

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2023 Legislative Session**

Resolution No. CR-053-2023

Proposed by The Chair (by request – Planning Board)

Introduced by Council Members Harrison, Watson, Oriadha, Fisher, Dernoga, Ivey,  
Hawkins and Blegay

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

Date of Introduction May 30, 2023

**RESOLUTION**

1 A RESOLUTION concerning

2       The Central Avenue – Blue/Silver Line Sector Plan and Sectional Map Amendment  
3 for the purpose of initiating a new Sector Plan and Sectional Map Amendment for portions of  
4 Planning Areas 72, 75A, and 75B of the Maryland-Washington Regional District in Prince  
5 George’s County, Maryland and approving Goals, Concepts, Guidelines, and a Public  
6 Participation Program for the project pursuant to Part 27 of the Zoning Ordinance.

7       WHEREAS, Part 28 of the Zoning Ordinance of Prince George's County, Maryland, sets  
8 forth the requirements for initiation of an area master plan by the Prince George's County  
9 Planning Board of the Maryland-National Capital Park and Planning Commission with the  
10 approval or concurrence of the District Council; and

11       WHEREAS, the Planning Department’s Fiscal Year 2023 Budget and Six-Year Work  
12 Program include preparation of a new Sector Plan for the Central Avenue – Blue/Silver Line  
13 corridor (Planning Areas 72, 75A, and 75B) and, accordingly, the Planning Department will  
14 contract a consultant team to assist staff in the gathering and analysis of data and identification of  
15 issues to be addressed through such a planning effort; and

16       WHEREAS, a new Sector Plan and Sectional Map Amendment for this area of Prince  
17 George’s County is necessary to implement the recommendations of *Plan Prince George’s 2035*  
18 *Approved General Plan* (Plan 2035), the County’s comprehensive plan for growth and  
19 development, including those recommendations specific to the Local Transit Centers and the  
20 Established Communities; and

1           WHEREAS, the 2008 *Approved Transit District Development Plan for the Capitol Heights*  
2 *Transit District Overlay Zone* does not function as a comprehensive plan for the subject area, but  
3 rather as an introduction to an unsuccessful design overlay zone that is not implementable in the  
4 modern real estate market; and

5           WHEREAS, the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*  
6 contains no vision, goals, policies, or strategies for the Capitol Heights, Addison Road, and  
7 Morgan Boulevard Local Transit Centers or surrounding communities that reflect the impact of  
8 heavy rail transit on housing demand, land use, the multimodal transportation network or the  
9 natural environment; and

10           WHEREAS, a new sector plan for this Planning Area will create the County's policies for  
11 land use, economic prosperity, transportation and mobility, the natural environment, housing and  
12 neighborhoods, community heritage, culture, design, healthy communities, and public facilities  
13 within this sector; and

14           WHEREAS, the proposed sector plan will make land use recommendations that may  
15 inform a future Sectional Map Amendment to reclassify properties pursuant to the appropriate  
16 procedures within the County's adopted 2022 Zoning Ordinance; and

17           WHEREAS, pursuant to Section 27-3502 of the Zoning Ordinance, upon approval by the  
18 County Council of Prince George's County, Maryland, sitting as the District Council, the  
19 proposed sector plan will amend Plan 2035, will replace the 2008 *Approved Capitol Heights*  
20 *Transit District Development Plan and Transit District Overlay Zone*, will replace in part the  
21 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, and may amend the  
22 County's functional master plans; and

23           WHEREAS, at its April 27, 2023, regular meeting, the Prince George's County Planning  
24 Board of The Maryland-National Capital Park and Planning Commission endorsed the project's  
25 Goals, Concepts, Guidelines and Public Participation Program, as set forth in Attachment A; and

26           WHEREAS, pursuant to Section 27-3502(c)(2) of the Zoning Ordinance, the District  
27 Council has reviewed the Goals, Concepts, Guidelines and Public Participation Program and  
28 finds that they address an appropriate range of issues to be evaluated through development of the  
29 preliminary sector plan and that the methodology for ensuring adequate community involvement  
30 is consistent with the requirements of Section 27-3502 of the Zoning Ordinance and should be  
31 approved; and

1           WHEREAS, the Planning Board necessitates complexity of the planning process and the  
2 complexity of the plan area necessitate significant public and stakeholder engagement and data  
3 analysis and requests, pursuant to Section 27-3502(d)(5) of the Zoning Ordinance, an eight-  
4 month extension to the period for preparation of the preliminary sector plan; and

5           WHEREAS, the District Council concurs with the Planning Board’s analysis of the  
6 complexity of preparation of this sector plan and with the proposed project schedule as described  
7 in Attachment A;

8           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
9 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
10 Regional District in Prince George's County, Maryland, that the Prince George’s County  
11 Planning Department of The Maryland-National Capital Park and Planning Commission is  
12 hereby directed to prepare a Sector Plan and Sectional Map Amendment for the subject portion  
13 of Planning Areas 72, 75A, and 75B in accordance with Part 27 of the Zoning Ordinance of  
14 Prince George’s County, Maryland.

15           BE IT FURTHER RESOLVED that the District Council has considered and hereby  
16 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in  
17 Attachment A to this Resolution; and


18           BE IT FURTHER RESOLVED that this action conforms to the requirements of Section 27-  
19 3502(c) of the Zoning Ordinance; and,

20           BE IT FURTHER RESOLVED that the District Council approves the Project Schedule set  
21 forth in Attachment A to this Resolution, including an eight-month extension to the period for  
22 preparation of a Sector Plan and Sectional Map Amendment required by Section 27-3502(d)(5)  
23 of the Zoning Ordinance.


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

Adopted this 30<sup>th</sup> day of May, 2023.

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:   
\_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

  
\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council