

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

1997 Legislative Session

Resolution No.	<u>CR-32-1997</u>
Proposed by	<u>Council Member Del Giudice</u>
Introduced by	<u>Council Member Del Giudice</u>
Co-Sponsors	
Date of Introduction	<u>May 22, 1997</u>

RESOLUTION

A RESOLUTION concerning

West Hyattsville and Prince George's Plaza

Transit District Overlay Zones

For the purpose of reviewing the West Hyattsville and Prince George's Plaza Transit District Overlay Zones and recommending the re-establishment of the Overlay Zones.

WHEREAS, the Transit District Overlay Zones (TDOZ) is a mapped zone which is superimposed over other land use zones in a designated area around a Metro station and which may modify certain requirements for development within those underlying zones; and

WHEREAS, the TDOZ process is intended to insure that the development of land in the vicinity of Metro stations maximizes transit ridership, serves the economic and social goals of the area, and takes advantage of the unique development opportunities which mass transit provides; and

WHEREAS, the purposes of this zone are to increase the use of transit facilities, maximize the return on investment in a transit system, encourage appropriate development near transit stations with coordinated urban design elements, and increase local tax revenues; and

WHEREAS, the Transit District Development Plan (TDDP) was designed to promote coordinated and integrated development within the boundaries of the TDOZ; and

WHEREAS, a TDOZ and TDDP were adopted for the areas around the West Hyattsville and Prince George's Plaza metro stations by the Prince George's County Council acting as the

District Council, respectively, by CR-84-1992 and CR-85-1992; and

WHEREAS, these plans will expire on July 1, 1998 if they are not re-enacted, and it is therefore appropriate to evaluate the plans and consider possible amendments; and

WHEREAS, the County Council wishes to involve in the review process the affected communities and citizens who live, work, or own property therein; and

WHEREAS, the County Council intends to consider amendments and re-enactment of these plans before July, 1998.

NOW, THEREFORE, BE IT RESOLVED by the 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, that a Task Force is hereby established whose membership reflects the community as set forth in Attachment A and who shall be appointed by the County Council Chair.

BE IT FURTHER RESOLVED that the primary mission of the Task Force is to review the existing plan and make recommendations for possible changes to the TDDP for the Prince George's Plaza and West Hyattsville Transit Districts. The Task Force Members shall conduct appropriate public outreach and shall present a report to the Planning Board no later than February 1, 1998. Members are expected to attend all meetings scheduled between July 1, 1997 and February 1, 1998. They are expected to actively listen and communicate with each other in seeking common ground on issues. In turn, Members are responsible for representing and communicating with their respective constituencies. The Members will work with a Planning Team that represents the Planning Board and the public interest and serves as educators, technical advisors and administrative support for all Members. The Team will provide the technical expertise to establish the requirements and implementing mechanisms. The Task Force is expected to provide input to the Team.

BE IT FURTHER RESOLVED that the Planning Board shall issue a proposed revision to the TDDP on or before March 5, 1998, which will be reviewed by the Planning Board and the District Council according to the proposed schedule set forth in Attachment B.

BE IT FURTHER RESOLVED that any amendment to the existing TDDPs that is filed before July 1, 1997 may proceed and that any application that complies with the existing

TDDPs also may proceed.

Adopted this 1st day of July , 1997.

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:

Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

Attachment A

TDOZ Community Work Group (29 members)

<u>Members</u>	<u>Total</u>
1 Lewisdale (Prince George's Plaza --P.G.P.)	
1 Green Meadows (West Hyattsville --W.H.)	
1 Chillum-Avondale (W.H.)	5 citizen
1 Apartments (P.G.P.)	
1 University Hills (P.G.P.)	
2 Landowners (P.G.P.)	4 property
2 Landowners (W.H.)	
2 Business (P.G.P.)	4 business
2 Business (W.H.)	
6 Hyattsville (P.G.P. & W.H.)	2 elected/ 4 citizen
2 Mt. Rainier (W.H.)	1 elected/ 1 citizen
2 University Park (P.G.P.)	1 elected/1citizen
2 Brentwood (W.H.)	1 elected/ 1 citizen
1 County Executive rep.	1
1 County Council rep. 1 elected	
1 DPW&T rep.	
1 Parking Authority rep.	
1 EDC rep. 1	
1 Metro rep.	1 elected

TWO SUB-GROUPS:

Prince George's Plaza (16)

1 Lewisdale	
1 Apartments	
1 Univ. Hills	
2 Univ. Park	
3 Hyattsville	
2 Business	
2 Landowner	
1 Metro rep.*	1 Metro rep.*
1 Council rep.*	
1 County Executive rep.*	
1 EDC rep.*	
1 DPW&T rep.*	
1 Parking Authority rep.*	

West Hyattsville (17)

1 Green Meadows	
1 Avondale	
3 Hyattsville	
2 Business	
2 Landowner	
2 Mt. Rainier	
2 Brentwood	
1 Council rep.*	
1 County Executive rep.*	
1 EDC rep.*	
1 DPW&T *	
1 Parking Authority rep.*	

*Representatives will participate in both sub-groups

Attachment B

TDOZ REVIEW SCHEDULE

July 1, 1997	Initiation of Review by Work Group
February 1, 1998	Work Group Report to Planning Board
March 5, 1998	Public Release of Proposal by Planning Board
May 1, 1998	Planning Board/District Council Joint Hearing
mid-May	Planning Board Transmittal
early June	District Council & Staff Worksession
July 1, 1998	Final Hearing on Amendments
early July	Worksession on Amendments (Draft Resolution)
July 30, 1998	District Council Final Action