

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

Resolution No. CR-40-2014
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Harrison, Franklin and Toles
Co-Sponsors _____
Date of Introduction May 13, 2014

RESOLUTION

1 A RESOLUTION concerning

2 The Landover Metro Area and MD 202 Corridor Sectional Map Amendment
3 For the purpose of approving, as an Act of the County Council of Prince George’s County,
4 Maryland, sitting as the District Council, for that part of the Maryland-Washington Regional
5 District in Prince George’s County, the Landover Metro Area and MD 202 Corridor Sectional
6 Map Amendment (“SMA”), thereby setting forth and adopting detailed zoning proposals for the
7 Landover Metro Area, which is a portion of Planning Areas 69 and 72, and is composed of
8 approximately 528.5 acres of land focused primarily on the MD 202 corridor right-of-way from
9 slightly west of the Baltimore-Washington Parkway to Barlowe Road and the commercial, institutional,
10 and multifamily properties along that portion of the corridor.

11 WHEREAS, on April 24, 2012, the County Council of Prince George’s County, Maryland,
12 sitting as the District Council, adopted CR-24-2012, thereby authorizing initiation of an
13 amendment to the to evaluate the land uses, plan elements, and recommendations contained in
14 the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New*
15 *Carrollton and Vicinity* (Planning Area 69) and build upon the recommendations of the 2010
16 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Planning Area 72), and to
17 implement the 2002 General Plan’s recommendations for tiers, growth centers, and designated
18 corridor nodes within these planning areas, the 2005 *Countywide Green Infrastructure Plan* and
19 the 2009 *Approved Countywide Master Plan of Transportation*; and

20 WHEREAS, the District Council, by way of CR-24-2012, also endorsed the Goals,
21 Concepts, Guidelines and Public Participation Program as approved by the Planning Board, and
22

1 established Plan boundaries pursuant to Sections 27-641 and 27-643 of the Zoning Ordinance;
2 and

3 WHEREAS, as part of the Public Participation Program, Planning staff engaged in
4 substantial public outreach and conducted meetings in the community to gathered input from
5 business and property owners, as well as management companies, municipal representatives and
6 County agency staff, as well as the various civic associations and many residents potentially
7 affected by the proposed plan; and

8 WHEREAS, on December 19, 2013, the Planning Board granted permission to print the
9 Preliminary Landover Metro Area and MD 202 Corridor Sector Plan and Proposed Sectional
10 Map Amendment; and

11 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
12 hearing on the Preliminary Landover Metro Area and MD 202 Corridor Sector Plan and
13 Proposed Sectional Map Amendment on February 18, 2014; and

14 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive
15 and the District Council reviewed the public facilities element of the Preliminary Landover
16 Metro Area and MD 202 Corridor Sector Plan and Proposed Sectional Map Amendment in order
17 to identify inconsistencies between the proposed public facilities recommended within the
18 preliminary sector plan and proposed sectional map amendment and existing County or State
19 public facilities; and

20 WHEREAS, on March 25, 2014, the District Council adopted CR-15-2014, thereby
21 approving the Public Facilities Element of the Preliminary Landover Metro Area and MD 202
22 Corridor Sector Plan and Proposed Sectional Map Amendment for inclusion in the adopted
23 sector plan and endorsed sectional map amendment by the Planning Board; and

24 WHEREAS, the Planning Board held a work session to consider the public hearing
25 testimony on March 27, 2014; and

26 WHEREAS, on April 10, 2014, the Planning Board, in response to the public hearing
27 testimony, adopted the Sector Plan in Prince George's County Planning Board Resolution
28 PGCPB No. 14-29, and transmitted the Sectional Map Amendment to the District Council on
29 April 22, 2014; and

30 WHEREAS, on May 13, 2014, the District Council held a work session to consider the
31 record of public hearing testimony and the Planning Board's recommendations embodied in
32 PGCPB No. 14-29 and, after discussion, directed Technical Staff to prepare a Resolution of

1 Approval for the Landover Metro Area and MD 202 Corridor Sector Plan; and

2 WHEREAS, upon approval by the District Council, this SMA will amend portions of the
3 Prince George’s County Zoning Ordinance and the Zoning Map located within a portion of
4 Planning Areas 69 and 72.

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
7 Regional District in Prince George's County, Maryland, that the Landover Metro Area and MD
8 202 Corridor Sectional Map Amendment as endorsed on April 10, 2014, in PGCPB No. 14-29,
9 be and the same is hereby approved.

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

14 BE IT FURTHER RESOLVED that the planning staff is authorized to make
15 appropriate textual, graphical, and map revisions to correct identified errors, reflect updated
16 information and revisions, and incorporate the zoning map changes reflected in this Resolution.
17

1 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If
2 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
3 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
4 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
5 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
6 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
7 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
8 clause, section, zone, zoning map, or part had not been included therein.

Adopted this 13th day of May, 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