

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2009 Legislative Session

Resolution No. CR-29-2009
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Bland and Dean
Co-Sponsors _____
Date of Introduction May 19, 2009

RESOLUTION

1 A RESOLUTION concerning

2 Subregion 6 Master Plan and Sectional Map Amendment

3 For the purpose of proposing amendments to the Adopted Subregion 6 Master Plan and Endorsed
4 Sectional Map Amendment (Planning Areas 77, 78 (excluding that portion of Planning Area 78
5 included in the 2007 Approved Westphalia Sector Plan), 79, 82A, 82B, 85B, 86A, 86B, 87A and
6 87B), and directing that a public hearing be held to receive testimony on the proposed
7 amendments.

8 WHEREAS, on November 20, 2007, in Council Resolution CR-89-2007, the County
9 Council of Prince George’s County, Maryland, sitting as the District Council, directed The
10 Maryland-National Capital Park and Planning Commission to prepare a new Subregion 6 Master
11 Plan and Sectional Map Amendment, in order to develop a comprehensive approach to
12 implementing the recommendations of the 2002 General Plan and to ensure that future
13 development is consistent with County policies and the endorsed the goals, concepts and
14 guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance;
15 and

16 WHEREAS, the Planning Board granted permission to print the Preliminary Subregion 6
17 Master Plan and Proposed Sectional Map Amendment on December 11, 2008; and

18 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for
19 public facilities were referred to the County Executive and the District Council for review, and
20 were subsequently endorsed for inclusion in the Master Plan proposal; and
21

1 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
2 hearing on the Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment
3 on February 3, 2009; and

4 WHEREAS, the Planning Board held a worksession to consider the public hearing
5 testimony on April 23, 2009; and

6 WHEREAS, on May 7, 2009, the Planning Board, in consideration of the public hearing
7 testimony, adopted the master plan and endorsed the sectional map amendment with revisions, as
8 described in Prince George’s County Planning Board Resolution PGCPB No. 09-66, and
9 transmitted the plan and sectional map amendment to the District Council on May 11, 2009; and

10 WHEREAS, the District Council held a worksession on May 19, 2009 and considered
11 hearing testimony and proposed amendments to the adopted plan and endorsed sectional map
12 amendment, and decided to hold a second joint public hearing to allow public comment on
13 proposed amendments to the adopted plan, as described in this resolution; and

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

19
20 **AMENDMENT 1**

21 **Street Address:** 14503 Main Street
22 **Existing Zone:** R-80 **Endorsed SMA:** N/A **Proposed Amendment Zone:** C-O
23 **Account:** 0234914 **Acreage:** 0.28± acres **Legal Description:** Map 101, Grid E-2, Parcel 184
24 **Existing Use:** Home and Office

25
26 **AMENDMENT 2**

27 **Street Address:** 10600 Marlboro Pike
28 **Existing Zone:** C-O **Endorsed SMA:** C-O **Proposed Zone:** L-A-C Comprehensive Design
29 Zone Prior to approval, requires submittal of a basic plan development concept for the subject
30 property that describes a recommended mix of commercial retail and service uses along with
31 complementary residential densities. The Village L-A-C Minimum tract size is 10 adjoining gross
32 acres; Base residential density is 10du/gross residential acre; Maximum residential density is 15
33 du/gross residential acre; Base commercial intensity is 0.2 FAR; Maximum commercial intensity

1 is 0.64 FAR; Maximum mixed retirement development density is 8du/gross acre.

2 **Account:** 3876778 **Acreage:** 15.32± acres **Legal Description:** Map 100, Grid B-2, Parcel A

3 **Existing Use:** Open/Vacant Land

4
5 **AMENDMENT 3**

6 **Street Address:** 5760 Woodyard Road

7 **Existing Zone:** O-S **Endorsed SMA:** C-O **Proposed Zone:** L-A-C Comprehensive Design

8 Zone Prior to approval, requires submittal of a basic plan development concept for the subject

9 property that describes a recommended mix of commercial retail and service uses along with

10 complementary residential densities. The Village L-A-C Minimum tract size is 10 adjoining

11 gross acres; Base residential density is 10du/gross residential acre; Maximum residential density

12 is 15 du/gross residential acre; Base commercial intensity is 0.2 FAR; Maximum commercial

13 intensity is 0.64 FAR; Maximum mixed retirement development density is 8du/gross acre.

14 **Account:** 1734847 **Acreage:** 0.7181 ± acres **Legal Description:** Map 100, Grid B-3, Parcel 34

15 **Existing Use:** Open/Vacant Land

16
17 **AMENDMENT 4**

18 **Street Address:** 5400 block SE Crain Hwy (MD 301) (north of Chevy Drive)

19 **Existing Zone:** C-M **Endorsed SMA:** N/A **Proposed Zone:** C-S-C

20 **Account:** 0203935 **Acreage:** 11.1636± acres **Legal Description:** Map 102, Grid B-1, Parcel 57

21 **Existing Use:** Open/Vacant Land

22
23 **AMENDMENT 5**

24 **Street Address:** 5400 block SE Crain Hwy (MD 301) (north of Chevy Drive)

25 **Existing Zone:** C-M **Endorsed SMA:** N/A **Proposed Zone:** C-S-C

26 **Account:** 0203927 **Acreage:** 5.9992± acres **Legal Description:** Map 102, Grid B-1, Parcel 83

27 **Existing Use:** Open/Vacant Land

28
29 **AMENDMENT 6**

30 **Street Address:** 15800 Brandywine Road

31 **Existing Zone:** O-S **Endorsed SMA:** C-S-C **Proposed Zone:** C-A

32 **Account:** 1174150 **Acreage:** 2± acres

33 **Legal Description:** Map 156, Grid E-4, Parcel 36

34 **Existing Use:** Country store

AMENDMENT 7

Street Address: 15812 Brandywine Road
Existing Zone: C-S-C **Endorsed SMA:** N/A **Proposed Zone:** O-S
Account: 1174168 **Acreage:** 1.143
Legal Description: Map 156, Grid F-4, Parcel 37
Existing Use: Single family dwelling

AMENDMENT 8

Street Address: 4612 Crain Highway
Existing Zone: R-A **Endorsed SMA:** N/A **Proposed Zone:** M-X-T
Account: 0204628 **Acreage:** .58 ± acres
Legal Description: Map 93, Grid B-4, Part of Lot 16
Existing Use: Single family dwelling

AMENDMENT 9

Street Address: 4706 SE Crain Highway
Existing Zone: C-M **Endorsed SMA:** N/A **Proposed Zone:** M-X-T
Account: 0201467 **Acreage:** 1.403± acres
Legal Description: Map 93, Grid B-4, Parcel 60
Existing Use: Seven-Eleven convenience store with gas pumps

AMENDMENT 10

Street Address: 15610 Marlboro Pike
Existing Zone: C-M/R-A **Endorsed SMA:** C-M **Proposed Zone:** M-X-T
Accounts: 3238672, 3229176 **Acreage:** 4.775± acres
Legal Description: Map 93, Grid B-4, Lot 2
Existing Use: Southern States store

BE IT FURTHER RESOLVED, that, pursuant to Section 27-646 of the Zoning Ordinance, a public hearing shall be scheduled to receive testimony on these 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

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

Adopted this 19th day of May, 2009.

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: _____
Marilynn M. Bland
Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council