

PGCPB No. 2023-95

## RESOLUTION

WHEREAS, on April 25, 2023, the Prince George's County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Prince George's County, adopted CR-026-2023, initiating a Minor Plan Amendment to the 2014 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*; and

WHEREAS, CR-026-2023 proposes to include recommendations from the 2013 *Central Branch Avenue Corridor Revitalization Plan* that are specific to the length of Suitland Road, which serves as a shared boundary between both plan areas; and

WHEREAS, CR-136-2021, the *Approved Countywide Sectional Map Amendment (CMA)*, eliminated the Development District Overlay Zone (D-D-O-Z), leaving the Minor Plan Amendment's subject area, the Suitland Road Corridor, with no active growth policies or strategies; and

WHEREAS, CR-136-2021, the *Approved Countywide Sectional Map Amendment (CMA)*, implements the vision of the Suitland Road Corridor, therefore nullifying the need for an accompanying Sectional Map Amendment or any zoning changes; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Sections 27-3502 and 27-3407(b) of the Zoning Ordinance, held a properly noticed joint public hearing on the Minor Plan Amendment to the 2014 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment* on June 6, 2023; and

WHEREAS, on September 7, 2023, the Planning Board held a public work session on the Minor Plan Amendment to examine the analysis of testimony presented at the joint public hearing held on June 6, 2023, and

WHEREAS, a technical staff report has been prepared that analyzes the proposed Minor Plan Amendment to the 2014 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission does hereby recommend that the Prince George's County District Council APPROVE the Minor Plan Amendment to the 2014 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*, this said approval to include recommendations from the 2013 *Central Branch Avenue Corridor Revitalization Plan* that are specific to the Suitland Road Corridor, per CR-026-2023; and


BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Minor Plan Amendment has been prepared in accordance with the requirements of Sections 27-3502 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Minor Plan Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the 2014 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*, the 2013 *Central Branch Avenue Corridor Revitalization Plan*, and *Plan Prince Georges 2035 General Plan (Plan 2035)*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

This is to certify that the foregoing is a true and correct copy of a resolution, as revised, approved by the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Doerner, Shapiro, and Washington voting in favor of the motion and Commissioners Bailey and Geraldo absent at its regular meeting held on Thursday, September 7, 2023.

Adopted by the Prince George's County Planning Board this 7<sup>th</sup> day of September, 2023.

Peter A. Shapiro  
Planning Board Chair

  
By Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner  
M-NCPPC Legal Department  
Date: September 19, 2023