

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2007 Legislative Session**

Resolution No. CR-89-2007

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Bland, Knotts, Dean and Harrington

Co-Sponsors \_\_\_\_\_

Date of Introduction November 20, 2007

**RESOLUTION**

1 A RESOLUTION concerning

2 Preparation of a new Master Plan and Sectional Map Amendment (SMA) and approval of Goals,  
3 Concepts, Guidelines, and Public Participation Program for Subregion 6 (Planning Areas 77, part  
4 of 78, 79, 82A, 82B, 86A, 86B, 87A and 87B).

5 For the purpose of initiating an amendment to the 1993 Approved Master Plan and Sectional  
6 Map Amendment for the Subregion VI Study Area and SMA (Planning Areas 79, 82A, 82B,  
7 86A, 86B, 87A and 87B); the 1994 Melwood and Westphalia Master Plan and SMA (Planning  
8 Areas 77 and 78), excluding that portion of Planning Area 78 which is covered by the 2007  
9 Westphalia Sector Plan and SMA; and part of the 1993 Subregion V Master Plan and SMA  
10 (Planning Area 85B); and approving the Goals, Concepts, Guidelines and a Public Participation  
11 Program in order to develop a comprehensive approach to implement the recommendations of  
12 the 2002 General Plan, to ensure that future development is consistent with county policies.

13 WHEREAS, the current master plan and sectional map amendments (SMA) for the  
14 Subregion VI Study Area and SMA (Planning Areas 79, 82A, 82B, 86A, 86B, 87A and 87B)  
15 was approved in May of 1994; the Melwood and Westphalia Master Plan and SMA (Planning  
16 Areas 77 and 78) was approved in March of 1994; the Subregion V Master Plan and SMA  
17 (Planning Area 85B) was approved in September 1993; and

18 WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance of Prince  
19 George's County establish procedures whereby the Prince George's County Planning Board may  
20 initiate a master plan and a concurrent SMA with the approval or concurrence of the District  
21 Council; and

22 WHEREAS, the approved Fiscal Year 2007 Planning Department Work Program includes

1 the preparation of the Subregion 6 Master Plan and SMA to evaluate the land uses, and other  
 2 plan elements, and recommendations contained in the 1993 Approved Master Plan and Sectional  
 3 Map Amendment for the Subregion VI Study Area (Planning Areas 79, 82A, 82B, 86A, 86B,  
 4 87A and 87B); the 1994 Melwood and Westphalia Master Plan and SMA (Planning Areas 77  
 5 and 78); and part of the 1993 Subregion V Master Plan and SMA (Planning Area 85B), and to  
 6 implement the 2002 General Plan's recommendations for tiers, growth centers, and designated  
 7 corridors nodes within these planning areas, and the 2005 Countywide Green Infrastructure Plan;  
 8 and

9 WHEREAS, the Master Plan area includes land bounded by the Patuxent River, the Charles  
 10 County line, the Pope's Creek Conrail line, the PEPCO powerline right-of-way, Piscataway  
 11 Creek, Old Alexandria Ferry Road, Branch Avenue, Allentown Road, the Capital Beltway,  
 12 Pennsylvania Avenue, Ritchie Marlboro Road, White House Road, Landover Road, Oak Grove  
 13 Road, and Leeland Road as shown in the attached Master Plan boundary map; and

14 WHEREAS, the Goals, Concepts, Guidelines, and Public Participation Program  
 15 (Attachment A) establish the purpose, the issues to be addressed during the plan preparation, and  
 16 methodology for ensuring adequate community involvement throughout the planning process;  
 17 and

18 WHEREAS, the Master Plan will set development policy and guidelines to provide a mix  
 19 of uses at an intensity appropriate for land within the Developing and Rural Tiers, as articulated  
 20 in the 2002 Approved Prince George's County General Plan; and

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

25 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 26 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
 27 Regional District in Prince George's County, Maryland, that The Maryland-National Capital  
 28 Park and Planning Commission is hereby directed to prepare a master plan and concurrent  
 29 sectional map amendment (SMA) for Subregion 6 in accordance with the requirements of parts 3  
 30 and 13 of the Zoning Ordinance for Prince George's County, Maryland.

31 BE IT FURTHER RESOLVED that the District Council has considered and hereby

1 approves the Goals, Concepts, Guidelines and Public Participation Program (Attachment A).

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

Adopted this 20th day of November, 2007.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Camille A. Exum  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council