

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Resolution No. CR-131-2013
Proposed by The Chair (by request – Planning Board)
Introduced by Council Members Franklin, Patterson and Davis
Co-Sponsors _____
Date of Introduction October 15, 2013

RESOLUTION

1 A RESOLUTION concerning

2 The Public Facilities Element of the Preliminary Eastover / Forest Heights / Glassmanor Sector
3 Plan and Proposed Sectional Map Amendment

4 For the purpose of identifying inconsistencies between the public facilities proposed in the
5 Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and Proposed Sectional Map
6 Amendment and existing or proposed State or County facilities, and approving the inclusion of
7 any highway or transportation line proposals prior to the adoption of the sector plan by the Prince
8 George's County Planning Board of The Maryland-National Capital Park and Planning
9 Commission.

10 WHEREAS, Section 27-645(b)(1) of the Zoning Ordinance for Prince George's County,
11 Maryland, being also Subtitle 27 of the Prince George's County Code, requires the Prince
12 George's County Planning Board to submit its proposal for public facilities in the preliminary
13 sector plan to the County Executive and the District Council for identification of any
14 inconsistencies between the public facilities recommendations and existing or proposed State or
15 County public facilities, including roads; and, in the event of any inconsistencies, the District
16 Council shall direct the Planning Board on how the inconsistencies shall be eliminated or
17 accommodated within the plan; and

18 WHEREAS, Section 27-645 also requires the Planning Board to submit its proposals for
19 public facilities in the preliminary plan to the District Council and the County Executive prior to
20 its adoption of the Plan; and

1 WHEREAS, Section 27-645 further provides that the adopted plan may not include a
2 highway or transportation line unless the District Council approves by resolution, after
3 consultation with the County Executive, the inclusion of the highway or transportation line for
4 planning purposes; and

5 WHEREAS, the Zoning Ordinance also provides a 60-day review period for the County
6 Executive and the District Council to consider the preliminary recommendations, provide written
7 comments, and identify any inconsistencies between the public facilities proposed in the plan and
8 any existing or proposed State or County facilities including roads, highways, or other public
9 facilities; and

10 WHEREAS, in adopting CR-28-12 on May 15, 2012, the District Council authorized
11 initiation of a Sector Plan for the Eastover / Forest Heights / Glassmanor and concurrent
12 Sectional Map Amendment and approved the Goals, Concepts, Guidelines and a Public
13 Participation Program in order to develop a comprehensive approach to implement the
14 recommendations of the 2002 General Plan, to ensure that future development is consistent with
15 County policies; and

16 WHEREAS, the sector plan area generally includes the land area of Prince George's
17 County bounded to the south by the Capital Beltway, to the west at the District of Columbia Line
18 / Southern Avenue, and includes properties along Livingston Road to the Northeast, in Planning
19 Area 76A; and

20 WHEREAS, on July 23, 2013, the Planning Board referred the public facilities
21 recommendations in the Preliminary Sector Plan and Proposed Sectional Map Amendment for
22 review, comments, and the identification of any inconsistencies between the public facilities
23 proposed in the Plan and any existing or proposed State or County facilities; and

24 WHEREAS, the Office of the County Executive, by letter dated September 10, 2013, to the
25 Chairman of the Planning Board expressed general support for the public facilities
26 recommendations contained within the preliminary plan; and

27 WHEREAS, as noted in comments supplied by the County Executive, stormwater
28 management and environmental projects will require evaluation and analysis for engineering and
29 construction feasibility, cost to benefit ratios, (impervious area treated/pollution removal credits),
30 and availability of funding capacity and that the County must respond to the National Pollutant
31 Discharge Elimination System/ Municipal Separate Stormwater Sewer Systems ("NPDES/MS4")

1 permit issued by the Maryland Department of the Environment (“MDE”) which requires
 2 treatment of 8,000 acres of impervious area, and the Environmental Protection Agency (“EPA”)
 3 mandated Watershed Implementation Plan (“WIP II”) which requires the County to implement
 4 watershed restoration programs through reduction of nutrient loads and Total Maximum Daily
 5 Loads (“TMDL's”), noting that both of these programs will generate projects relative to the
 6 scope of the Eastover public facilities plan; and

7 WHEREAS, the Department of Environmental Resources will take the following steps in
 8 order to consider and advance these plans: (1) Perform desktop feasibility analyses on project
 9 objectives and resultant benefits with pollution control, water quality, impervious area treatment,
 10 and credit efficiencies; (2) Evaluate opportunities for CIP funding, budget inclusion; (3)
 11 [Examine] project capacity in consideration of current project loads; and (4) [Assess] Potential
 12 for Public-Private Partnership (“P3”) participation within scope of Contract; and

13 WHEREAS, additional measures to be considered include conducting outreach and
 14 education with commercial property and business owners on the County's Stormwater Rebate
 15 Program to incentivize retrofitting impervious areas with on-site water quality, stormwater
 16 management practices, such as pervious pavement of parking lots, pavement removal, rain
 17 gardens; and

18 WHEREAS, implementation of these management practices benefits the public health,
 19 safety, and welfare, and may lead to reductions in Clean Water Act fees, and

20 WHEREAS, any recommendations to reconstruct MD Route 210 must be addressed by
 21 Maryland State Highway Administration (“MDSHA”) and possibly the Town of Forest Heights,
 22 and

23 WHEREAS, the service roads are County-maintained roadways outside of the corporate
 24 boundaries of the Town of Forest Heights and reconstruction and/or replacement will require the
 25 formation of a joint CIP project and, upon completion of the newly created public space,
 26 DPW&T's Office of Transportation is prepared to make improvements to bus shelters and other
 27 passenger amenities; and

28 WHEREAS, in furtherance of the plans, the identification of jurisdictional responsibilities
 29 concerning the affected property owners to road rights-of-way (ROW), as well as public realm
 30 and placemaking improvements is needed ; and

1 WHEREAS, recommendations impacting the Glassmanor Transforming Neighborhoods
2 Initiative (“TNI”) are designated as the County Executive’s highest priority in the plan area, and

3 WHEREAS, any recommendations to reconstruct MD Route 210 must be addressed by
4 Maryland State Highway Administration (“MDSHA”) and possibly the Town of Forest Heights,
5 and

6 WHEREAS, the District Council has reviewed the proposed public facilities report for the
7 Preliminary Eastover / Forest Heights / Glassmanor Sector Plan, set forth in Attachment A and
8 incorporated as if set forth fully herein, along with the comments supplied by the County
9 Executive by letter dated September 10, 2013, and concluded that the proposed public facilities
10 recommendations in the preliminary plan are consistent with the County’s Capital Improvement
11 Program (“CIP”) and the State’s Consolidated Transportation Program (“CTP”).

12 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
13 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
14 Regional District in Prince George's County, Maryland, that the public facilities
15 recommendations in the Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and
16 Proposed Sectional Map Amendment as transmitted by the Planning Board on July 23, 2013, and
17 set forth in Attachment A and incorporated as if set forth fully herein, be and the same are hereby
18 approved for inclusion in the preliminary plan.
19

1 BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the
2 Chairman of the Prince George’s County Planning Board.

Adopted this 15th day of October , 2013.

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: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council