

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session**

Resolution No. CR-123-2020

Proposed by The Chair (by request – Planning Board)

Introduced by Council Members Turner, Hawkins, Davis, Taveras, Franklin, Glaros,
Harrison and Ivey

Date of Introduction November 10, 2020

RESOLUTION

1 A RESOLUTION concerning

2 The Adelphi Rd-UMGC/UMD Purple Line Station Area Sector Plan and Sectional Map
3 Amendment

4 For the purpose of initiating a new Sector Plan and concurrent Sectional Map Amendment for
5 portions of Planning Areas 65 and 66 of the Maryland-Washington Regional District in Prince
6 George’s County, Maryland and approving Goals, Concepts, Guidelines, and a Public
7 Participation Program for the project pursuant to Part 13 of the Zoning Ordinance.

8 WHEREAS, Part 13 of the Zoning Ordinance of Prince George's County, Maryland, sets
9 forth the requirements for initiation of an area master plan by the Prince George's County
10 Planning Board of the Maryland-National Capital Park and Planning Commission with the
11 approval or concurrence of the District Council; and

12 WHEREAS, the Planning Department’s Fiscal Year 2021 Budget and Work Programs
13 included preparation of a new Sector Plan for Adelphi Rd-UMGC/UMD Purple Line Station
14 Area (Planning Areas 65 and 66) and, accordingly, the Planning Department engaged a
15 consultant team to assist staff in the gathering and analysis of data and identification of issues to
16 be addressed through such a planning effort; and

17 WHEREAS, a new Sector Plan for this area of Prince George’s County is necessary to
18 implement the recommendations of Plan Prince George’s 2035 Approved General Plan (Plan
19 2035), the County’s comprehensive plan for growth and development, including those
20 recommendations specific to the UMD West and UMD Center Campus Centers and the
21 Established Communities; and

1 WHEREAS, a new Sector Plan for this area of Prince George’s County is further necessary
2 to amend Plan 2035 by defining the boundaries of the UMD West and UMD Center Campus
3 Centers; and

4 WHEREAS, the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and
5 Vicinity contains no vision, goals, policies, or strategies for the Adelphi Rd-UMGC/UMD Purple
6 Line Station or surrounding communities that reflect the impact of light rail transit on housing
7 demand, land use, the multimodal transportation network, or the natural environment; and

8 WHEREAS, a new sector plan for the portions of the Planning Areas 65 and 66 will create
9 the County’s policies for land use, economic prosperity, transportation and mobility, the natural
10 environment, housing and neighborhoods, community heritage, culture, design, healthy
11 communities, and public facilities within this sector; and

12 WHEREAS, the proposed sector plan will make land use recommendations that may
13 inform the concurrent sectional map amendment should reclassification of properties pursuant to
14 the appropriate procedures within the County’s adopted 2018 Zoning Ordinance be necessary;
15 and

16 WHEREAS, pursuant to Section 27-640(a) of the Zoning Ordinance, upon approval by the
17 County Council of Prince George's County, Maryland, sitting as the District Council, the
18 proposed sector plan will amend Plan 2035, will replace the 1989 Approved Master Plan for
19 Langley Park-College Park-Greenbelt and Vicinity within the Adelphi Road-UMGC/UMD
20 Purple Line Station Area Sector, and may amend the County’s functional master plans; and

21 WHEREAS, at its October 29, 2020 regular meeting, the Prince George’s County Planning
22 Board of The Maryland-National Capital Park and Planning Commission endorsed the project’s
23 Goals, Concepts, and Guidelines and Public Participation Program, as set forth in Attachment A;
24 and

25 WHEREAS, pursuant to Section 27-644(a)(1) of the Zoning Ordinance, the District
26 Council has reviewed the Goals, Concepts, and Guidelines and Public Participation Program and
27 finds that they address an appropriate range of issues to be evaluated through development of the
28 preliminary sector plan and that the methodology for ensuring adequate community involvement
29 is consistent with the requirements of Section 27-643 of the Zoning Ordinance and should be
30 approved; and

31 WHEREAS, Section 27-225.01.05 of the Zoning Ordinance of Prince George’s County

1 establishes procedures whereby the Prince George’s County Planning Board may initiate a
2 Sector Plan and a concurrent Sectional Map Amendment with the approval of the District
3 Council; and

4 WHEREAS, it is the desire of the District Council to process the Adelphi Road-
5 UMGC/UMD Purple Line Station Area Sector Plan and Sectional Map Amendment
6 concurrently, in accordance with Section 27-225.01.05 of the Zoning Ordinance, to provide a
7 strong interrelationship between land use recommendations in approved plans and the zoning of
8 land; and

9 WHEREAS, preparation of the Adelphi Road-UMGC/UMD Purple Line Station Area
10 Sector Plan and Sectional Map Amendment (“SMA”), will involve coordination with all levels
11 of government, including federal, state, county, and regional agencies, on issues pertinent to the
12 project, and work programs associated with the planning process; and

13 WHEREAS, the Planning Board finds that complexity of the planning process and the
14 complexity of the plan area necessitate significant public and stakeholder engagement and data
15 analysis and requests, pursuant to Section 27-644(a)(3) of the Zoning Ordinance, a four-month
16 extension to the period for preparation of the preliminary sector plan; and

17 WHEREAS, the District Council concurs with the Planning Board’s analysis of the
18 complexity of preparation of this sector plan and SMA and with the proposed project schedule as
19 described in Attachment A.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
21 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
22 Regional District in Prince George’s County, Maryland, that the Prince George’s County
23 Planning Department of The Maryland-National Capital Park and Planning Commission is
24 hereby directed to prepare a sector plan and concurrent Sectional Map Amendment for the
25 subject portion of Planning Area 65 and 66 in accordance with Parts 3 and 13 of the Zoning
26 Ordinance of Prince George’s County, Maryland.

27 BE IT FURTHER RESOLVED that the District Council has considered and hereby
28 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in
29 Attachment A to this Resolution.

30 BE IT FURTHER RESOLVED that this action conforms to the requirements of Section 27-
31 3502(c) of the Zoning Ordinance.

1 BE IT FURTHER RESOLVED that the District Council approves the Project Schedule set
2 forth in Attachment A to this Resolution, including a four-month extension to the period for
3 preparation of a sector plan required by Section 27-644(a)(2) of the Zoning Ordinance.

4 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.
Adopted this 10th day of November, 2020.

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: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council