



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Prince George's County Planning Department



# SOUTHERN GREEN LINE STATION AREA SECTOR PLAN MINOR PLAN AMENDMENT

## JOINT PUBLIC HEARING

Tuesday, June 6, 2023

**Michael Calomese**  
Project Manager and Planner III  
Master Plans and Studies Section  
Community Planning Division





# AGENDA



- Minor Plan Amendment for Southern Green Line Sector Plan
- Relevant Sector Plans
- Contextual Maps
- Strategies Carried Over to Southern Green Line Sector Plan
- Process and Schedule
- Q&A



# MINOR PLAN AMENDMENT

- An administrative action to reconcile differences between two overlapping plans
- Process adds existing policies and strategies to the 2014 *Approved Southern Green Line Station Area Sector Plan*



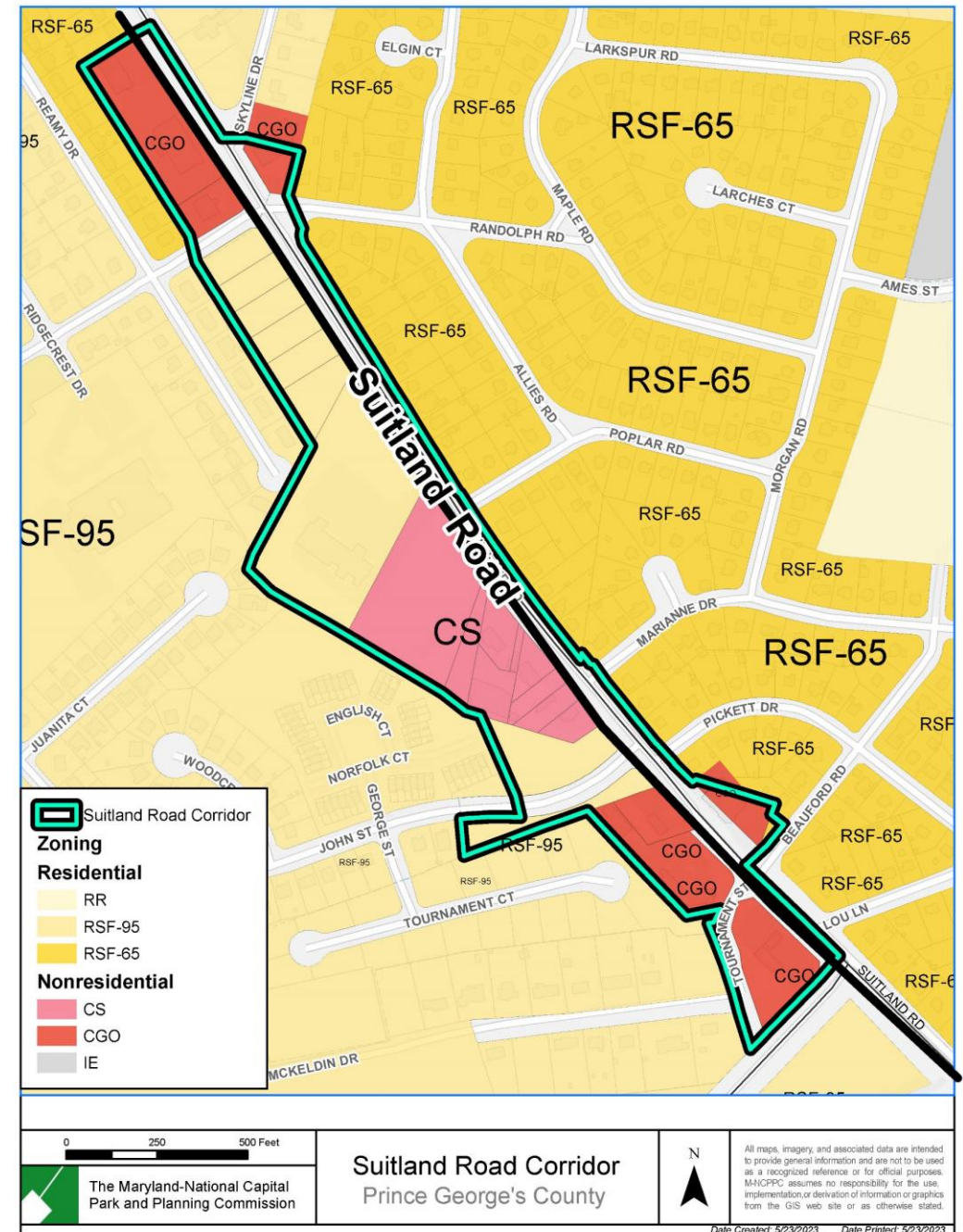
# MINOR PLAN AMENDMENT

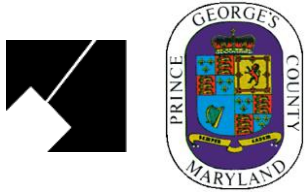
No zoning recommendations as part of this process

Countywide Sectional Map Amendment implements vision for Suitland Road Corridor

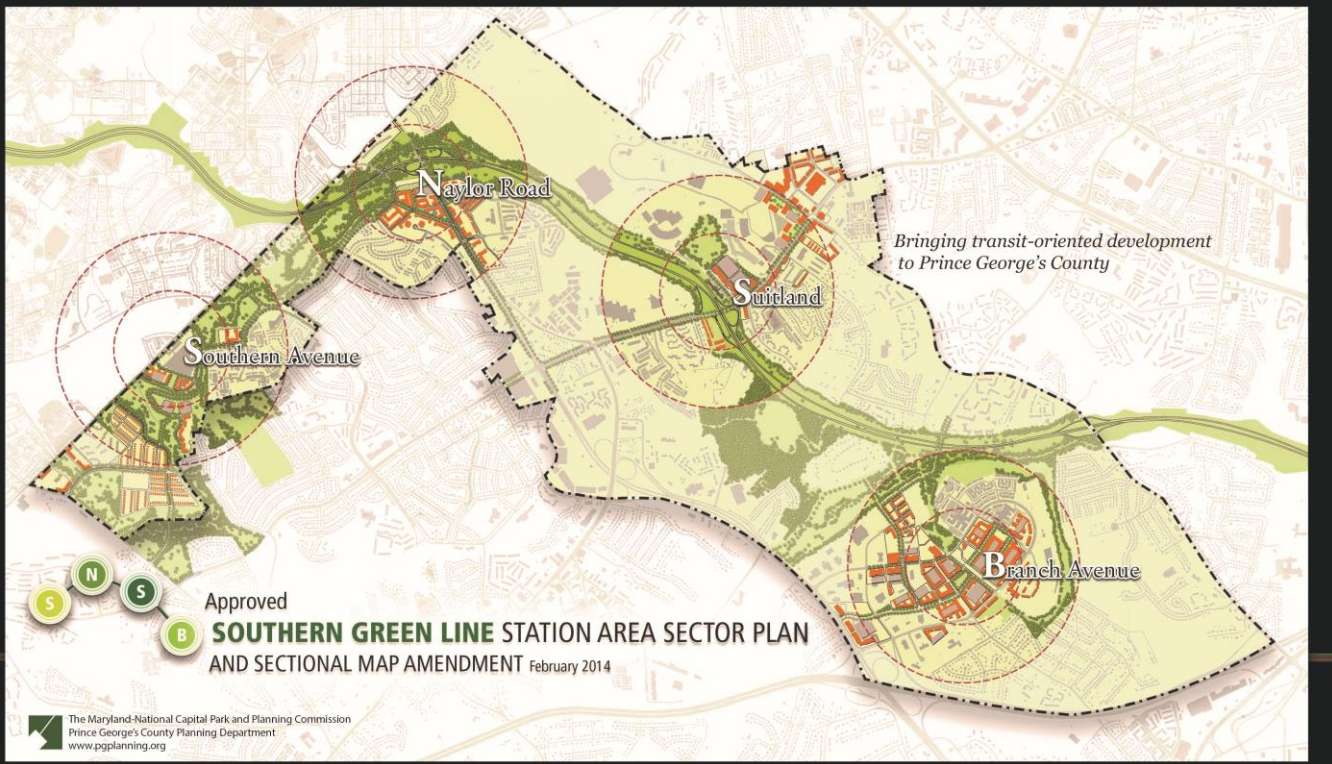
Corridor "characterized by small commercial uses intermixed with single-family housing"

Recommendations to be carried over, not changed





# RELEVANT SECTOR PLANS



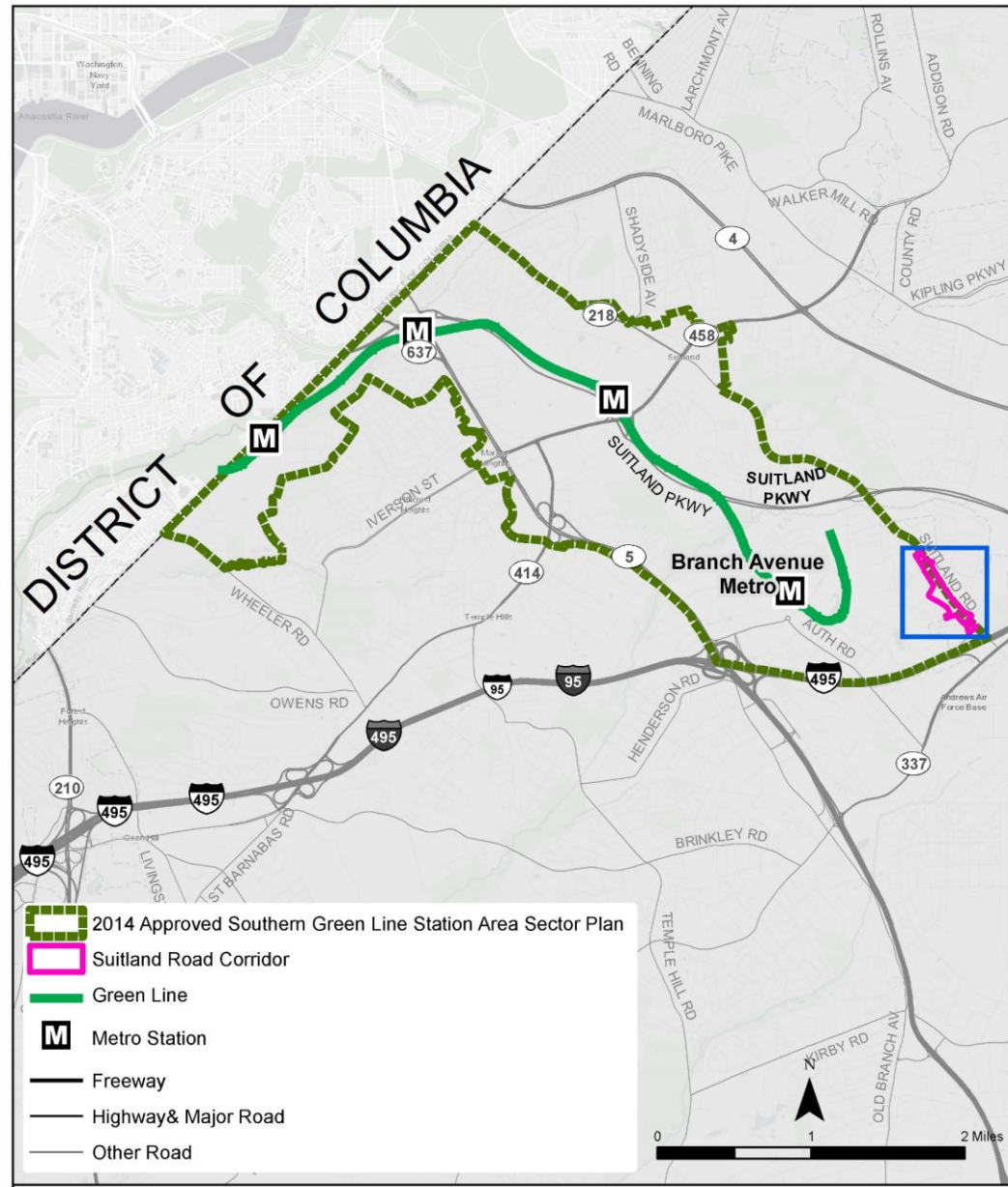
2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (SGL)



2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (CBA)

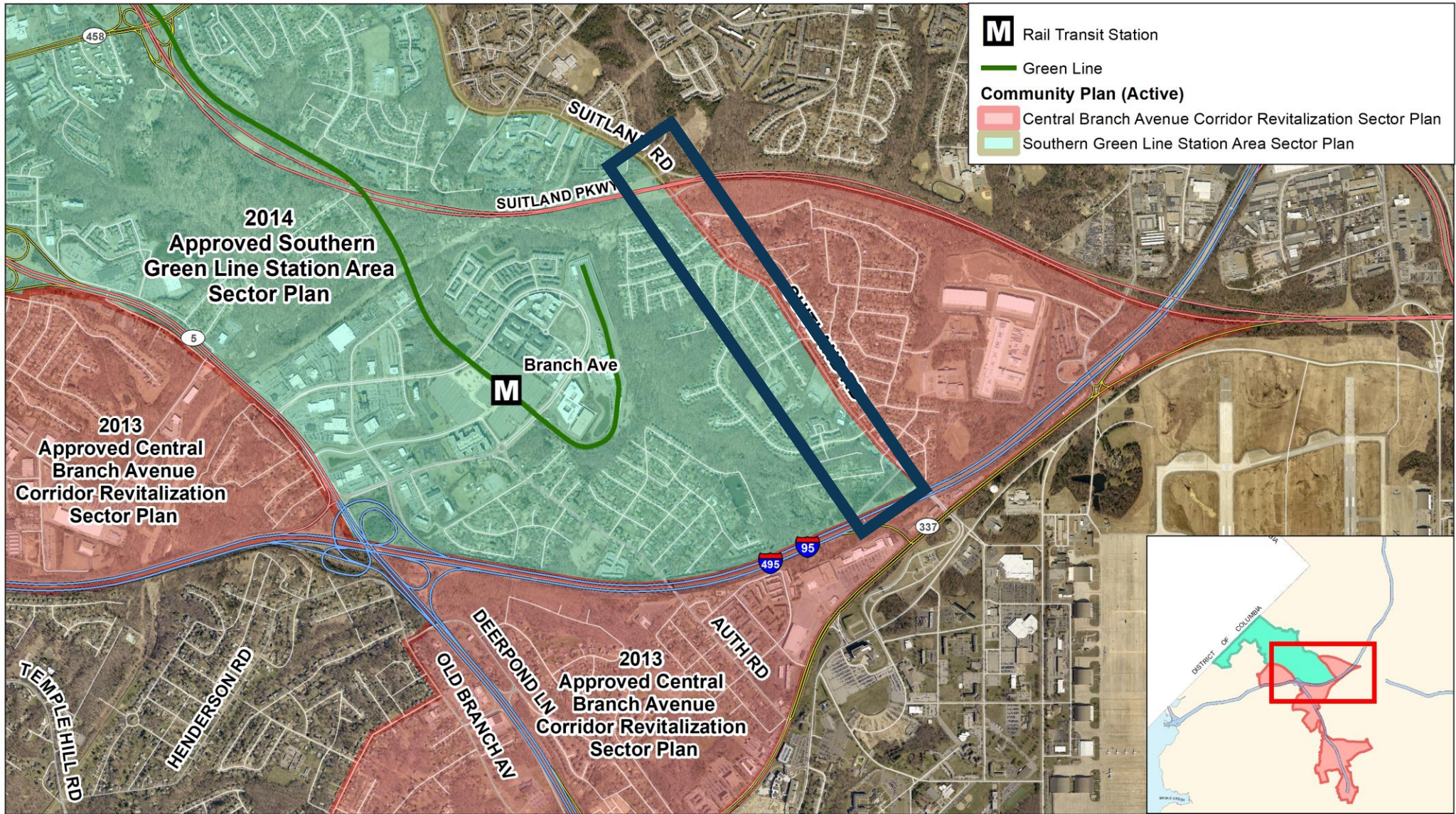


# COUNTY CONTEXT MAP





# STUDY AREA




**M** Rail Transit Station

— Green Line

**Community Plan (Active)**

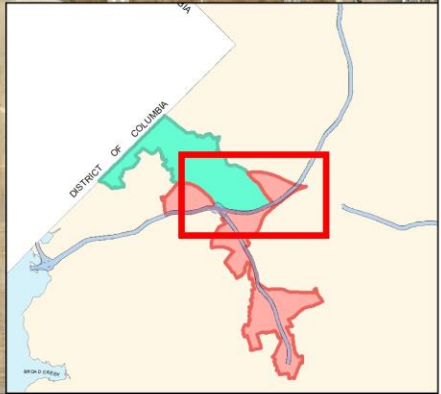
- Central Branch Avenue Corridor Revitalization Sector Plan
- Southern Green Line Station Area Sector Plan



N

0 1,500 3,000 Feet

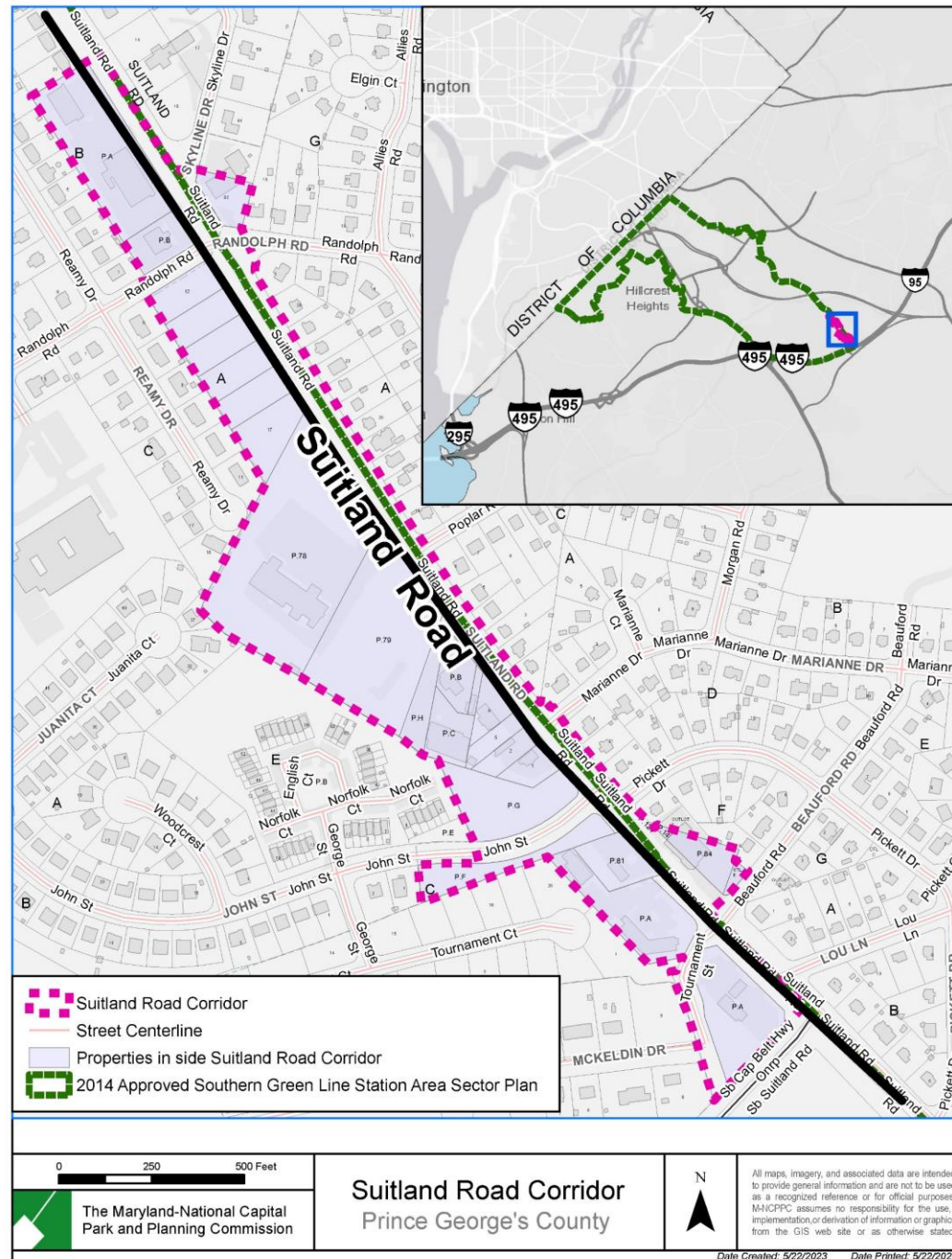
Southern Green Line Plan and Central Branch Avenue Plan Areas and Suitland Road



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# NEW STUDY AREA MAP



- Southern side of Suitland Road
- Shared boundary between SGL and CBA plan areas
- 25.37 acres





# CBA STRATEGIES CARRIED OVER TO SGL

A total of 15 minor amendments address the following topics:



- Land use that encourages increased residential, commercial opportunities



- Pedestrian environment enhancement, including a street grid and pedestrian/bicycle facilities



- Urban design recommendations



- Open space and landscape treatments

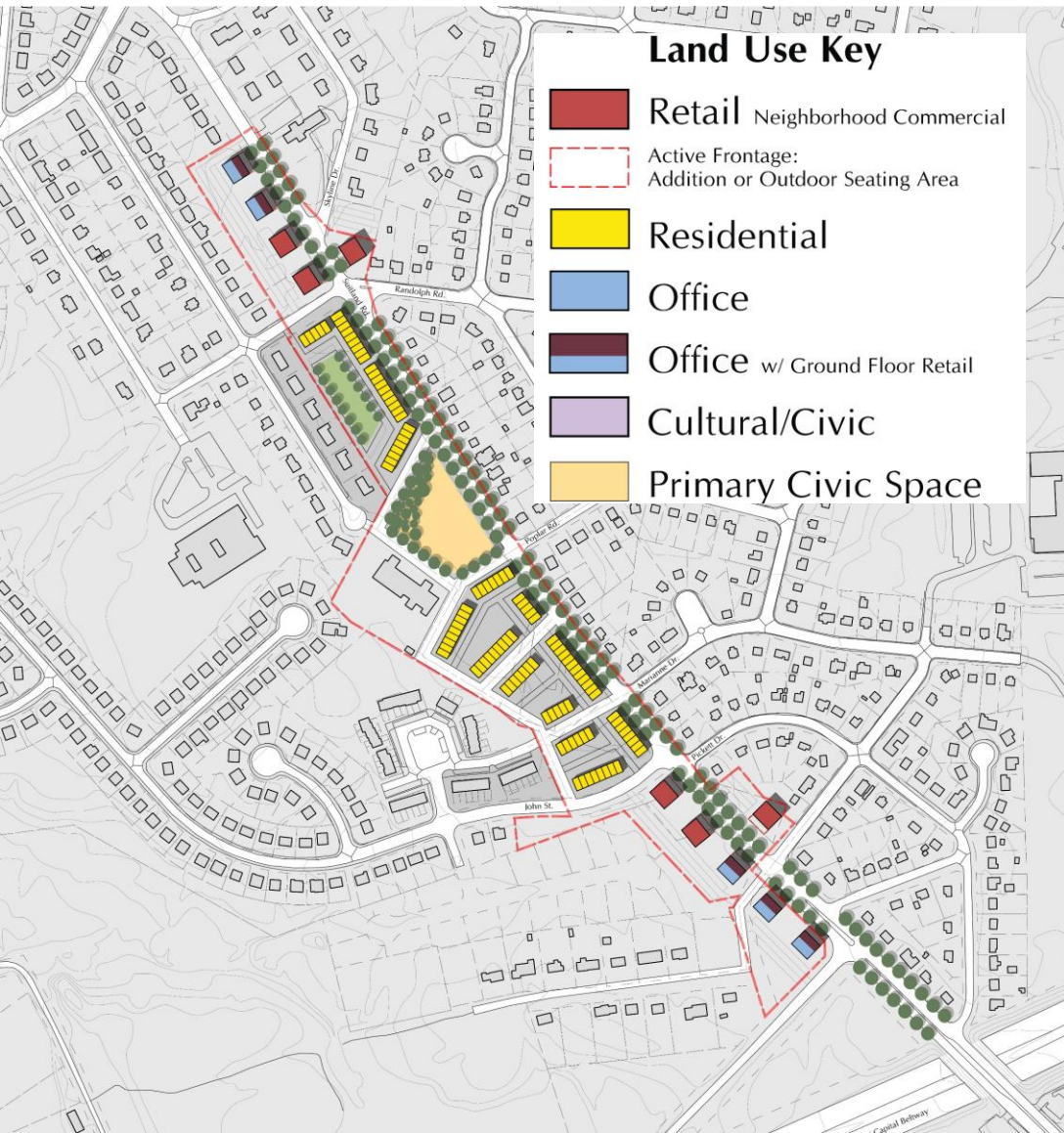


- Historic preservation
- Endorses bus rapid transit from Branch Avenue Metro

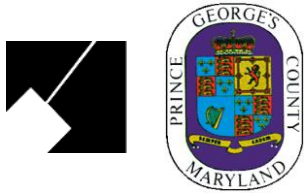


# MINOR PLAN AMENDMENT

## PROCESS/SCHEDULE [Per Sec. 27-3502 (i)]



1. Resolution of Initiation (*April 25th*)
2. Joint Public Hearing (*June 6th*)
3. Planning Board (*September 7th*) will either:
  - Adopt
  - Adopt with amendments
  - Remand, or
  - Disapprove
4. Planning Board transmits to District Council (*September 14th*)
5. District Council (*November 28th*) will either:
  - Approve
  - Approve with revisions based solely on testimony received at joint public hearing, or
  - Disapprove



# THANK YOU!



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