

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

Resolution No. CR-98-2014
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Member Olson
Co-Sponsors _____
Date of Introduction October 21, 2014

RESOLUTION

1 A RESOLUTION concerning

2 The College Park-Riverdale Park Transit District Overlay Zone

3 For the purpose of proposing amendments to the *Adopted College Park-Riverdale Park Transit*
4 *District Development Plan* and Endorsed Transit District Overlay Zoning Map Amendment and
5 directing that an additional public hearing be held before the District Council in order to receive
6 public testimony on the proposed amendments.

7 WHEREAS, on June 18, 2013, the Prince George's County Council, sitting as the District
8 Council, adopted CR-57-2013, thereby initiating an amendment to the 1997 *Transit District*
9 *Development Plan for the College Park-Riverdale Transit District Overlay Zone* and portions of
10 the 1989 *Langley Park-College Park-Greenbelt Master Plan* and 1990 *Sectional Map*
11 *Amendment for Planning Areas 65, 66, and 67*; and the 1994 *Planning Area 68 Master Plan and*
12 *Sectional Map Amendment*; as well as certain County functional master plans, including the 1983
13 *Functional Master Plan for Public School Sites*; the 2005 *Countywide Green Infrastructure*
14 *Functional Master Plan*; the 2008 *Public Safety Facilities Master Plan*; the 2009 *Countywide*
15 *Master Plan of Transportation*; the 2010 *Historic Sites and Districts Plan*; and the 2010 *Water*
16 *Resources Functional Master Plan*; and

17 WHEREAS, the planning area of the *Adopted College Park-Riverdale Park Transit District*
18 *Development Plan* is generally bounded by the College Park Airport to the north; the Metrorail /
19 MARC / CSX tracks to the west; the residential portion of the Town of Riverdale Park to the
20 south; and the Northeast Branch Stream Valley Park to the east; and
21

1 WHEREAS, the purpose of the *Adopted College Park-Riverdale Park Transit District*
2 *Development Plan* is to develop a comprehensive plan that sets policies and strategies that build
3 upon the land use policy guidance within the 2014 *Plan Prince George's 2035 General Plan* for
4 regional transit districts and the innovation corridor, more specifically: establishing a
5 community-focused, realistic approach for implementation of a key County vision toward transit-
6 oriented, mixed-use development that realize the countywide and municipal economic benefits of
7 a major Metro station and two proposed Purple Line stations; recognizing the historical
8 importance of the natural environment and the College Park Airport; employing best practices
9 for planning and development to ensure the most comprehensive and sensitive approach to
10 environmental stewardship, floodplain and stormwater management, future growth, pedestrian
11 and bicycle connectivity, transportation management strategies, and economic and community
12 development; and incorporate the County's first health impact assessment conducted for a
13 comprehensive planning effort to create a healthier community; and

14 WHEREAS, the *Adopted College Park-Riverdale Park Transit District Development Plan*
15 contains a comprehensive rezoning element, known as the Endorsed Transit District Overlay
16 Zoning Map Amendment, intended to implement the land use recommendations of the transit
17 district development plan for the foreseeable future; and

18 WHEREAS, on May 29, 2014, the Prince George's County Planning Board of the
19 Maryland-National Capital Park and Planning Commission held a duly advertised public hearing
20 on the *Preliminary College Park-Riverdale Park Transit District Development Plan* and
21 Proposed Transit District Overlay Zoning Map Amendment; and

22 WHEREAS, on June 26, 2014, the Planning Board held a public work session on the
23 *Preliminary College Park-Riverdale Park Transit District Development Plan* to examine staff's
24 analysis of the testimony received in the public hearing record at the May 29, 2014, Planning
25 Board public hearing, as well as exhibits received before the close of the Planning Board Public
26 Hearing record of testimony on June 13, 2014, and to consider the staff's recommendations
27 thereon; and

28 WHEREAS, the Planning Board voted to include one item of late testimony into the public
29 hearing record, identified as Exhibit 31, and to continue its public work session until its July 10,
30 2014, meeting; and
31

1 WHEREAS, on July 17, 2014, the Planning Board voted to adopt Resolution PGCPB No.
 2 14-61, thereby adopting the transit district development plan and endorsing the transit district
 3 overlay zoning map amendment with further amendments, extensions, deletions, and additions in
 4 response to the public hearing record; and

5 WHEREAS, on July 28, 2014, and pursuant to Section 27-213.04(b)(1) of the Zoning
 6 Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County
 7 Code, the Planning Board transmitted the *Adopted College Park-Riverdale Park Transit District*
 8 *Development Plan* and Endorsed Transit District Overlay Zoning Map Amendment to the
 9 District Council; and

10 WHEREAS, on September 16, 2014, the District Council conducted a duly advertised
 11 public hearing on the *Adopted College Park-Riverdale Park Transit District Development Plan*
 12 and Endorsed Transit District Overlay Zoning Map Amendment; and

13 WHEREAS, on October 14, 2014, the District Council held a work session to consider the
 14 record of public hearing testimony, along with the Planning Board's recommendations embodied
 15 in PGCPB No. 14-61 and, after discussion thereon, directed staff to prepare a Resolution
 16 proposing certain amendments to the Adopted Transit District Development Plan and Endorsed
 17 Transit District Overlay Zoning Map Amendment, and further directing that a second District
 18 Council public hearing be held to take public testimony on the proposed amendments.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 20 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 21 Regional District in Prince George's County, Maryland, that at the forthcoming District Council
 22 public hearing, testimony shall be accepted concerning the following amendments to the
 23 Adopted Transit District Development Plan and Endorsed Transit District Overlay Zoning Map
 24 Amendment:

25 **A. AMENDMENTS TO THE ADOPTED TRANSIT DISTRICT DEVELOPMENT PLAN**

26 **AMENDMENT 1:**

27 Revise the plan language under section 2, "Existing Approvals and Addressing
 28 Phasing/Transitions" on page 35 to clarify the overall relationship of existing development
 29 approvals with the Approved TDDP. Remove the text box on page 36 of the Adopted TDDP.
 30
 31

AMENDMENT 2:

Add a new paragraph to the end of the discussion of the Riverside Covenants on page 35 to read: “Property owners are encouraged to pursue development opportunities and designs that implement the vision and goals of the TDDP. If the Riverside Covenants remain in place, the Zoning Ordinance allows for flexibility for the Planning Board to apply different development standards through the amendment process.”

AMENDMENT 3:

Revise paragraph two under the subheading, “Effect of 1997 Parking Requirements” on page 65, as follows: “Over the medium-to-long term, as the Purple Line is constructed and the transit district transitions to more of a true transit-oriented area, the parking ratios originally established in 1997 are reasonable and appropriate as targets for new development....”

AMENDMENT 4:

Add language to pages 92-95 of the adopted TDDP, as set forth in the paragraphs below, to reflect the ongoing conversations between staff, major property owners, DPIE, DPW&T, and DOE regarding the most appropriate measures to address identified floodplain, compensatory storage, and stormwater management concerns within the transit district, and the need for these conversations to continue as development and redevelopment occurs:

- a.) Add a new paragraph at the end of the Water Quality and Stormwater Management background section on pages 92-93 to read: “It will be essential to continue the conversation of appropriate area-wide and site-specific water quantity, quality, and stormwater management approaches in order to achieve the overall vision and goals for the development of the transit district. Innovative collaboration between the private sector, affected municipalities, and public agencies including the Department of Permitting, Inspections, and Enforcement; Department of Public Works and Transportation; and Department of the Environment will be key to addressing the challenges posed by stormwater and floodplain management to achieve the TDDP vision. As one of the first actions of this collaborative process, the county’s 100-year floodplain study for the portions of the Anacostia River Watershed within and adjacent to the transit district should be updated to establish a current baseline of existing conditions to inform development proposals.”

b.) Retain the Planning Board’s revisions in the adopted TDDP to generalize the discussion of the urban conservation park throughout the TDDP and eliminate all specific references to the Litton Property as the preferred location for an urban conservation park, but revise the discussion of the proposed urban conservation park on page 95 to read: “Residents placed high priority on preserving open space throughout the transit district. One suggestion called for creating a buffer zone near existing parks to preserve open space. Others emphasized the desire for additional tree canopy coverage and places for floodwaters to slow and reduce pressures downstream. [The easternmost portion of the Litton Property is the best site within the transit district identified to date that can serve multiple functions, including improved water quality, control of water quantity, stormwater management, floodplain compensatory storage, and additional trail connections and synergistic learning opportunities. While this TDDP recognizes the University of Maryland has obtained subdivision approval for development of the Litton Property at the time of this writing, this area contains two types of hydric and poorly drained soils that make it an ideal location for the creation of an urban conservation park that provides the much needed water quantity, water quality, and stormwater management controls to support development and, potentially, recreational opportunities for people working and living in the area.] The opportunity exists for the development of an urban conservation park within the transit district at a location to be determined that will provide the much needed water quantity, water quality, and stormwater management controls to support development and could serve as an area amenity providing recreational opportunities for people working and living in the area; add value to the proposed neighborhoods and the overall transit district; and contribute to marketing and branding to draw new residents and businesses. Refer to the text box on the following page for additional detail and the potential benefits of an urban conservation park.

AMENDMENT 5:

Add a new Strategy 1.3 on page 96 to read: “Update the county’s 100-year floodplain study for the portions of the Anacostia River Watershed within and immediately adjacent to the transit district to provide a current baseline of existing and anticipated floodplain conditions.”

Renumber remaining Strategies accordingly.

AMENDMENT 6:

Add a new action step “ES5” to the implementation action table on page 147 to read:
“Update the county’s 100-year floodplain study for the portions of the Anacostia River Watershed within and immediately adjacent to the transit district to provide a current baseline of existing and anticipated floodplain conditions.” The potential parties involved would include Prince George’s County and M-NCPPC, and the timeframe would be ongoing.

Renumber remaining action steps accordingly.

AMENDMENT 7:

Simplify language and tables throughout pages 208-12 of the Adopted TDDP, to ensure easy understanding of parking expectations and a policy that reflects best practices for transit oriented development while at the same time accommodating desired uses in the plan.

B. AMENDMENTS TO THE ENDORSED TRANSIT DISTRICT**OVERLAY ZONING MAP AMENDMENT****AMENDMENT 8:**

Add the following properties back to Zoning Change Number 1, on pages 167-171 and 177, provided that the property owner(s) provide consent for rezoning from the M-X-T Zone to the M-U-I Zone prior to final action on the Adopted TDDP and Endorsed TDOZMA by the District Council:

- a.) 5018 College Avenue (Tax ID 21-2309367)
- b.) 5012 College Avenue, Lots 25-29 (Tax ID 21-2309383)
- c.) 5014 College Avenue (Tax ID unknown)
- d.) 5108 College Avenue, Lots 31-33 (Tax ID 21-2309268)
- e.) 5100 College Avenue, Lots 36-40 (Tax ID 21-2309300)
- f.) 5110 College Avenue, Lots 28-30 (Tax ID 21-2309250)
- g.) 5109 Litton Avenue, Lots 4-5 (Tax ID 21-2309235)
- h.) 5011 Litton Avenue, Lots 8-18 (Tax ID 21-2309096)
- i.) 5111 Litton Avenue, Lots 6-9 (Tax ID 21-2309243)
- j.) Litton Avenue, Lots 34-35 (Tax ID 21-2309276)
- k.) 7415 Corporal Frank Scott Drive (Tax ID 21-2309284)
- l.) Corporal Frank Scott Drive, Lot 41 (Tax ID 21-2309284)
- m.) Corporal Frank Scott Drive, Lots 42-44 (Tax ID 21-2309292)

AMENDMENT 9:

Revise TDOZMA Zoning Change Numbers 1, 3, and 4, as reflected below, to retain properties in the M-X-T (Mixed-Use Transportation Oriented) Zone where consent for rezoning has not been granted. Specifically, the following properties will be deleted from these zoning changes, unless the property owner(s) provide consent for rezoning from the M-X-T Zone prior to final action on the Adopted TDDP and Endorsed TDOZMA by the District Council:

a.) Zoning Change Number 1

- i. 50th Avenue, Lot 1 (Tax ID 21-2358521)
- ii. 50th Avenue, Part of Lots 40-43 and Lot 44 (Tax ID 21-2358638)
- iii. 50th Avenue, Part of Lots 38-39 (Tax ID 21-2358620)
- iv. 50th Avenue, Lots 1-2 (Tax ID 21-2296283)
- v. 51st Avenue, Part of Lots 14-17 (Tax ID 21-2358802)
- vi. 51st Avenue, Part of Lots 18-20 (Tax ID 21-2358570)
- vii. 51st Avenue, Part of Lots 22-23 (Tax ID 21-2358588)
- viii. 51st Avenue, Part of Lots 14-17 (Tax ID 21-2358562)
- ix. Knox Avenue, Part of Lots 33-35 (Tax ID 21-2358612)
- x. Knox Avenue, Part of Lots 8-9 (Tax ID 21-2358877)
- xi. Knox Avenue, Lots 24-28 (Tax ID 21-2358596)
- xii. Knox Avenue, Lots 29-31 and Part of Lot 32 (Tax ID 21-2358604)
- xiii. Knox Avenue Part of Lots 10-13 (Tax ID 21-2359149)
- xiv. Knox Avenue, Parcel 185 (Tax ID 21-2362440)
- xv. Knox Avenue, Parcel 186 (Tax ID 21-2358851)
- xvi. Lehigh Road, Lots 10-13 (Tax ID 21-2358554)
- xvii. Lehigh Road, Lots 2-5 (Tax ID 21-2358539)
- xviii. Lehigh Road, Lots 6-9 (Tax ID 21-2358547)
- xix. 5001 College Avenue, Lots 41-44 (Tax ID 21-2296259)

b.) Zoning Change Number 3

- i. 50th Avenue, Part of Lots 43-44 (Tax ID 21-2359115)
- ii. 50th Avenue, Part of Lots 43-44 (Tax ID 21-2411445)
- iii. 51st Avenue, Former Part of Lot 24 (Tax ID 21-2358810)
- iv. 51st Avenue (Tax ID 21-2359099)

- v. Calvert Avenue, Part of Lots 31-34 (Tax ID 21-2358935)
- vi. Calvert Avenue, Lots 5, 6, and 8-10 (Tax ID 21-2358943)
- vii. Calvert Avenue, Part of Lots 29-30 (Tax ID 21-2359156)
- viii. Calvert Avenue, Part of Lots 25-28 (Tax ID 21-2358885)
- ix. 5001 Paint Branch Parkway, Lot 4 (Tax ID 21-2359123)
- x. 5001 Paint Branch Parkway, Lot 1 (Tax ID 21-2358778)
- xi. 5001 Paint Branch Parkway, Part of Lots 1-8 and 24-26 (Tax ID 21-2358950)
- xii. 5001 Paint Branch Parkway, Aban St Between Blk 32 & 38 (Tax ID 21-2358984)
- xiii. 7350 50th Avenue, Lots 2-5 and Lots 37-42 (Tax ID 21-2316016)
- xiv. Five unknown Food and Drug Administration parcels with Tax ID 21-9999999

c.) Zoning Change Number 4

- i. 4931 Calvert Road, Parcel 177 (Tax ID 21-3073004)

Note: This Parcel was administratively created in summer 2014 when a prior mapping error was identified and corrected. Tax ID 21-3073004, Parcel 177 was listed in the Preliminary and Adopted TDDP, and the Proposed and Endorsed TDOZMA, as part of Parcel 159 and Tax ID 21-2411551.

- ii. 4300 River Road, Lot 11 (Tax ID 21-3515913)
- iii. 7201 River Road, Parcel 195 (Tax ID 21-2359933)
- iv. One unknown GSA parcel northeast of Parcel 195 with Tax ID 21-9999999

AMENDMENT 9:

Revise Maps 18 (Proposed Zoning Changes) and 19 (Proposed TDOZMA Zoning) on pages 164 and 165, and Table 18 (Existing and Proposed Zoning Inventory in Acres) to reflect the changes listed in Amendments 6 and 7, above.

AMENDMENT 10:

Add property information for tax account 3515913 to the zoning change table for TDOZMA Change Number 4.

1 BE IT FURTHER RESOLVED that, pursuant to Section 27-213.05(b) of the Zoning
2 Ordinance, a public hearing shall be scheduled in order for the District Council to receive
3 testimony on the proposed amendments; in addition, a copy of this Resolution shall be
4 transmitted to the Prince George's County Planning Board for written comments on the proposed
5 amendments, and any comments from Planning Board on the proposed amendments shall be
6 submitted to the District Council prior to, or at the time of, the public hearing on the foregoing
7 amendments.

8 BE IT FURTHER RESOLVED that the District Council, upon conducting a public
9 hearing on the proposed amendments, may reconsider each amendment, and may further approve
10 the Transit District Development Plan and Transit District Overlay Zoning Map Amendment
11 with all, any, one or more, or none of the amendments proposed herein.

Adopted this 21st day of October, 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