THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Prince George's County Planning Department
Office of the Director
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Action
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Prince George's County Planning Department
Community Planning Division

301-952-3646

February 7, 2014

MEMORANDUM

TO: Fern Piret, County Planning Director
Debra Borden, Associate General Counsel

VIA: Ivy A. Lewis, Chief, Community Planning Division

FROM: Wendy Irminger, Planner Coordinator, Community Planning Division

SUBJECT: Authorization to Correct Zoning Map

This memo concerns a request from the legal counsel to the County Council to administratively change the zoning of a parcel of land in Brandywine considered during the Subregion 5 SMA. The subject parcel (P.10) was retained in the I-1 Zone because in the resolutions approving the SMA, the property tax account number associated with this parcel was inadvertently omitted from the list of tax account numbers of properties to be rezoned. Staff is prepared to change the zoning of this parcel if you conclude that this is an error that can be remedied administratively rather than through a piecemeal rezoning application, should the property owner choose to do so.

The subject parcel #10 is one of seven parcels and two outlots that were requested to be rezoned from the I-1 Zone to the M-X-T Zone in testimony received pursuant to the April 11, 2013 Joint Public Hearing on the Subregion 5 Master Plan and Sectional Map Amendment. Exhibit # 719 states:

> (2) Rezone the currently I-1 zoned parcels No. 4-10, and the I-1 zoned outlots A and B adjacent to these parcels, of the property known as the Brandywine Industrial Park, located adjacently and generally to the east of Brandywine Crossing Shopping Center from the I-1 to the M-X-T zone.

The staff recommendation to the Planning Board was to rezone parcels 7, 8, 9, 10 and Outlot B. Staff showed a map of these properties to the Planning Board and the County Council in worksessions. However, neither resolution included the tax account number for Parcel 10. The Planning Board resolution, PGCPB Res. No. 13-75, at page 16 states the following (Parcel 10, tax account # 3652104 is in the I-1 Zone, east of Matapeake Business Dr.):

a. Add a new SMA change to rezone the property located east of Matapeake Business Drive and the Brandywine Crossing Shopping Center from the I-1 and I-3 zones to M-X-T. (Longs Subdivision in the I-3 Zone, Tax accounts1149087, 1134014, 1134006, 1133990; and in the I-1 Zone, 3466257, 3652096, 3652088, 3652112, 3567880 and 3652120)

The Council resolution approving the Subregion 5 SMA, CR-81-2013, includes the following revision concerning this zoning change. This revision does not affect Parcel 10.

REVISION SIX:
Rezone four properties fronting on US 301 (Tax Accounts 1134014; 1133990; 1134006; and 1149087) from I-3 (Industrial Planned Industrial/Employment Park) to C-S-C (Commercial Shopping Center) and property located at 7800 Matapeake Business Drive (Tax Account 3466257) I-1 (Light Industrial) to C-S-C (Commercial Shopping Center.)

Staff recommends that the GIS zoning layer be revised to show Parcel 10, tax account number 3652108, in the M-X-T Zone as intended in CR-81-2013. With your authorization, Dale Hutchison will instruct his staff to change the zoning map.

cc: Dale Hutchison, Chief, Information Management Division
Steve Kaii-Ziegler, Supervisor, Community Planning Division

[X] Approved [ ] Not Approved

Fern Piret, Planning Director

2/11/14
Date

