

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2002 Legislative Session

Resolution No. CR-33-2002
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Scott, Wilson and Russell
Co-Sponsors _____
Date of Introduction June 11, 2002

RESOLUTION

1 A RESOLUTION concerning

2 Preparation of a Sectional Map Amendment for Summerfield (Morgan Boulevard) and
3 Largo Town Center Metro Areas Sector Plan

4 FOR the purpose of initiating zoning map revisions, by Sectional Map Amendment for certain
5 areas included in the *Landover and Vicinity Approved Master Plan and Sectional Map*
6 *Amendment (1993), the Largo-Lottsford and Vicinity Approved Master Plan and Adopted*
7 *Sectional Map Amendment (1990), and the Suitland-District Heights and Vicinity Approved*
8 *Master Plan and Adopted Sectional Map Amendment (1986).*

9 WHEREAS, the Sectional Map Amendment process, a comprehensive rezoning is the
10 principal mechanism to implement a Sector Plan and conform zoning to Sector Plan
11 recommendations; and

12 WHEREAS, the Prince George's County Planning Board is preparing a Sector Plan,
13 a Master Plan Amendment for the Summerfield (Morgan Boulevard) and Largo Town Center
14 Metro Areas, to ensure that the framework for the future development of the two Metro station
15 areas is consistent with County policies; and

16 WHEREAS, the District Council has determined that a Sector Plan for Summerfield
17 (Morgan Boulevard) and Largo Town Center Metro Areas can best establish the foundation for
18 transit-oriented development around the two Metro station areas, to enhance development
19 potential, livability, compatibility with surrounding communities, and to set development goals
20 in the Metro station areas; and

21 WHEREAS, the District Council stated in Council Resolution 9-2001, the initiation of the

1 Sector Plan, that the Sectional Map Amendment (SMA) will be initiated by Council Resolution,
2 to define specific Metro core area boundaries; and

3 WHEREAS, the core areas consist of those properties with a close physical relationship to
4 the Metro Station sites and the potential for transit-oriented development, as shown on the
5 attached map; and

6 WHEREAS, the corridor segment node area consists of those properties at a major
7 intersection along the Central Avenue corridor with the potential for transit-oriented
8 development, as shown on the attached map; and

9 WHEREAS, Planning Department staff, working with a Planning Advisory Group made up
10 of citizens, business owners and managers, property owners, and Prince George's Community
11 College representatives, has prepared preliminary land use recommendations for the core and
12 node areas of the Summerfield (Morgan Boulevard) and Largo Town Center Metro Areas, and
13 can prepare a comprehensive rezoning proposal for the SMA designated areas of the core and
14 node areas, to accompany the Sector Plan; and

15 WHEREAS, the District Council has determined that the Sector Plan and Sectional Map
16 Amendment should be processed concurrently, in accordance with Section 27-225.01.05 of the
17 Zoning Ordinance, to implement Sector Plan recommendations by appropriate rezonings in the
18 Sector Plan's core areas.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
20 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
21 Regional District in Prince George's County, Maryland, that the District Council hereby directs
22 the Maryland-National Capital Park and Planning Commission to prepare a Sectional Map
23 Amendment for the Summerfield (Morgan Boulevard) and Largo Town Center Metro Areas core
24 and node areas, as described above, and shown on the attached map.

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 2nd day of July, 2002.

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: _____
Peter A. Shapiro
Chair

ATTEST:

Redis Floyd
Acting Clerk of the Council