

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2006 Legislative Session

Resolution No. CR-83-2006
 Proposed by Council Member Dean
 Introduced by Council Members Dean and Peters
 Co-Sponsors _____
 Date of Introduction October 31, 2006

RESOLUTION

1 A RESOLUTION concerning

2 The Westphalia Sector Plan and Sectional Map Amendment

3 For the purpose of proposing amendments to the Adopted Westphalia Sector Plan and Endorsed
 4 Sectional Map Amendment defining long-range land use policy and pertinent zoning within the
 5 planning area.

6 WHEREAS, on January 17, 2006, in Council Resolution CR-5-2006, the County Council
 7 sitting as the District Council directed The Maryland-National Capital Park and Planning
 8 Commission to prepare a new sector plan and sectional map amendment for the Westphalia
 9 Sector Plan area, being a part of Planning Area 78, in order to develop a comprehensive
 10 approach to implementing the recommendations of the 2002 General Plan and to ensure that
 11 future development is consistent with County policies; and

12 WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provided
 13 a refinement and a detailed update to the vision, analysis, and information contained in the 1994
 14 *Approved Melwood-Westphalia Master Plan* (Planning Area 77 & 78) as a means of facilitating
 15 the orderly and cohesive development of a planned community in the Westphalia area; and

16 WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provides
 17 a description of goals, concepts and guidelines for future development of this area; and

18 WHEREAS, during preparation of the October 2005 *Westphalia Comprehensive Concept*
 19 *Plan* study a lengthy, substantive, and well-notified public participation process was conducted
 20 between June and August 2005 including a pre-charrette, three public charrettes, a final public
 21 presentation, a mailed community survey, and visual preference survey; and

22 WHEREAS, on January 17, 2006 the District Council endorsed the goals, concepts and

1 guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance;
2 and

3 WHEREAS, the Planning Board granted permission to print the Preliminary Westphalia
4 Sector Plan and Proposed Sectional Map Amendment on April 6, 2006; and

5 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
6 hearing on the Preliminary Westphalia Sector Plan and Proposed Sectional Map Amendment on
7 May 23, 2006; and

8 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the District Council
9 reviewed and endorsed the plan proposals for public facilities; and

10 WHEREAS, the Planning Board held two work sessions on June 22 and July 6, 2006, to
11 consider the public hearing testimony; and

12 WHEREAS, on July 6, 2006, the Planning Board, in response to the public hearing
13 testimony, adopted the master plan and endorsed the sectional map amendment with revisions as
14 described in Prince George's County Planning Board Resolution PGCPB No. 06-159 and
15 transmitted the plan and sectional map amendment to the District Council on July 7, 2006; and

16 WHEREAS, the District Council held a work session on July 11, 2006, to consider public
17 hearing testimony and the recommendations of the Planning Board and voted to propose
18 amendments to the adopted plan and endorsed sectional map amendment and to hold a second
19 public hearing to allow public comment; and

20 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
21 hearing on amendments to the Adopted Westphalia Sector Plan and Endorsed Sectional Map
22 Amendment on September 19, 2006; and

23 WHEREAS, the Planning Board held a work session on October 5, 2006, to consider the
24 public hearing testimony; and

25 WHEREAS, on October 16, 2006, the Planning Board, in response to the public hearing
26 testimony and pursuant to Sections 27-226(c)(7) and 27-646 of the Zoning Ordinance,
27 transmitted its written comments to the District Council; and

28 WHEREAS, the District Council held a work session on October 17, 2006, to consider
29 public hearing testimony and the recommendations of the Planning Board and voted to propose
30 amendments to the adopted plan and endorsed sectional map amendment regarding the proposed
31 transportation systems element, and to hold a third public hearing to allow public comment; and

1 WHEREAS, it is the intent of the District Council to solicit citizen input regarding the
2 proposed amendments.

3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
4 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
5 Regional District in Prince George's County, Maryland, that at the forthcoming joint public
6 hearing, testimony shall be accepted concerning the following amendments proposed by the
7 District Council:

8 9 **PROPOSED AMENDMENTS TO THE ADOPTED SECTOR PLAN**

10 11 **AMENDMENT 1**

12 Revise the plan text and Map 7 (Transportation Network) to incorporate the recommendations of
13 a transportation network analysis concerning road classifications and completed by Technical
14 Staff subsequent to the second Joint Public Hearing, to reflect the following major
15 recommendations:

16 **Proposed Road Classification Upgrades**

- 17 • Extend A-67 (Suitland Parkway Extended) past MC-634 (Presidential Parkway
18 Extended) to MC-635 (D'Arcy Road Extended), upgrading a previously recommended
19 segment of MC-631 (Suitland Parkway Extended).
- 20 • Upgrade the segment of MC-631 (Suitland Parkway Extended) between Westphalia Road
21 and Ritchie Marlboro Road to become part of A-39 (Ritchie Marlboro Road).
- 22 • Upgrade the segment of MC-634 (Presidential Parkway Extended) between Sansbury
23 Road and White House Road to become new A-70.

24 **Proposed Road Classification Downgrades**

- 25 • Downgrade the segment of A-66 (Presidential Parkway) between A-67 (Suitland
26 Parkway Extended) and A-52 (Dower House Road extended) to MC-634.
- 27 • Downgrade the segment of Ritchie Marlboro Road between Old Marlboro Pike and
28 MC-631 (Suitland Parkway Extended) from A-39, to become MC-638.
- 29 • Downgrade MC-636 to C-636.
- 30 • Downgrade the segment of MC-637 between MC-632 (Westphalia north/south spine) and
31 MC-636 to become part of P-615 (D'Arcy Road Extended).

Other Recommendations

- Retain the segment of Ritchie Marlboro Road between Pennsylvania Avenue (MD 4) and Old Marlboro Pike, but redesignate it to A-69.
- Extend MC-632 (Westphalia north/south spine) through the Westphalia Town Center from A-66 (Presidential Parkway) to MC-637.

AMENDMENT 2

Revise the plan text and map to identify interchange footprints, design concepts, and cost estimates for the following major interchanges along the Capital Beltway (I-495/I-95) and Pennsylvania Avenue (MD 4) to accommodate the development proposed by the sector plan:

- Ritchie Marlboro Road and the Capital Beltway
- Westphalia Road and Pennsylvania Avenue
- Suitland Parkway and Pennsylvania Avenue
- Dower House Road and Pennsylvania Avenue
- Woodyard Road and Pennsylvania Avenue
- Ritchie Marlboro Road and Pennsylvania Avenue

AMENDMENT 3

Change the zoning of the Melvin R. Purdy property located at 3311 Melwood Road, south of Westphalia Road

Existing Zone: C-M (Commercial-Miscellaneous) Zone

Preliminary Plan/SMA Zone: R-R Zone (p/o SMA Change #16)

Endorsed Zone: R-R Zone (p/o SMA Change #16)

Proposed Zone: C-S-C (Commercial-Shopping Center) Zone

Acreage: 0.87 acres

SDAT Reference: Tax Map: 80 Grid: D1 Parcel: 112

AMENDMENT 4

Change the zoning of the Toll Bros., Inc. property (formerly the Patricia M. Wholey property) located at 10501 Westphalia Road, east of Matapeake Drive.

Existing Zone: R-A (Rural Agricultural) Zone

Preliminary Plan/SMA Zone: R-R (Rural Residential) Zone (p/o SMA Change #8)

Endorsed Zone: R-R (Rural Residential) Zone (p/o SMA Change #8)

Proposed Zone: R-M (Residential Medium Development 3.6) Comprehensive Design Zone for approximately 11.65 acres as an addition to the Woodside Village Comprehensive Design Zone Application A-9973 recommended for approval by SMA Change #6.

Reference Exhibit 41 as the Amended Basic Plan for development of the Woodside Village comprehensive design zone for the following additional land use types and quantities:

Land Use Types: All uses allowed in the R-M Zone

Land Use Quantities (to be determined at CDP, based on Exhibit 41):

R-M (3.6) Zone: 46 units capped at 4.0 DU/acre

Acreage: Approximately 11.65 acres

SDAT Reference: Tax Map: 91 Grid: A1 Parcels: 13

BE IT FURTHER RESOLVED that the Planning Board is directed to evaluate the results of the transportation network analysis and modify the adopted sector plan recommendations as necessary with stakeholder involvement for presentation at the public hearing on the proposed amendments and for consideration by the District Council prior to approval of this sector plan.

BE IT FURTHER RESOLVED that the District Council, after holding a joint public hearing with the Planning Board, may reconsider each amendment, and may approve the master plan and sectional map amendment with any one or both, a portion, or none of the proposed amendments.

BE IT FURTHER RESOLVED, that, pursuant to Section 27-646 of the Zoning Ordinance, a public hearing shall be scheduled to receive testimony on this proposed amendments, and a copy of this Resolution shall be transmitted to the Prince George's County Planning Board, to request that its comments be submitted to the Council prior to action on the amendments.

Adopted this 31st day of October, 2006.

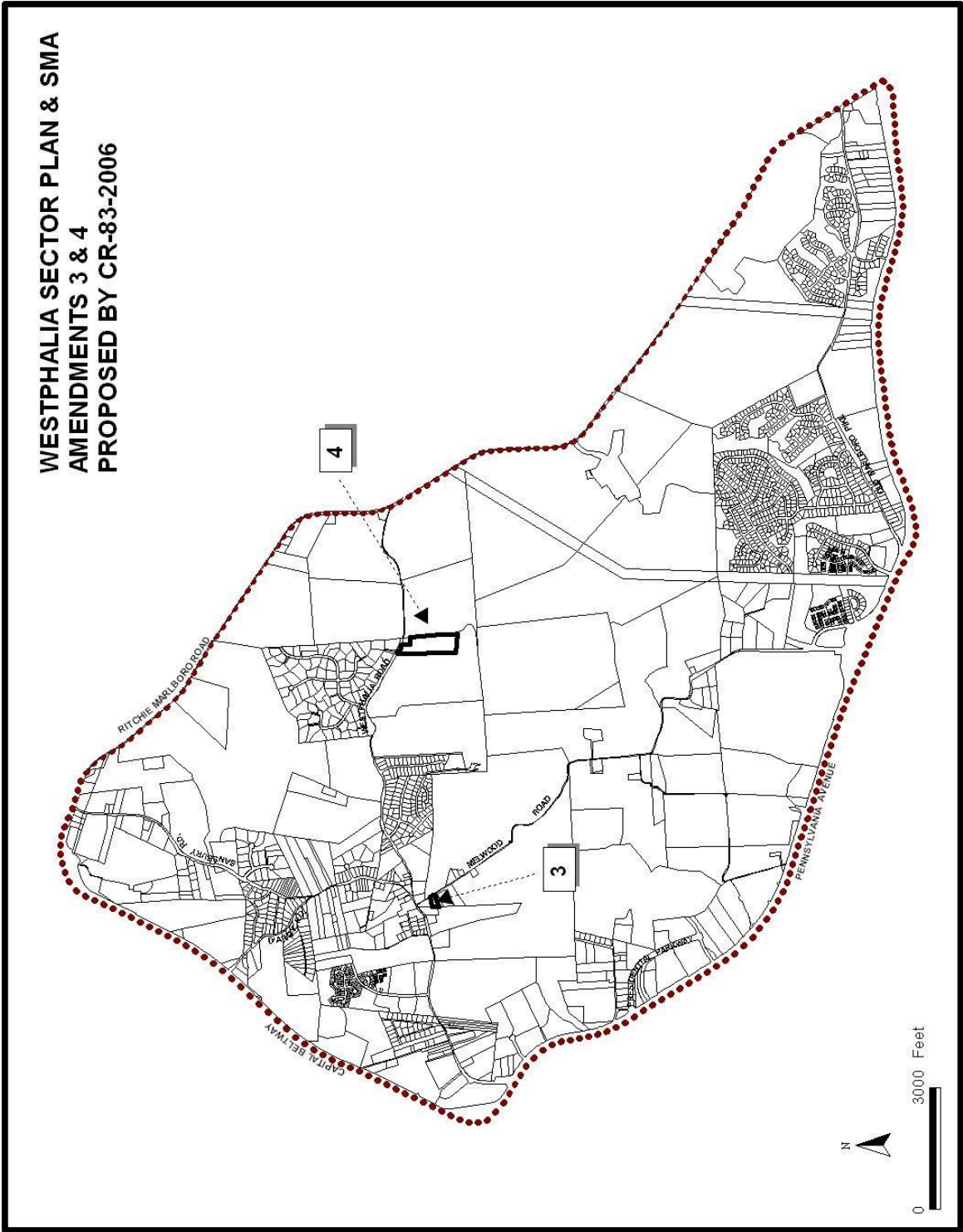
COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Thomas E. Dernoga
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

MAP 1



MAP 2

