

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2011 Legislative Session**

Resolution No. CR-40-2011  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Turner and Olson  
Co-Sponsors \_\_\_\_\_  
Date of Introduction May 17, 2011

**RESOLUTION**

1 A RESOLUTION concerning  
2 Preparation of a New Sector Plan and Sectional Map Amendment (SMA) and approval of Goals,  
3 Concepts, Guidelines and Public Participation Program for the Greenbelt Metro Area and  
4 MD 193 Corridor, which is a Portion of Planning Area 67

5 For the purpose of initiating an amendment to the 1989 *Approved Master Plan for Langley Park-*  
6 *College Park-Greenbelt and Vicinity*; 1990 *Adopted Sectional Map Amendment for Planning*  
7 *Areas 65, 66, and 67*; and 2001 *Approved Sector Plan and Sectional Map Amendment for the*  
8 *Greenbelt Metro Area*; and approving the Goals, Concepts, Guidelines and Public Participation  
9 Program in order to develop a comprehensive approach to implement the recommendations of  
10 the 2002 *Prince George's County Approved General Plan* to ensure that future development is  
11 consistent with County policies.

12 WHEREAS, the current Sector Plan and Sectional Map Amendment for the Greenbelt  
13 Metro station north and south cores, Capital Office Park, Beltway Plaza and portions of the  
14 Greenbelt Road Corridor, and Franklin Park at Greenbelt Station apartment complex (formerly  
15 known as Springhill Lake) was approved in October 2001; and

16 WHEREAS, the current Master Plan and Sectional Map Amendment (SMA) for additional  
17 properties to be included in the amendment (Portion of Planning Area 67) were approved in  
18 October 1989 and May 1990, respectively; and

19 WHEREAS, Sections 27-225.01 and 27-641 of the Zoning Ordinance establish procedures  
20 whereby the Prince George's County Planning Board may initiate a Master Plan amendment and  
21 a concurrent SMA with the approval of the District Council; and

1           WHEREAS, the approved Fiscal Year 2011 Planning Department Work Program includes  
2 preparation of a sector plan for the Greenbelt Metro area generally located within and adjacent to  
3 the City of Greenbelt, Town of Berwyn Heights, and the City of College Park; and

4           WHEREAS, stakeholder input and Technical Staff analysis indicate expansion of the Sector  
5 Plan and concurrent SMA along the University Boulevard/MD 193 Corridor east of Hanover  
6 Parkway offers an appropriate and desirable opportunity for the County to comprehensively  
7 analyze, plan, and potentially rezone commercial, multifamily, and office properties to fulfill the  
8 goals of the 2002 *Prince George's County Approved General Plan* and improve the County tax  
9 base; and

10           WHEREAS, the Sector Plan area being part of Planning Area 67 is generally comprised of  
11 properties bounded by the Capital Beltway (I-95/I-495), Henry A. Wallace Beltsville  
12 Agricultural Research Center, and the historic center of Greenbelt to the north; the corporate  
13 boundaries of City of College Park to the west; the residential portion of the Town of Berwyn  
14 Heights, Greenbelt National Park, and the Hunting Ridge apartment complex to the south; and  
15 the Windsor Green and Greenbrook residential communities to the east (as shown in Attachment  
16 A); and

17           WHEREAS, the Goals, Concepts, Guidelines, and Public Participation Program  
18 (Attachment B) establish the purpose, the issues to be addressed during the plan preparation, and  
19 the methodology for ensuring adequate community involvement in the planning process; and

20           WHEREAS, the Sector Plan will establish policies and strategies to guide the future growth  
21 and development of the Greenbelt Metro Area and MD 193 Corridor at an intensity appropriate  
22 for the Developed Tier, designated Centers, and designated Corridors, as articulated in the 2002  
23 *Prince George's County Approved General Plan*; and

24           WHEREAS, it is the desire of the District Council to process the Sector Plan and Sectional  
25 Map Amendment concurrently, in accordance with Section 27-225.01.05 of the Zoning  
26 Ordinance, to expedite the process and provide a strong interrelationship between the Sector Plan  
27 and zoning of land as a tool to implement land use recommendations.

28           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
29 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
30 Regional District in Prince George's County, Maryland, that The Maryland-National Capital Park  
31 and Planning Commission is hereby directed to prepare a Sector Plan and a concurrent Sectional

1 Map Amendment (SMA) for the Greenbelt Metro Area and MD 193 Corridor in accordance with  
2 the requirements of Parts 3 and 13 of the Zoning Ordinance.

3 BE IT FURTHER RESOLVED that the District Council has considered and hereby  
4 approves the Goals, Concepts, Guidelines, and Public Participation Program as set forth in  
5 Attachment B.

6 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.  
Adopted this 17<sup>th</sup> day of May, 2011.

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

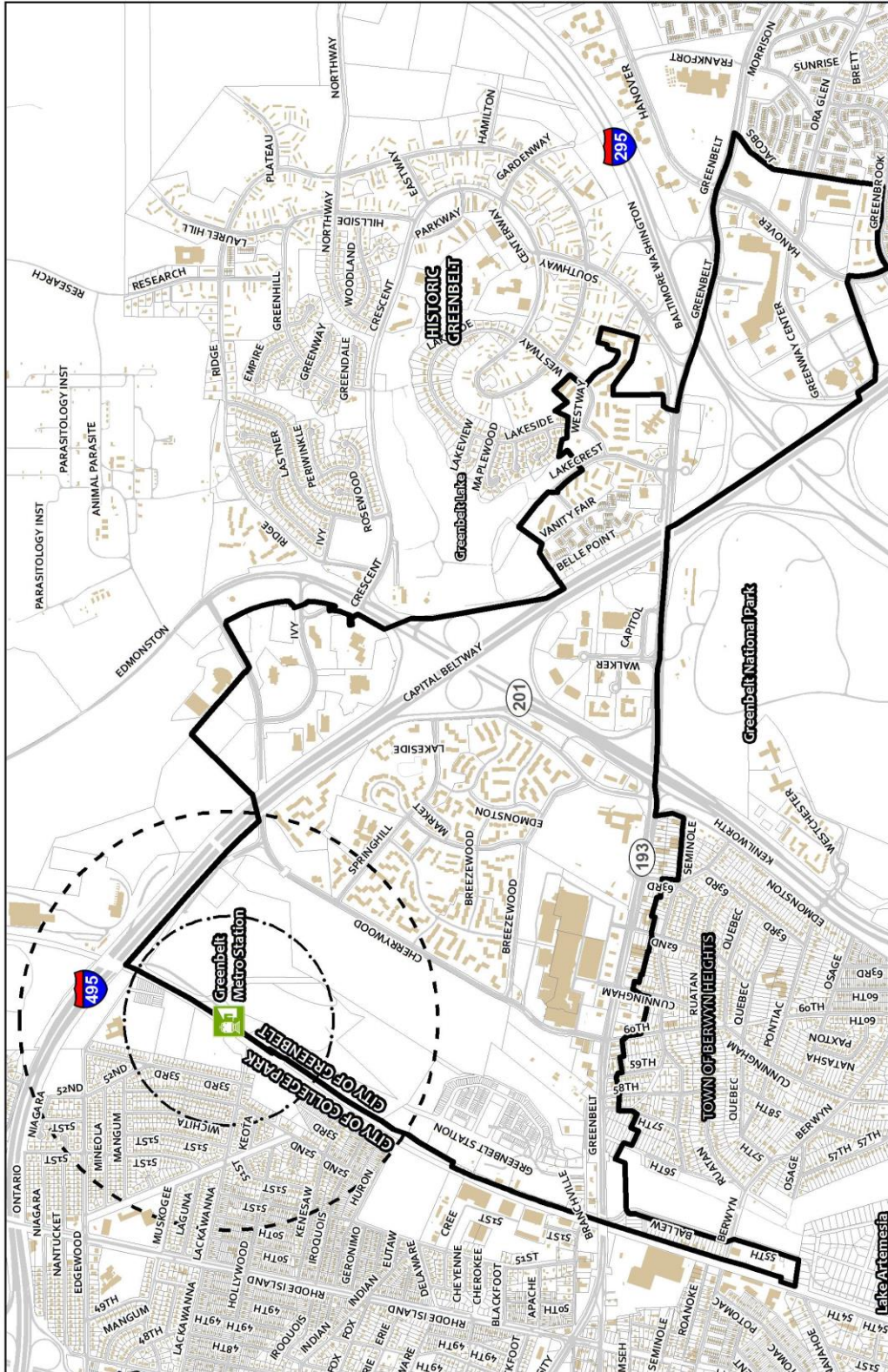
BY: \_\_\_\_\_  
Ingrid M. Turner  
Chair

ATTEST:

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

-- Attachment A --

Greenbelt Metro Area and MD 193 Corridor Sector Plan  
and Sectional Map Amendment (SMA) Boundary



Greenbelt Metro Area and MD 193 Corridor Sector Plan/SMA

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department