

March 23, 2020

The Honorable Todd Turner, Chair  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Prince George's County **Countywide** Map Amendment

Dear Chairman Turner:

On March 10, 2020, The Greenbelt City Council received a briefing from City planning staff on the Countywide Sectional Map Amendment (CMA). The Council understands that the CMA is necessary to apply the new zoning categories contained in the new Zoning Ordinance that was approved by the County Council in October 2018, and that the intent of the CMA is to place property in the new zone that is closest in uses and purposes to the current zone.

Before commenting on the base zones proposed in the CMA, the City wants to reiterate its support for a Greenbelt Neighborhood Conservation Overlay (NCO) Zone for the areas of Greenbelt that are currently zoned Residential Planned Community (R-P-C). The City has not had an opportunity to review the recently released Draft Greenbelt Neighborhood Overlay Zone Neighborhood Study, but looks forward to working with your planning staff and stakeholders over the next couple of months on finalizing the Study and the NCO Zone Standards soon to be released. As you are aware the NCO Zone is essential to protecting and preserving the special development characteristics of Historic Greenbelt, a National Historic Landmark.

For the majority of properties in the City, the CMA represents the intended one to one zone conversion, however the City has identified a number of properties where the City believes the wrong zone is being applied in the CMA. Specifically as it relates to the City's Forest Preserves, school properties, Roosevelt Center and Greenbelt Station South Core. The following is a list of revisions that the City respectfully requests that the District Council and the Prince George's Planning Board approve with respect to properties within Greenbelt:

1. Approve a Greenbelt Neighborhood Conservation Overlay Zone for properties currently located in the Residential Planned Community (R-P-C) Zone.
2. Apply the Commercial Neighborhood (CN) Zone to Roosevelt Center. The proposed Commercial General and Office (CGO) Zone is not appropriate for Roosevelt Center. Roosevelt Center is representative of the form, scale and uses of development that is referenced in the purpose of the CN Zone, “ 1) To provide lands for a range of small scale, low intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods, and 2) To ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood scale, traditional main street character, and that do not attract significant traffic from outside surrounding neighborhoods.”
3. Apply the Residential Single-Family Attached (RSF-A) Zone to the townhouse section of Greenbelt Station South Core, Residential Multifamily – 20 (RMF-20) Zone to the apartment section (Verde Apartments) of Greenbelt Station South Core and Agricultural and Preservation (AG) Zone to parkland as shown on the approved Preliminary Plan for the development. These zones are consistent with the development patterns/characteristics of the South Core of Greenbelt Station, where the proposed Residential Multifamily (RMF-48) Zone is not.
4. In consultation with Berwyn Heights, City of Greenbelt and property owners, apply a more appropriate zone to the properties located on the north side of Branchville Road. The City does not believe the RMF-48 Zone represents the type of development envisioned for this area, and is not the appropriate Zone to replace the existing M-X-T/DDOZ Zoning.
5. Apply the Agricultural and Preservation (AG) Zone to all developed Board of Education owned properties within the City of Greenbelt. Currently in the City school properties have various zones including Mixed Use Infill (M-U-I), One-Single Family Detached Residential (R-55) and Rural Residential (R-R). The City believes developed school sites should be zoned consistently, and that the AG Zone is most appropriate.
6. Apply the Reserved Open Space (ROS) Zone to all properties designated as a Forest Preserve per the Greenbelt City Code (See attached map). The Greenbelt Forest Preserve was established in 2003 and consists of nearly 200 wooded acres owned by the City of Greenbelt. These areas are protected areas that are different from a park, play area or other green areas. Given the significance, purpose and function of these spaces, the ROS Zone is the most appropriate Zone for these properties.
7. Apply the Agricultural and Preservation (AG) Zone to the 1.17 acre City park parcel located off Hanover Parkway adjacent to Schrom Hills Park (See attached

map). This parcel is part of Schrom Hills Park and should be zoned consistently with the other parcels that comprise this park.

Thank you for the opportunity to review and comment. The City looks forward to working with you and your staff on the Greenbelt Neighborhood Conservation Overlay Zone. Please direct any questions to Terri Hruby, Director of Planning and Community Development, (301)345-5417 or [thruby@greenbeltmd.gov](mailto:thruby@greenbeltmd.gov).

Sincerely,

Colin A. Byrd  
Mayor

Attachment

cc. Elizabeth M. Hewlett, Chair Prince George's County Planning Board  
Chad Williams, M-NCPP  
City Council  
Nicole Ard, City Manager