

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2004 Legislative Session

Resolution No. CR-36-2004
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Shapiro, Harrington, Dernoga, Dean and Peters
Co-Sponsors _____
Date of Introduction May 27, 2004

RESOLUTION

1 A RESOLUTION concerning

2 The Sector Plan and Sectional Map Amendment for the Morgan Boulevard and
3 Largo Town Center Metro Areas

4 For the purpose of approving, the Sector Plan and Sectional Map Amendment (SMA) for the
5 Morgan Boulevard and Largo Town Center Metro Areas, thereby defining long-range land use
6 and development policies, detailed zoning proposals, design standards, and a Development
7 District Overlay Zone for that portion of Prince George's County generally defined by Sheriff
8 Road and Landover Road (north), Landover Road (east), Campus Way South, Southwest Branch,
9 and Walker Mill Drive (south), and Hill Road, Hill Oaks Road, and Belle Haven Drive (west),
10 with the focus of the plan being the Morgan Boulevard Metro core, the Largo Town Center
11 Metro core, and the Central Avenue Corridor Node, as shown on the attached map. The sector
12 plan area includes portions of Planning Areas 72, 73, and 75A.

13 WHEREAS, on March 27, 2001, in Council Resolution 9-2001, the County Council, sitting
14 as the District Council, directed the Maryland-National Capital Park and Planning Commission
15 to prepare a sector plan for the Morgan Boulevard and Largo Town Center Metro station areas,
16 in accordance with the requirements of Section 27-641 of the Zoning Ordinance; and

17 WHEREAS, the Prince George's County Planning Board published an informational
18 brochure for a Sector Plan and Sectional Map Amendment and held a public forum on July 12,
19 2001, to inform the public of the purposes and procedures for the Morgan Boulevard and Largo
20 Town Center Sector Plan and SMA; established goals, concepts, guidelines, and a public
21 participation program; convened a Sector Plan Advisory Planning Group to assist in formulating

1 solutions to issues; and hosted community-wide workshops; and

2 WHEREAS, on July 2, 2002, in Council Resolution 33-2002, the County Council, sitting as
3 the District Council, directed the Maryland-National Capital Park and Planning Commission to
4 prepare a Sectional Map Amendment in accordance with the requirements of Section 27-
5 225.01.05 of the Zoning Ordinance, and approved the boundaries of the study area, the Morgan
6 Boulevard Metro core, the Largo Town Center Metro core, and the Central Avenue Corridor
7 Node; and

8 WHEREAS, on May 18, 2003, the District Council granted a one-month extension to the
9 plan development phase to allow for additional community input; and

10 WHEREAS, the District Council and the Planning Board held a duly advertised joint public
11 hearing on the *Preliminary Sector Plan and Proposed Sectional Map Amendment for the Morgan*
12 *Boulevard and Largo Town Center Metro Areas* on November 3, 2003 (rescheduled from
13 September 22, 2003, due to inclement weather); and

14 WHEREAS, on March 18, 2004, the Planning Board adopted the Sector Plan and endorsed
15 the Sectional Map Amendment, with modifications, as described in Prince George's County
16 Planning Board Resolution PGCPB No. 04-50; and

17 WHEREAS, the Adopted Sector Plan and Endorsed Sectional Map Amendment were
18 transmitted to the District Council on March 28, 2004, and the District Council held a work
19 session on April 20, 2004, to review the joint public hearing testimony and recommended
20 amendments; and

21 WHEREAS, upon approval by the District Council, the Sector Plan will define land use
22 policies and development regulations; will serve as the primary guide for future development of
23 this Sector Plan area within portions of Planning Areas 72, 73, and 75A; will supercede portions
24 of the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity*,
25 the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford*,
26 and the 1986 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-*
27 *District Heights and Vicinity*; and will amend the 2002 *Prince George's County General Plan*,
28 the 1992 *Historic Sites and Districts Plan*, the 1990 *Public Safety Master Plan*, and the 1975
29 *Countywide Trails Plan*; and

30 WHEREAS, the Sector Plan and SMA are intended to protect the health, safety, and
31 general welfare of citizens of Prince George's County; and

1 WHEREAS, the Sector Plan and SMA process provides for periodic comprehensive review
2 of long-range land use policies and zoning; and

3 WHEREAS, in the SMA the District Council intends to ensure that future development will
4 be in accordance with the principles of orderly, comprehensive land use planning as expressed in
5 the Sector Plan, and the Council has found it necessary to change the zoning of properties which
6 in its judgment are in conflict with the Sector Plan's land use recommendation; and

7 WHEREAS, the District Council, having reviewed supporting materials submitted as part
8 of the comprehensive rezoning proposal, and having examined the testimony presented, finds
9 that the record supplemented by applicable County plans and policies, justifies the zoning
10 changes within this SMA.

11 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince
12 George's County, sitting as the District Council for that part of the Maryland-Washington
13 Regional District in Prince George's County, Maryland, that the Sector Plan and Sectional Map
14 Amendment for Morgan Boulevard and Largo Town Center Metro Areas, as adopted and
15 endorsed by the Planning Board on March 18, 2004, are hereby approved, with the amendments
16 described below: (Bracketed text is deleted and underlined text is new.)

17 18 **AMENDMENT 1**

19 Location: Morgan Boulevard Metro Core, Subarea 1, north of the Metro station

20 Adopted Sector Plan Recommendation: "Mixed-use (residential and retail) of low- to-mid-rise
21 type development is proposed for this subarea. A residential component (townhouses and
22 multifamily) of the mixed-use concept is proposed with the higher density development closest
23 to the Metro station. A non-residential component is proposed adjacent to the north side of the
24 Metro station.

25 Approved Sector Plan Recommendation: Delete last sentence above, "[A non-residential
26 component is proposed adjacent to the north side of the Metro Station]", to follow District
27 Council's action approving CDP 0301, on January 27, 2004.

28 29 **AMENDMENT 2**

30 Location: Morgan Boulevard Metro Core, Subarea 3, south of the Metro station

31 Adopted Sector Plan Recommendation: "Mixed-use consisting of retail and a hotel in the eastern

1 portion of the subarea...”

2 Approved Sector Plan Recommendation: “Mixed-use consisting of retail [and a hotel] in the
3 eastern portion of the subarea...”

4 5 **AMENDMENT 3**

6 Location: Morgan Boulevard Metro Core, Subarea 4, west of the Metro station

7 Previous Zoning: R-80 Zone

8 Adopted Sector Plan Recommendation: Parkland (Preliminary plan: Mixed-use)

9 Endorsed SMA Recommendation: R-80 Zone (Proposed SMA: M-U-I Zone)

10 Approved Sector Plan Recommendation: Parkland

11 Approved SMA Recommendation: R-O-S Zone

12 13 **AMENDMENT 4**

14 Location: Central Avenue Corridor Node, northeast quadrant

15 Previous Zoning: R-T Zone

16 Adopted Sector Plan Recommendation: Townhouse (Preliminary plan: Townhouse)

17 Endorse SMA Recommendation: R-T Zone (Proposed SMA: R-T Zone)

18 Approved Sector Plan Recommendation: Suburban Residential

19 Approved SMA: R-55 Zone, to permit medium-suburban residential densities and allow
20 transition between the R-80 zoned neighborhood to the north and the commercial sections of the
21 Central Avenue Corridor.

22 23 **AMENDMENT 5**

24 Implementation Element (Development District Overlay Zone, Design Standards)

25 Site Design – Parking Requirements

26 Revise Standard A.2 (page 112): “ The maximum number of off-street parking spaces permitted
27 for Shopping Centers between 25,000 and 399,999 square feet of gross leasable area (GLA) shall
28 be modified from Section 27-568 (a) as:

29 a. All uses except theaters shall provide no more than one space per [350]200 square feet
30 of GLA.”

1 **AMENDMENT 6**

2 Add language after first sentence at beginning of Land Use and Zoning Recommendations for
3 Morgan Boulevard: “(The District Council affirms its action approving CDP-0301 on
4 January 27, 2004.)”

5
6 **AMENDMENT 7**

7 Location: Morgan Boulevard Metro Core, Subarea 5, east of Metro Station.

8 Add language at end of first paragraph in the recommendations section: “Retail may occur prior
9 to any residential in this subarea.”

10
11 SECTION 2. BE IT FURTHER RESOLVED that the staff is authorized to make
12 appropriate text and map revisions to correct identified errors, reflect updated information, and
13 incorporate the Zoning Map changes reflected in this Resolution.

14 SECTION 3. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an
15 amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-
16 Washington Regional District in Prince George’s County. The zoning changes approved by this
17 Resolution shall be depicted on the official Zoning Maps of the County.

18 SECTION 4. BE IT FURTHER RESOLVED that the provisions of this Resolution are
19 severable, and if any provision, sentence, clause, section, zone, zoning map, or part thereof is
20 held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity,
21 unconstitutionality or unenforceability shall not affect or impair any of the remaining provisions,
22 sentences, clauses, sections, zones, zoning maps, or parts thereof or their application to other
23 zones, persons, or circumstances. It is hereby declared to be the legislative intent that this
24 Resolution would have been adopted as if such illegal, invalid, unconstitutional, or
25 unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been
26 included therein.

1 SECTION 5. BE IT FURTHER RESOLVED that this Resolution shall take effect on the
2 date of its adoption.

Adopted this 27th day of May, 2004.

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: _____
Tony Knotts
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

Map available in hard copy only