



Courtesy of U.S. Census Bureau

 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Southern Green Line Station Area Development District Overlay Zone MINOR AMENDMENT

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Long-Range Planning Section





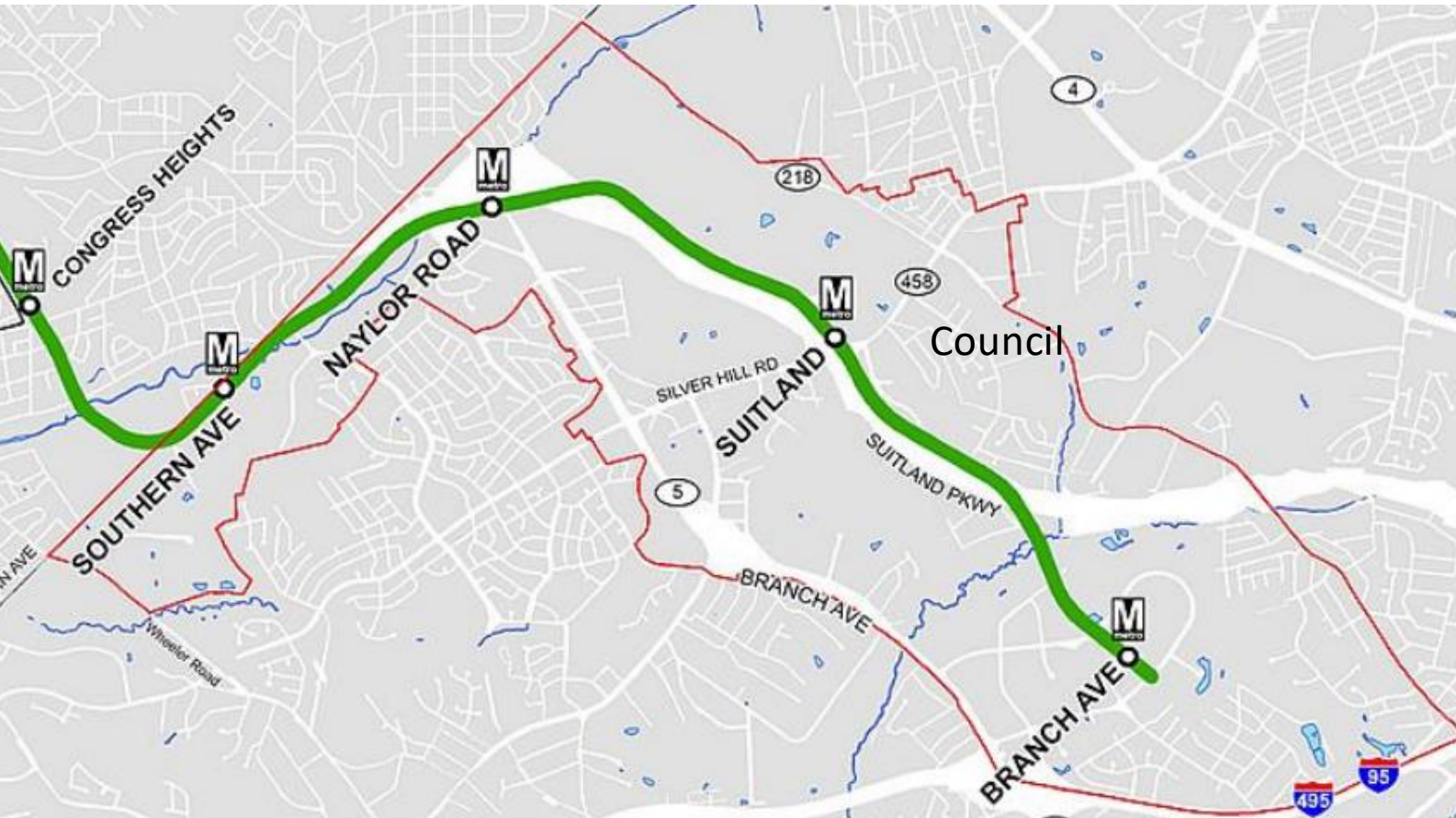
Overview

CR-83-2020 Minor Amendment:

Minor amendment to the Southern Green Line Station Area Development District Overlay (D-D-O) Zone is to permit 'Nail Salon' and 'Beauty Supply & Accessory Store' uses within certain underlying zones.



Project Map



The project corridor surrounds four stations on the southern end of the Metro Green Line in Prince George's County, Maryland, extending from Southern Avenue down Branch Avenue (MD 5) to the Capital Beltway (Interstate 495). The four stations within the plan area include:

- Branch Avenue
- Naylor Road
- Southern Avenue
- Suitland



Project Timeline

Minor Amendment



**Required within 90 days of Planning Board Transmittal*

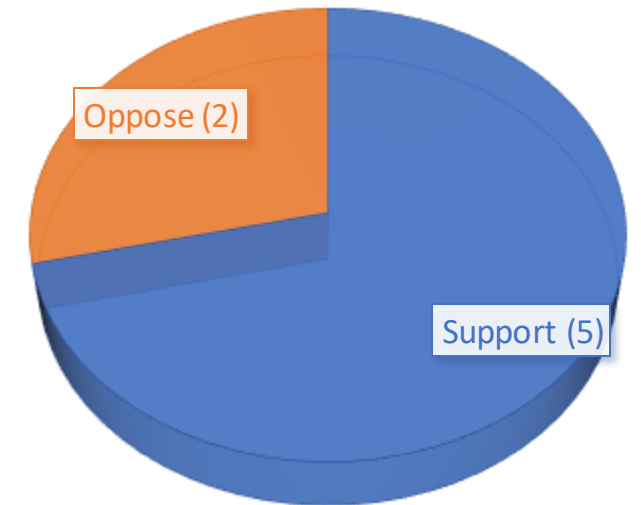


Public Testimony

Joint Public Hearing, Pursuant to Section 27-642 of Zoning Ordinance

| Verbal Testimony Received on CR-83-2020 | 2 |
|--|---|
| Written Testimony Received on CR-83-2020 | 5 |
| Total Testimony Received | 7 |

TOTAL TESTIMONY



| | |
|---------------------------------|---|
| Testimony Supporting CR-83-2020 | 5 |
| Testimony Opposing CR-83-2020 | 2 |



Public Testimony

- Testimony in **SUPPORT** of CR-83-2020
 - Support local businesses
 - Lift restrictions to provide business opportunities in Marlow Heights Shopping Center
 - Current demand for these uses



Public Testimony

- Testimony **OPPOSED** to CR-83-2020
 - Supports uses but would like them to be narrowly allowed around metro stations. Not blanket allowance
 - Prefer higher quality development
 - Residents deserve better



Staff Analysis

EVALUATION

Staff reviewed and evaluated the minor amendment to the *2014 Approved Southern Green Line Station Area D-D-O Zone*, for conformance to the following criteria:

1. The requirements of Section 27-642 of the Zoning Ordinance for a Minor Amendment to an Approved Master, Sector, Functional Plan and Development District Overlay Zone, including conformance to Plan 2035 and the *2014 Approved Southern Green Line Station Area Sector Plan*.
2. The requirements of Section 27-548.26 of the Zoning Ordinance for an Amendment of an Approved Development District Overlay Zone.



Staff Analysis: Evaluation Criteria # 1

The Minor Amendment advances the goals of Plan 2035 to:

- Build a strong economy built on concentrated public investment in targeted transit-oriented commercial mixed-use centers.
- Attract new businesses

The Minor Amendment advances the goals of the 2014 *Approved Southern Green Line Station Area Sector Plan* to:

- Design mixed-use walkable communities near each station that allow residents to access basic daily needs without requiring the use of a private automobile
- Permitting convenience retail businesses that are consistent with thriving communities



Staff Analysis: Evaluation Criteria # 2

The proposed minor amendments meet the requirements of Section 27-548.26 by recommending changes to the list of allowed uses within a Development District Overlay Zone.



Next Steps

- October 15, 2020: Planning Board makes recommendation on Minor Amendment and Transmits to Council
- October 20, 2020: District Council Work session
- November 10, 2020: Anticipated County Council Action



Questions?

Project Website:

<http://www.pgplanning.org/4937/Southern-Green-Line-Station-Area-Develop>

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