

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2014 Legislative Session**

Resolution No. CR-16-2014  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Olson, Franklin, Lehman, Davis and Campos  
Co-Sponsors \_\_\_\_\_  
Date of Introduction March 25, 2014

**RESOLUTION**

1 A RESOLUTION concerning

2                                   The Prince George’s Plaza Transit District Overlay Zone

3 For the purpose of updating the 1998 Prince George’s Plaza Transit District Development Plan  
4 and Transit District Overlay Zoning Map Amendment (“TDDP/TDOZMA”).

5           WHEREAS, the Transit District Overlay Zone (“TDOZ”) is a mapped zone which is  
6 superimposed over other zones in a designated area around a Metro station and which may  
7 modify certain requirements for development within those underlying zones; and

8           WHEREAS, the TDOZ process is intended to ensure that the development of land in the  
9 vicinity of Metro stations maximizes transit ridership, serves the economic and social goals of  
10 the area and the county, and takes advantage of the unique development opportunities provided  
11 by mass transit; and

12           WHEREAS, the purposes of the TDOZ include increasing the use of transit facilities,  
13 maximizing the return on investment in a transit system and improving local tax revenues,  
14 minimizing the costs of extending or expanding public services and facilities by encouraging  
15 appropriate development in the vicinity of transit stations, and attracting an appropriate land use  
16 mix with a desirable urban design relationship and coordinated and integrated urban design and  
17 development scheme; and

18           WHEREAS, the Prince George’s County Council, acting as the District Council, adopted  
19 Zoning Ordinance No. 14-1998 for the Prince George’s Plaza Transit District Development Plan  
20 (TDDP) to promote coordinated and integrated development within the TDOZ; and  
21

1           WHEREAS, the Prince George's County Council, sitting as the District Council, finds  
2 that the existing TDOZ has been less than effective in promoting transit-oriented development or  
3 in leveraging the potential offered by the Prince George's Plaza Metro Station and existing and  
4 future multimodal access to develop a fully integrated regional center specified within the policy  
5 guidance and recommendations of the 2002 *Prince George's County Approved General Plan*;  
6 and

7           WHEREAS, the County Council included an amendment to the existing TDDP/TDOZMA  
8 in the approval of the Prince George's County Planning Department Work Program for Fiscal  
9 Year 2014; and

10           WHEREAS, the City of Hyattsville prepared a *City of Hyattsville Community Legacy*  
11 *Revitalization Plan* in 2003 and adopted its *2011-2015 City of Hyattsville Community*  
12 *Sustainability Plan* in 2011 to promote and facilitate appropriate development at the Prince  
13 George's Plaza Metro Station and other identified redevelopment centers and corridors within its  
14 city limits; and

15           WHEREAS, the 2009 *Approved Countywide Master Plan of Transportation* emphasizes  
16 multimodal transportation networks highlighted by Metro stations and other significant transit  
17 hubs and recognizes the importance of transit-oriented development to the future economic and  
18 physical revitalization and growth of Prince George's County; and

19           WHEREAS, the County Council is interested in maximizing Complete Streets  
20 opportunities, enhancing pedestrian and bicyclist safety, encouraging mass transit ridership, and  
21 streamlining development review procedures and timeframes to encourage and incentivize the  
22 creation of transit-oriented places at the 15 Metro stations within Prince George's County; and

23           WHEREAS, it is the intent of the County Council to build upon past and ongoing efforts  
24 for the transition of the Prince George's Plaza transit district from a suburban office and retail  
25 environment to an urbanized mixed-use, transit-oriented Regional Transit Center in accordance  
26 with the recommendations of *Plan Prince George's 2035: Preliminary General Plan*; and

27           WHEREAS, the County Council wishes to involve the property owners, communities, and  
28 citizens who live, work, or own property in the affected area in the planning process.

29           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
30 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
31 Regional District in Prince George's County, Maryland, that the Planning Board shall prepare an

1 amendment to the TDOZ and TDDP for the Prince George’s Plaza Metro area in accordance  
2 with the Zoning Ordinance.

3 BE IT FURTHER RESOLVED that the Planning Board shall conduct a public outreach  
4 program, during preparation of the revised TDDP, for affected property owners, communities,  
5 and citizens who live, work, or own property therein.

Adopted this 25th day of March, 2014.

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: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

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