

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Resolution No. CR-094-2023  
Proposed by The Chair (by request – Planning Board)  
Introduced by Council Members Watson, Ivey, Fisher, Hawkins and Olson  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 24, 2023

**RESOLUTION**

1 A RESOLUTION concerning

2                   The Port Towns Sector Plan and Sectional Map Amendment

3 For the purpose of initiating a new Sector Plan and initiating a concurrent Sectional Map  
4 Amendment for the portions of Planning Areas 68 and 69 of the Maryland-Washington Regional  
5 District in Prince George’s County, Maryland and approving Goals, Concepts, and Guidelines,  
6 and a Public Participation Program for the project pursuant to Part 27-3 of the Zoning Ordinance.

7           WHEREAS, Part 27-3 of the Zoning Ordinance of Prince George's County, Maryland, sets  
8 forth the requirements for initiation of a sector plan by the Prince George's County Planning  
9 Board of the Maryland-National Capital Park and Planning Commission with the approval or  
10 concurrence of the District Council; and

11           WHEREAS, the Planning Department’s Fiscal Year 2023 Budget and Work Program  
12 included preparation of a Sector Plan and Sectional Map Amendment (SMA) for Port Towns  
13 (Planning Areas 68 and 69) and, accordingly, the Planning Department engaged a consultant  
14 team to assist staff in the gathering and analysis of data and identification of issues to be  
15 addressed through such a planning effort; and

16           WHEREAS, a new Sector Plan for this area of Prince George’s County is necessary to  
17 implement the recommendations of *Plan Prince George’s 2035 Approved General Plan* (Plan  
18 2035), the County’s comprehensive plan for growth and development, including those  
19 recommendations specific to the Port Towns Area Neighborhood Center and Established  
20 Communities; and

21           WHEREAS, a new Sector Plan for this area of Prince George’s County is further necessary

1 to amend Plan 2035 by defining the boundaries of the Port Towns Neighborhood Center; and

2 WHEREAS the 2009 *Approved Port Towns Sector Plan and SMA* was based on several  
3 prerecession assumptions about the market that have proven unimplementable, is overly  
4 predicated on parcel assembly, was written before Plan 2035 and the current zoning ordinance,  
5 and/or the area has been impacted by the COVID-19 pandemic; and

6 WHEREAS, a new sector plan and SMA will examine the area through the lens of the  
7 current zoning ordinance, focusing especially on properties along Bladensburg Road, MD 450  
8 (Annapolis Road), and MD 201 (Kenilworth Avenue), as well as explore their overall  
9 development potential; and

10 WHEREAS, a new sector plan for this Planning Area will create the County's policies for  
11 land use, economic prosperity, transportation and mobility, the natural environment, housing and  
12 neighborhoods, community heritage, culture, design, healthy communities, and public facilities  
13 within this sector; and

14 WHEREAS, the proposed sector plan will make land use recommendations that may  
15 inform the concurrent sectional map amendment should reclassification of properties pursuant to  
16 the appropriate procedures within the County's Zoning Ordinance be necessary; and

17 WHEREAS, pursuant to Section 27-3502(j) of the Zoning Ordinance, upon approval by the  
18 County Council of Prince George's County, Maryland, sitting as the District Council, the  
19 proposed sector plan will amend Plan 2035, will replace the 2009 *Approved Port Towns Sector*  
20 *Plan and SMA*, will replace in part the 1994 *Approved Master Plan for Planning Area 68*, will  
21 replace in part the 2018 *Approved Greater Cheverly Sector Plan*, and may amend the County's  
22 functional master plans; and

23 WHEREAS, at its September 28, 2023 regular meeting, the Prince George's County  
24 Planning Board of The Maryland-National Capital Park and Planning Commission requested  
25 initiation of the Port Towns Sector Plan and concurrent sectional map amendment, and endorsed  
26 the project's Goals, Concepts, and Guidelines, and Public Participation Program, as set forth in  
27 Attachment A attached hereto ; and

28 WHEREAS, pursuant to Section 27-3502(c)(2) of the Zoning Ordinance, the District  
29 Council has reviewed the Goals, Concepts, and Guidelines, and Public Participation Program and  
30 finds that they address an appropriate range of issues to be evaluated through development of the  
31 staff draft sector plan and that the methodology for ensuring adequate community involvement is

1 consistent with the requirements of Section 27-3502 of the Zoning Ordinance and should be  
2 approved; and

3 WHEREAS, it is the desire of the District Council to process the Port Towns Sector Plan  
4 concurrently with a sectional map amendment, in accordance with Section 3503(a)(2) of the  
5 Zoning Ordinance, to provide a strong interrelationship between land use recommendations in  
6 approved plans and the zoning of land; and

7 WHEREAS, the Planning Board find that complexity of the planning process and the  
8 complexity of the plan area necessitate significant public and stakeholder engagement and data  
9 analysis and requests, pursuant to Section 27-3502(d)(5) of the Zoning Ordinance, a nine-month  
10 extension to the period for preparation of the staff draft sector plan; and

11 WHEREAS, the District Council concurs with the Planning Board's analysis of the  
12 complexity of preparation of this sector plan and with the proposed project schedule as described  
13 in Attachment A;

14 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
15 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
16 Regional District in Prince George's County, Maryland, hereby initiates the preparation of a  
17 sector plan and concurrent Sectional Map Amendment by the Prince George's County Planning  
18 Department of The Maryland-National Capital Park and Planning Commission for the subject  
19 portion of Planning Areas 68 and 69 in accordance with Part 27-3 of the Zoning Ordinance of  
20 Prince George's County, Maryland.

21 BE IT FURTHER RESOLVED that the District Council has considered and hereby  
22 approves the Goals, Concepts, and Guidelines, and Public Participation Program set forth in  
23 Attachment A to this Resolution; and

24 BE IT FURTHER RESOLVED that this action conforms to the requirements of Section 27-  
25 3502(c) of the Zoning Ordinance; and,

26 BE IT FURTHER RESOLVED that the District Council approves the Project Schedule set  
27 forth in Attachment A to this Resolution, including a nine-month extension to the period for  
28 preparation of a Sector Plan and Sectional Map Amendment required by Section 27-3502(d)(5)  
29 of the Zoning Ordinance; and

30 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.  
31

Adopted this 24<sup>th</sup> day of October, 2023.

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:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council