$12.00

Approved

MARLBORO PIKE SECTOR PLAN AND SMA



Note: The Administrative Corrections, AC 2017-001 (Signed 2017-02-06) and AC 2018-007 (Signed 2018-10-16), and Minor Plan Amendments, MA CR-018-2017 (2017-03-28) and MA CR-046-2016 (2016-06-07), modify the contents of the Approved Largo Town Center Sector Plan and Sectional Map Amendment; and must be used in conjunction with the approved plan/SMA document.

November 2009

The Maryland-National Capital Park and Planning Commission

ABSTRACT

TITLE: Approved Marlboro Pike Sector Plan and Sectional Map Amendment

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Marlboro Pike Sector Plan and Sectional Map Amendment

DATE: November 2009

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

NUMBER OF PAGES: 318

ABSTRACT:

The Approved Marlboro Pike Sector Plan and Sectional Map Amendment (SMA) comprises text, maps, illustrations, and pictures. The plan will amend portions of the *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* (1985—master plan; 1986—sectional map amendment). The plan will also implement the 2002 *Prince George's County Approved General Plan*. Developed with broad public participation, this document presents background information, the vision for the area, and a discussion of the seven elements that frame the vision—Community Development and Land Use, Transportation, Natural Environment, Public Facilities, Economic Development, Implementation and Design Guidelines. The plan recommends the designation of seven priority land development areas to encourage the revitalization and enhancement of the existing major commercial nodes along the corridor. The plan contains policies and strategies for land use, economic development, urban design, transportation systems (including roadways, transit, bicycle, pedestrian, and trail facilities), public facilities, and revitalization. The overall objective of these policies and strategies is to create a livable, pedestrian friendly and vibrant community for residents in the sector plan area by creating mixed-use development and commercial centers with a positive sense of place that will attract new residents, quality retail, and jobs—while preserving and strengthening the existing residential neighborhoods. The SMA recommends zoning changes to allow implementation of the plan vision and the land use concepts in the sector plan.

Note: The Administrative Corrections, AC 2017-001 (Signed 2017-02-06) and AC 2018-007 (Signed 2018-10-16), and Minor Plan Amendments, MA CR-018-2017 (2017-03-28) and MA CR-046-2016 (2016-06-07), modify the contents of the Approved Largo Town Center Sector Plan and Sectional Map Amendment; and must be used in conjunction with the approved plan/SMA document.

Approved

MARLBORO PIKE SECTOR PLAN AND SMA



Note: The Administrative Corrections, AC 2017-001 (Signed 2017-02-06) and AC 2018-007 (Signed 2018-10-16), and Minor Plan Amendments, MA CR-018-2017 (2017-03-28) and MA CR-046-2016 (2016-06-07), modify the contents of the Approved Largo Town Center Sector Plan and Sectional Map Amendment; and must be used in conjunction with the approved plan/SMA document.

November 2009

The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

www.mncppc.org/pgco

The Maryland-National Capital Park and Planning Commission

Samuel J. Parker, Jr., AICP, *Chairman*
Royce Hanson, *Vice Chairman*

Officers
Patricia Colihan Barney, *Acting Executive Director*
Al Warfield, *Acting Secretary-Treasurer*
Adrian R. Gardner, *General Counsel*

The Maryland-National Capital Park and Planning Commission is a bicounty 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 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 Planning Board
Samuel J. Parker, Jr., *Chairman*
Sylvester J. Vaughns, *Vice Chairman*
Sarah Cavitt
Jesse Clark
John H. Squire

Montgomery County Planning Board
Royce Hanson, *Chairman*
Marye Wells-Harley
Joseph Alfandre
Amy Presley

Jack B. Johnson, *County Executive*

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 *Prince George's County Approved General Plan.* The County 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 water and sewer plan, and adoption of zoning map amendments.

Council Members
Thomas E. Dernoga, *1st District, Council Vice Chair*
Will Campos, *2nd District*
Eric Olson, *3rd District*
Ingrid M. Turner, *4th District*
Andrea Harrison, *5th District*
Samuel H. Dean, *6th District*
Camille Exum, *7th District*
Tony Knotts, *8th District*
Marilynn Bland, *9th District, Council Chairperson*

Clerk of the Council
Redis C. Floyd


AMBULANCE
PRINCE GEORGES COUNTY FIRE/EMS DEPART
CHIEF
ENGINE

The Prince George's County Planning Board is pleased to announce that the Prince George's County Council sitting as the District Council approved the *Marlboro Pike Sector Plan and Adopted Sectional Map Amendment (SMA)* on November 17, 2009. Notification of the plan's approval was sent to affected property owners and advertised in local newspapers.

Policy guidance for this plan came from the 2002 *Prince George's County Approved General Plan*, the *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* (1985—master plan; 1986—sectional map amendment), and the *Joint Base Andrews Naval Air Facility Washington Joint Land Use Study* (JLUS). The goals, concepts, guidelines, and public participation program, approved by both the Planning Board and County Council in January 2008, outlined the major issues in the area and provided the structure for this plan. Public participation from January 2008 through July 2008 consisted of a series of interviews with community leaders, business owners, developers, county officials, and municipal officials, as well as meetings with students and religious organizations, community meetings, a two-day charrette and post-charrette, and a final public meeting.

This plan reflects the county's vision to revitalize and preserve the Marlboro Pike corridor and surrounding communities, which are historically linked to the development of the nation's capital. The plan recommends enhancement of existing major commercial nodes, transition areas for secondary redevelopment opportunities, and conservation areas to safeguard established communities. The adopted sectional map amendment implements the plan's vision and land use concepts. The plan was refined as a result of community input.

Two public hearings were held during the process of developing the plan and SMA. These public hearings were advertised through mailings to property owners in the project area. All comments and recommendations presented at the public hearings became matters of public record and were summarized and reviewed by the Planning Board and District Council in their deliberations prior to their separate actions on the sector plan and SMA.

Marlboro Pike represents an untapped opportunity to create a livable, pedestrian-friendly, and vibrant community. This community represents the future of Prince George's County. During the planning process, we asked the residents of this area to envision how Marlboro Pike could participate in the county's growth and to propose the changes necessary to make that happen. We are continuing this effort countywide through an *Envision Prince George's* initiative to engage a broad cross section of stakeholders in developing a shared vision for the county's future direction and growth. We invite you to visit the *Envision Prince George's* website at **www.mncppc.org/Envision** to learn more about how to participate in this exciting initiative.

I applaud the community for its contributions to the 2009 *Approved Marlboro Pike Sector Plan and Adopted SMA.* We look forward to future implementation of the plan.

Sincerely,



Samuel J. Parker Jr., AICP, Chairman
Prince George's County Planning Board

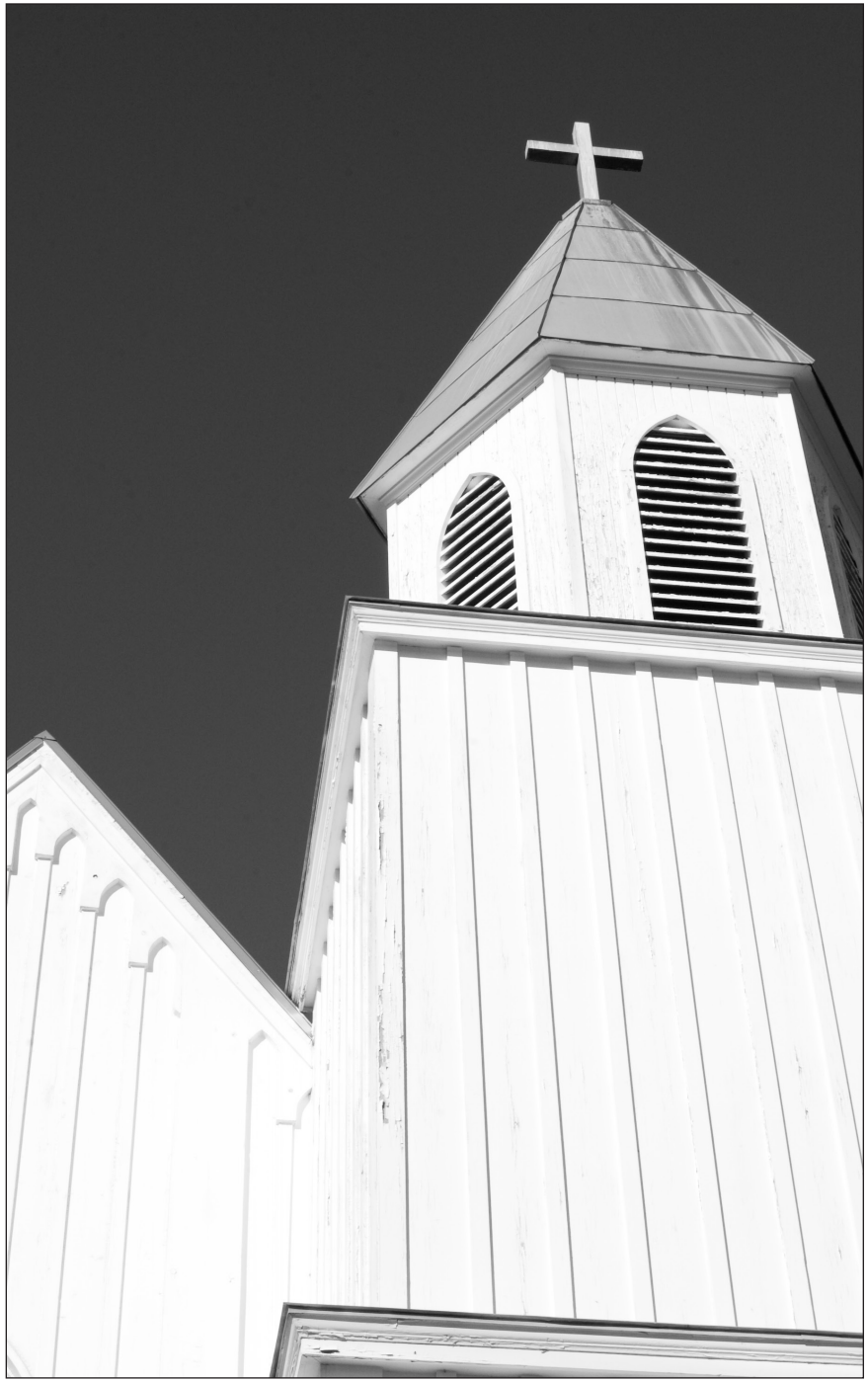




Table of Contents

I. INTRODUCTION 1
- A. PLAN PURPOSE AND ORGANIZATION 2
- B. PRIOR PLANS AND INITIATIVES 2
- C. PLAN MAKING METHODOLOGY 4
- D. HISTORICAL OVERVIEW 7
- E. EXISTING CONDITIONS 8
- F. KEY ISSUES 11

II. THE VISION 13
- A. VISION STATEMENT 13
- B. VISION ELEMENTS 14

III. COMMUNITY DEVELOPMENT 19
- A. LAND USE 19
- B. REVITALIZATION WITH PRIORITY AREA REDEVELOPMENT 27
- C. TRANSITION AREAS 43
- D. NEIGHBORHOOD CONSERVATION AREA 43
- E. QUALITY OF LIFE 45
- F. SAFETY 47

IV. TRANSPORTATION 49
- A. TRANSIT 49
- B. ROADS 49
- C. PEDESTRIAN AMENITIES AND STREETSCAPE ENHANCEMENTS 56
- D. PARKING 61
- E. PEDESTRIAN AND BICYCLE ACCESS 61
- F. WAYFINDING AND SIGNAGE 62

V. NATURAL ENVIRONMENT 69
- A GREEN INFRASTRUCTURE 74
- B. WATER QUALITY AND STORMWATER MANAGEMENT 74
- C. GREEN BUILDING AND ENERGY EFFICIENCY 75
- D. AIR QUALITY 76
- E. NOISE INTRUSION 77

VI. PUBLIC FACILITIES 79
- A. SCHOOLS 79
- B. LIBRARIES 83
- C. PUBLIC SAFETY 83
- D. PARKS AND RECREATION 84
- E. WATER AND SEWER SERVICE 86

VII. ECONOMIC DEVELOPMENT 87
- A. ECONOMIC, HOUSING, AND POPULATION CHARACTERISTICS 87
- B. COMMERCE 88
- C. PRIORITY AREA STRATEGIES 90
- D. CORRIDORWIDE STRATEGIES 93
- E. DEVELOPMENT REGULATIONS 96

VIII. IMPLEMENTATION 97

IX. DESIGN GUIDELINES 105
- BUILDINGS 108
- OPEN SPACE 111
- GATEWAYS 114
- ROADWAY 115
- PARKING 116
- PEDESTRIAN ZONE AND STREETSCAPE 118
- CROSSWALKS 120
- STREET TREES AND LANDSCAPING 121

COVER DESIGN: Megan Tymesko
ADDITIONAL PHOTOGRAPHY: Jasmine Forbes

PAGE IV: District Heights Community Fire/EMS Station 26.
FACING PAGE: Epiphany Episcopal Church, 3111 Ritchie Road.

STREET FURNITURE 123
BUS STOPS 124
LIGHTING 125
WAYFINDING 126

X SECTIONAL MAP AMENDMENT 125
A. INTRODUCTION 125
B. COMPREHENSIVE REZONING POLICIES 130
C. COMPREHENSIVE REZONING CHANGES PROPOSED 133
D. MARLBORO PIKE DEVELOPMENT DISTRICT STANDARDS 135
Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables — Mixed-Use Infill 147
Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones 171
Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones 198
E. SMA TABLES AND MAPS 226

XI. APPENDICES 295
A. GUIDE TO ZONING 295
B. PROPERTIES PROPOSED FOR THE MARLBORO PIKE DEVELOPMENT DISTRICT OVERLAY ZONE - CHARACTER AREA - 3 BUSINESS PARK 302
C. PUBLIC FACILITY COST ESTIMATES 306
D. PROCEDURAL SEQUENCE CHART 308
E. CERTIFICATE OF ADOPTION AND APPROVAL 309