

**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

1 A RESOLUTION concerning

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

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

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

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

20 WHEREAS, the approval of the 2014 *Southern Green Line Station Area Sector Plan and*
21 *Sectional Map Amendment* also included certain development district standards for the Southern

1 Green Line development district that regulate the development of land in the areas surrounding
2 the Metro Stations at Naylor Road, Southern Avenue, and Suitland; and

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

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

11 WHEREAS, in furtherance of realizing the County’s vision for the Southern Green Line
12 Station Area Development District, the District Council declares that a minor amendment to the
13 2014 Southern Green Line development district is needed to clarify the exemption for Public
14 Buildings, Utilities, and Approved Existing Projects in the Branch Avenue Metro Station Area
15 reflected in Revision Three, Paragraph (a)(3)(A) on page 7 of CR-10-2014; and

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

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

25 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
26 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
27 Regional District in Prince George's County, Maryland, that, in accordance with Sections
28 27-548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate
29 a minor amendment to the 2014 *Southern Green Line Station Area Sector Plan and Sectional*
30 *Map Amendment*, as follows:
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MINOR AMENDMENT NUMBER ONE:

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

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

13 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
14 Resolution to the Prince George’s County Planning Board of the Maryland-National Capital Park
15 and Planning Commission in accordance with the procedures set forth in Sections 27-548.26 and
16 27-642 of the Zoning Ordinance.

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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:

Redis C. Floyd
Clerk of the Council