

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

**1996 Legislative Session**

Resolution No. \_\_\_\_\_ CR-26-1996

Proposed by \_\_\_\_\_ Chairman Del Giudice (by request - Planning Board)

Introduced by \_\_\_\_\_ Council Members Russell, Bailey and Wilson

Co-Sponsors

Date of Introduction \_\_\_\_\_ May 21, 1996

**RESOLUTION**

A RESOLUTION concerning

A Sector Plan (Master Plan Amendment) for the Addison Road Metro Area.  
FOR the purpose of initiating an amendment to the 1993 Landover and Vicinity Master Plan and the 1985 Suitland-District Heights and Vicinity Master Plan in order to develop a comprehensive approach to the development potential around the Addison Road Metro Station.

WHEREAS, the Zoning Ordinance establishes procedures whereby the Prince George's County Planning Board may initiate an Master Plan Amendment with the concurrence of the District Council; and

WHEREAS, the Approved FY 94-95 Planning Department Work Program required a community survey outlining opportunities and constraints in order to identify planning issues and the type and extent of community interest; and

WHEREAS, two community visioning workshops were held at Central High School which helped to define specific community objectives; and

WHEREAS, the Approved FY 95-96 Planning Department Work Program requires the identification of the most appropriate strategy to be followed to achieve the community's objectives; and

WHEREAS, an analysis of the community objectives resulted in the determination that a Sector Plan can best provide for the development potential of the Metro Core Area, address the improvement of the larger area surrounding the Metro Core, and create catalysts for

revitalization of the Addison Road Metro Area; and

WHEREAS, a review of the planning issues indicates that the Sector Plan should generally be bounded on the north by MD 704, on the east by Hill Road and the powerline which parallels Shady Glen Drive, on the south by Walker Mill Road, and on the west by Rollins Avenue, the south and west sides of the Palmer Subdivision, the Capitol Heights boundary between MD 214 and the D.C. line, Southern Avenue, and Eastern Avenue; and

WHEREAS, the use of appropriate zoning techniques to implement the recommendations for the Metro Core Area will be selected during the formulation of the Sector Plan; and

WHEREAS, upon transmittal of the Sector Plan to the District Council, the appropriate implementation procedure will be initiated as necessary and be processed concurrently with the Sector Plan.

NOW, THEREFORE, BE IT RESOLVED by the 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, that the Maryland-National Capital Park and Planning Commission is hereby directed to prepare a Sector Plan (Master Plan Amendment) for the Addison Road Metro Area, in accordance with the requirements of Part 13 of the Zoning Ordinance.

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

Adopted this 21st day of May, 1996.

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:

Stephen J. Del Giudice  
Chairman

ATTEST:

Joyce T. Sweeney  
Clerk of the Council