

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2000 Legislative Session**

Resolution No. CR-18-2000  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Member Bailey  
Co-Sponsors \_\_\_\_\_  
Date of Introduction April 25, 2000

**RESOLUTION**

1 A RESOLUTION concerning

2 The Sector Plan and Sectional Map Amendment

3 for the Addison Road Metro Town Center and Vicinity

4 For the purpose of proposing amendments to the Sector Plan and Sectional Map Amendment for  
5 the Addison Road Metro Town Center and Vicinity, which define long range land use and  
6 development policies, detailed zoning changes, community improvement proposals, and  
7 redevelopment strategies for a 3.6 square mile section of central Prince George's County,  
8 Maryland, generally bounded on the north by MD 704, on the east by Hill Road and the  
9 powerline which parallels Shady Glen Drive, on the south by Walker Mill Road, and on the west  
10 by Rollins Avenue, the Palmer subdivision area (south and west sides), the Capitol Heights  
11 boundary between Central Avenue and the Washington, D.C., line, Southern Avenue and Eastern  
12 Avenue, and consisting of portions of Planning Area 72, Landover and Vicinity, and portions of  
13 Planning Areas 75 A & B, Suitland-District Heights and Vicinity.

14 WHEREAS, The Maryland-National Capital Park and Planning Commission, with the  
15 concurrence of the District Council in Council Resolution 26-1996, initiated preparation of a  
16 Sector Plan for the Addison Road Metro Area Town Center and Vicinity, in accordance with Part  
17 13, Division 2, of the Zoning Ordinance; and

18 WHEREAS, pursuant to the procedures for preparation of a sector plan, the Prince George's  
19 County Planning Board published an informational brochure and held a public forum on July 25,  
20 1996, to inform the public of the intent and procedures for preparing a sector plan; established  
21 goals, concepts, guidelines and a public participation program; convened a planning group

1 (selected by the community) to formulate solutions to issues; invited the community to three  
2 meetings to review proposed solutions; and formed focus groups to concentrate on specific  
3 issues; and

4 WHEREAS, the District Council adopted Council Resolution CR-35-1998 in accordance  
5 with Section 27-225.01.05 of the Zoning Ordinance, directing The Maryland-National Capital  
6 Park and Planning Commission to prepare and transmit to the District Council a proposed  
7 Sectional Map Amendment (SMA) concurrently with the Sector Plan for the Addison Road  
8 Metro Town Center, consisting of a number of properties to the north, east, south and west of the  
9 station in close proximity to the Addison Road Metro with the potential for Metro-related  
10 development, in order to shorten the overall process and provide a strong interrelationship  
11 between the Sector Plan and the zoning of land in the subject area; and

12 WHEREAS, the District Council and the Prince George's County Planning Board of The  
13 Maryland-National Capital Park and Planning Commission held a duly-advertised joint public  
14 hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment (SMA) for the  
15 Addison Road Metro Town Center and Vicinity on September 13, 1998, and subsequently the  
16 Planning Board adopted the sector plan and endorsed the sectional map amendment as described  
17 in Prince George's County Planning Board Resolution PGCPB No. 99-246 on January 13, 2000;  
18 and

19 WHEREAS, the adopted Sector Plan and the endorsed SMA were transmitted to the  
20 District Council on January 27, 2000, and the Council held worksessions on February 8, 2000,  
21 and April 18, 2000, to review the public hearing testimony and the recommendations of the  
22 Planning Board; and

23 WHEREAS, the District Council supports the proposals in the adopted Sector Plan and  
24 zoning changes described in the endorsed SMA, and the Council proposes amendments to the  
25 adopted Sector Plan and the endorsed SMA as described herein;

26 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince  
27 George's County, Maryland, sitting as the District Council for that part of the Maryland-  
28 Washington Regional District in Prince George's County, Maryland, that the adopted Sector Plan  
29 and the endorsed Sectional Map Amendment (SMA) for the Addison Road Metro Town Center  
30 and Vicinity are hereby proposed for amendment as follows:

1     AMENDMENT 1: Amend Change TC-1 of the Sectional Map Amendment (which proposes to  
2     superimpose the Development District Overlay Zone on the Addison Road Metro Town Center)  
3     to reflect the District Council's final action on Council Bill 8-2000.

4     AMENDMENT 2: Add an applicability section for the Development District Overlay Zone to  
5     the Sectional Map Amendment, and amend the Development District Standards as appropriate to  
6     implement the goals and purposes of the Sector Plan.

7             SECTION 2. BE IT FURTHER RESOLVED that the District Council, after holding a joint  
8     public hearing with the Planning Board to provide an opportunity for public comment on  
9     proposed changes to the Plan and Sectional Map Amendment, may reconsider each amendment,  
10    and may approve the Master Plan and SMA with any one, none, or all of the proposed revisions  
11    or amendments, or any combination of portions thereof.

12            SECTION 3. BE IT FURTHER RESOLVED that, the advertisement associated with this  
13    hearing indicates to property owners within the proposed Development District Overlay Zone  
14    that the Sectional Map Amendment may not change existing zoning.

15            SECTION 4. BE IT FURTHER RESOLVED that, pursuant to Section 27-226 of the  
16    Zoning Ordinance, a public hearing shall be scheduled to receive testimony on these proposed  
17    amendments, and that a copy of this resolution be transmitted to the Prince George's County  
18    Planning Board requesting that its comments be submitted to the Council prior to its action on  
19    the amendments.

Adopted this 25th day of April, 2000.

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: \_\_\_\_\_  
Dorothy F. Bailey  
Chair

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council