

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Resolution No. CR-84-2017
Proposed by Council Member Harrison
Introduced by Council Members Harrison, Davis, Franklin, Glaros, Lehman, Patterson,
Taveras, Toles and Turner
Date of Introduction September 26, 2017

RESOLUTION

1 A RESOLUTION concerning

2 The Greater Cheverly Sector Plan

3 For the purpose of proposing an amendment to the *Adopted Greater Cheverly Sector Plan* and
4 directing that an additional joint public hearing be held to receive public testimony on the
5 proposed amendment.

6 WHEREAS, on September 29, 2015, the County Council of Prince George's County,
7 Maryland, sitting as the District Council, adopted CR-57-2015, thereby initiating preparation of a
8 new sector plan that, once approved, will amend the *2014 Prince George's 2035 Approved*
9 *General Plan* by defining the boundaries of the Cheverly Metro Local Transit Center and to
10 replace the *2005 Approved Sector Plan for the Tuxedo Road/Arbor Street/Cheverly Metro Area*
11 in its entirety, and the *1994 Approved Bladensburg, New Carrollton, and Vicinity Master Plan*,
12 the *2009 Approved Port Towns Sector Plan*, the *2010 Approved Subregion 4 Master Plan*, and
13 the *2014 Landover Road and MD 202 Corridor Approved Sector Plan* for the portions of
14 Planning Areas 69 and 72 within those sector plan boundaries; and,

15 WHEREAS, once approved, the Greater Cheverly Sector Plan will amend the *2009*
16 *Approved Countywide Master Plan of Transportation and Formula 2040: Functional Master*
17 *Plan for Parks, Recreation and Open Space* for the portions of Planning Areas 69 and 72 within
18 the sector plan boundaries; and,

19 WHEREAS, in adopting CR-57-2015, the District Council also endorsed the Goals,
20 Concepts, Guidelines, and Public Participation Program and established the Plan boundaries as
21 recommended by the Planning Board; and,

1 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
2 hearing on the Preliminary Greater Cheverly Sector Plan on March 28, 2017; and

3 WHEREAS, on June 1, 2017, the Planning Board held a public work session to consider the
4 transcript analysis compiled from comments received in the March 28, 2017 joint public hearing
5 record and staff recommendations thereon; and

6 WHEREAS, after the close of the hearing record on [insert date], the Planning Board voted
7 favorably to include three (3) additional exhibits of late testimony into the public hearing record
8 identified as Exhibits T1–T3; and

9 WHEREAS, on June 22, 2017, the Planning Board, in response to the public hearing
10 testimony, voted favorably on Prince George’s County Planning Board Resolution
11 PGCPB No. 17-83, adopting the sector plan with further amendments, extensions, and additions
12 based upon the record public hearing testimony, and

13 WHEREAS, on July 6, 2017, pursuant to Section 27-645(c) of the Zoning Ordinance, the
14 Planning Board transmitted the *Adopted Greater Cheverly Sector Plan* to the District Council on
15 July 6, 2017; and

16 WHEREAS, on September 12, 2017, and September 19, 2017, respectively, the District
17 Council held public work sessions, convened as the Committee of the Whole, to examine the
18 Planning Board adopting resolution, the analysis of testimony prepared by the technical staff,
19 and the array of exhibits and other testimony within the record of public hearing testimony for
20 the proposed minor amendment; and

21 WHEREAS, on September 12, 2017, after adoption of the Sector Plan, the District Council
22 voted favorably to accept one new exhibit of late testimony into the public hearing record,
23 identified as Exhibit T4; and

24 WHEREAS, the *Adopted Greater Cheverly Sector Plan*, provides a new vision to guide
25 future growth and redevelopment at the commercial properties along MD 202 (Landover Road),
26 Tuxedo Road/Arbor Street and 52nd Avenue areas, the industrial areas near the US 50/Baltimore-
27 Washington Parkway/Kenilworth Avenue interchange, east of the Washington, D.C. line, and
28 north of Sheriff Road. Additionally, it will focus on the Redevelopment Authority and Town of
29 Cheverly-owned properties (The Pointe at Cheverly) at the corner of 57th Avenue and MD 450
30 (Annapolis Road), the areas around the Cheverly Metro Station, the Prince George’s Hospital
31 Center property and the Fairmont Heights High School site; and

1 WHEREAS, additional policy guidance for this plan was derived from the 2015 *Kenilworth*
2 *Avenue and Town of Cheverly Industrial Study*, and County functional master plans, including
3 the 2008 *Approved Public Safety Facilities Master Plan*, 2010 *Water Resources Master Plan*,
4 and 2017 *Approved Resource Master Plan: A Countywide Functional Master Plan*; and,

5 WHEREAS, a sectional map amendment was not proposed concurrently with this sector
6 plan; accordingly, zoning for properties within the sector will remain the same, including the
7 Tuxedo Road/Arbor Street/Cheverly Metro Area Development District Overlay Zone; and

8 WHEREAS, after respective procedural and substantive presentations by legal counsel to
9 the Council and Planning Board staff, as well as questions and other discussion regarding the
10 record of hearing testimony for the adopted sector plan by members of the District Council, the
11 Committee of the Whole voted favorably on September 19, 2017, to direct staff to prepare a
12 Resolution proposing an amendment to the Adopted Greater Cheverly Sector Plan, and further
13 directing that a second joint public hearing be held to take public testimony on the proposed
14 amendment.

15 NOW, THEREFORE, BE RESOLVED by the County Council of Prince George's County,
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
17 District in Prince George's County, Maryland, that a second joint public hearing be conducted to
18 receive testimony and public comment regarding the following amendment to the Adopted
19 Greater Cheverly Sector Plan:

20 **AMENDMENT NUMBER ONE**

21 Revise Map 9 by expanding the Local Town Center Core boundary at the Cheverly Metro
22 Station to include the following parcels, as shown in a map attached hereto as Attachment A:

<u>Tax Account #/ ID#</u>	<u>Lot Numbers</u>
130211	3, 4, 5
130237	6, 7, 8
130245	9, 10, 11
130252	12, 13
130260	14, 15
130229	16
166389	21, 22

1	166363	23, 34
2	166371	25, 26
3	130278	1, 2
4	130286	1, 2
5	127779	No lot number
6	127662	20
7	127670	21
8	127688	22
9	127696	23
10	127704	24
11	127712	25
12	127720	26
13	999999	2, 17, 18, 19, 20

14 BE IT FURTHER RESOLVED that, pursuant to Section 27-646 of the Zoning Ordinance, a
15 second joint public hearing shall be scheduled in order for the District Council and the Planning
16 Board to receive testimony and public comment regarding the proposed amendment.

17 BE IT FURTHER RESOLVED that the District Council, upon conducting a public hearing
18 on the proposed amendment, may take final action on the *Adopted Greater Cheverly Sector Plan*,
19 with or without the amendment proposed herein.

Adopted this 26th day of September, 2017.

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: _____
Derrick L. Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council