

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

Resolution No. CR-24-2016  
Proposed by Council Member Patterson  
Introduced by Council Members Davis, Glaros, Turner, Lehman and Franklin  
Co-Sponsors \_\_\_\_\_  
Date of Introduction April 12, 2016

**RESOLUTION**

1 A RESOLUTION concerning

2 The 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment  
3 For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of  
4 Prince George’s County, Maryland, a minor amendment to the 2014 *Southern Green Line*  
5 *Station Area Sector Plan and Sectional Map Amendment* Development District Standards to  
6 clarify the exemption for certain development in the Branch Avenue Metro Station Area.

7 WHEREAS, on February 25, 2014, via adoption of CR-9-2014 and CR-10-2014,  
8 respectively, the County Council, sitting as the District Council for that part of the Maryland-  
9 Washington Regional District in Prince George’s County, Maryland, approved the 2014  
10 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*; and

11 WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince  
12 George’s County, Maryland, the comprehensive zoning proposals approved by the District  
13 Council included a D-D-O (Development District Overlay) Zone superimposed over the  
14 geographic area of the County included within the plan area boundaries for the 2014 *Southern*  
15 *Green Line Station Area Sector Plan and Sectional Map Amendment*; and

16 WHEREAS, pursuant to Section 27-548.19 of the Zoning Ordinance, the purpose of the  
17 D-D-O Zone is to ensure that the development of land in the Southern Green Line Station Area  
18 Development District meets the goals established for the district in the Southern Green Line  
19 Station Area Sector Plan and takes advantage of unique opportunities presented by the district;  
20 and

1           WHEREAS, the approval of the 2014 *Southern Green Line Station Area Sector Plan and*  
2 *Sectional Map Amendment* also included certain development district standards for the Southern  
3 Green Line development district that regulate the development of land in the areas surrounding  
4 the Metro Stations at Naylor Road, Southern Avenue, and Suitland; and

5           WHEREAS, by way of Revision Three within CR-10-2014, the District Council also  
6 approved certain specific standards and regulations for development proposals within the Branch  
7 Avenue Metro Station Area; and

8           WHEREAS, after the 2014 *Southern Green Line Station Area Sector Plan and Sectional*  
9 *Map Amendment* was approved, the District Council found a discrepancy within the language of  
10 Revision Three, Paragraph (a)(3)(A) on page 7 of CR-10-2014 regarding the exemption for  
11 certain development in the Branch Avenue Metro Station Area within the development district;  
12 and

13           WHEREAS, in furtherance of realizing the County's vision for the Southern Green Line  
14 Station Area Development District, and pursuant to the provisions of Sections 27-548.26 and  
15 27-642 of the Zoning Ordinance, the District Council adopted CR-1-2016 on December 1, 2015,  
16 initiating a minor amendment process to clarify the Branch Avenue Metro Station Area  
17 exemption for Public Buildings, Utilities, and Approved Existing Projects in the Branch Avenue  
18 Metro Station Area reflected in the 2014 Southern Green Line Station Area Development District  
19 standards; and

20           WHEREAS, in accordance with the prescriptions of law, the District Council and the  
21 Prince George's County Planning Board conducted a duly advertised joint public hearing in  
22 order to receive public comment into a record of public hearing testimony on the proposed minor  
23 amendment; and

24           WHEREAS, after the close of the public hearing record, the Planning Department staff  
25 prepared a summary of hearing testimony submitted to the record at the February 16, 2016, joint  
26 public hearing for use by Planning Board in the preparation of its recommendation concerning  
27 the proposed minor amendment which was submitted to the District Council in March, 2016; and

28           WHEREAS, March 29, 2016, the District Council conducted a public work session to  
29 examine the record of joint public hearing testimony and recommendations of Planning Board  
30 regarding the proposed minor amendment to the 2014 Southern Green Line Station Area  
31 Development District standards; and



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

Adopted this 12<sup>th</sup> day of April , 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