

PGCPB No. 2024-028

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning of all planning areas in Prince George's County by adoption of a Sectional Map Amendment; and

WHEREAS, on January 16, 2024, the County Council of Prince George's County, Maryland, sitting as the District Council, pursuant to Sections 27-3502 and 3503 of the Zoning Ordinance, adopted CR-001-2024, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of a minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity*; and

WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be limited to an area north of Berwyn Road, east of 49th Avenue, south of Roanoke Place and Ruatan Street, and west of property 5012 Berwyn Rd, College Park, MD 20740 (Tax Account 2287605); and include the commercially zoned properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736); and

WHEREAS, pursuant to Sections 27-3502 and 27-3503 of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with a minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity*; and

WHEREAS, this Sectional Map Amendment covers the portion of the Prince George's County Zoning Map identified in Map 1 of this Resolution within Planning Area 66, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, the Zoning Map for this plan area became effective on April 1, 2022, pursuant to approval of Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, on November 29, 2021; and

WHEREAS, comprehensive rezoning of the plan area previously occurred on May 1, 1990, pursuant to approval of CR-39-1990, the *Approved Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity*; and

WHEREAS, additional amendments of the Zoning Map are necessary to implement, and bring the zoning of Planning Area 66 into conformance with, the *Approved Master Plan for the Langley Park-College Park-Greenbelt-and Vicinity* as amended by the concurrent minor plan amendment; and

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of this Sectional Map Amendment for which a change in zoning is proposed about the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to Sections 27-3407(b) and 27-3502(d)(3) of the Zoning Ordinance, the subject properties are not located within one mile of a special taxing district; and the municipality of College Park, municipality of Greenbelt, and Town of Berwyn Heights lie within one mile of the boundaries of the land subject to this Sectional Map Amendment and have received appropriate notification of this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(a)(5)(A) of the Zoning Ordinance, no property was zoned by zoning map amendment within five years prior to the initiation of this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the District Council shall be postponed until final action on this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3502(d)(2) of the Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment on January 16, 2024; and

WHEREAS, pursuant to Section 27-3502(d)(3) of the Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, the purpose of this proposed Sectional Map Amendment is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for Planning Area 66; and

WHEREAS, on March 19, 2024, the County Council, sitting as the District Council, and the Prince George's County Planning Board, held a Joint Public Hearing to receive testimony from the public; and

WHEREAS, on April 25, 2024, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the joint public hearing, and written testimonies (exhibits) contained within the Joint Public Hearing records; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse this Sectional Map Amendment for the Langley Park, College Park, Greenbelt, and Vicinity by this resolution and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George’s County;

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George’s County Zoning Ordinance, a copy of this endorsed Sectional Map Amendment and its concurrent adopted minor master plan amendment will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Sectional Map Amendment has been prepared in accordance with the requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity*, as amended by PGCPB No. 2024-027:

Table 1: Comprehensive Rezoning Changes

Change	Zoning Change	Acreage
1	CGO to CN	1.41

Table 2: Zoning Inventory (in acres), Base Zones

Zoning Class	Proposed Acreage	Existing Acreage	Change in Acreage
CN	1.41	0	1.41
CGO	0	1.41	-1.41

These properties (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736) are located in the Established Communities and Employment Areas as defined by Plan 2035. The Future Land Use Map in the Adopted Minor Master Plan Amendment recommends retail commercial in this area.

These parcels are currently zoned Commercial, General and Office which is incompatible with the recommendation of the Adopted Minor Master Plan Amendment’s principles and criteria for Neighborhood Focus Areas:

A. Neighborhood Focus Area:

1. Contains a single property or groups of adjacent properties, totaling 1 to 2 acres of commercial property.
2. Surrounded by residential single-family zoning (RSF).
3. Access is provided by Residential Roads.
4. Is not located within a historic district or neighborhood conservation overlay.
5. Composed of a variety of residential and commercial uses associated with the Commercial Neighborhood zone.

The Commercial, Neighborhood (CN) Zone is the most appropriate zone to ensure that commercial development of the subject properties is of a scale and intensity compatible with the surrounding area zoned for residential single family.

The purposes of the CN Zone are:

- (A) To provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and
- (B) To ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.

Development of these properties through more intense commercial zones would facilitate inappropriate densities and uses for the neighborhood.

Table 3: Properties within Zone Change 1

Address	Tax Map & Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
8601 49TH AVE, COLLEGE PARK, MD 20740	0033	2347466	DANIELS-REYBURN SUB 2 N47.5 FT OF LT 5 N CONF USE-HOUSE	N/A	N/A	N/A	Private
	00E1						
4904 BERWYN RD, COLLEGE PARK, MD 20740	0033	2385946	DANIELS-REYBURN SUB 2 5.57 FT OF LOT 5	N/A	N/A	N/A	Private
	00E1						
4906 BERWYN RD, COLLEGE PARK, MD 20740	0033	2318996	DANIELS-REYBURN SUB2 S 40.5FT OF N 88FT OF LT5 NCONF US-HOUSE	N/A	N/A	N/A	Private
	00E1						
4908 BERWYN RD, COLLEGE PARK, MD 20740	0033	2311975	LOTS 6.7	N/A	N/A	N/A	Private
	00E1						
4910 BERWYN RD, COLLEGE PARK, MD 20740	0033	2326247	N/A	N/A	N/A	119	Private
	00E1						
4910 BERWYN RD, COLLEGE PARK, MD 20740	0033	2349751	PT LT 1 EQ1056SF & PT ELEC RAILWAY EQ 498 8F (MCF CAE 97-13340)	N/A	N/A	N/A	Private
	00E1						
8601 RHODE ISLAND AVE, COLLEGE PARK, MD 20740	0033	2299774	SHANNABROOK S PT LOT 2 & W HALF OF S HALF OF LOT 3	N/A	N/A	N/A	Private
	00E1						
5002 BERWYN RD, COLLEGE PARK, MD 20740	0033	2286847	SHANNABROOK W11FT LT4&E25 FT LT3&102 SF OF LT4 (CORR IN USE 10)	N/A	N/A	N/A	Private
	00E1						
8607 RHODE ISLAND AVE, COLLEGE PARK, MD 20740	0033	2383461	SHANNABROOK N HLF PT LT 2 & W HLF N HLF LT 3	N/A	N/A	N/A	Private
	00E1						
5006 BERWYN RD, COLLEGE PARK, MD 20740	0033	2395440	SHANNABROOKE39 FT 8 IN OF LT 4 N CONF USE-HOUSE	N/A	N/A	N/A	Private
	00E1						
	0033	2349736	RESUB	5	N/A	N/A	Private

5008 BERWYN RD, COLLEGE PARK, MD 20740	00E1						
4911 RUATAN ST, COLLEGE PARK, MD 20740	0033	2377224	N/a	1	N/A	N/A	Private
	00E1						

Map 1: Zoning Change (ZC) 1: CGO to CN



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2023, <https://gisdata.pgplanning.org/opendata/>.

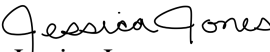
BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the master plan and any amendments to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the 1989 *Approved Master Plan for the Langley Park-College Park-Greenbelt-and Vicinity*, as amended by PGCPB No. 2024-027, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, Bailey, and Shapiro voting in favor of the motion, and Commissioner Washington absent at its regular meeting held on April 25, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of April 2024.

Peter A. Shapiro
Chair

By 
Jessica Jones
Planning Board Administrator

Laura Tallero

Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel