

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session

Resolution No. CR-39-2014
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Harrison, Franklin and Toles
Co-Sponsors _____
Date of Introduction May 13, 2014

RESOLUTION

1 A RESOLUTION concerning

2 The Landover Metro Area and MD 202 Corridor Sector Plan

3 For the purpose of approving, with revisions, as an Act of the County Council of Prince George’s
4 County, Maryland, sitting as the District Council, the Landover Metro Area and MD 202
5 Corridor Sector Plan, thereby defining long-range land use and development policies for the
6 Landover Metro Area, which is a portion of Planning Areas 69 and 72, and is composed of
7 approximately 528.5 acres of land focused primarily on the MD 202 corridor right-of-way from
8 slightly west of the Baltimore-Washington Parkway to Barlowe Road and the commercial, institutional,
9 and multifamily properties along that portion of the corridor.

10 WHEREAS, on April 24, 2012, the County Council of Prince George’s County, Maryland,
11 sitting as the District Council, adopted CR-24-2012, thereby authorizing initiation of an
12 amendment to the to evaluate the land uses, plan elements, and recommendations contained in
13 the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New*
14 *Carrollton and Vicinity* (Planning Area 69) and build upon the recommendations of the 2010
15 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Planning Area 72), and to
16 implement the 2002 General Plan’s recommendations for tiers, growth centers, and designated
17 corridor nodes within these planning areas, the 2005 *Countywide Green Infrastructure Plan* and
18 the 2009 *Approved Countywide Master Plan of Transportation*; and

19 WHEREAS, the District Council, by way of CR-24-2012, also endorsed the Goals,
20 Concepts, Guidelines and Public Participation Program as approved by the Planning Board, and
21

1 established Plan boundaries pursuant to Sections 27-641 and 27-643 of the Zoning Ordinance;
2 and

3 WHEREAS, as part of the Public Participation Program, Planning staff engaged in
4 substantial public outreach and conducted meetings in the community to gathered input from
5 business and property owners, as well as management companies, municipal representatives and
6 County agency staff, as well as the various civic associations and many residents potentially
7 affected by the proposed plan; and

8 WHEREAS, on December 19, 2013, the Planning Board granted permission to print the
9 Preliminary Landover Metro Area and MD 202 Corridor Sector Plan and Proposed Sectional
10 Map Amendment; and

11 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
12 hearing on the Preliminary Landover Metro Area and MD 202 Corridor Sector Plan and
13 Proposed Sectional Map Amendment on February 18, 2014; and

14 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive
15 and the District Council reviewed the public facilities element of the Preliminary Landover
16 Metro Area and MD 202 Corridor Sector Plan and Proposed Sectional Map Amendment in order
17 to identify inconsistencies between the proposed public facilities recommended within the
18 preliminary sector plan and proposed sectional map amendment and existing County or State
19 public facilities; and

20 WHEREAS, on March 25, 2014, the District Council adopted CR-15-2014, thereby
21 approving the Public Facilities Element of the Preliminary Landover Metro Area and MD 202
22 Corridor Sector Plan and Proposed Sectional Map Amendment for inclusion in the adopted
23 sector plan and endorsed sectional map amendment by the Planning Board; and

24 WHEREAS, the Planning Board held a work session to consider the public hearing
25 testimony on March 27, 2014; and
26

1 WHEREAS, on April 10, 2014, the Planning Board, in response to the public hearing
2 testimony, adopted the Sector Plan in Prince George's County Planning Board Resolution
3 PGCPB No. 14-29, and transmitted the Sectional Map Amendment to the District Council on
4 April 22, 2014; and

5 WHEREAS, on May 13, 2014, the District Council held a work session to consider the
6 record of public hearing testimony and the Planning Board's recommendations embodied in
7 PGCPB No. 14-29 and, after discussion, directed Technical Staff to prepare a Resolution of
8 Approval for the Landover Metro Area and MD 202 Corridor Sector Plan; and

9 WHEREAS, upon approval by the District Council, this Sector Plan will amend portions of
10 the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New*
11 *Carrollton and Vicinity* (Planning Area 69) and build upon the recommendations of the 2010
12 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Planning Area 72), and to
13 implement the 2002 General Plan's recommendations for tiers, growth centers, and designated
14 corridor nodes within these planning areas, the 2005 *Countywide Green Infrastructure Plan* and
15 the 2009 *Approved Countywide Master Plan of Transportation*.

16 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
17 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
18 Regional District in Prince George's County, Maryland, that the Landover Metro Area and MD
19 202 Corridor Sector Plan, as adopted on April 10, 2014, by the Planning Board in Resolution
20 PGCPB No. 14-29, be and the same is hereby approved.

21

1 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
2 textual and graphical revisions to the sector plan to correct identified errors, reflect updated
3 information and revisions, and otherwise incorporate the change reflected in this Resolution.

4 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
5 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
6 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
7 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
8 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
9 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
10 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
11 clause, section, zone, zoning map, or part had not been included therein.

Adopted this 13th day of May, 2014.

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: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council