

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session

Resolution No. CR-57-2015

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Harrison, Lehman, Turner, Franklin, Davis, Glaros.
and Taveras

Date of Introduction September 29, 2015

RESOLUTION

1 A RESOLUTION concerning

2 The Greater Cheverly Sector Plan

3 For the purpose of initiating a new Greater Cheverly Sector Plan for the area of Prince George’s
4 County that includes portions of Planning Areas 69 and 72, and approving Goals, Concepts,
5 Guidelines, and a Public Participation Program for the project.

6 WHEREAS, upon approval by the County Council of Prince George’s County, Maryland,
7 sitting as the District Council, the proposed Greater Cheverly Sector Plan will amend portions of
8 the 1994 *Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and*
9 *Vicinity* (Planning Area 69), and will build upon the County’s existing comprehensive land use
10 and development policies within the 2005 *Sector Plan and Sectional Map Amendment for the*
11 *Tuxedo Road/Arbor/Cheverly Metro Area*, 2005 *Countywide Green Infrastructure Functional*
12 *Master Plan*, 2008 *Public Facilities Master Plan*, 2009 *Countywide Master Plan of*
13 *Transportation*, 2009 *Port Towns Sector Plan and Sectional Map Amendment*, 2010 *Subregion 4*
14 *Master Plan and Sectional Map Amendment*, 2014 *Plan Prince George’s 2035 General Plan*,
15 2014 *Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment*,
16 as well as the completed 2014 Kenilworth Avenue and Town of Cheverly Industrial Study; and
17 potentially other County comprehensive plans currently in effect within the boundaries of the
18 sector plan area; and

19 WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance of Prince
20 George’s County, Maryland, sets forth the requirements for initiation of a sector plan by the
21 Prince George’s County Planning Board of the Maryland-National Capital Park and Planning

1 Commission with the approval or concurrence of the District Council; and

2 WHEREAS, the Planning Department's Fiscal Year 2015 Work Program includes
3 preparation of a Greater Cheverly Sector Plan to evaluate the land uses, plan elements, and
4 recommendations within the 1994 *Master Plan and Sectional Map Amendment for Bladensburg-*
5 *New Carrollton and Vicinity* (Planning Area 69), 2005 *Sector Plan and Sectional Map*
6 *Amendment for the Tuxedo Road/Arbor/Cheverly Metro Area*, 2005 *Countywide Green*
7 *Infrastructure Functional Master Plan*, 2008 *Public Facilities Master Plan*, the 2009
8 *Countywide Master Plan of Transportation*, 2009 *Port Towns Sector Plan and Sectional Map*
9 *Amendment*, 2010 *Subregion 4 Master Plan and Sectional Map Amendment*, 2014 *Plan Prince*
10 *George's 2035 General Plan*, 2014 *Landover Metro Area and MD 202 Corridor Approved Sector*
11 *Plan and Sectional Map Amendment*, the completed 2014 Kenilworth Avenue and Town of
12 Cheverly Industrial Study, as well as other County comprehensive plans currently in effect and
13 potentially applicable to the area within the plan area boundaries, and

14 WHEREAS, the proposed Greater Cheverly Sector Plan is intended enhance efforts to
15 implement the recommendations within the 2014 *Plan Prince George's 2035 General Plan*
16 regarding the County's Established Communities and associated designated corridor nodes
17 within these planning areas of the County; and

18 WHEREAS, the proposed sector plan area will focus on the short-, medium-, and long-term
19 implementation strategies and programs in order to strengthen multimodal transportation
20 networks and to improve access and connectivity to all parts of the plan area, including the
21 Cheverly Metro Station; and

22 WHEREAS, the proposed sector plan will also prepare an updated environmental
23 assessment with recommendations for the plan area, as well as a realistic, long-term land use and
24 development plan for the Prince George's Hospital Center site, as depicted within the Sector
25 Plan boundary map with the attachment hereto (Attachment A); and

26 WHEREAS, the proposed preliminary sector plan will approve development policies and
27 guidelines that provide a mix of uses at an intensity appropriate for land within the Established
28 Communities, in accordance with land use policies approved within the 2014 *Plan Prince*
29 *George's 2035 General Plan*; and

30 WHEREAS, it is the desire of the District Council to process the sector plan, in accordance
31 with Section 27-225.01.05 of the Zoning Ordinance, to shorten the process and provide a strong

1 interrelationship between the sector plan and zoning of land as a tool to implement land use
2 recommendations; and

3 WHEREAS, the District Council has reviewed finds that the proposed Goals, Concepts,
4 Guidelines, and Public Participation Program, as set forth in Attachment A, for preparation of the
5 preliminary Greater Cheverly Sector Plan address an appropriate range of focused issues during
6 preparation of the preliminary sector plan, provides a basic methodology for ensuring adequate
7 community involvement throughout the planning process, and should be approved.

8 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
9 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
10 Regional District in Prince George's County, Maryland, that The Maryland-National Capital
11 Park and Planning Commission is hereby directed to prepare a sector plan for the Greater
12 Cheverly area in accordance with the requirements of Parts 3 and 13 of the Zoning Ordinance for
13 Prince George's County, Maryland.

14 BE IT FURTHER RESOLVED that the District Council has considered and hereby
15 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in
16 Attachment A to this Resolution.
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BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.
Adopted this 29th day of September, 2015.

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: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council