

M-NCPPC

Subregion 5 Master Plan and Sectional Map Amendment JOINT PUBLIC HEARING on April 11, 2013

Analysis of Testimony

Prince George's County Planning Department, Community Planning Division

6/28/2013

This document represents the planning staff response to testimony on the Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment that was obtained orally at the April 11, 2013 Joint Public Hearing and in writing until close of the record on April 26, 2013. It is the basis for the work session on the Subregion 5 Master Plan and SMA to be held with the Planning Board and staff on June 13, 2013.

Item #	Speaker#	Exhibit #	Name	Testimony - Brandywine	Master Plan Land Use Recommendation/ SMA Proposal
25	39	373	Home (ERCO)	<p>284 acres split between Rural and Developing Tiers and zoned R-A and R-E. This property is comprised of 207 acres located in the Rural Tier and 77 acres located in the Developing Tier. The application is proposing that the entire 284 acres be rezoned to R-E.</p> <ul style="list-style-type: none"> • Requests re-designation of land in Rural Tier to Developing Tier. • Requests rezoning of land from R-A to R-E. • Requests re-designation of land use for property in a Residential Low -- Transition Area • Opposes rezoning of land in Rural Tier from R-A to O-S. 	Rural and Residential Low -- Transition Area/O-S, R-A and R-E
<p>Staff Analysis: Staff believe that the Developing Tier portion of the site should be developed in a lower density residential because that is more consistent with the existing and planned community surrounding the site. The Conservation Subdivision technique is mandatory in the Rural Tier. With lower densities, more land remains undisturbed. Land use policies and strategies for the Rural Tier in this master plan (guided by the General Plan) are aimed at achieving the preservation of natural undisturbed areas. In Subregion 5, approximately 4,800 remaining acres need to be preserved to reach this preservation goal. Staff does not support removing this land from the Rural Tier. The General Plan update seeks to reinforce the importance of preserving the Rural Tier and directing growth to the Developing and Developed Tiers with infrastructure improvements that are available to support new development. Staff recommends no zoning change to the 77 acres located in the Developing Tier. Due to the large number of platted lots in this portion of the Rural Tier that would not be buildable because they could not meet the minimum lot size requirements of the O-S Zone and the fact that this part of the Rural Tier did not become part of the approved Priority Preservation Area. Staff recommend retaining the R-A Zone for this property. This is consistent with a modification of the larger rezoning proposal in the Rural Tier.</p> <p>2009 Staff recommendation: <i>Rezone the Rural Tier portion from R-A to O-S, and retain the existing zoning for the Developing Tier portion</i></p> <p>2009 Planning Board action: <i>Retain existing zoning and tier designations</i></p> <p>2013 Staff recommendation: <i>Retain the R-A zoning for property in the Rural Tier and retain all other zoning and tier designations for the remaining property</i></p> <p>2013 Planning Board action: <i>Retain the R-A zoning for property in the Rural Tier and retain all other zoning and tier designations for the remaining property</i></p>					