### Abstract

**Title**  
Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area

**Author**  
The Maryland-National Capital Park and Planning Commission

**Subject**  
Approved Sector Plan and Sectional Map Amendment superseding parts of the 1989 Approved Langley Park-College Park-Greenbelt Master Plan and the 1990 Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67 and the 1990 Approved Subregion I Master Plan and the 1990 Adopted Sectional Map Amendment for Planning Areas 60, 61 and 62. Portions of Planning Areas 61, 66 and 67 are affected by this sector plan.

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**Abstract**  
This document contains text and maps of the Approved Greenbelt Metro Area Sector Plan and Sectional Map Amendment. The plan amends the 1989 Approved Langley Park-College Park-Greenbelt Master Plan and the 1990 Approved Subregion I Master Plan. The plan is also an amendment to the General Plan for the Maryland-Washington Regional District within Prince George’s County, Maryland, approved by the County Council in 1982. Developed by the Commission with the assistance of the sector planning group, the plan discusses existing plans and growth policies and analyzes land use, circulation, environment, cultural heritage, recreation and open space, public facilities, economics and market, and zoning characteristics. The plan sets forth goals, concepts, recommendations and design standards and/or guidelines for the entire Sector Plan Area and each subarea. The Sectional Map Amendment section contains zoning changes including an overlay zone to implement the plan’s land use recommendations and design standards.
The Maryland-National Capital Park and Planning Commission

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The Maryland-National Capital Park and Planning Commission is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission’s geographic authority extends to the great majority of Montgomery and Prince George’s Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George’s County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George’s County Department of Planning (M-NCPPC):

- Our mission is to help preserve, protect and manage the County’s resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.
Prince George’s County

County Executive, Wayne K. Curry

County Council

The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

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Great appreciation is expressed to the 23 municipal, civic and business/property owner members of the sector planning group and to other officials, professionals and citizens who consistently contributed their time and valuable thinking to the plan development process during the pre-planning study, the numerous workshops and charrettes, the creation of the envisioned sector concept and the writing and review of the draft plan.

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Appreciation is expressed to all participants who contributed many ideas during the sector planning group’s charrettes and meetings.
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FOREWORD

The Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the Approved Sector Plan and Sectional Map Amendment (SMA) for the Greenbelt Metro Area. This plan contains recommendations for land use, zoning, transportation, environment, cultural heritage, recreation and open space, public facilities, economics and market, design policies, standards, guidelines, and other important elements. The plan’s concept was developed to encourage a sense of community identity by applying pertinent and current planning principles, including transit, pedestrian- and bicycle-oriented development; environmentally sensitive development; and transit villages. The land use recommendations promote mixed-use development and redevelopment around the Greenbelt Metro and MARC stations, with preservation of an Environmental Envelope.

The plan was developed by the Commission’s Prince George’s County Planning Department with significant assistance provided by the Greenbelt Metro Area sector planning group and the three local municipalities—Berwyn Heights, College Park, and Greenbelt. A public forum held in May 1998 provided the community with the opportunity of expressing its concerns on planning issues. Subsequently, four charrettes, one workshop and five text review sessions were held. Special appreciation goes to the sector planning group, which played an important role in developing the Land Use Concept.

The Prince George’s County Planning Board and the Prince George’s County Council, sitting as the District Council, held a joint public hearing on the preliminary sector plan and proposed SMA in June 2000. The Planning Board adopted the sector plan and endorsed the SMA with amendments in December, and transmitted recommendations to the District Council in January 2001. A second public hearing was held in June 2001 to consider amendments to the sector plan proposed by both the Planning Board and District Council. The Council approved the sector plan and SMA on October 16, 2001.

The Approved Sector Plan and Sectional Map Amendment (SMA) for the Greenbelt Metro Area reflects many hours of deliberation, guidance and involvement from all facets of the surrounding communities and provides for quality growth management policies that will benefit Greenbelt area residents, as well as Prince George’s County citizens and residents, for years to come.

Sincerely,

Elizabeth M. Hewlett
Chairman
Prince George’s County Planning Board