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

2009 Legislative Session

Resolution No.	CR-86-2009
Proposed by	The Chairperson (by request – Planning Board)
Introduced by	Council Member Campos
Co-Sponsors	
Date of Introduction	November 10, 2009

RESOLUTION

A RESOLUTION concerning

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The Takoma/Langley Crossroads Sector Plan

For the purpose of approving, as an act of the County Council of Prince George's County, Maryland, sitting as the District Council, the Takoma/Langley Crossroads Sector Plan, thereby defining long-range land use and development policies for a portion of Planning Area 65 or the area broadly bounded to the east and southeast by a major PEPCO transmission line; to the south by Erskine Street; to the north by the Northwest Branch, Quebec Street, and Keokee Street; and to the west by Long Branch Creek, Carroll Avenue, and Merrimac Drive, with the Sector Plan area extending to the commercial properties to the south of the convergence of Long Branch and Sligo Creek and the small commercial area at Carroll Avenue and Merrimac Drive

WHEREAS, on February 5, 2008, the County Council of Prince George's County, Maryland, sitting as the District Council, directed the Maryland-National Capital Park and Planning Commission to prepare a new Takoma/Langley Crossroads Sector Plan in order to develop a comprehensive approach to implementing the recommendations of the 2002 General Plan and to ensure that future development is consistent with County policies; and

WHEREAS, on February 5, 2008, the District Council endorsed the Goals, Concepts, Guidelines and the Public Participation Program as approved by the Planning Board, and established the Plan boundaries for a portion of Planning Area 65 pursuant to Section 27-643 of the Zoning Ordinance; and

WHEREAS, the Planning Board staff held 47 meetings with community stakeholders including the creation of a community leadership team, a community kick off meeting, a 3-day

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the 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 that the Takoma/Langley Crossroads

1	Sector Plan a	s adopted and endorsed by The Maryland-National Capital Park and Planning
2	Commission	on September 24, 2009, by PGCPB No. 09-136 is hereby approved with the
3	following rev	isions:
4		REVISIONS OF THE SECTOR PLAN
5	<u>REVISI</u>	ON 1: Redesignate the following properties from TOD 2 to TOD 1 in Map 12
6		Future Land Use.
7	a.	Location: 1425 University Boulevard
8		Existing Use: Retail Commercial
9		Acreage: 3.56 Property Tax Account: 3586351
10		Tax Map: 032 Grid: C3 Parcel: Lot: 1, UNIVERSITY PLAZA WEST
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12	b.	Location: 1501-35 University Boulevard
13		Existing Use: Commercial Shopping Center
14		Acreage: 6.9008 Property Tax Account: 1973239
15		Tax Map: 032 Grid: C3 Parcel: B, UNIVERSITY PLAZA Lot:
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17	c.	Location: 1835 University Boulevard
18		Existing Use: Office and retail commercial
19		Acreage: 0.8891 Property Tax Account: 1973254
20		Tax Map: 032 Grid: C3 Parcel: B, CAROLE HIGHLANDS Lot:
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22	d.	Location: 2000 University Boulevard
23		Existing Use: Gasoline Station
24		Acreage: 0.7169 Property Tax Account: 1872704
25		Tax Map: 032 Grid: C3 Parcel: 79 Lot:
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27	e.	Location: 7434 Riggs Road
28		Existing Use: Retail Commercial
29		Acreage: 1.003 Property Tax Account: 1906502
30		Tax Map: 032 Grid: C3 Parcel: F, CAROLE HIGHLANDS Lot:
31		

1 f. Location: 7811-27 Riggs Road 2 **Existing Use:** Service Commercial 3 Acreage: 1.1921 Property Tax Account: 1834134 4 Tax Map: 032 Grid: D3 Parcel: 83 Lot: 5 6 REVISION 2: Redesignate the public market location as a floating symbol on Map 11 7 Community Space to include the additional property. 8 Location: 1401 University Boulevard a. 9 **Existing Use:** Commercial Shopping Center 10 Acreage: 4.8068 Property Tax Account: 1834126 11 Tax Map: 032 Grid: C3 Parcel: 73 Lot: 12 13 REVISION 3: Add the following correction under Goals (page 67) 14 The market can be designated in an existing building where feasible. The market designation on 15 all maps is considered a floating symbol. 16 BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and 17 map revisions to correct identified errors, and reflect updated information. 18 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any 19 provision, sentence, clause, section, or part thereof is held illegal, invalid, unconstitutional, or 20 unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect 21 or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof or their 22 application to other zones, persons, or circumstances. It is hereby declared to be the legislative 23 intent that this Resolution would have been adopted as if such illegal, invalid, unconstitutional, 24 or unenforceable provision, sentence, clause, section, or part had not been included therein. 25

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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
Marilynn M. Bland Chairperson