

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2014 Legislative Session**

Resolution No. CR-1-2014  
Proposed by Council Member Harrison  
Introduced by Council Members Harrison, Turner, Toles, Franklin and Davis  
Co-Sponsors \_\_\_\_\_  
Date of Introduction January 14, 2013

**RESOLUTION**

1 A RESOLUTION concerning

2 Initiation of a Morgan Boulevard Metro Station / Summerfield Area Sector Plan and Sectional  
3 Map Amendment

4 For the purpose of directing the Planning Board to initiate a Sector Plan and Sectional Map  
5 Amendment and to prepare land use policy recommendations, including associated

6 comprehensive zoning proposals for the Morgan Boulevard Metro Station / Summerfield Area,  
7 consisting of 184 acres generally comprised of the properties bounded by Nalley Road to the

8 intersection with Morgan Boulevard along the southern boundary of Fed Ex Field as a northern  
9 boundary; the eastern edge of the Summerfield Housing Tract and proceeding along the eastern

10 edge of Summerfield Park as an eastern boundary; the southern edge of Summerfield Park over  
11 to Morgan Boulevard to the intersection with Central Avenue (MD 214) and proceeding along

12 Central Avenue (MD 214) to the intersection with Jonquil Avenue as a southern boundary; and  
13 along Jonquil Avenue to the Metrorail Blue Line right of way and along the eastern edge of Hill

14 Road Park and along the western boundary of the Residences at Victory Promenade subdivision  
15 to the intersection with Nalley Road as a western boundary. The sector plan will incorporate

16 and/or update, as appropriate, the goals, policies, development standards and specific

17 implementation strategies within portions of the *1990 Largo-Lottsford Sector Plan and Sectional*

18 *Map Amendment*, the *2002 Prince George's County Approved General Plan*, the *2004 Sector*

19 *Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro*

20 *Areas (MorLar)*, and the *2010 Subregion 4 Master Plan and Sectional Map Amendment*.

21

1           WHEREAS, the Sector Plan will set development policy and guidelines in order to promote  
2 a mix of uses at an intensity appropriate for land within the Developed Tier, as provided in the  
3 2002 *Approved Prince George’s County General Plan* and 2010 *Subregion 4 Master Plan and*  
4 *Sectional Map Amendment*; and

5           WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance of Prince  
6 George’s County, as amended by the provisions set forth in Chapter 27 of the 2013 Laws of  
7 Prince George’s County establish procedures whereby the Prince George’s County Planning  
8 Board may initiate a Sector Plan and concurrent Sectional Map Amendment with the approval of  
9 the District Council; and

10           WHEREAS, it is the desire of the District Council to process the Sector Plan and Sectional  
11 Map Amendment concurrently, in accordance with Section 27-225.01.05 of the Zoning  
12 Ordinance, to incentivize transit-oriented development (“TOD”) around the Morgan Boulevard  
13 Station and opportunities for revitalization and economic development, and to ensure the  
14 harmonious interrelationship between land use policy recommendations and comprehensive  
15 rezoning of the land.

16           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
17 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
18 Regional District in Prince George’s County, Maryland, that The Maryland-National Capital  
19 Park and Planning Commission is hereby directed to prepare a Sector Plan and concurrent  
20 Sectional Map Amendment (“SMA”) for the Morgan Boulevard Metro / Summerfield Area in  
21 accordance with the requirements of Parts 3 and 13 of the Subtitle 27, the Zoning Ordinance for  
22 Prince George’s County, Maryland.

Adopted this 14<sup>th</sup> day of January, 2014.

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: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

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