COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

2010 Legislative Session

Resolution No.	CR-104-2010		
Proposed by	Proposed by The Chair (By Request – Planning Board)		
Introduced by	troduced by Council Member Campos		
Co-Sponsors			
Date of Introduc	ction October 26, 2010		
RESOLUTION			
A RESOLUTION	V concerning		
Preparation of a Sectional Map Amendment for the Takoma/Langley Crossroads			
	Sector Plan area		
For the purpose of initiating a Sectional Map Amendment for the Takoma/Langley Crossroads			
Sector Plan area to provide a strong interrelationship between the Sector Plan and zoning of land			
as a tool to implement land use recommendations.			
WHEREAS, the Takoma/Langley Crossroads Sector Plan was approved in November 2009			
(CR-86-2009); and			
WHEREAS, the current Sectional Map Amendment for the Takoma/Langley Crossroads			
area was approved in May 1990; and			
WHEREAS, Section 27-221 of the Zoning Ordinance establishes timetables for the review			
of Sectional Map Amendments; and			
WHEREAS	WHEREAS, Section 27-225.01 of the Zoning Ordinance establishes procedures whereby		
the Prince George's County Planning Board may initiate a Sectional Map Amendment following			
the approval of an Area Master Plan; and			
WHEREAS	, the approved Fiscal Year 2011 Planning Department Work Program requires		
that a Sectional Map Amendment be prepared for the Takoma/Langley Crossroads area; and			
WHEREAS	, the Takoma/Langley Crossroads Sector Plan area constitutes a portion of		
Planning Area 65 generally bounded to the east and southeast by a major PEPCO transmission			
line; to the south by Erskine Street; to the north by the Northwest Branch, Quebec Street, and			
Keokee Street; and to the west by Long Branch Creek, Carroll Avenue, and Merrimac Drive,			

with the Sector Plan area extending to the commercial properties to the south of the convergence of Long Branch and Sligo Creek and the small commercial area at Carroll Avenue and Merrimac Drive; and

WHEREAS, the Sector Plan established policies and strategies to guide the future growth and development of the Takoma/Langley Crossroads area at an intensity appropriate for the Developed Tier, Regional Centers, and the MD 193 Corridor; and

WHEREAS, the Sector Plan recommends a separate Sectional Map Amendment be initiated to implement the land use and design recommendations contained within the plan; and

WHEREAS, the 2010 Takoma/Langley Housing Affordability Strategy provides additional policy guidance on the affordability and variety of housing choices for existing and future development in the Sector Plan area; and

WHEREAS, the concurrent efforts of the Maryland Department of Transportation and Maryland Transit Administration to construct a consolidated bus transit facility and two Purple Line light rail transit stations in the Takoma/Langley Crossroads Sector Plan area constitute an immediate opportunity for Prince George's County to maximize the economic, environmental, and social benefits of mass transit and transit-oriented development; and

WHEREAS, it is the intent of the District Council to recognize that the 2009 Approved Takoma/Langley Crossroads Sector Plan's land use and urban design recommendations, residential density and commercial Floor Area Ratio (FAR) guidance, and vision for transit-oriented and pedestrian-friendly mixed-use development constitute the Sector Plan's Zoning Proposal for medium- to high-density mixed-use and multifamily residential development and zoning oriented to and supportive of the proposed future Purple Line stations at the intersection of MD 193/Greenbelt Road and MD 650/New Hampshire Avenue and at Riggs Road.

NOW, THEREFORE, BE IT RESOLVED by the 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, that The Maryland-National Capital Park and Planning Commission is hereby directed to prepare a Sectional Map Amendment for the Takoma/Langley Crossroads in accordance with the requirements of Part 3 of the Zoning Ordinance.

1	BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.		
	Adopted this <u>26th</u> day of <u>October</u> , 2010.		
		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	
		Thomas E. Dernoga Chair	
	ATTEST:		
	Redis C. Floyd Clerk of the Council		