

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

Resolution No. CR-16-2008
Proposed by Council Member Dernoga
Introduced by Council Members Dernoga and Dean
Co-Sponsors _____
Date of Introduction March 25, 2008

RESOLUTION

1 A RESOLUTION concerning

2 The Master Plan and Sectional Map Amendment for Subregion I
3 (Planning Areas, 60, 61, 62, and 64)

4 For the purpose of disapproving the adopted plan and sectional map amendment and returning it
5 to the Planning Board for further consideration to the Adopted Master Plan and Endorsed SMA
6 for Subregion I (Planning Areas, 60, 61, 62, and 64), which defines long-range land use and
7 development policies for guiding future development and sets forth the zoning to implement the
8 land use policies within the Subregion I area bounded by the border of Montgomery County on
9 the west; Howard County and City of Laurel on the north; Anne Arundel County, the Baltimore-
10 Washington Parkway and MD 201 on the east; and Powder Mill Road and the Capital Beltway
11 on the south.

12 WHEREAS, on November 16, 2004, in Council Resolution CR-75-2004, the County
13 Council of Prince George’s County, Maryland, sitting as the District Council, directed The
14 Maryland-National Capital Park and Planning Commission to prepare a new master plan and
15 sectional map amendment for the Subregion I area, in order to develop a comprehensive
16 approach to implementing the recommendations of the 2002 General Plan and to ensure that
17 future development is consistent with County policies; and

18 WHEREAS, on March 15, 2005, the Prince George’s County Planning Board published an
19 informational brochure and held a public forum to inform the public of the intent and procedures
20 for preparing a new master plan and sectional map amendment, and to identify the issues and
21 concerns of the community; and

1 WHEREAS, on May 19, 2005, the District Council endorsed the goals, concepts,
2 guidelines, and the public participation program prepared by the Planning Board, pursuant to
3 Section 27-643 of the Zoning Ordinance; and

4 WHEREAS, on June 2, 2005 and October 6, 2005, the planning staff held two community
5 planning workshops for public input on vision, goals, and challenges for the Subregion I
6 planning area. On September 13 to 16 and 19, 2006, a five-day planning and design charrette
7 was held to develop concepts and implementation strategies. On October 19, 21, and 26, 2006,
8 three living area workshops were held to evaluate and analyze all existing residential
9 communities within the Subregion I area; and

10 WHEREAS, on May 31, 2007, the Planning Board granted permission to print the
11 Preliminary Master Plan and Proposed Sectional Map Amendment for Subregion I (Planning
12 Areas 60, 61, 62, and 64); and

13 WHEREAS, pursuant to Section 27-645 of the Zoning Ordinance, the County Executive
14 and the District Council reviewed the public facilities element of the preliminary plan and
15 endorsed the inclusion of the proposed public facilities in the preliminary plan for the purpose of
16 holding a public hearing; and

17 WHEREAS, on September 12, 2007, the District Council and the Planning Board held a
18 duly advertised joint public hearing on the Preliminary Master Plan and Proposed Sectional Map
19 Amendment for Subregion I (Planning Areas 60, 61, 62, and 64); and

20 WHEREAS, on November 15, 2007, the Planning Board held a worksession to consider the
21 public hearings testimony; and

22 WHEREAS, on December 6, 2007, the Planning Board, in response to the public hearing
23 testimony, adopted the master plan and endorsed the SMA, with revisions, as described in Prince
24 George's County Planning Board Resolution PGCPB No. 07-218; and

25 WHEREAS, on December 20, 2007, the Planning Board transmitted the master plan and
26 SMA to the District Council; and

27 WHEREAS, on March 11, 2008, the District Council held a worksession, considered
28 hearing testimony, and proposed amendments to the adopted master plan and endorsed SMA;
29 and

30 WHEREAS, on March 25, 2008, the District Council held a worksession, considered
31 hearing testimony, and proposed amendments to the adopted master plan and endorsed SMA,

1 and determined that the record did not permit it to make the necessary findings, but that
2 additional evidence is needed with respect to the matters specified below prior to holding a
3 second joint public hearing on proposed amendments.

4 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
5 County, sitting as the District Council for that part of the Maryland-Washington Regional
6 District in Prince George's County, Maryland, that the adopted master plan and endorsed SMA
7 shall be denied and returned to the Prince George's County Planning Board for additional review
8 and revision pursuant to Section 27-646(c) of the Zoning Ordinance;

9 BE IT FURTHER RESOLVED that testimony and documentary evidence shall be accepted
10 concerning the adopted master plan and endorsed SMA, specifically including testimony and
11 documentary evidence with respect to the following matters:

12 1. Table 12 of the Technical Bulletin provides link levels of service that suggest that the
13 Subregion will experience transportation congestion under the proposed transportation system
14 and land use. In addition, a number of land use recommendations have changed in the adopted
15 master plan and endorsed SMA since the transportation model was evaluated that could create
16 additional trips and cause more congestion. Further, the State Highway Administration has
17 downgraded A-56, which could limit its capacity to accommodate the planned land uses in the
18 Subregion. The Planning Board shall re-evaluate proposed land use and zoning in the Subregion
19 to better align the land uses proposed with the proposed transportation system.

20 2. The Planning Board shall incorporate a map that delineates the transportation system on
21 which the adopted master plan and endorsed SMA is based.

22 3. The Planning Board has approved residential development along Muirkirk Road and Old
23 Gunpowder Road in a manner that appears to conflict with recommendations by the Department
24 of Public Works and Transportation for the functionality of these roads. The Planning Board and
25 the Department of Public Works and Transportation shall address these potential conflicts and to
26 propose specific strategies to deal with such conflicts to ensure a safe and efficient transportation
27 system that has the least impact possible on the residential communities, and taking into account
28 the need to provide transportation adequacy.

29 4. The Planning Board shall incorporate a section that proposes instituting measures to
30 increase safety and reduce crime through implementation of Crime Prevention Through
31 Environmental Design (CPTED) principles.

1 5. The Planning Board shall obtain the updated pupil yield formula from the Prince
2 George’s County Public School System to ensure adequate school capacity.

3 6. The Planning Board shall identify a school site in the Route 197 corridor or propose
4 alternative strategies to address the lack of available land for such a school site.

5 7. The Planning Board shall re-evaluate the environmental infrastructure chapter to address
6 the new State storm water management law, and specifically, measures that can be taken with
7 respect to minimizing storm water impacts from Konterra and surrounding areas on the
8 Anacostia Watershed. In addition, the Planning Board shall consider additional green building
9 opportunities for future development.

10 FURTHER BE IT RESOLVED by the County Council of Prince George’s County, sitting
11 as the District Council for that part of the Maryland-Washington Regional District in Prince
12 George’s County, Maryland, that the adopted master plan and endorsed SMA shall not be
13 approved, however, it shall be returned to the Prince George’s County Planning Board for further
14 consideration.

 Adopted this 25th day of March, 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