THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3972

August 15, 2023

MEMORANDUM

TO: Suzann King, Esq., Acting Planning Director

VIA: David Warner, Esq. Principal Counsel DC for DW
Tony Felts, AICP, Chief, Community Planning Division TF

FROM: Scott Rowe, AICP, CNU-A, Planner IV, Community Planning Division BSR

SUBJECT: **Administrative Correction No. 2023-06: Administrative Correction to the 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment***

The purpose of this memorandum is to request approval to make administrative technical corrections to the 2016 Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment (TDDP)

On July 19, 2016, the County Council adopted CR-56-2016, approving the TDDP. This resolution states that "the Planning Board staff is further authorized to make appropriate textual, graphical, and map revisions to correct identified errors, [and] to reflect updated information and revisions..." While reviewing Detailed Site Plan 01002-04 for Library Apartments, staff discovered errors in the Transit District Overlay Zone Height Standards.

Background

Map 34, Maximum Building Heights, on page 237 of the Transit District Standards identifies areas of the Transit District where buildings may be constructed to a maximum height of four (4) stories, including an area west of Adelphi Road and north of Toledo Road. On page 238, under the heading "Maximum Building Height: 4 Stories", the standards state that this height limit applies to "portions of, or entire, buildings up to 500 feet west of Adelphi Road." On page 239, under the heading Maximum Building Height: 10 Stories, the standards state that the 10-story height limit applies to "All buildings east of America Boulevard, south of Toledo Road. However, on page 240, the second Transit District Standard for Stepbacks and Transitions states "All buildings or portions of buildings, within 500 feet of the western boundary of the Adelphi Road right-of-way shall be a maximum of four stories."

Issues

Map 34 and the provisions cited on pages 238-239 accurately reflect the intent of the approved TDDP to limit height to four stories for those areas west of Adelphi Road and north of Toledo Road, and to ten stories for specified areas south of Toledo Road. The purpose of these standards were to implement Strategy HD 2.2 of the TDDP, which states "Create transition zones, limiting the heights of buildings or portions of buildings, near Adelphi Road and Oliver Street." The Stepback and Transition standard, as published, can be mis-interpreted to apply throughout the Transit District, when it was intended to only apply to those properties north of Toledo Road, as depicted in Map 34.

This inconsistency is the result of an error in the post-approval publication process. Revision 44 of CR-56-2016 amended the adopted TDDP to expand the ten-story height area to all "buildings east of America Boulevard south of Toledo Road." While the height standards on pages 238-239 were updated in the final publication to reflect Revision 44, the Stepback and Transition Standard pertaining to the Adelphi Road height buffer was not updated to reflect this .

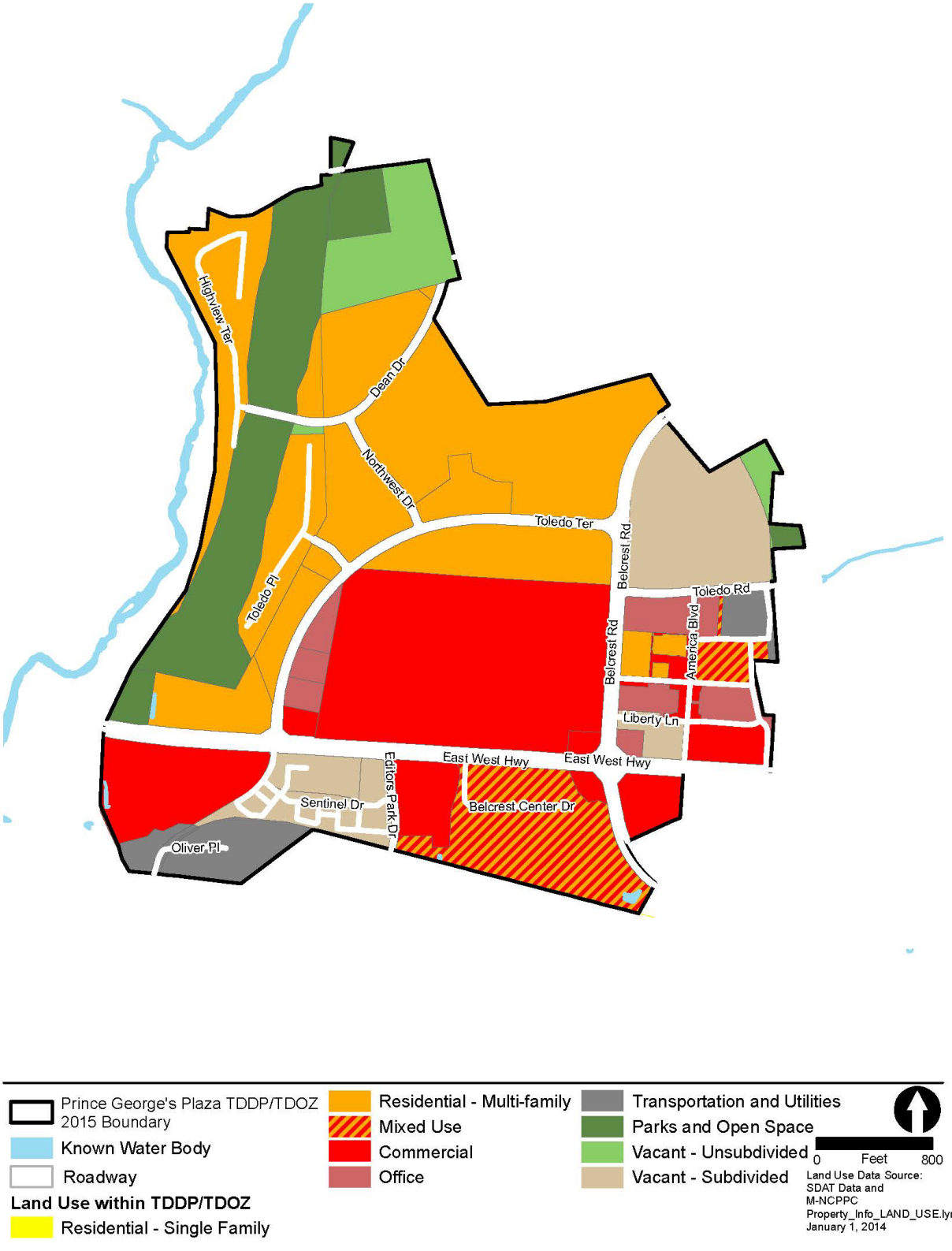
While evaluating this issue, staff also discovered that incorrect versions of the following maps were inserted in the approved plan document during its publication.

Map	Title	Page
5	Existing Land Use	31
31	Zoning Change 12: R-18 to R-20	185
33	Existing A and B Streets	204
34	Maximum Building Heights	237

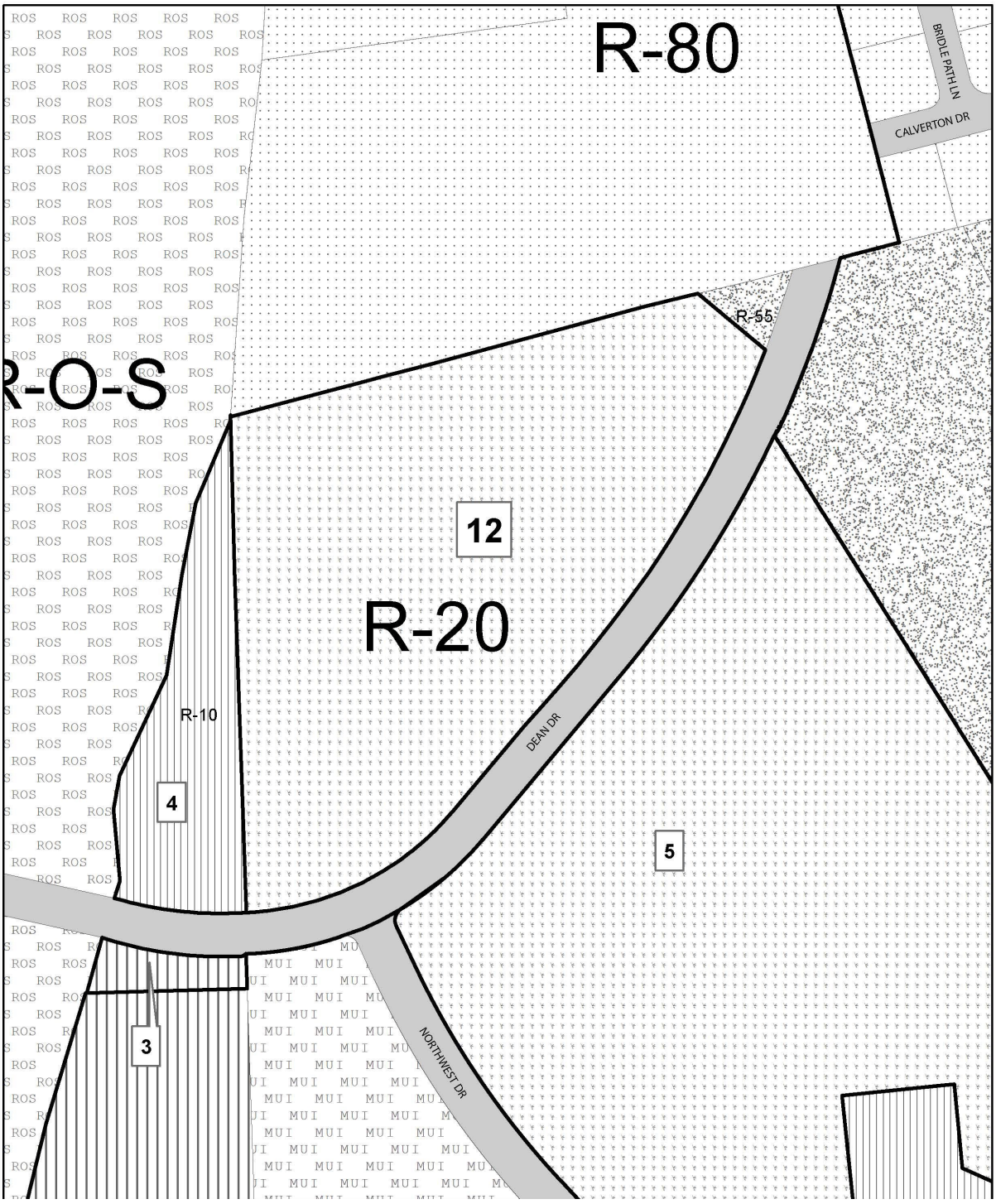
Accurate versions of Maps 31, 33, and 34 created in 2017 were located in the Department's project archive. Map 5 was revised to correct an error in the Existing Land Use designation of property owned by the Washington Metropolitan Area Transit Authority, which was identified in the plan document as "Residential-Multifamily" but contained a mix of residential, commercial, and institutional uses, in addition to the Metro station, in 2015 when the TDDP was initiated.

The corrected maps are as follows:

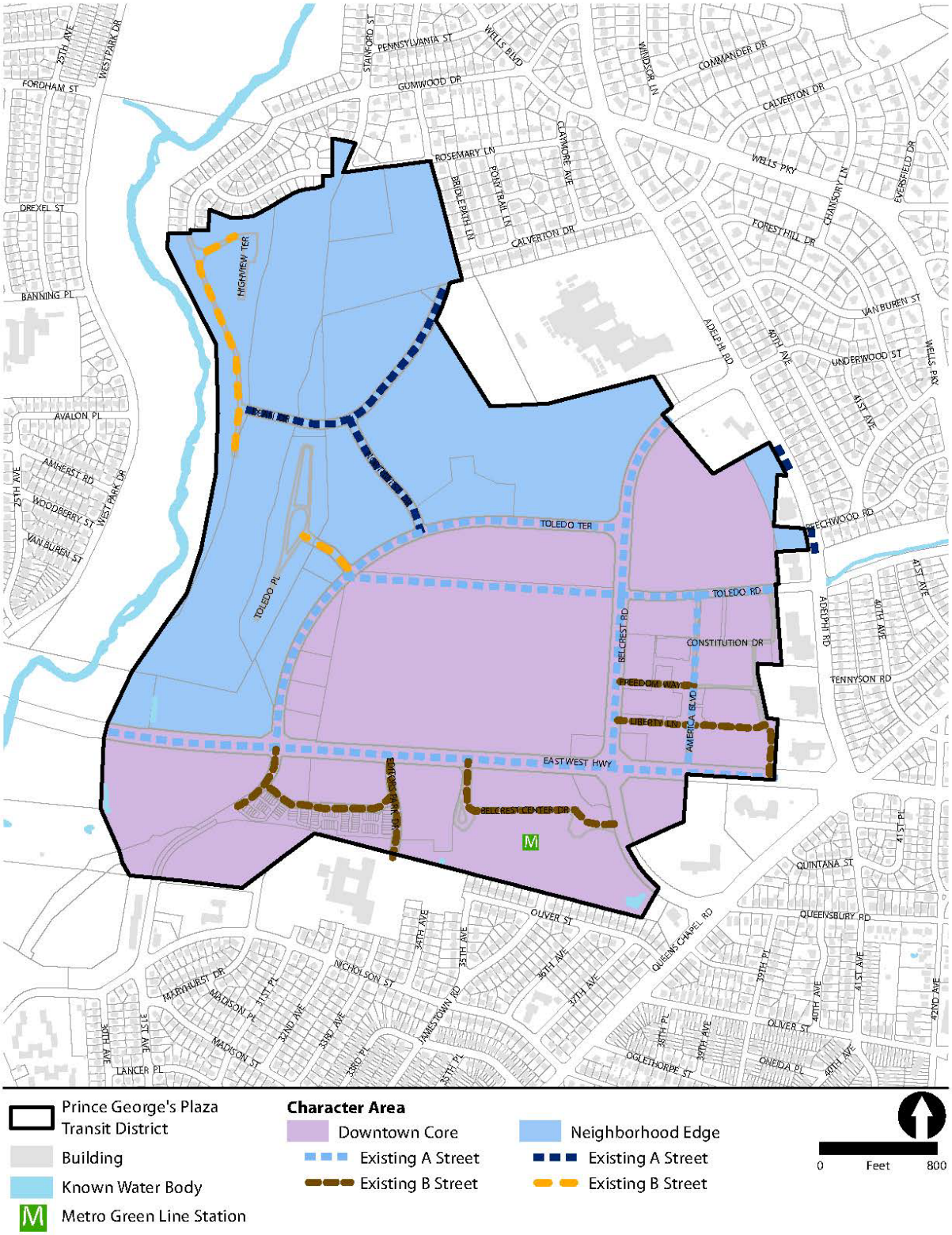
Map 5: Existing Land Use



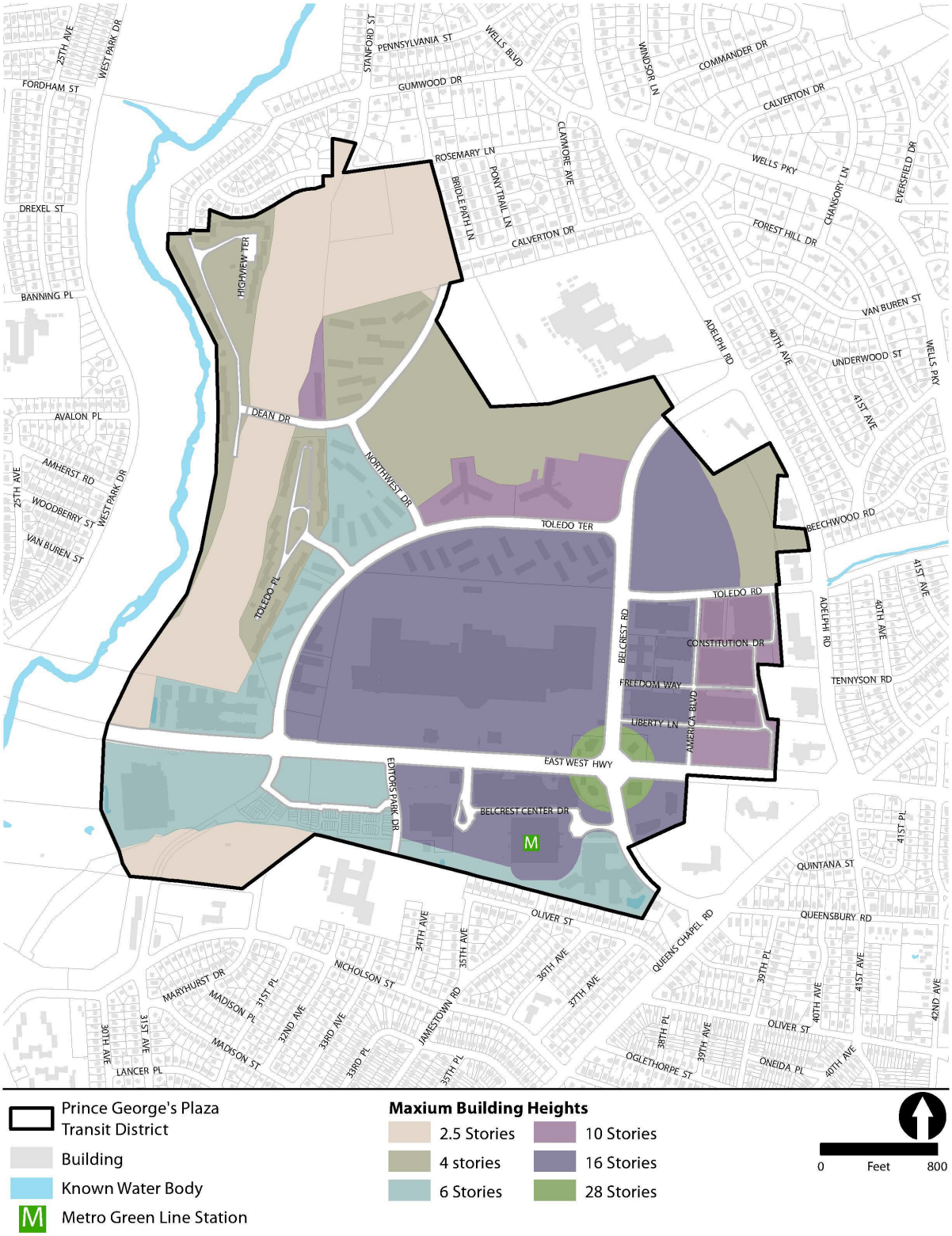
Map 31: Zoning Change 12: R-18 to R-20



Map 33: Existing A and B Streets



Map 34: Maximum Building Heights



Corrections

1. Revise the second Stepback and Transition Standard in the TDOZ to state:

   > All buildings or portions of buildings, within 500 feet of the western boundary of the Adelphi Road right-of-way north of Toledo Road shall be a maximum of four stories.

2. Revise the four-story height area along Adelphi Road (Map 34 and Page 238) to reflect a 500 foot buffer from the western side of the Adelphi Road right-of-way, between the northern boundary of the Transit District and Toledo Road:

   Maximum Building Height: 4 Stories:

   - All main buildings in the R-18 and R-20 zones.
   - Portions of, or entire, buildings up to 500 feet west of Adelphi Road north of Toledo Road.

3. Replace Maps 5, 31, 33, and 34 with the correct versions.

Upon approval of this Administrative Correction, the online version of the TDDP will be updated to reflect these corrections and copies of the attached errata sheet will be distributed with hard copies of the TDDP at the Information Services Counter.

READ AND AGREED

Suzann King

Suzann King, Acting Planning Director

08/18/2023

Date

cc: Division Chiefs
Supervisors
Daniel Hartmann, Administrative Manager, Publications, Graphics, and Web Section, Management Services Division

ERRATA

2016 APPROVED PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

July 19, 2016

CR-56-2016 authorizes the staff of the Planning Department to "make appropriate textual and graphical revisions to the Transit District Development Plan and Transit District Overlay Zoning Map Amendment to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution."

Page 240

STEPBACKS AND TRANSITIONS

Standards

All buildings or portions of buildings, within 500 feet of the western boundary of the Adelphi Road right-of-way north of Toledo Road shall be a maximum of four stories.

Page 238



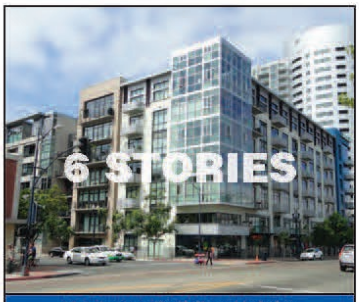
Maximum Building Height: 2.5 Stories

- All main buildings in the R-O-S, O-S, R-80 and R-55 zones.



Maximum Building Height: 4 Stories

- All main buildings in the R-18 and R-20 zones.
- Portions of, or entire, buildings up to 500 feet west of Adelphi Road north of Toledo Road.



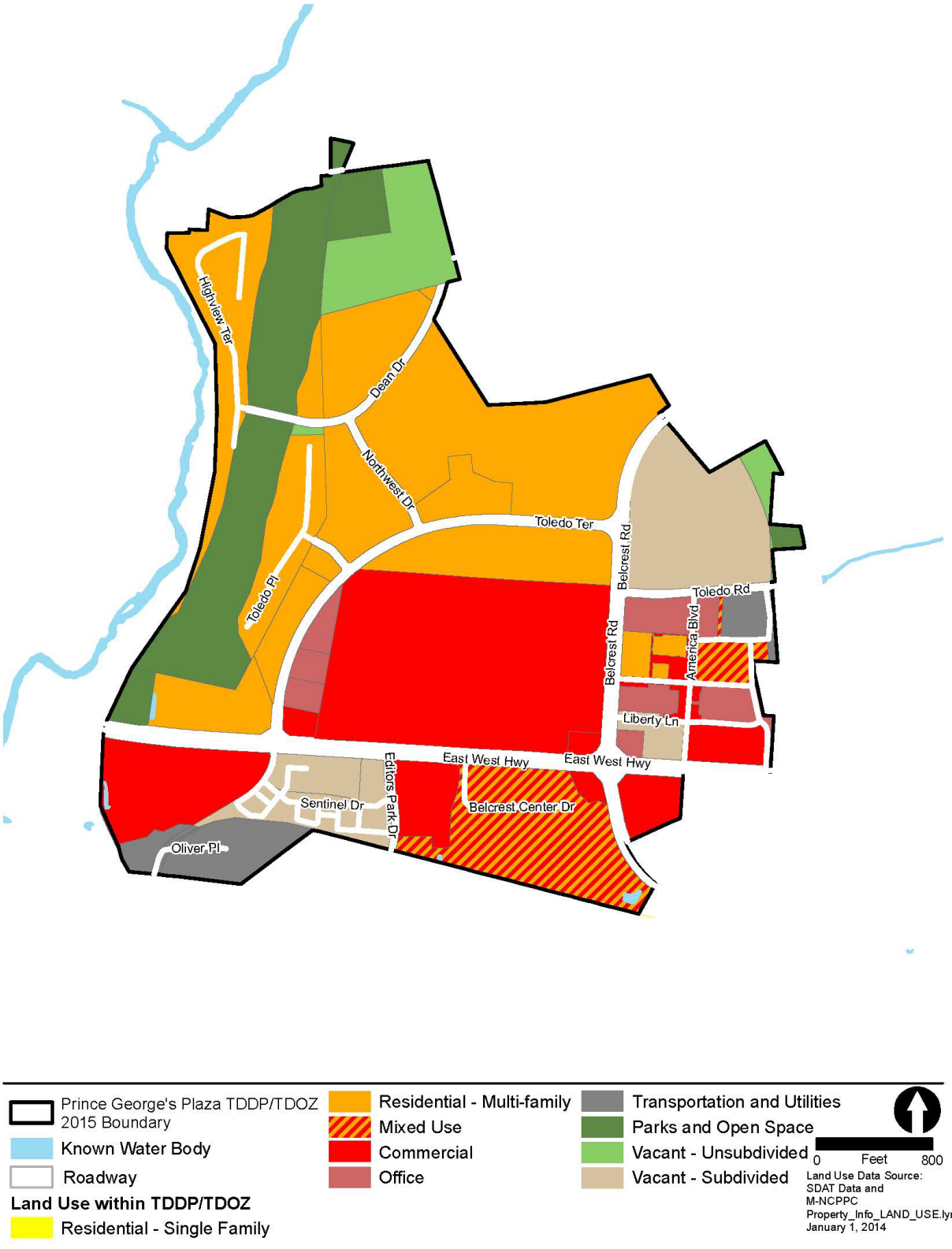
Maximum Building Height: 6 Stories

- All buildings south of MD 410 (East West Highway) and west of Editors Park Drive.
- All buildings zoned M-U-I and M-X-T west of Northwest Drive and west of Toledo Terrace.
- All buildings that front on Toledo Terrace south of Toledo Road Extended.
- Portions of, or entire, buildings within 250 feet of the Oliver Street right-of-way.
- All buildings west of Belcrest Road south of the entrance to the Prince George's Plaza Metro Station.

ERRATA

2016 APPROVED PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

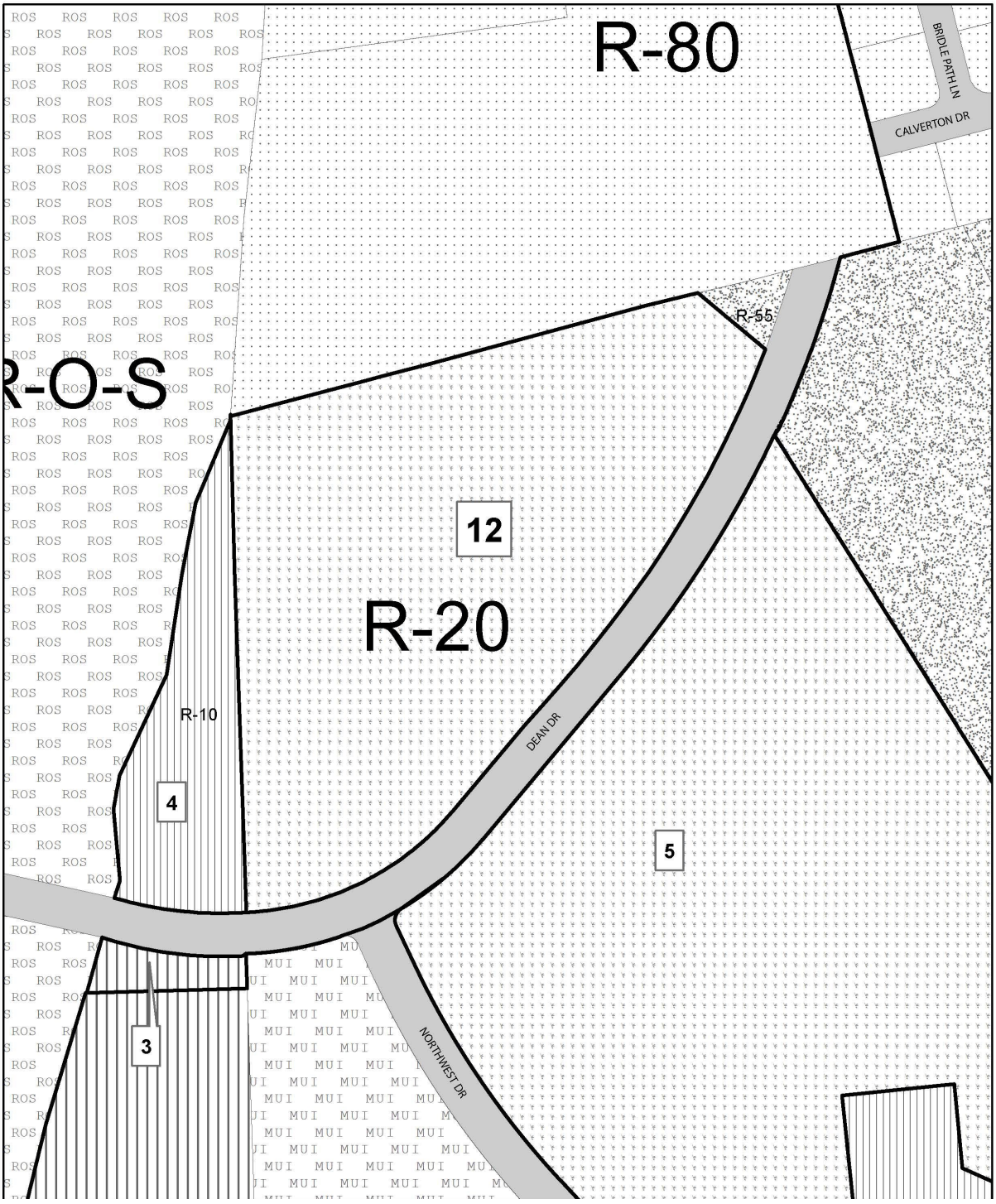
Map 5: Existing Land Use



ERRATA

2016 APPROVED PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

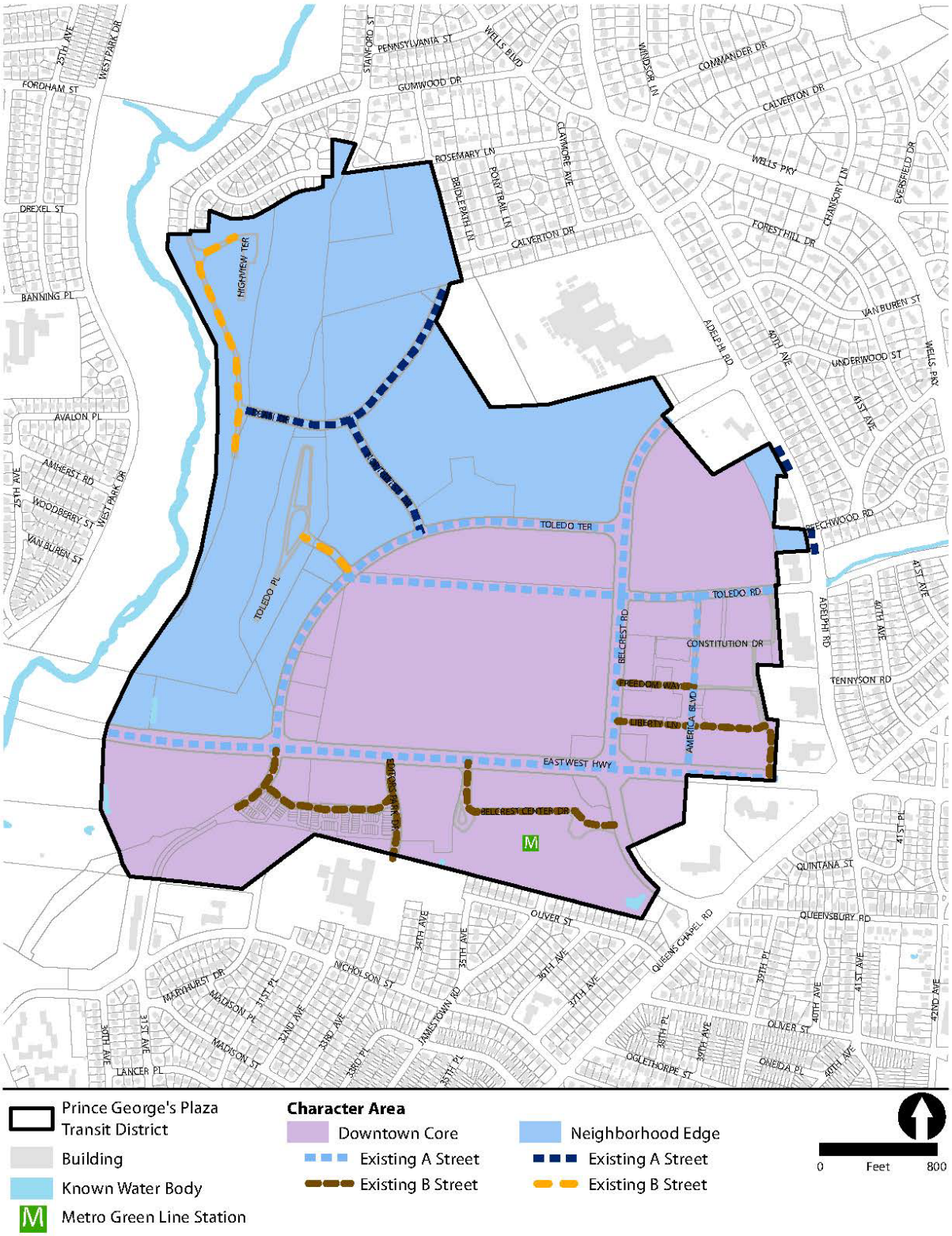
Map 31: Zoning Change 12: R-18 to R-20



ERRATA

2016 APPROVED PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

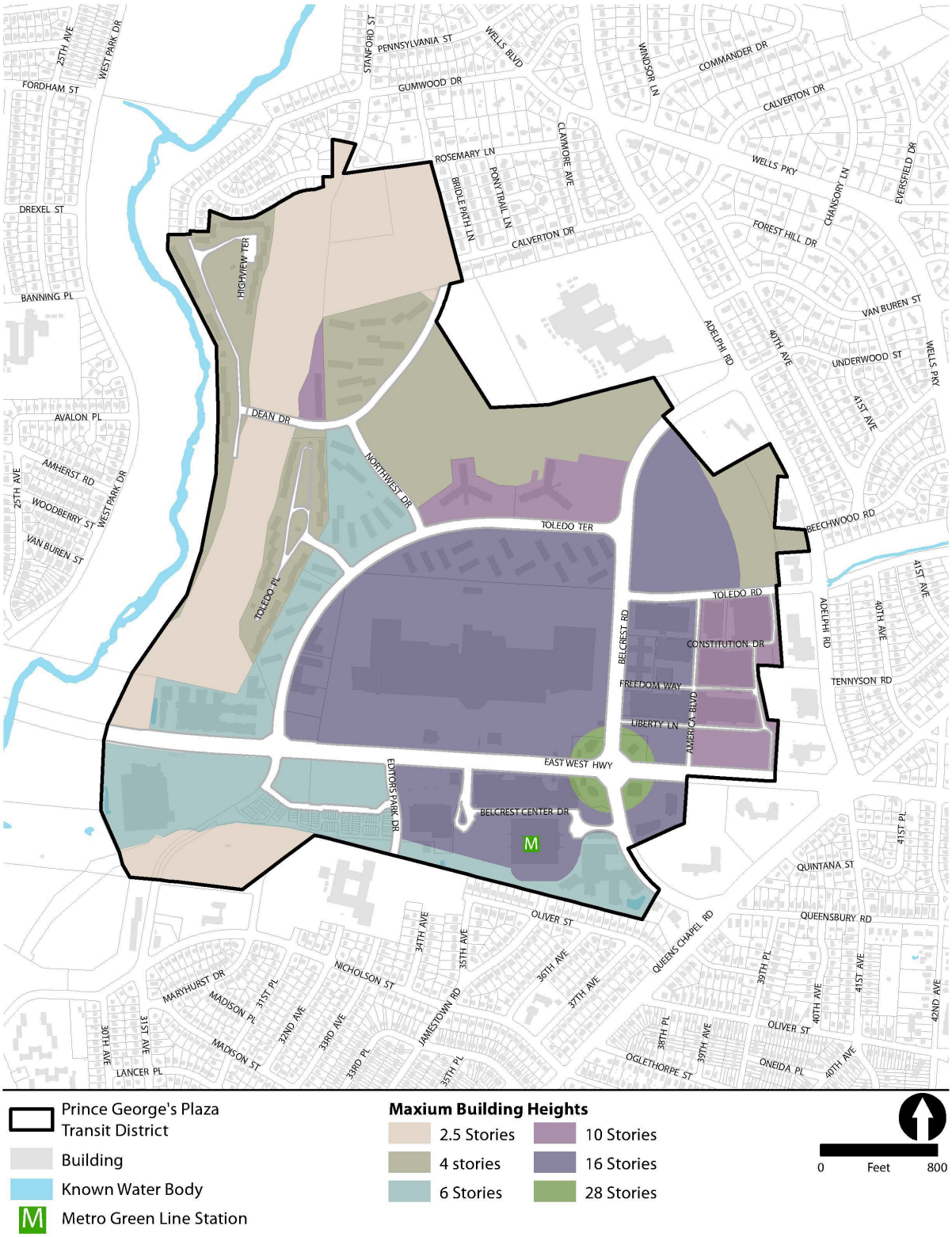
Map 33: Existing A and B Streets



ERRATA

2016 APPROVED PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

Map 34: Maximum Building Heights



AC 23 06 PGP 4 Story Height v2 bsr 08 15 03

Final Audit Report 2023-08-18

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