

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

1997 Legislative Session

Resolution No. _____ CR-30-1997

Proposed by _____ Chairman (by request - District Council)

Introduced by Council Members Bailey, Del Giudice, Estepp, Gourdine, MacKinnon,
Maloney, Russell, Scott and Wilson

Co-Sponsors

Date of Introduction _____ April 29, 1997

RESOLUTION

A RESOLUTION concerning

The 1994 Bladensburg-New Carrollton and Vicinity

Master Plan and Sectional Map Amendment

For the purpose of approving an amendment to the Master Plan and Sectional Map
Amendment for Bladensburg-New Carrollton and Vicinity.

WHEREAS, the County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County, directed the Maryland-National Capital Park and Planning Commission to prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA) concurrently with the proposed Master Plan for Bladensburg-New Carrollton and Vicinity in order to shorten the overall process and provide a close interrelationship between the Master Plan and the zoning of land in the subject area; and

WHEREAS, the District Council adopted CB-33-1992 establishing procedures for the concurrent processing and approval of an Area Master Plan and a Sectional Map Amendment and, subsequently, the Planning Area 69 Master Plan and SMA were processed in accordance with those procedures; and

WHEREAS, the Prince George's County Planning Board published an informational brochure and held a public forum on June 6, 1991, to inform the public of the intent and procedures for preparing a new master plan; recommended Goals, Concepts, and Guidelines,

which were approved by the District Council in November 1991, to guide preparation of the plan; convened a Citizens Advisory Committee (nominated by the Planning Board and confirmed by the District Council) which met with the planning staff during 1991 and 1992 to provide citizen involvement and assistance in preparation of the plan; and

WHEREAS, the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission held a duly advertised joint public hearing on the Preliminary Master Plan and the Proposed Sectional Map Amendment (SMA) for Bladensburg-New Carrollton and Vicinity on February 22, 1993; and

WHEREAS, the Planning Board, in response to the public hearing testimony, adopted the Master Plan and endorsed the Sectional Map Amendment with revisions as described in Prince George's County Planning Board Resolution PGCPB No. 93-168 on July 8, 1993; and

WHEREAS, the Addendum describing the Adopted Master Plan and Endorsed SMA for Bladensburg-New Carrollton and Vicinity was transmitted to the District Council on September 7, 1993, and the Council conducted a worksession on October 13, 1993, to review the public hearing testimony and the recommendations of the Planning Board; and

WHEREAS, the District Council held a joint public hearing with the Planning Board on January 25, 1994, to provide an opportunity for public comment on 20 proposed changes to the Plan and Sectional Map Amendment as described in Council Resolution CR-82-1993; and

WHEREAS, the District Council held a joint public hearing with the Planning Board on May 3, 1994, to provide an opportunity for public comment on one additional proposed change to the Plan and Sectional Map Amendment as described in Council Resolution CR-27-1994; and

WHEREAS, the District Council reviewed the public hearing testimony on CB-27-1994 at a worksession May 10, 1994; and

WHEREAS, upon adoption by the District Council, the Master Plan defines land use policies and serves as the primary guide for future development of this area, supersedes the Master Plan for Bladensburg-Defense Heights and Vicinity (1980), and amends the 1982 General Plan, the 1982 Master Plan of Transportation, and the 1975 Countywide Trails Plan and the 1985 Equestrian Addendum thereto; and

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

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

WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly comprehensive land use planning as expressed in the Master Plan, and towards that end, the District Council found it necessary to change the zoning on properties which, in its judgment, are in conflict with the Master Plan's land use recommendations; and

WHEREAS, the District Council, having reviewed supporting materials submitted as part of the comprehensive rezoning proposal and examined the testimony presented, found that the accumulated record along with County plans and policies justified the zoning changes within the Sectional Map Amendment; and

WHEREAS, the comprehensive rezoning of Planning Area 69 changed existing zoning which hindered planned and staged development and minimized future piecemeal rezoning applications; and

WHEREAS, on May 17, 1994, the County Council sitting as the District Council adopted the Bladensburg-New Carrollton and Vicinity Master Plan and Sectional Map Amendment; and

WHEREAS, this adoption was appealed by the Town of Bladensburg as regards Amendment 19 - the Quinn Property to the Circuit Court for Prince George's County; and

WHEREAS, on December 3, 1996, the Court of Special Appeals ordered the District Council to amend the 1994 Master Plan and Sectional Map Amendment by correcting the zoning of the Quinn Property from the C-M\C-S-C Zone to the C-S-C Zone.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the 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, that the Master Plan and Sectional Map Amendment (SMA) for Planning Area 69, as adopted by the County

Council sitting as the District Council on May 17, 1994, is hereby amended as described below:

Amendment 1 - Quinn Property

Location: 0.6+ acres at 4504 Annapolis Road, near the Peace Cross intersection.

Master Plan and Sectional Map Amendment Text:

- (1) The following language is nullified (p.74):

"The property at 4504 Annapolis Road should be placed in two zoning categories -- C-M and C-S-C. The northeast corner should be placed in the C-M Zone. The remainder of the property should be retained in the C-S-C Zone. The split designation and zoning of the property is subject to two conditions, as follows: (1) Development and use of the property shall be subject to Detailed Site Plan review in accordance with Part 3, Division 9 of the Zoning Ordinance and (2) Development shall be particularly sensitive to the efforts to revitalize the historic waterfront (Port of Bladensburg)."

- (2) Amendment 19 - Quinn Property is nullified (text, p. 246-47; map p. 265).

- (3) Master Plan Map: The entirety of this property is recommended for retail commercial use.

- (4) Sectional Map Amendment Map(s): The entirety of this property is in the C-S-C Zone.

SECTION 2. BE IT FURTHER RESOLVED that this amendment to the Sectional Map Amendment is an amendment to the Zoning Ordinance, and the official Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County described as Planning Area 69. The zoning change adopted by this Resolution shall be depicted on maps at a scale of 1 inch equals 200 feet and, when certified by signature of the Chairperson of the District Council, shall constitute an amendment of the official Zoning Map for this Planning Area.

SECTION 3. BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its enactment.

Adopted this 10th day of June , 1997.

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:

Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council