

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Resolution No. CR-103-2023  
Proposed by The Chair (by request – M-NCPPC)  
Introduced by Council Member Dernoga  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 24, 2023

**RESOLUTION**

1 A RESOLUTION concerning

2 *The 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment*

3 *Minor Plan Amendment – Approval*

4 For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of  
5 Prince George’s County, Maryland, a Minor Plan Amendment to the 2014 *Southern Green Line*  
6 *Station Area Sector Plan and Sectional Map Amendment* to include recommendations from the  
7 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* that are specific to the length  
8 of Suitland Road which serves as a shared boundary between both plan areas.

9 WHEREAS, on February 25, 2014, the Prince George’s County Council, sitting as the  
10 District Council for that portion of the Maryland-Washington Regional District in Prince  
11 George’s County (“District Council”), approved a comprehensive plan to guide the development  
12 of land as designated within the 2014 Southern Green Line Station Area Sector Plan; and

13 WHEREAS, in accordance with the provisions of the Zoning Ordinance for Prince  
14 George’s County, the District Council concurrently approved the 2014 Southern Green Line  
15 Station Area Sectional Map Amendment (“SMA”), a comprehensive zoning map amendment  
16 with detailed zoning changes for the designated sector plan area; and

17 WHEREAS, by way of the approval of the Countywide Section Map Amendment (“CMA”)  
18 via adoption of Council Resolution No. CR-136-2021, the Southern Green Line Station Area  
19 Development District Overlay (“D-D-O”) Zone was repealed and superseded, which also  
20 abolished its respective growth policies and strategies for the Suitland Road Corridor, which is  
21 the Minor Plan Amendment’s subject area; and

1           WHEREAS, the District Council finds that the 2012 approval of the CMA adequately  
2 implements the vision of the Suitland Road Corridor, which obviates the need for an  
3 accompanying Sectional Map Amendment or any zoning changes; and

4           WHEREAS, on April 25, 2023, the District Council adopted CR-026-2023, thereby  
5 directing that the Planning Board initiate a Minor Plan Amendment to the 2014 *Southern Green*  
6 *Line Station Area Sector Plan and Sectional Map Amendment*, with the stated purpose of  
7 including recommendations from the 2013 *Central Branch Avenue Corridor Revitalization*  
8 *Sector Plan* that are specific to the Suitland Road Corridor, which serves as a shared boundary  
9 between both plan areas, therefore providing the Corridor with active growth policies and  
10 strategies in the absence of the D-D-O Zone; and

11           WHEREAS, pursuant to Sections 27-3502 and 27-3407 of the Zoning Ordinance, the  
12 District Council and the Prince George’s Planning Board of the Maryland-National Capital Park  
13 and Planning Commission (“Planning Board”) held a duly advertised joint public hearing on the  
14 proposed Minor Amendments to the 2014 *Southern Green Line Station Area Sector Plan and*  
15 *Sectional Map Amendment* on June 6, 2023, in order to receive public comment into the record  
16 on the proposed Minor Plan Amendment; and

17           WHEREAS, after the close of the public hearing record, the planning staff of the Maryland-  
18 National Capital Park and Planning Commission prepared a Technical Staff Report analyzing the  
19 proposed Minor Plan Amendments and all public hearing comments, along with its  
20 recommendation to the Planning Board for consideration; and

21           WHEREAS, on September 7, 2023, the Planning Board held a work session on the Minor  
22 Plan Amendment to examine the analysis of testimony presented at the June 6, 2023, Joint Public  
23 Hearing and exhibits received before the close of the record on June 21, 2023, and subsequently,  
24 on September 14, 2023, the Planning Board endorsed the proposed Minor Plan Amendment  
25 without further amendments, via PGCPB No. 2023-95; which included the Technical Staff  
26 Report as an attachment; and

27           WHEREAS, on October 17, 2023, the District Council conducted a public work session to  
28 examine the record of Joint Public Hearing testimony and recommendations of the Planning  
29 Board regarding the proposed Minor Plan Amendment; and

1         WHEREAS, based upon the evidence in the Record of Joint Public Hearing testimony, the  
2 Council, while convened as the Committee of the Whole, voted to direct staff to prepare a  
3 Resolution of Approval for all proposed Minor Amendments to the Southern Green Line Sector  
4 Plan for the Suitland Road Corridor to be included within the 2014 *Southern Green Line Station  
5 Area Sector Plan and Sectional Map Amendment*.

6         NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
7 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
8 Regional District in Prince George's County, Maryland, that, in accordance with Section 27-3502  
9 of the Zoning Ordinance, the Minor Amendment to the 2014 *Southern Green Line Station Area  
10 Sector Plan and Sectional Map Amendment* be and the same is hereby approved, as follows:

11                                 **MINOR AMENDMENT NUMBER ONE**

12         Insert the following language from pages 70 and 132-133 of the 2013 Central Branch  
13 Avenue Corridor Revitalization Sector Plan (“2013 CBA”) on page 80 of the 2014 *Southern  
14 Green Line Station Area Sector Plan and Sectional Map Amendment* (“2014 SGL”) after, “7.  
15 Promote development and infill of all vacant land, including current surface parking, on blocks  
16 proximate to the station as a priority before land use change between MD 5 and Auth Place:”

17             “Designate property along Suitland Road between Randolph and Johns Street as Residential  
18 Medium–High to create an opportunity for diverse housing options along the corridor.”

19             “Designate all commercial properties on Suitland Road as Commercial-Neighborhood.”

20             “Designate the developed portion of the Veterans of Foreign Wars (VFW) property as  
21 institutional and the undeveloped frontage as open space to expand green space along the  
22 roadway.”

23             “The following properties should be documented or undergo supplementary survey  
24 documentation and then evaluated to determine if historic resource or historic site designation is  
25 appropriate:”

26             “Eugene Darcey House (76A-028), 5301 Auth Road”

27             “Roland Darcey Houses (76A-032), 5905-5909 Auth Road”

28             “The following properties have been thoroughly surveyed and documented and should be  
29 evaluated to determine if historic resource or historic site designation is appropriate:”

30             “Soper House (76A-049) 5600 Auth Road”

1 “The following historic property has been determined to be eligible for historic site  
2 designation:”

3 “Marescalco House (76A-021) 5516 Auth Road. This property was removed from the 2010  
4 *Historic Sites and Districts Plan* by District Council Action. Designation as a historic site could  
5 be pursued if the property is sold to a new owner.”

### 6 **MINOR AMENDMENT NUMBER TWO**

7 Insert the following language from page 70 of the 2013 CBA on page 81 of the 2014 SGL  
8 after, “The parcels lying furthest north from the station area, along Britannia Way, should be  
9 rezoned to the new TOD-Residential District” and title this new section, “Suitland Road Zoning  
10 Recommendations.”

11 “Policy recommendations regarding zoning along Suitland Road:”

12 “Establish and apply a new residential zoning classification along Suitland Road modify the  
13 existing medium or high-density residential zone to permit non-residential uses with an emphasis  
14 on neighborhood-based commercial and office uses and a wide array of potential civic/cultural  
15 uses along Suitland Road.”

16 “Rezone properties along Suitland Road recommended as Commercial-Neighborhood to  
17 the appropriate zoning classification.”

18 “Rezone properties along Suitland Road recommended as Residential Medium to the  
19 appropriate zoning classification.

### 20 **MINOR AMENDMENT NUMBER THREE**

21 Insert the following language from page 74 of the 2013 CBA on page 88 of the 2014 SGL  
22 after, “9. Study the feasibility, cost, impacts, and benefits of extending Regency Parkway over  
23 Suitland Parkway and Henson Creek to connect to Britannia Way (or Auth Place if deemed  
24 feasible) as a means to establish a more complete regional arterial system and provide  
25 additional roadway capacity to support intense land use development in the Branch Avenue  
26 station area.”

27 “Create a street grid within the Suitland Road redevelopment area that delineates blocks  
28 that are between 250 and 350 feet in length to encourage walking and create a compact  
29 development pattern.”

30 “Provide textured crosswalks as well as sidewalks on both sides of Suitland Road as well as  
31 new streets within the Suitland Road redevelopment area that buffer pedestrians from fast

1 moving traffic and in parking lots as appropriate.”

2 “Provide adequate tree planting and other landscape treatments along Suitland Road and  
3 within the Suitland Road redevelopment area to create a distinctive corridor and sense of arrival  
4 to the community.”

5 “Provide bicycle lanes along Suitland Road and within the Suitland Road redevelopment  
6 area and connect them to existing on-street routes and trails.”

7 **MINOR AMENDMENT NUMBER FOUR**

8 Insert the following language from pages 74–75 of the 2013 CBA on page 77 of the 2014  
9 SGL after, “7. Move the Old Soper Road name to the street one block to the west that is the  
10 Metro access road:”

11 “Consider the quality, community value, and use of the open space within the Suitland  
12 Road redevelopment area. Design the open space network as an integral part of the community  
13 structure that offer a variety of safe and attractive features such as artwork, Joint Base Andrews  
14 symbolic features, seating areas, and other site amenities that give it a distinct character and  
15 identity.”

16 “Locate ‘neighborhood greens’ within the center of residential development within the  
17 Suitland Road redevelopment area and define them with streets to create a focus of open space.”

18 “Ensure that new buildings within the Suitland Road redevelopment area contribute to a  
19 sense of place and enhance the pedestrian environment by promoting the following:”

20 “Create a building line along all new streets to define the public realm. Design buildings to  
21 face the street along the building line. Deviation from the building line is allowed to create space  
22 for wide sidewalks for outdoor cafes, or to accent building entrances.”

23 “Orient building entrances closer to the street.”

24 “Design elements and amenities such as storefront windows, awnings, architectural  
25 features, lighting, and landscaping to enhance the streetscape.”

26 “Provide garage parking or locate surface parking at the rear of new development. Ensure  
27 that parking garages are designed and articulated to promote visual interest and avoid long,  
28 traditional, horizontal openings. Ensure that the ground floors of parking garages fronting public  
29 streets are developed with retail.”

30 “Define a public realm as part of building and site design.”

31 “Require the use of high-quality building material in new construction within the Suitland

1 Road redevelopment area such as brick, stone, or masonry. Distinguish first floor building bases  
2 in mixed-use buildings by a change in materials, textures, or color. Use masonry or stone at the  
3 lower floor levels to improve the comfort and interest of the pedestrian.”

4 “Require that ground floor commercial storefronts within the Suitland Road redevelopment  
5 area maintain a significant amount of transparency, 60 to 70 percent, in display windows to  
6 create natural surveillance and to activate the street.”

7 “Place utility wires underground to the extent possible during redevelopment of the  
8 Andrews Manor shopping center.”

9 “Limit building height to three stories on Suitland Road.”

10 “Promote green design and conservation of natural areas within and around the Suitland  
11 Road redevelopment area.”

12 “The 2014 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*  
13 carries forward the recommendations for “Community Design and Appearance” applicable to  
14 new development contained within pp. 113-119 of the 2013 *Central Branch Avenue Corridor*  
15 *Revitalization Sector Plan*, where consistent with applicable zoning regulations.”

#### 16 **MINOR AMENDMENT NUMBER FIVE**

17 Insert the following language from page 123 of the 2013 CBA on page 88 of the 2014 SGL  
18 after, “9. Study the feasibility, cost, impacts, and benefits of extending Regency Parkway over  
19 Suitland Parkway and Henson Creek to connect to Britannia Way (or Auth Place if deemed  
20 feasible) as a means to establish a more complete regional arterial system and provide additional  
21 roadway capacity to support intense land use development in the Branch Avenue station area:”

22 “Within the Suitland Road redevelopment area, the overall facility is recommended to  
23 include a Mixed-Use Boulevard (A), Std. 100.22, with a minimum right-of-way of 109 to 119  
24 feet. The typical section, consistent with the 2017 Prince George’s County Urban Street Design  
25 Standards, incorporates the following: 1) four travel lanes with a 6- or 16-foot median; 2) on-  
26 road bicycle lanes in each direction; and 3) eight-foot minimum sidewalks on both sides.”

#### 27 **MINOR AMENDMENT NUMBER SIX**

28 Amend “Table 21: Branch Avenue Recommended Pedestrian and Bicycle Facility Projects”  
29 on page 90 of the 2014 SGL after table item number 20, with language from “Table 10. Existing  
30 and Recommended Road Facilities” from page 126 of the 2013 CBA:

1 “Identifier: A-41

2 Name: Suitland Road

3 Limits (W to E or N to S): Suitland Parkway to Allentown Road

4 Minimum Right-of-Way: 106 feet

5 Recommended Number of Lanes: 4

6 Pedestrian/Bike Paths or Cycle Tracks: Wide Sidewalk

7 On-Road Bicycle Lanes: Yes”

8 **MINOR AMENDMENT NUMBER SEVEN**

9 Insert the following language from pages 48 and 68 of the 2013 CBA on page 68 of the  
10 2014 SGL to the end of the “Branch Avenue Station Area Plan, The Vision:”

11 “Suitland Road (see Map 12). Suitland Road from Allentown Road to Suitland Parkway is  
12 characterized by small commercial uses intermixed with single-family housing. Allentown Road-  
13 Suitland Road corridor is a safe, attractive, and welcoming gateway to Joint Base Andrews with  
14 upgraded pedestrian facilities and a vibrant shopping and living environment that provides  
15 quality housing and neighborhood retail and services for the adjacent residential neighborhoods  
16 and includes a civic use possibly tied to the base. The area is inviting to base personnel and base  
17 related contractors as well as residents and visitors for lodging, shopping, working, and dining.  
18 Interesting, local serving retail and new restaurants create both a daytime and evening buzz of  
19 activity.”

20 **MINOR AMENDMENT NUMBER EIGHT**

21 Insert the following language from pages 49 and 63 of the 2013 CBA on page 67 of the  
22 2014 SGL, “Key Issues,” after, “The area lacks a coherent and distinguishing place-name:”

23 “Existing commercial uses are unable to compete with newer centers.”

24 “Poor visual character deters commercial investments.”

25 “Neighborhood retail uses along Suitland Road find it difficult to thrive given low  
26 residential density.”

27 “Older industrial areas adjacent to shopping districts and residential neighborhoods that  
28 include incompatible uses and do not provide the screening or buffering necessary to mitigate  
29 negative impacts of their operations or appearance.”

30 **MINOR AMENDMENT NUMBER NINE**

31 Insert the following language from page 74 of the 2013 CBA on page 70 of the 2014 SGL,

1 “Development Concept and Program,” after Bullet Point G. This inserted language shall be  
2 Bullet Point H:

3 “Suitland Road Commercial Corridor”

4 “Development Program: Mixed use, with ground-level storefronts, office, and townhouse-  
5 style medium-density residential”

6 “Existing strip shopping centers on Suitland Road are recommended to be repositioned with  
7 smaller two- to three-story buildings with attractive frontage, some with retail on the ground  
8 level and office above with parking provided on the sides or rear of structures. Wider sidewalks  
9 stretch along Suitland Road and connect these commercial buildings with the new compact,  
10 townhome-style development comprising a neighborhood green for residents and visitors. The  
11 new neighborhood retail and office uses provide the Town of Morningside and the Skyline  
12 Community with upgraded retail and offices that are compatible with community character.”

### 13 **MINOR AMENDMENT NUMBER TEN**

14 Insert the following language from page 121 of the 2013 CBA on page 82 of the 2014 SGL,  
15 “Multi-modal Mobility,” to now begin the paragraph that begins, “The recommended  
16 improvements would create real improvements in non-motorized mobility in the station area,  
17 with the proposed facilities to include....”

18 “This plan endorses transit recommendations in the Master Plan of Transportation  
19 (“MPOT”) pertaining to this sector plan area, and also endorses the Southern Maryland Transit  
20 Corridor Preservation Study recommendation for light rail transit or bus rapid transit along  
21 Branch Avenue to Charles County.”

### 22 **MINOR AMENDMENT NUMBER ELEVEN**

23 Insert the following language from page 132 of the 2013 CBA on page 80 of the 2014 SGL,  
24 in a new subsection of the Future Land Use Section entitled, “Historic Preservation,” before the  
25 sentence, “Policy recommendations for the future land use include:”

26 “Identifying and evaluating significant historic properties in the study area is part of this  
27 plan’s overall revitalization strategy. Historic properties provide community character and a  
28 sense of place, while contributing an important element of an area’s cultural heritage. The  
29 recognition and promotion of these assets can instill a sense of community pride that is reflected  
30 in an enhanced quality of life. All properties with historic significance should continue to be  
31 protected through zoning and land use policies. Priority should be given to those historic



1 properties not yet fully documented so that they can be evaluated to determine eligibility for  
2 historic resource or historic site designation.”

### 3 **MINOR AMENDMENT NUMBER TWELVE**

4 Insert the following language on page 178 of the 2014 SGL, in a new paragraph before the  
5 sentence, “Prioritizing Branch Avenue does not mean that improvements and actions at the other  
6 station areas should be delayed:”

7 “The 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment  
8 carries forward the recommendations found in “Table 12. Implementation Strategies by Focus  
9 Area, Allentown-Suitland Roads” on p. 145 of the 2013 Central Branch Avenue Corridor  
10 Revitalization Sector Plan.”

### 11 **MINOR AMENDMENT NUMBER THIRTEEN**

12 Insert the following language from Table 14. Transit Facilities, page 149 of the 2013 CBA  
13 on Page 182, “Table 32: Implementation Strategies Action Plan,” of the 2014 SGL, in the  
14 “Public Investment” section:

15 “Table 14. Transit Facilities (CBA, p. 149) to SGL Table TBD

16 Facility Type: Bus Rapid or Light Rail

17 Facility Name & Location: Bus rapid or fixed guideway transit from Branch Avenue Metro

18 Station to Southern Maryland Hospital Center

19 Project Description: Determining and constructing the future alignment and three transit stations  
20 as recommended by the Maryland Transit Administration’s Southern Maryland Transit Corridor

21 Preservation Study and endorsed by this plan

22 Estimated Cost: TBD”

### 23 **MINOR AMENDMENT NUMBER FOURTEEN**

24 Insert the following language from Table 15. Bikeways, Trails, and Paths on page 150 of  
25 the 2013 CBA on page, on page 182, “Table 32: Implementation Strategies Action Plan,” of the  
26 2014 SGL, in the “Public Investment” section:

27 “Table 15. Bikeways, Trails, and Paths

28 Facility Type: Hard Surface Trails

29 Facility Name & Location: McKeldin Trail Connector

1 Project Description: Connecting Suitland Road to the pedestrian Network to the west that  
2 connects to the Branch Avenue Metro Area

3 Estimated Cost: \$308,940”

4 **MINOR AMENDMENT NUMBER FIFTEEN**

5 Insert the following maps from the 2013 CBA to the 2014 SGL, as suitable:

6 Map 19. Suitland Road Land Use, page 71

7 Map 21. Illustrative Development Concept – Suitland Road, page 73 (Map 20 is  
8 labeled incorrectly as the IDC for Suitland Road)

9 Map 25. Suitland Road Redevelopment Concept, page 77.

10 BE IT FURTHER RESOLVED that, that the planning staff is authorized to correct any and  
11 all other potential inconsistencies in the plan text, maps and tables that may result from the  
12 Approval of this Resolution.

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 Section 27-3502  
4 of the County Zoning Ordinance

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

Adopted this 24<sup>th</sup> day of October, 2023.

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: \_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council