

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Resolution No. CR-110-2023
Proposed by Council Member Ivey
Introduced by Council Members Ivey, Dernoga, Watson, Burroughs, Hawkins, Blegay,
Franklin and Oridaha
Co-Sponsors _____
Date of Introduction November 14, 2023

RESOLUTION

1 A RESOLUTION concerning

2 The 2009 *Countywide Master Plan of Transportation*—Minor Plan Amendment—Approval
3 For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of
4 Prince George’s County, Maryland, a Minor Plan Amendment to amend the 2009 *Countywide*
5 *Master Plan of Transportation* to add language and amend subsequent maps to remove several
6 parcels from right-of-way preservation of future master planned freeway F-10 (US 301) south of
7 its interchange with future master planned freeway F-6 (MD 4) and master planned expressway
8 E-6 (MD 202).

9 WHEREAS, on November 17, 2009, the Prince George’s County Council, sitting as the
10 District Council for that portion of the Maryland-Washington Regional District in Prince
11 George’s County (“District Council”), adopted CR-89-2009, approving the 2009 *Countywide*
12 *Master Plan of Transportation*; and

13 WHEREAS, on July 24, 2013, the District Council adopted CR-82-2013, approving the
14 2013 *Subregion 6 Master Plan*, which amends the transportation facility recommendations of the
15 2009 *Approved Countywide Master Plan of Transportation*; and

16 WHEREAS, the 2013 *Subregion 6 Master Plan* carried forward the recommendations of
17 the 2009 *Countywide Master Plan of Transportation* for the construction of F-10, a master
18 planned freeway to replace and bypass existing US 301 (Robert Crain Highway) to meet
19 anticipated traffic demand; and

20 WHEREAS, on May 6, 2014, the District Council adopted CR-26-2014, approving *Plan*

1 *Prince George's 2035* ("Plan 2035"), the County's General Plan for growth and development,
2 which further amended the 2009 *Countywide Master Plan of Transportation* to eliminate certain
3 parcels from the right-of-way for the planned interchange of future master planned freeway F-10
4 (US 301) south of its interchange with future master planned freeway F-6 (MD 4) and master
5 planned expressway E-6 (MD 202); and

6 WHEREAS, in accordance with the local zoning laws, on July 18, 2023, the District
7 Council adopted CR-72-2023, initiating a minor amendment to the 2009 *Countywide Master*
8 *Plan of Transportation*, for the purpose of revising the recommendations regarding a portion of
9 the future F-10 project;

10 WHEREAS, the Prince George's County Planning Board, in conjunction with the District
11 Council, pursuant to Sections 27-3502 and 27-3407 of the Zoning Ordinance, held a duly
12 advertised joint public hearing on the proposed Minor Amendment to the 2009 *Countywide*
13 *Master Plan of Transportation* on September 12, 2023, to receive public comment into the
14 record on the proposed minor amendment; and

15 WHEREAS, after the close of the public hearing record, planning staff prepared a
16 Technical Staff Report analyzing the proposed Minor Plan Amendment and public hearing
17 testimony and made recommendations to the Planning Board for consideration; and

18 WHEREAS, on October 19, 2023, the Planning Board held a work session on the Minor
19 Plan Amendment to examine the analysis of testimony presented at the September 12, 2023,
20 Joint Public Hearing and exhibits received before the close of the record on September 27, 2023,
21 and subsequently, on October 19, 2023, the Planning Board adopted the proposed minor plan
22 amendment through resolution PGCPB No. 2023-113; and

23 WHEREAS, on November 7, 2023, the District Council conducted a public work session to
24 examine the record of Joint Public Hearing testimony and the Planning Board's adoption of the
25 proposed Minor Plan Amendment; and

26 WHEREAS, based upon testimony received into the record of Joint Public Hearing
27 testimony, the County Council, sitting as the Committee of the Whole, voted to direct staff to
28 prepare a Resolution of Approval for the minor amendment to the 2009 *Countywide Master Plan*
29 *of Transportation* as adopted by the Planning Board in its resolution PGCPB No. 2023-113.

30 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
31 County, Maryland, sitting as the District Council for that part of the Maryland-Washington

1 Regional District in Prince George's County, Maryland, that, in accordance with Section 27-3502
 2 of the Zoning Ordinance, the following adopted minor amendments to the 2009 *Countywide*
 3 *Master Plan of Transportation* are hereby APPROVED, as adopted by PGCPB No. 23-113,
 4 which is hereby incorporated as if set forth fully within this Resolution, and summarized below:

5 **MINOR AMENDMENT ONE:**

6 Insert the following language on page 46 of the 2009 *Countywide Master Plan of*
 7 *Transportation* after “STRATEGIES: 4. Show F-9 and F-10 south of the MD 5/US 301
 8 interchange as study corridors, per the US 301 Waldorf Area Transportation Study.”:
 9 “The F-10 project shall not include any right of way or other preservation of the following
 10 properties: approximately 10.71 acres of property known as Parcel “C” of the “Penn - 301
 11 Industrial Center,” recorded among the land records of Prince George’s County in Plat Book 71,
 12 at Plat Book Page No. 23, and generally bounded by Crain Highway (US 301) on the west,
 13 Pennsylvania Avenue on the south, Chevy Drive along the north and east; approximately 15.711
 14 acres of property known as Parcel “B-1,” recorded among the land records of Prince George’s
 15 County in Plat Book NLP 103, at Plat Book Page No. 56, being generally bounded by Crain
 16 Highway (US 301) on the west, Pennsylvania Avenue on the north, and Maryland Route 976-C
 17 along the south; and approximately 31.76 acres recorded among the land records of Prince
 18 George’s County in Liber 13481, at Folio 699, being generally bounded by Crain Highway (US
 19 301) on the west, Pennsylvania Avenue on the north, and Maryland Route 976-C along the
 20 west.”

21 **MINOR AMENDMENT TWO:**

22 Revise “Map 27” to remove any symbology pertaining to a Planned Freeway or Planned
 23 Interchange impacting the following properties: approximately 10.71 acres of property known as
 24 Parcel “C” of the “Penn – 301 Industrial Center,” recorded among the land records of Prince
 25 George’s County in Plat Book 71, at Plat Book Page No. 23, and generally bounded by Crain
 26 Highway (US 301) on the west, Pennsylvania Avenue on the south, Chevy Drive along the north
 27 and east; approximately 15.711 acres of property known as Parcel “B-1” recorded among the
 28 land records of Prince George’s County in Plat Book NLP 103, at Plat Book Page No. 56, being
 29 generally bounded by Crain Highway (US 301) on the west, Pennsylvania Avenue on the north,
 30 Maryland Route 976-C along the south; and approximately 31.76 acres recorded among the land

1 records of Prince George’s County in Liber 13481, at folio 699, being generally bounded by
2 Crain Highway (US 301) on the west, Pennsylvania Avenue on the north, Maryland Route 976-C
3 along the west.

4 BE IT FURTHER RESOLVED that the foregoing minor amendments to the 2009
5 *Countywide Master Plan* also amend the applicable recommendations for the future master
6 planned freeway F-10 (US 301) south of its interchange with future master planned freeway F-6
7 (MD 4) and master planned expressway E-6 (MD 202) within the 2013 *Subregion 6 Master*
8 *Plan*.

9 BE IT FURTHER RESOLVED that the planning staff is authorized to correct any and all
10 other potential inconsistencies in the text, map, and tables within the two master plans, in order
11 to reflect the foregoing amendments approved by adoption of this Resolution.

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
3 Park and Planning Commission in accordance with procedural requirements of Section 27-3502
4 of the Zoning Ordinance.

5 BE IT FURTHER RESOLVED that this Resolution shall take effect upon the date of its
6 Adoption.

Adopted this 14th day of November, 2023.

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: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council