

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2009 Legislative Session**

Resolution No. CR-51-2009  
Proposed by The Chairperson (by request – Planning Board)  
Introduced by Council Members Dean, Exum and Dernoga  
Co-Sponsors \_\_\_\_\_  
Date of Introduction July 21, 2009

**RESOLUTION**

1 A RESOLUTION concerning

2 The Marlboro Pike Sector Plan and Sectional map Amendment

3 For the purpose of proposing amendments to the adopted Marlboro Pike Sector Plan and  
4 endorsed Sectional Map Amendment and directing that a public hearing be held to receive  
5 testimony on the proposed amendments.

6 WHEREAS, the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map*  
7 *Amendment* is proposed to amend the 1985 *Approved Master Plan and 1986 Sectional Map*  
8 *Amendment for Suitland – District Heights and Vicinity (Planning Areas 75A and 75B)*; the 2002  
9 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the  
10 2008 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts*  
11 *Plan*, and the 1975 *Countywide Trails Plan with the 1985 Equestrian Addendum*; and

12 WHEREAS, on January 22, 2008, in Council Resolution CR-3-2008, the County Council of  
13 Prince George's County, Maryland, sitting as the District Council, directed The Maryland-  
14 National Capital Park and Planning Commission to prepare a new Marlboro Pike Sector Plan and  
15 Sectional Map Amendment, in order to develop a comprehensive approach to implementing the  
16 recommendations of the 2002 General Plan and to ensure that future development is consistent  
17 with County policies and endorsed the goals, concepts and guidelines prepared by the Planning  
18 Board pursuant to Section 27-643 of the Zoning Ordinance; and

19 WHEREAS, the Planning Board granted permission to print the Preliminary Marlboro Pike  
20 Sector Plan and Proposed Sectional Map Amendment on December 11, 2008; and  
21

1 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive  
 2 and the District Council reviewed the public facilities element of the preliminary plan and  
 3 endorsed the inclusion of the proposed public facilities in the preliminary plan, for the purpose of  
 4 holding a public hearing; and

5 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
 6 hearing on the Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment  
 7 on March 10, 2009; and

8 WHEREAS, the Planning Board held a worksession to consider the public hearing  
 9 testimony on May 21, 2009; and

10 WHEREAS, on June 4, 2009, the Planning Board, in response to the public hearing  
 11 testimony, adopted the sector plan and endorsed the sectional map amendment with revisions, as  
 12 described in Prince George's County Planning Board Resolution PGCPB No. 09-84, and  
 13 transmitted the plan and sectional map amendment to the District Council on June 9, 2009; and

14 WHEREAS, on June 16, 2009, the District Council held a worksession, to review the  
 15 Planning Board's recommendations on the public hearing testimony and the Planning Board's  
 16 recommendations contained in PGCPB No. 09-84; and

17 WHEREAS, on July 21, 2009, the District Council decided to propose amendments to the  
 18 adopted Sector Plan and endorsed Sectional Map Amendment and to hold a second joint public  
 19 hearing to allow public comment.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 21 County, sitting as the District Council for that part of the Maryland-Washington Regional  
 22 District in Prince George's County, Maryland, that at the forthcoming joint public hearing,  
 23 testimony shall be accepted concerning the following amendments proposed by the District  
 24 Council:

#### **PROPOSED AMENDMENTS TO THE ENDORSED SMA ZONING**

**The location of Amendments No. 1 through 8 are shown on Attachment A, Amendments No. 9 through 16 are shown on Attachment B, and Amendments 17 through 25 are shown on Attachment C. These maps also identify properties proposed for Development District Overlay Zones.**

##### **AMENDMENT 1**

**Existing Use:** Gas Station **Street Address:** 2000 Brooks Drive

**Existing and Endorsed Zone:** C-M

**Proposed Zone:** C-S-C

**Account:** 0420638 **Acreage:** 0.60 acres

**Tax Map:** 080 **Grid:** F1 **Parcel:** A

- AMENDMENT 2**      **Existing Use:** Car Wash/Oil & Lube Station **Street Address:** 5401 Marlboro Pike  
**Existing and Endorsed Zone:** C-M  
**Proposed Zone:** C-S-C  
**Account:** 3679271    **Acreage:** 2.35 acres  
Tax Map: 080   Grid: F1   Lot: 1
- AMENDMENT 3**      **Existing Use:** Vacant Commercial Center **Street Address:** 5425 Marlboro Pike  
**Existing and Endorsed Zone:** C-M  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0449637    **Acreage:** 0.63 acres  
Tax Map: 081   Grid: A1   Parcel: 50
- AMENDMENT 4**      **Existing Use:** Single-Family D.U. **Street Address:** 5431 Marlboro Pike  
**Existing Zone:** R-T    **Endorsed Zone:** R-18  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0449629    **Acreage:** 1.212 acres  
Tax Map: 081   Grid: A1   Parcel: 51
- AMENDMENT 5**      **Existing Use:** Church **Street Address:** 5501 Marlboro Pike  
**Existing Zone:** I-1    **Endorsed Zone:** R-18  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0437640    **Acreage:** 2.67 acres  
Tax Map: 081   Grid: A1   Parcel: 52
- AMENDMENT 6**      **Existing Use:** Parking Lot    **Street Address:** 5410 Marlboro Pike  
**Existing and Endorsed Zone:** C-M  
**Proposed Zone:** C-S-C  
**Account:** 0462184    **Acreage:** 0.35 acres  
Tax Map: 081   Grid: A1   Parcel: 35
- AMENDMENT 7**      **Existing Use:** Auto Repair **Street Address:** 5416 Marlboro Pike  
**Existing and Endorsed Zone:** C-M  
**Proposed Zone:** C-S-C  
**Account:** 0462176    **Acreage:** 0.36 acres  
Tax Map: 081   Grid: A1   Parcel: 36
- AMENDMENT 8**      **Existing Use:** Towing/Storage Facility **Street Address:** 5420 Marlboro Pike  
**Existing and Endorsed Zone:** C-M  
**Proposed Zone:** C-S-C  
**Account:** 0492157    **Acreage:** 0.39 acres  
Tax Map: 081   Grid: A1   Parcel: 38
- AMENDMENT 9**      **Existing Use:** Commercial Strip Center **Street Address:** 7603 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0477133    **Acreage:** 0.34 acres  
Tax Map: 081   Grid: F4   Parcel: PO Lots 1-4
- AMENDMENT 10**      **Existing Use:** Commercial Strip Center **Street Address:** 7605 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0471755    **Acreage:** 0.177 acres  
Tax Map: 081   Grid: F4   Parcel: PO Lots 5-6

- AMENDMENT 11**      **Existing Use:** Commercial Strip Center **Street Address:** 7613 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0615161 **Acreage:** 0.16 acres  
Tax Map: 081 Grid: F4 Parcel: PO Lots 7-8
- AMENDMENT 12**      **Existing Use:** Commercial Strip Center **Street Address:** 7617 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0570309 **Acreage:** 0.15 acres  
Tax Map: 081 Grid: F4 Parcel: PO Lots 9-10
- AMENDMENT 13**      **Existing Use:** Commercial Strip Center **Street Address:** 7619 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0570317 **Acreage:** 0.15 acrea  
Tax Map: 081 Grid: F4 Parcel: PO Lots 11-12
- AMENDMENT 14**      **Existing Use:** Commercial Strip Center **Street Address:** 7619 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0570325 **Acreage:** 0.08 acres  
Tax Map: 081 Grid: F4 Lot: 13 EX 250 sq ft
- AMENDMENT 15**      **Existing Use:** Commercial Strip Center **Street Address:** 7625 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0570382 **Acreage:** 0.13 acres  
Tax Map: 08 Grid: F4 Parcel: D
- AMENDMENT 16**      **Existing Use:** Gas Station **Street Address:** 7631 Marlboro Pike  
**Existing and Endorsed Zone:** C-S-C  
**Proposed Zone:** C-S-C or M-U-I/Commercial DDOZ  
**Account:** 0570440 **Acreage:** 1.50 acres  
Tax Map: 08 Grid: F4 Parcel: E
- AMENDMENT 17**      **Existing Use:** Vacant Commercial Building **Street Address:** 3300 Forestville Road  
**Existing and Endorsed Zone:** I-1  
**Proposed Zone:** C-S-C  
**Account:** 0615179 **Acreage:** 2.1624 acres  
Tax Map: 089 Grid: F1 Parcel: 22
- AMENDMENT 18**      **Existing Use:** Commercial Building **Street Address:** 3302 Marlo Lane  
**Existing and Endorsed Zone:** I-1  
**Proposed Zone:** C-S-C  
**Account:** 0532705 **Acreage:** 0.4301 acres  
Tax Map: 090 Grid: A1 Parcel: D
- AMENDMENT 19**      **Existing Use:** Commercial Building **Street Address:** 3306 Marlo Lane  
**Existing and Endorsed Zone:** I-1  
**Proposed Zone:** C-S-C  
**Account:** 0424473 **Acreage:** 2.0108 acres  
Tax Map: 090 Grid: A1 Parcel: B

**AMENDMENT 20**      **Existing Use:** Furniture Store **Street Address:** 3300 Marlo Lane  
**Existing and Endorsed Zone:** I-1  
**Proposed Zone:** C-S-C  
**Account:** 0424465 **Acreage:** 08.7516 acres  
Tax Map: 089 Grid: F1 Parcel: A

**AMENDMENT 21**      **Existing Use:** Contractor's Office **Street Address:** 8002 Marlboro Pike  
**Existing Zone:** I-4 **Endorsed Zone:** I-1  
**Proposed Zone:** I-1  
**Account:** 0593772 **Acreage:** 1.19 acres  
Tax Map: 090 Grid: A1 Parcel: B

**AMENDMENT 22**      **Existing Use:** Office **Street Address:** 8008 Marlboro Pike  
**Existing and Endorsed Zone:** I-4  
**Proposed Zone:** I-1  
**Account:** 0593764 **Acreage:** 1.79 acres  
Tax Map: 090 Grid: A1 Parcel: A

**AMENDMENT 23**      **Existing Use:** Bus Storage **Street Address:** 8014 Marlboro Pike  
**Existing and Endorsed Zone:** I-4  
**Proposed Zone:** I-1  
**Account:** 0424549 **Acreage:** 1.61 acres  
Tax Map: 090 Grid: A1 Lot: 9-10

**AMENDMENT 24**      **Existing Use:** Vehicular Storage **Street Address:** 8016 Marlboro Pike  
**Existing and Endorsed Zone:** I-4  
**Proposed Zone:** I-1  
**Account:** 0424556 **Acreage:** 0.57 acres  
Tax Map: 090 Grid: A1 Lot: 7-8

**AMENDMENT 25 DEVELOPMENT DISTRICT OVERLAY ZONE (DDOZ)**

Classify approximately 72 properties comprising approximately 120 acres of land generally located between the Capital Beltway, Pennsylvania Avenue, Forestville Road, Parston Drive, Fernham Lane and Cryden Way in a Development District Overlay Zone (DDOZ) as a Business Park Character Area. The purpose of this DDOZ is to establish regulations that supplement the regulations of the underlying commercial and industrial zones. The proposed DDOZ regulations for the Business Park Character Area will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting, building intensity and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an attractive, low-intensity functional business park that provides a distinctive gateway to the Marlboro Pike Sector Plan area and is compatible with its location close to the end of the runways for Andrews Air Force Base. **ATTACHMENT C** contains a detailed description of the affected properties and proposed regulations.

**AMENDMENT 26**

Revise plan text and maps as appropriate to show consistency between any District Council rezoning, the proposed land use map, and any related text maps and illustrations

1 BE IT FURTHER RESOLVED that the District Council, after holding a joint public  
2 hearing with the Planning Board, may reconsider each amendment, and may approve the sector  
3 plan and sectional map amendment with all, any one or more, or none of the proposed  
4 amendments.

5 BE IT FURTHER RESOLVED, that, pursuant to Section 27-646 of the Zoning Ordinance,  
6 a public hearing shall be scheduled to receive testimony on these proposed amendments, and a  
7 copy of this Resolution shall be transmitted to the Prince George's County Planning Board, to  
8 request that its comments be submitted to the Council prior to action on the amendments

Adopted this 21st day of July 2009.

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: \_\_\_\_\_  
Marilynn Bland  
Chairperson

ATTEST:

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

Underscoring indicates language added to the Adopted Marlboro Pike Sector Plan and Endorsed Sectional Map Amendment. [Brackets] indicate language deleted from the Adopted Marlboro Pike Sector Plan and Endorsed Sectional Map Amendment.

**Note:** Attachments A, B, and C are available in hard copy only and as an Inclusion File in LIS