

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Resolution No. CR-99-2017
Proposed by Council Member Turner
Introduced by Council Members Turner, Davis and Harrison
Co-Sponsors _____
Date of Introduction November 14, 2017

RESOLUTION

1 A RESOLUTION concerning

2 Minor Amendment—Initiation—2006 East Glenn Dale Area Sector Plan and Sectional Map
3 Amendment

4 For the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-
5 Washington Regional District situated in Prince George’s County, Maryland, a minor
6 amendment to the 2006 *East Glenn Dale Area Sector Plan and Sectional Map* Amendment—in
7 particular, to repeal certain obsolete land use and policies for the physical development of a
8 portion of the comprehensive plan area known as ‘The Area Between Prospect Hill Road and
9 Daisy Lane’.

10 WHEREAS, pursuant to its authority set forth in the Regional District Act within the
11 Land Use Article, Annotated Code of Maryland, the County Council of Prince George’s County,
12 sitting as the District Council for that portion of the Maryland-Washington Regional District in
13 Prince George’s County (“District Council”), approved the 2006 *East Glenn Dale Area Sector*
14 *Plan and Sectional Map Amendment* via adoption of CR-23-2006 on March 28, 2006; and

15 WHEREAS, in accordance with the procedures set forth in the Zoning Ordinance of
16 Prince George’s County, Maryland, the District Council also approved certain recommendations
17 on future land uses and development for the area between Prospect Hill Road and Daisy Lane,
18 the Glenn Dale Commons, and the area between MD 564 and the railroad tracks; and

19 WHEREAS, for the focus area identified in the sector plan as “The Area Between
20 Prospect Hill Road and Daisy Lane,” the District Council also approved certain site-specific
21 development policies calling for a planned active adult community with luxury residential units

1 to be located on portions of the golf course and on portions of the adjacent Kyle and Scheig
2 properties; and

3 WHEREAS, since the time of the 2006 sector plan approval, the development of an
4 active adult residential community is no longer feasible as set forth in the sector plan vision for
5 the Area Between Prospect Hill Road and Daisy Lane; and

6 WHEREAS, Section 27-642 of the Zoning Ordinance provides a process by which the
7 District Council may initiate a minor amendment to approved area master plans, subject to
8 certain requirements; and

9 WHEREAS, it is the finding of the District Council that there is a need to amend the
10 development policies within the 2006 *East Glenn Dale Area Sector Plan and Sectional Map*
11 *Amendment* to revise the development vision for The Area Between Prospect Hill Road and
12 Daisy Lane focus area to eliminate the obsolete development and land use vision for an active
13 adult residential development of land in this area; and

14 WHEREAS, it is the further finding of the District Council that the proposed minor
15 amendments fall well within the parameters authorized by the provisions of Section 27-642, as
16 the amendments proposed herein: (1) advance the goals of an approved development district
17 plan; (2) involve no more than 50% of the underlying plan area, but are not limited to a single
18 property or property owner; and (3) do not constitute amendments which would require major
19 transportation analysis and/or modeling, revised water and sewer classifications, or any
20 Adequate Public Facilities analysis.

21 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
22 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
23 Regional District in Prince George’s County, Maryland, that, in accordance with Section 27-642
24 of the Zoning Ordinance, the Planning Board is hereby directed to initiate a minor amendment to
25 the 2006 *East Glenn Dale Area Sector Plan and Sectional Map Amendment*, as follows:

26 **MINOR AMENDMENT NUMBER ONE:**

27 Amend “Chapter II—Development Pattern Element—Focus Areas” on pp. 16–18 to
28 amend, repeal and/or refine the land use development policy for a portion of the plan area known
29 as “The Area Between Prospect Hill Road and Daisy Lane,” within the 2006 *Glenn Dale Area*
30 *Sector Plan and Sectional Map Amendment*:

[Development plans for single-family detached residential homes on the golf course property were filed in 2003 and 2004. On July 25, 2005, the District Council remanded DSP-04023 for the golf course property to the Planning Board for the following reasons:]

["A. The detailed site plan must be substantially revised. The staff report and Planning Board resolution both indicate, in the numerous conditions imposed on the applicant, that it must address many environmental and design issues. The revised site plan must comply with conditions proposed by staff and imposed by Planning Board.]

["B. The residential subdivision proposed in this case must be reviewed as part of the East Glenn Dale Sector Plan and Sectional Map Amendment. The sector plan/SMA proceeding is currently under way, the public hearing has been held, the sector plan proposes special treatment for properties affecting and affected by the subject property, and this case should not be approved separately, without regard to the research for and recommendations from the East Glenn Dale comprehensive master plan and rezoning process."]

[Development of a planned active adult community with luxury residential units may be located on portions of the golf course and on portions of the adjacent Kyle and Scheig properties in order to retain the existing 18-hole golf course.]

1. [The residential portion of the project shall be located solely Within the "development pods" of the project—areas zoned R-18C, primarily located on the Kyle property; and] the interior of the Scheig property and adjacent golf course.]
2. [The majority of residential units within the "development pods" shall be located within the Scheig/golf course pod, with a lesser concentration of units located on the Kyle property.]
3. [Residential development shall be limited to a maximum of 390 dwelling units, all of which shall be "for sale," and none of which shall be rental units, for the project consisting of the Glenn Dale Golf Course, Kyle and Scheig properties. If additional, adjacent properties are included in the overall project, a maximum of 2.5 additional units per acre of additional development would be permitted (based on the amount of acreage added by the adjacent property), but solely within the "development pods."]
4. [The residential development may include a mix of housing

types: (1) single-family attached, (2) townhouse, (3) duplex, (4) quadplex, or (5) multifamily condominiums, pursuant to the regulations of the R-18C Zone. In addition to the golf course, the active adult development should include amenities for the residents, including a multipurpose clubhouse and other recreational opportunities for the community where residents may recreate, relax, and meet with or entertain others. The active adult community may also include an additional facility for residents in an assisted living complex. The units of any such additional facility shall be included in, and shall not be in addition to, the 390-unit maximum permitted. No residential or other structure shall be more than four stories in height.]

- 5. [Pursuant to federal regulations, at least 80 percent of the dwelling units in the planned active adult community must be occupied by at least one person at least 55 years of age. Covenants setting forth the minimum age of the residents and the minimum occupancy percentage of such residents shall be submitted with the application and shall be filed in the land records at the time the subdivision plat is recorded. No change in the minimum age shall be permitted, unless both the covenants and the site plan have been amended.[=]
- 6. [At the time of subdivision plan and plat approvals, protective covenants or no less binding conservation easements shall be recorded on the golf course portion of the development project to retain the open space character of the property in perpetuity (and in any event, for no less than 30 years from the date of recordation), while allowing the golf course owner/operator to improve and/or expand the golf course and banquet facilities on the property.]

The development concept based on R-R Zone densities may include a mix of high quality, single-family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public.

MINOR AMENDMENT NUMBER TWO:

Revise the strategies for development within “Chapter II—Development Pattern Element—Focus Areas” on page 18 to implement the new land use and development vision.

BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the County Zoning Ordinance, the County Council of Prince George’s County, Maryland, sitting as the District

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1 Council, and the Prince George’s County Planning Board of the Maryland-National Capital Park
2 and Planning Commission shall conduct a joint public hearing to receive testimony and public
3 comments concerning the foregoing proposed minor amendment to the 2006 *East Glenn Dale*
4 *Sector Plan and Sectional Map Amendment*, and said joint public hearing will be held on
5 Tuesday, February 6, 2018, in accordance with prescriptions of the local zoning laws.

6 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of
7 this Resolution to the Prince George’s County Planning Board of the Maryland-National Capital
8 Park and Planning Commission in accordance with the procedural requirements of Section 27-
9 642 of the County Zoning Ordinance.

Adopted this 14th day of November, 2017.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council