

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session

Resolution No. CR-95-2016
Proposed by Council Member Glaros
Introduced by Council Members Glaros, Davis and Turner
Co-Sponsors _____
Date of Introduction November 15, 2016

RESOLUTION

1 A RESOLUTION concerning

2 The 2010 Central Annapolis Road Sector Plan and Sectional Map Amendment

3 For the purpose of initiating a minor amendment to the 2010 *Central Annapolis Road Sector*
4 *Plan and Sectional Map Amendment* concerning the uses permitted for certain properties within
5 the Central Annapolis Road Development District.

6 WHEREAS, pursuant to its authority set forth in the Regional District Act set forth in the
7 Land Use Article of the Annotated Code of Maryland, the County Council of Prince George’s
8 County, sitting as the District Council for that portion of the Maryland-Washington Regional
9 District in Prince George’s County (“District Council”), approved the 2010 *Central Annapolis*
10 *Road Sector Plan and Sectional Map Amendment* via adoption of Council Resolution 100-2010
11 (“CR-100-2010”); and

12 WHEREAS, in accordance with the procedures set forth in the Zoning Ordinance of
13 Prince George’s County, Maryland, the District Council also approved comprehensive zoning
14 proposals within a Sectional Map Amendment (“SMA”) for the geographic area of the County
15 included within the plan boundaries, including a Development District Overlay (“D-D-O”) Zone
16 for the Central Annapolis Road plan area, on October 5, 2010; and

17 WHEREAS, Section 27-548.19 of the Zoning Ordinance provides that the purpose of the
18 D-D-O Zone is to ensure that the development of land in a designated development district meets
19 the goals established for the district in a sector plan, and takes advantage of unique opportunities
20 presented by the development district designation; and

1 WHEREAS, in furtherance of the purpose of the D-D-O Zone, the District Council's
2 approval of the 2010 Central Annapolis Road SMA incorporated certain development district
3 standards designed to regulate land use and development within the district, and which may
4 include additional regulations for uses of land within the development district that would
5 otherwise be governed by the prescriptions in the Zoning Ordinance for the underlying zoning
6 classification for properties within the development district; and

7 WHEREAS, the development district standards established by the District Council also
8 included certain applicability requirements and exemptions from its development standards; and

9 WHEREAS, the current and ongoing objective of the Central Annapolis Road SMA is
10 bring the comprehensive zoning for the plan area into greater conformity with the current land
11 use and development policies; and

12 WHEREAS, since the 2010 *Central Annapolis Road Sector Plan and Sectional Map*
13 *Amendment* was approved via adoption of CR-100-2010 by the District Council on October 5,
14 2010, the Council later enacted an amendment to the text of the County Zoning Ordinance to
15 amend the procedural requirements for land uses permitted via a special exception approval
16 process in the requirements set forth in the Zoning Ordinance for Prince George's County
17 ("County Zoning Ordinance") for the underlying zoning classification of properties in a
18 development district; and

19 WHEREAS, as codified pursuant to the District Council's enactment of CB-24-2013,
20 Section 27-548.22(c) of the County Zoning Ordinance requires that a table of uses be
21 incorporated within each Development District Overlay Zone clearly showing all uses in the
22 underlying zone that will be permitted, prohibited, or otherwise restricted pursuant to Section
23 27-548.25 of the Zoning Ordinance; and

24 WHEREAS, the *Central Annapolis Road Sector Plan and Sectional Map Amendment*
25 was approved October 5, 2010, prior to the enactment of CB-24-2013 by the Council on July 24,
26 2013; and

27 WHEREAS, the 2010 Central Annapolis Road Development District standards approved
28 by the District Council did not include a Table of Uses Permitted for the uses of land within the
29 development district; and

30 WHEREAS, it is the finding of the District Council that there is a need to add a table of
31 commercial uses permitted for properties within the development district with a zoning

1 classification in the C-S-C (Commercial Shopping Center) Zone, in order to clarify the intent of
2 the Council in establishing the Central Annapolis Road Development District, and to realize the
3 vision of the district; and

4 WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance set forth
5 procedural requirements authorizing the initiation and consideration of minor amendments to an
6 approved D-D-O Zone; and

7 WHEREAS, it is the finding of the District Council that the proposed minor amendments
8 fall well within the authorized by the provisions of Section 27-642, as the foregoing
9 amendments: (1) advance the goals of an approved development district plan; (2) involve no
10 more than 50% of the underlying plan area, but are not limited to a single property or property
11 owner; and (3) do not constitute amendments which would require major transportation analysis
12 and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities
13 analysis.

14 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
15 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
16 Regional District in Prince George’s County, Maryland, that, in accordance with Sections
17 27-548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate
18 a minor amendment to the 2010 *Central Annapolis Road Sector Plan and Sectional Map*
19 *Amendment*, as follows:

20 **MINOR AMENDMENT NUMBER ONE:**

21 Add a Table of Uses for properties that are designated within ‘Character Area D:
22 Retail Town Center’ of Central Annapolis Road Development District 2010
23 *Central Annapolis Road Sector Plan and Sectional Map Amendment* in
24 furtherance of the development district purpose to promote the development or
25 redevelopment of a regional shopping destination.

26 BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the County Zoning
27 Ordinance, the County Council of Prince George’s County, Maryland, sitting as the District
28 Council, and the Prince George’s County Planning Board of the Maryland-National Capital Park
29 and Planning Commission shall conduct a joint public hearing to receive testimony and public
30 comments concerning the foregoing proposed minor amendment to the 2010 *Central Annapolis*

1 *Road Sector Plan and Sectional Map Amendment*, and said joint public hearing will be held on
2 Tuesday, February 7, 2017, in accordance with prescriptions of the local zoning laws.

3 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
4 Resolution to the Prince George’s County Planning Board of the Maryland-National Capital Park
5 and Planning Commission in accordance with the procedural requirements of Sections 27-548.26
6 and 27-642 of the County Zoning Ordinance.

Adopted this 15th day of November, 2016.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council