

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2001 Legislative Session

Resolution No. CR-13-2001
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Member Hendershot
Co-Sponsors _____
Date of Introduction April 24, 2001

RESOLUTION

1 A RESOLUTION concerning

2 The Greenbelt Metro Area

3 Sector Plan and Sectional Map Amendment

4 For the purpose of proposing amendments to the Sector Plan and Sectional Map Amendment for
5 the Greenbelt Metro Area, which define long-range land use and development policies and
6 approve detailed zoning changes and design standards for the area generally bounded on the
7 north by Sunnyside Avenue, on the east by Kenilworth Avenue, on the south by Greenbelt Road,
8 including all commercially-zoned properties on the south side of Greenbelt Road from the CSX
9 railroad track to Kenilworth Avenue, and on the west by Rhode Island Avenue. The area
10 includes portions of Planning Areas 61, 66, and 67.

11 WHEREAS, in Council Resolution 17-1998, the County Council, sitting as the District
12 Council, directed the Maryland-National Capital Park and Planning Commission to begin
13 preparation of a Sector Plan and a concurrent Sectional Map Amendment (SMA) for the
14 Greenbelt Metro Area, in accordance with Part 13, Division 2, of the Zoning Ordinance; and

15 WHEREAS, pursuant to the procedures for preparation of a sector plan and a concurrent
16 sectional map amendment, the Prince George's County Planning Board published informational
17 brochures for preparing a sector plan and a sectional map amendment and held a public forum on
18 May 28, 1998, to inform the public of the intent and procedures for preparing a sector plan and a
19 sectional map amendment; established goals, concepts, guidelines, and a public participation
20 program; convened a sector planning group to formulate solutions to issues; and hosted
21 charrettes and sector planning group meetings for the community; and

1 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
 2 hearing on the Preliminary Greenbelt Metro Area Sector Plan and Proposed Sectional Map
 3 Amendment on June 19, 2000, and the Planning Board adopted the Sector Plan and endorsed the
 4 SMA as described in resolution PGCPB No. 00-226 on December 7, 2000; and

5 WHEREAS, the adopted Sector Plan and the endorsed Sectional Map Amendment were
 6 transmitted to the District Council on January 31, 2001, and the Council held a worksession on
 7 April 3, 2001, to review the public hearing testimony and the recommendations of the Planning
 8 Board; and

9 WHEREAS, the District Council has decided to hold a joint public hearing with the
 10 Planning Board to allow public comment on proposed amendments to the Sector Plan and SMA,
 11 as described in this resolution.

12 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince
 13 George's County, Maryland, sitting as the District Council, that at the forthcoming joint public
 14 hearing, testimony shall be accepted concerning:

15 (a) Amendments proposed by the District Council, as described below:

16
 17 AMENDMENT 1:

18
 19 Subject: A Conceptual Site Plan and Detailed Site Plans filed
 20 pursuant to CB-47-2000

21
 22 Location: Development District Overlay Zone Area (see
 23 Development District Zone boundary map)

24
 25 Sector Plan/SMA Amendment: Add the following language to the Development District
 26 Standards applicability section:

27
 28 Regardless of its date, a Conceptual Site Plan (CSP),
 29 Detailed Site Plan (DSP), on preliminary plan of
 30 subdivision filed with the Planning Board for Metro
 31 Planned Community uses pursuant to CB-47-2000 is
 32 not subject to the Development District Standards in
 33 the Section Plan and Sectional Map Amendment.
 34

AMENDMENT 2:

Subject: Development District Standards Exemptions

Location: Development District Overlay Zone Area (see Development District Zone boundary map)

Sector Plan/SMA Amendment: Add the following language to the Development District Standards applicability section:

3. Nonresidential development: An existing shopping center larger than 750,000 square feet which was lawful and not nonconforming on the date of Sectional Map Amendment approval is exempt from the Development District Standards and site plan review, unless and until the cumulative gross floor area (GFA) of any additions exceeds 20% of the GFA of the shopping center on the date of SMA approval.

AMENDMENT 3:

Subject: Freestanding/Monument Exterior Signs

Location: Development District Overlay Zone Area (see Development District Zone boundary map)

Sector Plan/SMA Amendment: Add the following standards to the Development Design Standards for the Core Area, the Springhill Lake Area and the Beltway Plaza/Greenbelt Road Commercial Corridor:

1. Core Area:
The height of freestanding/monument exterior signs for existing retail establishments shall not exceed 25 feet. The height of freestanding/monument exterior signs for new development shall not exceed eight feet. A coordinated sign program for the entire development, with directional signs on nearby major highways, is encouraged.

2. Springhill Lake Area:
The height of freestanding/monument exterior signs for existing retail establishments shall not exceed 25 feet. The height of freestanding/monument exterior signs for new development shall not exceed 15 feet. A coordinated sign program for the entire development, with directional signs on nearby major highways, is encouraged.

3. Beltway Plaza/Greenbelt Road Commercial Corridor:
The height of freestanding/monument exterior signs for existing shopping malls or other existing retail establishments shall not exceed 25 feet. The height of freestanding/monument signs for new development shall not exceed 15 feet along Greenbelt Road and 10 feet elsewhere along the commercial corridor. A coordinated sign program for the entire development, with directional signs on nearby major highways, is encouraged.

(b) Amendments proposed by the Planning Board, as described in Resolution PGCPB No. 00-226, and as reprinted in the *Adopted Sector Plan and Endorsed Sectional Map Amendment Addendum*, dated December 2000, including text revisions and changes to the SMA (described below) and other text revisions (see Addendum):

AMENDMENT 4:

Subject/Property:	Development District Standards
Location:	Development District Overlay Zone area (see attached map.)
Sector Plan/SMA Amendment:	Revise design standards (see the <i>Adopted Sector Plan and Endorsed Sectional Map Amendment - Development District Standards</i> , dated December 2000.) and incorporate them into the SMA section.

AMENDMENT 5:

Subject/Property:	Springhill Lake Apartment
Location:	Bounded by the Beltway to the north, Edmonston Road to the east, Breezewood Drive to the south and Cherrywood Lane to the west (see attached map.)
Sector Plan/SMA Amendment:	Revise to show the existing R-18 and C-A Zones superimposed with the Development District Overlay Zone.

AMENDMENT 6:

Subject/Property: A Commercial Property in Hollywood Shopping Center.

Location: Located at the southeast quadrant of the Beltway/Rhode Island Avenue intersection; also known as 10001 and 10005 - 10013 Rhode Island Avenue (see attached map.)

Sector Plan/SMA Amendment: Revise to show a zoning change from C-1 to C-S-C.

AMENDMENT 7:

Subject/Property: Branchville Industrial Park

Location: Located south of Indian Lane, east of 51st Avenue, north of Greenbelt Road and west of CSX railroad tracks (see attached map.)

Sector Plan/SMA Amendment: Revise to show the existing C-S-C, I-1, and I-2 Zones for the Branchville Industrial Park (except the access road from 51st Avenue to the Stone Industrial Company, which is recommended for a zoning change from R-55 to I-2); remove the Development District Overlay Zone from the entire Branchville Industrial Park area.

SECTION 2. BE IT FURTHER RESOLVED, that the District Council, after holding a joint public hearing with the Planning Board, may reconsider each amendment, and may approve the Sector Plan and SMA with all, any one or more, or none of the proposed revisions or amendments. The Council may also decide to retain the existing zoning for any property.

SECTION 3. BE IT FURTHER RESOLVED, that the advertisement associated with this hearing indicates to property owners that the District Council may decide to retain the existing zoning for any property without identifying specific amendments in this resolution.

SECTION 4. BE IT FURTHER RESOLVED, that, pursuant to Section 27-226 of the Zoning Ordinance, a public hearing shall be scheduled to receive testimony on these proposed amendments, and a copy of this Resolution shall be transmitted to the Prince George's County Planning Board, to request that its comments be submitted to the Council prior to action on the amendments.

Adopted this 24th day of April, 2001.

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: _____
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council