

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2006 Legislative Session

Resolution No. CR-5-2006
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dernoga, Peters, Knotts, Dean, Exum, Harrington, Bland
Co-Sponsors _____
Date of Introduction January 17, 2006

RESOLUTION

1 A RESOLUTION concerning

2 Westphalia Sector Plan and Sectional Map Amendment

3 For the purpose of initiating an amendment to the 1994 *Approved Master Plan for Melwood-*
4 *Westphalia* (Planning Areas 77 and 78) and the 2002 *Prince George's County Approved General*
5 *Plan* that will establish goals, policies and strategies to guide orderly development of a planned
6 community in the Westphalia area as described in the October 2005 *Westphalia Comprehensive*
7 *Concept Plan* study. The goals of the sector plan are to recommend land use, zoning, and design
8 guidelines that will establish a foundation for new real estate and economic development activity
9 appropriate for a planned community along the Developing Tier Corridor of Pennsylvania
10 Avenue, and at a possible future Center in the Westphalia area, as articulated in the 2002
11 *Approved Prince George's County General Plan*. The recommendations will promote quality
12 planned community development, encourage quality economic development, preserve and
13 protect environmentally sensitive and scenic land, and maximize public benefits through the
14 provision of adequate public facilities.

15 WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance establish procedures
16 whereby the Prince George's County Planning Board may initiate a master plan amendment and a
17 concurrent Sectional Map Amendment (SMA) with the approval of the District Council; and

18 WHEREAS, the approved FY 2006 Planning Department Work Program requires that a
19 sector plan be prepared for the Westphalia area; and

20 WHEREAS, the sector plan area, being a part of Planning Area 78, is to be comprised of
21 the properties located within the October 2005 *Westphalia Comprehensive Concept Plan* study
22 area, generally east of the Capital Beltway, north of Pennsylvania Avenue (MD 4), west of

1 Ritchie Marlboro Road, and south of White House Road (See the October 2005 *Westphalia*
2 *Comprehensive Concept Plan* study area boundary map); and

3 WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provided a
4 refinement and a detailed update to the vision, analysis, and information contained in the 1994
5 *Approved Melwood-Westphalia Master Plan* (Planning Area 77 & 78) as a means of facilitating
6 the orderly and cohesive development of a planned community in the Westphalia area; and

7 WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provides a
8 description of goals, concepts and guidelines for future development of this area; and

9 WHEREAS, during preparation of the October 2005 *Westphalia Comprehensive Concept*
10 *Plan* study a lengthy, substantive, and well-notified public participation process was conducted
11 between June and August 2005 including a pre-charrette, multiple public charrettes, a final
12 public presentation, a mailed community survey, and visual preference survey; and

13 WHEREAS, the goals of the sector plan are to guide orderly, cohesive, quality planned
14 community development, to encourage quality economic development, to preserve and protect
15 environmentally sensitive and scenic land, and to maximize public benefits through the provision
16 of adequate public facilities in the Westphalia Sector Plan area; and

17 WHEREAS, the sector plan will set development policy and guidelines to provide a mix of
18 uses at an intensity appropriate for a node along a Developing Tier Corridor, and will evaluate
19 the designation of a possible future Center in the Westphalia area, as articulated in the 2002
20 *Approved Prince George's County General Plan*.

21 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
22 County, Maryland, that The Maryland-National Capital Park and Planning Commission is hereby
23 directed to prepare a sector plan and a concurrent SMA for the Westphalia area in accordance
24 with the requirements of Parts 3 and 13 of the Zoning Ordinance.

25 BE IT FURTHER RESOLVED that that the development vision and issues of the October
26 2005 *Westphalia Comprehensive Concept Plan* study shall constitute the goals, concepts and
27 guidelines for preparation of the preliminary sector plan and SMA.

28 BE IT FURTHER RESOLVED that the public involvement process conducted during
29 preparation of the October 2005 *Westphalia Comprehensive Concept Plan* study shall constitute
30 the public participation process for preparation of the preliminary sector plan and SMA, which
31 will be followed by a duly advertised public hearing held according to Section 27-644(b) of the

1 Zoning Ordinance.

2 BE IT FURTHER RESOLVED that the land use and public facility recommendations of
3 the October 2005 *Westphalia Comprehensive Concept Plan* study shall be the basis for
4 publication of the preliminary sector plan and SMA to be reviewed at a duly advertised public
5 hearing to be held by the end of May 2006.

Adopted this 17th day of January, 2006.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council