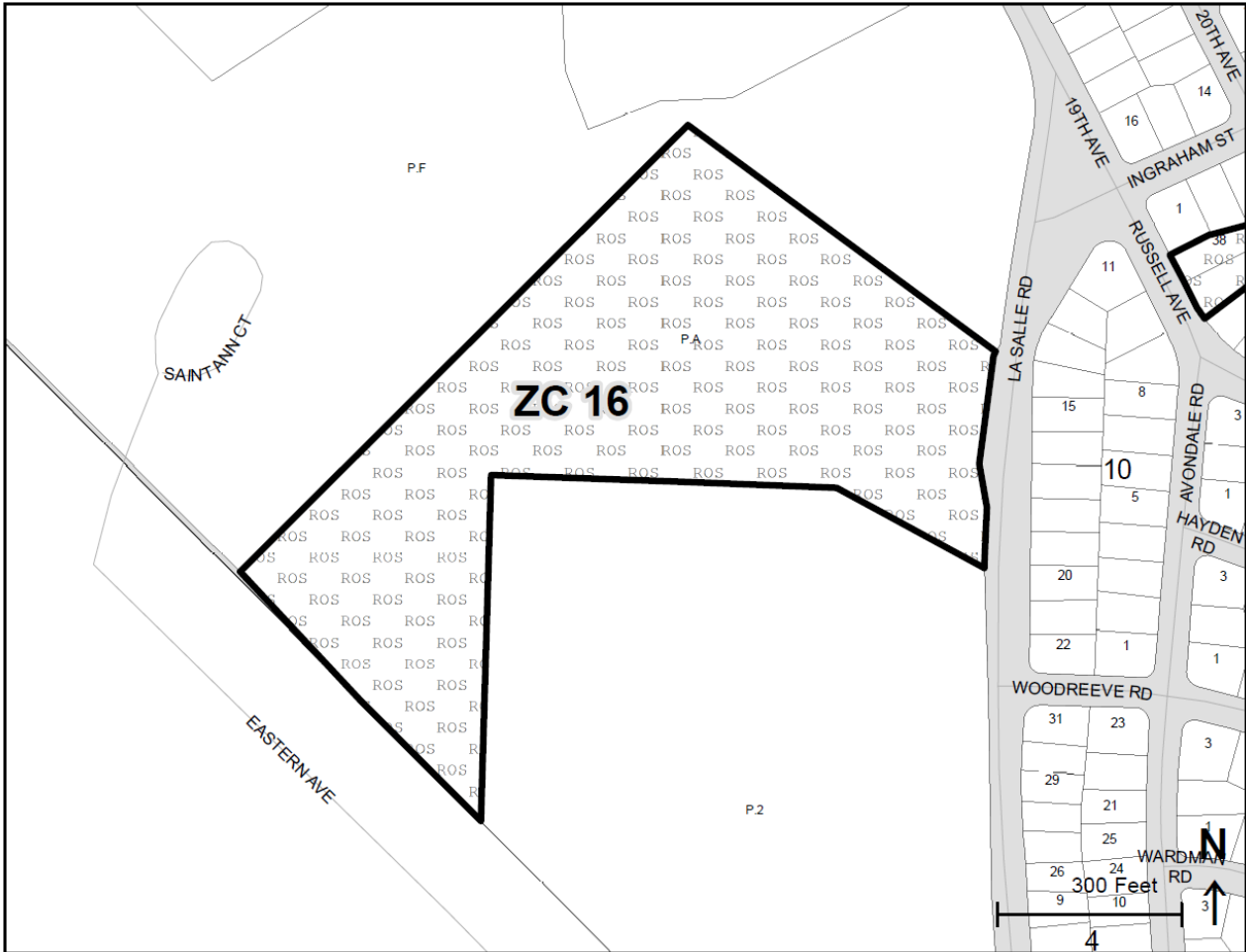
This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying County and municipal parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

A portion of SE-2449, which is the Special Exception for Redemptoris Mater Seminary at 4900 La Salle Road, appears to fall on part of the subject property.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 16	La Salle Rd	049C1	1915487	PARCEL A	N/A	N/A	N/A	M-NCPPC



Map 13: Zoning Change (ZC) 16: AG to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 17: CGO/RSF-65 to CN**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
17	CGO/RSF-65 to CN	8.51	CMA	April 1, 2022	206NE02 205NE02
			SMA (parcels outside the City of Mount Rainier)	May 19, 1994	
			SMA (parcels in the City of Mount Rainier)	November 30, 2004	
			SE-30	August 22, 1950	
			SE-447	November 19, 1958	
			SE-882	June 4, 1963	
			SE-2290	April 24, 1970	
			SE-3767	November 30, 1987	
			SE-3908	February 22, 1990	
SE-4469	July 29, 2003				

These properties are located generally along Varnum Street and Arundel Street in the Established Communities. Several parcels are within the City of Mount Rainier. The Future Land Use Map and Strategy LU 8.1 in the Adopted West Hyattsville-Queens Chapel Sector Plan recommend a mix of uses at the neighborhood scale on the subject properties in furtherance of Policy LU 8 of the Adopted Sector Plan, “Create walkable, neighborhood shopping and dining destinations along existing commercial streets.” (See Map 9. Future Land Use Map in the sector plan and Map 14: Zoning Change (ZC) 17: CGO/RSF-65 to CN below.)

The subject properties currently host several institutional, medical, and other commercial uses.

The current auto-oriented site layouts, with surface parking lots and set-back buildings with parking in front of the buildings on the north side of Varnum Street are incompatible with the Sector Plan’s vision for this neighborhood commercial corridor. The current CGO zoning permits densities that would be out of place along this block. The recommended CN Zone will permit commercial redevelopment at a neighborhood-scale density more compatible with surrounding structures, and is the zone intended to best replicate or complement the historic shopfronts and walkable environment on the south side of Varnum Street anchored by the Kaywood Theatre.

This reclassification specifically implements Strategy LU 8.1 of the Adopted Sector Plan, which recommends reclassifying the subject properties in the CN Zone to create the walkable, neighborhood shopping and dining destination recommended by Policy LU 8. This recommendation also implements Strategy EP 2.5 of the Adopted Sector Plan.

This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 17	22nd Ave	049D2	1902402	N/A	N/A	N/A	026	Private
	4507 22nd Ave	049D2	1908102	N/A	5	N/A	N/A	Private
	Arundel Rd	049D2	1902394	N/A	N/A	N/A	025	Private
	2300 Arundel Rd	049D2	1926286	PARCEL F EQ 12711.00 SQ FT	N/A	N/A	N/A	Private
	Eastern Ave	049D2	1925528	LOT 1 EQ 7998 SQFT CHURCH PARKING	N/A	A	N/A	Religious Institution
	4501 Eastern Ave	049D2	1902337	PT BLK A EQ 60408 SQFT	N/A	A	N/A	Private
	Russell Ave	049D2	1902360	OUTLOT A	N/A	B	N/A	Private
	Russell Ave	049D2	1958602	N/A	8	N/A	N/A	Private
	Varnum St	049D2	1902386	N/A	2	B	N/A	Private
	Varnum St	049D2	1902352	20 FT CONCRETE DRIVEWAY BLK B	N/A	B	N/A	Private
	2201 Varnum St	049D2	1902345	PT PAR A EQ 2.75 ACRES	N/A	B	N/A	Private
	2310 Varnum St	049D2	1906338	N/A	7	N/A	N/A	Private
	2319 Varnum St	049D2	1902378	N/A	1	B	N/A	Private

### **Zoning Change 17: Justification of Nonconforming Use**

Section 27-3503(a)(5)(B) of the Zoning Ordinance states:

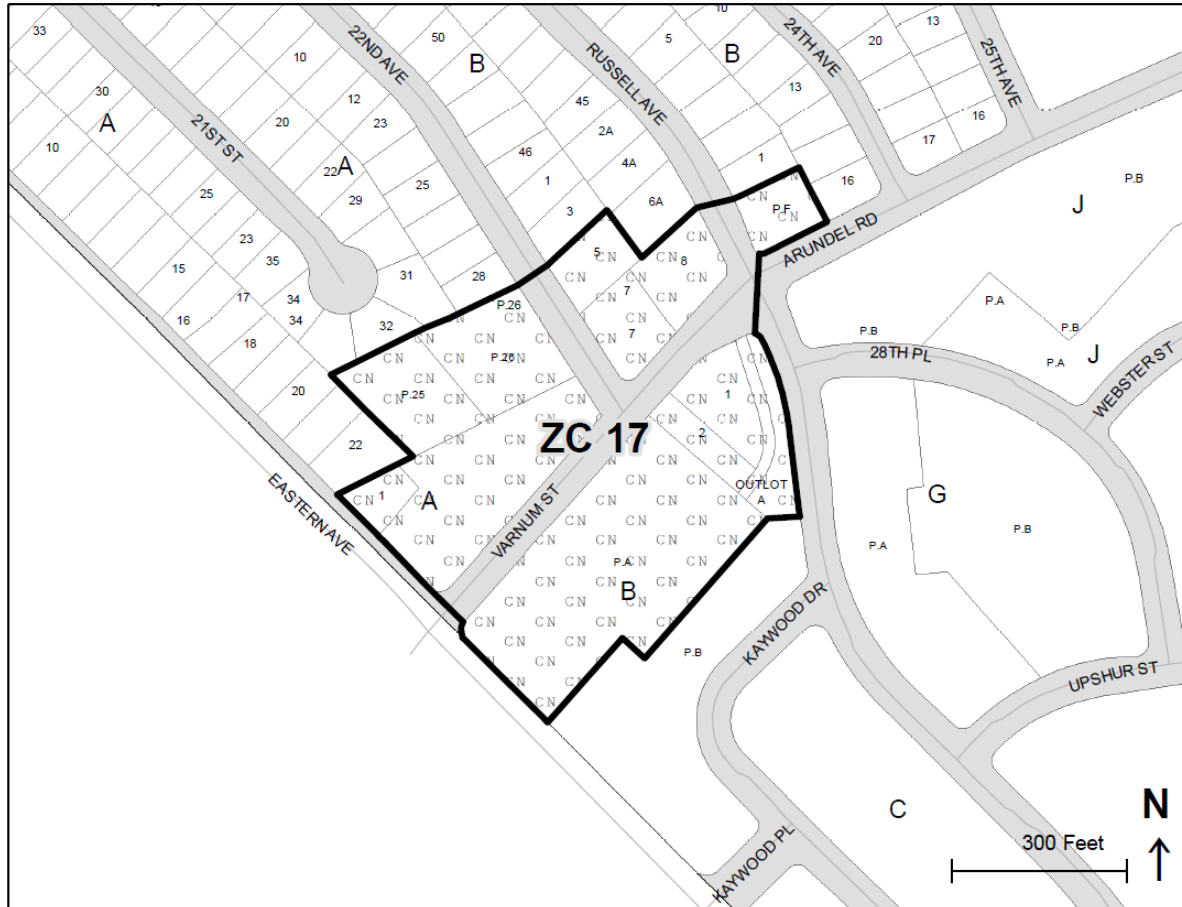
No property may be zoned to a less intense category (see Section 27-4102(b)) if...[b]ased on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning 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 District Council action in the approval of the sectional map amendment.

Zoning Change 17, if approved, will create a nonconforming use.

The property at 4501 Eastern Avenue is a gas station currently permitted by Special Exception (SE-3767) in the CGO Zone but prohibited in the proposed CN Zone. There is a significant public benefit to be served by the CN zoning based on the fact that a gas station, by its very nature, is incompatible with the walkable, mixed-use neighborhood recommended by the sector plan for Varnum Street. A gas station not only invites vehicular traffic and supports automobile use, it contains several driveways that create vehicular-pedestrian interfaces that inhibit the safe travel and comfort of pedestrians. Areas where pedestrians do not feel comfortable often struggle to thrive economically and as gathering places. There is significant public benefit to be gained by redeveloping the subject property pursuant to the provisions of the CN Zone.

The current gas station can continue to operate as a nonconforming use pursuant to its approved Special Exception under the provisions of Section 27-3604(d)(11)(C)(ii) of the Zoning Ordinance.

Map 14: Zoning Change (ZC) 17: CGO/RSF-65 to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024, <https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 18: RMF-20 to RMF-48**

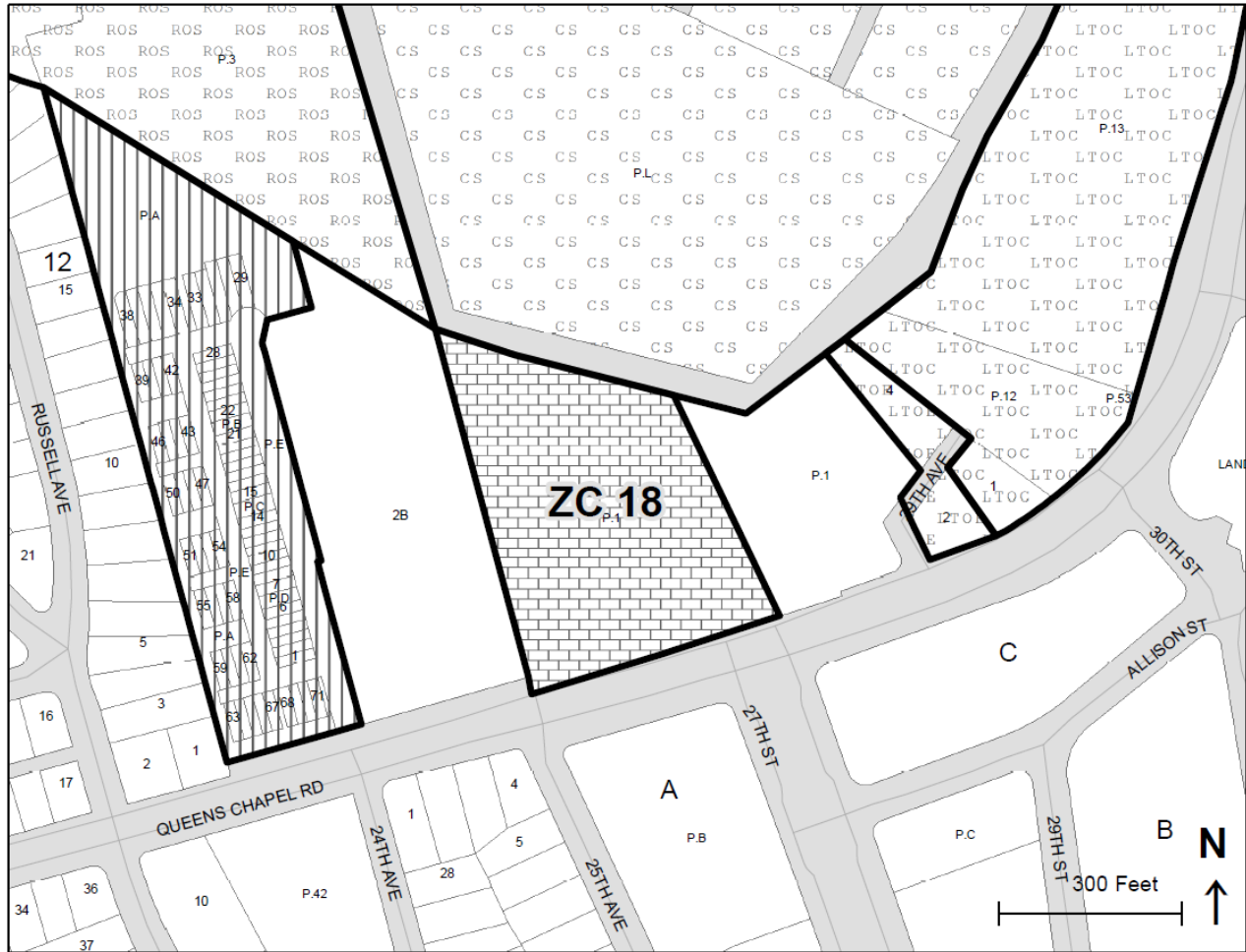
Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
18	RMF-20 to RMF-48	4.38	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	

These properties are located at 2500 Queens Chapel Road in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-High uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48 below).

The subject property comprises Queens Park Plaza Apartments. The subject property contains at least 94 dwelling units on 4.39 acres, a density that exceeds the maximum permitted density of 20 dwelling units per acre in the RMF-20 zone. This reclassification to the RMF-48 zone will allow Queens Park Plaza to conform to the Zoning Ordinance density regulations. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 18	2500 Queens Chapel Rd	049E1	5644235	PT PARCEL 1 EQ 334 SF	N/A	N/A	N/A	State
	2500 Queens Chapel Rd	049E1	1978576	PT PARCEL 1	N/A	N/A	N/A	Private

Map 15: Zoning Change (ZC) 18: RMF-20 to RMF-48



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,  
<https://gisdata.pgplanning.org/opendata/>.



**Zoning Change 19: LTO-E/CGO to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
19	LTO-E/CGO to LTO-C	7.49	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	
			SMA	May 19, 1994	

These properties comprise the Shops at Queens Chillum (3100 Queens Chapel Road) and are within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 16: Zoning Change (ZC) 19: LTO-E/CGO to LTO-C below.)

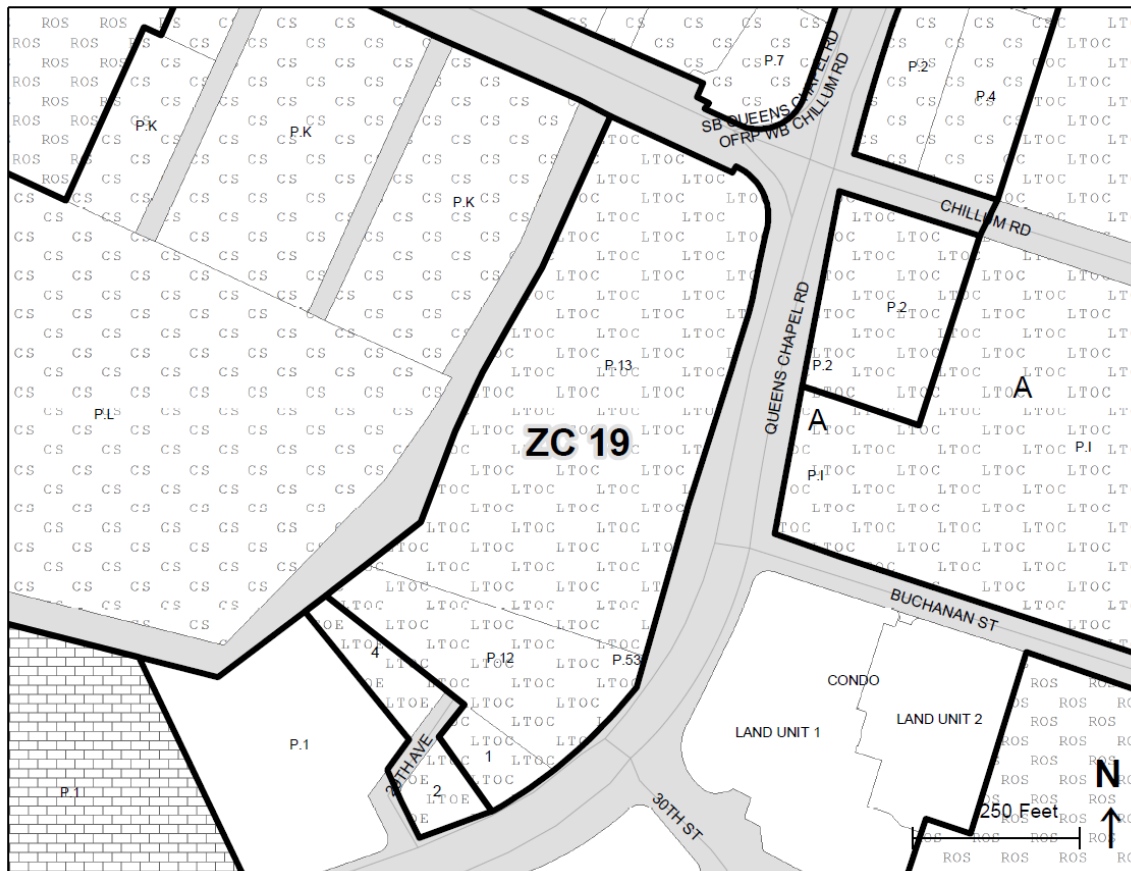
These parcels are currently classified in the LTO-E and CGO Zones. While this zone would generally permit implementation of the sector plan’s recommendations for a walkable, transit-supportive environment, the size of this area (7.49 acres) under a sole owner creates the potential for organized and phased redevelopment that, through the proposed LTO-C Zone, best advances the sector plan’s housing goals at densities that support the goal of retaining and attracting new community-serving retail to this neighborhood.

This reclassification implements Strategy LU 5.3 of the Adopted Sector Plan by allowing redevelopment with the consistent high-quality urban design standards of the LTO-C Zone to be applied to the entire redevelopment of the Shops at Queens Chillum. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also implements Policies HN 1 and EP 1 and Strategies LU 4.4, LU 5.1, EP 2.7, and PF 1.1 of the Adopted Sector Plan.

This reclassification eliminates the split zoning of a single-owner property.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 19	3100 Queens Chapel Rd	049E1	1861095	N/A	N/A	N/A	013	Private
	Queens Chapel Road	049E1	1861111	N/A	N/A	N/A	012	Private
	Queens Chapel Rd	049E1	1861103	PT LOT 1	N/A	N/A	N/A	Private
			5648860	PT LOT 1	N/A	N/A	N/A	State
	Queens Chapel Rd	049E1	5644474	N/A	N/A	N/A	053	State

Map 16: Zoning Change (ZC) 19: LTO-E/CGO to LTO-C



Source: Prince George’s County Planning Department, GIS Open Data Portal, 2023,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 20: RMF-20/CGO to LTO-E**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
20	RMF-20/CGO to LTO-E	9.64	CMA	April 1, 2022	206NE02
			SMA	November 30, 2004	206NE03

These parcels are located at 5720 29th Avenue and 5855 Ager Road within the City of Hyattsville and the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 17 below.

The subject parcels at 5720 29th Avenue comprise North Pointe Apartment homes. The property at 5855 Ager Road is a disused commercial building.

This reclassification is necessary to implement Policy LU 6 of the Adopted Sector Plan to facilitate lower-intensity multifamily development as a transitional area between the Core of the Local Transit Center and surrounding neighborhoods. This reclassification also implements Strategy HN 1.8 of the Adopted Sector Plan, which recommends long-term redevelopment of North Pointe Apartment Homes, and Strategy LU 1.1 by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 20	5720 29th Avenue	041E3	1791409	N PT OF PARCEL 1 EQ 4.4909 ACRES	N/A	N/A	N/A	Private
			1791425	S PT OF PARCEL 1 EQ 4.4910 ACRES	N/A	N/A	N/A	Private
			1791417	PARCEL 2 EQ 19359 SQ FT	N/A	N/A	N/A	Private
	5855 Ager Road		1801109	PT PARCEL A EQ 7500.00 SQFT	N/A	N/A	001	Private



**Zoning Change 21: LTO-E to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
21	LTO-E to LTO-C	13.95	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	206NE03

These parcels are located at 2623 Nicholson Street and 2700/2722 Kirkwood Place within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan and the City of Hyattsville. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 18 below.

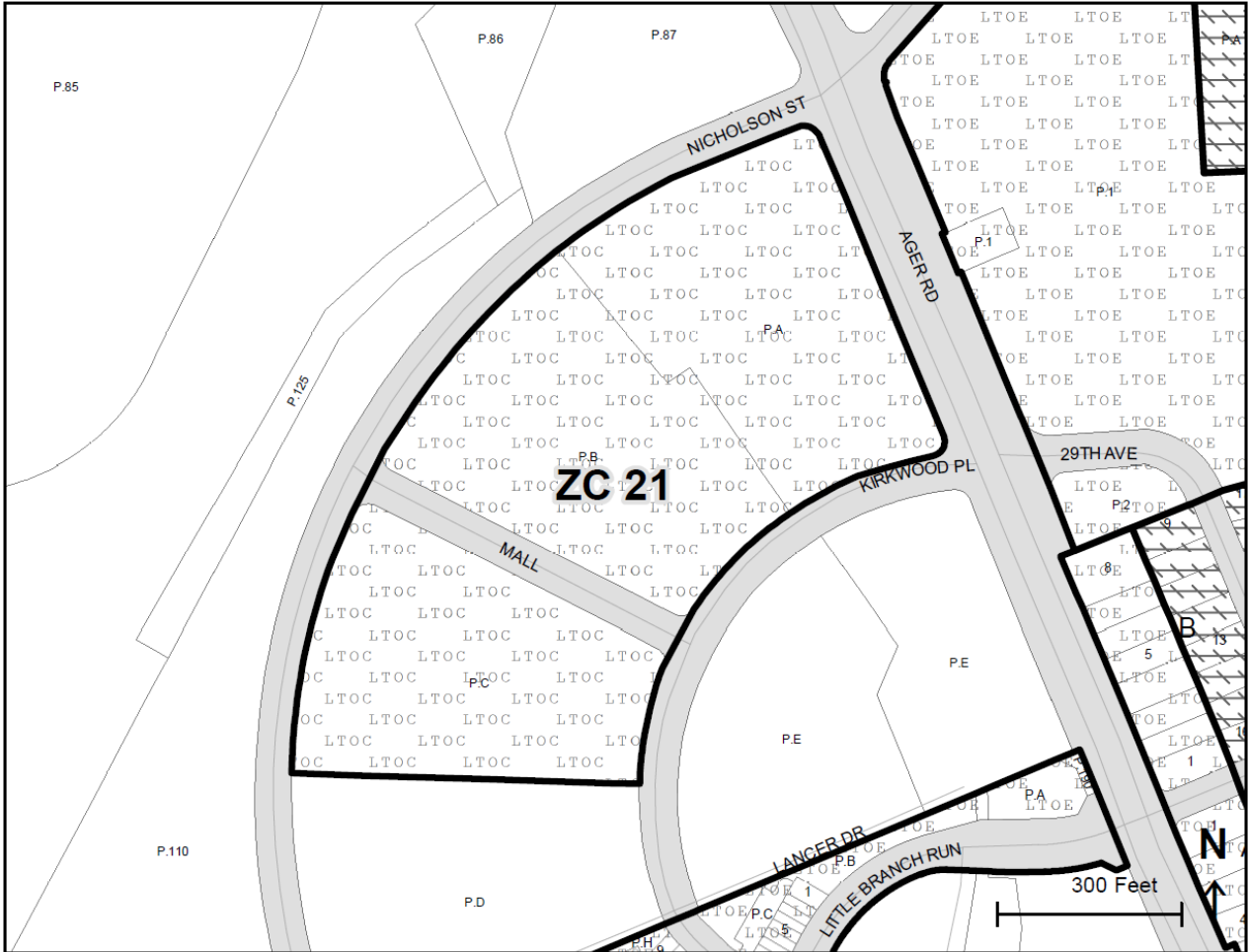
The subject parcels comprise a portion of Kirkwood Apartments.

This reclassification specifically implements Strategy LU 5.5 of the Adopted Sector Plan: “Redevelop Kirkwood Apartments into high-density residential uses, with community-supporting retail.” This reclassification is necessary to implement Strategies LU 4.3 and LU 5.1 of the Adopted Sector Plan to facilitate mixed-income development within the Core of the Local Transit Center. This reclassification also implements Strategy HN 1.8 of the Adopted Sector Plan, which recommends long-term redevelopment of Kirkwood Apartments, and Strategy LU 1.1 by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

This reclassification eliminates an existing split-zoning of Kirkwood Apartments.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 21	2722 Kirkwood Place	041E3	1836824	PARCEL A				Private
	2700 Kirkwood Place	041D3 041E3	1836832	PARCEL B				Private
	2623 Nicholson Street	041D3 041D4 041E3	1836840	PARCEL C				Private

Map 18: Zoning Change (ZC) 21: LTO-E to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 22: RMF-48 to ROS**

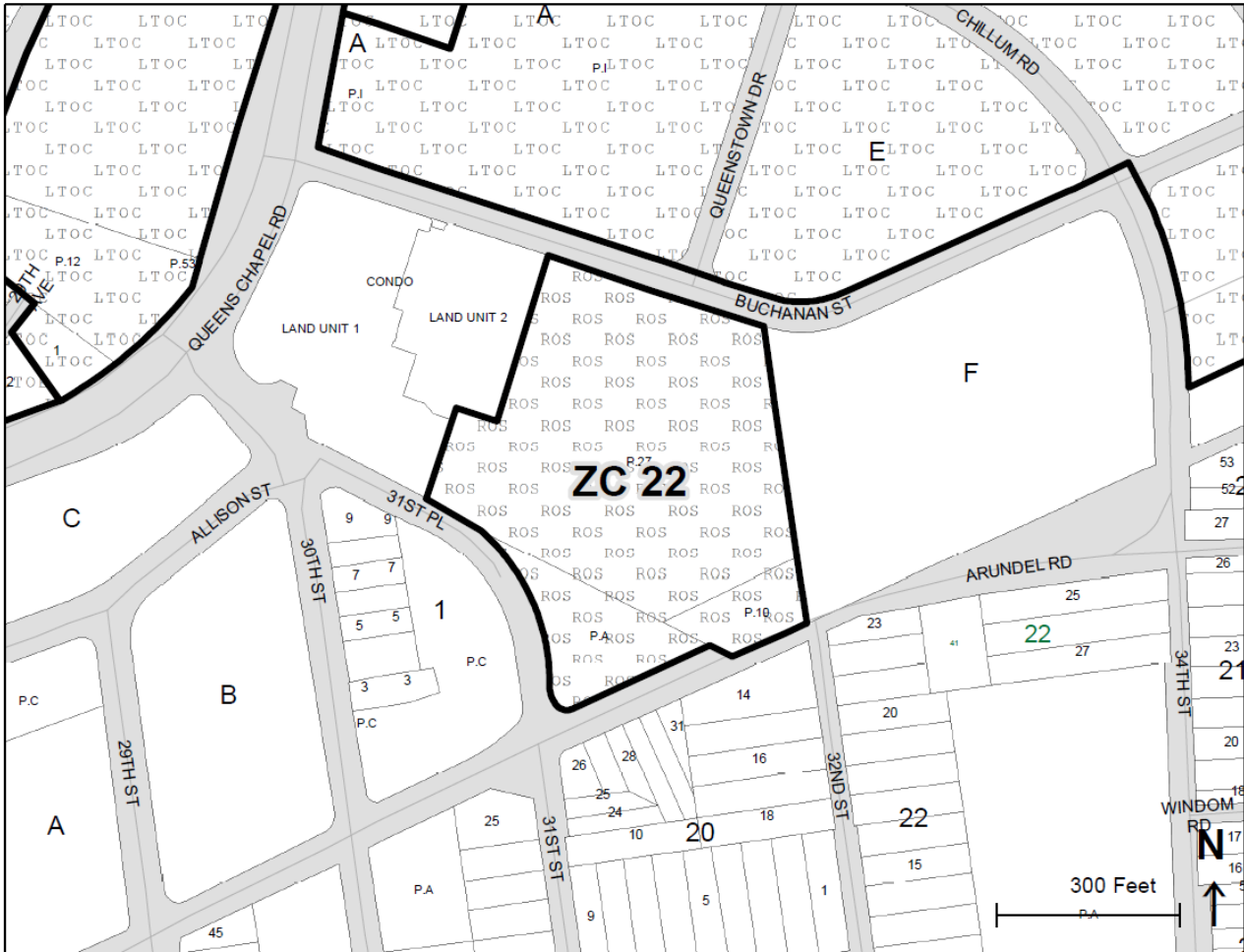
Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
22	RMF-48 to ROS	6.62	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These properties are located generally between 31st Place, Buchanan Street, and Arundel Road in the Established Communities and the City of Mount Rainier and comprise the Mount Rainier Nature/Recreation Center and a portion of the County’s Arundel Road flood control/stormwater management facility. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 19: Zoning Change (ZC) 22: RMF-48 to ROS below.)

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve it to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 22	4701 31st Pl	049E2	1897362	PARCEL A EX 12648.53 SQ FT AT FR	N/A	N/A	N/A	M-NCPPC
	Arundel Rd	049E2	1975119	N/A	N/A	N/A	110	County
	3100 Arundel Rd	049E1	1845882	N/A	N/A	N/A	027	M-NCPPC

Map 19: Zoning Change (ZC) 22: RMF-48 to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,  
<https://gisdata.pgplanning.org/opendata/>.



**Zoning Change 23: AG to ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
23	AG to ROS	0.47	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These parcels are located on the south side of Arundel Road east of Chillum Road/34th Street in the Established Communities and the Town of Brentwood and comprise a portion of Brentwood-Allison Park. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS below.)

The parcels are entirely within the County one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network.

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 23	0 Arundel Rd	049F1	1878446	LOTS 20 & 21	20	15	N/A	M-NCPPC
	0 Arundel Rd	049F1	1878446	LOTS 20 & 21	21	15	N/A	M-NCPPC
	0 Arundel Rd	049F1	1878420	N/A	N/A	15	N/A	M-NCPPC

**Zoning Change 24: RCO/AG to RCO/ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
24	RCO/AG to RCO/ROS	1.06	CMA	April 1, 2022	206NE03
			SMA	November 30, 2004	

These parcels are located at 4604 37th Street in the Established Communities and the Town of Brentwood and comprise the Town of Brentwood Maintenance Yard. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS below.)

The parcels are entirely within the County one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network.

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 24	4604 37th St	049F1	1848324	LOTS 29 & 30	29	15	N/A	Municipal
	4604 37th St	049F1	1848324	LOTS 29 & 30	30	15	N/A	Municipal
	0 Arundel Rd	049F1	1976877	TRIANGLES LOT E OF 31 & LT 31	N/A	15	N/A	Municipal

**Zoning Changes 25, 26, and 27: RCO/AG to RCO/ROS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
25	RCO/AG to RCO/ROS	0.49	CMA	April 1, 2022	206NE03
26		0.16	SMA	November 30, 2004	
27		0.13			

These parcels are located between MD 208 (38th Street) and the intersection of Allison Street and 37th Street in the Established Communities and the Town of Brentwood and comprise a portion of the Anacostia Flood Control System and the Brentwood Levee. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends parks and open space uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS below.)

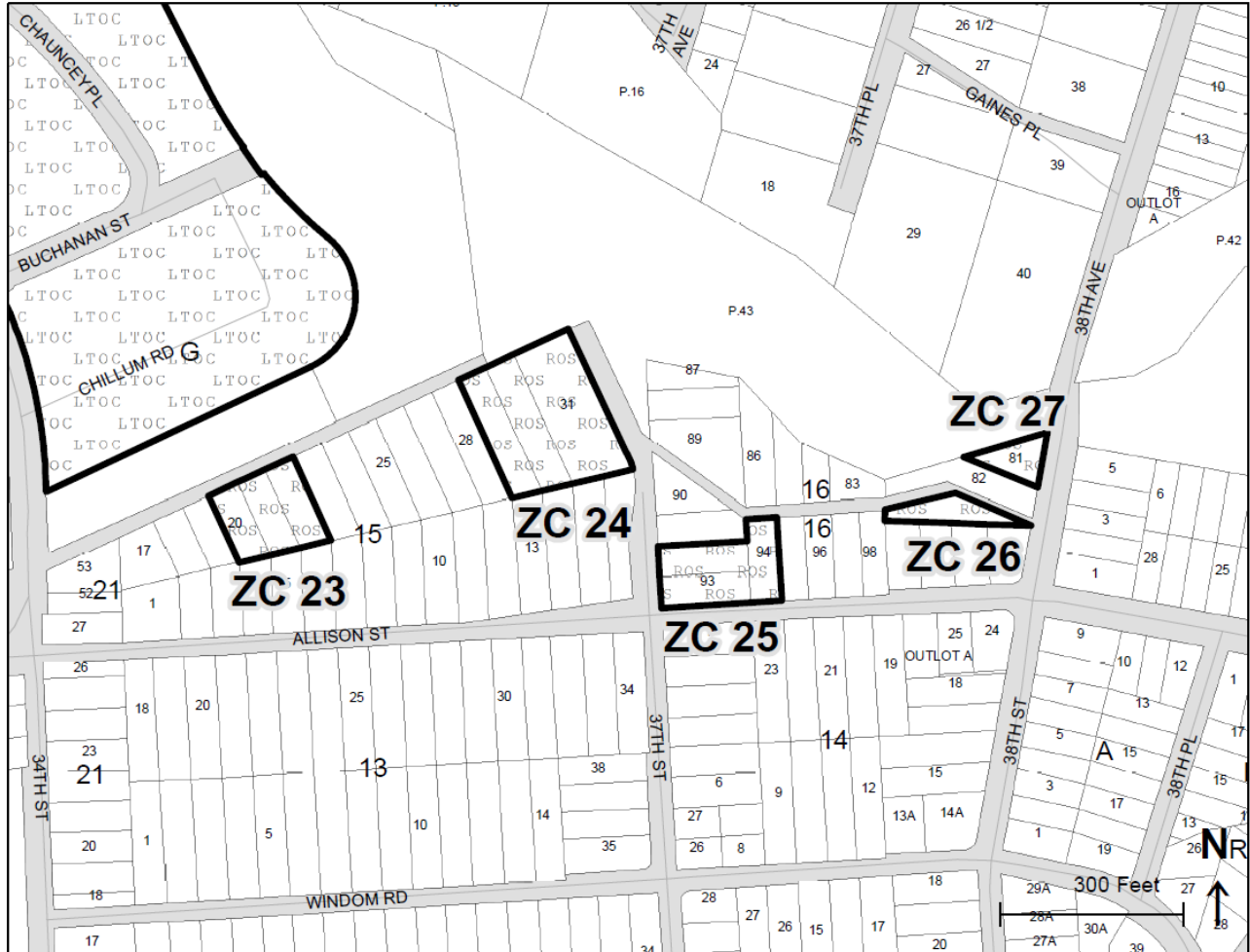
The parcels are entirely within the County one-percent annual chance floodplain and the Regulated Area of the Countywide Green Infrastructure Network. They contain levees and supporting infrastructure and are entirely undevelopable.

This reclassification specifically implements Strategy LU 2.1 of the Adopted Sector Plan by classifying environmentally sensitive public property and/or County parks in the ROS Zone to preserve them to the maximum extent practicable. This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 25	0 37th St	049F1	1976901	CZARRAS ADDN	92	16	N/A	WSSC
	0 37th St	049F2	1976919	CZARRAS ADDN	93	16	N/A	WSSC
	0 Allison St	049F2	1976927	CZARRAS ADDN	94	16	N/A	WSSC

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 26	0 Hamilton St	050A1	1976760	CZARRAS ADDN .188 AC EQ PT OF BLK 16	N/A	16	N/A	WSSC
ZC 27	0 38th St	050A1	1976885	CZARRAS ADDN PT LOT 81	N/A	16	N/A	WSSC

Map 20: Zoning Change (ZC) 23: AG to ROS, Zoning Change (ZC) 24: RCO/AG to RCO/ROS, Zoning Change (ZC) 25: RCO/AG to RCO/ROS, Zoning Change (ZC) 26: RCO/AG to RCO/ROS, and Zoning Change (ZC) 27: RCO/AG to RCO/ROS



Source: Prince George's County Planning Department, GIS Open Data Portal, 2024,  
<https://gisdata.pgplanning.org/opendata/>.

**Zoning Change 28: RSF-65 to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
28	RSF-65 to LTO-C	0.11	CMA	April 1, 2022	207NE03
			SMA	November 30, 2004	

This property (2805 Jamestown Road) is within the City of Hyattsville and the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of future land uses on this property; the size of the lot is so small that single-, two-, or three-family attached housing would create a density equivalent to the recommended 8-20 dwelling units per acre. (See Map 9. Future Land Use Map in the sector plan and Map 21: Zoning Change (ZC) 28: RSF-65 to LTO-C below).

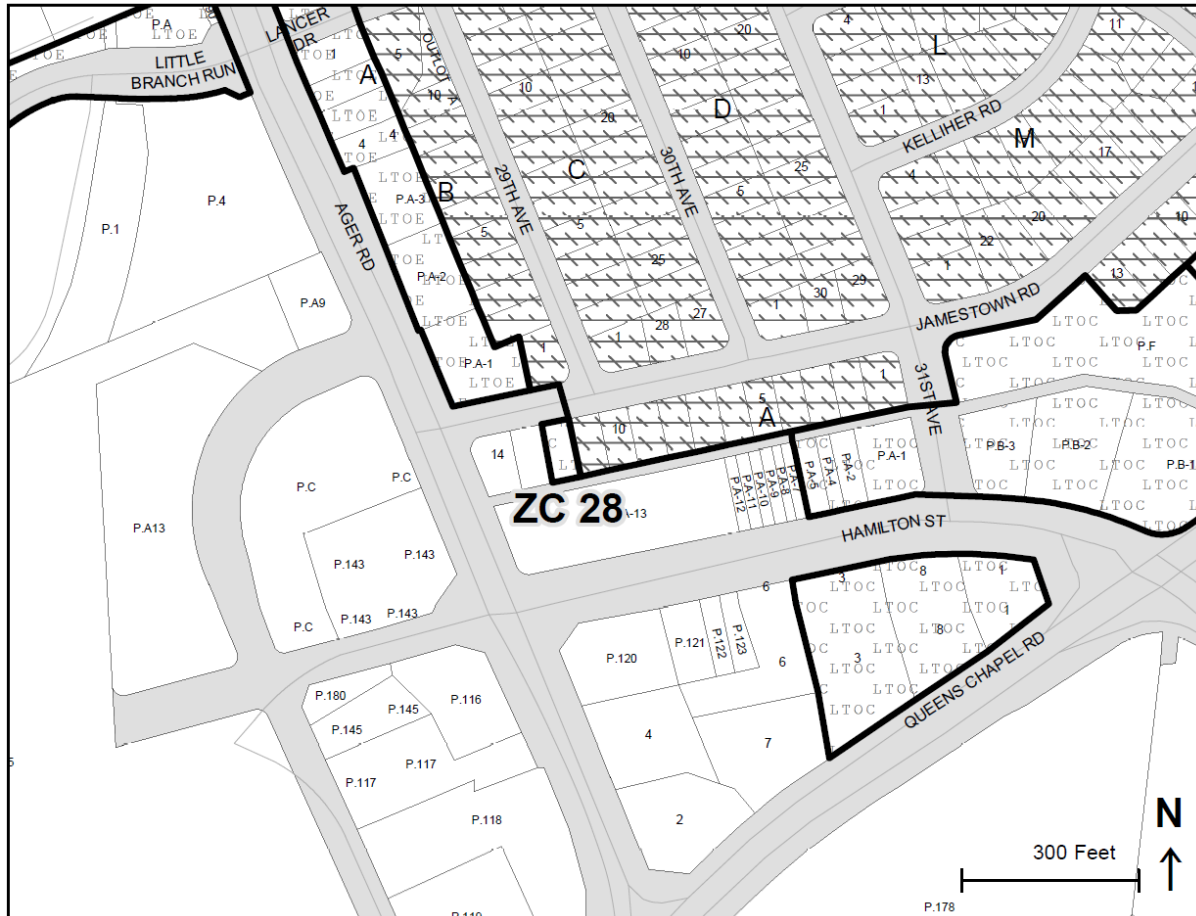
This reclassification increases the potential to combine the subject property with parcels at 2801 Jamestown Road, 2803 Jamestown Road, and 2906 Hamilton Street to expand opportunities to create the type of walkable, transit-oriented development recommended by the sector plan.

The subject property is currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity, mix, and density of development recommended by the Adopted Sector Plan.

This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also implements Strategies LU 4.1, LU 4.4, LU 5.1, and EP 2.3 of the Adopted Sector Plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 28	2805 Jamestown Rd	041E4	1800101	N/A	12	A	N/A	Private

Map 21: Zoning Change (ZC) 28: RSF-65 to LTO-C



Source: Prince George's County Planning Department, GIS Open Data Portal, 2023,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 29: RMF-48 to RMF-20**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
29	RMF-48 to RMF-20	5.81	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	

These properties comprise the Avondale Ridge townhouse development. This development was approved and constructed in 2019 pursuant to DSP-05114-02. At the time of its approval and construction, townhouses were permitted in the properties' Multifamily High Density Residential (R-10) Zone pursuant to CB-29-2001 and the provisions of Section 27-445.10 of the prior Zoning Ordinance. Subsequent to their construction and occupancy, the 2021 *Approved Countywide Map Amendment* placed the subject properties in the RMF-48 Zone. Townhouses are prohibited in the RMF-48 Zone.

Though development approved pursuant to the prior Zoning Ordinance is legal and not nonconforming pursuant to Section 27-1703(e) of the Zoning Ordinance, staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.

This reclassification implements Strategy LU 1.1 of the Adopted West Hyattsville-Queens Chapel Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). (See Map 22: Zoning Change (ZC) 29: RMF-48 to RMF-20 below).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 29	0 Avondale Overlook Dr	049D1	5599314	PLAT 1 PT PARCEL E COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 29	0 Avondale Overlook Dr	049D1	5599702	PLAT 2 PT PARCEL E	N/A	N/A	N/A	Private
ZC 29	2400 Avondale Overlook Dr	049D1	5599154	PLAT 1	38	N/A	N/A	Private
ZC 29	2401 Avondale Overlook Dr	049D1	5599165	PLAT 1	39	N/A	N/A	Private
ZC 29	2402 Avondale Overlook Dr	049D1	5599143	PLAT 1	37	N/A	N/A	Private
ZC 29	2403 Avondale Overlook Dr	049D1	5599176	PLAT 1	40	N/A	N/A	Private
ZC 29	2404 Avondale Overlook Dr	049D1	5599132	PLAT 1	36	N/A	N/A	Private

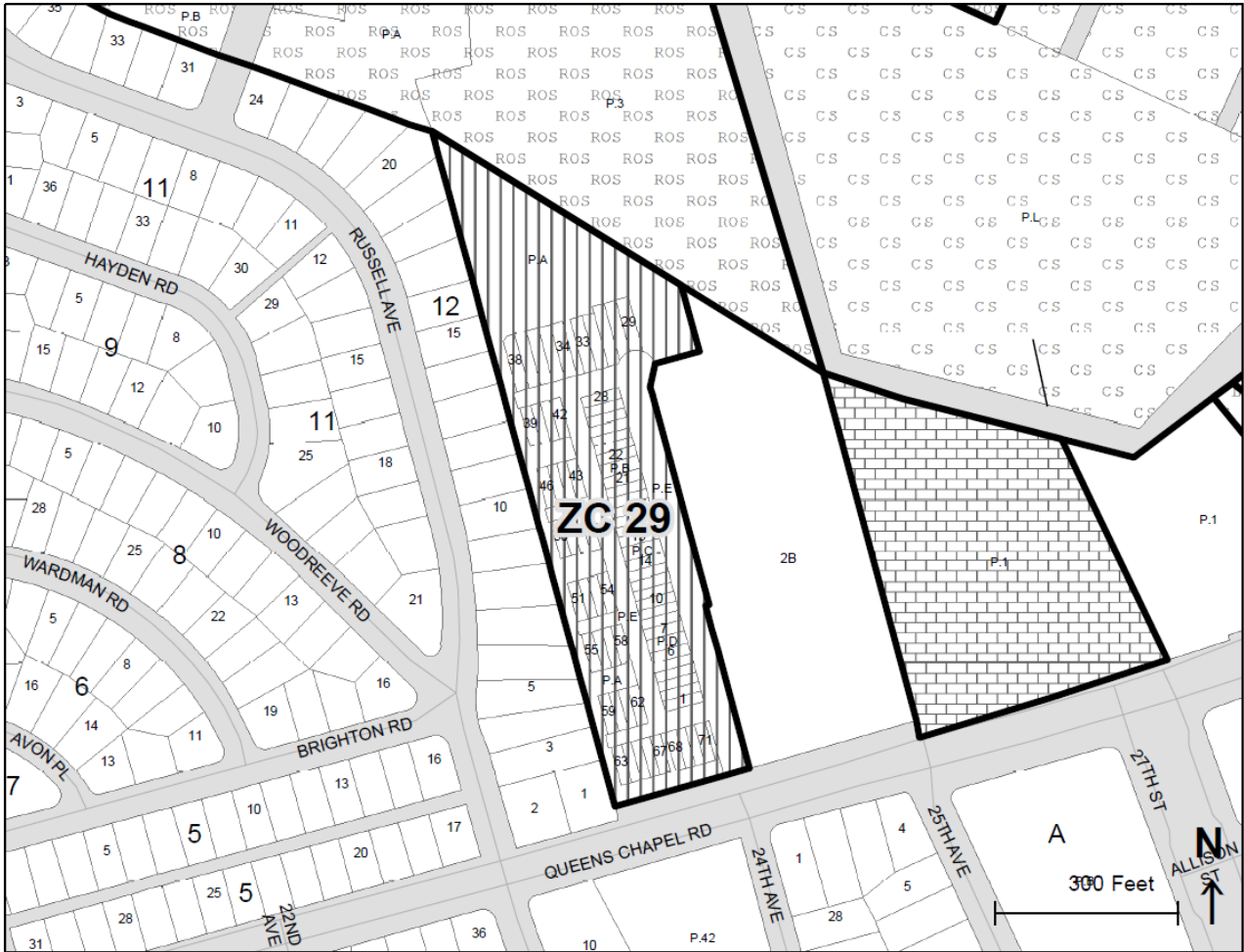


ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 29	2405 Avondale Overlook Dr	049D1	5599187	PLAT 1	41	N/A	N/A	Private
ZC 29	2406 Avondale Overlook Dr	049D1	5599121	PLAT 1	35	N/A	N/A	Private
ZC 29	2407 Avondale Overlook Dr	049D1	5599198	PLAT 1	42	N/A	N/A	Private
ZC 29	2408 Avondale Overlook Dr	049D1	5599110	PLAT 1	34	N/A	N/A	Private
ZC 29	2410 Avondale Overlook Dr	049D1	5599108	PLAT 1	33	N/A	N/A	Private
ZC 29	2412 Avondale Overlook Dr	049D1	5599096	PLAT 1	32	N/A	N/A	Private
ZC 29	2414 Avondale Overlook Dr	049D1	5599085	PLAT 1	31	N/A	N/A	Private
ZC 29	2416 Avondale Overlook Dr	049D1	5599074	PLAT 1	30	N/A	N/A	Private
ZC 29	2418 Avondale Overlook Dr	049D1	5599063	PLAT 1	29	N/A	N/A	Private
ZC 29	0 Crest View Dr	049D1	5599291	PLAT 1 PT PARCEL B COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 29	0 Crest View Dr	049D1	5599303	PLAT 1 PT PARCEL C COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 29	0 Crest View Dr	049D1	5599688	PLAT 2 PT PARCEL C	N/A	N/A	N/A	Private
ZC 29	0 Crest View Dr	049D1	5599690	PLAT 2 PT PARCEL D	N/A	N/A	N/A	Private
ZC 29	4701 Crest View Dr	049D1	5599325	PLAT 2	1	N/A	N/A	Private
ZC 29	4703 Crest View Dr	049D1	5599336	PLAT 2	2	N/A	N/A	Private
ZC 29	4705 Crest View Dr	049D1	5599347	PLAT 2	3	N/A	N/A	Private
ZC 29	4707 Crest View Dr	049D1	5599358	PLAT 2	4	N/A	N/A	Private
ZC 29	4708 Crest View Dr	049D1	5599280	PLAT 1 PT PARCEL A COMMON AREA PER PLAT	N/A	N/A	N/A	Private
ZC 29	4708 Crest View Dr	049D1	5599677	PLAT 2 PT PARCEL A	N/A	N/A	N/A	Private
ZC 29	4709 Crest View Dr	049D1	5599360	PLAT 2	5	N/A	N/A	Private
ZC 29	4711 Crest View Dr	049D1	5599371	PLAT 2	6	N/A	N/A	Private
ZC 29	4800 Crest View Dr	049D1	5599531	PLAT 2	58	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 29	4801 Crest View Dr	049D1	5599382	PLAT 2	7	N/A	N/A	Private
ZC 29	4802 Crest View Dr	049D1	5599520	PLAT 2	57	N/A	N/A	Private
ZC 29	4803 Crest View Dr	049D1	5599393	PLAT 2	8	N/A	N/A	Private
ZC 29	4804 Crest View Dr	049D1	5599518	PLAT 2	56	N/A	N/A	Private
ZC 29	4805 Crest View Dr	049D1	5599405	PLAT 2	9	N/A	N/A	Private
ZC 29	4806 Crest View Dr	049D1	5599507	PLAT 2	55	N/A	N/A	Private
ZC 29	4807 Crest View Dr	049D1	5599416	PLAT 2	10	N/A	N/A	Private
ZC 29	4808 Crest View Dr	049D1	5599495	PLAT 2	54	N/A	N/A	Private
ZC 29	4809 Crest View Dr	049D1	5599427	PLAT 2	11	N/A	N/A	Private
ZC 29	4810 Crest View Dr	049D1	5599484	PLAT 2	53	N/A	N/A	Private
ZC 29	4811 Crest View Dr	049D1	5599438	PLAT 2	12	N/A	N/A	Private
ZC 29	4812 Crest View Dr	049D1	5599473	PLAT 2	52	N/A	N/A	Private
ZC 29	4813 Crest View Dr	049D1	5599440	PLAT 2	13	N/A	N/A	Private
ZC 29	4814 Crest View Dr	049D1	5599462	PLAT 2	51	N/A	N/A	Private
ZC 29	4815 Crest View Dr	049D1	5599451	PLAT 2	14	N/A	N/A	Private
ZC 29	4817 Crest View Dr	049D1	5598924	PLAT 1	15	N/A	N/A	Private
ZC 29	4819 Crest View Dr	049D1	5598935	PLAT 1	16	N/A	N/A	Private
ZC 29	4821 Crest View Dr	049D1	5598946	PLAT 1	17	N/A	N/A	Private
ZC 29	4823 Crest View Dr	049D1	5598957	PLAT 1	18	N/A	N/A	Private
ZC 29	4900 Crest View Dr	049D1	5599245	PLAT 1	47	N/A	N/A	Private
ZC 29	4901 Crest View Dr	049D1	5598968	PLAT 1	19	N/A	N/A	Private
ZC 29	4902 Crest View Dr	049D1	5599256	PLAT 1	48	N/A	N/A	Private
ZC 29	4903 Crest View Dr	049D1	5598970	PLAT 1	20	N/A	N/A	Private
ZC 29	4904 Crest View Dr	049D1	5599267	PLAT 1	49	N/A	N/A	Private
ZC 29	4905 Crest View Dr	049D1	5598981	PLAT 1	21	N/A	N/A	Private
ZC 29	4906 Crest View Dr	049D1	5599278	PLAT 1	50	N/A	N/A	Private
ZC 29	4908 Crest View Dr	049D1	5599201	PLAT 1	43	N/A	N/A	Private
ZC 29	4909 Crest View Dr	049D1	5598992	PLAT 1	22	N/A	N/A	Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 29	4910 Crest View Dr	049D1	5599212	PLAT 1	44	N/A	N/A	Private
ZC 29	4911 Crest View Dr	049D1	5599006	PLAT 1	23	N/A	N/A	Private
ZC 29	4912 Crest View Dr	049D1	5599223	PLAT 1	45	N/A	N/A	Private
ZC 29	4913 Crest View Dr	049D1	5599017	PLAT 1	24	N/A	N/A	Private
ZC 29	4914 Crest View Dr	049D1	5599234	PLAT 1	46	N/A	N/A	Private
ZC 29	4915 Crest View Dr	049D1	5599028	PLAT 1	25	N/A	N/A	Private
ZC 29	4917 Crest View Dr	049D1	5599030	PLAT 1	26	N/A	N/A	Private
ZC 29	4919 Crest View Dr	049D1	5599041	PLAT 1	27	N/A	N/A	Private
ZC 29	4921 Crest View Dr	049D1	5599052	PLAT 1	28	N/A	N/A	Private
ZC 29	2400 Marsh Pt	049D1	5599542	PLAT 2	59	N/A	N/A	Private
ZC 29	2401 Marsh Pt	049D1	5599586	PLAT 2	63	N/A	N/A	Private
ZC 29	2402 Marsh Pt	049D1	5599553	PLAT 2	60	N/A	N/A	Private
ZC 29	2403 Marsh Pt	049D1	5599597	PLAT 2	64	N/A	N/A	Private
ZC 29	2404 Marsh Pt	049D1	5599564	PLAT 2	61	N/A	N/A	Private
ZC 29	2405 Marsh Pt	049D1	5599600	PLAT 2	65	N/A	N/A	Private
ZC 29	2406 Marsh Pt	049D1	5599575	PLAT 2	62	N/A	N/A	Private
ZC 29	2407 Marsh Pt	049D1	5599611	PLAT 2	66	N/A	N/A	Private
ZC 29	2409 Marsh Pt	049D1	5599622	PLAT 2	67	N/A	N/A	Private
ZC 29	2411 Marsh Pt	049D1	5599633	PLAT 2	68	N/A	N/A	Private
ZC 29	2413 Marsh Pt	049D1	5599644	PLAT 2	69	N/A	N/A	Private
ZC 29	2415 Marsh Pt	049D1	5599655	PLAT 2	70	N/A	N/A	Private
ZC 29	2417 Marsh Pt	049D1	5599666	PLAT 2	71	N/A	N/A	Private

Map 22: Zoning Change (ZC) 29: RMF-48 to RMF-20



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 30: RSF-A to LTO-E**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
30	RSF-A to LTO-E	3.00	CMA	April 1, 2022	207NE02
			TDOZMA	May 23, 2006	207NE03
			SMA	November 30, 2004	

These properties along the east side of Ager Road are within the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan and in the City of Hyattsville. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on these properties. (See Map 9. Future Land Use Map in the sector plan and Map 23: Zoning Change (ZC) 30: RSF-A to LTO-E below.)

The subject properties include a gas station, a nursing school, several vacant or abandoned businesses/properties, and several single-family detached houses. None of these uses are appropriate uses of land several hundred yards from a Metro Station. These properties are placed in the Edge of the Local Transit Center as depicted in the Adopted Sector Plan to provide a step-down in intensity, and a potential for a broader range of housing types, between the Core and the Queens Chapel Manor neighborhood.

These reclassifications implement Policy LU 6 and Strategies LU 1.1 and LU 4.1 of the Adopted Sector Plan, which recommend classifying the subject properties to the LTO Edge Zone to “facilitate lower-intensity multifamily development and higher intensity single-family development as a transitional area between the Core of the Local Transit Center and surrounding neighborhoods.”

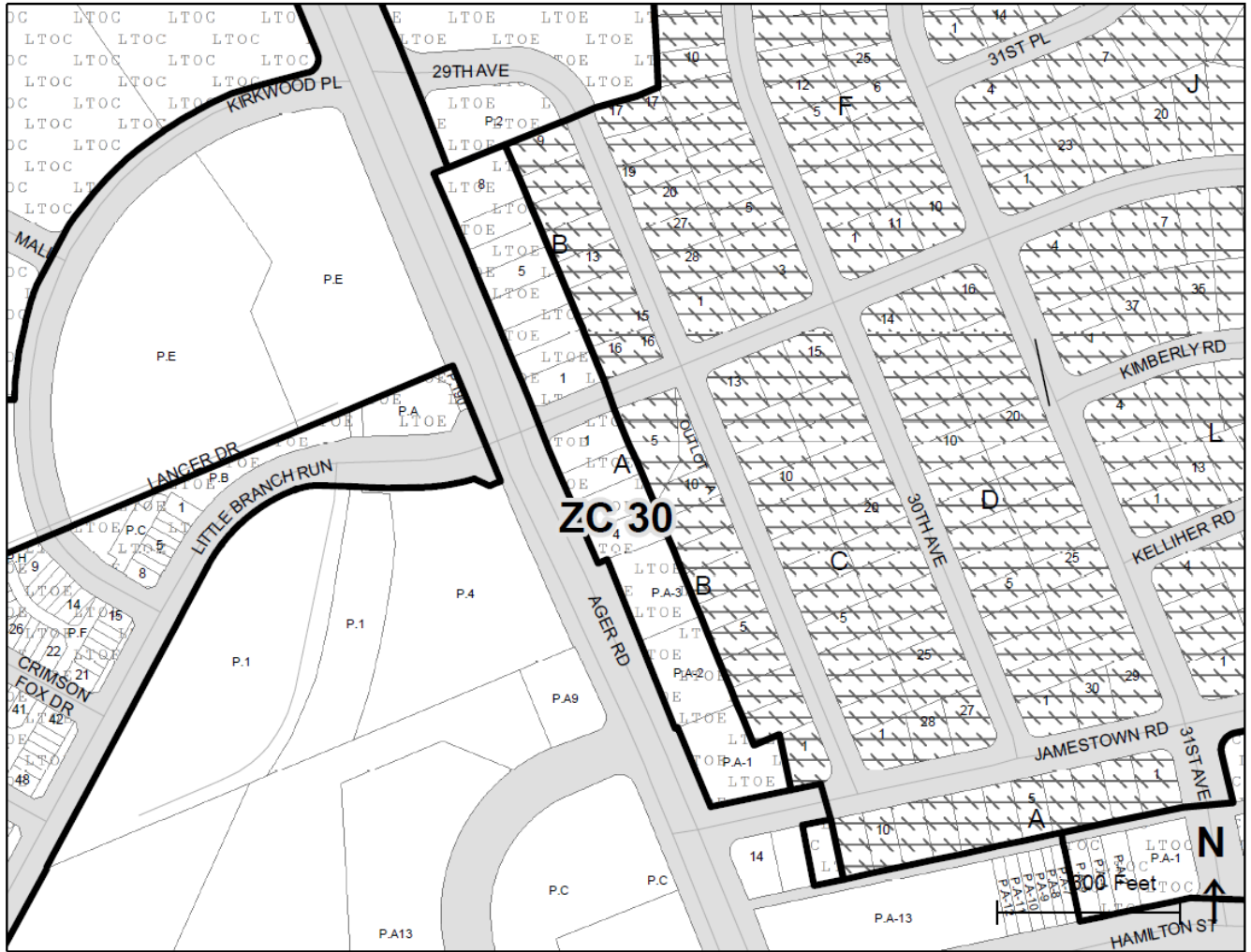
Single-family detached dwellings are prohibited in the LTO-E Zone. The following properties contain single-family houses.

Address
5619 Ager Road
5621 Ager Road
5705 Ager Road
5707 Ager Road
5709 Ager Road
5711 Ager Road
2800 Lancer Drive

However, as this reclassification is not to a less-intense zone, the provisions of Section 27-3503(a)(5)(B) are not applicable.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 30	5601 Ager Road	041E4	1828409	PARCEL A1	N/A	B	N/A	Private
ZC 30	5605 Ager Road	041E4	1821099	PARCEL A2	N/A	B	N/A	Private
ZC 30	5611 Ager Road	041E4	1827344	PARCEL A3	N/A	B	N/A	Private
ZC 30	5615 Ager Road	041E4	1793918	LT 4 EX 192.5SF AT FR & ADJ 1813SF	N/A	A	N/A	Private
ZC 30	5617 Ager Road	041E4	1798875	LOT 3 EX STRIP AT FR	N/A	A	N/A	Private
ZC 30	5619 Ager Road	041E4	1826130	LOT 2 EX 125 SQFT AT FR	N/A	A	N/A	Private
ZC 30	5621 Ager Road	041E4	1806322	LOT 1 EX 176 SQ FT AT FR NCONF USE-HOUSE	N/A	A	N/A	Private
ZC 30	5705 Ager Road	041E4	1828821	LT 3 EX 86 SQ FT AT FR	N/A	B	N/A	Private
ZC 30	5707 Ager Road	041E4	1823442	LOT 4 EX110 SF AT FR	N/A	B	N/A	Private
ZC 30	5709 Ager Road	041E4	1823434	LOT 5 EX 90 SQFT AT FR	N/A	B	N/A	Private
ZC 30	5711 Ager Road	041E4	1823426	LT 6 EX 86 FT AT FR	N/A	B	N/A	Private
ZC 30	5713 Ager Road	041E4	1826197	LOT 7 EX 90 SQFT AT FR	N/A	B	N/A	Private
ZC 30	5715 Ager Road	041E4	1826205	LOT 8 EX 183 SQFT AT FR	N/A	B	N/A	Private
ZC 30	2800 Lancer Drive	041E4	1832286	LOT 1 EX 156 SQFT AT FR & LOT 2 EX 86 SQ FT AT FR	N/A	B	N/A	Private

Map 23: Zoning Change (ZC) 30: RSF-A to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 31: RSF-65 to RSF-A**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
31	RSF-65 to RSF-A	121.96	CMA	April 1, 2022	207NE02
			SMA	November 30, 2004	207NE03

These properties are located within the Established Communities and the City of Hyattsville. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Residential-Medium-High land uses on these properties (See Map 9. Future Land Use Map in the sector plan and Map 24: Zoning Change (ZC) 31: RSF-65 to RSF-A below.)

These properties represent a unique opportunity to provide “Missing Middle” housing options by maximizing their location between the Hyattsville Crossing and West Hyattsville Metrorail stations to provide context-sensitive, one-, two-, or three-family housing at densities comparable to existing conditions.

The subject properties are currently classified in the Residential, Single-Family-65 (RSF-65) Zone, which does not support the diversity of housing types the recommended RSF-A Zone supports. RSF-65 zoning is wholly inappropriate within a 15-minute walkshed of a Metro station.

This reclassification implements Strategy LU 9.3 of the Adopted Sector Plan:

“As redevelopment opportunities arise, develop context-sensitive one-, two, or three-family dwelling units (detached or attached) within the Queens Chapel Manor neighborhood between the West Hyattsville and Hyattsville Crossing Metrorail Stations. Implement this strategy by reclassifying the subject neighborhood from the Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone.”

This reclassification also implements Strategies LU 1.1, HN 1.3, and HN 1.6 of the Adopted Sector Plan.



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	0 29th Avenue	041E4	1791870	OUTLOT A EX TRI AT N E COR		B		Private
ZC 31	0 29th Avenue	041E4	1803048	TRI AT NE COR OUTLOT A EQ 3020SF		B		Private
ZC 31	5602 29th Avenue	041E4	1820083		2	B		Private
ZC 31	5603 29th Avenue	041E4	1825249		2	C		Private
ZC 31	5604 29th Avenue	041E4	1798636		3	B		Private
ZC 31	5605 29th Avenue	041E4	1799253		3	C		Private
ZC 31	5606 29th Avenue	041E4	1798180		4	B		Private
ZC 31	5607 29th Avenue	041E4	1813161		4	C		Private
ZC 31	5608 29th Avenue	041E4	1806637		5	B		Private
ZC 31	5609 29th Avenue	041E4	1809953		5	C		Private
ZC 31	5610 29th Avenue	041E4	1816396		6	B		Private
ZC 31	5611 29th Avenue	041E4	1792928		6	C		Private
ZC 31	5612 29th Avenue	041E4	1829225		7	B		Private
ZC 31	5613 29th Avenue	041E4	1821248		7	C		Private
ZC 31	5614 29th Avenue	041E4	1789593		8	B		Private
ZC 31	5615 29th Avenue	041E4	1801836		8	C		Private
ZC 31	5616 29th Avenue	041E4	1791276		9	B		Private
ZC 31	5617 29th Avenue	041E4	1793553	TRI AT NE COR OUTLOT A EQ 3020SF	9	C		Private
ZC 31	5618 29th Avenue	041E4	1791862		10	B		Private
ZC 31	5619 29th Avenue	041E4	1826429		10	C		Private
ZC 31	5621 29th Avenue	041E4	1797810		11	C		Private
ZC 31	5623 29th Avenue	041E4	1818681		12	C		Private
ZC 31	5702 29th Avenue	041E4	1791037		15	B		Private
ZC 31	5704 29th Avenue	041E4	1797430		14	B		Private
ZC 31	5705 29th Avenue	041E4	1829464		28	E		Private
ZC 31	5706 29th Avenue	041E4	1803873		13	B		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5707 29th Avenue	041E4	1801901		27	E		Private
ZC 31	5708 29th Avenue	041E4	1831411		12	B		Private
ZC 31	5709 29th Avenue	041E4	1791003		20	B		Private
ZC 31	5710 29th Avenue	041E4	1816339		11	B		Private
ZC 31	5711 29th Avenue	041E3	1820802		19	B		Private
ZC 31	5712 29th Avenue	041E4	1805506		10	B		Private
ZC 31	5713 29th Avenue	041E3	1804582		18	B		Private
ZC 31	5715 29th Avenue	041E3	1807072		17	B		Private
ZC 31	5716 29th Avenue	041E4	1826213		9	B		Private
ZC 31	5602 30th Avenue	041E4	1799162		26	C		Private
ZC 31	5603 30th Avenue	041E4	1789056		2	D		Private
ZC 31	5604 30th Avenue	041E4	1794098		25	C		Private
ZC 31	5605 30th Avenue	041E4	1809078		3	D		Private
ZC 31	5606 30th Avenue	041E4	1809862		24	C		Private
ZC 31	5607 30th Avenue	041E4	1821412		4	D		Private
ZC 31	5608 30th Avenue	041E4	1788645		23	C		Private
ZC 31	5609 30th Avenue	041E4	1797281		5	D		Private
ZC 31	5610 30th Avenue	041E4	1820646		22	C		Private
ZC 31	5611 30th Avenue	041E4	1805027		6	D		Private
ZC 31	5612 30th Avenue	041E4	1819697		21	C		Private
ZC 31	5613 30th Avenue	041E4	1788918		7	D		Private
ZC 31	5614 30th Avenue	041E4	1802602		20	C		Private
ZC 31	5615 30th Avenue	041E4	1796168		8	D		Private
ZC 31	5616 30th Avenue	041E4	1809888		19	C		Private
ZC 31	5617 30th Avenue	041E4	1793587		9	D		Private
ZC 31	5618 30th Avenue	041E4	1832203		18	C		Private
ZC 31	5619 30th Avenue	041E4	1811223		10	D		Private
ZC 31	5620 30th Avenue	041E4	1811470		17	C		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5621 30th Avenue	041E4	1832088		11	D		Private
ZC 31	5622 30th Avenue	041E4	1816008		16	C		Private
ZC 31	5623 30th Avenue	041E4	1830777		12	D		Private
ZC 31	5625 30th Avenue	041E4	1791938		13	D		Private
ZC 31	5702 30th Avenue	041E4	1806793		4	E		Private
ZC 31	5703 30th Avenue	041E4	1827708		2	F		Private
ZC 31	5704 30th Avenue	041E4	1823541		5	E		Private
ZC 31	5705 30th Avenue	041E3	1818665		3	F		Private
ZC 31	5706 30th Avenue	041E4	1802172		6	E		Private
ZC 31	5707 30th Avenue	041E3	1818806		4	F		Private
ZC 31	5708 30th Avenue	041E3	1812999	MANOR	7	E		Private
ZC 31	5709 30th Avenue	041E3	1821479		5	F		Private
ZC 31	5710 30th Avenue	041E3	1822220		8	E		Private
ZC 31	5711 30th Avenue	041E3	1807502		12	F		Private
ZC 31	5712 30th Avenue	041E3	1819440		9	E		Private
ZC 31	5713 30th Avenue	041E3	1822162		13	F		Private
ZC 31	5714 30th Avenue	041E3	1810365		10	E		Private
ZC 31	5715 30th Avenue	041E3	1812973		14	F		Private
ZC 31	5716 30th Avenue	041E3	1797596		11	E		Private
ZC 31	5717 30th Avenue	041E3	1799451		15	F		Private
ZC 31	5718 30th Avenue	041E3	1802446		12	E		Private
ZC 31	5719 30th Avenue	041E3	1788629		16	F		Private
ZC 31	5720 30th Avenue	041E3	1812981	MANOR	13	E		Private
ZC 31	5721 30th Avenue	041E3	1813039		17	F		Private
ZC 31	5722 30th Avenue	041E3	1794031		14	E		Private
ZC 31	5724 30th Avenue	041E3	1802917		15	E		Private
ZC 31	5726 30th Avenue	041E3	1829001		16	E		Private
ZC 31	5800 30th Avenue	041E3	1802677		17	E		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5802 30th Avenue	041E3	1804889		18	E		Private
ZC 31	5803 30th Avenue	041E3	1824937		4	G		Private
ZC 31	5804 30th Avenue	041E3	1799378		19	E		Private
ZC 31	5805 30th Avenue	041E3	1796077		5	G		Private
ZC 31	5806 30th Avenue	041E3	1802255		20	E		Private
ZC 31	5807 30th Avenue	041E3	1815158		6	G		Private
ZC 31	5808 30th Avenue	041E3	1824879		21	E		Private
ZC 31	5809 30th Avenue	041E3	1802552		7	G		Private
ZC 31	5810 30th Avenue	041E3	1793348		22	E		Private
ZC 31	5811 30th Avenue	041E3	1813344		8	G		Private
ZC 31	5812 30th Avenue	041E3	1825744		23	E		Private
ZC 31	5813 30th Avenue	041E3	1789692		9	G		Private
ZC 31	5814 30th Avenue	041E3	1798909	MANOR	24	E		Private
ZC 31	5815 30th Avenue	041E3	1794577		10	G		Private
ZC 31	5816 30th Avenue	041E3	1827435		25	E		Private
ZC 31	5817 30th Avenue	041E3	1819424		11	G		Private
ZC 31	5818 30th Avenue	041E3	1804657		26	E		Private
ZC 31	5600 31st Avenue	041F4	1828300		29	D		Private
ZC 31	5601 31st Avenue	041F4	1791557		1	M		Private
ZC 31	5602 31st Avenue	041F4	1795541		28	D		Private
ZC 31	5603 31st Avenue	041F4	1808542		2	M		Private
ZC 31	5604 31st Avenue	041F4	1808690		27	D		Private
ZC 31	5605 31st Avenue	041F4	1789262		3	M		Private
ZC 31	5606 31st Avenue	041F4	1816669		26	D		Private
ZC 31	5607 31st Avenue	041F4	1819333		4	M		Private
ZC 31	5608 31st Avenue	041F4	1821115		25	D		Private
ZC 31	5609 31st Avenue	041F4	1793835		1	L		Private
ZC 31	5610 31st Avenue	041F4	1795475		24	D		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5611 31st Avenue	041F4	1826288		2	L		Private
ZC 31	5612 31st Avenue	041E4	1794361	WDA 1 226	23	D		Private
ZC 31	5613 31st Avenue	041F4	1818335		3	L		Private
ZC 31	5614 31st Avenue	041E4	1803899		22	D		Private
ZC 31	5615 31st Avenue	041F4	1798107		4	L		Private
ZC 31	5616 31st Avenue	041E4	1804822		21	D		Private
ZC 31	5617 31st Avenue	041F4	1810175		1	K		Private
ZC 31	5618 31st Avenue	041E4	1790583		20	D		Private
ZC 31	5619 31st Avenue	041F4	1790658		2	K		Private
ZC 31	5620 31st Avenue	041E4	1798206		19	D		Private
ZC 31	5621 31st Avenue	041F4	1798891		3	K		Private
ZC 31	5622 31st Avenue	041E4	1794056		18	D		Private
ZC 31	5623 31st Avenue	041E4	1816065		4	K		Private
ZC 31	5624 31st Avenue	041E4	1818053		17	D		Private
ZC 31	5701 31st Avenue	041E4	1799055		1	J		Private
ZC 31	5702 31st Avenue	041E3	1791581		9	F		Private
ZC 31	5703 31st Avenue	041E3	1803683		2	J		Private
ZC 31	5704 31st Avenue	041E3	1805332		8	F		Private
ZC 31	5705 31st Avenue	041E3	1795137		3	J		Private
ZC 31	5706 31st Avenue	041E3	1811751		7	F		Private
ZC 31	5708 31st Avenue	041E3	1818079		6	F		Private
ZC 31	5710 31st Avenue	041E3	1829639		25	F		Private
ZC 31	5711 31st Avenue	041E3	1789429		2	I		Private
ZC 31	5712 31st Avenue	041E3	1805050		24	F		Private
ZC 31	5713 31st Avenue	041E3	1793538		3	I		Private
ZC 31	5714 31st Avenue	041E3	1799972		23	F		Private
ZC 31	5715 31st Avenue	041E3	1806488		4	I		Private
ZC 31	5716 31st Avenue	041E3	1796721		22	F		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5718 31st Avenue	041E3	1822493		21	F		Private
ZC 31	5802 31st Avenue	041E3	1827138		21	G		Private
ZC 31	5803 31st Avenue	041E3	1804103		2	H		Private
ZC 31	5804 31st Avenue	041E3	1801703		20	G		Private
ZC 31	5805 31st Avenue	041E3	1790195		3	H		Private
ZC 31	5806 31st Avenue	041E3	1827419		19	G		Private
ZC 31	5807 31st Avenue	041E3	1830546		4	H		Private
ZC 31	5808 31st Avenue	041E3	1789403		18	G		Private
ZC 31	5809 31st Avenue	041E3	1813211		5	H		Private
ZC 31	5810 31st Avenue	041E3	1801000		17	G		Private
ZC 31	5811 31st Avenue	041E3	1796747		6	H		Private
ZC 31	5812 31st Avenue	041E3	1830249		16	G		Private
ZC 31	5814 31st Avenue	041E3	1831775		15	G		Private
ZC 31	5815 31st Avenue	041E3	1817964		14	6		Private
ZC 31	5816 31st Avenue	041E3	1823194		14	G		Private
ZC 31	5817 31st Avenue	041E3	1832443		15	6		Private
ZC 31	5700 31st Place	041E3	1832484		1	I		Private
ZC 31	5701 31st Place	041E3	1803535		4	J		Private
ZC 31	5702 31st Place	041E3	1790922		14	I		Private
ZC 31	5703 31st Place	041F3	1790997		5	J		Private
ZC 31	5704 31st Place	041E3	1805217		13	I		Private
ZC 31	5705 31st Place	041F3	1831205		6	J		Private
ZC 31	5706 31st Place	041F3	1804830		12	I		Private
ZC 31	5707 31st Place	041F3	1801646		7	J		Private
ZC 31	5708 31st Place	041F3	1793504		11	I		Private
ZC 31	5709 31st Place	041F3	1828136		8	J		Private
ZC 31	5711 31st Place	041F3	1805431		9	J		Private
ZC 31	5720 31st Place	041F3	1828672		16	H		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5803 31st Place	041F3	1827955		2	P		Private
ZC 31	5806 31st Place	041F3	1808500		3	5		Private
ZC 31	5808 31st Place	041F3	1831221		2	5		Private
ZC 31	5809 31st Place	041F3	1794320		17	3		Private
ZC 31	5811 31st Place	041F3	1828128		18	3		Private
ZC 31	5813 31st Place	041F3	1808716		19	3		Private
ZC 31	5814 31st Place	041F3	1828359		7	4		Private
ZC 31	5815 31st Place	041F3	1793561		20	3		Private
ZC 31	5816 31st Place	041F3	1804236		6	4		Private
ZC 31	5817 31st Place	041F3	1826916		21	3		Private
ZC 31	5818 31st Place	041F3	1829415		5	4		Private
ZC 31	5819 31st Place	041F3	1811686		22	3		Private
ZC 31	5820 31st Place	041F3	1821982		4	4		Private
ZC 31	5821 31st Place	041F3	1813575		23	3		Private
ZC 31	5822 31st Place	041F3	1802792		3	4		Private
ZC 31	5823 31st Place	041F3	1821503		24	3		Private
ZC 31	5824 31st Place	041F3	1799980	MANOR	2	4		Private
ZC 31	5825 31st Place	041F3	1792811		25	3		Private
ZC 31	5826 31st Place	041F3	1832518		1	4		Private
ZC 31	5827 31st Place	041F3	1802891		26	3		Private
ZC 31	5829 31st Place	041F3	1795897		27	3		Private
ZC 31	5831 31st Place	041F3	1799196		28	3		Private
ZC 31	5901 31st Place	041F3	1788983		4	9		Private
ZC 31	5802 32nd Avenue	041F3	1813278		13	3		Private
ZC 31	5803 32nd Avenue	041F3	1791888		18	2		Private
ZC 31	5804 32nd Avenue	041F3	1791185		12	3		Private
ZC 31	5805 32nd Avenue	041F3	1823319		19	2		Private
ZC 31	5806 32nd Avenue	041F3	1809870		11	3		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5807 32nd Avenue	041F3	1820968		20	2		Private
ZC 31	5808 32nd Avenue	041F3	1792274		10	3		Private
ZC 31	5809 32nd Avenue	041F3	1793470		21	2		Private
ZC 31	5810 32nd Avenue	041F3	1791730		9	3		Private
ZC 31	5811 32nd Avenue	041F3	1826031		22	2		Private
ZC 31	5812 32nd Avenue	041F3	1823160		8	3		Private
ZC 31	5813 32nd Avenue	041F3	1798610		23	2		Private
ZC 31	5814 32nd Avenue	041F3	1803501		7	3		Private
ZC 31	5815 32nd Avenue	041F3	1821453	c	24	2		Private
ZC 31	5816 32nd Avenue	041F3	1799436		6	3		Private
ZC 31	5817 32nd Avenue	041F3	1815679		25	2		Private
ZC 31	5818 32nd Avenue	041F3	1789387		5	3		Private
ZC 31	5819 32nd Avenue	041F3	1820059		26	2		Private
ZC 31	5820 32nd Avenue	041F3	1812841		4	3		Private
ZC 31	5821 32nd Avenue	041F3	1794247		27	2		Private
ZC 31	5822 32nd Avenue	041F3	1807692		3	3		Private
ZC 31	5823 32nd Avenue	041F3	1792456		28	2		Private
ZC 31	5824 32nd Avenue	041F3	1791961		2	3		Private
ZC 31	5825 32nd Avenue	041F3	1829670		29	2		Private
ZC 31	5826 32nd Avenue	041F3	1806272		1	3		Private
ZC 31	5900 32nd Avenue	041F3	1793991		1	9		Private
ZC 31	5901 32nd Avenue	041F3	1789502		3	10		Private
ZC 31	5902 32nd Avenue	041F3	1815992		18	9		Private
ZC 31	5903 32nd Avenue	041F3	1818269		4	10		Private
ZC 31	5904 32nd Avenue	041F3	1816156		17	9		Private
ZC 31	5905 32nd Avenue	041F3	1831767		5	10		Private
ZC 31	0 33rd Avenue	041F3	1812916	PT LOT 10 EQ TRI AT REAR OF LOT		P		Private



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5701 33rd Avenue	041F3	1802420		11	O		Private
ZC 31	5702 33rd Avenue	041F3	1821578		15	J		Private
ZC 31	5703 33rd Avenue	041F3	1824952		12	O		Private
ZC 31	5801 33rd Avenue	041F3	1815083		13	O		Private
ZC 31	5803 33rd Avenue	041F3	1806801		14	O		Private
ZC 31	5805 33rd Avenue	041F3	1796846		15	O		Private
ZC 31	5806 33rd Avenue	041F3	1816289		15	2		Private
ZC 31	5807 33rd Avenue	041F3	1807643		16	O		Private
ZC 31	5808 33rd Avenue	041F3	1819820		14	2		Private
ZC 31	5809 33rd Avenue	041F3	1818517		17	O		Private
ZC 31	5810 33rd Avenue	041F3	1796697		13	2		Private
ZC 31	5811 33rd Avenue	041F3	1830959		15	1		Private
ZC 31	5812 33rd Avenue	041F3	1819234		12	2		Private
ZC 31	5813 33rd Avenue	041F3	1830256		14	1		Private
ZC 31	5814 33rd Avenue	041F3	1802826		11	2		Private
ZC 31	5815 33rd Avenue	041F3	1799071		13	1		Private
ZC 31	5816 33rd Avenue	041F3	1793272		10	2		Private
ZC 31	5817 33rd Avenue	041F3	1822279		12	1		Private
ZC 31	5818 33rd Avenue	041F3	1827070		9	2		Private
ZC 31	5819 33rd Avenue	041F3	1828532		11	1		Private
ZC 31	5820 33rd Avenue	041F3	1809805		8	2		Private
ZC 31	5821 33rd Avenue	041F3	1826718		10	1		Private
ZC 31	5822 33rd Avenue	041F3	1791060		7	2		Private
ZC 31	5823 33rd Avenue	041F3	1820349		9	1		Private
ZC 31	5824 33rd Avenue	041F3	1809607		6	2		Private
ZC 31	5825 33rd Avenue	041F3	1808393		8	1		Private
ZC 31	5826 33rd Avenue	041F3	1803766		5	2		Private
ZC 31	5827 33rd Avenue	041F3	1827757		7	1		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5828 33rd Avenue	041F3	1825843		4	2		Private
ZC 31	5829 33rd Avenue	041F3	1824846		6	1		Private
ZC 31	5830 33rd Avenue	041F3	1816255		3	2		Private
ZC 31	5831 33rd Avenue	041F3	1818087		5	1		Private
ZC 31	5832 33rd Avenue	041F3	1832005		2	2		Private
ZC 31	5833 33rd Avenue	041F3	1805738		4	1		Private
ZC 31	5834 33rd Avenue	041F3	1818558		1	2		Private
ZC 31	5835 33rd Avenue	041F3	1809060		3	1		Private
ZC 31	5837 33rd Avenue	041F3	1820240		2	1		Private
ZC 31	5839 33rd Avenue	041F3	1795954		1	1		Private
ZC 31	5900 33rd Avenue	041F3	1809524		1	10		Private
ZC 31	5901 33rd Avenue	041F3	1812650		4	12		Private
ZC 31	5902 33rd Avenue	041F3	1827641		20	10		Private
ZC 31	5903 33rd Avenue	041F3	1828441		5	12		Private
ZC 31	5904 33rd Avenue	041F3	1832500		19	10		Private
ZC 31	5905 33rd Avenue	041F3	1809938		6	12		Private
ZC 31	5907 33rd Avenue	041F3	1802610		7	12		Private
ZC 31	5900 34th Avenue	041F3	1803170		1	12		Private
ZC 31	5901 34th Avenue	041F3	1803477		17	13		Private
ZC 31	5902 34th Avenue	041F3	1802669		24	12		Private
ZC 31	5903 34th Avenue	041F3	1795574		18	13		Private
ZC 31	5904 34th Avenue	041F3	1818798		23	12		Private
ZC 31	5905 34th Avenue	041F3	1828243		19	13		Private
ZC 31	5906 34th Avenue	041F3	1830421		22	12		Private
ZC 31	5907 34th Avenue	041F3	1797174		20	13		Private
ZC 31	5908 34th Avenue	041F3	1821800		21	12		Private
ZC 31	5909 34th Avenue	041F3	1788975		21	13		Private
ZC 31	5911 34th Avenue	041F3	1817915		22	13		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	6000 34th Avenue	041F3	1826593		20	12		Private
ZC 31	6001 34th Avenue	041F3	1805068		23	13		Private
ZC 31	6002 34th Avenue	041F3	1816180		19	12		Private
ZC 31	6003 34th Avenue	041F3	1795533		24	13		Private
ZC 31	6004 34th Avenue	041F3	1795640	LOTS 17 & 18		12		Private
ZC 31	6005 34th Avenue	041F3	1801380		25	13		Private
ZC 31	5904 35th Avenue	041F3	1832237		29	13		Private
ZC 31	6000 35th Avenue	041F3	1830397		30	13		Private
ZC 31	6001 35th Avenue	042A3	1794858		7	14		Private
ZC 31	6002 35th Avenue	041F3	1825728		31	13		Private
ZC 31	6003 35th Avenue	042A3	1803832		8	14		Private
ZC 31	6004 35th Avenue	041F3	1791136		32	13		Private
ZC 31	6005 35th Avenue	042A3	1792183	LOTS 9 10		14		Private
ZC 31	6006 35th Avenue	041F3	1827971		33	13		Private
ZC 31	6008 35th Avenue	041F3	3462439		34	13		Private
ZC 31	6009 35th Avenue	042A3	1792191		11	14		Private
ZC 31	6010 35th Avenue	041F3	1828037		35	13		Private
ZC 31	0 36th Avenue	042A3	1797133	TRI AT NW COR OF LOT 10		16		Private
ZC 31	5900 36th Avenue	042A3	1828011		15	16		Private
ZC 31	5902 36th Avenue	042A3	1813468		14	16		Private
ZC 31	5904 36th Avenue	042A3	1813476		13	16		Private
ZC 31	5906 36th Avenue	042A3	1820554		12	16		Private
ZC 31	5908 36th Avenue	042A3	1827468		11	16		Private
ZC 31	5910 36th Avenue	042A3	1797125	LOT 10 EX TRI AT NW COR		16		Private
ZC 31	5912 36th Avenue	042A3	1807031		9	16		Private
ZC 31	6000 36th Avenue	042A3	1803584		8	16		Private
ZC 31	6001 36th Avenue	042A3	1832351		12	17		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	6002 36th Avenue	042A3	1803741		7	16		Private
ZC 31	6003 36th Avenue	042A3	1794775		13	17		Private
ZC 31	6004 36th Avenue	042A3	1797604		6	16		Private
ZC 31	6005 36th Avenue	042A3	1817980		14	17		Private
ZC 31	6006 36th Avenue	042A3	1828193		5	16		Private
ZC 31	6007 36th Avenue	042A3	1817659		15	17		Unknown
ZC 31	6008 36th Avenue	042A3	1796648		4	16		Private
ZC 31	6009 36th Avenue	042A3	1826056		16	17		Private
ZC 31	6011 36th Avenue	042A3	1793884		17	17		Private
ZC 31	6013 36th Avenue	042A3	1806306		18	17		Private
ZC 31	5903 37th Avenue	042A3	1793488		21	18		Private
ZC 31	5905 37th Avenue	042A3	1829068		22	18		Private
ZC 31	5907 37th Avenue	042A3	1789601		23	18		Private
ZC 31	5909 37th Avenue	042A3	1805746		24	18		Private
ZC 31	5910 37th Avenue	042A3	1829076	PARCEL A		17		Institutional
ZC 31	5911 37th Avenue	042A3	1809193		25	18		Private
ZC 31	6000 37th Avenue	042A3	1829050		11	17		Private
ZC 31	6001 37th Avenue	042A3	1816107		26	18		Private
ZC 31	6002 37th Avenue	042A3	1803840		10	17		Private
ZC 31	6003 37th Avenue	042A3	1820836		27	18		Private
ZC 31	6004 37th Avenue	042A3	1801042		9	17		Private
ZC 31	6005 37th Avenue	042A3	1789213		28	18		Private
ZC 31	6006 37th Avenue	042A3	1821966		8	17		Private
ZC 31	6007 37th Avenue	042A3	1797935		29	18		Private
ZC 31	6008 37th Avenue	042A3	1795483		7	17		Private
ZC 31	6009 37th Avenue	042A3	1804558		30	18		Private
ZC 31	6010 37th Avenue	042A3	1794643		6	17		Private
ZC 31	6011 37th Avenue	042A3	1809466		31	18		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	6012 37th Avenue	042A3	1815067		5	17		Private
ZC 31	6013 37th Avenue	042A3	1822295		32	18		Private
ZC 31	6014 37th Avenue	042A3	1792357		4	17		Private
ZC 31	6015 37th Avenue	042A3	1801547		33	18		Private
ZC 31	6017 37th Avenue	042A3	1818889		34	18		Private
ZC 31	6019 37th Avenue	042A3	1809052		1	18		Private
ZC 31	6100 Editors Park Drive	041F3	1791771	PT PARCEL A				PGCPS
ZC 31	6110 Editors Park Drive	041F3	4021416		2	7		PGCPS
ZC 31	6111 Editors Park Drive	041F3	1791805	PT PARCEL A				WMATA
ZC 31	2806 Jamestown Road	041E4	1797471		1	B		Private
ZC 31	2807 Jamestown Road	041E4	1808302		11	A		Private
ZC 31	2900 Jamestown Road	041E4	1801406		1	C		Private
ZC 31	2901 Jamestown Road	041E4	1821396		10	A		Private
ZC 31	2902 Jamestown Road	041E4	1807569		28	C		Private
ZC 31	2903 Jamestown Road	041E4	1793744		9	A		Private
ZC 31	2904 Jamestown Road	041E4	1797950		27	C		Private
ZC 31	2905 Jamestown Road	041E4	1792134		8	A		Private
ZC 31	2907 Jamestown Road	041E4	1798230		7	A		Private
ZC 31	2909 Jamestown Road	041E4	1799147	PLAT 2	6	A		Private
ZC 31	2911 Jamestown Road	041E4	1813260		5	A		Private
ZC 31	3000 Jamestown Road	041E4	1828698		1	D		Private
ZC 31	3001 Jamestown Road	041F4	1794023		4	A		Private
ZC 31	3002 Jamestown Road	041F4	1831593		30	D		Private
ZC 31	3003 Jamestown Road	041F4	1811520		3	A		Private
ZC 31	3005 Jamestown Road	041F4	1795202		2	A		Private
ZC 31	3007 Jamestown Road	041F4	1796655		1	A		Private
ZC 31	5600 Jamestown Road	041F4	1828342		22	M		Private
ZC 31	5602 Jamestown Road	041F4	1811033		21	M		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5604 Jamestown Road	041F4	1831247		20	M		Private
ZC 31	5606 Jamestown Road	041F4	1818459		19	M		Private
ZC 31	5608 Jamestown Road	041F4	1819325		18	M		Private
ZC 31	5610 Jamestown Road	041F4	1797588		17	M		Private
ZC 31	5611 Jamestown Road	041F4	1824838		13	N		Private
ZC 31	5612 Jamestown Road	041F4	1792571		16	M		Private
ZC 31	5613 Jamestown Road	041F4	1800580		12	N		Private
ZC 31	5614 Jamestown Road	041F4	1825819		15	M		Private
ZC 31	5615 Jamestown Road	041F4	1796390		11	N		Private
ZC 31	5617 Jamestown Road	041F4	1810787		10	N		Private
ZC 31	5618 Jamestown Road	041F4	1818970		24	K		Private
ZC 31	5619 Jamestown Road	041F4	1809680		9	N		Private
ZC 31	5620 Jamestown Road	041F4	1804608		23	K		Private
ZC 31	5621 Jamestown Road	041F4	1812791		8	N		Private
ZC 31	5623 Jamestown Road	041F4	1822774		7	N		Private
ZC 31	5625 Jamestown Road	041F4	1825132		6	N		Private
ZC 31	5627 Jamestown Road	041F4	1827625		5	N		Private
ZC 31	5629 Jamestown Road	041F4	1804459		4	N		Private
ZC 31	5631 Jamestown Road	041F4	1819887		3	N		Private
ZC 31	5633 Jamestown Road	041F4	1806504		2	N		Private
ZC 31	5635 Jamestown Road	041F4	1825488		1	N		Private
ZC 31	5900 Jamestown Road	041F3	1790484		27	13		Private
ZC 31	5902 Jamestown Road	041F3	1792316		28	13		Private
ZC 31	5903 Jamestown Road	041F3	1791466		20	16		Private
ZC 31	5905 Jamestown Road	042A3	1809664		21	16		Private
ZC 31	6001 Jamestown Road	042A3	1816768		22	16		Private
ZC 31	6002 Jamestown Road	042A3	1790930		6	14		Private
ZC 31	6003 Jamestown Road	042A3	1827682		23	16		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	6004 Jamestown Road	042A3	1798339		5	14		Private
ZC 31	6005 Jamestown Road	042A3	1820034		24	16		Private
ZC 31	6006 Jamestown Road	042A3	1803592		4	14		Private
ZC 31	6007 Jamestown Road	042A3	1811264		25	16		Private
ZC 31	6008 Jamestown Road	042A3	1798081		3	14		Private
ZC 31	6009 Jamestown Road	042A3	1796291		26	16		Private
ZC 31	6010 Jamestown Road	042A3	1788561		2	14		Private
ZC 31	6011 Jamestown Road	042A3	1815968		27	16		Private
ZC 31	6012 Jamestown Road	042A3	1823269		1	14		Private
ZC 31	6013 Jamestown Road	042A3	1805514		28	16		Private
ZC 31	6015 Jamestown Road	042A3	1813559		29	16		Private
ZC 31	6017 Jamestown Road	042A3	1815869		30	16		Private
ZC 31	6019 Jamestown Road	042A3	1801372		31	16		Private
ZC 31	6021 Jamestown Road	042A3	1791987		1	16		Private
ZC 31	3102 Kelliher Road	041F4	1820810		13	L		Private
ZC 31	3103 Kelliher Road	041F4	1807015		5	M		Private
ZC 31	3104 Kelliher Road	041F4	1832492		12	L		Private
ZC 31	3105 Kelliher Road	041F4	1793314		6	M		Private
ZC 31	3106 Kelliher Road	041F4	1793876		11	L		Private
ZC 31	3107 Kelliher Road	041F4	1793322		7	M		Private
ZC 31	3108 Kelliher Road	041F4	1788868		10	L		Private
ZC 31	3109 Kelliher Road	041F4	1810506		8	M		Private
ZC 31	3111 Kelliher Road	041F4	1807205		9	M		Private
ZC 31	3113 Kelliher Road	041F4	1829365		10	M		Private
ZC 31	3100 Kimberly Road	041F4	1831387		37	K		Private
ZC 31	3101 Kimberly Road	041F4	1807783		5	L		Private
ZC 31	3102 Kimberly Road	041F4	1803436		36	K		Private
ZC 31	3103 Kimberly Road	041F4	1816321		6	L		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3104 Kimberly Road	041F4	1816347		35	K		Private
ZC 31	3105 Kimberly Road	041F4	1797984		7	L		Private
ZC 31	3106 Kimberly Road	041F4	1795129		34	K		Private
ZC 31	3107 Kimberly Road	041F4	1796184		8	L		Private
ZC 31	3108 Kimberly Road	041F4	1795582		33	K		Private
ZC 31	3109 Kimberly Road	041F4	1820992		9	L		Private
ZC 31	3110 Kimberly Road	041F4	1798115		32	K		Private
ZC 31	3112 Kimberly Road	041F4	1807908		31	K		Private
ZC 31	3114 Kimberly Road	041F4	1828607		30	K		Private
ZC 31	3116 Kimberly Road	041F4	1832229		29	K		Private
ZC 31	3200 Kimberly Road	041F4	1825611		28	K		Private
ZC 31	3201 Kimberly Road	041F4	1827872		11	M		Private
ZC 31	3202 Kimberly Road	041F4	1816032		27	K		Private
ZC 31	3203 Kimberly Road	041F4	1819119		12	M		Private
ZC 31	3204 Kimberly Road	041F4	1793157		26	K		Private
ZC 31	3205 Kimberly Road	041F4	1797612		13	M		Private
ZC 31	3206 Kimberly Road	041F4	1815182		25	K		Private
ZC 31	3207 Kimberly Road	041F4	1829316		14	M		Private
ZC 31	2802 Lancer Drive	041E4	1812940		16	B		Private
ZC 31	2803 Lancer Drive	041E4	1812585	W PT OF LOT 5 EQ 7279 SQ FT		A		Private
ZC 31	2805 Lancer Drive	041E4	1803030	E 55 FT OF LOT 5		A		Private
ZC 31	2900 Lancer Drive	041E4	1800127		1	E		Private
ZC 31	2901 Lancer Drive	041E4	1794197		13	C		Private
ZC 31	2902 Lancer Drive	041E4	1816081		2	E		Private
ZC 31	2903 Lancer Drive	041E4	1806397		14	C		Private
ZC 31	2904 Lancer Drive	041E4	1796481		3	E		Private
ZC 31	2905 Lancer Drive	041E4	1821560		15	C		Private



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3000 Lancer Drive	041E4	1790724		1	F		Private
ZC 31	3001 Lancer Drive	041E4	1791458		14	D		Private
ZC 31	3002 Lancer Drive	041E4	1810027		11	F		Private
ZC 31	3003 Lancer Drive	041E4	1795111		15	D		Private
ZC 31	3004 Lancer Drive	041E4	1802545		10	F		Private
ZC 31	3005 Lancer Drive	041E4	1820067		16	D		Private
ZC 31	3100 Lancer Drive	041F3	1813021		23	J		Private
ZC 31	3101 Lancer Drive	041F4	1801844		5	K		Private
ZC 31	3102 Lancer Drive	041F3	1800192		22	J		Private
ZC 31	3103 Lancer Drive	041F4	1809391		6	K		Private
ZC 31	3104 Lancer Drive	041F3	1793223		21	J		Private
ZC 31	3105 Lancer Drive	041F4	1818962		7	K		Private
ZC 31	3106 Lancer Drive	041F3	1816743		20	J		Private
ZC 31	3107 Lancer Drive	041F4	1813351		8	K		Private
ZC 31	3108 Lancer Drive	041F3	1797349		19	J		Private
ZC 31	3109 Lancer Drive	041F4	1790609		9	K		Private
ZC 31	3110 Lancer Drive	041F3	1798313		18	J		Private
ZC 31	3111 Lancer Drive	041F4	1795608		10	K		Private
ZC 31	3112 Lancer Drive	041F3	1791672		17	J		Private
ZC 31	3113 Lancer Drive	041F4	1804673		11	K		Private
ZC 31	3114 Lancer Drive	041F3	1822212		16	J		Private
ZC 31	3115 Lancer Drive	041F4	1826379		12	K		Private
ZC 31	3117 Lancer Drive	041F4	1801745		13	K		Private
ZC 31	3300 Lancer Drive	041F3	1804061		10	O		Private
ZC 31	3301 Lancer Drive	041F4	1815596		14	K		Private
ZC 31	3302 Lancer Drive	041F3	1810209	LOT 9 EX R PT		O		Private
ZC 31	3303 Lancer Drive	041F4	1805548		15	K		Private
ZC 31	3304 Lancer Drive	041F3	1802719	LT 8 EX R PT		O		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3305 Lancer Drive	041F4	1829175		16	K		Private
ZC 31	3306 Lancer Drive	041F3	1815299	LOT 7 EX R PT		O		Private
ZC 31	3307 Lancer Drive	041F4	1789726		17	K		Private
ZC 31	3308 Lancer Drive	041F4	1790260	LOT 6 EX REAR PT		O		Private
ZC 31	3309 Lancer Drive	041F4	1818673		18	K		Private
ZC 31	3310 Lancer Drive	041F4	1828631		5	O		Private
ZC 31	3311 Lancer Drive	041F4	1822105		19	K		Private
ZC 31	3312 Lancer Drive	041F4	1806348		4	O		Private
ZC 31	3313 Lancer Drive	041F4	1803774		20	K		Private
ZC 31	3314 Lancer Drive	041F4	1826973		3	O		Private
ZC 31	3315 Lancer Drive	041F4	1826122		21	K		Private
ZC 31	3316 Lancer Drive	041F4	1817808		2	O		Private
ZC 31	3317 Lancer Drive	041F4	1789395		22	K		Private
ZC 31	3318 Lancer Drive	041F4	1825181		1	O		Private
ZC 31	3000 Lancer Place	041E3	1820158		1	G		Private
ZC 31	3001 Lancer Place	041E3	1804806		18	F		Private
ZC 31	3002 Lancer Place	041E3	1806686		2	G		Private
ZC 31	3003 Lancer Place	041E3	1803857		19	F		Private
ZC 31	3004 Lancer Place	041E3	1789247		3	G		Private
ZC 31	3005 Lancer Place	041E3	1801638		20	F		Private
ZC 31	3100 Lancer Place	041E3	1828334		1	H		Private
ZC 31	3101 Lancer Place	041E3	1798404		5	I		Private
ZC 31	3102 Lancer Place	041E3	1815919		23	H		Private
ZC 31	3103 Lancer Place	041E3	1798594		6	I		Private
ZC 31	3104 Lancer Place	041E3	1815257		22	H		Private
ZC 31	3105 Lancer Place	041E3	1831940		7	I		Private
ZC 31	3106 Lancer Place	041F3	1801570		21	H		Private
ZC 31	3107 Lancer Place	041F3	1826981		8	I		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3108 Lancer Place	041F3	1826304		20	H		Private
ZC 31	3109 Lancer Place	041F3	1819267		9	I		Private
ZC 31	3110 Lancer Place	041F3	1818871		19	H		Private
ZC 31	3111 Lancer Place	041F3	1822360		10	I		Private
ZC 31	3112 Lancer Place	041F3	1803915		18	H		Private
ZC 31	3113 Lancer Place	041F3	1829191		10	J		Private
ZC 31	3114 Lancer Place	041F3	1802198		17	H		Private
ZC 31	3115 Lancer Place	041F3	1794924		11	J		Private
ZC 31	3116 Lancer Place	041F3	1819432		1	P		Private
ZC 31	3117 Lancer Place	041F3	1793371		12	J		Private
ZC 31	3118 Lancer Place	041F3	1803121		14	P		Private
ZC 31	3119 Lancer Place	041F3	1819481		13	J		Private
ZC 31	3120 Lancer Place	041F3	1793785		13	P		Private
ZC 31	3121 Lancer Place	041F3	1799121		14	J		Private
ZC 31	3122 Lancer Place	041F3	1815075		12	P		Private
ZC 31	3124 Lancer Place	041F3	1821826	LT 11 PT 10		P		Private
ZC 31	3300 Lancer Place	041F3	1819051		26	O		Private
ZC 31	3301 Lancer Place	041F3	1830991		18	O		Private
ZC 31	3302 Lancer Place	041F3	1807114		27	O		Private
ZC 31	3303 Lancer Place	041F3	1818541		19	O		Private
ZC 31	3304 Lancer Place	041F3	1816578		28	O		Private
ZC 31	3305 Lancer Place	041F3	1800218		20	O		Private
ZC 31	3306 Lancer Place	041F3	1800093		29	O		Private
ZC 31	3307 Lancer Place	041F3	1793728		21	O		Private
ZC 31	3308 Lancer Place	041F3	1808336		30	O		Private
ZC 31	3309 Lancer Place	041F3	1809920		22	O		Private
ZC 31	3311 Lancer Place	041F3	1827716		23	O		Private
ZC 31	3313 Lancer Place	041F4	1796630		24	O		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3315 Lancer Place	041F4	1806629		25	O		Private
ZC 31	3100 Madison Place	041F3	1815281		12	4		Private
ZC 31	3102 Madison Place	041F3	1795970		11	4		Private
ZC 31	3103 Madison Place	041F3	1803006		14	5		Private
ZC 31	3104 Madison Place	041F3	1803113		10	4		Private
ZC 31	3105 Madison Place	041F3	1812619		15	5		Private
ZC 31	3106 Madison Place	041F3	1828433		9	4		Private
ZC 31	3107 Madison Place	041F3	1819002		16	5		Private
ZC 31	3108 Madison Place	041F3	1807171		8	4		Private
ZC 31	3109 Madison Place	041F3	1815851		17	5		Private
ZC 31	3111 Madison Place	041F3	1792019		18	5		Private
ZC 31	3113 Madison Place	041F3	1831007		1	5		Private
ZC 31	3100 Madison Street	041E3	1802735		10	5		Private
ZC 31	3102 Madison Street	041F3	1829159		9	5		Private
ZC 31	3103 Madison Street	041E3	1795764		7	H		Private
ZC 31	3104 Madison Street	041F3	1802693		8	5		Private
ZC 31	3105 Madison Street	041E3	1802560		8	H		Private
ZC 31	3106 Madison Street	041F3	1801232		7	5		Private
ZC 31	3107 Madison Street	041E3	1795442		9	H		Private
ZC 31	3108 Madison Street	041F3	1798669		6	5		Private
ZC 31	3109 Madison Street	041F3	1821263		10	H		Private
ZC 31	3110 Madison Street	041F3	1808732		5	5		Private
ZC 31	3111 Madison Street	041F3	1829357		11	H		Private
ZC 31	3112 Madison Street	041F3	1807866		4	5		Private
ZC 31	3113 Madison Street	041F3	1804038		12	H		Private
ZC 31	3115 Madison Street	041F3	1818384		13	H		Private
ZC 31	3116 Madison Street	041F3	1826189		16	3		Private
ZC 31	3117 Madison Street	041F3	1816453		14	H		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3118 Madison Street	041F3	1794338		15	3		Private
ZC 31	3119 Madison Street	041F3	1828664		15	H		Private
ZC 31	3120 Madison Street	041F3	1799006		14	3		Private
ZC 31	3121 Madison Street	041F3	1807858		3	P		Private
ZC 31	3123 Madison Street	041F3	1789981		4	P		Private
ZC 31	3125 Madison Street	041F3	1832047		5	P		Private
ZC 31	3127 Madison Street	041F3	1798990		6	P		Private
ZC 31	3200 Madison Street	041F3	1789445		17	2		Private
ZC 31	3201 Madison Street	041F3	1817337		7	P		Private
ZC 31	3202 Madison Street	041F3	1800366		16	2		Private
ZC 31	3203 Madison Street	041F3	1812924		8	P		Private
ZC 31	3205 Madison Street	041F3	1792209	LOT 9 PT LOT 10 EQ 1734 SQ FT		P		Private
ZC 31	5800 Maryhurst Drive	041E3	1826791		13	6		Private
ZC 31	5802 Maryhurst Drive	041E3	1826437		12	6		Private
ZC 31	5803 Maryhurst Drive	041F3	1795731		11	5		Private
ZC 31	5804 Maryhurst Drive	041E3	1806900		11	6		Private
ZC 31	5805 Maryhurst Drive	041F3	1800051		12	5		Private
ZC 31	5806 Maryhurst Drive	041E3	1829142		10	6		Private
ZC 31	5807 Maryhurst Drive	041F3	1818988		13	5		Private
ZC 31	5808 Maryhurst Drive	041F3	1828888		9	6		Private
ZC 31	5810 Maryhurst Drive	041F3	1828375		8	6		Private
ZC 31	5811 Maryhurst Drive	041F3	1793827		13	4		Private
ZC 31	5812 Maryhurst Drive	041F3	1804434		7	6		Private
ZC 31	5813 Maryhurst Drive	041F3	1805100		14	4		Private
ZC 31	5814 Maryhurst Drive	041F3	1802578		6	6		Private
ZC 31	5815 Maryhurst Drive	041F3	1828839		15	4		Private
ZC 31	5816 Maryhurst Drive	041F3	1829134		5	6		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	5817 Maryhurst Drive	041F3	1820885		16	4		Private
ZC 31	5818 Maryhurst Drive	041F3	1790948		4	6		Private
ZC 31	5819 Maryhurst Drive	041F3	1801398		17	4		Private
ZC 31	5820 Maryhurst Drive	041F3	1790989		3	6		Private
ZC 31	5821 Maryhurst Drive	041F3	1827948		18	4		Private
ZC 31	5822 Maryhurst Drive	041F3	1803295		2	6		Private
ZC 31	0 Nicholson Street	042A3	1795194	PT LOT 16 EQ .1000 ACRES		20		Private
ZC 31	2901 Nicholson Street	041E3	1789874	PARCEL A EX 260 SQFT EQ TRI AT		E		Private
ZC 31	3003 Nicholson Street	041E3	1793595		12	G		Private
ZC 31	3005 Nicholson Street	041E3	1791326		13	G		Private
ZC 31	3100 Nicholson Street	041F3	1830926	PART BLK 7 EQ .689 ACRES		7		Institutional
ZC 31	3100 Nicholson Street	041F4	1830934	PT LOT 1 CHURCH PARKING		7		Institutional
ZC 31	3103 Nicholson Street	041E3	1794049		16	6		Private
ZC 31	3105 Nicholson Street	041E3	1827450		17	6		Private
ZC 31	3107 Nicholson Street	041E3	1815489		18	6		Private
ZC 31	3109 Nicholson Street	041F3	1823400		19	6		Private
ZC 31	3111 Nicholson Street	041F3	1805233		20	6		Private
ZC 31	3113 Nicholson Street	041F3	1819531		21	6		Private
ZC 31	3115 Nicholson Street	041F3	1826932		22	6		Private
ZC 31	3117 Nicholson Street	041F3	1798420		23	6		Private
ZC 31	3119 Nicholson Street	041F3	1792308		24	6		Private
ZC 31	3121 Nicholson Street	041F3	1809698		25	6		Private
ZC 31	3123 Nicholson Street	041F3	1810118		1	6		Private
ZC 31	3127 Nicholson Street	041F3	1825702		19	4		Private
ZC 31	3129 Nicholson Street	041F3	1788678		20	4		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3134 Nicholson Street	041F3	1791078		3	9		Private
ZC 31	3135 Nicholson Street	041F3	1802339		29	3		Private
ZC 31	3136 Nicholson Street	041F3	1801885		2	9		Private
ZC 31	3201 Nicholson Street	041F3	1799543		30	2		Private
ZC 31	3202 Nicholson Street	041F3	1826601		2	10		Private
ZC 31	3203 Nicholson Street	041F3	1825033		31	2		Private
ZC 31	3302 Nicholson Street	041F3	1815265		3	12		Private
ZC 31	3303 Nicholson Street	041F3	1813484		22	1		Private
ZC 31	3304 Nicholson Street	041F3	1811132		2	12		Private
ZC 31	3305 Nicholson Street	041F3	1791524		21	1		Private
ZC 31	3307 Nicholson Street	041F3	1810357		20	1		Private
ZC 31	3401 Nicholson Street	041F3	1827559		19	1		Private
ZC 31	3402 Nicholson Street	041F3	1817345		16	13		Private
ZC 31	3403 Nicholson Street	041F3	1828599		18	1		Private
ZC 31	3404 Nicholson Street	041F3	1798347		26	13		Private
ZC 31	3405 Nicholson Street	041F3	1818137		17	1		Private
ZC 31	3407 Nicholson Street	041F3	1816149		16	1		Private
ZC 31	3500 Nicholson Street	041F3	1820588		19	16		Private
ZC 31	3501 Nicholson Street	041F3	1803238		1	20		Private
ZC 31	3502 Nicholson Street	041F3	1793306		18	16		Private
ZC 31	3503 Nicholson Street	041F3	1819382		2	20		Private
ZC 31	3504 Nicholson Street	042A3	1826767		17	16		Private
ZC 31	3505 Nicholson Street	041F3	1789130		3	20		Private
ZC 31	3506 Nicholson Street	042A3	1826569		16	16		Private
ZC 31	3507 Nicholson Street	041F3	1793298		4	20		Private
ZC 31	3509 Nicholson Street	042A3	1815638		5	20		Private
ZC 31	3511 Nicholson Street	042A3	1820687		6	20		Private
ZC 31	3513 Nicholson Street	042A3	1793637		7	20		Private

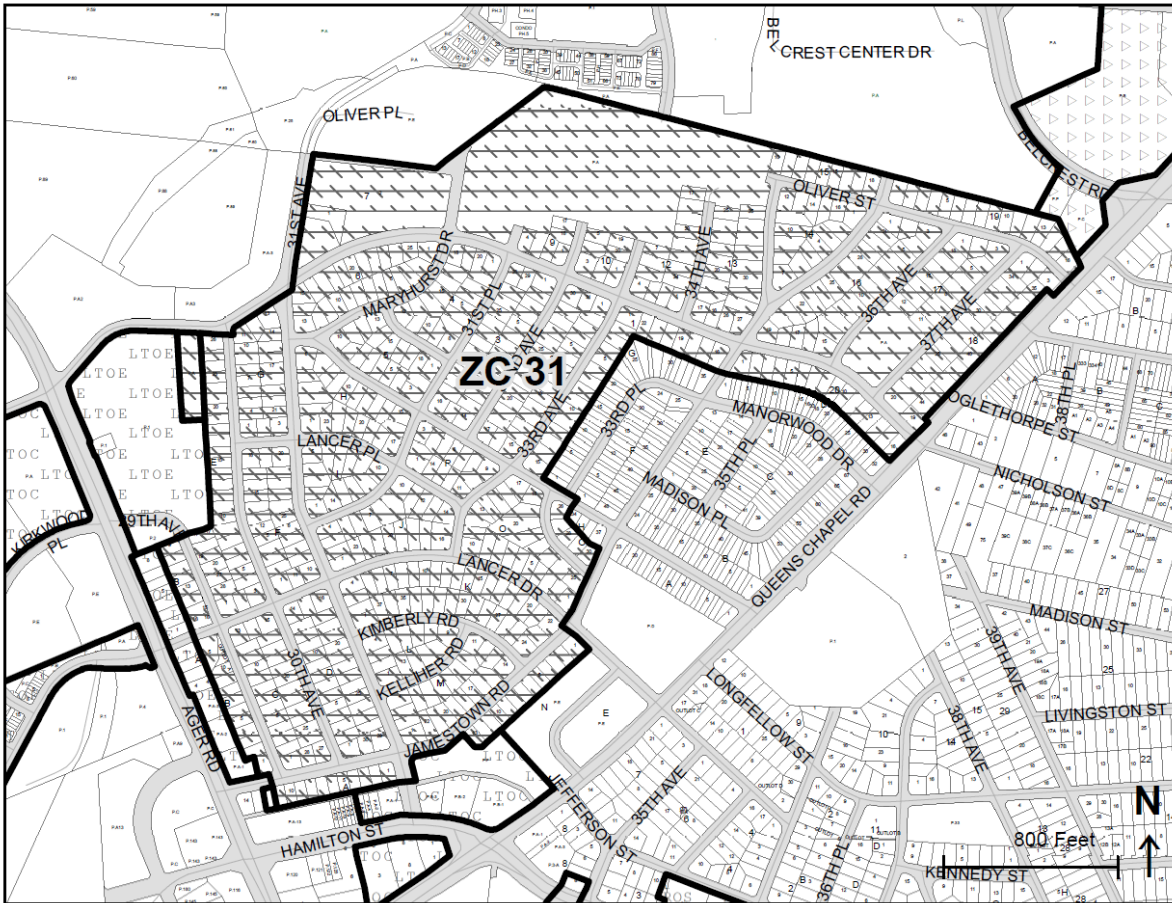
ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3601 Nicholson Street	042A3	1827674		8	20		Private
ZC 31	3603 Nicholson Street	042A3	1798834		9	20		Private
ZC 31	3605 Nicholson Street	042A3	1808708		10	20		Private
ZC 31	3607 Nicholson Street	042A3	1797869		11	20		Private
ZC 31	3700 Nicholson Street	042A3	1792001		20	18		Private
ZC 31	3701 Nicholson Street	042A3	1789148		12	20		Private
ZC 31	3702 Nicholson Street	042A3	1803931	PT LOT 19		18		Private
ZC 31	3703 Nicholson Street	042A3	1788819		13	20		Private
ZC 31	3705 Nicholson Street	042A3	1796754		14	20		Private
ZC 31	3707 Nicholson Street	042A3	1821834		15	20		Private
ZC 31	0 Oliver Street	042A3	1821230	PT LOT 3		18		Private
ZC 31	3420 Oliver Street	042A3	1797539		10	15		Private
ZC 31	3500 Oliver Street	042A3	1791490		11	15		Private
ZC 31	3501 Oliver Street	042A3	1809250		12	14		Private
ZC 31	3502 Oliver Street	042A3	1794700		12	15		Private
ZC 31	3503 Oliver Street	042A3	1827633		13	14		Private
ZC 31	3504 Oliver Street	042A3	1811587		13	15		Private
ZC 31	3505 Oliver Street	042A3	1820125		14	14		Private
ZC 31	3506 Oliver Street	042A3	1820489		14	15		Private
ZC 31	3507 Oliver Street	042A3	1797778		15	14		Private
ZC 31	3508 Oliver Street	042A3	1794601		15	15		Private
ZC 31	3509 Oliver Street	042A3	1794635		16	14		Private
ZC 31	3510 Oliver Street	042A3	1820133		16	15		Private
ZC 31	3512 Oliver Street	042A3	1800473		17	15		Private
ZC 31	3514 Oliver Street	042A3	1818228		18	15		Private
ZC 31	3515 Oliver Street	042A3	1817840		2	16		Private
ZC 31	3516 Oliver Street	042A3	1792944		1	19		Private
ZC 31	3517 Oliver Street	042A3	1801596		3	16		Private



ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	3518 Oliver Street	042A3	1823350		2	19		Private
ZC 31	3520 Oliver Street	042A3	1809441		3	19		Private
ZC 31	3522 Oliver Street	042A3	1812817		4	19		Private
ZC 31	3524 Oliver Street	042A3	1818640		5	19		Private
ZC 31	3600 Oliver Street	042A3	1821081		6	19		Private
ZC 31	3601 Oliver Street	042A3	1798685		1	17		Private
ZC 31	3602 Oliver Street	042A3	1790682		7	19		Private
ZC 31	3603 Oliver Street	042A3	1825629		2	17		Private
ZC 31	3604 Oliver Street	042A3	1792514		8	19		Private
ZC 31	3605 Oliver Street	042A3	1807387		3	17		Private
ZC 31	3606 Oliver Street	042A3	1820935		9	19		Private
ZC 31	3608 Oliver Street	042A3	1823582		10	19		Private
ZC 31	3610 Oliver Street	042A3	1802834		11	19		Private
ZC 31	3700 Oliver Street	042A3	1792779		12	19		Private
ZC 31	3702 Oliver Street	042A3	1803790		13	19		Private
ZC 31	3703 Oliver Street	042A3	1818210		2	18		Private
ZC 31	3704 Oliver Street	042A3	1796465		14	19		Private
ZC 31	3706 Oliver Street	042A3	1815604		15	19		Private
ZC 31	3708 Oliver Street	042A3	1822014	PT LOT 16		19		Private
ZC 31	5902 Queens Chapel Road	042A3	1792076		44	18		Private
ZC 31	5904 Queens Chapel Road	042A3	1792126		43	18		Private
ZC 31	5906 Queens Chapel Road	042A3	1792118		42	18		Private
ZC 31	6000 Queens Chapel Road	042A3	1792068		41	18		Private
ZC 31	6002 Queens Chapel Road	042A3	1792050		40	18		Private
ZC 31	6004 Queens Chapel Road	042A3	1792100		39	18		Private

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 31	6006 Queens Chapel Road	042A3	1792092		38	18		Private
ZC 31	6008 Queens Chapel Road	042A3	1792084		37	18		Private
ZC 31	6010 Queens Chapel Road	042A3	1792043		36	18		Private
ZC 31	6012 Queens Chapel Road	042A3	1792035		35	18		Private

Map 24: Zoning Change (ZC) 31: RSF-65 to RSF-A



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 32: LTO-E to CS**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
32	LTO-E to CS	16.49	CMA	April 1, 2022	206NE03
			TDOZMA	May 23, 2006	

These properties are located at 2309, 2421, and 2425 Chillum Road in the Established Communities. The Future Land Use Map in the Adopted West Hyattsville-Queens Chapel Sector Plan recommends Commercial uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 25. Zoning Change (ZC) 32: LTO-E to CS below.

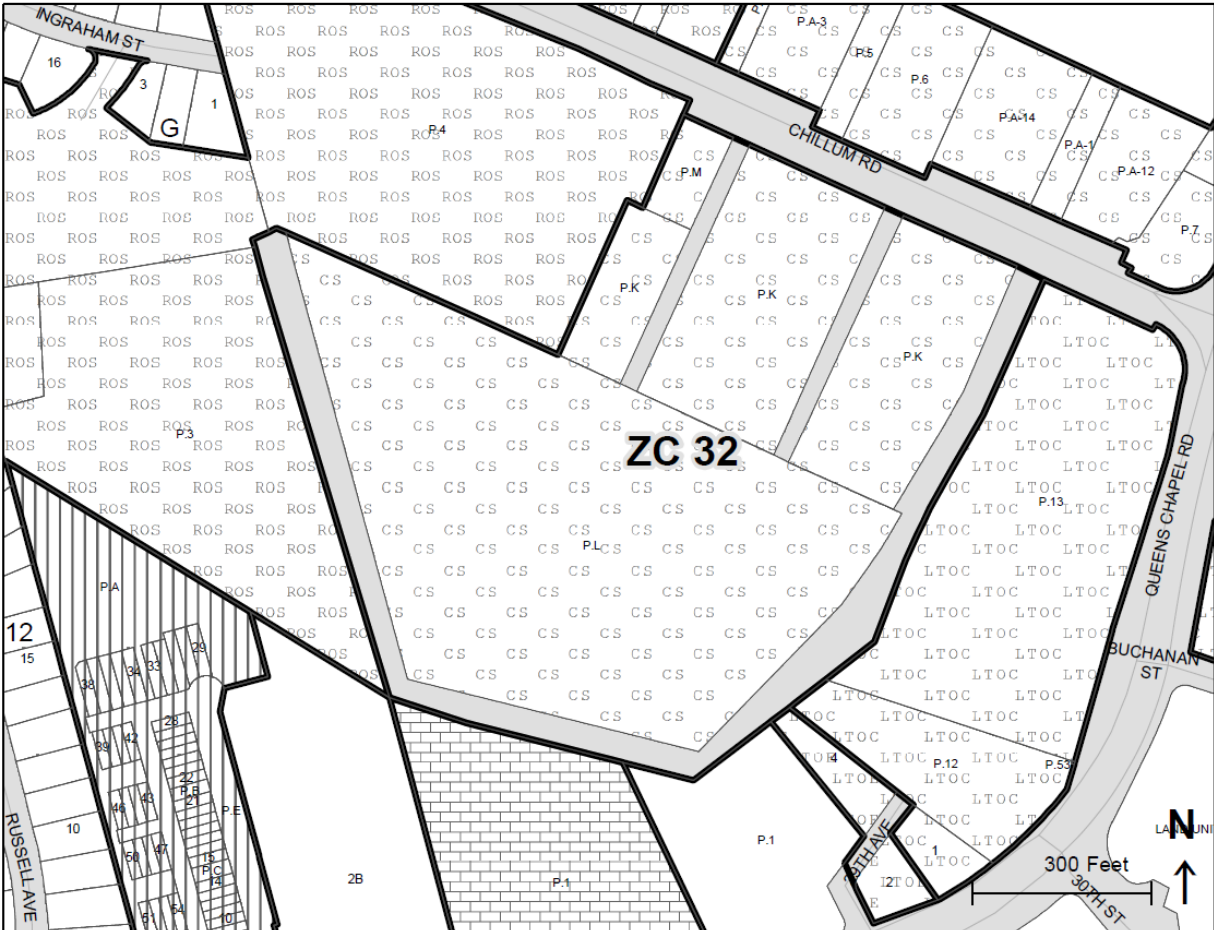
The subject properties currently host an integrated shopping center (the Chillum Road Shopping Center) and a moving and storage facility.

This reclassification implements Strategy LU 4.2 of the Adopted Sector Plan by removing the subject properties from the LTO Zones. This reclassification implements Strategies LU 2.3, 2.4, 2.5, and 2.6 by reclassifying them into the CS Zone “to permit existing businesses to continue in operation, or for other permitted businesses to adaptively reuse structures, until such time as they can be acquired for [flood] mitigation.” The properties are entirely within the Regulated Area of the Countywide Green Infrastructure Network. This reclassification also implements Strategy NE 1.1 of the Adopted Sector Plan by discouraging redevelopment of these properties and Strategy LU 1.1 by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

Redevelopment, especially at densities associated with the current LTO-E Zone, is inappropriate for these properties.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 32	2309 Chillum Rd	049E1	1912245	PARCEL M	N/A	N/A	N/A	Private
	2425 Chillum Rd	049E1	1912237	PT PARCEL K	N/A	N/A	N/A	Private
	Chillum Road	049D1	2923548	PT PARCEL L (STR # ADDED NEW FROM #1898618 )	N/A	N/A	L	Public
	2421 Chillum Road	049D1, 049E1	1898618	PART PAR L	N/A	N/A	L	Private

Map 25: Zoning Change (ZC) 32: LTO-E to CS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 33: CGO to LTO-E**

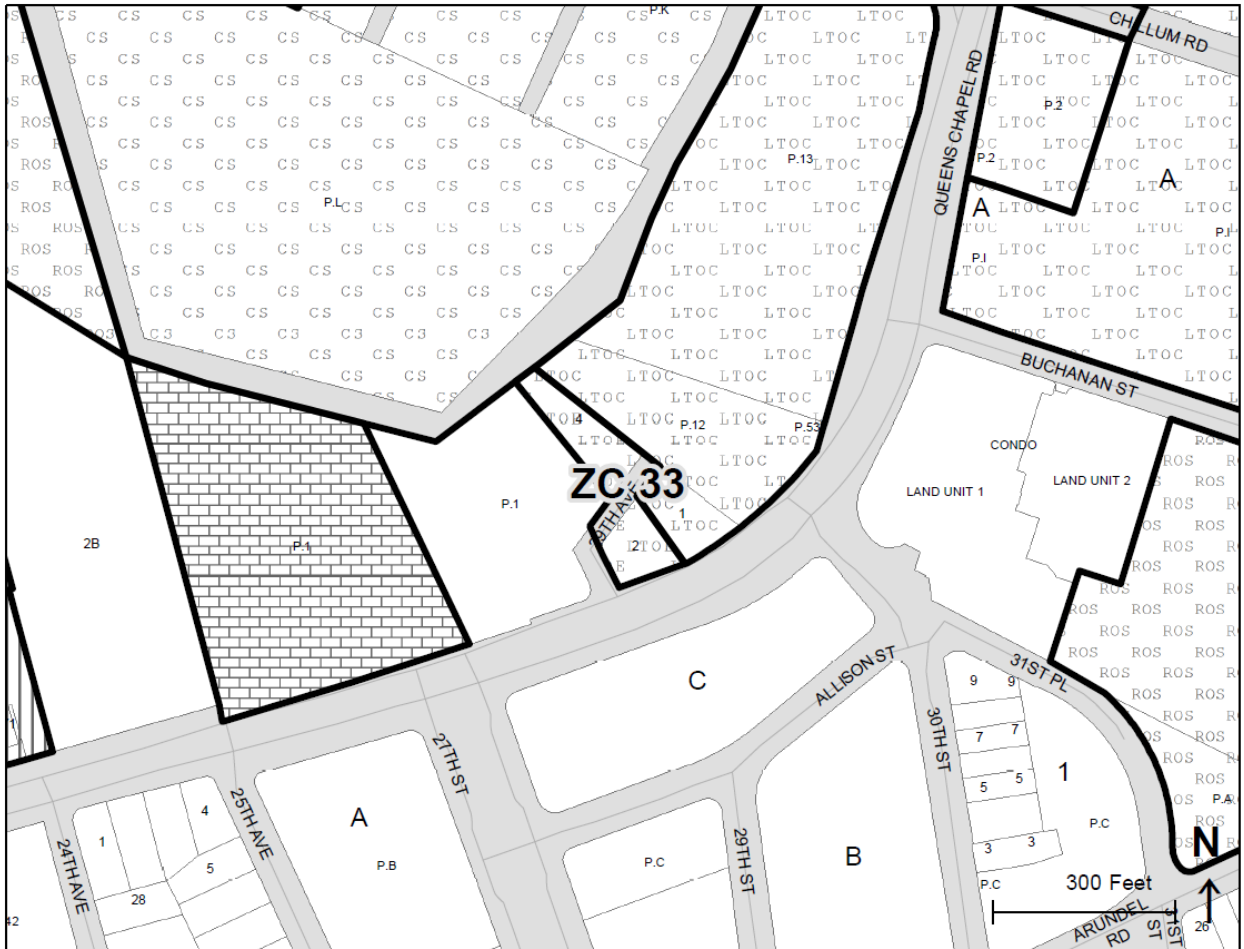
Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
33	CGO to LTO-E	0.61	CMA	April 1, 2022	206NE02
			SMA	May 19, 1994	

These properties, located along 29th Avenue, are located within the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject properties. (See Map 9. Future Land Use Map in the adopted sector plan and Map 26: Zoning Change (ZC) 33: CGO to LTO-E below.)

This reclassification allows for the consistent high-quality urban design standards of the LTO Zones to be applied to the entire redevelopment of commercial properties immediately south of The Shops at Queens Chillum. This reclassification also implements Policy LU 6 and Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 33	3006 29th Avenue	049E1	1919877	NCONF USE-HOUSE	4	N/A	N/A	Private
	2900 Queens Chapel Road	049E1	1921048	LOT 2 EX 86 SQ FT NCONF USE-HOUSE	2	N/A	N/A	Private

Map 26: Zoning Change (ZC) 33: CGO to LTO-E



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata>

**Zoning Change 34: LTO-E to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
34	LTO-E to LTO-C	1.37	CMA	April 1, 2022	206NE02
			TDOZMA	May 23, 2006	206NE03

3171 Queens Chapel Road consists of a strip shopping center within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this property. (See Map 9. Future Land Use Map in the sector plan and Map 27: Zoning Change (ZC) 34: LTO-E to LTO-C below.)

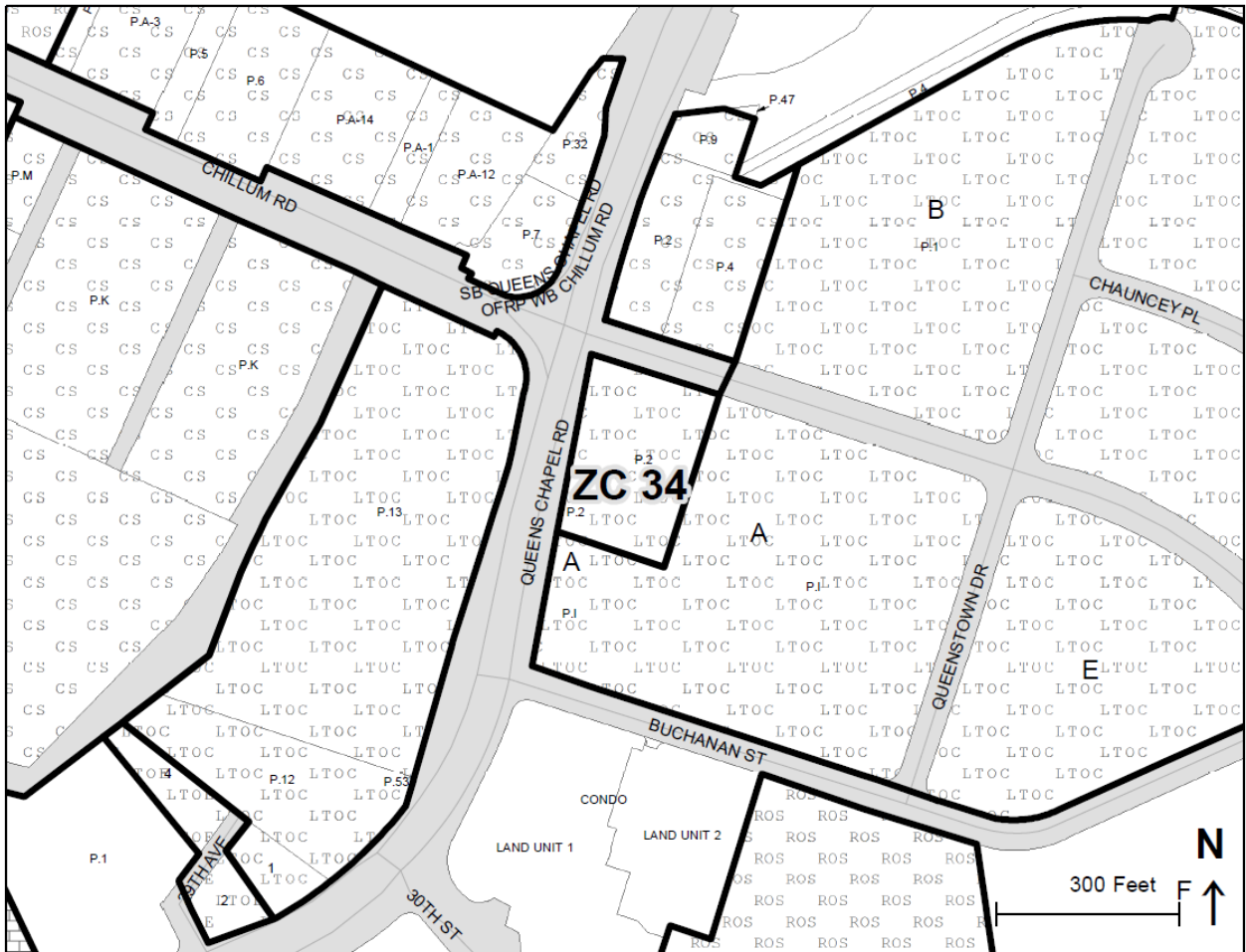
This parcel is currently classified in the LTO-E Zone. While this zone would generally permit implementation of the sector plan’s recommendations for a walkable, transit-supportive environment, the size of this area (1.3 acres) under a sole owner creates the potential for organized and phased redevelopment that, through the proposed LTO-C Zone, best advances the sector plan’s housing goals at densities that support the goal of retaining and attracting new community-serving retail to this neighborhood.

This reclassification implements Strategy LU 5.3 of the Adopted Sector Plan by allowing redevelopment with the consistent high-quality urban design standards of the LTO-C Zone to be applied to this entire block on the east side of MD 500 (Queens Chapel Road). This reclassification implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9). This reclassification also implements Policies HN 1 and EP 1 and Strategies LU 4.4, LU 5.1, EP 2.7, and PF 1.1 of the Adopted Sector Plan.

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 34	3171 Queens Chapel Road	049-E1	1971928	PT PARCEL 2	N/A	A	N/A	Private
	0 Queens Chapel Road	049-E1	5643936	PT PAR 2	N/A	A	N/A	Public



Map 27: Zoning Change (ZC) 34: LTO-E to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>

**Zoning Change 35: LTO-E to LTO-C**

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/TDOZMA/ZMA/SE Number	Approved CMA/SMA/TDOZMA/ZMA/SE Date	200' Scale Index Map
35	LTO-E to LTO-C	2.00	CMA	April 1, 2022	206NE03 207NE03
			TDOZMA (Remainder of Property)	May 23, 2006	

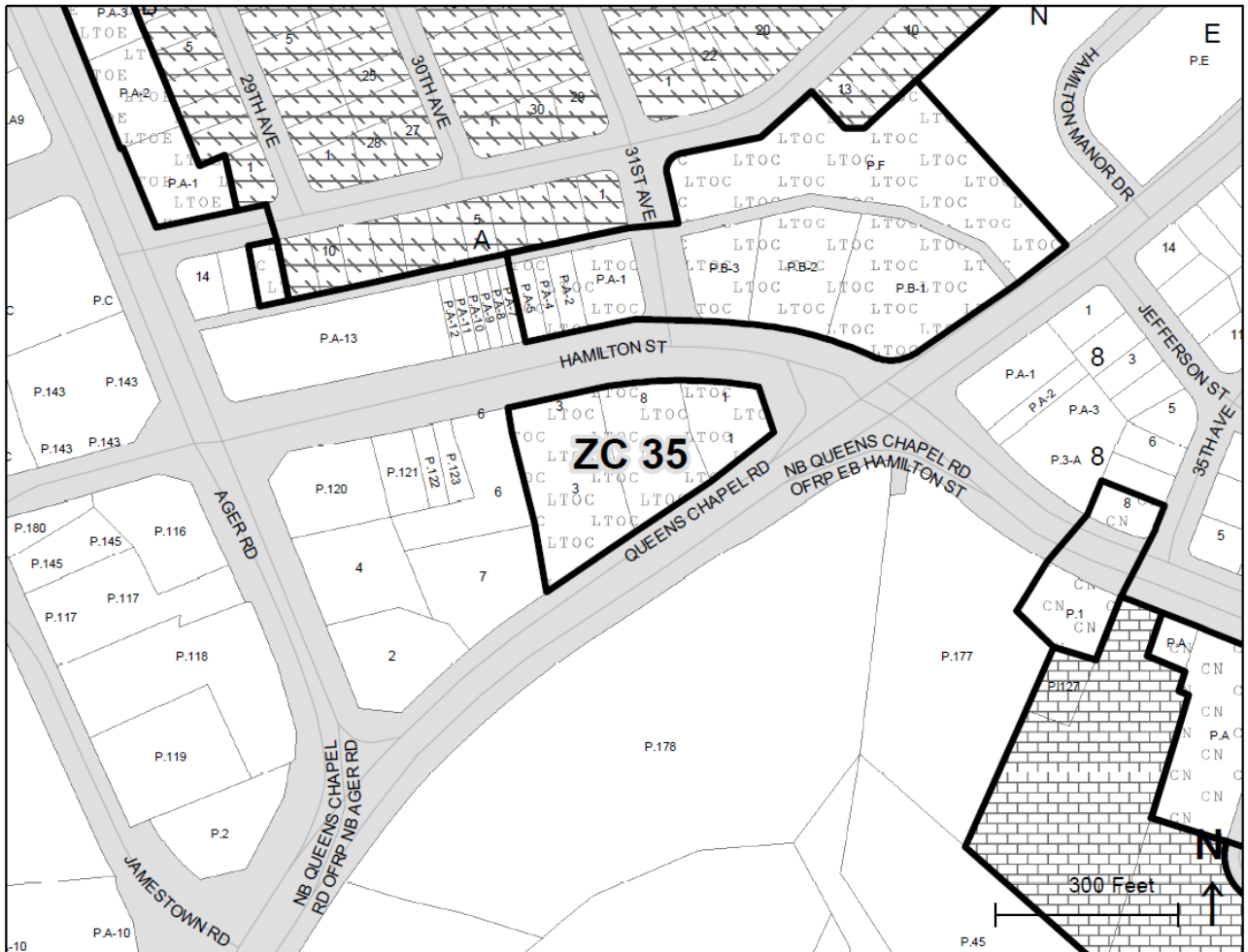
These properties, located between Hamilton Street and MD 500 (Queens Chapel Road) are located within the Core of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 28: Zoning Change (ZC) 35: LTO-E to LTO-C below.)

The subject properties consist of a grocery store, a liquor store, and a gas station currently classified in the LTO-E Zone. This reclassification implements Policies LU 5 and HD 5 and Strategies LU 4.4 and EP 2.3 of the Adopted Sector Plan.

This reclassification also implements Strategy LU 1.1 of the Adopted Sector Plan by implementing and/or retaining the land uses shown on each parcel on the Future Land Use Map (Map 9).

ZC	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 35	3025 Hamilton Street	41F4	1964550	LOT 3 EX 794 SF	3			Private
	5350 Queens Chapel Road	41F4	1860022	LOT 8 EX 438 SF	8			Private
	5398 Queens Chapel Road	41F4	1834530	PT LOT 1	1			Private
	0 Queens Chapel Road	41F4	5643925	PT LT 1				State

Map 28: Zoning Change (ZC) 35: LTO-E to LTO-C



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2024,  
<https://gisdata.pgplanning.org/opendata/>

BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sector plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the *Adopted West Hyattsville-Queens Chapel Sector Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner [insert name], seconded by Commissioner [insert name], with Commissioners [list names of voting commissioners] voting in favor of the motion at its regular meeting held on [insert date and underline], in Largo, Maryland.

Adopted by the Prince George's County Planning Board this [insert date] day of [insert month and year].

Peter A. Shapiro  
Chair

By Jessica Jones  
Planning Board Administrator