

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2012 Legislative Session

Resolution No. CR-10-2012
Proposed by The Chair and Council Member Toles (by request – Planning Board)
Introduced by Council Members Franklin, Davis and Patterson
Co-Sponsors _____
Date of Introduction March 20, 2012

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 Metro Green Line Corridor area,
4 part of Planning Areas 75A and 76A

5 For the purpose of initiating a Sector Plan and concurrent Sectional Map Amendment for the
6 four stations along the Metro Green Line and adjacent communities in southern Prince George's
7 County, and approving goals, concepts, guidelines, and a public participation program in order to
8 develop a comprehensive approach to implement and/or update the recommendations of the
9 *Master Plan and Sectional Map Amendment for the Heights and Vicinity (2000); Suitland Mixed-*
10 *Use Town Center Development Plan (2006); Branch Avenue Corridor Sector Plan and Sectional*
11 *Map Amendment (2008); and, the Subregion 4 Master Plan and Sectional Map Amendment*
12 (2010) to ensure that future development is consistent with County policies.

13 WHEREAS, the Sector Plan area follows and surrounds the alignment of the southern
14 portion of the Metrorail Green Line in Prince George's County and is roughly defined by
15 Southern Avenue as a western boundary, Suitland Road as a northern boundary, Interstate I-495
16 (the "Capital Beltway") as the eastern boundary, and Branch Avenue as the southern boundary;
17 as shown in the Sector Plan boundary map included within Attachment A; and

18 WHEREAS, the Prince George's County Planning Department of the Maryland-National
19 Capital Park and Planning Commission, on behalf of Prince George's County, applied for and
20 received a grant from the U.S. Department of Housing and Urban Development ("HUD") under
21 the 2010 Community Challenge Planning Grant program of the Office of Sustainable Housing

1 and Communities to fund preparation of an action plan to promote and facilitate transit-oriented
2 development along the southern Metro Green Line corridor; and

3 WHEREAS, HUD requires that the approved Sector Plan incorporate and seek to achieve
4 the following Livability Principles established by the Federal Partnership for Sustainable
5 Communities: provide more transportation choices; promote equitable, affordable housing;
6 enhance economic competitiveness; support existing communities; coordinate and leverage
7 federal policies and investment; and, value communities and neighborhoods; and

8 WHEREAS, the Sector Plan will approve development policy and guidelines to provide a
9 mix of uses at an intensity appropriate for land within the Developed Tier, as articulated in the
10 2002 *Approved Prince George's County General Plan*; and

11 WHEREAS, Sections 27-225.01.05 and 27-641 of the Zoning Ordinance of Prince
12 George's County establish procedures whereby the Prince George's County Planning Board may
13 initiate a Sector Plan and a concurrent SMA with the concurrence of the District Council; and

14 WHEREAS, it is the desire of the District Council to process the Sector Plan and Sectional
15 Map Amendment concurrently, in accordance with Section 27-225.01.05 of the Zoning
16 Ordinance, to provide a strong interrelationship between land use recommendations in approved
17 plans and zoning of land; and

18 WHEREAS, preparation of the Sector Plan for the Metro Green Line Corridor will involve
19 coordination with all levels of government, including federal, state, county, and regional
20 agencies on issues pertinent to the project, and requires coordination with and review by HUD of
21 technical reports, outreach materials, and work programs associated with the planning process,
22 the Planning Board is requesting a two-month extension of the eight (8) months scheduled to
23 prepare the preliminary plan document; and

24 WHEREAS, the Goals, Concepts, Guidelines, and Public Participation Program
25 (Attachment A), attached hereto and incorporated as if set forth fully herein establishes the
26 purpose of the planning project, the issues to be addressed during plan preparation, and a
27 methodology for ensuring adequate community involvement throughout the planning process.

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
31 Park and Planning Commission is hereby directed to prepare a Sector Plan and concurrent

1 Sectional Map Amendment (SMA) for the Metro Green Line Corridor in accordance with the
2 requirements of Parts 3 and 13 of the Zoning Ordinance for Prince George’s County, Maryland.

3 BE IT FURTHER RESOLVED that the Goals, Concepts, Guidelines and Public
4 Participation Program (Attachment A) attached hereto and incorporated as it set forth fully
5 herein be and the same are hereby approved.

6 BE IT FURTHER RESOLVED that the District Council hereby approves a two-month
7 extension of the plan preparation schedule, as provided in Section 27-644.

8 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 20th day of March , 2012.

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: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council