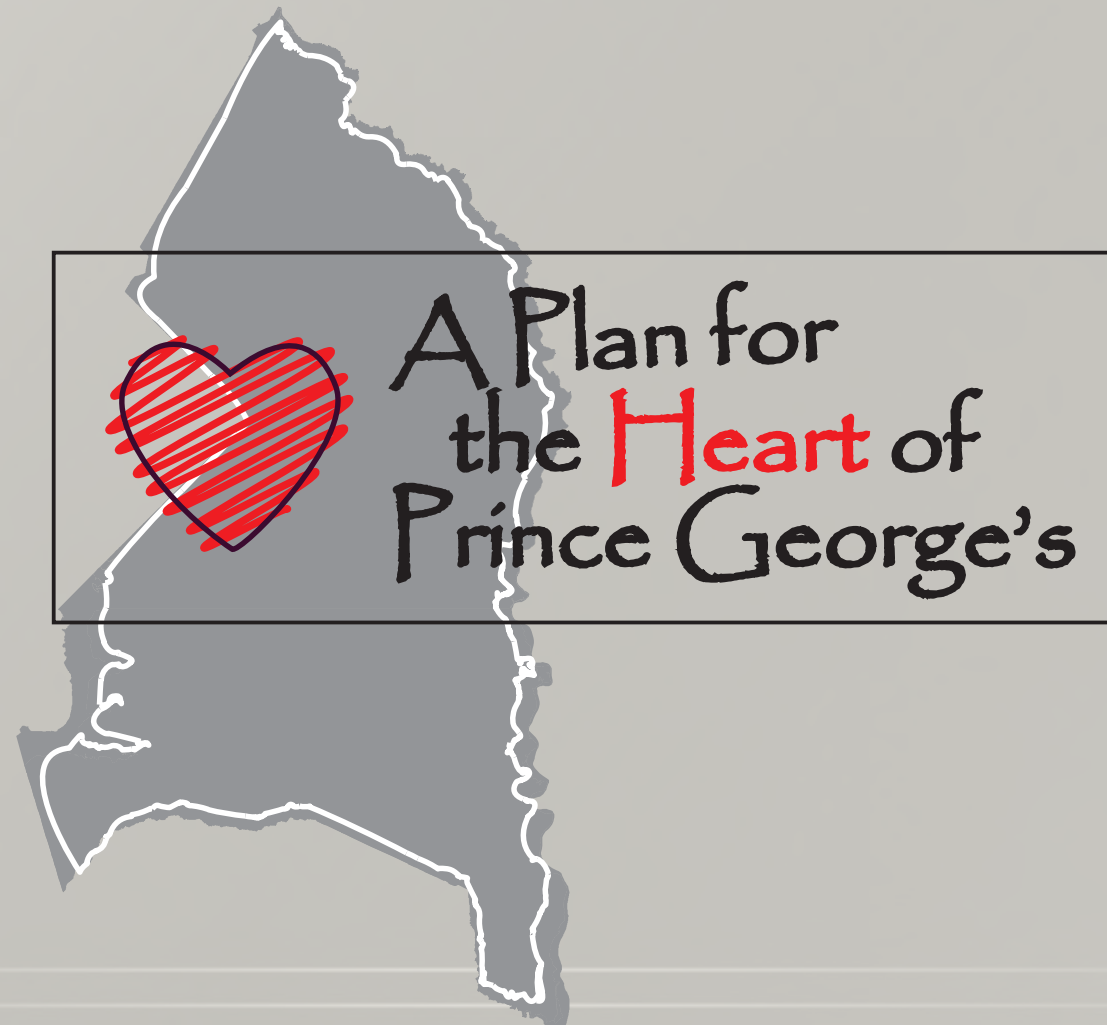


Preliminary

Addison Road Metro Center

Regulating Plan, May 2010



The Maryland-National Capital Park and Planning Commission
www.mncppc.org

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Abstract: This document is the preliminary Addison Road Metro Center regulating plan. It implements the recommendations of the 2002 *Prince George's County Approved General Plan* and updates the 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* and the 2009 *Adopted Subregion 4 Master Plan and Endorsed Sectional Map Amendment*. Developed with input from the community, this document establishes functional overlays, allocates urban neighborhoods, sets forth building envelope standards, designates locations for public space and roadways, and specifies street types.

ABSTRACT

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The Maryland-National Capital Park and Planning Commission

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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 decisionmakers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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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 General Plan. The 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.

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The Prince George’s County Planning Board is pleased to announce that the *Preliminary Addison Road Metro Center Regulating Plan* is available for review prior to the public hearing scheduled for May 13, 2010, at the County Administration Building. Notification of the availability of the plan was sent to property owners in the area to afford them an opportunity to evaluate it.

Policy guidance for this plan came from the 2002 *Prince George’s County Approved General Plan*, the 2009 *Adopted Subregion 4 Master Plan and Endorsed Sectional Map Amendment*, and the 2009 *Approved Countywide Master Plan of Transportation*. The allocation of land uses, building envelope standards, public spaces, and street types are primarily the result of stakeholder interviews and numerous workshops and community meetings that provided valuable input and helped to define the plan’s vision.

This plan defines four urban neighborhoods within the Addison Road Metro Center area and sets forth specific requirements for each building site, serving as the approved plan for the implementation of the county’s General Plan. The Addison Road Metro Center Regulating Plan is the first regulating plan in Prince George’s County and will implement the recently adopted urban centers and corridor nodes development and zoning code within the Addison Road Metro Center.

The residents and property owners in the Addison Road Metro Center area envision their community as a vibrant place with opportunities to live, work, play, learn, shop, and worship. Through an interactive planning process, members of the community partnered

with the planning team to develop a regulating plan that will guide future development and redevelopment initiatives in the area. 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 future direction of quality of life and growth in Prince George’s County. Visit the *Envision Prince George’s* web site at www.mncppc.org/Envision to learn more about how to participate in this exciting initiative.

We invite you to carefully study this *Preliminary Addison Road Metro Center Regulating Plan* and encourage you to attend the public hearing on May 13, 2010, at 6:30 p.m., at the County Administration Building (CAB) in Upper Marlboro to present your views to the Prince George’s County Planning Board. The County Council will hold a public hearing on May 18, 2010, at 10:00 a.m., at CAB. All comments presented at the Planning Board’s public hearing will be reviewed by the Planning Board in our deliberations prior to the adoption of the plan and transmittal to the County Council for action.

We look forward to seeing you on May 13 and May 18, 2010.

Sincerely,

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

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