

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session

Resolution No. CR-3-2008
Proposed by The Chairman (by request – Planning Board)
Introduced by _____
Co-Sponsors _____
Date of Introduction January 22, 2008

RESOLUTION

1 A RESOLUTION concerning

2 Preparation of a new Sector Plan and Sectional Map Amendment (SMA) and approval of goals,
3 concepts, guidelines, and public participation program for the Marlboro Pike area, which is a
4 portion of Planning Area 75A.

5 For the purpose of initiating an amendment to the 1985 *Approved Master Plan* and 1986
6 *Sectional Map Amendment for Suitland – District Heights and Vicinity* (Planning Areas 75A and
7 75B); and approving the goals, concepts, guidelines and a public participation program in order
8 to develop a comprehensive approach to implement the recommendations of the 2002 General
9 Plan and, to ensure that future development is consistent with county policies.

10 WHEREAS, the current master plan and sectional map amendment (SMA) for Suitland –
11 District Heights and Vicinity (Planning Areas 75A and 75B) was approved in July 1985 and
12 March 1986, respectively; and

13 WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance of Prince
14 George’s County establish procedures whereby the Prince George’s County Planning Board may
15 initiate a sector plan and a concurrent SMA with the approval or concurrence of the District
16 Council; and

17 WHEREAS, the approved Fiscal Year 2008 Planning Department Work Program includes
18 the preparation of the Marlboro Pike Sector Plan and SMA to evaluate the land uses, and other
19 plan elements, and the recommendations contained in the 1985 *Approved Master Plan and*
20 *Sectional Map Amendment for Suitland – District Heights and Vicinity* (Planning Areas 75A and
21 75B), and to implement the 2002 General Plan’s recommendations for tiers, growth centers, and

1 designated corridor nodes within these planning areas, and the 2005 *Countywide Green*
2 *Infrastructure Plan*; and

3 WHEREAS, the sector plan area is primarily focused on properties fronting on or within
4 one quarter mile of Marlboro Pike, and includes land bounded by the Capital Beltway I-95/495;
5 Pennsylvania Avenue; the western property line of the Bradbury Heights Park and John Howard
6 Elementary School; Rail Street, Billings Avenue; Quinn Street, Southern Avenue (the District of
7 Columbia line); Heath Avenue; Larchmont Avenue; Gunther Street; Capitol Heights Boulevard;
8 the northern and western property line of 5200 Marlboro Pike (the William Hall Elementary
9 School); the eastern property line of 1901 Brooks Drive; the northern property lines of 5500,
10 5502, 5508 and 5514 Walker Mill Road; Walker Mill Road; Weber Drive; Nassau Street, Scott
11 Key Drive; Elmhurst Street; Blazer Drive; Kipling Parkway; Loring Drive; Loring Place;
12 Boones Lane; Marion Street; Lakehurst Avenue; Martha Street; eastern property line of 7611
13 Martha Street, Parcel 397 and 3111 Ritchie Road; northern property line of 3101 Ritchie Road;
14 Forestville Road; Parston Drive; Fernham Lane; Cryden Way; and the northern property line of
15 3150 Kaveron Road as shown in the attached Sector Plan boundary map; and

16 WHEREAS, the goals, concepts, guidelines, and public participation program (Attachment
17 A) establish the purpose, the issues to be addressed during the plan preparation, and
18 methodology for ensuring adequate community involvement throughout the planning process;
19 and

20 WHEREAS, the sector plan will set development policies and guidelines to provide a mix
21 of uses at an intensity appropriate for land within the Developed Tier, as articulated in the 2002
22 *Approved Prince George's County General Plan*; and

23 WHEREAS, it is the desire of the District Council to process the sector plan and sectional
24 map amendment concurrently, in accordance with Section 27-225.01.05 of the Zoning
25 Ordinance, to shorten the process and provide a strong interrelationship between the sector plan
26 and zoning of land as a tool to implement land use recommendations.

27 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
28 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
29 Regional District in Prince George's County, Maryland, that The Maryland-National Capital
30 Park and Planning Commission is hereby directed to prepare a sector plan and concurrent
31 sectional map amendment (SMA) for Marlboro Pike in accordance with the requirements of

1 Parts 3 and 13 of the Zoning Ordinance for Prince George’s County, Maryland.

2 BE IT FURTHER RESOLVED that the District Council has considered and hereby
3 approves the goals, concepts, guidelines and public participation program (Attachment A).

4 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

5 Adopted this 22nd day of January , 2008.

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: _____
David C. Harrington
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council