



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 13-140

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment*, on September 23, 2013; and

WHEREAS, the *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment* is proposed to amend the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*, the 2002 *Prince George's County Approved General Plan*, and all approved functional master plans; and

WHEREAS, the sector plan area of the *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment* is defined by Interstate 95/495 (the "Capital Beltway") as the southern boundary, Southern Avenue as the northern boundary and Livingston Road and Owens Roads generally as the eastern boundary and Oxon Run as the western boundary; and

WHEREAS, the purpose of the *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment* is to set forth a vision, goals, policies and strategies that will implement the 2002 *Prince George's County Approved General Plan* vision for Developed Tier and facilitate future development in the sector plan area; and

WHEREAS, the plan (1) addresses the potential impact of future development in the area on existing communities, roadways, public facilities, the visual environment, and the green infrastructure network, (2) responds to the potential development opportunities presented by regional activities both in the District of Columbia and in Oxon Hill at the National Harbor, and (3) sets forth recommendations for urban design, economic development, and the coordination and concurrency of future private development and capital improvements; and

WHEREAS, the *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment* contain a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the sector plan for the foreseeable future by proposing zoning amendments; and

WHEREAS, on November 14, 2013, the Planning Board held a public work session on the *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment* to examine the transcript analysis of testimony which had been presented at the September 23, 2013 joint public hearing and exhibits received before the close of the record on October 7, 2013; and

WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment*, in response to said public testimony and Planning Department recommendations presented to the Planning Board on November 14, 2013, as part of the transcript analysis of testimony, and to adopt the sector plan, endorse the sectional map amendment, and transmit both the plan and sectional map amendment with further

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III. CHAPTER VI: IMPLEMENTATION

1. Amend the proposed re-zoning, p. 82 **Zoning Change Table and Map** to delete SMA change item 4.

IV. APPENDIX VII - IMPLEMENTATION AND STEWARDSHIP

1. Amend p. 160, Table 28, item 6 of the Eastover/Forest Heights/Glassmanor Sector Plan Public Facilities Report to add:

6	Pedestrian Facilities	Livingston Road	Add [8'-10'] <u>5' – 6'</u> wide sidewalk along Livingston Road, connecting to MD 210. (Safe Routes to School Priority). <u>Perform a hydrology and stormwater conveyance study and cost estimate prior to construction of the sidewalks in order to replace the open channel with a covered system that can carry the stormwater volumes and provide an area for a sidewalk</u>	DPW&T	[Medium] <u>Medium/high</u>
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WHEREAS, an objective of the proposed sectional map amendment for the Eastover/ Forest Heights/Glassmanor sector plan area is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the proposed sectional map amendment for the Eastover/ Forest Heights/Glassmanor sector plan area is an amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject sector plan area shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a); and

WHEREAS, pursuant to Section 27-646(d) of the Zoning Ordinance of Prince George's County, building permit recommendations by the Planning Board and the issuance of building permits by the

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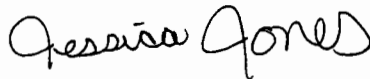
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approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Washington, with Commissioners Geraldo, Washington, Hewlett, Bailey, and Shoaff voting in favor of the motion at its regular meeting held on Thursday, December 5, 2013 in Upper Marlboro, Maryland.

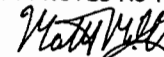
Adopted by the Prince George's County Planning Board this 5th day of December, 2013.

Patricia Colihan Barney
Executive Director



By Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY.



M-NCPPC Legal Department

Date 12/16/13