

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

Resolution No. CR-41-2002  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Wilson and Dernoga  
Co-Sponsors \_\_\_\_\_  
Date of Introduction July 9, 2002

**RESOLUTION**

1 A RESOLUTION concerning

2 Preparation of a Sector Plan and Sectional Map Amendment for the  
3 Tuxedo Road/Arbor Street and Cheverly Metro Area

4 For the purpose of initiating the Sector Plan process and Zoning Map revisions for parts of the  
5 Planning Area 69, Bladensburg-New Carrollton and Vicinity Master Plan and Sectional Map  
6 Amendment (1994) and the Planning Area 72, Landover and Vicinity Master Plan (1993), in  
7 order to develop comprehensive planning and zoning changes for the redevelopment and  
8 revitalization of the area known as the Tuxedo Road/Arbor Street and Cheverly Metro Area.

9 WHEREAS, the Prince George's County Zoning Ordinance establishes procedures for the  
10 Planning Board to initiate a Master Plan and Sectional Map Amendment, with the concurrence of  
11 the District Council; and

12 WHEREAS, the Tuxedo Road/Arbor Street Industrial/Commercial Area Planning Study  
13 recommends preparation of a Sector Plan and a Sectional Map Amendment, to explore the land  
14 use and market feasibility of its recommendations, and to provide zoning tools for redevelopment  
15 and revitalization of the area; and

16 WHEREAS, the Sector Plan will make land use and development recommendations for the  
17 Cheverly Metro Station area and the Tuxedo Road/Arbor Street industrial and commercial areas,  
18 and will address access to and circulation within these areas; and

19 WHEREAS, the Sectional Map Amendment is the principal means to implement a Master  
20 Plan or Sector Plan's recommendations, to bring zoning into conformity with the plan; and

21 WHEREAS, the Tuxedo Road/Arbor Street Industrial/Commercial Area Planning Study

1 has laid the foundation for the Sector Plan by identifying land use issues and making land use  
2 recommendations for the Sector Plan and Sectional Map Amendment process; and

3 WHEREAS, the Tuxedo Road/Arbor Street Industrial/Commercial Area Planning Study  
4 was based on a Citizen Workshop, a Planning Advisory Group, and interviews with property  
5 owners, business owners, and public stakeholders, to produce a vision, goals, objectives, and  
6 preliminary land use recommendations for the area; and

7 WHEREAS, the District Council chooses to process the Sector Plan, a Master Plan  
8 amendment, and the Sectional Map Amendment concurrently, in accordance with Section 27-  
9 225.01.05 of the Zoning Ordinance, to shorten the planning and zoning process and provide a  
10 strong relationship between the Sector Plan and the zoning of land covered by the Plan

11 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
12 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
13 Regional District in Prince George's County, Maryland, that the Maryland-National Capital Park  
14 and Planning Commission is hereby directed to prepare a Sector Plan, a Master Plan amendment  
15 and a Sectional Map Amendment for that portion of Prince George's County described as part of  
16 Planning Area 69, the Tuxedo Road/Arbor Street and Cheverly Metro Station Area.

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

Adopted this 9th 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 C. Floyd  
Acting Clerk of the Council

