

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**2024 Legislative Session**

Resolution No. \_\_\_\_\_

CR-001-2024

Proposed by \_\_\_\_\_

Council Member Olson

Introduced by \_\_\_\_\_

Council Members Olson, Ivey, Harrison, Dernoga, Blegay, Watson, Fisher

and Hawkins

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

January 16, 2024

**RESOLUTION**

1 A RESOLUTION concerning

2 *1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-*

3 *and Vicinity*—Minor Master Plan Amendment and Sectional Map Amendment—Initiation

4 For the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-

5 Washington Regional District situated in Prince George's County, Maryland, a minor

6 amendment to the *1989 Master Plan and Sectional Map Amendment for the Langley Park-*

7 *College Park-Greenbelt-and Vicinity*—in particular, to update certain obsolete development

8 pattern recommendations for context-sensitive infill and physical development of residential

9 neighborhoods and commercial areas of the Master Plan in order to align with *Plan Prince*

10 *George's 2035* Established Communities, Employment Areas, and recent Countywide zoning

11 amendments for Commercial, Neighborhood designations—and initiating a concurrent Sectional

12 Map Amendment for a portion of Planning Area 66.

13 WHEREAS, pursuant to its authority set forth in the Regional District Act within the Land

14 Use Article, Annotated Code of Maryland, the County Council of Prince George's County,

15 sitting as the District Council for that portion of the Maryland-Washington Regional District in

16 Prince George's County ("District Council"), approved the *1989 Master Plan and Sectional Map*

17 *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* via adoption of CR-39-

18 1990 on May 1, 1990 and a revisory amendment of CR-13-1991 on February 19, 1991; and

19 WHEREAS, in accordance with the procedures set forth in the Zoning Ordinance of Prince

20 George's County, Maryland, the District Council also approved certain concepts and

1 recommendations regarding development patterns for “Activity Centers”; and

2 WHEREAS, since the time of the 1989 Master Plan approval, several land use and  
3 development pattern recommendations and terminology for “Activity Centers” in the Master  
4 Plan are outdated and/or no longer relevant as set forth in the Master Plan; and

5 WHEREAS, Section 27-3502(i) of the Zoning Ordinance provides a process by which the  
6 District Council may initiate a minor amendment to approved area master plans, subject to  
7 certain requirements; and

8 WHEREAS, the District Council finds that there is a need to amend the Abstract, Table of  
9 Contents, List of Maps, Plan Highlights, Figure 1, Map 7, Amendment to the General Plan  
10 Chapter, Living Area Chapter, Housing Chapter, Commercial Areas and Activity Centers  
11 Chapter, Employment Areas Chapter, Circulation and Transportation Chapter, Public Facilities  
12 Chapter, and Comprehensive Plan Map Insert within the 1989 *Master Plan and Sectional Map*  
13 *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* to revise neighborhood  
14 commercial development pattern recommendations and update activity center terminology; and

15 WHEREAS, the Master Plan’s comprehensive land use and development pattern should  
16 emphasize and reflect the County’s current legislative priorities for creating context-sensitive  
17 infill and development of an appropriate scale within Established Communities and Employment  
18 Areas in order to provide lands for a range of small-scale, low-intensity retail and service  
19 commercial development that provides goods and services primarily serving the daily needs of  
20 residents of the immediately surrounding neighborhoods; and

21 WHEREAS, with regards Neighborhood Activity Centers,” the District Council finds that a  
22 minor amendment is appropriate to update the Master Plan to reflect that the designation of  
23 small-scale neighborhood commercial zone is appropriate and to refine this concept to ensure  
24 uses, development intensities, and development forms that are consistent with a pedestrian-  
25 friendly and neighborhood-scale, traditional main street character, that are well-connected to and  
26 compatible with surrounding areas, and that do not attract significant traffic from outside the  
27 surrounding neighborhoods; and

28 WHEREAS, the District Council also finds that the proposed minor amendments fall well  
29 within the parameters authorized by the provisions of Section 27-3502(i)(2), as the amendments  
30 proposed herein: (1) advance defined public objectives; (2) involve no more than 50% of the  
31 applicable plan area, but are not limited to a single parcel of land or landowner; and (3) are

1 limited to specific issues regarding public planning objectives; and

2 WHEREAS, it is the finding of the District Council that the proposed minor amendments  
3 do not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein  
4 do not: (1) rezone any land; (2) change a General Plan center designation; (3) require major  
5 transportation or public facilities analysis or revised water and sewer classification; or (4) amend  
6 the County's growth boundary; and

7 WHEREAS, it is the desire of the District Council to process a Sectional Map Amendment  
8 concurrently with this minor amendment to the 1989 *Master Plan and Sectional Map*  
9 *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* in accordance with  
10 Sections 27-3502 and 3503 of the Zoning Ordinance, to provide a strong interrelationship  
11 between land use recommendations in approved plans and the zoning of land; and

12 WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be limited to  
13 an area north of Berwyn Road, east of 49<sup>th</sup> Place, south of Roanoke Place and Ruatan Street, and  
14 west of 5012 Berwyn Road (Tax Account 2287605); and include the commercially zoned  
15 properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975,  
16 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736); and

17 WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the  
18 proposed minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the*  
19 *Langley Park-College Park-Greenbelt-and Vicinity* and its concurrent proposed Sectional Map  
20 Amendment shall be subject to all applicable notice and public hearing requirements to seek  
21 public comment on the minor amendment and proposed Sectional Map Amendment.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
24 Regional District in Prince George's County, Maryland, that

25 BE IT FURTHER RESOLVED that in accordance with Sections 27-3502 and 3503 of the  
26 Zoning Ordinance, the Prince George's County Planning Board of the Maryland-National  
27 Capital Park and Planning Commission is hereby directed to initiate a minor amendment to the  
28 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-*  
29 *and Vicinity* and the Prince George's County Planning Director is hereby directed to prepare a  
30 concurrent Sectional Map Amendment for that portion of Planning Area 66 subject to the  
31 proposed minor amendment, as follows:

**MINOR AMENDMENT NUMBER ONE**

Replace all plan references of “Commercial Areas and Activity Centers” to “Commercial Focus Areas” in abstract, table of contents, and list of maps; and on pp. 87, 117, and 135.

**MINOR AMENDMENT NUMBER TWO**

Replace all plan references of “Major Community Activity Centers” to “Major Community Focus Areas” on pp. 5, 13, and 88–90.

**MINOR AMENDMENT NUMBER THREE**

Replace all plan references of “Community Activity Centers” to “Community Focus Areas” on pp. 5, 13, 109, 156, and 159.

**MINOR AMENDMENT NUMBER FOUR**

Replace all plan references of “Village Activity Centers” to “Village Focus Areas” on pp. 5, 88–90, 109, 156, and 159.

**MINOR AMENDMENT NUMBER FIVE**

Replace all plan references of “centers” to “focus areas” on pp. 5, 87-90, 110, 111, and 156.

**MINOR AMENDMENT NUMBER SIX**

Replace all plan references of “activity centers” to “commercial focus areas” in abstract and on pp. 5, 17, 62, 72–73, 75, 87, and 110.

**MINOR AMENDMENT NUMBER SEVEN**

Amend reference to Commercial Activity Centers to reflect the new commercial focus area title in Figure 1’s solution box on p. 9.

**MINOR AMENDMENT NUMBER EIGHT**

Amend the Existing Plans Chapter where it references the General Plan’s centers on p. 17:

“...This[e] Master Plan contains goals, concepts, guidelines, policies and priorities concerning the environment, energy, land use, economic development, housing, neighborhoods, public facilities and utilities...”

**MINOR AMENDMENT NUMBER NINE**

Amend and/or refine the Commercial Focus Areas Chapter’s existing conditions section on pp. 88–90:

1 ...The following design issues are: a lack of internal landscaping  
2 and no screening along the highway, inadequate parking, no  
3 designated pedestrian circulation between the two shopping centers,  
4 and no coordination of signs...”

5 **MINOR AMENDMENT NUMBER TEN**

6 Amend, repeal, and/or refine Commercial Focus Areas Chapter’s concept section on pp 97–  
7 101:

8 “This[e] [County General] Master Plan defines a hierarchical system  
9 of ideal development which recognizes the advantage of  
10 concentrating certain types of commercial and related activities at  
11 given intervals. These points of concentration are called commercial  
12 focus areas [activity centers]....”

13 “...In this context, the system of commercial focus areas [activity  
14 centers] and its application in the Planning Areas is described in the  
15 following paragraphs.”

16 “Development of the commercial focus areas [activity centers]  
17 proposed in the Plan will involve a major change in concept from  
18 the more conventional patterns of commercial development which  
19 now exist. The proposed pattern of commercial focus areas [activity  
20 centers] stipulates that wherever possible social and community  
21 activities should be provided in, and related to, the commercial  
22 activities. The locations of commercial focus areas [activity  
23 centers], in relation to school sites and the open space and  
24 conservation system, are clearly established and shown on the Plan  
25 Map. Professional services, such as medical, dental, legal,  
26 accounting, engineering, architectural, and other professional and  
27 technical offices, should be included as an integral part of a  
28 commercial focus area [activity center]. “

29 “Another major concept of the planned commercial focus area  
30 [activity center] in a Comprehensive Design Zone is the provision  
31 that, as part of the approval of commercial development, space must

1 be provided for appropriate public and quasi-public uses--including  
2 open space (plazas), and indoor space (meeting rooms)--which will  
3 transform the commercial shopping center into a genuine  
4 commercial focus area [center] of community activity. Certain kinds  
5 of public, quasi-public, and commercial facilities will be appropriate  
6 for each level of commercial focus area [activity center]. Public  
7 space, determined by the anticipated area needs, should be provided  
8 as part of the overall design of the commercial focus area [activity  
9 center]. This space may take the form of open and green areas, to  
10 break the monotony of concrete and asphalt, or a well-designed and  
11 well-sited plaza with trees and shrubbery. “

12 “Another important aspect of the commercial focus area [activity  
13 center] concept is the relationship of the development to the growth  
14 of the area it is to serve. The present practice of approving isolated  
15 commercial development, unrelated to the living area it is designed  
16 to serve, must be changed to provide for development of  
17 appropriately scaled commercial focus areas [activity centers]  
18 conditioned on the specific relationship [of the activity center] to  
19 surrounding uses and the residential development. “

20 “To implement the commercial focus area [activity center] concept,  
21 it is recommended that development of the proposed commercial  
22 focus areas [activity centers] be permitted through the appropriate  
23 residential, commercial and comprehensive design zones. The  
24 location and hierarchy of commercial focus areas [activity centers]  
25 in the Planning Areas should be based upon the following ideal  
26 principles and criteria. “

27 “[A. Neighborhood Activity Center: 4 to 6 acres overall size

- 28 1. Contains 1 to 3 acres of commercial development (10,000 to  
29 30,000 square feet of gross leasable area).
- 30 2. Serves a population of 4,000 to 10,000 persons (one or more  
31 neighborhoods).

- 1 3. Has a service area of 1/2 to 3/4 mile in radius.
- 2 4. Access is provided by a primary street or collector highway.
- 3 5. Typical stores may include grocery, pharmacy, restaurant,
- 4 barber, beauty parlor, coin laundry, medical/dental office,
- 5 real estate/insurance, service station.]

6 1. A. Neighborhood Focus Area:

- 7 2. Contains a single property or groups of adjacent properties,
- 8 totaling 1 to 2 acres of commercial property.
- 9 3. Surrounded by residential single-family zoning (RSF).
- 10 4. Access is provided by Residential Roads.
- 11 5. Is not located within a historic district or neighborhood
- 12 conservation overlay.
- 13 6. Composed of a variety of residential and commercial uses
- 14 associated with the Commercial Neighborhood zone.”

15 “B. Village Focus Area [Activity Center]: 10 to 20 acres overall

16 size”

17 “C. Community Focus Area [Activity Center]: 20 to 30 acres overall

18 size

- 19 6. Typical stores may include those listed under a Village Focus
- 20 Area [Activity Center] plus junior department store,
- 21 restaurants with and without liquor, a variety of specialized
- 22 clothing stores, books/stationery, sporting goods, offices,
- 23 furniture/appliances, automotive supplies.

- 24 7. Office activities as in the Village Focus Area [Activity
- 25 Center].”

26 “D. Major Community Focus Area [Activity Center]: 30 to 60 acres

27 overall size

- 28 6. Typical stores are a discount department store plus those listed
- 29 under Community Focus Area [Activity Center]. The
- 30 numbers and sizes of stores are greater, however.

1           7. Office activities as in the Village Focus Area [Activity  
2           Center], on a larger scale.”

3           “In addition, this[e] [General] Master Plan highlights the vicinity of  
4           Metro stations as offering significant opportunities for future  
5           economic development and emphasizes that these stations will have  
6           a profound effect on nearby development patterns...

7           Based upon the above standards and criteria, the Plan identifies the  
8           following locations for focus areas [activity centers]. Commercial  
9           Focus Areas [and Activity Centers] are shown on Map 7. These  
10          focus areas [and centers] consist of not only retail/commercial uses  
11          but existing and proposed residential uses too. The Plan Map  
12          indicates with appropriate symbols existing shopping centers [or  
13          districts] that are proposed to become focus areas [activity centers].  
14          The Plan's intent is that, through private development or  
15          redevelopment, these areas will become true commercial focus areas  
16          [activity centers] of the type indicated. However, it is understood  
17          that the implementation of the focus area [activity center] concept  
18          will depend to a great extent on the good faith efforts of the property  
19          owners and on extraordinary public effort. When space for a public  
20          facility is needed, public agencies should acquire sites or lease space  
21          for their facilities within these areas [centers]. Private and  
22          institutional interests are encouraged to seek locations within or  
23          adjacent to focus areas [activity centers]. [It should be noted that  
24          neighborhood convenience centers, unlike community or village  
25          activity centers are permissible only if put forward by an  
26          owner/developer as part of a Comprehensive Design proposal  
27          requesting the R-S, R-M or R-U zoning category.]”

28          “A. Major Community Focus Areas [Activity Centers] (2)

29          Each is designated as a Major Focus Area [Activity Center]. There  
30          are no public or quasi-public uses, or social/community activities.”

31          “B. Community Focus Areas [Activity Centers] (3) “



1 “C. Village Focus Areas [Activity Centers] (6)

2 There are no public or quasi-public uses at the other village focus  
3 areas [activity centers] except for the Hollywood Shopping Center  
4 and the Greenbelt Center.”

5 “D. Neighborhood Focus Area (1)

6 1. Properties along Berwyn Road between 49<sup>th</sup> Avenue and  
7 Property 5012 Berwyn Road, College Park, MD 20740 (Tax  
8 Account 2287605)”

9 **MINOR AMENDMENT NUMBER ELEVEN**

10 Amend Map 7 on p. 100 to include the following:

- 11 • Change map title from Proposed Activity Center Designation to  
12 Proposed Commercial Focus Area Designation.
- 13 • Revise map legend so commercial designations no longer  
14 reference activity centers and instead uses new terminology of  
15 focus areas:
  - 16 ○ Major Community Focus Area [Activity Center]
  - 17 ○ Community Focus Area [Activity Center]
  - 18 ○ Village Focus Area [Activity Center]
- 19 • Add Neighborhood Focus Area Designation to legend
  - 20 ○ Add a symbol to the map for the added Neighborhood Focus  
21 Area. Symbol should be on properties along Berwyn Road  
22 between 49<sup>th</sup> Avenue and Property 5012 Berwyn Road,  
23 College Park, MD 20740 (Tax Account 2287605).
- 24 • Neighborhood focus area shall be assigned a number per the  
25 Number Key.
- 26 • Add line item for Neighborhood Focus Area in the Number  
27 Keyed to name of Shopping Facilities legend.
  - 28 ○ 16. Neighborhood Focus Area

29 **MINOR AMENDMENT NUMBER TWELVE**

30 Amend the Master Plan’s future land use map insert to include:

- 31 • Remove reference to Comprehensive Plan under title and add

1                   Proposed Future Land Use.

- 2                   • Revise activity center legend so commercial designations no  
3                   longer reference activity centers and instead uses new  
4                   terminology of focus areas:
- 5                   ○ Major Community Focus Area [Activity Center]
  - 6                   ○ Community Focus Area [Activity Center]
  - 7                   ○ Village Focus Area [Activity Center]
- 8                   • Add Neighborhood Focus Area designation to activity center  
9                   legend with a new symbol.
- 10                  • Add symbol to the map for the added Neighborhood Focus  
11                  Area. Symbol should be on properties along Berwyn Road  
12                  between 49<sup>th</sup> Avenue and Property 5012 Berwyn Road, College  
13                  Park, MD 20740 (Tax Account 2287605).

14                  BE IT FURTHER RESOLVED that the Prince George’s County Planning Department is  
15                  hereby authorized to make appropriate textual and graphical revisions to the master plan and any  
16                  amendments to correct identified errors, reflect updated information and revisions, and otherwise  
17                  incorporate the changes reflected in this Resolution; and

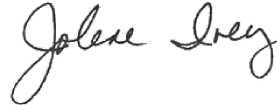
18                  BE IT FURTHER RESOLVED that, pursuant to Sections 27-3200 of the County Zoning  
19                  Ordinance, the Prince George’s County Planning Board will review and make a recommendation  
20                  on the foregoing proposed minor amendment to the 1989 *Master Plan and Sectional Map*  
21                  *Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* and on the concurrent  
22                  proposed Sectional Map Amendment.

23                  BE IT FURTHER RESOLVED that, pursuant to Section 27-3502 of the County Zoning  
24                  Ordinance, the County Council of Prince George’s County, Maryland, sitting as the District  
25                  Council, and the Prince George’s County Planning Board of the Maryland-National Capital Park  
26                  and Planning Commission shall conduct a joint public hearing to receive testimony and public  
27                  comments concerning the foregoing proposed minor amendment to the 1989 *Master Plan and*  
28                  *Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* and  
29                  concurrent proposed Sectional Map Amendment, and said joint public hearing will be held on  
30                  Tuesday, March 19, 2024, in accordance with prescriptions of the County’s Zoning Ordinance.

1 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this  
2 Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park  
3 and Planning Commission in accordance with the procedural requirements of Section 27-3502 of  
4 the County Zoning Ordinance.

Adopted this 16<sup>th</sup> day of January, 2024.

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: \_\_\_\_\_

Jolene Ivey  
Chair

ATTEST:



\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council