

July 24, 2015

MEMORANDUM

TO: Elizabeth M. Hewlett, Chairman of the Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: Taslima Alam, Senior Planner, Zoning Section, Development Review Division

SUBJECT: Correction to Staff Report SP-150003, 7-Eleven (Riverdale Park)

The zoning staff had prepared a technical staff report for the above mentioned case dated July 15, 2015. This technical staff report was written based upon the original referral memorandum from the Community Planning Division dated June 29, 2015. Subsequent to the release of the technical staff report, an amended referral memorandum was submitted to the staff dated July 23, 2015 by the Community Planning Division bases upon the applicant's revised site plan dated July 1, 2015. As a result, the zoning staff added some new information and made corrections to part "C" of the technical staff report entitled "Master Plan Recommendation." The plain text below is from the technical staff report. The **bold and underlined text** below is the new and corrected information per the amended referral memorandum.

C. Master Plan Recommendation:

This subject property is located in the Existing Communities policy area of the Prince George's County Growth Policy Map of the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The vision for established communities is to have context-sensitive infill and low- to medium-density development.

This site is located within a designated Employment Area growth policy area. Plan 2035 describes Employment Areas as areas commanding the highest concentrations of economic activity in targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

In addition, the Plan 2035 Strategic Investment Program places this site in a designated priority investment area --the Innovation Corridor. Plan 2035 describes the Innovation Corridor as areas that have the highest concentrations of economic activity in the county's four targeted industry clusters and the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. The Innovation Corridor is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to

one another and on existing and planned transportation investment, such as the Purple Line.

This property is located in the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*. This application does not require to be in conformance with the applicable General or Master Plan.