

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2009 Legislative Session**

Resolution No. CR-20-2009  
Proposed by The Chairperson (by request – Planning Board)  
Introduced by Council Member Harrison  
Co-Sponsors \_\_\_\_\_  
Date of Introduction May 19, 2009

**RESOLUTION**

1 A RESOLUTION concerning

2 Landover Gateway Sector Plan and Sectional Map Amendment

3 For the purpose of approving with amendments, as an Act of the County Council of Prince  
4 George’s County, Maryland, sitting as the District Council for the Sector Plan and Sectional  
5 Map Amendment for the Landover Gateway area, thereby defining long-range land use and  
6 development policies and setting forth and adopting detailed zoning proposals for the area  
7 comprising the Landover Gateway Sector Plan Area bounded to the north by Hamlin and Evarts  
8 Streets; to the east by the Capital Beltway (I-95/I-495); to the south by Sheriff Road, Brightseat  
9 Road, and Landover Road (MD 202); to the west by the proposed Cattail Drive (along Cattail  
10 Branch), an extension of Barlowe Road; including the Woodmore Towne Centre at Glenarden  
11 development site and the WFI Stadium, Inc.-owned property located in the southeast quadrant of  
12 the intersection of Sheriff and Brightseat Roads

13 WHEREAS, the *Preliminary Landover Gateway Sector Plan and Proposed Sectional Map*  
14 *Amendment* is proposed to amend portions of the 1993 *Approved Landover and Vicinity Master*  
15 *Plan (Planning Area 72)*; the 1993 *Approved Largo-Lottsford Master Plan and Sectional Map*  
16 *Amendment (Planning Area 73)*; the 2002 *Prince George’s County Approved General Plan* for  
17 the physical development of the Maryland-Washington Regional District within Prince George’s  
18 County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 1982 *Master Plan of*  
19 *Transportation*; the 1983 *Functional Master Plan for Public School Sites*; the 1990 *Public Safety*  
20 *Master Plan*; the 1992 *Prince George’s County Historic Sites and Districts Plan*; and the 1975  
21 *Countywide Trails Plan* including the 1985 *Equestrian Addendum*; and

1           WHEREAS, on June 17, 2008, in Council Resolution CR-61-2008, the County Council,  
2 sitting as the District Council, directed The Maryland-National Capital Park and Planning  
3 Commission to prepare a Sector Plan and Sectional Map Amendment for the Landover Gateway  
4 Sector Plan area in order to develop a comprehensive plan that sets policies and strategies that  
5 will improve the quality of life for the residential communities, improve the business climate,  
6 guide revitalization and redevelopment in the sector plan area, maximize the use of the existing  
7 road network, protect environmentally sensitive land, and implement the 2002 General Plan  
8 vision for the Developed Tier; and

9           WHEREAS, on June 17, 2008, the District Council endorsed the Goals, Concepts and  
10 Guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance;  
11 and

12           WHEREAS, the Planning Board hosted a series of stakeholder meetings to inform the  
13 public of the planning process and solicit issues and concerns, and the Planning Board further  
14 conducted three planning workshops, including a four-day planning and design charrette, one-  
15 on-one key stakeholder meetings and a one-day post-charrette as the major component of the  
16 Public Participation Program to involve the community in the preparation of the Plan; and

17           WHEREAS, on December 11, 2008, the Planning Board granted permission to print the  
18 Preliminary Landover Gateway Sector Plan and Proposed Sectional Map Amendment; and

19           WHEREAS, on February 10, 2009, the District Council and the Planning Board held a  
20 duly advertised joint public hearing on the Preliminary Landover Gateway Sector Plan and  
21 Proposed Sectional Map Amendment; and

22           WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for  
23 public facilities were referred to the County Executive and District Council for review, and the  
24 District Council subsequently endorsed the Sector Plan proposal for public facilities as amended  
25 by CR-07-2009; and

26           WHEREAS, on April 2, 2009, the Planning Board held a work session to consider the  
27 public hearing testimony; and

28           WHEREAS, on April 16, 2009, the Planning Board, in response to the public hearing  
29 testimony, adopted the Sector Plan and endorsed the Sectional Map Amendment with revisions  
30

1 as described in Prince George's County Planning Board Resolution PGCPB No. 09-55 and  
 2 transmitted the Sector Plan and Sectional Map Amendment to the District Council on May 4,  
 3 2009; and

4 WHEREAS, the Prince George's County Planning Board amended the *Preliminary*  
 5 *Landover Gateway Sector Plan and Proposed Sectional Map Amendment* in response to said  
 6 public hearing, adopted the sector plan, and transmitted the Plan and Sectional Map Amendment  
 7 with further amendments, extensions, deletions, and additions in response to the public hearing  
 8 record, as follows:

9 **Table of Contents**

- 10 • Revise table of contents to include new/revised map and figure titles and figures  
 11 included with **Attachment 1**.
- 12 • Replace existing maps/figures with those included in **Attachment 1**.

13 **Plan Highlights**

14 Replace pages xi and xii with **Attachment 2**.

15 **Chapter 2 - Land Use Plan**

16 Revise map 6 to reflect "Office, Retail and Residential" land uses on blocks 44  
 17 and 45 as shown in **Attachment 3**.

18 **Chapter 3: Development Pattern Elements**

- 19 1. Replace text on pages 25-46 with text shown on **Attachment 4**.
- 20 2. Replace text pages 47-75 text shown on **Attachment 5**.
- 21 3. Insert **Attachment 6** at starting point of Density Projections and Assumptions  
 22 on page 76 - 87 and move these pages to a new Appendix C.

23 **Chapter 5: Infrastructure Elements**

- 24 1. Replace text with pages 105-117 with revised text shown on **Attachment 7**.
- 25 2. Replace page 124, the last sentence of the 3<sup>rd</sup> paragraph with "In addition, the  
 26 existing Fairmont Heights High School is planned for replacement in a newly  
 27 constructed building in the South Columbia Park Area."
- 28 3. Revise page 125: Table 14 to show 900 rather than [~~1,600~~] for the 2013  
 29 Projected Capacity of Fairmont Heights High School and 68.0 instead of  
 30 [~~38.0~~] for the 2013 Projected Percent Capacity for Fairmont Heights High.

- 1                   Revise Table 14 to reflect 291 instead of [991] available seats in 2013 for  
2                   Fairmont Heights High School.
- 3                   4. Replace Policy 2 on page 126 with: “Renovate or replace, as needed, school  
4                   facilities nearest the study area, creating new, modern, and state-of-the-art  
5                   facilities independent of residential development in the sector plan area.”
- 6                   5. Remove the first strategy under Policy 2 that reads [~~Construct a~~  
7                   ~~comprehensive high school, with a 1,600-seat capacity (incorporating some~~  
8                   ~~urban school design features), with a LEED silver or the equivalent rating, at~~  
9                   ~~South Columbia Park, to replace the existing Fairmont Heights High School.]~~
- 10                  6. Add new Policy 3 on page 126: “Design and construct all new public schools  
11                  in accordance with the Leadership in Energy and Environmental Design  
12                  (LEED) silver rating or an equivalent rating under a comparable green  
13                  building performance measure.”
- 14                  7. Add the following new strategies under Policy 3:Strategies
- 15                  ○ Construct a 900 seat capacity high school,(incorporating some urban  
16                  school design features), with a LEED silver or the equivalent rating, at  
17                  South Columbia Park, to replace the existing Fairmont Heights High  
18                  School.
- 19                  ○ Add a floating symbol to the sector plan map for a future PreK-8 school  
20                  with a LEED silver or the equivalent rating (incorporating urban school  
21                  design features) adjacent to Henry P. Johnson Park.
- 22                  8. On page 143, the Public Facilities Cost Analysis and Estimates for schools—  
23                  replace the reference to the seating capacity for New Fairmont Heights High  
24                  School from a [4,600] to a 900-seat high school.

## 25                  **Chapter 7: Implementation Elements**

26                  Replace text in the discussion section (page 166 LG -3) of the WFI Stadium,  
27                  Inc. property page with the following text: “The plan proposes mixed-use  
28                  development with offices/limited retail and residential uses for the WFI  
29                  Stadium Inc. property. However, parking for future mixed-use development  
30                  for the Gateway South neighborhood may be permitted at the WFI Stadium  
31                  Inc. property, provided that the required mixed-use elements are satisfied by

1 other properties adjoining the subject site. In the long run, the plan envisions  
 2 the parking lots being replaced with appropriate mixed uses designed to  
 3 accommodate a large-scale parking facility.”

4 Replace text in the discussion section (page 168 LG -4b) of MTM Builders  
 5 property with the following text: “The plan proposes mixed-use development  
 6 with offices/retail and residential uses for the property. However, a temporary  
 7 graveled surface parking lot is currently allowed in anticipation of future  
 8 mixed-used development as envisioned by the Sector Plan.

9 Replace pages 187-191 with revised text shown in **Attachment 8.**

10 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 11 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
 12 Regional District in Prince George's County, Maryland, that the Sector Plan and Sectional Map  
 13 Amendment for the Landover Gateway Sector Plan area as adopted and endorsed on April 16,  
 14 2009, by PGCPB No. 09-55, are hereby approved, with the following amendments described  
 15 below:

16  
 17 **AMENDMENT 1**

18 Revise Attachment 7 text (Page 1, Background, 2<sup>nd</sup> Paragraph, last sentence) to read: “The  
 19 Preliminary Plan of subdivision approval of the Woodmore Towne Center at Glenarden included  
 20 a condition which will provide for funding and/or ~~[is conditioned on will provide funding for]~~  
 21 the construction of the Campus Way/ Evarts Street bridge over the Capital Beltway and the  
 22 widening of MD 202 to six lanes at the Capital Beltway interchange by the developers of the  
 23 Woodmore Towne Center or others.”

24  
 25 **AMENDMENT 2**

26 Revise Attachment 7 text (Page 3, Background, 2<sup>nd</sup> Paragraph, last sentence) to read: “The  
 27 proposed connection is in accordance with ~~[District Council and]~~ the Planning Board resolution  
 28 approving the Preliminary plan of Subdivision for the Woodmore Towne Center at Glenarden.”

29  
 30 **AMENDMENT 3**

31 Revise Public Facilities Cost Analysis and Estimates, Page 141, 5<sup>th</sup> row, last Column, to read:  
 32 “\$13,000,000 required improvement to be funded and /or constructed by WTC, or others.”

1 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate  
2 text and map revisions to correct identified errors, reflect updated information, and incorporate  
3 the zoning map changes reflected in this Resolution.

4 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to  
5 the Zoning Ordinance and to the official zoning map for the Maryland-Washington Regional  
6 District in Prince George’s County, Maryland. The zoning changes approved by this Resolution  
7 shall be depicted on the official zoning map of the County.

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

Adopted this 19<sup>th</sup> of May, 2009.

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: \_\_\_\_\_  
Marilynn M. Bland  
Chairperson

ATTEST:

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