

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2002 Legislative Session**

Resolution No. CR-18-2002  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Shapiro, Hendershot and Scott  
Co-Sponsors \_\_\_\_\_  
Date of Introduction April 30, 2002

**RESOLUTION**

1 A RESOLUTION concerning

2 The College Park US 1 Corridor

3 Sector Plan and Sectional Map Amendment

4 For the purpose of approving with amendments, the Sector Plan and Sectional Map Amendment  
5 (SMA) for the College Park US 1 Corridor, thereby defining long-range land use and  
6 development policies, detailed zoning changes, design standards, and a Development District  
7 Overlay Zone for that portion of Prince George's County generally bounded by the Capital  
8 Beltway on the north, commercial and some residential properties along the east and west sides  
9 of Baltimore Avenue (US 1), the East Campus area of The University of Maryland along the  
10 Paint Branch Parkway corridor to the Metrorail tracks on the east, established residential areas  
11 along Guilford Drive and Knox Road on the south, and the Paint Branch stream on the west, as  
12 shown on the attached map. The area includes portions of Planning Area 66.

13 WHEREAS, on February 2, 2000, in Council Resolution 4-2000, the County Council sitting  
14 as the District Council directed the Maryland-National Capital Park and Planning Commission to  
15 prepare a Sector Plan for the College Park US 1 Corridor, in accordance with the requirements of  
16 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 February  
19 7, 2000, to inform the public of the intent and procedures for the Sector Plan and a SMA;  
20 established goals, concepts, guidelines, and a public participation program; convened a Sector  
21 Advisory Planning Group to assist in formulating solutions to issues; and hosted charrettes and

1 advisory planning group meetings for the community; and

2 WHEREAS, as a result of testimony presented at the February 7, 2000, public forum to  
3 include additional properties within the sector plan boundary, the County Council, sitting as the  
4 District Council, on May 9, 2000, again directed the Maryland-National Capital Park and  
5 Planning Commission to prepare the Sector Plan in accordance with the requirements of Section  
6 27-641 of the Zoning Ordinance, for the purpose of including additional properties within the  
7 Sector Plan boundary; and

8 WHEREAS, on June 1, 2000, the Prince George's County Planning Board held a second  
9 public forum for the purpose of receiving public comment on the proposal to increase the area  
10 within the Sector Plan boundary by including the additional properties; and

11 WHEREAS, on June 27, 2000, in Council Resolution 37-2000 the District Council directed  
12 the Maryland-National Capital Park and Planning Commission to prepare a Sectional Map  
13 Amendment for the Sector Plan area, including the additional properties, in accordance with the  
14 requirements of Section 27-225.01.05 of the Zoning Ordinance; and

15 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
16 hearing on the Preliminary College Park US 1 Corridor Sector Plan and Proposed Sectional Map  
17 Amendment on June 11, 2001, and the Planning Board adopted the preliminary Sector Plan and  
18 endorsed the proposed SMA, with amendments, as described in Planning Board Resolution  
19 PGCPB No. 01-200 on October 18, 2001; and

20 WHEREAS, the Adopted Sector Plan and Endorsed Sectional Map Amendment were  
21 transmitted to the District Council on October 22, 2001, and the Council held a work session on  
22 November 6, 2001, to review the joint public hearing testimony and the recommended  
23 amendments of the Planning Board; and

24 WHEREAS, the District Council proposed four amendments to the Adopted Sector Plan  
25 and Endorsed Sectional Map Amendment at the November 6, 2001, work session and approved a  
26 resolution of amendments (CR-82-2001) at the Council meeting on November 19, 2001, and set  
27 a second joint public hearing for February 5, 2002, to allow public comment on the proposed  
28 amendments; and

29 WHEREAS, the District Council sought public comment on the amendments as described  
30 in CR-82-2001, referred the amendments to the Planning Board, held a duly advertised joint  
31 public hearing with the Planning Board on the proposed amendments on February 5, 2002,

1 received comments on the proposed amendments from the Planning Board on February 7, 2002,  
2 and conducted a work session on April 9, 2002, to review public hearing testimony; and

3 WHEREAS, upon approval by the District Council, the Sector Plan will define land use  
4 policies and development regulations while serving as the primary guide for future development  
5 of this Sector Plan area within portions of Planning Area 66, will supercede portions of the 1989  
6 *Approved Langley Park-College Park-Greenbelt Master Plan*, portions of the 1990 *Adopted*  
7 *Sectional Map Amendment for Planning Area 66*, and will amend the 1982 *Master Plan of*  
8 *Transportation and the Countywide Trails Plan*; and

9 WHEREAS, a principal objective of the Sector Plan and SMA is protection of the health,  
10 safety, and general welfare of the citizens of Prince George's County; and

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

13 WHEREAS, it is the intent of the SMA to ensure that future development will be in  
14 accordance with the principles of orderly, comprehensive land use planning as expressed in the  
15 Sector Plan, and the District Council has found it necessary to change the zoning of properties  
16 which in its judgement, are in conflict with the Sector Plan's land use recommendations; and

17 WHEREAS, the District Council, having reviewed supporting materials submitted as part  
18 of the comprehensive rezoning proposal and examined the testimony presented, finds that the  
19 accumulated record along with County plans and policies justifies the zoning changes within this  
20 SMA.

21 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
22 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
23 Regional District in Prince George's County, Maryland, that the Sector Plan and SMA for the  
24 College Park US 1 Corridor are hereby approved with the amendments described below:

25 **AMENDMENT 1**

26 Location: The Autoville Drive North R-55 zoned residential area located west of the Sector Plan  
27 area boundary, south of Cherry Hill Road, north of the undeveloped Mazza parcel,  
28 including the rear portion of Lots 1, 4, 5, Parcel 25, and part of Parcel 33 that have frontage  
29 on the east side of Autoville Drive, and excluding developed Parcels 19, 20, 22, 23 and Plat  
30 4219 (Beckwith Property Subdivision). Also including two undeveloped R-55 zoned lots  
31 (lots 4 and 5 of Block D in the Autoville Subdivision) south of the Mazza property and

1 along the west side of the undeveloped street known as Autoville Drive.

2 Previous Zoning: R-55 Zone.

3 Adopted Sector Plan Recommendation: Mixed-Use.

4 Endorsed SMA Recommendation: R-55 Zone.

5 SMA Amendment Action: M-U-I Zone, excluding Parcels 19, 20, 22, 23 and Plat 4219, which  
6 remain in the R-55 Zone.

## 7 8 **AMENDMENT 2**

9 Location: Revise Sector Plan text references relating to potential land use impacts associated  
10 with operation of airplane flights out of College Park Airport by deleting: subarea  
11 references; Map 8 on page 39 (Proposed College Park Airport Aviation Policy Areas); and  
12 removal of Table 3 on page 40 of the adopted Sector Plan.

13 Adopted Sector Plan Recommendation: Under Subareas 1b, 1c, 1d, 1e, 3a, and 3b, the plan  
14 states “compliance with safety regulations relating to proximity to the College Park Airport.  
15 Portions of these subareas lie within the aviation policy areas identified in a November 10,  
16 2000 Airport Land Use Compatibility and Air Safety Study (see Map 8 and Table 3)”. The  
17 Development District text refers to these same subareas and the above quoted text. It also  
18 states in reference to the airport issues that: “Compliance with applicable safety regulations  
19 shall be demonstrated.”

20 Approved Sector Plan Amendment Text: Revise the plan text by adding the following as Item 9  
21 under the section entitled “Corridor-Wide Land Use and Zoning Recommendations” (page  
22 34) to indicate: **“Proximity to College Park Airport --** Because portions of the Sector  
23 Plan area are proximate to the College Park Airport, strategies to develop these areas in a  
24 manner compatible with airport operations should be part of the development planning  
25 process.”

**AMENDMENT 3**

Location: Shell gasoline station property located on the west side of US 1 at 9322 Baltimore Avenue.

Previous Zoning: C-S-C Zone.

Adopted Sector Plan Recommendation: Mixed-Use with no provision to allow a car wash as a permitted use.

Endorsed SMA Recommendation: M-U-I Zone.

SMA Amendment Action: M-U-I Zone with a revised footnote 39 in the Plan's Table of Permitted Uses (page 243) to allow a "Car Wash: (iii) All others" as a permitted use in portions of Subarea 4d north of Erie Street, by revising footnote 39 to read, substituting the following revised text: "Future new uses are only permitted in the mixed-commercial subareas (Subareas 6b, 4f, portions of 4e north of Fox Street, and portions of 4d north of Erie Street) of the College Park US 1 Corridor Sector Plan and are subject to pertinent Development District Standards".

**AMENDMENT 4**

Location: Uses with drive-in and drive-through windows within Subareas 1 and 3.

Adopted Sector Plan Recommendation: The Adopted Plan text (page 31, Item 7) prohibits uses with drive-through windows in Subareas 1 and 3, where compact, pedestrian-oriented development should be located.

Approved Sector Plan Amendment Text: Revise text (page 31, Item 7) to indicate: "Retail, office, hotel, and multifamily uses are recommended as the most intensive uses within the Sector Plan area. The intent of the plan is to prohibit industrial uses, including consolidated storage and warehouses, and to limit new auto-related sales and services to specific subareas. Also, uses with drive-in or drive-through windows are prohibited in Subareas 1 and 3, where compact, pedestrian-oriented development should be located. The exception is for existing uses where drive-in or drive-through windows must be removed because of government actions. In such cases, they shall be considered permitted uses in Subarea 3 only. In addition, the Table of Permitted Uses further restricts other uses deemed undesirable within the context of achieving the goals of this Sector Plan and the City's visions for the US 1 Corridor and Town Center (see the Permitted Uses chapter)". Also

1       revise the Adopted Plan's language (page 179, Item E) to state: "All new drive-in or drive-  
2       through windows for any use are prohibited in Subareas 1 and 3. However, any existing  
3       drive-in or drive-through windows in Subarea 3 that must be removed because of  
4       governmental action shall be considered a permitted use and shall be exempt from the  
5       Development District Standards and site plan review."

6       BE IT FURTHER RESOLVED that staff is authorized to make appropriate text and map  
7       revisions to correct identified errors, reflect updated information, and incorporate the changes  
8       resulting from Council actions described in this Resolution.

9       BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to  
10      the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional  
11      District in Prince George's County. The zoning changes approved by this Resolution shall be  
12      depicted on the official Zoning Maps of the county.

13      BE IT FURTHER RESOLVED that the provisions of this Resolution are severable: if any  
14      zone, provision, sentence, clause, section, or part thereof is held illegal, invalid, unconstitutional,  
15      or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or  
16      inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses,  
17      sections, or parts of the Resolution or their application to other zones, persons, or circumstances,  
18      since the same would have been adopted without the incorporation in this Resolution of any such  
19      illegal, invalid, unconstitutional or inapplicable zone, provision, sentence, clause, section, or part  
20      thereof.

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

Adopted this 30th day of April, 2002.

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: \_\_\_\_\_  
Peter A. Shapiro  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Acting Clerk of the Council

maps available in hard copy only