

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

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

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

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

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

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

24 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
25 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
26 Regional District in Prince George's County, Maryland, that The Maryland-National Capital Park
27 and Planning Commission is hereby directed to prepare a Sectional Map Amendment for the
28 Takoma/Langley Crossroads in accordance with the requirements of Part 3 of the Zoning
29 Ordinance.

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BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.
Adopted this 26th day of October, 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

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council