

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Resolution No. CR-002-2022
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Taveras, Turner, Glaros, Davis, Hawkins, Harrison, Franklin
Co-Sponsors _____
Date of Introduction January 18, 2022

RESOLUTION

1 A RESOLUTION concerning

2 The West Hyattsville–Queens Chapel Sector Plan and Sectional Map Amendment
3 For the purpose of initiating a Sector Plan and initiating a concurrent Sectional Map Amendment
4 for a portion of Planning Area 68 of the Maryland-Washington Regional District in Prince
5 George’s County, Maryland and approving Goals, Concepts, Guidelines, and a Public
6 Participation Program for the project pursuant to Part 13 of the Zoning Ordinance.

7 WHEREAS, Part 13 of the Zoning Ordinance of Prince George's County, Maryland, sets
8 forth the requirements for initiation of a sector plan by the Prince George's County Planning
9 Board of the Maryland-National Capital Park and Planning Commission with the approval or
10 concurrence of the District Council; and

11 WHEREAS, the Planning Department’s Fiscal Years 2020-2022 Budgets and Work
12 Programs included preparation of a Sector Plan for West Hyattsville (Planning Area 68) and,
13 accordingly, the Planning Department engaged a consultant team to assist staff in the gathering
14 and analysis of data and identification of issues to be addressed through such a planning effort;
15 and

16 WHEREAS, a new Sector Plan for this area of Prince George’s County is necessary to
17 implement the recommendations of *Plan Prince George’s 2035 Approved General Plan* (Plan
18 2035), the County’s comprehensive plan for growth and development, including those
19 recommendations specific to the West Hyattsville Local Transit Center and the Established
20 Communities; and

21 WHEREAS, a new Sector Plan for this area of Prince George’s County is further necessary

1 to amend Plan 2035 by defining the boundaries of the West Hyattsville Local Transit Center and
2 the Prince George's Plaza Metro Regional Transit District; and

3 WHEREAS, the 2006 *Approved Transit District Development Plan for the West Hyattsville*
4 *Transit District Overlay Zone* was unsuccessful as a comprehensive plan and overlay zone for
5 the subject area in the modern real estate market; and

6 WHEREAS, the 1994 *Approved Master Plan for Planning Area 68* contains no vision,
7 goals, policies, or strategies for the West Hyattsville Metro Station or surrounding communities
8 that reflect the impact of heavy rail transit on housing demand, land use, the multimodal
9 transportation network or the natural environment; and

10 WHEREAS, a new sector plan for this Planning Area will create the County's policies for
11 land use, economic prosperity, transportation and mobility, the natural environment, housing and
12 neighborhoods, community heritage, culture, design, healthy communities, and public facilities
13 within this sector; and

14 WHEREAS, the proposed sector plan will make land use recommendations that may
15 inform the concurrent sectional map amendment should reclassification of properties pursuant to
16 the appropriate procedures within the County's adopted 2018 Zoning Ordinance be necessary;
17 and

18 WHEREAS, pursuant to Section 27-640(a) of the Zoning Ordinance, upon approval by the
19 County Council of Prince George's County, Maryland, sitting as the District Council, the
20 proposed sector plan will amend Plan 2035, will replace the 2006 *Approved Transit District*
21 *Development Plan for the West Hyattsville Transit District Overlay Zone*, will replace in part the
22 1994 *Approved Master Plan for Planning Area 68*, will replace in part the 2004 *Approved Sector*
23 *Plan for the Prince George's County Gateway Arts District*, and may amend the County's
24 functional master plans; and

25 WHEREAS, on October 13, 2020, the County Council of Prince George's County,
26 Maryland, sitting as the District Council, adopted CR-102-2020, directing the Prince George's
27 County Planning Department to prepare a sector plan for the subject portion of Planning Area
28 68; and

29 WHEREAS, the goals, concepts, and guidelines approved under the previous initiation
30 dated October 13, 2020, constitute the same goals, concepts, and guidelines for this sector plan;
31 and

1 WHEREAS, during the preparation of the West Hyattsville-Queens Chapel sector plan
2 under the previous initiation dated October 13, 2020, a lengthy, substantive, and well-noticed
3 public participation process was conducted between September 2020 and October 2021
4 including multiple virtual stakeholder listening sessions, focus groups, public meetings and
5 workshops, surveys, and office hours; and

6 WHEREAS, as a result of this public participation process; in response to stakeholder
7 input; in consideration of existing conditions and potential future growth at the West Hyattsville
8 Local Transit Center; and for the benefit of the public health, safety, and welfare; it has been
9 determined that initiating this sector plan with a concurrent sectional map amendment, as
10 opposed to adopting a sectional map amendment after approval of the sector plan, would
11 facilitate implementation of zoning and land use recommendations and significantly reduce the
12 amount of time before the sector plan and sectional map amendment would become effective;
13 and

14 WHEREAS, pursuant to Section 27-644(a)(1) of the Zoning Ordinance, the District
15 Council reviewed the Goals, Concepts, and Guidelines and Public Participation Program and
16 found that they address an appropriate range of issues to be evaluated through development of
17 the preliminary sector plan and that the methodology for ensuring adequate community
18 involvement is consistent with the requirements of Section 27-643 of the Zoning Ordinance and
19 approved the same through its adoption of CR-102-2020; and

20 WHEREAS, Section 27-225.01.05 of the Zoning Ordinance of Prince George’s County
21 establishes procedures whereby the Prince George’s County Planning Board may initiate a
22 Sector Plan and a concurrent Sectional Map Amendment with the approval of the District
23 Council; and

24 WHEREAS, at its January 6, 2022, regular meeting, the Prince George’s County Planning
25 Board of The Maryland-National Capital Park and Planning Commission initiated the West
26 Hyattsville-Queens Chapel Sector Plan anew, endorsed the project’s updated Goals, Concepts,
27 and Guidelines and Public Participation Program, as set forth in Attachment A attached hereto,
28 and directed staff to prepare a concurrent sectional map amendment, subject to District Council
29 concurrence; and

30 WHEREAS, it is the desire of the District Council to process the West Hyattsville–Queens
31 Chapel Sector Plan concurrently with a Sectional Map Amendment, in accordance with Section

1 27-225.01.05 of the Zoning Ordinance, to provide a strong interrelationship between land use
2 recommendations in approved plans and the zoning of land;

3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
4 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
5 Regional District in Prince George's County, Maryland, that the Prince George's County
6 Planning Department of The Maryland-National Capital Park and Planning Commission is
7 hereby directed to prepare a sector plan and concurrent Sectional Map Amendment for the
8 subject portion of Planning Area 68 in accordance with Parts 3 and 13 of the Zoning Ordinance
9 of Prince George's County, Maryland.

10 BE IT FURTHER RESOLVED that the goals, concepts, and guidelines under CR-102-
11 2020 shall constitute the goals, concepts, and guidelines of this sector plan; and

12 BE IT FURTHER RESOLVED that the public involvement process conducted during the
13 preparation of the sector plan under the previous initiation dated October 13, 2020, was
14 authorized, and will meet the public participation requirements, and shall constitute a majority of
15 the new public participation program, with the addition of a public meeting to inform the public
16 about the sectional map amendment process; and

17 BE IT FURTHER RESOLVED that the District Council has considered and hereby
18 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in
19 Attachment A to this Resolution; and

20 BE IT FURTHER RESOLVED that this action conforms to the requirements of Section 27-
21 3502 and Section 27-3503 of the Zoning Ordinance; and

22 BE IT FURTHER RESOLVED that the District Council approves the Project Schedule set
23 forth in Attachment A to this Resolution, for preparation of a sector plan required by Section 27-
24 644(a)(2) of the Zoning Ordinance; and

25 BE IT FURTHER RESOLVED that the prior initiation that occurred on October 13, 2020,
26 is terminated; and

27 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption and
28 shall supersede Council Resolution CR-102-2020.

29
Adopted this 18th day of January, 2022.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council