



PROPOSED MINOR PLAN AMENDMENT TO THE 1989 APPROVED MASTER PLAN AND SECTIONAL MAP AMENDMENT FOR THE LANGLEY PARK-COLLEGE PARK-GREENBELT-AND VICINITY – (CR-001-2024)

STAFF REPORT

The District Council, by Council Resolution CR-001-2024, adopted on January 16, 2024, initiated a Minor Amendment (and concurrent Sectional Map Amendment) of the 1989 *Approved Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity* pursuant to the procedures described in section 27-3502(i) of the County Zoning Ordinance, which provide for the Minor Amendment of Approved Master, Sector, and Functional Master Plans. CR-001-2024 proposes to update certain obsolete development pattern recommendations for context-sensitive infill and physical development of residential neighborhoods and commercial areas of the Master Plan in order to align with Plan 2035 Established Communities, Employment Areas, and recent county wide zoning amendments for Commercial, Neighborhood designations for Planning Areas 65, 66 and 67.

BACKGROUND

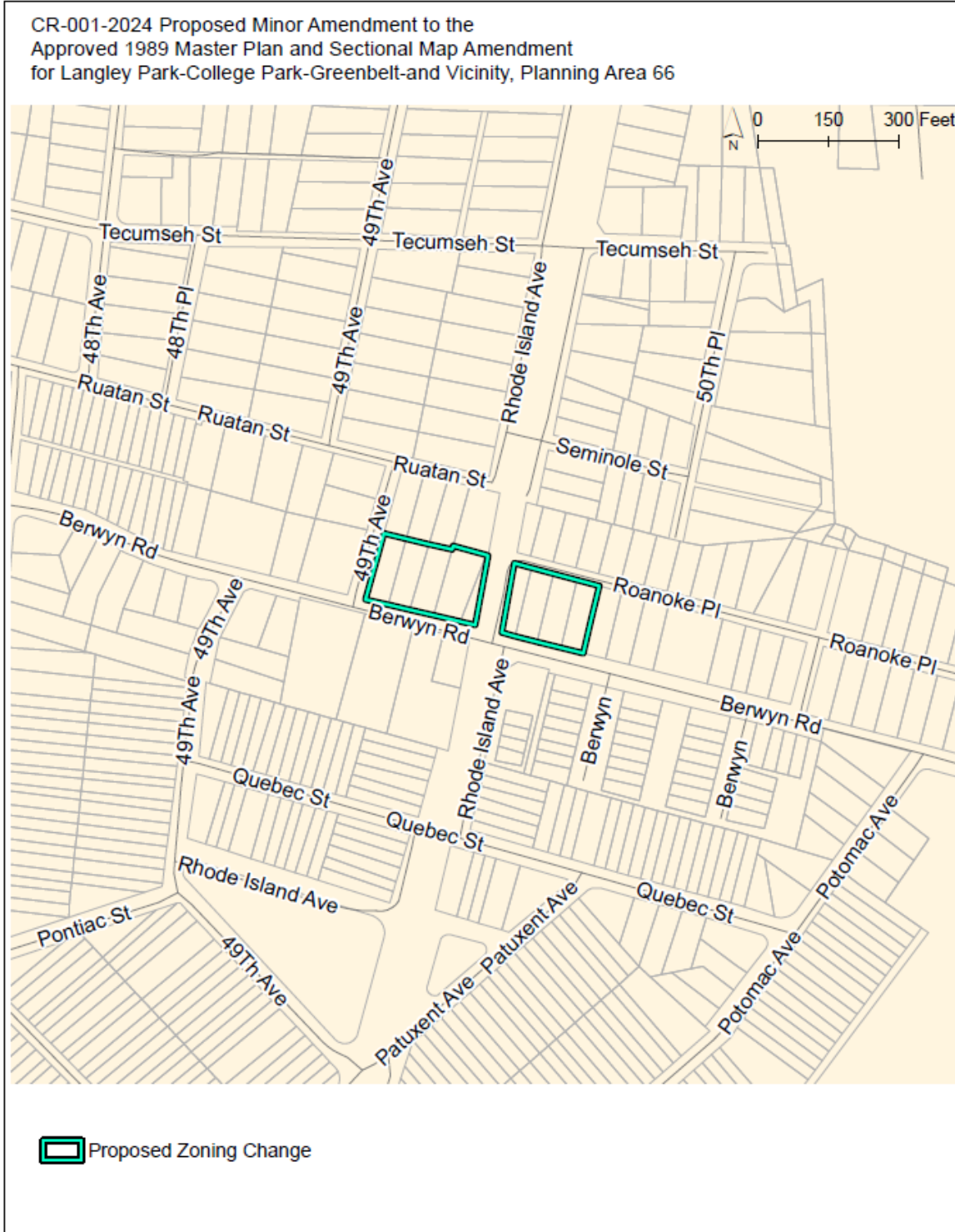
Location: CR-001-2024 identifies the following properties as the subject of the proposed minor amendment:

“the boundaries of the proposed Sectional Map Amendment shall be limited to an area north of Berwyn Road, east of 49th [Place] **Avenue**, south of Roanoke Place and Ruatan Street, and west of property 5012 Berwyn Rd, College Park, MD 20740 (Tax Account 2287605); and include the commercially zoned properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736)”

This corresponds to the following parcels:

Address	Tax Map & Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
8601 49TH Ave, College Park, MD 20740	0033 00E1	2347466	DANIELS-REYBURN SUB 2 N47.5 FT OF LT 5 N CONF USE- HOUSE	N/A	N/A	N/A	Private
4904 Berwyn Rd, College Park, MD 20740	0033 00E1	2385946	DANIELS-REYBURN SUB 2 5.57 FT OF LOT 5	N/A	N/A	N/A	Private
4906 Berwyn Rd, College Park, MD 20740	0033 00E1	2318996	DANIELS-REYBURN SUB2 S 40.5FT OF N 88FT OF LT5 NCONF US-HOUSE	N/A	N/A	N/A	Private
4908 Berwyn Rd, College Park, MD 20740	0033 00E1	2311975	LOTS 6.7	N/A	N/A	N/A	Private
4910 Berwyn Rd, College Park, MD 20740	0033 00E1	2326247	N/A	N/A	N/A	119	Private
4910 Berwyn Rd, College Park, MD 20740	0033 00E1	2349751	PT LT 1 EQ1056SF & PT ELEC RAILWAY EQ 498 8F (MCF CAE 97-13340)	N/A	N/A	N/A	Private
8601 Rhode Island Ave, College Park, MD 20740	0033 00E1	2299774	SHANNABROOK S PT LOT 2 & W HALF OF S HALF OF LOT 3	N/A	N/A	N/A	Private
5002 Berwyn Rd, College Park, MD 20740	0033 00E1	2286847	SHANNABROOK W11FT LT4&E25 FT LT3&102 SF OF LT4 (CORR IN USE 10)	N/A	N/A	N/A	Private
8607 Rhode Island Ave, College Park, MD 20740	0033 00E1	2383461	SHANNABROOK N HLF PT LT 2 & W HLF N HLF LT 3	N/A	N/A	N/A	Private
5006 Berwyn Rd, College Park, MD 20740	0033 00E1	2395440	SHANNABROOKE39 FT 8 IN OF LT 4 N CONF USE- HOUSE	N/A	N/A	N/A	Private
5008 Berwyn Rd, College Park, MD 20740	0033 00E1	2349736	RESUB	5	N/A	N/A	Private

Map 1: Subject Properties – Planning Area 66



EVALUATION – MINOR PLAN AMENDMENT PROCESS

Staff reviewed and evaluated the proposed Minor Plan Amendment to the 1989 *Approved Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity*, for conformance to the requirements of Section 27-3502(i) of the Zoning Ordinance for a Minor Plan Amendment.

Zoning Ordinance Compliance (Section 27-3502(i))

Compliance with Sec. 27-3502(i)(1)

Minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan may be initiated by the District Council upon adoption of a written resolution, or by the Planning Board with District Council approval by written resolution. At the time of initiation of a minor amendment process, a joint public hearing date shall be scheduled to occur within sixty (60) days. The same requirements in Section 27-3407, Scheduling of Hearings and Public Notice, that applied to the review and adoption of the plan shall apply to a minor amendment of the plan.

Comments: The minor plan amendment was initiated by District Council upon adoption of a written resolution on January 16, 2024. The joint public hearing was required within 60 days after adoption of CR-001-2024 or on Saturday March 16, 2024. Pursuant to Section 27-2100(h), because the last day of the period computed was a Saturday, the 60-day period ran for “until the end of the next day that [was] neither a Saturday, Sunday, nor County legal holiday,” which was Monday, March 18, 2024. However, the public hearing was held on Tuesday, March 19, 2024, due to availability of the Council and Planning Board calendar. Additionally, Sec. 27-3407(b) requires sixty-day notice prior to the Joint Public Hearing. The notice to municipalities was mailed on January 18, 2024, making the sixty-day requirement Monday, March 18, 2024. Therefore, the public hearing was held on Tuesday, March 19, 2024, to ensure proper noticing requirements and due to the availability of both the District Council and Planning Board availability.

Compliance with Sec. 27-3502(i)(2)(A)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(A) A geographic area which is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(2)(A). The geographic area of the proposed minor amendment is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner.

Compliance with Sec. 27-3502(i)(2)(B)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(B) Specific issues regarding public planning objectives;

Comments: CR-001-2024 does not explicitly identify any specific public planning objectives to be addressed by the proposed minor amendment. However, staff identified two public planning objectives that the proposed minor amendment may address pursuant to Sec. 27-3502(i)(2)(B):

1. *Plan Prince George's 2035* Land Use Policy 3: Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other County planning documents.

Minor Amendments 1-12 seeks to ensure uses, development intensities, and development forms that are consistent with a range of small-scale, low-intensity retail and service commercial development that primarily serves the daily needs of residents of the immediately surrounding neighborhoods.

Additionally, the Master Plan utilizes the 1982 General Plan's center classifications which are no longer recognized; however, they are still areas of importance within the plan boundary. Therefore, the minor plan amendments update the terminology for concentrated commercial development from the 1982 Plan's "Activity Centers" to "Focus Areas". These amendments further support strategy LU3.1.

2. *Plan Prince George's 2035* Healthy Communities Policy 8: Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Minor Amendments 9-12 would retain intensity of an existing commercial area that is a walkable destination for the neighborhood and includes personal services and opportunities to gather which enhances the livability for those in the area. Furthermore, this designation is consistent with the municipalities land use goals which implements strategy LU8.1.

Compliance with Sec. 27-3502(i)(2)(C)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(C) An action to correct errors in the text or maps in the applicable plan.

Comments: The proposed minor amendments do not correct text or map errors per Sec. 27-3502(i)(2)(C).

Compliance with Sec. 27-3502(i)(3)(A)

In no instance, however, shall a minor amendment process be used to:

(A) Rezone any land;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(A); they do not rezone any land. A concurrent Sectional Map Amendment is being processed to rezone applicable properties to enable the recommendations of the minor plan amendments.

Compliance with Sec. 27-3502(i)(3)(B)

In no instance, however, shall a minor amendment process be used to:

(B) Change a General Plan center designation;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(B); they do not change the General Plan center designation.

Compliance with Sec. 27-3502(i)(3)(C)

In no instance, however, shall a minor amendment process be used to:

(C) Make any amendment that would require major transportation or public facilities analysis or revised water and sewer classification;

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(C); they do not make any amendment that would require major transportation or public facilities analysis or revised water or sewer classification.

Compliance with Sec. 27-3502(i)(3)(D)

In no instance, however, shall a minor amendment process be used to:

(D) Amend the County's growth boundary.

Comments: The proposed minor amendments meet the requirements of Sec. 27-3502(i)(3)(D); they do not change the County's growth boundary.

Compliance with Sec. 27-3502(i)(4)

The Resolution initiating a minor amendment shall set forth the objectives required in paragraph 27-3502(i)(3) above, and specify the purpose and scope of the proposed amendment, and identify the date of the joint public hearing on the amendment.

Comments: The proposed minor amendments, as drafted in CR-001-2024, meet the requirements of Sec. 27-3502(i)(4). They set forth the objectives required in paragraph 27-3502(i)(3); specify the purpose and scope of the proposed amendment as updating certain obsolete development pattern recommendations for context-sensitive infill and physical development of residential neighborhoods and commercial areas of the Master Plan in order to align with Plan 2035 Established Communities, Employment Areas, and recent county wide zoning amendments for Commercial, Neighborhood designations; and identifies the date of the joint public hearing on the amendment as March 19, 2024.

FINDINGS

The proposed minor amendments, as drafted in CR-001-2024, meet the requirements of Section 27-3502(i) of the Zoning Ordinance.

RECOMMENDATION

Per Sec. 27-3502(i)(5), following the joint public hearing, the Board shall take action on the proposed minor plan amendment to adopt, adopt with amendments, remand, or disapprove the minor plan amendment. Staff recommends ADOPTION.