

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session**

Resolution No. CR-70-2008
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Exum, Knotts, Dean, Dernoga and Bland
Co-Sponsors _____
Date of Introduction July 15, 2008

RESOLUTION

1 A RESOLUTION concerning

2 The Branch Avenue Corridor Sector Plan and Sectional Map Amendment

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

6 WHEREAS, the Branch Avenue Corridor Sector Plan and Sectional Map Amendment
7 amends a portion of the 2000 *Approved Master Plan and Sectional Map Amendment for the*
8 *Heights and Vicinity* (Planning Area 76A); the 2002 *Prince George’s County Approved General*
9 *Plan* for the physical development of the Maryland-Washington Regional District within Prince
10 George’s County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 1982 *Master*
11 *Plan of Transportation*; the 1983 *Functional Master Plan for Public School Sites*; the 2008
12 *Public Safety Facilities Master Plan*; the 1992 *Prince George’s County Historic Sites and*
13 *Districts Plan*; and the 1975 *Countywide Trails Plan* including the 1985 *Equestrian Addendum*;
14 and

15 WHEREAS, on January 29, 2008, the District Council and the Planning Board held a duly
16 advertised joint public hearing on the Preliminary Branch Avenue Corridor Sector Plan and
17 Proposed Sectional Map Amendment; and

18 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for
19 public facilities were referred to the County Executive and District Council for review, and the
20 District Council subsequently endorsed the Sector Plan proposal for public facilities as amended
21 by CR-15-2008; and

1 WHEREAS, on April 24, 2008, the Planning Board, in response to the public hearing
2 testimony, adopted the Sector Plan and endorsed the Sectional Map Amendment with revisions
3 as described in Prince George's County Planning Board Resolution PGCPB No. 08-55 and
4 transmitted the Sector Plan and Sectional Map Amendment to the District Council on May 16,
5 2008; and

6 WHEREAS, on June 10, 2008, the District Council held a work session to review the
7 Planning Board recommendations on the public hearing testimony and generally endorsed the
8 Planning Board recommendations contained in PGCPB No. 08-55, making the following
9 additional findings:

- 10 (a) The designation of mixed land uses or the M-X-T Zone should be strategic and should
11 be primarily focuses along Branch Avenue, or adjacent to a designated center or
12 corridor node.
- 13 (b) Due to limited availability of public funds, the implementation of the recommended
14 public infrastructure improvements or financial incentives should be prioritized. Public
15 investment should be focused within Naylor Road Metro Station Core area; and

16 WHEREAS, on July 1, 2008, the District Council decided to propose amendments to the
17 adopted Plan and endorsed Sectional Map Amendment and to hold a second public hearing to
18 allow public comment; and

19 WHEREAS, it is the intent of the District Council to include among the proposed
20 amendments all the endorsed zoning changes that were not advertised for citizen comments at
21 the January 29, 2008, joint public hearing, with revisions directed by the Council and updated to
22 include references to exhibits that were added to the record after the close of the public hearing
23 record.

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 at the forthcoming joint public
27 hearing, testimony shall be accepted concerning the following amendments proposed by the
28 District Council:

29
30

PROPOSED AMENDMENT TO THE ENDORSED SECTIONAL MAP AMENDMENT

AMENDMENT 1

Change the zoning of the following properties within Tax Map 88, Grid B, located on Old Silver Hill Road, Cedar Drive, Bonita Street, from the endorsed M-X-T (Mixed Use-Transportation Oriented) Zone to the C-S-C (Commercial Shopping Center) Zone.

- a. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0595983 **Street Address:** 3606 Old Silver Hill Road **Acreage:** 1.56
Parcel: 18

- b. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0453381 **Street Address:** 3620 Old Silver Hill Road **Acreage:** 1.46
Parcel: A

- c. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0545277 **Street Address:** 3622 Old Silver Hill Road **Acreage:** 2.17
Parcel: 9

- d. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0488684 **Street Address:** 3690 Old Silver Hill Road **Acreage:** 1.55
Parcel: 10

- e. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0480764 **Street Address:** 3718 Old Silver Hill Road **Acreage:** 0.5
Parcel: 11

- f. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0529800 **Street Address:** 3720 Old Silver Hill Road **Acreage:** 0.38
Parcel: 12

- g. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0480731 **Street Address:** 3722 Old Silver Hill Road **Acreage:** 0.34
Parcel: A

- h. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0627976 **Street Address:** 3800 Old Silver Hill Road **Acreage:** 0.16

- i. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0627984 **Street Address:** 3806 Old Silver Hill Road **Acreage:** 0.11

- j. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)

- Account:** 0622647 **Street Address:** 3812 Old Silver Hill Road **Acreage:** 0.13
Parcel: 15
- k. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0583252 **Street Address:** 3816 Old Silver Hill Road **Acreage:** 0.13
Parcel: 16
- l. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0583260 **Street Address:** 3820 Old Silver Hill Road **Acreage:** 0.1
Parcel: 17
- m. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0621383 **Street Address:** 3900 Old Silver Hill Road **Acreage:** 0.83
Parcel: 60
- n. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0458117 **Street Address:** 3910 Old Silver Hill Road **Acreage:** 0.6
- o. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0470153 **Street Address:** 3901 Old Silver Hill Road **Acreage:** 0.28
- p. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0603704 **Street Address:** 3817 Cedar Drive **Acreage:** 0.14
- q. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0453316 **Street Address:** 3816 Cedar Drive **Acreage:** 0.01
- r. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0616698 **Street Address:** 3820 Cedar Drive **Acreage:** 0.27
- s. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0486274 **Street Address:** 3819 Old Silver Hill Road **Acreage:** 0.27
- t. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0434415 **Street Address:** 3817 Old Silver Hill Road **Acreage:** 0.35
- u. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0544973 **Street Address:** 3815 Old Silver Hill Road **Acreage:** 0.35
- v. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change

Number 11a.)
Account: 0453308 **Street Address:** 3813 Old Silver Hill Road **Acreage:** 0.35

w. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0455493 **Street Address:** 3809 Old Silver Hill Road **Acreage:** 0.36

x. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0506998 **Street Address:** 3807 Old Silver Hill Road **Acreage:** 0.37

y. **Existing Zone:** C-M **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.)
Account: 0629980 **Street Address:** 3803 Old Silver Hill Road **Acreage:** 0.64

z. **Existing Zone:** C-S-C **Endorsed Zone:** M-X-T (SMA Proposed Rezoning, Change Number 11a.) **Account:** 0485946 **Street Address:** 3405 Bonita Street **Acreage:** 0.54

PROPOSED AMENDMENT TO THE ADOPTED SECTOR PLAN

AMENDMENT 2 **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 master
3 plan and sectional map amendment with all, any one or more, a portion, or none of the proposed
4 amendments.

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

Adopted this 15th day of July , 2008.

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: _____
Samuel H. Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council