

1 community design work session, validation meetings and interviews with the residents,
2 businesses, municipal mayors and councils as the major components of the Public Participation
3 Program to involve the community in the preparation of the plan; and

4 WHEREAS, the Planning Board granted permission to print the Takoma/Langley
5 Crossroads Sector Plan on March 26, 2009; and

6 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
7 hearing on the Preliminary Takoma/Langley Crossroads Sector Plan on June 23, 2009; and

8 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for
9 public facilities were referred to the County Executive and the District Council for review, and
10 on June 16, 2009, the District Council adopted CR-37-2009 and found no inconsistencies
11 associated with the public facilities recommended by the Sector Plan; and

12 WHEREAS, on September 10, 2009, the Planning Board held a work session to consider
13 the recommendations and public hearing testimony; and

14 WHEREAS, on September 24, 2009, the Planning Board adopted the Sector Plan with
15 revisions in response to the public hearing testimony as described in Prince George's County
16 Planning Board Resolution PGCPB No. 09-136 and transmitted the adopted Sector Plan and
17 supporting documents to the District Council on October 13, 2009; and

18 WHEREAS, on October 27, 2009, the District Council held a work session to review the
19 adopted Takoma/Langley Crossroads Sector Plan and public hearing testimony after the close of
20 the record, as well as provide direction to staff to prepare a Resolution of Approval; and

21 WHEREAS, upon approval by the District Council, this Sector Plan will amend
22 the 1989 *Approved Master Plan for Langley Park-College-Park-Greenbelt*; the 2002 *Prince*
23 *George's County Approved General Plan* for the physical development of the Maryland-
24 Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide*
25 *Green Infrastructure Plan*; the 1982 *Master Plan of Transportation*; the 1983 *Functional Master*
26 *Plan for Public School Sites*; the 1990 *Public Safety Master Plan*; the 1992 *Prince George's*
27 *County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan* including the
28 1985 *Equestrian Addendum*.

29 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
30 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
31 Regional District in Prince George's County, Maryland that the Takoma/Langley Crossroads

Sector Plan as adopted and endorsed by The Maryland-National Capital Park and Planning Commission on September 24, 2009, by PGCPB No. 09-136 is hereby approved with the following revisions:

REVISIONS OF THE SECTOR PLAN

REVISION 1: Redesignate the following properties from TOD 2 to TOD 1 in Map 12 Future Land Use.

- a. **Location:** 1425 University Boulevard
Existing Use: Retail Commercial
Acreeage: 3.56 **Property Tax Account:** 3586351
Tax Map: 032 **Grid:** C3 **Parcel:** Lot: 1, UNIVERSITY PLAZA WEST

- b. **Location:** 1501-35 University Boulevard
Existing Use: Commercial Shopping Center
Acreeage: 6.9008 **Property Tax Account:** 1973239
Tax Map: 032 **Grid:** C3 **Parcel:** B, UNIVERSITY PLAZA **Lot:**

- c. **Location:** 1835 University Boulevard
Existing Use: Office and retail commercial
Acreeage: 0.8891 **Property Tax Account:** 1973254
Tax Map: 032 **Grid:** C3 **Parcel:** B, CAROLE HIGHLANDS **Lot:**

- d. **Location:** 2000 University Boulevard
Existing Use: Gasoline Station
Acreeage: 0.7169 **Property Tax Account:** 1872704
Tax Map: 032 **Grid:** C3 **Parcel:** 79 **Lot:**

- e. **Location:** 7434 Riggs Road
Existing Use: Retail Commercial
Acreeage: 1.003 **Property Tax Account:** 1906502
Tax Map: 032 **Grid:** C3 **Parcel:** F, CAROLE HIGHLANDS **Lot:**

- f. **Location:** 7811-27 Riggs Road
- Existing Use:** Service Commercial
- Acreage:** 1.1921 **Property Tax Account:** 1834134
- Tax Map:** 032 **Grid:**D3 **Parcel:** 83 **Lot:**

REVISION 2: Redesignate the public market location as a floating symbol on Map 11
Community Space to include the additional property.

- a. **Location:** 1401 University Boulevard
- Existing Use:** Commercial Shopping Center
- Acreage:** 4.8068 **Property Tax Account:** 1834126
- Tax Map:** 032 **Grid:** C3 **Parcel:** 73 **Lot:**

REVISION 3: Add the following correction under Goals (page 67)

The market can be designated in an existing building where feasible. The market designation on all maps is considered a floating symbol.

BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and map revisions to correct identified errors, and reflect updated information.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, 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, 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, or part had not been included therein.

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BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 10th day of November, 2009.

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: _____
Marilynn M. Bland
Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council