

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2022 Legislative Session**

Resolution No. CR-076-2022  
Proposed by The Chair (by request—Planning Board)  
Introduced by Council Members Harrison, Franklin, Turner, Glaros, Medlock, Streeter, Taveras  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 7, 2022

**RESOLUTION**

1 A RESOLUTION concerning  
2 The Adelphi Road-UMGC-UMD Purple Line Station Area Sectional Map Amendment  
3 For the purpose of approving, , with certain revisions herein that are based on the joint public  
4 hearing record of testimony, as an Act of the County Council of Prince George’s County,  
5 Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional  
6 District in Prince George’s County, the *Adelphi Road-UMGC-UMD Purple Line Station Area*  
7 *Sectional Map Amendment* (“SMA”), thereby setting forth and adopting detailed zoning  
8 proposals for the Adelphi Road-UMGC-UMD Purple Line Station Area, generally comprised of  
9 properties south of MD 193 (University Boulevard) and Campus Drive, east of the University  
10 Hills Duck Pond Park, north of the College Heights Estates subdivision, and west of the Central  
11 US 1 Corridor Sector, including portions of the Cities of College Park and Hyattsville,  
12 respectively.

13 WHEREAS, upon approval by the District Council, this SMA will amend portions of the  
14 Prince George’s County Zoning Map for the portion of Planning Area 66 within the Adelphi  
15 Road-UMGC-UMD Purple Line Station Area; and

16 WHEREAS, on November 10, 2020, the County Council of Prince George’s County,  
17 Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the prior  
18 Zoning Ordinance and consistent with Section 27-3502(c)(2)(A) of the Zoning Ordinance,  
19 adopted CR-123-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent  
20 with the initiation of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

1           WHEREAS, the boundaries of this Sectional Map Amendment are contiguous to those of  
2 the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

3           WHEREAS, pursuant to Section 27-225.01.05(a)(1) of the prior Zoning Ordinance and  
4 Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared  
5 and reviewed concurrently with the Adelphi Road-UMGC-UMD Purple Line Station Area  
6 Sector Plan; and

7           WHEREAS, the District Council and the Prince George's County Planning Board of The  
8 Maryland-National Capital Park and Planning Commission held a duly advertised joint public  
9 hearing on January 18, 2022; and

10          WHEREAS, the Planning Board held a work session on April 7, 2022, to review comments  
11 contained in the public hearing record and staff recommendations thereon; and

12          WHEREAS, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning  
13 Board permitted the inclusion of four additional pieces of public testimony submitted after the  
14 close of the joint public hearing record on February 2, 2022; and

15          WHEREAS, pursuant to Section 27-3502(f)(4) of the Zoning Ordinance, the Planning  
16 Board adopted the concurrent Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan  
17 on April 14, 2022, and, pursuant to this Section and Section 27-3503(b)(4) of the Zoning  
18 Ordinance, adopted Resolution PGCPB No. 2022-42, endorsing the Adelphi Road-UMGC-UMD  
19 Purple Line Station Area Sectional Map Amendment; and

20          WHEREAS, pursuant to Section 27-3502(f)(6) of the Zoning Ordinance, the Planning  
21 Board transmitted the adopted sector plan and endorsed sectional map amendment to the District  
22 Council; and

23          WHEREAS, on May 12, 2022, and May 31, 2022, respectively, the District Council held  
24 public work sessions, sitting as the Committee of the Whole, to consider the record of public  
25 hearing testimony and the Planning Board's recommendations embodied in PGCPB No. 2022-42  
26 and, after discussion, voted to direct the Technical Staff to prepare a resolution of approval,  
27 incorporating revisions based on the public record; and

28          WHEREAS, in accordance with the provisions of Title 25, Land Use Article, Maryland  
29 Annotated Code, the Council, also considered and voted by supermajority on May 31, 2022, to

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 approve the recommendations of the Planning Board within the Endorsed SMA as to one request  
 2 submitted by a municipal corporation as to land within the Regional District in the County, as set  
 3 forth in Attachment A to this Resolution, of which same hereby incorporated as if fully set forth  
 4 herein.

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
 7 Regional District in Prince George's County, Maryland, that the Adelphi Road-UMGC-UMD  
 8 Purple Line Station Area Sectional Map Amendment, as endorsed on April 14, 2022, via the  
 9 Prince George's County Planning Board's adoption of Resolution PGPCB No. 2022-42, be and  
 10 the same and is hereby approved with the following revisions:

11 **REVISION 1:**

12 Add Zoning Change 9 to reclassify the parcel identified as #30 on Map 6 of the Endorsed  
 13 SMA (at 7604 Mowatt Lane, Tax ID 2287050) to the Local Transit-Oriented, Edge (LTO-e)  
 14 Zone. Delete from Zoning Change 4 and add Zoning Change 9 to Map 5.

15  
 16 Add the following Zoning Change 9 justification statement:

17 This property is located within the Edge of the UMD West Local Transit Center. The Future  
 18 Land Use Map in the Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector  
 19 Plan recommends a mix of uses on this property (See Map 2. Future Land Use Map in the sector  
 20 plan and Map 5: Zoning Change 3: RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-  
 21 c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to RMF-20, Zoning  
 22 Change 8: NAC/RSF-65 to LTOe/ROS, Zoning Change 9, RSF-65 to LTO-e, and Zoning  
 23 Change 10: RSF-65 to LTO-e.

24  
 25 This parcel currently contains a single-family home. This property was previously classified in  
 26 the Residential, Single Family-65 (RSF-65) Zone; its adjacency to the University of Maryland  
 27 campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for  
 28 allowing higher, transit-supportive densities through the recommended Local Transit-Oriented-  
 29 Edge (LTO-e) Zone. See Strategies LU 1.4 and LU 1.6 in the Approved Adelphi Road-UMGC-

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 UMD Purple Line Station Area Sector Plan for additional details.

2 **REVISION 2:**

3 Delete the parcel identified as #31 on Map 6 of the Endorsed SMA (at 7601 Mowatt Lane,  
4 Tax ID 4007274) from Zoning Change 4. Update the maps and tables to show the retention of  
5 the existing RSF-65 zone on this parcel.

6 **REVISION 3:**

7 Add Zoning Change 10 to reclassify the parcel identified as #33 on Map 6 of the Endorsed  
8 SMA (at 7601 Mowatt Lane, Tax ID 4007274) from its current zone to the Local Transit-  
9 Oriented, Edge (LTO-e) Zone. Delete from Zoning Change 4 and add Zoning Change 10 to Map  
10 5.

11 Add the following Zoning Change 10 justification statement:

12 This property is located within the Edge of the UMD West Local Transit Center. The Future  
13 Land Use Map in the Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector  
14 Plan recommends a mix of uses on this property (See Map 2. Future Land Use Map in the sector  
15 plan and Map 5: Zoning Change 3: RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-  
16 c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to RMF-20, Zoning  
17 Change 8: NAC/RSF-65 to LTOe/ROS, Zoning Change 9, RSF-65 to LTO-e, and Zoning  
18 Change 10: RSF-65 to LTO-e.

19 The parcel currently consists the nine-story South Campus Commons apartment building at 6801  
20 Preinkert Drive and the six-story Mowatt Lane Parking Garage on the University of Maryland,  
21 College Park campus. The scale of this development is commensurate with that in the LTO  
22 Zones. This property was previously classified in the Residential, Single Family-65 (RSF-65)  
23 Zone, which is not reflective of the scale of existing development. See Strategies LU 1.4 and LU  
24 1.7 in the Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for  
25 additional details.

26 **REVISION 4:**

27 Revise Zoning Change 6 to reclassify the parcel identified as #34 on Map 6 of the Endorsed

28 Underline indicates language added to the Endorsed SMA

29 [Brackets] indicate language deleted from the Endorsed SMA

1 SMA (at 4141 Guilford Drive, Tax ID 2379410) from its current zone to the Residential,  
2 Multifamily-20 (RMF-20) Zone.

3  
4 Revise the justification statement on Zoning Change 6 as follows:

5 This property is located within the Edge of the UMD West Local Transit Center. The Future  
6 Land Use Map in the [Adopted] Approved Adelphi Road-UMGC-UMD Purple Line Station  
7 Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map*  
8 in the sector plan and Map 5: Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4:  
9 NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to  
10 [LTO-e]RMF-20, [and ]Zoning Change 8: NAC/RSF-65 to LTO-e/ROS, Zoning Change 9, RSF-  
11 65 to LTO-e, and Zoning Change 10: RSF-65 to LTO-e above).

12  
13 The parcel currently consists of a place for worship. This property is currently classified in the  
14 Residential, Single Family-65 (RSF-65) Zones; its adjacency to the University of Maryland  
15 campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for  
16 allowing higher, transit-supportive densities through the recommended [Local Transit-Oriented-  
17 Edge (LTO-e)] Residential, Multifamily-20 (RMF-20) Zone. See Strategies LU 1.4 and LU 1.7  
18 in the [Adopted]Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for  
19 additional details.

20 **REVISION 5:**

21 Revise Zoning Change 7 to reclassify the parcel identified as #35 on Map 6 of the Endorsed  
22 SMA parcel #35 (at 4201 Guilford Drive, Tax ID 2347151) from its current zone to the  
23 Residential, Multifamily-20 (RMF-20) Zone.

24  
25 Revise the justification statement on Zoning Change 7 as follows:

26 This property is located within the Edge of the UMD West Local Transit Center. The Future  
27 Land Use Map in the [Adopted] Approved Adelphi Road-UMGC-UMD Purple Line Station  
28 Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map*  
29 in the sector plan and Map 5: Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4:

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to  
 2 [LTO-e]RMF-20, [and ]Zoning Change 8: NAC/RSF-65 to LTO-e/ROS, and Zoning Change 10:  
 3 RSF-65 to LTO-e above).

4  
 5 The parcel currently consists of a place for worship. This property is classified in the Residential,  
 6 Single Family-65 (RSF-65) Zone; its adjacency to the University of Maryland campus and  
 7 proximity to the Purple Line station and US 1 corridor makes it a prime location for allowing  
 8 higher, transit-supportive densities through the recommended [Local Transit-Oriented-Edge  
 9 (LTO-e)] Residential, Multifamily-20 (RMF-20) Zone. See Strategies LU 1.4 and LU 1.7 in the  
 10 [Adopted]Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for  
 11 additional details.

#### 12 **REVISION 6:**

13 Revise all maps and tables to reflect the revisions in this Resolution.

14 BE IT FURTHER RESOLVED that, in accordance with the prescriptions of Title 25, Land  
 15 Use Article, the one zoning request submitted by a municipal corporation concerning the portion  
 16 of a property within that municipality with an address known as “7500 Mowatt Lane, College  
 17 Park, Maryland,” as set forth in Attachment A hereto and incorporated herein by reference, be  
 18 and the same is hereby DENIED, consistent with the respective recommendations of the Prince  
 19 George’s County Planning Board in the Endorsed SMA via adoption of PGCPB No. 2022-42.

20 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate  
 21 textual, graphical, and map revisions to correct identified errors, reflect updated information and  
 22 revisions, and incorporate the zoning map changes reflected in this Resolution.

23 BE IT FURTHER RESOLVED that the provisions of this Resolution are hereby declared to  
 24 be severable; and, in the event that any zoning map revision, section, subsection, paragraph,  
 25 subparagraph, sentence, clause, phrase, or word of this Resolution is declared invalid or  
 26 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
 27 not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs,  
 28 subsections, sections, or zoning map revisions of this Resolution, since the same would have  
 29 been enacted without the incorporation of this Resolution of any such invalid or unconstitutional

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 word, phrase, clause, sentence, paragraph, subparagraph, subsection, section, or zoning map  
2 revision.

3 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to  
4 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional  
5 District in Prince George’s County. The zoning changes approved by this Resolution shall be  
6 depicted on the official Zoning Map of the County.

Adopted this 7<sup>th</sup> day of June, 2022.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

Underline indicates language added to the Endorsed SMA  
[Brackets] indicate language deleted from the Endorsed SMA