THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

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February 8, 2019

MEMORANDUM

TO: Andree Green Checkley, Planning Director

VIA: Debra Borden, General Counsel

Kipling Reynolds, AICP, Chief, Community Planning Division KR

Scott Rowe, AICP, CNU-A, Planning Supervisor, Long-Range Planning Section, Community Planning Division BSR

Frederick Stachura, J.D., Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division FJS

FROM: Daniel Sams, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division D.S.

SUBJECT: **Administrative Correction to the 2004 *Approved Sector Plan for the Prince George's Gateway Arts District***

The purpose of this memorandum is to request approval to correct a Character Area mapping error within the 2004 *Approved Sector Plan for the Prince George's Gateway Arts District.*

Planning Information Services and Community Planning Division staff have been assisting a contract purchaser who is interested in redeveloping the property at 4204 37th Street in Brentwood. The property encompasses the north half of Lots 12, 13 and 14, Block 3, and a narrow strip on the south portion of Lots 27 and 28. All lots with exception of Lot 14 are zoned R-55 (One-Family Detached Residential). Lot 14 is zoned C-A (Ancillary-Commercial) and, according to current tax records, is being used commercially. The Character Areas map shows Lot 14 in the TRN (Traditional Residential Neighborhood) character area.

The sector plan defines the TRN character area thusly:

> "In many ways, the traditional residential neighborhood character areas suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of interconnecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity. This development character reinforces the existing single-family detached residential neighborhoods as calm, low-traffic, and child-safe. Although the area is residential, fine art and handcraft home occupations are permitted. Development district standards retain

> the block face and scale of residential streets, as well as prohibit the paving-over of front yards and the construction of overly wide driveway aprons. For the bulk of land within the district, this development character protects the existing traditional pattern of single-family homes built close together on narrow streets laid out in a grid." (Page 14)

The fact that the subject C-A Zone property lies within the TRN Character Area presents a stark mismatch, in contrast to other area commercial properties. Commercial uses are extremely restricted in the TRN, as reflected in the sectional map amendment's use table, profoundly limiting the options for utilizing this land. Those few such uses that are allowed in the TRN are typically as an accessory or by Special Permit. In the other instances within the Gateway Arts District where parcels with commercial zoning are "islands," otherwise surrounded by the TRN character area, the parcels have an NC (Neighborhood Commercial) character area designation.

The NC character area permits a range of commercial uses. "Neighborhood commercial character areas overlay a large concentration of commercially zoned land on Hamilton Street and scattered properties already developed with commercial uses located throughout Hyattsville, Brentwood, and Mount Rainier. This development character provides limited retail services such as specialty or convenience grocery stores, dry cleaners, and similar services within walking distance of neighborhoods. It requires compatibility with adjacent residential neighborhoods for new development. This character area also allows for second story retail, office, art studio, or residential uses above first-floor commercial uses." (Page 15.)

The other NC Character Area, commercially-zoned property "islands" are:

Address	Zone	Current Use
5904-5910 40th Avenue, Hyattsville	C-S-C (Commercial Shopping Center)	cleaners, carry out, market
5900 40th Avenue	C-A (Ancillary Commercial)	child care
5812 40th Avenue, Hyattsville	C-S-C (Commercial Shopping Center)	beauty salon
4206-4216, Gallatin Street, Hyattsville	C-S-C (Commercial Shopping Center)	fraternal lodge, offices, dwelling
3737 Hamilton Street, Hyattsville	C-S-C (Commercial Shopping Center)	7-Eleven
3801-3811 Hamilton Street, Hyattsville	C-S-C (Commercial Shopping Center)	market, barber, laundromat
4409 37th Street, Brentwood	C-A (Ancillary Commercial)	market
4221 31st Street, Mount Rainier	C-A (Ancillary Commercial)	two-family dwelling
4301 30th Street, Mount Rainier	C-A (Ancillary Commercial)	single-family dwelling
3001 Upshur Street, Mount Rainier	C-A (Ancillary Commercial)	single-family dwelling
4002 29th Street, Mount Rainier	C-S-C (Commercial Shopping Center)	convenience store

Staff has examined archives of the sector plan; the mapping inconsistency is present in the preliminary plan and there is no mention of it, or the property, in the joint public hearing analysis of testimony. Therefore, staff has concluded that the inconsistency is a mapping error and a correction is warranted: the portion of the property known as 4204 37th Street, encompassing the north half of Lots 12, 13 and 14, Block 3, and a narrow strip on the southern port of Lots 27 and 28 in Brentwood, that is zoned C-A (Ancillary-Commercial) (Lot 14) has an NC (Neighborhood Commercial) character area designation.

2004 *Approved Sector Plan for the Prince George's County Gateway Arts District*
Administrative Correction to Character Areas Map
February 8, 2019

READ AND AGREED

Andree Green Checkley

Andree Green Checkley, Planning Director

2/19/19

Date

cc: Derick Berlage, Chief, Countywide Planning Division
James Cannistra, Chief, Information Management Division
Debra Borden, Principal Counsel, Legal Department
Michael Shean, Supervisor, Information Management Division
Daniel Hartmann, Administrative Manager, Office of the Planning Director
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