

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Resolution No. CR-075-2022
Proposed by The Chair (by request—Planning Board)
Introduced by Council Members Harrison, Turner, Glaros, Medlock, Taveras, Franklin, Streeter
Co-Sponsors _____
Date of Introduction June 7, 2022

RESOLUTION

1 A RESOLUTION concerning
2 The Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan
3 For the purpose of approving, with certain revisions herein that are based on the joint public
4 hearing record of testimony, as an Act of the County Council of Prince George’s County,
5 Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional
6 District in Prince George’s County, the *Adelphi Road-UMGC-UMD Purple Line Station Area*
7 *Sector Plan*, thereby approving a new vision to guide growth and redevelopment within the
8 portion of Planning Area 66 within the sector plan boundaries, generally comprised of the area
9 south of the of the Adelphi Road-UMGC-UMD Purple Line Station, comprised of properties
10 south of MD 193 (University Boulevard) and Campus Drive, east of the University Hills Duck
11 Pond Park, north of the College Heights Estates subdivision, and west of the Central US 1
12 Corridor Sector, including portions of the Cities of College Park and Hyattsville, respectively.
13 WHEREAS, on November 10, 2020, the County Council of Prince George’s County,
14 Maryland, sitting as the District Council, adopted Council Resolution No. CR-123-2020, thereby
15 directing the initiation and preparation of a new sector plan and concurrent sectional map
16 amendment by the Planning Board of the Maryland-National Capital Park and Planning
17 Commission; and
18 WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will
19 amend the 2014 *Prince George’s 2035 Approved General Plan* by defining the center
20 classification and boundaries of the UMD West Center; and
21 WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will

1 replace the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*
 2 for the portion of Planning Area 66 within the sector plan boundaries; and

3 WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will
 4 amend the 2009 *Countywide Master Plan of Transportation, Formula 2040: Functional Master*
 5 *Plan for Parks, Recreation and Open Space*, and the 2017 *Resource Conservation Plan: A*
 6 *Countywide Functional Master Plan* for the portion of Planning Area 66 within the sector plan
 7 boundaries; and

8 WHEREAS, a sectional map amendment was prepared concurrently with this sector plan
 9 to implement the plan's zoning recommendations; and

10 WHEREAS, the District Council, by way of its adoption of CR-123-2020, and pursuant to
 11 the prescriptions of Sections 27-641 and 27-643 of the County Zoning Ordinance, also endorsed
 12 Goals, Concepts, Guidelines and a Public Participation Program to guide the preparation of the
 13 plan, and to establish sector plan area boundaries for the Adelphi Road-UMGC-UMD Purple
 14 Line Station Area Sector Plan; and

15 WHEREAS, as part of the approved Public Participation Program, the Planning staff of
 16 the Maryland-National Capital Park and Planning Commission engaged a broad spectrum of
 17 stakeholders, including community leaders and residents, business and property owners,
 18 advocacy groups, nonprofit organizations, developers, as well as other municipal, County, State,
 19 and regional agencies; and

20 WHEREAS, on October 28, 2021, the Planning Board granted permission to print the
 21 Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and its
 22 concurrent Proposed Sectional Map Amendment (SMA) and release those to the public; and

23 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
 24 hearing on the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan
 25 and its concurrent Proposed Sectional Map Amendment on January 18, 2022; and

26 WHEREAS, pursuant to Section 27-645(b)(1) of the prior Zoning Ordinance, the County
 27 Executive and the District Council reviewed the Public Facilities and Transportation and
 28 Mobility elements of the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area
 29 Sector Plan in order to identify inconsistencies between the proposed public and transportation
 30 facilities recommended within the preliminary Sector Plan and existing County or state public

Underline indicates language added to the Adopted Plan

[Brackets] indicate language deleted from the Adopted Plan

1 and transportation facilities, as embodied in the District Council adopted CR-24-2022 on March
2 29, 2022; and

3 WHEREAS, on April 1, 2022, the provisions of the County’s 2018 adopted Zoning
4 Ordinance took effect; and

5 WHEREAS, on April 7, 2022, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance,
6 the Planning Board voted to accept into the public hearing record four pieces of testimony
7 received by the Clerk of the County Council after the close of the public hearing record at 5:00
8 pm on February 2, 2022 (Exhibits T-1 through T-4); and

9 WHEREAS, on April 7, 2022, the Prince George’s County Planning Board held a public
10 work session to examine the analysis of testimony, transcripts of oral testimony provided at the
11 Joint Public Hearing (on January 18, 2022), and written testimonies (exhibits) contained within
12 the joint public hearing record; and

13 WHEREAS, on April 14, 2022, the Planning Board, in response to the public hearing
14 testimony, adopted the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector
15 Plan with revisions in Prince George’s County Planning Board Resolution of Plan Adoption
16 PGCPB No. 2022-41, and transmitted the adopted Sector Plan to the District Council on April
17 18, 2022; and

18 WHEREAS, on May 12, 2022, and May 31, 2022, respectively, the District Council held
19 duly advertised public work sessions, convened as the Committee of the Whole, to examine the
20 Planning Board adopting resolution, the analysis of testimony prepared by the staff, as well as
21 the array of exhibits and other testimony within the record of public hearing testimony; and

22 WHEREAS, after respective procedural and substantive presentations by legal counsel to
23 the Council and Planning Board staff, as well as questions and other discussion regarding the
24 record of hearing testimony for the adopted Sector Plan by members of the District Council, the
25 Committee of the Whole voted favorably on May 31, 2022 to direct staff to prepare a Resolution
26 of Approval of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

27 WHEREAS, on June 2, 2022, the Planning Board reviewed the amendments contained in
28 this resolution and transmitted their comments to the District Council; and

29 WHEREAS, upon approval by the District Council, the Adelphi Road-UMGC-UMD Purple
30 Line Station Area Sector Plan will amend the 2014 *Prince George’s 2035 Approved General*

Underline indicates language added to the Adopted Plan

[Brackets] indicate language deleted from the Adopted Plan

1 *Plan* by defining the center classification and boundaries of the UMD West Center; and

2 WHEREAS, upon approval by the District Council, the Adelphi Road-UMGC-UMD
3 Purple Line Station Area Sector Plan will replace the 1989 *Approved Master Plan for Langley*
4 *Park-College Park-Greenbelt and Vicinity* for the portion of Planning Area 66 within the sector
5 plan boundaries; and

6 WHEREAS, upon approval by the District Council, the Adelphi Road-UMGC-UMD
7 Purple Line Station Area Sector Plan will amend the 2009 *Approved Countywide Master Plan of*
8 *Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space,*
9 and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan* for
10 the portion of Planning Area 66 within the sector plan boundaries; and

11 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
12 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
13 Regional District in Prince George's County, Maryland, that the 2022 Adelphi Road-UMGC-
14 UMD Purple Line Station Area Sector Plan as adopted by Planning Board and embodied within
15 the resolution adopted on April 14, 2022, PGCPB No. 2022-41, as set forth in Attachment A,
16 which is attached hereto and incorporated as if restated fully herein, be and the same is hereby
17 APPROVED, subject to the following, revisions, in accordance with express prescriptions of
18 law:

19 **REVISION NUMBER 1:**

20 On page 82, add a new Strategy NE 1.3 as follows:

21 NE 1.3: Maximize the forested buffer along Guilford Run.

22 a. Any new development should be designed to maximize buffers beyond one-hundred
23 (100) feet measured from the top of the bank on each side of the stream.

24 b. Amend applicable county codes to increase the minimum forest buffer requirements.

25 **REVISION NUMBER 2:**

26 On page 82, add a new Strategy NE 1.4: Acquire additional portions of properties to be
27 added to the Guilford Run Stream Valley Park (Conservation Area C).

28 **REVISION NUMBER 3:**

29 On page 82, add a new Strategy NE 1.5: Tree requirements associated with the Woodland
30 and Wildlife Habitat Ordinance should be fulfilled within the Guilford Run sub-watershed unless

Underline indicates language added to the Adopted Plan

[Brackets] indicate language deleted from the Adopted Plan

1 a receiving location is deemed unavailable pursuant to Section 25-122 of the Woodland and
 2 Wildlife Conservation Ordinance.

3 **REVISION NUMBER 4:**

4 On page 60, add a new Strategy TM 1.3: Coordinate with property owners to create a
 5 minimum street grid that facilitates the movement of vehicles, bikes, and people safely including
 6 road access off of Adelphi Road and Mowatt Lane as recommended in Table 7 and additional
 7 road access onto Campus Drive at or near its intersection with Presidential Drive. All streets
 8 should avoid impacting the Regulated Area of the Countywide Green Infrastructure Network.

9 **REVISION NUMBER 5:**

10 Revise Strategy TM 3.1 as follows:

11 TM 3.1: Provide primary access to 7500 Mowatt Lane by constructing new recommended street
 12 UC-201 (See Table 7. *Recommended Master Plan Transportation Complete and Green Streets*;
 13 and Map 19. *Master Plan of Transportation Complete and Green Street Recommendations*).

14 Replace the previously approved vehicular access on the southern side of the property with
 15 Shared-Use Path T-206. (See Map 20. *Recommended Bicycle and Pedestrian Facilities*), as far
 16 north on the parcel as possible, and outside the hundred (100) feet stream buffer recommended
 17 by Strategy NE 1.3(a), while still providing critical connectivity.

18 **REVISION NUMBER 6:**

19 Add new Strategy EP 1.4 to the Economic Prosperity Element of the plan as follows:

20 EP 1.4: Coordinate with UMD to update their UMD Facilities Master Plan 2011-2030 for the
 21 west portion of campus, in particular Parking Lot 1, to integrate transit-oriented development,
 22 sustainability, and stormwater management best practices.

23 **REVISION NUMBER 7:**

24 Delete the text of Strategy EP 2.2 entirely.

25 **REVISION NUMBER 8:**

26 Revise Map 10 and Table 19, to designate the following parcels in the Edge of the UMD
 27 West Local Transit Center:

- 28 a) 7604 Mowatt Lane (Parcel 30, Tax ID 2287050)
- 29 b) 7601 Mowatt Lane (Parcel 31, Tax ID 4007274)
- 30 c) Knox Road (Parcel 33, Tax ID 241171)

Underline indicates language added to the Adopted Plan

[Brackets] indicate language deleted from the Adopted Plan

1 Designate the Guilford Drive right-of-way abutting Parcel 33 in the Edge of the UMD West
2 Local Transit Center. Revise all maps and tables that show the UMD West Local Transit Center
3 Core and Edge accordingly.

4 **REVISION NUMBER 9:**

5 Adjust the transparency on Map 23. Proposed Amendments to the Countywide Green
6 Infrastructure Network, so that the base map showing existing streets and buildings is visible.

7 **REVISION NUMBER 10:**

8 Add the property at 7604 Mowatt Lane (Tax Account 2287050) to Strategy LU 1.7.

9 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
10 textual and graphical revisions to the Master Plan to correct identified errors, reflect updated
11 information and revisions, and otherwise incorporate the changes reflected in this Resolution.

12 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
13 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
14 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
15 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
16 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
17 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
18 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
19 clause, section, zone, zoning map, or part had not been included therein.

Underline indicates language added to the Adopted Plan

[Brackets] indicate language deleted from the Adopted Plan

Adopted this 7th day of June, 2022.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council