

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

Resolution No. CR-4-2014  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Member Patterson  
Co-Sponsors \_\_\_\_\_  
Date of Introduction February 18, 2014

**RESOLUTION**

1 A RESOLUTION concerning

2                                   The Eastover / Forest Heights / Glassmanor 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 Eastover / Forest Heights / Glassmanor  
5 Sector Plan, thereby defining long-range land use and development policies in portions of  
6 Planning Area 76A, previously part of the 2000 *Approved Master Plan and Sectional Map*  
7 *Amendment for the Heights and Vicinity* for the area generally bounded by Interstate 95/495 (the  
8 “Capital Beltway”) as the southern boundary, Southern Avenue as the northern boundary,  
9 Livingston Road and Owens Road generally as the eastern boundary, and Oxon Run as the  
10 western boundary.

11                   WHEREAS, on May 15, 2012, the County Council of Prince George’s County,  
12 Maryland, sitting as the District Council, adopted CR-28-2012, thereby authorizing initiation of  
13 an amendment to the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights*  
14 *and Vicinity* (Planning Area 76A), and further authorized the Prince George’s County Planning  
15 Board to initiate a sector plan and concurrent sectional map amendment pursuant to Sections 27-  
16 225.01 and 27-641 of the Zoning Ordinance; and

17                   WHEREAS, the District Council, by way of CR-28-2012, also endorsed the Goals,  
18 Concepts, Guidelines and Public Participation Program as approved by the Planning Board, and  
19 established Plan boundaries for portions of Planning Area 76A pursuant to Sections 27-641 and  
20 27-643 of the Zoning Ordinance; and

21

1           WHEREAS, as part of the Public Participation Program, Planning staff held numerous  
2 meetings with community and agency stakeholders, including a major community-wide design  
3 workshop, a business roundtable, civic association discussions, meetings with the Forest  
4 Heights/Oxon Hill Community Development Corporation (“CDC”), and held municipal briefings  
5 with the Mayor and Town Council for the Town of Forest Heights as well as other municipal,  
6 county, state, and regional agencies, and environmental stakeholders; and

7           WHEREAS, on November 7, 2012, the District Council granted a six-month extension of  
8 the timeframe to prepare the Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and  
9 Proposed Sectional Map Amendment pursuant to Section 27-644(a)(3) of the Zoning Ordinance,  
10 in order to incorporate a detailed transportation analysis, to continue community outreach and  
11 education, and to coordinate with residents and agencies to achieve consensus; and

12           WHEREAS, on July 11, 2013, the Planning Board granted permission to print the  
13 Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and Proposed Sectional Map  
14 Amendment; and

15           WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
16 hearing on the Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and Proposed  
17 Sectional Map Amendment on September 23, 2013; and

18           WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive  
19 and the District Council reviewed the public facilities element of the Preliminary Eastover /  
20 Forest Heights / Glassmanor Sector Plan and Proposed Sectional Map Amendment in order to  
21 identify inconsistencies between the proposed public facilities recommended within the  
22 preliminary sector plan and proposed sectional map amendment and existing County or State  
23 public facilities; and

24           WHEREAS, on October 15, 2013, the District Council adopted CR-131-2013, thereby  
25 approving the Public Facilities Element of the Preliminary Eastover / Forest Heights /  
26 Glassmanor Sector Plan and Proposed Sectional Map Amendment for inclusion in the adopted  
27 sector plan and endorsed sectional map amendment by the Planning Board; and

28           WHEREAS, the Planning Board held a work session to consider the public hearing  
29 testimony on November 14, 2013; and

30           WHEREAS, on December 5, 2012, the Planning Board, in response to the public hearing  
31 testimony, adopted the Sector Plan in Prince George’s County Planning Board Resolution

1 PGCPB No. 13-140, and transmitted the Sectional Map Amendment to the District Council on  
2 January 3, 2014; and

3 WHEREAS, on January 28, 2014, the District Council held a work session to consider the  
4 record of public hearing testimony and the Planning Board's recommendations embodied in  
5 PGCPB No. 13-140 and, after discussion, directed Technical Staff to prepare a Resolution of  
6 Approval for the Eastover / Forest Heights / Glassmanor Sector Plan incorporating certain  
7 revisions; and

8 WHEREAS, upon approval by the District Council, this Sector Plan will amend portions of  
9 the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity*, the  
10 2002 *Prince George's County Approved General Plan*, the 1983 *Functional Master Plan for*  
11 *Public School Sites*, the 2005 *Countywide Green Infrastructure Functional Master Plan*, the  
12 2008 *Approved Public Safety Facilities Master Plan*, the 2009 *Approved Countywide Master*  
13 *Plan of Transportation*, the 2010 *Approved Historic Sites and Districts Plan*, and the 2010  
14 *Approved Water Resources Functional Master Plan*.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
16 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
17 Regional District in Prince George's County, Maryland, that the Eastover / Forest Heights /  
18 Glassmanor Sector Plan, as adopted on December 5, 2013, by the Planning Board in Resolution  
19 PGCPB No. 13-140, be and the same is hereby approved, with the following revision:

20 **REVISION ONE:**

- 21 (a) All references in the plan; both text and charts, to senior housing shall delete senior and  
22 reference housing only.

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 18<sup>th</sup> day of February, 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