THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

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Upper Marlboro, Maryland 20772
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301-952-3972

May 9, 2019

MEMORANDUM

TO: Andree Green Checkley, Planning Director

VIA: Debra Borden, Principal Counsel
Kipling Reynolds, AICP, Chief, Community Planning Division KR

FROM: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long Range Planning Section, BSL
Community Planning Division
Adam Dodgshon, Planner Coordinator, Long Range Planning Section,
Community Planning Division AD

SUBJECT: **Administrative Correction of Zoning Map for Grid 214NE05, Planning Area 61, Tax Account 0005975**

The purpose of this memorandum is to request approval to correct an error in the County Zoning Map for Tax Account 0005975, a parcel on Harford Avenue in Beltsville.

While reviewing Zoning Map Amendment A-10050 for 4935 & 4937 Prince George's Avenue and Lot 5 on Harford Avenue (which has no street address) in Beltsville, staff identified an error in the 2010 *Approved Sectional Map Amendment for Subregion I* . The properties encompass Lots 21-23 on Prince George's Avenue and Lot 5 on Harford Avenue. Lots 21, 22, and 23 are zoned R-10 (Multi-Family High-Density Residential). Lot 5 is shown on the Zoning Map (see Attachment 1, property outlined in blue) as R-R (Rural Residential) and is currently vacant.

The 2010 *Approved Sectional Map Amendment for Subregion I* (2010 SMA) classified the property in the R-R Zone, carrying forward its zoning designation from the previous Zoning Map. However, Lot 5 was reclassified from R-R to C-S-C (Commercial Shopping Center) by the 1990 *Approved Subregion I Sectional Map Amendment* (CR-72-1990), Zoning Change B9-15 (see Attachment 2).

This zoning change was not carried forward into PG Atlas or other mapping after the 1990 *Approved Subregion I Sectional Map Amendment*, meaning that the 2010 SMA erred in retaining the lot in the R-R zone whereas all the other zoning changes in B9-15 were made on the zoning maps and carried forward in the 2010 plan.

Upon approval of this Administrative Correction, the Zoning Map will be revised to show the lot in the C-S-C Zone.

Attachment 1: Existing zoning map
Attachment 2: 1990 *Approved Sectional Map Amendment for Subregion I,* Zoning Change B9-15
Attachment 3: 2010 Approved Subregion 1 Master Plan Future Land Use Map

READ AND AGREED

Andree Green Checkley

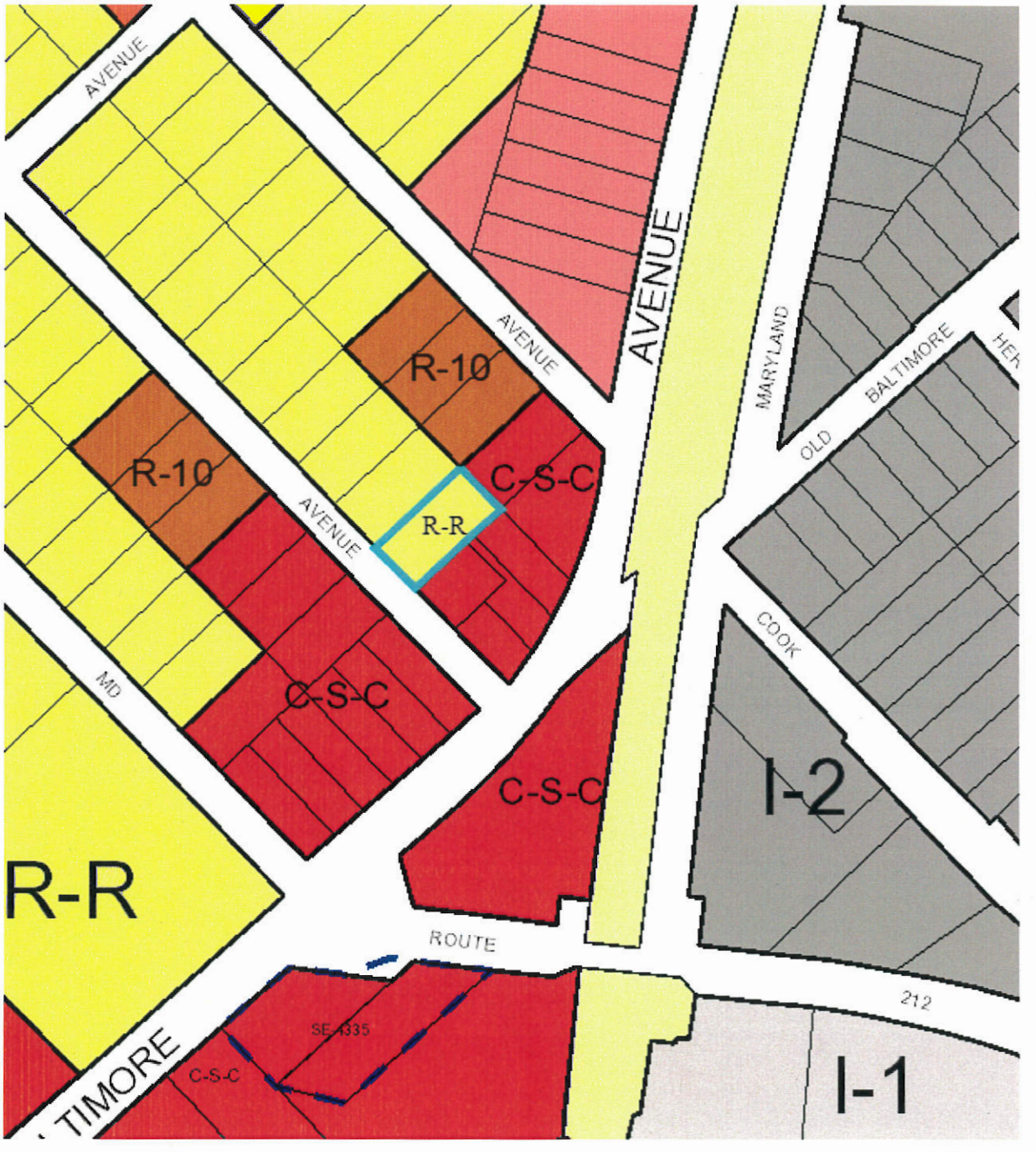
Andree Green Checkley, Planning Director

5/9/19

Date

cc: Division Chiefs
Planning Supervisors, Development Review Division
Planning Supervisors, Countywide Planning Division
Michael Shean, Supervisor, Information Management Division
Daniel Hartmann, Administrative Manager, Office of the Planning Director
Sean Adkins, GISP, GIS Specialist II, Community Planning Division
Community Planning Division Staff
Development Review Division Staff

Attachment 1: Zoning Map

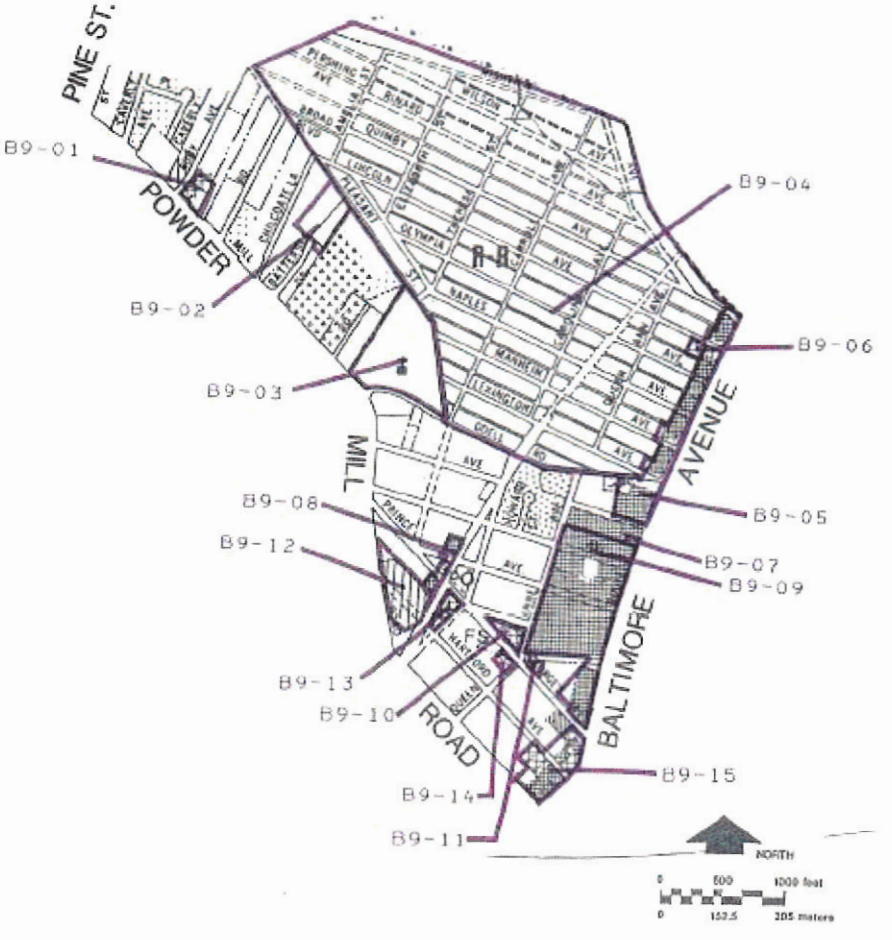


Attachment 2: 1990 Approved Sectional Map Amendment for Subregion I, Zoning Change B9-15 – 1990 Adopted Subregion I Sectional Map Amendment

BELTSVILLE COMMUNITY ANALYSIS AREA 9

PROPOSED ZONING CHANGES

B9-01: R-R & C-1 TO C-S-C
B9-02: R-R TO R-80
B9-03: R-R TO R-80
B9-04: R-R TO R-55
B9-05: R-R, C-1, C-2 & C-S-C TO C-M
B9-06: C-1 TO R-55
B9-07: R-R TO C-S-C
B9-08: C-1 & C-2 TO C-A
B9-09: R-R & C-2 TO C-M
B9-10: C-1 TO R-R
B9-11: C-O TO ~~(R-R)~~ R-55
B9-12: R-R & R-18 TO R-T
B9-13: C-1 TO C-O
B9-14: C-1 TO C-A
B9-15: R-R, C-1 & C-2 TO C-S-C



Attachment 3: Future Land Use Layer

