

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2000 Legislative Session

Resolution No. CR-61-2000
Proposed by Chair Dorothy F. Bailey
Introduced by Council Members Shapiro, Bailey, Wilson and Russell
Co-Sponsors _____
Date of Introduction October 24, 2000

RESOLUTION

1 A RESOLUTION concerning

2 The Sector Plan and Sectional Map Amendment

3 for the Addison Road Metro Town Center and Vicinity

4 For the purpose of approving the Sector Plan and Sectional Map Amendment for the Addison
5 Road Metro Town Center and Vicinity, which define long range land use and development
6 policies, detailed zoning changes, community improvement proposals, and redevelopment
7 strategies for a 3.6 square mile section of central Prince George's County, Maryland, generally
8 bounded on the north by MD 704, on the east by Hill Road and the power line which parallels
9 Shady Glen Drive, on the south by Walker Mill Road, and on the west by Rollins Avenue, the
10 Palmer subdivision area (south and west sides), the Capitol Heights boundary between Central
11 Avenue and the Washington, D.C., line, Southern Avenue and Eastern Avenue, and consisting of
12 portions of Planning Area 72, Landover and Vicinity, and portions of Planning Areas 75 A & B,
13 Suitland-District Heights and Vicinity.

14 WHEREAS, The Maryland-National Capital Park and Planning Commission, with the
15 concurrence of the District Council in Council Resolution 26-1996, initiated preparation of a
16 Sector Plan for the Addison Road Metro Area Town Center and Vicinity, in accordance with
17 Part 13, Division 2, of the Zoning Ordinance; and

18 WHEREAS, pursuant to the procedures for preparation of a sector plan, the Prince George's
19 County Planning Board published an informational brochure and held a public forum on July 25,
20 1996, to inform the public of the intent and procedures for preparing a sector plan; established
21 goals, concepts, guidelines and a public participation program; convened a planning group

1 (selected by the community) to formulate solutions to issues; invited the community to three
2 meetings to review proposed solutions; and formed focus groups to concentrate on specific
3 issues; and

4 WHEREAS, the District Council adopted Council Resolution CR-35-1998 in accordance
5 with Section 27-225.01.05 of the Zoning Ordinance, directing The Maryland-National Capital
6 Park and Planning Commission to prepare and transmit to the District Council a proposed
7 Sectional Map Amendment (SMA) concurrently with the Sector Plan for the Addison Road
8 Metro Town Center, consisting of a number of properties to the north, east, south and west of the
9 station in close proximity to the Addison Road Metro with the potential for Metro-related
10 development, in order to shorten the overall process and provide a strong interrelationship
11 between the Sector Plan and the zoning of land in the subject area; and

12 WHEREAS, the District Council and the Prince George's County Planning Board of The
13 Maryland-National Capital Park and Planning Commission held a duly-advertised joint public
14 hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment (SMA) for the
15 Addison Road Metro Town Center and Vicinity on September 13, 1998, and subsequently the
16 Planning Board adopted the sector plan and endorsed the sectional map amendment as described
17 in Prince George's County Planning Board Resolution PGCPB No. 99-246 on January 13, 2000;
18 and

19 WHEREAS, the adopted Sector Plan and the endorsed SMA were transmitted to the
20 District Council on January 27, 2000, and the Council held worksessions on February 8, 2000,
21 and April 18, 2000, to review the public hearing testimony and the recommendations of the
22 Planning Board; and

23 WHEREAS, the District Council decided to obtain public comment on two proposed
24 amendments to the Plan/SMA which were described in Council Resolution 18-2000, referred the
25 amendments to the Planning Board on July 14, 2000, held a duly-advertised public hearing on
26 the proposed amendments on September 6, 2000, and held a worksession on September 26,
27 2000, to review the public hearing testimony; and

28 WHEREAS, upon approval by the District Council, the Sector Plan will define land use
29 policies and serve as the primary guide for the future development of the Addison Road Metro
30 Area, will amend the 1993 *Landover and Vicinity Approved Master Plan*, the 1985 *Suitland-*
31 *District Heights and Vicinity Approved Master Plan*, the 1993 *Landover Approved Sectional*

1 *Map Amendment, the 1986 Suitland-District Heights Adopted Sectional Map Amendment, the*
 2 *1982 General Plan, the 1982 Master Plan of Transportation; the 1983 Functional Master Plan*
 3 *for Public School Sites; the 1992 Historic Sites and Districts Plan; and the 1975 Countywide*
 4 *Trails Plan; and*

5 WHEREAS, a principal objective of the Sector Plan and SMA is protection of the health,
 6 safety and general welfare of the citizens of Prince George's County; and

7 WHEREAS, the Master Plan and SMA process provides for periodic comprehensive review
 8 of long-range land use policies and zoning; and

9 WHEREAS, it is the intent of the SMA to ensure that future development will be in
 10 accordance with the principles of orderly comprehensive land use planning as expressed in the
 11 Sector Plan, and towards that end, the District Council has found it necessary to change the
 12 zoning on properties which, in its judgment, are in conflict with the Sector Plan's land use
 13 recommendations; and

14 WHEREAS, the District Council, having reviewed supporting materials submitted as part
 15 of the comprehensive rezoning proposal and examined the testimony presented, finds that the
 16 accumulated record along with County plans and policies justifies the zoning changes within this
 17 Sectional Map Amendment; and

18 WHEREAS, the comprehensive rezoning of the Addison Road Metro Town Center will
 19 change existing zoning which hinders planned and staged development and will minimize future
 20 piecemeal rezoning applications; and

21 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the District Council that the
 22 Sector Plan and the Sectional Map Amendment (SMA) for the Addison Road Metro Town
 23 Center and Vicinity, as concurrently adopted and endorsed respectively by the Planning Board
 24 on January 13, 2000, are hereby approved with the amendments described below:

25 AMENDMENT 1: Amend Change TC-1 of the Sectional Map Amendment (which proposed to
 26 superimpose the Development District Overlay Zone on the Addison Road Metro Town Center)
 27 to reflect the District Council's enactment of Council Bill 8-2000.

28 AMENDMENT 2: Add an applicability section for the Development District Overlay Zone to
 29 the Sectional Map Amendment, and amend the Development District Standards to implement the
 30 goals and purposes of the Sector Plan, as described in amendment public hearing exhibit 6
 31 (*Development District Standards for the Addison Road Metro Town Center, August, 2000*) and

1 exhibit 5 (September 8, 2000, memorandum with proposed corrections to the Development
2 District Standards for the Addison Road Metro Town Center).

3 SECTION 2. BE IT FURTHER RESOLVED that the staff is authorized to make
4 appropriate text and map revisions to correct identified errors, reflect updated information, and
5 incorporate the changes resulting from Council actions specifically described in this resolution.

6 SECTION 3. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an
7 amendment to the Zoning Ordinance, and the official Zoning Map for the Maryland-Washington
8 Regional District in Prince George's County. The zoning changes approved by this ordinance
9 shall be depicted on the official Zoning Maps of the County.

10 SECTION 4. BE IT FURTHER RESOLVED that the provisions of this Ordinance are
11 severable and if any zone, provision, sentence, clause, section or part thereof is held illegal,
12 invalid, unconstitutional or inapplicable to any person or circumstances, such illegality,
13 invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining
14 provisions, sentences, clauses, sections or parts of the act or their application to other zones,
15 persons, or circumstances. It is hereby declared to be the legislative intent that this Act would
16 have been adopted as if such illegal, invalid, unconstitutional or inapplicable zone, provision,
17 sentence, clause, section or part had not been included therein.

18 SECTION 5. BE IT FURTHER RESOLVED that this Ordinance shall take effect on the
19 date of its enactment.
20

Adopted this 24th day of October, 2000.

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: _____
Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council