

Prince George's County Council

Agenda Item Summary

Meeting Date: 1/17/2006
Reference No.: CR-005-2006
Draft No.: 1
Proposer(s): Park & Planning
Sponsor(s): Dernoga, Peters, Knotts, Dean, Exum, Harrington, Bland
Item Title: A Resolution initiating an amendment to the 1994 Approved Master Plan for Melwood-Westphalia (Planning Areas 77 and 78) and the 2002 Prince George's County Approved General Plan that will establish goals, policies and strategies to guide orderly development of a planned community in the Westphalia area as described in the October 2005 Westphalia Comprehensive Concept Plan study. The goals of the sector plan are to recommend land use, zoning, and design guidelines that will establish a foundation for new real estate and economic development activity appropriate for a planned community along the Developing Tier Corridor of Pennsylvania Avenue, and at a possible future Center in the Westphalia area, as articulated in the 2002 Approved Prince George's County General Plan. The recommendations will promote quality planned community development, encourage quality economic development, preserve and protect environmentally sensitive and scenic land, and maximize public benefits through the provision of adequate public facilities.

Drafter: Craig Rovelstad, M-NCPPC, Community Planning Division
Resource Personnel: Gregory Baker, M-NCPPC
Craig Rovelstad, M-NCPPC

LEGISLATIVE HISTORY:

Date Presented:	Executive Action:
Committee Referral:	Effective Date:
Committee Action:	
Date Introduced: 1/17/2006	
Public Hearing:	
Council Action (1) 1/17/2006 - ADOPTED	
Council Votes: MB:A, WC:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A	
Pass/Fail: P	
Remarks:	

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

The approved FY 2006 Planning Department Work Program requires the initiation of a sector plan and a concurrent sectional map amendment (SMA) for the Westphalia area that will amend a portion of the 1994 Approved Melwood-Westphalia Master Plan (Planning Areas 77 & 78) and the 2002 Prince George's County Approved General Plan. The new sector plan will establish goals, policies and strategies to guide orderly development of a planned community in the area as outlined in the October 2005 Westphalia Comprehensive Concept Plan study. The recommended land use, zoning, and design guidelines will help establish a foundation for new real estate and economic development activity appropriate for a planned community along the General Plan designated Developing Tier Corridor of Pennsylvania Avenue and a possible future Center. The recommendations will promote planned community development, encourage quality economic development, preserve and protect environmentally sensitive and scenic land, and maximize public benefits through the provision of adequate public facilities.

CODE INDEX TOPICS:

INCLUSION FILES:
