

## A RESOLUTION concerning

For the purpose of approving amendments to the West Hyattsville Transit District Overlay Zone and the West Hyattsville Transit District Development Plan, as an act of the County Council of Prince George's County, Maryland, sitting as the District Council, thereby defining long-range land use and development policies, and setting forth and adopting detailed zoning proposals in the West Hyattsville Transit District.

WHEREAS, the TDOZ process is intended to insure that the development of land in the vicinity of Metro stations maximizes transit ridership, serves the economic and social goals of the area, and takes advantage of the unique development opportunities which mass transit provides; and

WHEREAS, the County Council of Prince George's County, Maryland, sitting as the District Council, adopted CR-70-2003, to initiate the preparation of a Transit District Overlay Zoning Map Amendment by The Maryland-National Capital Park and Planning Commission, for

1 those parts of the Maryland-Washington Regional District in the vicinity of the West Hyattsville  
2 Metro Station; and

3 WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital  
4 Park and Planning Commission examined existing land use patterns, existing zoning, pending  
5 zoning petitions, zoning requests received as part of the Transit District Overlay Zoning process,  
6 existing and proposed subdivisions of land, and the recommendations and policies in the 1998  
7 *Approved West Hyattsville Transit District Development Plan*, approved in Zoning Ordinance  
8 No. 15-1998; the Area Master Plan for Planning Area 68; and the General Plan; and

9 WHEREAS, the Planning Board drafted a proposed Transit District Development Plan for  
10 the West Hyattsville Transit District Overlay Zone (July, 2005) which proposed an expansion of  
11 the Transit District Overlay Zone, to include Parcel 113, a property owned by the Washington  
12 Gas Light Company; and

13 WHEREAS, the proposed West Hyattsville Transit District Development Plan (TDDP) sets  
14 out mandatory regulations and requirements, to control the use and development of land within  
15 the amended Transit District Overlay Zone; and

16 WHEREAS, the District Council and the Planning Board held a duly advertised joint public  
17 hearing on September 27, 2005, and the Planning Board held a worksession on November 17,  
18 2005, to review comments contained in the hearing record and staff recommendations thereon;  
19 and

20 WHEREAS, on November 17, 2005, the Planning Board adopted resolution PGCPB No.  
21 05-243, transmitting to the District Council the West Hyattsville Transit District Overlay Zone  
22 Map Amendment and accompanying Transit District Development Plan, with the  
23 recommendation that the Council adopt the proposals with the revisions described in the  
24 resolution; and

25 WHEREAS, the District Council on November 29, 2005, reviewed with staff the hearing  
26 testimony and staff recommendations; and

27 WHEREAS, pursuant to Section 27-213.05(e)(1) of the Zoning Ordinance, the District  
28 Council finds that:

29 (A) The entire map amendment, including the Transit District Overlay Zone and Transit  
30 District Development Plan, is in conformance with the purposes and other requirements of the  
31 Transit District Overlay Zone;

1 (B) The District Council has considered the recommendations of the Area Master Plans  
2 and the General Plan as they were found applicable to property within the Transit District; and

3 (C) The designated area within Transit District Overlay Zone boundaries requires the  
4 coordination and flexibility provided by the Transit District Overlay Zone, because of the area's  
5 potential for new development, redevelopment, or revitalization, and the government and private  
6 capacity to provide public facilities and infrastructure; and

7 WHEREAS, as the basis for this action, the District Council adopts the recommendations of  
8 the Planning Board.

9 NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

10 SECTION 1. The West Hyattsville Transit District Development Plan and Sectional Map  
11 Amendment are hereby approved, as endorsed by the Prince George's County Planning Board in  
12 Resolution No. PGCPB 05-243.

13 SECTION 2. The Zoning Map for the Maryland-Washington Regional District in Prince  
14 George's County, Maryland, is hereby further amended by placing Tax Map Grid No. 41D4,  
15 WSSC Grid No. 206NE02, Parcel 113 in the West Hyattsville Transit District Overlay Zone,  
16 while retaining the parcel within the underlying O-S (Open Space) Zone.  
17

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

Adopted this 23rd day of May, 2006.

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: \_\_\_\_\_  
Thomas E. Dernoga  
Chairman

ATTEST:

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