

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 4/7/98

Reference No.: CR-17-1998

Proposer: Planning Board

Draft No.: 1

Sponsors: Scott

Item Title: A Resolution concerning a Sector Plan
(Master Plan Amendment) and a concurrent Sectional
Map Amendment for the Greenbelt Metro Area

Drafter: Joe Chang
M-NCPPC

Resource Personnel: Joe Chang
M-NCPPC

LEGISLATIVE HISTORY:

Date Presented:	__/__/__	Executive Action:	__/__/__	___
Committee Referral:	2/17/98	Effective Date:	__/__/__	
Committee Action:	2/25/98			
Committee Action:	3/11/98			
Date Introduced:	2/17/98			
Pub. Hearing Date:	__/__/__			

Council Action: 4/7/98 ADOPTED

Council Votes: RVR:-, DB:A, SD:A, JE:A, IG:A, TH:A, WM:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COM. REPORT

DATE: 3/11/98

Committee Vote: Favorable, 5-0 (In favor: Council Members Bailey, Del Giudice, Estepp, Gourdine, and Maloney).

Joyce Nichols, Principal Counsel, addressed the Committee responding to Council Member Maloney's legal question regarding the authorization by the Regional District Act. Ms. Nichols informed the Committee that she consulted with Isaac Marks, Associate General Counsel, M-NCPPC, who determined that the Regional District Act does authorize Master Plan amendments for a portion of a Planning Area and that she concurred with this determination.

Council Member Del Giudice commented that a proposed Council Bill, CB-35-1998, allows for development around a Metro station and inquired how the legislation may impact the proposed Sector Plan initiation and the environmental planning considerations/issues which will be addressed as part of the Plan process. Joe Chang, M-NCPPC, indicated that the Focus Area of the Sector Plan includes the A.H. Smith and Washington Metropolitan Area Transit Authority properties, however, he had not had the opportunity to review the details of CB-35-1998 in relation to impacts on the Sector Plan process.

Council Member Bailey asked Mr. Chang what the next steps are in the Plan process. Mr. Chang responded that the preliminary Plan would be scheduled for Council hearing in approximately one year with zoning in place in approximately twenty-one months.

Council Member Del Giudice commented that preparation of the Final Report on the Sector Plan process has taken two years and expressed concern regarding the timeline for the remainder of the process and the desire to expedite it to the extent possible.

Terri Hruby, representing the City of Greenbelt, and Terri Schum, representing the City of College Park spoke in support of the resolution. Joseph James, President and Chief Executive Officer of the Economic Development Corporation, expressed support of an expedited process for the Plan preparation.

Council Member Del Giudice moved a favorable recommendation on CR-17-1998 with direction to M-NCPPC staff to prepare a timetable, which will be attached to the resolution, outlining dates for completion of all aspects of the Plan preparation and approval.

The Committee voted a favorable recommendation on CR-17-1998 as amended by Council Member Del Giudice.

PLANNING, ZONING & ECON. DEV. COM. REPORT

DATE: 2/25/98

Staff gave an overview of the resolution and informed the Committee of comments which were received from referral agencies. The Office of Law has determined that the resolution is in proper legislative form and recommends a few technical amendments. The Office of Audits and Investigations has determined that there should be no negative fiscal impact on the County if the resolution is adopted. The Executive Branch takes no position on CR-17-1998.

Council Member Scott indicated to the Committee that a Sector Plan is different than a Transit District Overlay Zone process since it is a much broader approach; the Plan will identify segments within a sector. Mrs. Scott commented that the Pre-study Plan associated with this Sector Plan has been adopted by the Focus Group which has been meeting for two years. Mrs. Scott also informed the Committee that this is the first time this process has been done and the Plan has been developed with input from stakeholders.

Council Member Maloney questioned whether the Sector Plan process leads to a Sectional Map Amendment and what authority permits a Sector Plan, which includes only a portion of a Planning Area. Monty Kolste, M-NCPPC, indicated that the Sector Plan is urgent to address potential of the Metro area and issues discovered by the Focus Group to address revitalization and improving underutilized areas. Council Member Del Giudice commented that the Sector Plan proposes a Master Plan amendment for an area to be re-examined since the time of adoption of the previous Master Plan. Since that time, a Metro station has opened for operation.

Council Member Maloney expressed concern that the Sector Plan includes only a portion of the Planning Area and requested that the legality of this issue as it relates to authorization by the Regional District Act be examined further.

The Committee voted (4-0) to hold the resolution until the next scheduled worksession.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

The Approved FY 1997 and FY 1998 Planning Department Work Program required a pre-planning study for the Greenbelt Metro Area. In 1996, the Planning Department began the project review with the involvement of the community. The staff team and focus group have concluded the pre-planning process, which included outlining a vision, determining planning objectives and recommending appropriate planning tools and approaches. This resolution initiates an amendment to the Approved Master Plan for the Langley Park-College Park-Greenbelt and Vicinity and a concurrent Sectional Map Amendment for the Greenbelt Metro Area as recommended by the *Greenbelt Metro Area Study - Final Report*.

CODE INDEX TOPICS: