

D I S T R I C T C O U N C I L

INITIATION

Minor Plan Amendment and
Sectional Map Amendment

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

January 16, 2024

APPROVED
MASTER PLAN
OCTOBER 1989

ADOPTED
SECTIONAL MAP
AMENDMENT
MAY 1990

LANGLEY
PARK

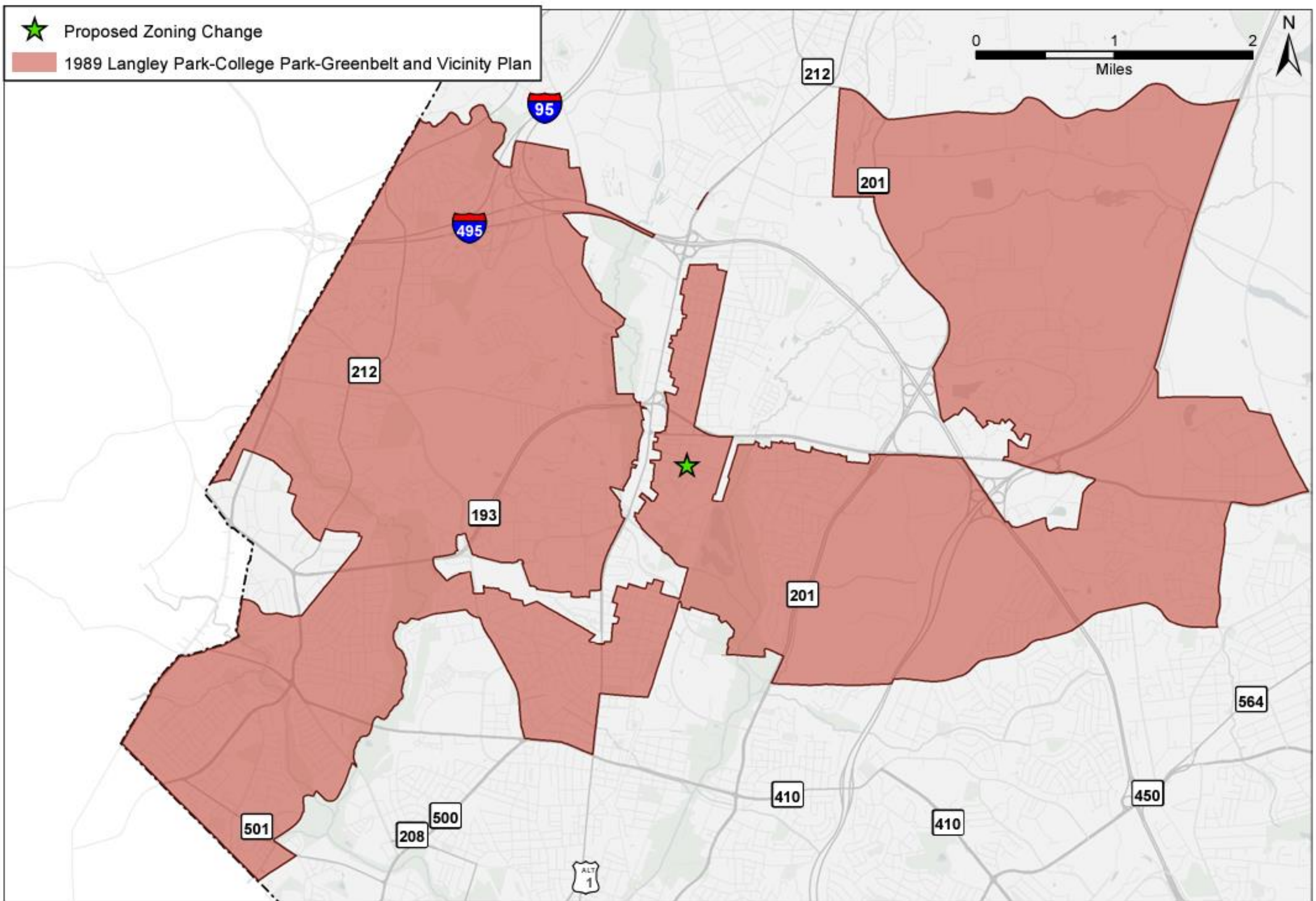
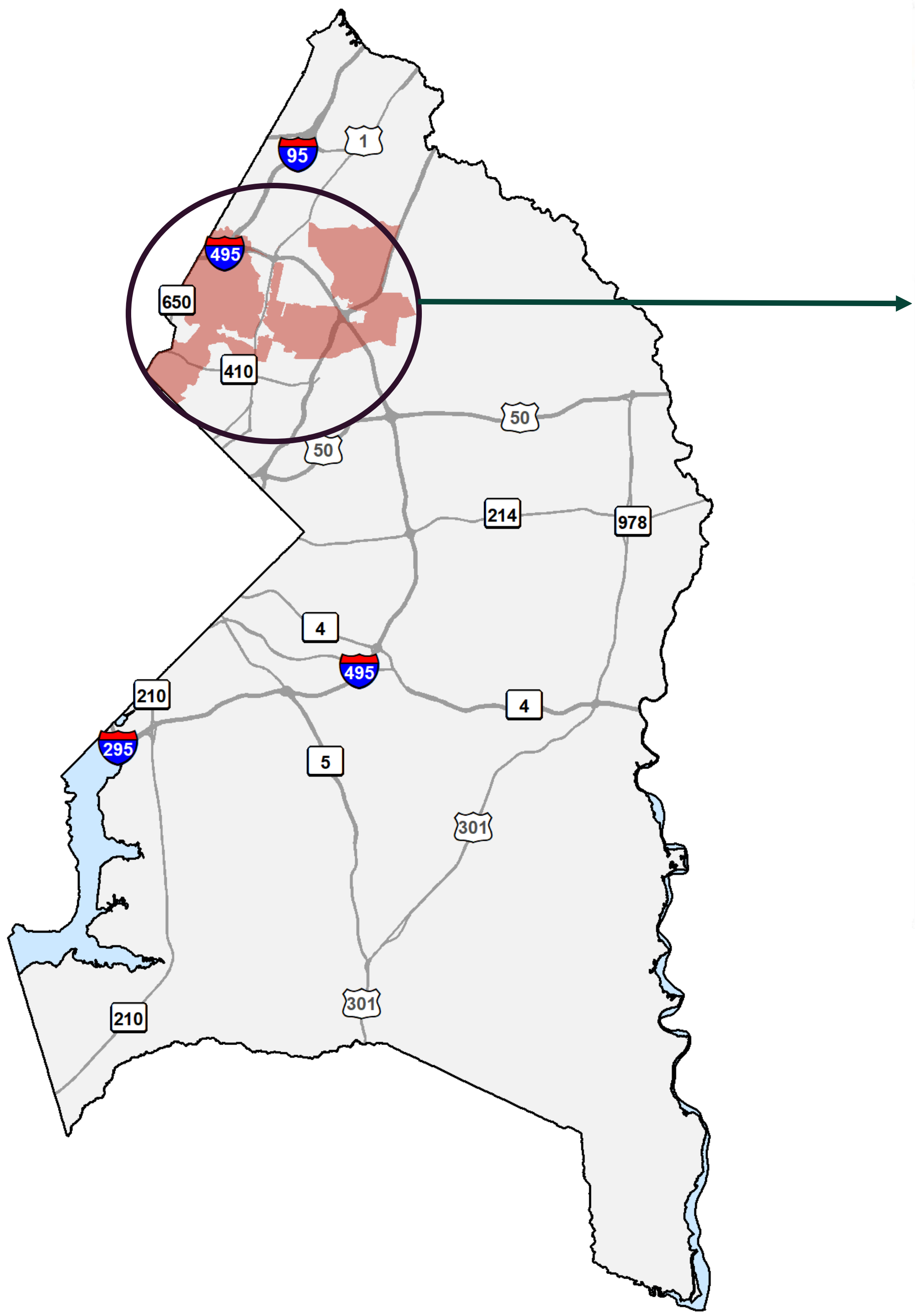
COLLEGE
PARK

GREENBELT

PLANNING AREAS 65,66,67



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



PLAN AREA



Proposed Zoning Change (CGO to CN)
 Proposed Zoning Change (CGO to CN)

Study Area

- 1** Berwyn Rd, College Park, MD
- 2** Nine Parcels
- 3** 1.41 Acres
- 4** Zoned Commercial, General and Office
- 5** Primary Uses: Retail, Restaurant, Residential, Personal Services

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Plan Amendment Purpose



Amend 1982 General Plan's Development Pattern Recommendations



Encourage Context-Sensitive Infill Development



Advance Plan 2035



Centers: 1982 General Plan vs. Plan 2035

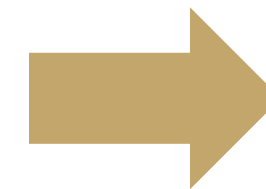
1982 General Plan Center Classifications

- Neighborhood Activity Center
- Rural Activity Center
- Village Activity Center
- Community Activity Center
- Major Community Activity Center
- Town Center



1989 Master Plan

Activity Center Classifications	Number
Village Activity Center	6
Community Activity Center	3
Major Community Activity Center	2



Plan 2035 Center Classifications

- Regional Transit District
- Local Transit Center
- Neighborhood Center
- Campus Center
- Town Center



Proposed Amendments

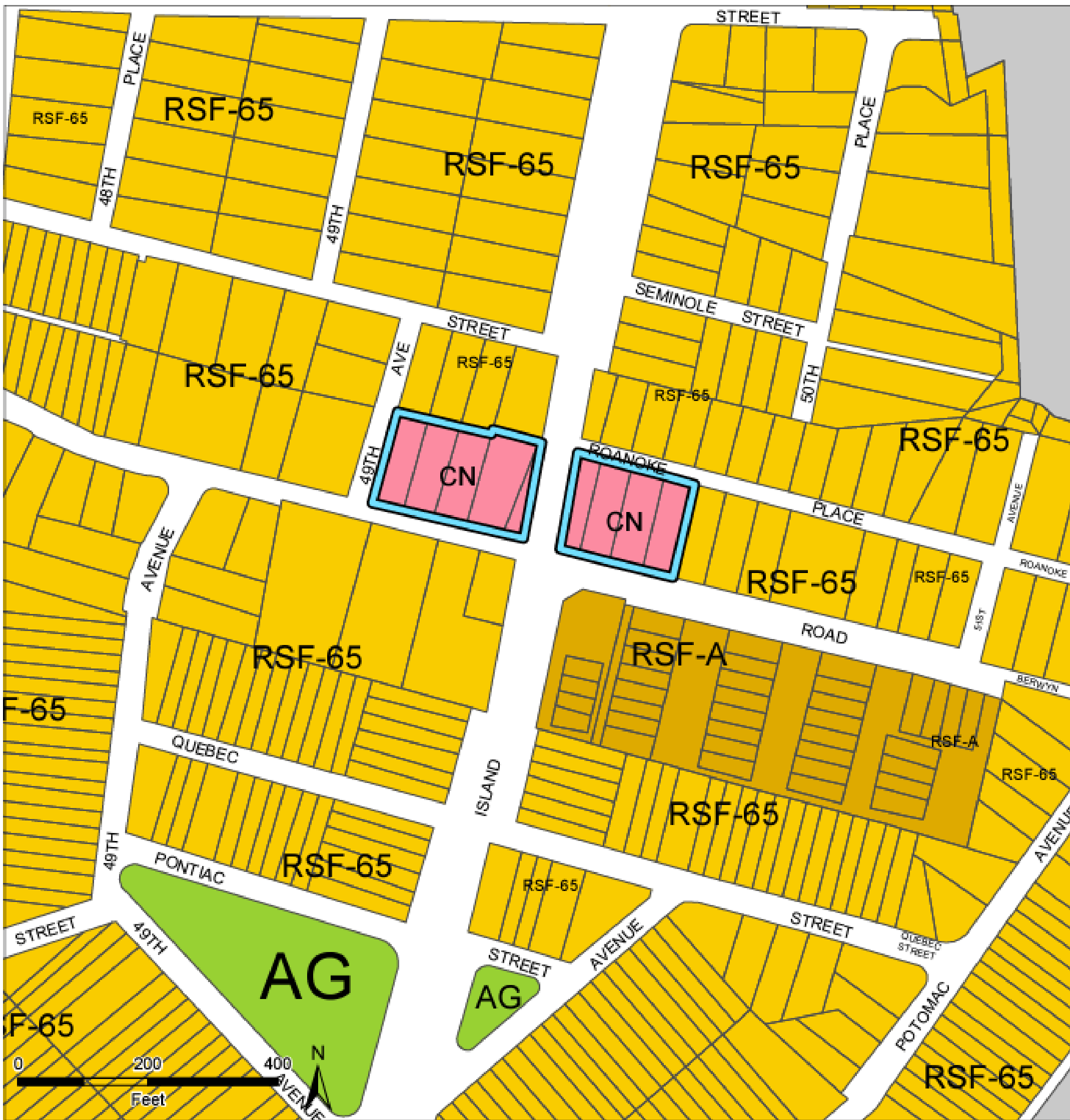
Focus Areas	Number
Neighborhood Focus Area	1
Village Focus Area	6
Community Focus Area	3
Major Community Focus Area	2



Proposed Criteria for Neighborhood Focus Areas

- Contains a single property or groups of adjacent properties, totaling 1 to 2 acres of commercial property.
- Surrounded by residential single-family zoning (RSF).
- Access is provided by Residential Roads.
- Is not located within a historic district or neighborhood conservation overlay.
- Composed of a variety of residential and commercial uses associated with the Commercial Neighborhood zone.

NEIGHBORHOOD FOCUS AREA



Proposed Implementation

1

Terminology

Proposes to replace all plan references, including maps and figures, from “Activity Centers” to “Focus Areas”.

2

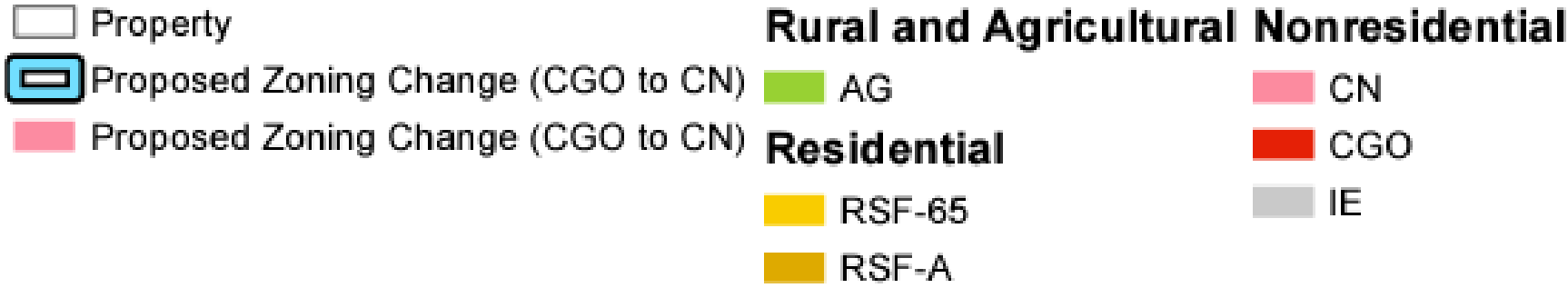
Focus Area Designation

Proposes adding a neighborhood focus area for parcels outlined in **blue**.

3

Zone Change (CGO to CN)

Proposes rezoning parcels outlined in **blue** from Commercial, General and Office (CGO) to Commercial, Neighborhood (CN)



Project Timeline

January – June 2024



Contact Information



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