COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session

Resolution No. CR-1-2016

Proposed by Council Member Franklin

Introduced by Council Members Franklin and Taveras

Co-Sponsors

Date of Introduction December 1, 2015

RESOLUTION

A RESOLUTION concerning

The 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment

For the purpose of initiating a minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment Development District Standards to clarify the exemption for certain development in the Branch Avenue Metro Station Area.

WHEREAS, on February 25, 2014, via adoption of CR-9-2014 and CR-10-2014, respectively, the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George’s County, Maryland, approved the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment; and

WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince George’s County, Maryland, the comprehensive zoning proposals approved by the District Council included a D-D-O (Development District Overlay) Zone superimposed over the geographic area of the County included within the plan area boundaries for the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-548.19 of the Zoning Ordinance, the purpose of the D-D-O Zone is to ensure that the development of land in the Southern Green Line Station Area Development District meets the goals established for the district in the Southern Green Line Station Area Sector Plan and takes advantage of unique opportunities presented by the district; and

WHEREAS, the approval of the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment also included certain development district standards for the Southern
Green Line development district that regulate the development of land in the areas surrounding
the Metro Stations at Naylor Road, Southern Avenue, and Suitland; and

WHEREAS, by way of Revision Three within CR-10-2014, the District Council also
approved certain specific standards and regulations for development proposals within the Branch
Avenue Metro Station Area; and

WHEREAS, the District Council finds that, after the 2014 Southern Green Line Station
Area Sector Plan and Sectional Map Amendment was approved on February 25, 2014, a
discrepancy regarding the terms of the exemption for certain development in the Branch Avenue
Metro Station Area was discovered within the language set forth in Revision Three, Paragraph
(a)(3)(A) on page 7 of CR-10-2014; and

WHEREAS, in furtherance of realizing the County’s vision for the Southern Green Line
Station Area Development District, the District Council declares that a minor amendment to the
2014 Southern Green Line development district is needed to clarify the exemption for Public
Buildings, Utilities, and Approved Existing Projects in the Branch Avenue Metro Station Area
reflected in Revision Three, Paragraph (a)(3)(A) on page 7 of CR-10-2014; and

WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance set forth procedural
requirements authorizing the District Council to initiate minor amendments to an approved
D-D-O Zone; and

WHEREAS, the District Council finds that the proposed minor amendment is authorized by
the provisions of Section 27-642, as the foregoing amendment: (1) advances the goals of an
approved development district plan; (2) involves no more than 50% of the underlying plan area,
but are not limited to a single property or property owner; and (3) does not constitute amendment
which would require major transportation analysis and/or modeling, revised water and sewer
classifications, or any Adequate Public Facilities analysis.

NOW, THEREFORE, BE IT RESOLVED by the 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, that, in accordance with Sections
27-548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate
a minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional
Map Amendment, as follows:
MINOR AMENDMENT NUMBER ONE:

The Branch Avenue Metro Station Area Development District Standards and Regulations within the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment shall be advisory and nonbinding for property to be developed for a public building or public use, to be operated or occupied by any department or branch of Federal or State government for public purposes, excluding warehouses.

BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the Zoning Ordinance, a joint public hearing of the County Council of Prince George’s County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission concerning the foregoing Minor Amendment Number One to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment will be held on Tuesday, February 16, 2016.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George’s County Planning Board of the Maryland-National Capital Park and Planning Commission in accordance with the procedures set forth in Sections 27-548.26 and 27-642 of the Zoning Ordinance.
BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 1st day of December, 2015.

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: __________________________
Derrick Leon Davis
Chairman

ATTEST:

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Redis C. Floyd
Clerk of the Council