

PGCPB No. 2024-027

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan, pursuant to Sections 27-3502(i); and

WHEREAS, on January 16, 2024, the Prince George's County Council, sitting as the District Council, pursuant to Sections 27-3502 and 3503 of the Zoning Ordinance, adopted CR-001-2024, initiating a Minor Plan Amendment concurrent with a Sectional Map Amendment to the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity*; and

WHEREAS, CR-001-2024 proposes to update certain obsolete development pattern recommendations for context-sensitive infill and physical development of residential neighborhoods and commercial areas of the Master Plan in order to align with Plan 2035 Established Communities, Employment Areas, and recent county wide zoning amendments for Commercial, Neighborhood designations—and initiating a concurrent Sectional Map Amendment for a portion of Planning Area 66; and

WHEREAS, a sectional map amendment was prepared concurrently with this minor plan amendment to implement its zoning recommendations for the plan area; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Sections 27-3502(e) and 27-3407(a)(1) of the Zoning Ordinance, held a properly noticed joint public hearing on the proposed Minor Plan Amendment to the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity* on March 19, 2024; and

WHEREAS, a technical staff report has been prepared that analyzes the proposed Minor Plan Amendment to the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity*;

WHEREAS, on April 25, 2024, the Planning Board held a public work session on the proposed Minor Plan Amendment to examine the staff report and the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing, and written testimony (exhibits) contained within the hearing record for the Joint Public Hearing held on March 19, 2024, and

WHEREAS, the Prince George's County Planning Board agrees to amend the proposed Minor Plan Amendment (See Attachment 1: CR-001-2024 Proposed Minor Plan Amendment) based on its review of the record of the Joint Public Hearing, including deletions and additions from the staff errata provided (See Attachment 2: Errata Sheet);

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission does hereby ADOPT the Minor Plan

Amendment to the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity* by this resolution, incorporating therein amendments, deletions, and additions in response to the errata sheet as follows:

Bold Underline indicates language added to the minor plan amendment.

[Bold Brackets] indicate language deleted from the minor plan amendment.

1. Amend street name in the boundary description of the Sectional Map Amendment from 49th Place to 49th Avenue, as follows:

WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be limited to an area north of Berwyn Road, east of 49th [Place] **Avenue**, south of Roanoke Place and Ruatan Street, and west of property 5012 Berwyn Rd, College Park, MD 20740 (Tax Account 2287605); and include the commercially zoned properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736); and

2. Amend Minor Amendment Number Ten to correct numbering sequence as follows:

[1.]A. Neighborhood Focus Area:

[2]**1**. Contains a single property or groups of adjacent properties, totaling 1 to 2 acres of commercial property.

[3]**2**. Surrounded by residential single-family zoning (RSF).

[4]**3**. Access is provided by Residential Roads.

[5]**4**. Is not located within a historic district or neighborhood conservation overlay.

[6]**5**. Composed of a variety of residential and commercial uses associated with the Commercial Neighborhood zone.”

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Minor Plan Amendment has been prepared in accordance with the requirements of Sections 27-3502 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George’s County Zoning Ordinance, the adopted minor plan amendment, and a Technical Staff Report analyzing the minor plan amendment, shall be transmitted concurrently with the endorsed sectional map amendment to the District Council for approval; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George’s County Zoning Ordinance, a copy of this adopted minor plan amendment and its concurrent Sectional Map Amendment will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Minor Plan Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the *Plan Prince Georges*


2035 General Plan (Plan 2035), and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that Prince George's County Planning Board staff is authorized to make appropriate text and graphical revisions to the minor plan amendment and related master plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Dorner, with Commissioners Geraldo, Dorner, Bailey, and Shapiro voting in favor of the motion, and Commissioner Washington absent at its regular meeting held on April 25, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of April 2024.

Peter A. Shapiro
Planning Board Chair

By 
Jessica Jones
Planning Board Administrator



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel