

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
26	NA	352	Sluplej	<p>175 acres of land in the Rural Tier, formerly the Robin Dale Golf Course</p> <p>Testimony requests the following:</p> <ol style="list-style-type: none"> 1) Remove property from the Rural Tier and place in the Developing Tier 2) Delete plan recommendation that property be in the Priority Preservation Area 3) Exclude from SMA proposal to change zoning from the R-A to O-S Zone and rezone the property from the R-A to the R-R Zone 4) Amend the plan to recommend a "Planned Retirement Community" on the site or development under a "Public Benefit Conservation Subdivision," while also recognizing the potential for sand and gravel mining prior to development. 	Rural/O-S
<p>Staff Analysis: This property is located in the Rural Tier but outside of the approved Priority Preservation Area (PPA). The master plan promotes preservation of the Rural Tier in order to protect large amounts of land for woodland, wildlife, recreation and agricultural pursuits, and preservation of rural character and vistas that now exist. The General Plan update seeks to reinforce this goal. This property was established as a golf course and closed several years ago. The current zoning allows residential development on two-acre lots, which could potentially yield about 87 units. In the proposed R-R Zone, this would increase to 350 dwelling units. As of 2012, there are currently over 16,000 units in the approved development pipeline, of which 89 percent is for single-family detached housing, and 85 percent is in the Developing Tier. The current zoning provides residential development opportunities, regardless of policy tier, which should not be intensified.</p> <p>In 2009, there were no other circumstances that distinguished this property from other similarly situated Rural Tier properties. Land in the Rural Tier is distinguished from land in the Developing Tier in that it is precluded from access to public water and sewer (Category 6.) Since 2009, the property owner successfully changed the water and sewer categories for this property to W-4 and S-4. Also, the approved PPA does not include the subject property. If these actions are deemed sufficient to justify removing the site from the Rural Tier, retaining the R-A zoning is encouraged. Upzoning this site, as requested, from R-A to R-R is not appropriate at this location in terms of surrounding zoning, land use or the overall compatibility with the development character of the area. If this property is recommended to be removed from the Rural Tier it should be classified as a Residential Low-Transition Area on the Future Land Use map to encourage use of the Conservation Subdivision technique to preserve open space.</p> <p>2009 Staff recommendation: <i>Rezone from R-A to O-S</i> 2009 Planning Board action: <i>Retain zoning and tier designations</i> 2013 Staff recommendation: <i>Rezone from R-A to O-S and retain Rural Tier designation</i> 2013 Planning Board action: <i>Rezone from R-A to O-S and retain Rural Tier designation</i></p>					