

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2010 Legislative Session

Resolution No. CR-15-2010
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dean, Harrison and Exum
Co-Sponsors _____
Date of Introduction March 2, 2010

RESOLUTION

1 A RESOLUTION concerning

2 The Subregion 4 Master Plan and Sectional Map Amendment

3 For the purpose of proposing amendments to the Adopted Subregion 4 Master Plan and Endorsed
4 Sectional Map Amendment (Planning Areas 72, 75A, and 75B) and directing that a public
5 hearing be held to take testimony on the proposed amendments.

6 WHEREAS, on September 16, 2008, in Council Resolution CR-80-2008, the County
7 Council of Prince George’s County, sitting as the District Council, directed The Maryland-
8 National Capital Park and Planning Commission to prepare a new Subregion 4 Master Plan and
9 Sectional Map Amendment, in order to develop a comprehensive approach to implementing the
10 recommendations of the 2002 General Plan and to ensure that future development is consistent
11 with County policies and the endorsed goals, concepts and guidelines prepared by the Planning
12 Board pursuant to Section 27-643 of the Zoning Ordinance; and

13 WHEREAS, staff held over 20 key community meetings in the Subregion 4 Master Plan
14 Area between August 2008 and February 2009, with specific focus on the living and industrial
15 areas and the specific challenges and opportunities regarding the eight (8) centers that were
16 identified in the 2002 General Plan for Prince George’s County; and

17 WHEREAS, staff also attended more than twenty (20) additional meetings and events in the
18 community to share information with the municipalities, civic associations, and community
19 organizations during the planning process to engage the community in the preparation of the
20 plan; and

21

1 WHEREAS, on March 31, 2009, the District Council granted an extension of time to
2 complete additional analysis pursuant to Section 27-644(e) of the Zoning Ordinance; and

3 WHEREAS, the Planning Board granted permission to princ the Preliminary Subregion 4
4 Master Plan and Proposed Sectional Map Amendment on July 16, 2009; and

5 WHEREAS, the District Council and Planning Board held a duly advertised joint public
6 hearing on the Preliminary Subregion 4 Master Plan and Proposed Sectional Map Amendment
7 on September 9, 2009; and

8 WHEREAS, on November 12 and 19, 2009, the Planning Board held work sessions to
9 consider the recommendations and public hearing testimony; and

10 WHEREAS, on December 3, 2009, the Planning Board adopted the Sector Plan and
11 endorsed the Sectional Map Amendment with revisions in response to the public hearing
12 testimony as described in Prince George’s County Planning Board Resolution PGCPB No. 09-
13 163, and transmitted the Adopted Master Plan, Endorsed Sectional Map Amendment and
14 supporting documents to the District Council on January 4, 2010; and

15 WHEREAS, on February 2, 2010, the District Council held a work session to review the
16 Adopted Subregion 4 Master Plan and Endorsed Sectional Map Amendment, the public hearing
17 testimony, and the Planning Board’s recommendations on the public hearing testimony, and
18 decided to hold a second joint public hearing to allow public comment on proposed amendments
19 to the adopted plan, as described in this Resolution.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
21 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
22 Regional District in Prince George’s County, Maryland, that at the forthcoming joint public
23 hearing, testimony shall be accepted concerning the following amendments proposed by the
24 District Council:

25 **PROPOSED AMENDMENTS TO THE ENDORSED SMA ZONING**

26 **The location of Amendments No. 1 through 17 and No. 24 are shown on Attachment A.**
27 **These maps also identify properties proposed for Development District Overlay Zones.**

28 **AMENDMENT 1**

SMA Change #: LB21 (item 38)

Existing Use: Trailer parking lot

Location: 6111-6181 Sheriff Road

Existing Zone: I-1, C-M **Endorsed SMA:** I-4

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AMENDMENT 2

Property size: 17.68 acres
Account: 2093045, 2001741, 2032217, 3717139, 2005825,
3717147, 2001733
Tax map (TM): 066C1
Proposed Zone: I-3

SMA Change #: none
Existing Use: Undeveloped land
Location: South of Pennsylvania Avenue (MD-4), west of
Forestville Road across from Penn Belt Industrial Center
Existing Zone: R-R, R-80 **Endorsed SMA:** I-1
Property size: 0.345 acres
Account: 0478818, 0478859, 0555292, 0643387, 0625012,
0461699, 0632059, 0625012, 0488155, 0625012, 0447433,
0447433, 0444620, 0444620, 0444620, 0460501, 0460519,
0424994, 0586263, 0586305
Tax map (TM): 089F2
Proposed Zone: I-1

AMENDMENT 3

SMA Change #: none
Existing Use: Undeveloped land
Location: 1213, 1221, 1231 Sue Lane (Lots 7-17)
Existing Zone: R-55 **Endorsed Proposed SMA:** R-55
Property size: 13.32 acres
Account: 2060515, 2061752, 3908852, 1999580, 2058469,
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2058386, 2011567, 2061794, 2082774, 2061893, 2011575,
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2055614, 2122067, 3908860, 2053775, 2053783, 2050722,
2061851, 2060515, 2061810, 2011567, 2061802, 2060515,
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2060515, 2061851, 2061836, 2009306, 2058386, 2061836,
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1989839, 1999572, 1999598, 2000297, 2006278, 2011518,
2011526, 2011534, 2011542, 2011575, 2041507, 2041689,
2050722, 2053791, 2055614, 2055622, 2055630, 2058386,
2058469, 2060515, 2061745, 2061752, 2061760, 2061786,
2061844, 2061851, 2061869, 2061877, 2061885, 2061893,
2069102, 2070092, 2078590, 2082774, 2084804, 2122067,
3908852, 4011151, 4011169

Tax map (TM): 072F3

Proposed Zone: R-T

AMENDMENT 4

SMA Change #: LA8 (item 45)
Existing Use: Undeveloped land
Location: 8247 Landover Road
Existing Zone: C-M **Endorsed Proposed SMA:** R-T
Property size: 3.7146 acres
Account: 1557313, 1391226
Tax map (TM): 060A2
Proposed Zone: C-S-C

AMENDMENT 5

SMA Change #: none
Existing Use: Undeveloped land
Location: 524 and 600 Brightseat Road
Existing Zone: R-55 **Endorsed Proposed SMA:** R-55
Property size: 4.58 acres
Account: 2000131, 2000149, 1997527
Tax map (TM): 067C2
Proposed Zone: R-T

AMENDMENT 6

SMA Change #: none
Existing Use: Undeveloped land
Location: South of Pennsylvania Avenue (MD-4), west of
Forestville Road across from Penn Belt Industrial Center
Existing Zone: R-80 **Endorsed Proposed SMA:** R-80
Property size: 31.592 acres
Account: 478826, 478792, 478800, 478784
Tax map (TM): 089F2
Proposed Zone: R-T or I-1

AMENDMENT 7

SMA Change #: none
Existing Use: Retail Shopping Center
Location: 7905 Central Ave
Existing Zone: I-1 **Endorsed Proposed SMA:** I-1
Property size: 5.8323 acres
Account: 2964286
Tax map (TM): 067A4
Proposed Zone: C-S-C

AMENDMENT 8

SMA Change #: LE6
Existing Use: Retail Shopping
Location: 8811 Hampton Mall Drive
Existing Zone: I-1 **Endorsed Proposed SMA:** M-X-T
Property size: 12.34 acres
Account: 1441039, 1441740, 1441427
Tax map (TM): 067C4
Proposed Zone: C-S-C

AMENDMENT 9

SMA Change #: LE6
Existing Use: Retail Shopping
Location: 150 Hampton Park Blvd
Existing Zone: C-S-C **Endorsed Proposed SMA:** M-X-T
Property size: 10.5382 acres
Account: 2925758
Tax map (TM): 067C4
Proposed Zone: retain C-S-C

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AMENDMENT 10

SMA Change #: none
Existing Use: Retail Shopping
Location: southwest quadrant of the interchange formed by
Richie-Marlboro Road and the Capital Beltway (I-495/I-95)
Existing Zone: C-S-C **Endorsed Proposed SMA:** C-S-C
Property size: 14.5 acres
Account: 3806759
Tax map (TM): 074D4
Proposed Zone: C-M

AMENDMENT 11

SMA Change #: none
Existing Use: Undeveloped Land
Location: 6607 Sheriff Road
Existing Zone: C-M **Endorsed Proposed SMA:** C-M
Property size: 1.2 acres
Account: 3274446
Tax map (TM): 066D1
Proposed Zone: R-80

AMENDMENT 12

SMA Change #: LB22
Existing Use: Church Parking
Location: 6607 Sheriff Road
Existing Zone: R-80 **Endorsed Proposed SMA:** M-U-I
(with DDOZ)
Property size: .34 acres
Account: 1454362,
Tax map (TM): 066D1
Proposed Zone: R-80, remove from DDOZ boundary

**AMENDMENT 13 CENTRAL AVENUE EAST DEVELOPMENT DISTRICT
OVERLAY ZONE (DDOZ)**

Classify approximately 83 properties comprising approximately 120 acres of industrially-zoned land generally located between the Walker Mill Drive, Central Avenue, Hampton Park Drive and Truck Way in a Development District Overlay Zone (DDOZ) as a Business Park Character Area. The purpose of this DDOZ is to establish regulations that supplement the regulations of the underlying industrial zones. The proposed DDOZ regulations for the Business Park Character Area will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting, building intensity and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an attractive, low-intensity functional business park that provides a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area. **ATTACHMENT C** contains a detailed description of the affected properties and proposed regulations.

**AMENDMENT 14 COLUMBIA PARK INDUSTRIAL DEVELOPMENT DISTRICT
OVERLAY ZONE (DDOZ)**

Classify approximately 8 properties comprising approximately 21.13 acres of industrially-zoned land generally located between the 64th Avenue, Marblewood Avenue, Sheriff Road and Claybrick Road in a Development District Overlay Zone (DDOZ) as a Light Industrial Character Area. The purpose of this DDOZ is to establish regulations that supplement the regulations of the underlying industrial zones. The proposed DDOZ regulations for the Light Industrial Character Area will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting, building intensity and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an attractive, low-intensity functional light industrial area that provides a transition between residential and industrial areas in the northern part of the subregion. **ATTACHMENT D** contains a detailed description of the affected properties and proposed regulations.

AMENDMENT 15

SMA Change #: LE3
Existing Use: Industrial
Location: 8004 Walker Mill Road
Existing Zone: I-1 **Endorsed Proposed SMA:** R-T
Property size: 0.42 acres
Account: 611103, 436451
Tax map (TM): 066B4 Parcel 129
Proposed Zone: retain I-1 (with DDOZ)

AMENDMENT 16

SMA Change #: LB4
Existing Use: Industrial
Location: Columbia Park Road
Existing Zone: I-1 **Endorsed Proposed SMA:** I-3
Property size: 23.81 acres
Account: 2037752, 2079697, 1487958, 1549815, 1487941,
1379585, 1535327, 1390863, 1390871
Tax map (TM): 059A3
Proposed Zone: retain I-1 (with DDOZ)

AMENDMENT 17

SMA Change #: LF8
Existing Use: Undeveloped Land
Location: 5700 Suitland Road
Existing Zone: C-M **Endorsed Proposed SMA:** R-T
Property size: 1.116 acres
Account: 0611103, 436451
Tax map (TM): 089B1 Parcels 1 and 207
Proposed Zone: C-S-C

AMENDMENT 18

Modify the text on page 156 to read as follows:

“A new, urban mixed use community occupies the former Summerfield housing development, north of the riparian zone, and lies within close proximity to the Metro. The development’s internal street grid is enhanced with additional north/south connections which break up the block pattern and allow for more efficient pedestrian movement. Small pockets of open space are interspersed throughout this urban neighborhood, which comprises townhouses and small apartments, no more than three stories high. In the event that that entire Summerfield housing development is proposed for redevelopment under a single application, the Regulating Plan shall include the entire property.”

AMENDMENT 19

Modify the text on page 367, revise the first implementation strategy to read as follows:

“Encourage redevelopment of the northern portion of the Summerfield site to be consistent with the long range development plans presented in the FedEx Field redevelopment scenario in Chapter 12: Urban Design Concept Plans or with the Regulating Plan designed in accordance with the vision presented in Chapter 6: Centers and Corridors.”

AMENDMENT 20

Insert text on page 106, before the section break for Living Areas E and F (Zone 3)

Living Area B: Special Focus on COMMUNITY HEALTH AND WELLNESS**GOAL**

Living Area B within Subregion 4 is developed in a way that benefits the overall health and wellness of its residents. Residents and visitors to Living Area B have access to healthy foods, reliable transportation, safe places to walk and exercise, entertainment and recreational venues, employment opportunities, and housing options that promote healthy choices.

BACKGROUND

Much of Subregion 4 currently lacks the type of compact development, pedestrian connectivity, variety of land uses, housing options, recreational opportunities, and environmental

1 enhancements that support the health and well-being of residents and visitors. County residents
2 have expressed that, beyond access to high-quality and affordable health care services, a
3 community environment that fosters health and disease prevention should be a priority
4 consideration for land use policies. This includes access to healthy foods, reliable transportation,
5 safe places to walk and exercise, and employment and housing options that help individuals to
6 make healthy choices. Notably, the Consumer Health Foundation, the principal private
7 foundation concerned about health access for poor and vulnerable populations in the Washington
8 metropolitan area, recently conducted a series of community health speakouts, out of which
9 came the concept of wellness opportunity districts. These districts would be designated
10 neighborhoods where incentives and policies would be provided, consistent with the smart
11 growth philosophy, to support health and wellness within the community. It is recommended that
12 a pilot wellness zone be established in Living Area B within Subregion 4, for focused
13 development and redevelopment initiatives along with programs to improve the quality of life of
14 residents in this area. The goal is to ultimately expand this effort to the entire subregion and
15 county.

16 **OBJECTIVES**

- 17 • Consider community health and wellness as land use policies are developed and
18 implemented.
- 19 • Establish the public infrastructure system so that parks, restaurants, shops, schools,
20 libraries, and other community resources are conveniently located and physically
21 accessible.
- 22 • Ensure the transportation network is multimodal and sustainable.
- 23 • Make quality, affordable housing available in Living Area B within Subregion 4.
- 24 • Encourage local living wage jobs and business ownership.

25 **Policy 1:**

26 Land uses permitted in Living Area B will be developed in a way that benefits the overall health
27 and wellness of the community.
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Strategy:

- Fast food establishments with drive-through windows are not allowed and fast food establishments without drive-through windows must provide healthy choice offerings such as fresh fruit, vegetables, salads, etc., as their lowest priced menu items.

Policy 2:

Since Living Area B within Subregion 4 is a targeted wellness district, public schools should provide an array of activities and choices that promote the overall health and wellness of the community.

Strategies:

- Physical education, art and music curriculums should be provided as mechanisms to relieve stress, elevate grades, and develop self esteem.
- Leadership mentoring programs, such as Youth Councils, should be funded, created, and expanded to cultivate a next generation of community leaders.
- Healthy food options should be offered in school vending machines.

Policy 3:

Initiate a health and wellness program for Living Area B within Subregion 4.

Strategies

- Designate Living Area B within Subregion 4 a wellness opportunity district in which incentives and policies would be provided, in a manner similar to Maryland Smart Growth policies, to support and encourage health and wellness in the area.
- Undertake a health impact assessment to provide unbiased information about anticipated health benefits and costs of proposed development activities for Living Area B within Subregion 4 and apply the results to urban design and transportation policies.
- Establish health and wellness objectives and a set of measures and targets to gauge the progress in achieving the objectives.
- Make available grants or loans to support the implementation of initiatives to benefit the health and wellness of the residents.
- Provide incentives for developers to do health impact assessments and provide health and wellness amenities as a part of development process.
- Develop a public education and community participation process to ensure involvement in making decisions that impact the health and wellness of its members.

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- Promote walking and biking by emphasizing resources for pedestrians and cyclists instead of automobiles, including bicycle parking, bicycle storage units, benches, tables, and drinking fountains.
- Provide incentives for developers to include shower and changing facilities for those who commute to work on bicycles.
- Encourage car share programs to establish outlets in Living Area B within Subregion 4.
- Integrate walking and biking into the assessment of motor vehicle and mass transit transportation policies.
- Develop economic incentives to support a diverse mix of uses, affordable housing, and employment at livable wages at and around Living Area B within Subregion 4.
- Require appropriate buffers and environmental controls and enforce regulations to minimize adverse impacts of industrial and light industrial uses.
- Require that development proposals demonstrate their ability to provide a ready access to a variety of community resources, such as grocery stores, parks, housing, and employment opportunities.
- Encourage development that supports a healthy economy that provides a variety of living wage jobs.

AMENDMENT 21

Revise plan text and maps as appropriate to show consistency between any District Council rezoning, the proposed land use map, and any related text maps and illustrations

AMENDMENT 22

Insert text on page 140, before the section break for the Addison Road-Seat Pleasant Metro Center to read as follows:

“The Addison Road Metro station area is designated as the first location for any future mixed-use zoning tool intended to implement transit- and pedestrian-oriented, high intensity development.”

AMENDMENT 23

Add language on page 147 of the Plan that will provide for the approval of a regulating plan for the Addison Road/Seat Pleasant Metro Center as an urban center (UC-2) for development of transit-oriented, pedestrian-friendly, mixed use development in the County.

AMENDMENT 24

Rezone the Addison Road Metro area to the UC-2 zone to implement the Regulating Plan presented on page 146 per the provisions in Subtitle 27A of the Prince George’s County Code. (See Attachment A)

- SMA Change #:** none
- Existing Use:** various uses
- Location:** Addison Road Metro Area
- Existing Zone:** C-M, C-O, C-S-C, O-S, R-18, R-20, R-55, R-R, R-T
- Endorsed SMA:** No change
- Property size:** 273.42 acres
- Account:** 1984715, 1985852, 1986561, 1986595, 1989193, 1989888, 1990043, 1990688, 1990811, 1990894, 1990977, 1991058, 1991215, 1991223, 1991322, 1992171, 1992395, 1992403, 1992411, 1992429, 1992437, 1992627, 1992668, 1992684, 1993278, 1993641, 1993831, 1994797, 1994870, 1994888, 1995091, 1995786, 1997535, 1997543, 1997550, 1997816, 1997907, 1997923, 1997931, 1998095, 1998251, 1998285, 1998764, 1998863, 1998897, 1999374, 1999606, 1999671, 1999739, 1999929, 2000271, 2000289, 2000669, 2000990, 2001006, 2001378, 2003135, 2003531, 2003655, 2003879, 2004117, 2004943, 2004976, 2005353, 2005445, 2005486, 2006047, 2006179, 2006559, 2006724, 2006740, 2007300, 2007714, 2007722, 2007730, 2007896, 2007904, 2007938, 2009256, 2009405, 2009504, 2009512, 2010361, 2010999, 2011724, 2012110, 2012128, 2012136, 2012144, 2012169, 2012177, 2012185, 2012631, 2014058, 2014462,

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30 3948049, 3948056, 3948064, 3948072, 3948080, 3948098,
31 3948106, 3948114, 3948122, 3948130, 3948148, 3948155,

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6 2018331, 2018356, 2018505, 2018406, 2018364, 2018497,
7 2018380, 2018273, 2018299, 2018398, 2018307, 2018323,
8 2018422, 2018349, 2018372,
9 **Tax map (TM):** 066B4, 066C4, 066D4, 066E4, 073B1, 073C1,
10 073C1, 073D1, 073B2, 073C2, 073D2
11 **Proposed Zone:** UC-2

12
13 **AMENDMENT 25**

14 Page 402

15 Add language that states, “To realize the full intent of future development potential at the
16 General Plan Centers there will need to be additional study for the conceptual regulating plan to
17 be finalized in accordance with Subtitle 27A of the Prince George’s County Code.”
18

19 BE IT FURTHER RESOLVED that the District Council, after holding a joint public
20 hearing with the Planning Board, may reconsider each amendment, and may approve the Sector
21 Plan and Sectional Map Amendment with all, any one or more, or none of the proposed
22 amendments.

23 BE IT FURTHER RESOLVED that, pursuant to Section 27-646 of the Zoning Ordinance, a
24 public hearing shall be scheduled to receive testimony on these proposed amendments, and a
25 copy of this Resolution shall be transmitted to the Prince George’s County Planning Board, to
26 request that its comments be submitted to the Council prior to final action on the amendments.

Adopted this 2nd day of March, 2010.

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: _____
Thomas E. Dernoga
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

**NOTE: ATTACHMENTS A, B, C, AND D ARE AVAILABLE IN HARD COPY AND AS
INCLUSION FILES IN LIS**