

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

Resolution No. CR-5-2014  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Member Patterson  
Co-Sponsors \_\_\_\_\_  
Date of Introduction February 18, 2014

**RESOLUTION**

1 A RESOLUTION concerning

2           The Eastover/Forest Heights/Glassmanor 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 Eastover /Forest Heights/Glassmanor Sectional Map  
6 Amendment (“SMA”), thereby setting forth and adopting detailed zoning proposals in a portion  
7 of Planning Area 76A, previously part of the 2000 *Approved Master Plan and Sectional Map*  
8 *Amendment for the Heights and Vicinity*, for the area generally bounded by Interstate 95/495  
9 (the “Capital Beltway”) as the southern boundary, Southern Avenue as the northern boundary,  
10 Livingston Road and Owens Road generally as the eastern boundary, and Oxon Run as the  
11 western boundary.

12           WHEREAS, on May 15, 2012, the County Council of Prince George’s County,  
13 Maryland, sitting as the District Council, adopted CR-28-2012, thereby authorizing initiation of  
14 an amendment to the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights*  
15 *and Vicinity* (Planning Area 76A), and further authorized the Prince George’s County Planning  
16 Board to initiate a sector plan and concurrent sectional map amendment pursuant to Sections 27-  
17 225.01 and 27-641 of the Zoning Ordinance; and

18           WHEREAS, the District Council, by way of CR-28-2012, also endorsed the Goals,  
19 Concepts, Guidelines and Public Participation Program as approved by the Planning Board, and  
20 established Plan boundaries for portions of Planning Area 76A pursuant to Sections 27-641 and  
21 27-643 of the Zoning Ordinance; and

1           WHEREAS, as part of the Public Participation Program, Planning staff held numerous  
2 meetings with community and agency stakeholders, including a major community-wide design  
3 workshop, a business roundtable, civic association discussions, meetings with the Forest  
4 Heights/Oxon Hill Community Development Corporation (“CDC”), and held municipal briefings  
5 with the Mayor and Town Council for the Town of Forest Heights as well as other municipal,  
6 county, state, and regional agencies, and environmental stakeholders; and

7           WHEREAS, on November 7, 2012, the District Council granted a six-month extension of  
8 the timeframe to prepare the Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and  
9 Proposed Sectional Map Amendment pursuant to Section 27-644(a)(3) of the Zoning Ordinance,  
10 in order to incorporate a detailed transportation analysis, to continue community outreach and  
11 education, and to coordinate with residents and agencies to achieve consensus; and

12           WHEREAS, on July 11, 2013, the Planning Board granted permission to print the  
13 Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and Proposed Sectional Map  
14 Amendment; and

15           WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
16 hearing on the Preliminary Eastover / Forest Heights / Glassmanor Sector Plan and Proposed  
17 Sectional Map Amendment on September 23, 2013; and

18           WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive  
19 and the District Council reviewed the public facilities element of the Preliminary Eastover /  
20 Forest Heights / Glassmanor Sector Plan and Proposed Sectional Map Amendment in order to  
21 identify inconsistencies between the proposed public facilities recommended within the  
22 preliminary sector plan and proposed sectional map amendment and existing County or State  
23 public facilities; and

24           WHEREAS, on October 15, 2013, the District Council adopted CR-131-2013, thereby  
25 approving the Public Facilities Element of the Preliminary Eastover / Forest Heights /  
26 Glassmanor Sector Plan and Proposed Sectional Map Amendment for inclusion in the adopted  
27 sector plan and endorsed sectional map amendment by the Planning Board; and

28           WHEREAS, the Planning Board held a work session to consider the public hearing  
29 testimony on November 14, 2013; and

30           WHEREAS, on December 5, 2012, the Planning Board, in response to the public hearing  
31 testimony, endorsed the Sectional Map Amendment in Prince George’s County Planning Board

1 Resolution PGCPB No. 13-140, and transmitted the Sectional Map Amendment to the District  
2 Council on January 3, 2014; and

3 WHEREAS, on January 28, 2014, the District Council held a work session to consider the  
4 record of public hearing testimony and the Planning Board's recommendations embodied in  
5 PGCPB No. 13-140 and, after discussion, directed Technical Staff to prepare a Resolution of  
6 Approval for the Eastover / Forest Heights / Glassmanor Sectional Map Amendment; and

7 WHEREAS, upon approval by the District Council, this SMA will amend portions of the  
8 Prince George's County Zoning Ordinance and the Zoning Map located in Planning Area 76A.

9 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
10 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
11 Regional District in Prince George's County, Maryland, that the Eastover/Forest  
12 Heights/Glassmanor Sectional Map Amendment as endorsed on December 5, 2013, in PGCPB  
13 No. 13-140, be and the same is hereby approved.

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

18 BE IT FURTHER RESOLVED that the planning staff is authorized to make  
19 appropriate textual, graphical, and map revisions to correct identified errors, reflect updated  
20 information and revisions, and incorporate the zoning map changes reflected in this Resolution.  
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BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

Adopted this 18<sup>th</sup> day of February, 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