



Prince George's County Planning Department
Community Planning Division

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April 27, 2017

MEMORANDUM

TO: Andree Green Checkley, Planning Director, Prince George's County Planning Department

VIA: Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division *BSR*

FROM: Thomas Lester, Senior Planner, South Section, Community Planning Division *TEL*
Michael Zamore, Acting Planning Supervisor, South Section, Community Planning Division *thly*
Keith Wright, GIS Specialist II, Information Management Division

SUBJECT: **Administrative Correction of a Published Plan
Authorization to Correct GIS Zoning Layer (Zoning_Py)**

This memorandum seeks approval to correct administratively two mapping errors in the 2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan and Sectional Map Amendment (SMA)* and request permission to correct the subsequent errors in the GIS zoning layer (*Zoning_py*). Within the sector plan and SMA there are two SMA maps that show the subject properties, 5400 and 5406 Indian Head Highway, Oxon Hill, Maryland (Lot 10 and Parcel 11) as being zoned C-A, when evidence indicates the zoning to be C-M. Specifically, SMA Change Maps Number 2 and 4 on pages 81 and 83 respectively (See Attachment A and B), show the subject property as C-A. Note that the subject properties are not the focus of the SMA zoning changes.

The evidence suggests that the two maps are incorrect because the prior applicable master plan, the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*, retained the subject's property as C-M, indicating that the property was zoned C-M at the time of the 2014 sector plan and SMA. The sector plan and SMA existing zoning map, map 23 on page 79, and the accompanying existing zoning table on page 79 supports this notion as the map shows the existing zoning of the subject properties as C-M and the table does not include the C-A zone as occurring within the plan boundaries (See Attachment C). Further contradicting the C-A zoning is the table on page 83 that shows the new zoning composition within the plan boundaries after plan approval, which again does not include C-A as existing within the plan boundaries (See Attachment C). Furthermore, the active sector plan and SMA, and their respective council resolutions (CR-4-2014 and CR-5-2014) do not mention changing the subject properties' zoning from C-M to C-A.

It is now understood that the zoning for the subject properties on the two publication maps cited were mistakenly coded as C-A. Nonetheless, proofs provided for sign-off at plan approval display correct C-M annotation, but with incorrect C-A zoning, which is similar in hue. The GIS Zoning Layer (*Zoning_Py*) was thus changed in error at plan approval for the subject properties. Subsequently, the annotation was updated to match the erroneous C-A zoning.

Given the evidence stated above, staff recommends approval to correct administratively two mapping errors in the 2014 sector plan and SMA, and to edit the GIS Zoning Layer (Zoning_Py) representing the properties located at 5400 and 5406 Indian Head Highway (Lot 10 and Parcel 11) to show the zoning as C-M as opposed to C-A.

If you agree with staff's conclusion please sign below.

Andree Green Checkley

Andree Green Checkley, Planning Director, M-NCPPC
Prince George's County Planning Department

5/2/17
Date

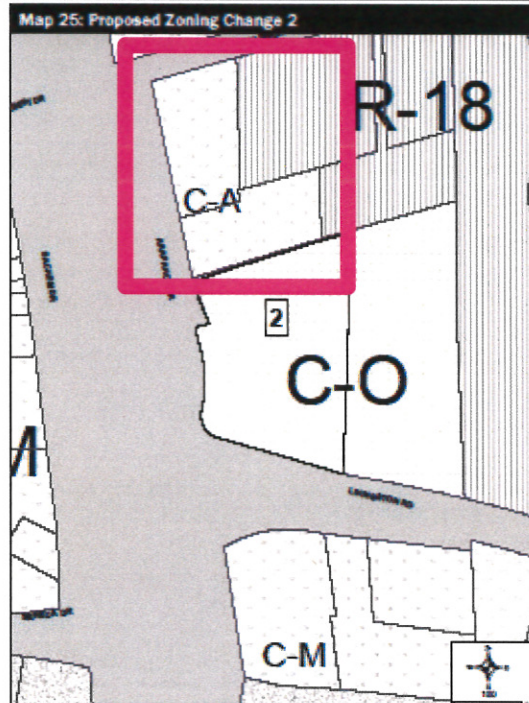
Attachments:

- A. Sector Plan, Chapter 6: Implementation, Page 81
- B. Sector Plan, Chapter 6: Implementation, Page 83
- C. Sector Plan, Chapter 6: Implementation, Page 79

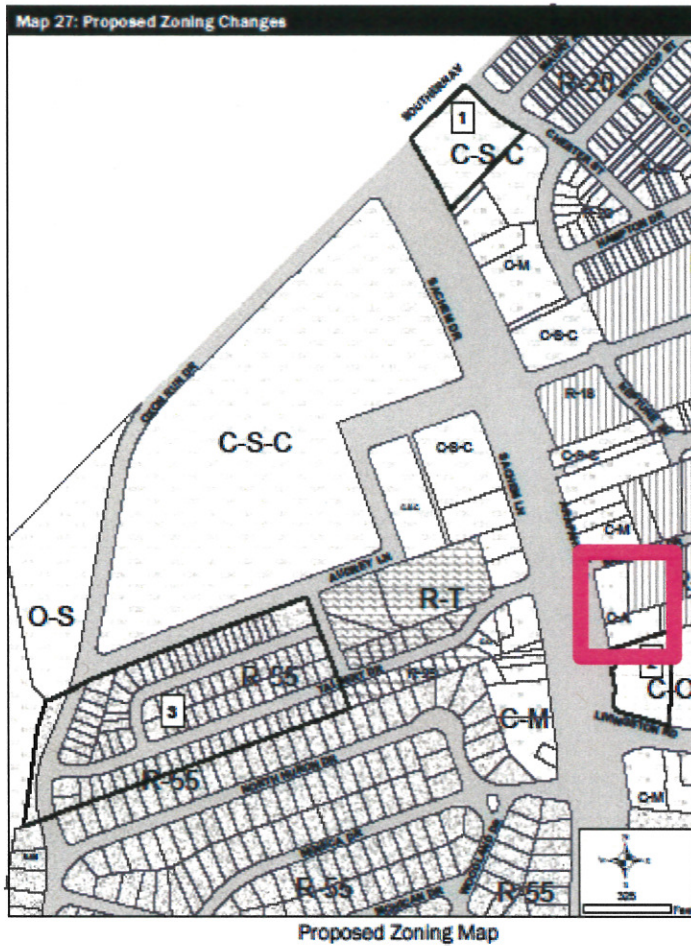
Cc Whitney Chellis, Acting Chief, Development Review Division
James Cannistra, Chief, Information Management Division
Matthew Mills, Senior Counsel, Legal Department
Henry Zhang, Planning Supervisor, Development Review Division
Debbie Gallagher-Tucker, Planning Supervisor, Development Review Division
Christina Pompa, Acting Planning Supervisor, Development Review Division
Cheryl Summerlin, Planning Supervisor, Development Review Division
Daniel Hartmann, Administrative Manager, Office of the Planning Director
Chad Williams, Master Planner, Countywide Planning Division
Betty Carlson-Jameson, Planner Coordinator, Countywide Planning Division
Kierre McCune, Planner Coordinator, Countywide Planning Division

Attachment A
Chapter 6: Implementation, Page 81

Change Number	Zoning Change	Areas of Change (acres)	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
2	C-M to C-O	1.45	SMA		207SE01
Disclaimer: This property's current land use is commercial office and the sector plan supports the long term commercial office use of this property. This SMA establishes the current land use in conformance with the appropriate zoning category.					
Use	Address	Tax Map and Grid	Legal Description		Tax Account
Commercial Office Buildings	5410 Indian Head Highway	096A2	Parcel 10		1354836

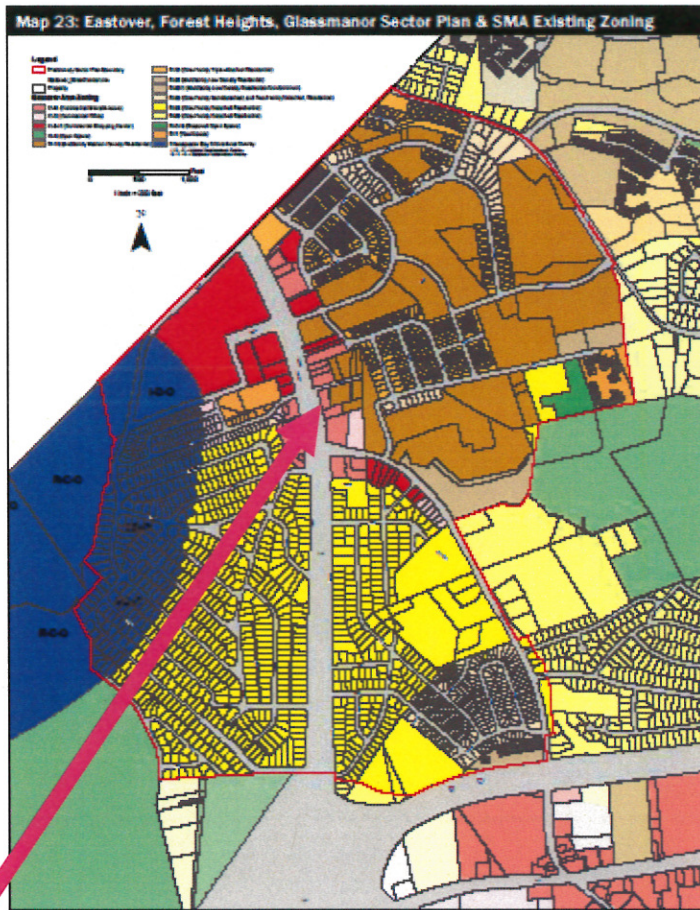


Attachment B
Chapter 6: Implementation, Page 83



PROPOSED ZONING DESIGNATION	Acres	% of Total
Commercial	25.510	5.25
C-M (Commercial Miscellaneous)	10.570	2.17
C-O (Commercial Office)	4.240	0.87
C-S-C (Commercial Shopping Center)	10.700	2.20
Residential	433.490	89.19
O-S (Open Space)	5.020	1.03
R-18 (Multifamily Medium Density Residential)	113.220	23.30
R-20 (One-Family Triple-Attached Residential)	45.440	9.35
R-30 (Multifamily Low Density Residential)	3.400	0.70
R-30C (Multifamily Low Density Residential-Condominium)	12.680	2.61
R-35 (One-Family Semidetached, and Two-Family Detached, Residential)	32.580	6.70
R-55 (One-Family Detached Residential)	208.390	42.88
R-O-S (Reserved Open Space)	3.820	0.79
R-R (Rural Residential)	0.003	0.00
R-T (Townhouse)	8.940	1.84
Total	486.010	100.00

Attachment C
Chapter 6: Implementation, Page 79



EXISTING ZONING DESIGNATION	Acres	% of Total
Commercial	59.980	12.34
C-M (Commercial Miscellaneous)	12.020	2.47
C-O (Commercial Office)	11.490	2.36
C-S-C (Commercial Shopping Center)	36.470	7.50
Residential	426.03	87.66
O-S (Open Space)	5.020	1.03
R-18 (Multifamily Medium Density Residential)	113.220	23.30
R-20 (One-Family Triple-Attached Residential)	45.440	9.35
R-30 (Multifamily Low Density Residential)	3.400	0.70
R-30C (Multifamily Low Density Residential-Condominium)	12.680	2.61
R-35 (One-Family Semidetached, and Two-Family Detached, Residential)	32.580	6.70
R-55 (One-Family Detached Residential)	199.690	41.09
R-O-S (Reserved Open Space)	3.820	0.79
R-R (Rural Residential)	0.003	0.00
R-T (Townhouse)	10.180	2.09
Total	486.010	100.00