

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2015 Legislative Session**

Resolution No. CR-63-2015  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Franklin, Harrison, Toles, Davis and Glaros  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 13, 2015

**RESOLUTION**

1 A RESOLUTION concerning

2 The East Riverdale and Beacon Heights Sector Plan

3 For the purpose of initiating a new East Riverdale and Beacon Heights Sector Plan for the area of  
4 Prince George's County that includes portions of Planning Areas 68 and 69, and approving  
5 Goals, Concepts, Guidelines, and a Public Participation Program for the project including a five-  
6 month extension to prepare the sector plan.

7 WHEREAS, upon approval by the County Council of Prince George's County, Maryland,  
8 sitting as the District Council, the proposed East Riverdale and Beacon Heights Sector Plan will  
9 amend portions of the 1994 *Master Plan and Sectional Map Amendment for Bladensburg-New*  
10 *Carrollton and Vicinity* (Planning Area 69) and will build upon the County's existing  
11 comprehensive land use and development policies within the 1994 *Master Plan and Sectional*  
12 *Map Amendment for Planning Area 68* (Planning Area 68), 1994 *Master Plan and Sectional*  
13 *Map Amendment for Planning Area 69* (Planning Area 69), 2005 *Countywide Green*  
14 *Infrastructure Functional Master Plan*, 2008 *Public Facilities Master Plan*, the 2009  
15 *Countywide Master Plan of Transportation*, 2010 *Historic Sites and District Plan*, 2014 *Plan*  
16 *Prince George's 2035 General Plan*, the 2013 *Purple Line Transit-Oriented Development Study*;  
17 and potentially other County comprehensive plans currently in effect within the boundaries of  
18 the sector plan area; and

19 WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance of Prince  
20 George's County, Maryland, sets forth the requirements for initiation of a sector plan by the  
21 Prince George's County Planning Board of the Maryland-National Capital Park and Planning

1 Commission with the approval or concurrence of the District Council; and

2 WHEREAS, the Planning Department's Fiscal Year 2015 Work Program includes  
3 preparation of an East Riverdale and Beacon Heights Sector Plan to evaluate the land uses, plan  
4 elements, and recommendations within the 1994 *Master Plan and Sectional Map Amendment for*  
5 *Planning Area 68* (Planning Area 68), 1994 *Master Plan and Sectional Map Amendment for*  
6 *Planning Area 69* (Planning Area 69), 2005 *Countywide Green Infrastructure Functional Master*  
7 *Plan*, 2008 *Public Facilities Master Plan*, the 2009 *Countywide Master Plan of Transportation*,  
8 2010 *Historic Sites and District Plan*, 2014 *Plan Prince George's 2035 General Plan*, the 2013  
9 *Purple Line Transit-Oriented Development Study*, as well as other County comprehensive plans  
10 currently in effect and potentially applicable to the area within the plan area boundaries, and

11 WHEREAS, the proposed East Riverdale and Beacon Heights Sector Plan is intended to  
12 enhance efforts to implement the recommendations within the 2014 *Plan Prince George's 2035*  
13 *General Plan* regarding the County's Established Communities and associated designated  
14 corridor nodes within these planning areas of the County; and

15 WHEREAS, the proposed sector plan area will focus on the short-, medium-, and long-term  
16 implementation strategies and programs in order to strengthen multimodal transportation  
17 networks and to improve access and connectivity to all parts of the plan area, including the  
18 planned Riverdale Park and Beacon Heights Purple Line Stations; and

19 WHEREAS, the proposed sector plan will also include an updated environmental  
20 assessment with recommendations for the plan area and long-term land use and development  
21 plan, for the East Riverdale and Beacon Heights area as depicted within the Sector Plan  
22 boundary map with the attachment hereto (Attachment A); and

23 WHEREAS, the proposed preliminary sector plan will approve development policies and  
24 guidelines that provide a mix of uses at an intensity appropriate for land within the Established  
25 Communities, in accordance with land use policies approved within the 2014 *Plan Prince*  
26 *George's 2035 General Plan*; and

27 WHEREAS, the District Council finds that the proposed Goals, Concepts, Guidelines, and  
28 Public Participation Program as set forth in Attachment A, including the five-month extension to  
29 prepare the preliminary sector plan preparation of the preliminary East Riverdale and Beacon  
30 Heights Sector Plan address an appropriate range of target issues during preparation of the  
31 preliminary sector plan, provides a basic methodology for ensuring adequate community

1 involvement throughout the planning process, and should be approved.

2 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
3 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
4 Regional District in Prince George's County, Maryland, that The Maryland-National Capital  
5 Park and Planning Commission is hereby directed to prepare a sector plan for the East Riverdale  
6 and Beacon Heights area in accordance with the requirements of Parts 3 and 13 of the Zoning  
7 Ordinance for Prince George's County, Maryland.

8 BE IT FURTHER RESOLVED that the District Council has considered and hereby  
9 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in  
10 Attachment A to this Resolution.

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

Adopted this 13th day of October, 2015.

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