

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2003 Legislative Session**

Resolution No. CR-70-2003  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Shapiro, Dean, Harrington and Peters  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 14, 2003

**RESOLUTION**

1 A RESOLUTION concerning

2 The West Hyattsville Transit District Overlay Zone

3 For the purpose of reviewing the West Hyattsville Transit District Overlay Zone and  
4 recommending the re-establishment of the Overlay Zone.

5 WHEREAS, the Transit District Overlay Zone (TDOZ) is a mapped zone which is  
6 superimposed over other land use zones in a designated area around a Metro station and which  
7 may modify certain requirements for development within those underlying zones; and

8 WHEREAS, the TDOZ process, including a mapping and adoption of a Transit District  
9 Development Plan, is intended to insure that land development in the vicinity of Metro stations  
10 maximizes transit ridership, serves the economic and social goals of the area, and takes  
11 advantage of the unique development opportunities which mass transit provides; and

12 WHEREAS, the purposes of the TDOZ are to increase the use of transit facilities, maximize  
13 the return on investment in a transit system, encourage appropriate development near transit  
14 stations with coordinated urban design elements, and increase local tax revenues; and

15 WHEREAS, the County Council of Prince George’s County, sitting as the District Council,  
16 adopted the West Hyattsville Transit District Development Plan (TDDP) in CR-57-1998, to  
17 promote coordinated and integrated development within the boundaries of the West Hyattsville  
18 TDOZ; and

19 WHEREAS, the District Council finds that little development has occurred within the  
20 TDDP area since its adoption; and

21 WHEREAS, CR-57-1998 provides for an assessment of the need for amendment of the

1 TDOZ and TDDP by July 1, 2004; and

2 WHEREAS, the Council has determined that the West Hyattsville TDOZ and TDDP should  
3 be evaluated for possible amendment during review of the Planning Department Budget for  
4 FY04; and

5 WHEREAS, the West Hyattsville Transit-Oriented Development Strategy, completed in  
6 May 2003, contains market and financial feasibility analyses and a transit-oriented development  
7 concept intended to stimulate appropriate development of this area; and

8 WHEREAS, the District Council will consider amendments to the West Hyattsville TDOZ  
9 and TDDP to make them consistent with development concepts in the West Hyattsville Transit-  
10 Oriented Development Strategy of May 2003, and to include possible expansion of TDOZ  
11 boundaries, amendments to underlying zoning, and modifications of the TDDP Mandatory  
12 Development Requirements; and

13 WHEREAS, the District Council wishes to include in the review process the communities  
14 and the citizens who live, work, and own property in and near the West Hyattsville TDOZ.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
16 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
17 Regional District in Prince George's County, Maryland, that the Planning Board shall prepare an  
18 amendment to the TDOZ and TDDP for West Hyattsville, in accordance with the procedures and  
19 requirements of the Zoning Ordinance; and

20 BE IT FURTHER RESOLVED that the Planning Board shall conduct a public outreach  
21 program, during preparation of the revised map and plan, for affected communities and citizens  
22 who live, work, and own property in and near the TDOZ.

Adopted this 21st day of October, 2003.

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: \_\_\_\_\_  
Peter A. Shapiro  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

Attached map available in hard copy only.