

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

2024 Legislative Session

Resolution No. CR-001-2024

Proposed by Council Member Olson

Introduced by Council Members Olson, Ivey, Harrison, Dernoga, Blegay, Watson, Fisher
and Hawkins

Co-Sponsors _____

Date of Introduction January 16, 2024

RESOLUTION

1 A RESOLUTION concerning

2 *1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-*
3 *and Vicinity*—Minor Master Plan Amendment and Sectional Map Amendment—Initiation

4 For the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-
5 Washington Regional District situated in Prince George's County, Maryland, a minor
6 amendment to the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-*
7 *College Park-Greenbelt-and Vicinity*—in particular, to update certain obsolete development
8 pattern recommendations for context-sensitive infill and physical development of residential
9 neighborhoods and commercial areas of the Master Plan in order to align with *Plan Prince*
10 *George's 2035* Established Communities, Employment Areas, and recent Countywide zoning
11 amendments for Commercial, Neighborhood designations—and initiating a concurrent Sectional
12 Map Amendment for a portion of Planning Area 66.

13 WHEREAS, pursuant to its authority set forth in the Regional District Act within the Land
14 Use Article, Annotated Code of Maryland, the County Council of Prince George's County,
15 sitting as the District Council for that portion of the Maryland-Washington Regional District in
16 Prince George's County ("District Council"), approved the 1989 *Master Plan and Sectional Map*
17 *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* via adoption of CR-39-
18 1990 on May 1, 1990 and a revisory amendment of CR-13-1991 on February 19, 1991; and

19 WHEREAS, in accordance with the procedures set forth in the Zoning Ordinance of Prince
20 George's County, Maryland, the District Council also approved certain concepts and

1 recommendations regarding development patterns for “Activity Centers”; and

2 WHEREAS, since the time of the 1989 Master Plan approval, several land use and
3 development pattern recommendations and terminology for “Activity Centers” in the Master
4 Plan are outdated and/or no longer relevant as set forth in the Master Plan; and

5 WHEREAS, Section 27-3502(i) of the Zoning Ordinance provides a process by which the
6 District Council may initiate a minor amendment to approved area master plans, subject to
7 certain requirements; and

8 WHEREAS, the District Council finds that there is a need to amend the Abstract, Table of
9 Contents, List of Maps, Plan Highlights, Figure 1, Map 7, Amendment to the General Plan
10 Chapter, Living Area Chapter, Housing Chapter, Commercial Areas and Activity Centers
11 Chapter, Employment Areas Chapter, Circulation and Transportation Chapter, Public Facilities
12 Chapter, and Comprehensive Plan Map Insert within the 1989 *Master Plan and Sectional Map*
13 *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* to revise neighborhood
14 commercial development pattern recommendations and update activity center terminology; and

15 WHEREAS, the Master Plan’s comprehensive land use and development pattern should
16 emphasize and reflect the County’s current legislative priorities for creating context-sensitive
17 infill and development of an appropriate scale within Established Communities and Employment
18 Areas in order to provide lands for a range of small-scale, low-intensity retail and service
19 commercial development that provides goods and services primarily serving the daily needs of
20 residents of the immediately surrounding neighborhoods; and

21 WHEREAS, with regards Neighborhood Activity Centers,” the District Council finds that a
22 minor amendment is appropriate to update the Master Plan to reflect that the designation of
23 small-scale neighborhood commercial zone is appropriate and to refine this concept to ensure
24 uses, development intensities, and development forms that are consistent with a pedestrian-
25 friendly and neighborhood-scale, traditional main street character, that are well-connected to and
26 compatible with surrounding areas, and that do not attract significant traffic from outside the
27 surrounding neighborhoods; and

28 WHEREAS, the District Council also finds that the proposed minor amendments fall well
29 within the parameters authorized by the provisions of Section 27-3502(i)(2), as the amendments
30 proposed herein: (1) advance defined public objectives; (2) involve no more than 50% of the
31 applicable plan area, but are not limited to a single parcel of land or landowner; and (3) are

1 limited to specific issues regarding public planning objectives; and

2 WHEREAS, it is the finding of the District Council that the proposed minor amendments
3 do not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein
4 do not: (1) rezone any land; (2) change a General Plan center designation; (3) require major
5 transportation or public facilities analysis or revised water and sewer classification; or (4) amend
6 the County's growth boundary; and

7 WHEREAS, it is the desire of the District Council to process a Sectional Map Amendment
8 concurrently with this minor amendment to the 1989 *Master Plan and Sectional Map*
9 *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* in accordance with
10 Sections 27-3502 and 3503 of the Zoning Ordinance, to provide a strong interrelationship
11 between land use recommendations in approved plans and the zoning of land; and

12 WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be limited to
13 an area north of Berwyn Road, east of 49th Place, south of Roanoke Place and Ruatan Street, and
14 west of 5012 Berwyn Road (Tax Account 2287605); and include the commercially zoned
15 properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975,
16 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736); and

17 WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the
18 proposed minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the*
19 *Langley Park-College Park-Greenbelt-and Vicinity* and its concurrent proposed Sectional Map
20 Amendment shall be subject to all applicable notice and public hearing requirements to seek
21 public comment on the minor amendment and proposed Sectional Map Amendment.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
24 Regional District in Prince George's County, Maryland, that

25 BE IT FURTHER RESOLVED that in accordance with Sections 27-3502 and 3503 of the
26 Zoning Ordinance, the Prince George's County Planning Board of the Maryland-National
27 Capital Park and Planning Commission is hereby directed to initiate a minor amendment to the
28 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-*
29 *and Vicinity* and the Prince George's County Planning Director is hereby directed to prepare a
30 concurrent Sectional Map Amendment for that portion of Planning Area 66 subject to the
31 proposed minor amendment, as follows:

MINOR AMENDMENT NUMBER ONE

Replace all plan references of “Commercial Areas and Activity Centers” to “Commercial Focus Areas” in abstract, table of contents, and list of maps; and on pp. 87, 117, and 135.

MINOR AMENDMENT NUMBER TWO

Replace all plan references of “Major Community Activity Centers” to “Major Community Focus Areas” on pp. 5, 13, and 88–90.

MINOR AMENDMENT NUMBER THREE

Replace all plan references of “Community Activity Centers” to “Community Focus Areas” on pp. 5, 13, 109, 156, and 159.

MINOR AMENDMENT NUMBER FOUR

Replace all plan references of “Village Activity Centers” to “Village Focus Areas” on pp. 5, 88–90, 109, 156, and 159.

MINOR AMENDMENT NUMBER FIVE

Replace all plan references of “centers” to “focus areas” on pp. 5, 87-90, 110, 111, and 156.

MINOR AMENDMENT NUMBER SIX

Replace all plan references of “activity centers” to “commercial focus areas” in abstract and on pp. 5, 17, 62, 72–73, 75, 87, and 110.

MINOR AMENDMENT NUMBER SEVEN

Amend reference to Commercial Activity Centers to reflect the new commercial focus area title in Figure 1’s solution box on p. 9.

MINOR AMENDMENT NUMBER EIGHT

Amend the Existing Plans Chapter where it references the General Plan’s centers on p. 17:

“...This[e] Master Plan contains goals, concepts, guidelines, policies and priorities concerning the environment, energy, land use, economic development, housing, neighborhoods, public facilities and utilities...”

MINOR AMENDMENT NUMBER NINE

Amend and/or refine the Commercial Focus Areas Chapter’s existing conditions section on pp. 88–90:

1 “...The following design issues are: a lack of internal landscaping
 2 and no screening along the highway, inadequate parking, no
 3 designated pedestrian circulation between the two shopping centers,
 4 and no coordination of signs...”

5 **MINOR AMENDMENT NUMBER TEN**

6 Amend, repeal, and/or refine Commercial Focus Areas Chapter’s concept section on pp 97–
 7 101:

8 “This[e] [County General] Master Plan defines a hierarchical system
 9 of ideal development which recognizes the advantage of
 10 concentrating certain types of commercial and related activities at
 11 given intervals. These points of concentration are called commercial
 12 focus areas [activity centers].”

13 “...In this context, the system of commercial focus areas [activity
 14 centers] and its application in the Planning Areas is described in the
 15 following paragraphs.”

16 “Development of the commercial focus areas [activity centers]
 17 proposed in the Plan will involve a major change in concept from
 18 the more conventional patterns of commercial development which
 19 now exist. The proposed pattern of commercial focus areas [activity
 20 centers] stipulates that wherever possible social and community
 21 activities should be provided in, and related to, the commercial
 22 activities. The locations of commercial focus areas [activity
 23 centers], in relation to school sites and the open space and
 24 conservation system, are clearly established and shown on the Plan
 25 Map. Professional services, such as medical, dental, legal,
 26 accounting, engineering, architectural, and other professional and
 27 technical offices, should be included as an integral part of a
 28 commercial focus area [activity center]. “

29 “Another major concept of the planned commercial focus area
 30 [activity center] in a Comprehensive Design Zone is the provision
 31 that, as part of the approval of commercial development, space must

1 be provided for appropriate public and quasi-public uses--including
 2 open space (plazas), and indoor space (meeting rooms)--which will
 3 transform the commercial shopping center into a genuine
 4 commercial focus area [center] of community activity. Certain kinds
 5 of public, quasi-public, and commercial facilities will be appropriate
 6 for each level of commercial focus area [activity center]. Public
 7 space, determined by the anticipated area needs, should be provided
 8 as part of the overall design of the commercial focus area [activity
 9 center]. This space may take the form of open and green areas, to
 10 break the monotony of concrete and asphalt, or a well-designed and
 11 well-sited plaza with trees and shrubbery. “

12 “Another important aspect of the commercial focus area [activity
 13 center] concept is the relationship of the development to the growth
 14 of the area it is to serve. The present practice of approving isolated
 15 commercial development, unrelated to the living area it is designed
 16 to serve, must be changed to provide for development of
 17 appropriately scaled commercial focus areas [activity centers]
 18 conditioned on the specific relationship [of the activity center] to
 19 surrounding uses and the residential development. “

20 “To implement the commercial focus area [activity center] concept,
 21 it is recommended that development of the proposed commercial
 22 focus areas [activity centers] be permitted through the appropriate
 23 residential, commercial and comprehensive design zones. The
 24 location and hierarchy of commercial focus areas [activity centers]
 25 in the Planning Areas should be based upon the following ideal
 26 principles and criteria. “

27 “[A. Neighborhood Activity Center: 4 to 6 acres overall size

28 1. Contains 1 to 3 acres of commercial development (10,000 to
 29 30,000 square feet of gross leasable area).

30 2. Serves a population of 4,000 to 10,000 persons (one or more
 31 neighborhoods).

3. Has a service area of 1/2 to 3/4 mile in radius.

4. Access is provided by a primary street or collector highway.

5. Typical stores may include grocery, pharmacy, restaurant, barber, beauty parlor, coin laundry, medical/dental office, real estate/insurance, service station.]

1. A. Neighborhood Focus Area:

2. Contains a single property or groups of adjacent properties, totaling 1 to 2 acres of commercial property.

3. Surrounded by residential single-family zoning (RSF).

4. Access is provided by Residential Roads.

5. Is not located within a historic district or neighborhood conservation overlay.

6. Composed of a variety of residential and commercial uses associated with the Commercial Neighborhood zone."

"B. Village Focus Area [Activity Center]: 10 to 20 acres overall size"

"C. Community Focus Area [Activity Center]: 20 to 30 acres overall size

6. Typical stores may include those listed under a Village Focus Area [Activity Center] plus junior department store, restaurants with and without liquor, a variety of specialized clothing stores, books/stationery, sporting goods, offices, furniture/appliances, automotive supplies.

7. Office activities as in the Village Focus Area [Activity Center]."

"D. Major Community Focus Area [Activity Center]: 30 to 60 acres overall size

6. Typical stores are a discount department store plus those listed under Community Focus Area [Activity Center]. The numbers and sizes of stores are greater, however.

1 7. Office activities as in the Village Focus Area [Activity
2 Center], on a larger scale.”

3 “In addition, this[e] [General] Master Plan highlights the vicinity of
4 Metro stations as offering significant opportunities for future
5 economic development and emphasizes that these stations will have
6 a profound effect on nearby development patterns...

7 Based upon the above standards and criteria, the Plan identifies the
8 following locations for focus areas [activity centers]. Commercial
9 Focus Areas [and Activity Centers] are shown on Map 7. These
10 focus areas [and centers] consist of not only retail/commercial uses
11 but existing and proposed residential uses too. The Plan Map
12 indicates with appropriate symbols existing shopping centers [or
13 districts] that are proposed to become focus areas [activity centers].
14 The Plan's intent is that, through private development or
15 redevelopment, these areas will become true commercial focus areas
16 [activity centers] of the type indicated. However, it is understood
17 that the implementation of the focus area [activity center] concept
18 will depend to a great extent on the good faith efforts of the property
19 owners and on extraordinary public effort. When space for a public
20 facility is needed, public agencies should acquire sites or lease space
21 for their facilities within these areas [centers]. Private and
22 institutional interests are encouraged to seek locations within or
23 adjacent to focus areas [activity centers]. [It should be noted that
24 neighborhood convenience centers, unlike community or village
25 activity centers are permissible only if put forward by an
26 owner/developer as part of a Comprehensive Design proposal
27 requesting the R-S, R-M or R-U zoning category.]”

28 “A. Major Community Focus Areas [Activity Centers] (2)

29 Each is designated as a Major Focus Area [Activity Center]. There
30 are no public or quasi-public uses, or social/community activities.”

31 “B. Community Focus Areas [Activity Centers] (3) “

1 “C. Village Focus Areas [Activity Centers] (6)

2 There are no public or quasi-public uses at the other village focus
3 areas [activity centers] except for the Hollywood Shopping Center
4 and the Greenbelt Center.”

5 “D. Neighborhood Focus Area (1)

- 6 1. Properties along Berwyn Road between 49th Avenue and
7 Property 5012 Berwyn Road, College Park, MD 20740 (Tax
8 Account 2287605)”

9 **MINOR AMENDMENT NUMBER ELEVEN**

10 Amend Map 7 on p. 100 to include the following:

- 11 • Change map title from Proposed Activity Center Designation to
12 Proposed Commercial Focus Area Designation.
- 13 • Revise map legend so commercial designations no longer
14 reference activity centers and instead uses new terminology of
15 focus areas:
- 16 ○ Major Community Focus Area [Activity Center]
17 ○ Community Focus Area [Activity Center]
18 ○ Village Focus Area [Activity Center]
- 19 • Add Neighborhood Focus Area Designation to legend
20 ○ Add a symbol to the map for the added Neighborhood Focus
21 Area. Symbol should be on properties along Berwyn Road
22 between 49th Avenue and Property 5012 Berwyn Road,
23 College Park, MD 20740 (Tax Account 2287605).
- 24 • Neighborhood focus area shall be assigned a number per the
25 Number Key.
- 26 • Add line item for Neighborhood Focus Area in the Number
27 Keyed to name of Shopping Facilities legend.
- 28 ○ 16. Neighborhood Focus Area

29 **MINOR AMENDMENT NUMBER TWELVE**

30 Amend the Master Plan’s future land use map insert to include:

- 31 • Remove reference to Comprehensive Plan under title and add

Proposed Future Land Use.

- Revise activity center legend so commercial designations no longer reference activity centers and instead uses new terminology of focus areas:
 - Major Community Focus Area [Activity Center]
 - Community Focus Area [Activity Center]
 - Village Focus Area [Activity Center]
- Add Neighborhood Focus Area designation to activity center legend with a new symbol.
- Add symbol to the map for the added Neighborhood Focus Area. Symbol should be on properties along Berwyn Road between 49th Avenue and Property 5012 Berwyn Road, College Park, MD 20740 (Tax Account 2287605).

BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the master plan and any amendments to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

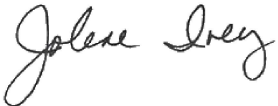
BE IT FURTHER RESOLVED that, pursuant to Sections 27-3200 of the County Zoning Ordinance, the Prince George's County Planning Board will review and make a recommendation on the foregoing proposed minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* and on the concurrent proposed Sectional Map Amendment.

BE IT FURTHER RESOLVED that, pursuant to Section 27-3502 of the County Zoning Ordinance, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission shall conduct a joint public hearing to receive testimony and public comments concerning the foregoing proposed minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* and concurrent proposed Sectional Map Amendment, and said joint public hearing will be held on Tuesday, March 19, 2024, in accordance with prescriptions of the County's Zoning Ordinance.

1 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
2 Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park
3 and Planning Commission in accordance with the procedural requirements of Section 27-3502 of
4 the County Zoning Ordinance.

Adopted this 16th day of January, 2024.

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: 

Jolene Ivey
Chair

ATTEST:



Donna J. Brown
Clerk of the Council