

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2009 Legislative Session**

Resolution No. CR-90-2009  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Dean, Exum, Dernoga and Bland  
Co-Sponsors \_\_\_\_\_  
Date of Introduction November 17, 2009

**RESOLUTION**

1 A RESOLUTION concerning

2                   The Marlboro Pike Sector Plan and Sectional Map Amendment

3 For the purpose of approving, with revisions and amendments, as an act of the County Council of  
4 Prince George's County, Maryland, sitting as the District Council, the Marlboro Pike Sector Plan  
5 and Sectional Map Amendment, thereby defining long range land use and development policies  
6 and setting forth detailed zoning proposals in Planning Areas 75A and 75B for the area generally  
7 bounded by the Capital Beltway I95/495 (to the east), Southern Avenue (the District of  
8 Columbia line), (to the west), Pennsylvania Avenue (to the south), and properties fronting  
9 Marlboro Pike including adjoining neighborhoods within one-half mile of the corridor (to the  
10 north); and

11           WHEREAS, upon approval by the District Council, this Sector Plan will amend portions of  
12 the 1985 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District*  
13 *Heights and Vicinity, Planning Areas 75A and 75B*); the 2002 *Prince George's County Approved*  
14 *General Plan* for the physical development of the Maryland-Washington Regional District  
15 within Prince George's County, Maryland; the 1982 *Master Plan of Transportation*; the 2005  
16 *Countywide Green Infrastructure Plan*; the 2008 *Public Safety Master Plan*; the 1992 *Prince*  
17 *George's County Historic Sites and Districts Plan*; the 1983 *Functional Master Plan for Future*  
18 *Public School Sites in Prince George's County, Maryland*; and the 1975 *Countywide Trails Plan*  
19 with the 1985 *Equestrian Addendum*; and

20           WHEREAS, on January 22, 2008, in Council Resolution CR-3-2008, the County Council of  
21 Prince George's County, Maryland, sitting as the District Council, directed The Maryland-

1 National Capital Park and Planning Commission to prepare a new Marlboro Pike Sector Plan and  
2 Sectional Map Amendment in order to develop a comprehensive approach to implementing the  
3 recommendations of the 2002 General Plan and to ensure that future development is consistent  
4 with County policies; and

5 WHEREAS, on December 11, 2008, the District Council endorsed the Goals, Concepts,  
6 Guidelines and the Public Participation Program prepared by the Planning Board and established  
7 the Plan boundaries pursuant to Section 27-643 of the Zoning Ordinance; and

8 WHEREAS, the Planning Board staff conducted an informational meeting and a series of  
9 four community workshops, two business owners meetings and a youth workshop to gather  
10 community guidance and inform the public of the planning process and solicit issues and  
11 concerns, and the Planning Board staff further conducted a two day planning charrette as the  
12 major component of the Public Participation Program to involve the community in the  
13 preparation of the plan; and

14 WHEREAS, on September 9, 2008, the District Council granted an extension of time to  
15 complete additional analysis pursuant to Section 27-644(a) (3) of the Zoning Ordinance; and

16 WHEREAS, the Planning Board granted permission to print the Preliminary Marlboro Pike  
17 Sector Plan and Proposed Sectional Map Amendment on December 11, 2008; and

18 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
19 hearing on the Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment  
20 on March 10, 2009; and

21 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for  
22 public facilities were referred to the County Executive and the District Council for review, and  
23 on April 28, 2009 the District Council adopted CR-14-2009 and found no inconsistencies  
24 between the proposed public facilities in the sector plan and any existing or proposed State or  
25 County facilities; and

26 WHEREAS, on May 21, 2009, the Planning Board held a work session to consider the  
27 recommendations and public hearing testimony; and

28 WHEREAS, on June 4, 2009, the Planning Board adopted the Sector Plan and endorsed the  
29 Sectional Map Amendment with revisions in response to the public hearing testimony as  
30 described in Prince George's County Planning Board Resolution PGCPB No. 09-84 and  
31 transmitted the adopted Sector Plan, endorsed Sectional Map Amendment and supporting

1 documents to the District Council on June 9, 2009; and

2 WHEREAS, on June 16, 2009, the District Council held a work session to review the  
3 adopted Marlboro Pike Sector Plan and endorsed Sectional Map Amendment, public hearing  
4 testimony, Planning Board's recommendations on the public hearing testimony contained in  
5 PGCPB No. 09-84; and

6 WHEREAS, on July 21, 2009, the District Council approved Resolution CR-51-2009  
7 (DR-2), which proposed amendments to the adopted plan and endorsed sectional map  
8 amendment and authorized a second joint public hearing on September 21, 2009; and

9 WHEREAS, on September 21, 2009, the District Council and the Planning Board held a  
10 duly advertised joint public hearing on the proposed amendments contained in CR-51-2009  
11 (DR-2), and received comments on the proposed amendments; and

12 WHEREAS, on October 22, 2009, the Planning Board held a work session to review the  
13 proposed amendments contained in Resolution CR-51-2009 (DR-2), the digest of testimony from  
14 the September 21, 2009 public hearing and transmitted to the District Council recommendations  
15 to rezone certain properties and establish a new Low-Intensity Business Park Development  
16 District Overlay Zone (DDOZ) in accordance with Section 27-646(a)(3) of the Zoning  
17 Ordinance; and

18 WHEREAS, on November 3, 2009, the District Council held a work session to review the  
19 digest of testimony and the Planning Board's recommendations and directed revisions and  
20 amendments to the plan and Sectional Map Amendment as depicted on the maps in Attachment  
21 A; and

22 WHEREAS, the District Council finds that the recommended buffer and screening  
23 standards in the Development District Overlay Zone (DDOZ) for the Low-Intensity Business  
24 Park Character Area will promote the vision for the areas located between Pennsylvania Avenue,  
25 Forestville Road, Parston Drive and the Capital Beltway is to provide attractive and well  
26 designed development; and

27 WHEREAS, the District Council finds that preserving residential neighborhoods is an  
28 important goal in the Marlboro Pike Plan and where feasible alternative vehicular access for  
29 commercial vehicles to the Prince George's County owned facility located at 3415 North Forest  
30 Edge Road shall be evaluated to lessen the impact on the adjacent residential community on  
31 North and South Forest Edge Road. In the event of the sale of the property to a private entity for

1 commercial or industrial use, access and site design should be revised to avoid use of the  
2 residential streets in this neighborhood for commercial access; and

3 WHEREAS, this Master Plan will amend portions of the 1985 *Approved Master Plan*  
4 *and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning*  
5 *Areas 75A and 75B*; the 2002 *Prince George’s County Approved General Plan* for the physical  
6 development of the Maryland-Washington Regional District within Prince George’s County,  
7 Maryland; the 1982 *Master Plan of Transportation*; the 2005 *Countywide Green Infrastructure*  
8 *Plan*; the 2008 *Public Safety Master Plan*; the 1992 *Prince George’s County Historic Sites and*  
9 *Districts Plan*; the 1983 *Functional Master Plan for Future Public School Sites in Prince*  
10 *George’s County, Maryland*; and the 1975 *Countywide Trails Plan* with the 1985 *Equestrian*  
11 *Addendum*.

12 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
13 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
14 Regional District in Prince George’s County, Maryland, that the Marlboro Pike Sector Plan and  
15 Sectional Map Amendment as adopted and endorsed by The Maryland-National Capital Park and  
16 Planning Commission on June 4, 2009, by PGCPB No. 09-84 are hereby approved with the  
17 following revisions and amendments:  
18

19 **AMENDMENTS TO THE SECTIONAL MAP AMENDMENT**

20 **AMENDMENT 1 Retain C-M Zone**

21 **Existing Use:** Gas Station  
22 **Street Address:** 2000 Brooks Drive  
23 **Existing and Endorsed SMA Zone:** C-M  
24 **Account:** 0420638 **Acreage:** 0.60 acres  
25 **Tax Map:** 080 **Grid:** F1 **Parcel:** A  
26

27 **AMENDMENT 2 Rezone C-M Zone to C-S-C Zone**

28 **Existing Use:** Car Wash/Oil & Lube Station  
29 **Street Address:** 5401 Marlboro Pike  
30 **Existing and Endorsed SMA Zone:** C-M  
31 **Account:** 3679271 **Acreage:** 2.35 acres  
32 **Tax Map:** 080 **Grid:** F1 **Lot:** 1

**AMENDMENT 3 Rezone C-M Zone to C-S-C Zone**

**Existing Use:** Vacant Commercial Center  
**Street Address:** 5425 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-M  
**Account:** 0449637 **Acreage:** 0.63 acres  
**Tax Map:** 081 **Grid:** A1 **Parcel:** 50

**AMENDMENT 4 Rezone R-T Zone to C-S-C Zone**

**Existing Use:** Single-Family Dwelling Unit  
**Street Address:** 5431 Marlboro Pike  
**Existing Zone:** R-T **Endorsed SMA Zone:** R-18  
**Account:** 0449629 **Acreage:** 1.212 acres  
**Tax Map:** 081 **Grid:** A1 **Parcel:** 51

**AMENDMENT 5 Rezone I-1 Zone to C-S-C Zone**

**Existing Use:** Church  
**Street Address:** 5501 Marlboro Pike  
**Existing Zone:** I-1 **Endorsed SMA Zone:** R-18 (SMA Change #B10)  
**Account:** 0437640 **Acreage:** 2.67 acres  
**Tax Map:** 081 **Grid:** A1 **Parcel:** 52

**AMENDMENT 6 Rezone C-M Zone to C-S-C Zone**

**Existing Use:** Parking Lot  
**Street Address:** 5410 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-M  
**Account:** 0462184 **Acreage:** 0.35 acres  
**Tax Map:** 081 **Grid:** A1 **Parcel:** 35

**AMENDMENT 7 Rezone C-M Zone to C-S-C Zone**

**Existing Use:** Auto Repair  
**Street Address:** 5416 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-M  
**Account:** 0462150 **Acreage:** .084 acres  
**Tax Map:** 081 **Grid:** A1 **Parcel:** 36 and 383

**AMENDMENT 8 Rezone C-M Zone to C-S-C Zone**

**Existing Use:** Towing/Storage Facility  
**Street Address:** 5420 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-M  
**Account:** 0492157 **Acreage:** 0.39 acres  
**Tax Map:** 081 **Grid:** A1 **Parcel:** 38

**AMENDMENT 9 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7603 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C (SMA Change #D12)  
**Account:** 0477133 **Acreage:** 0.34 acres  
**Tax Map:** 081 **Grid:** F4 **Parcel:** p/o Lots 1-4

**AMENDMENT 10 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7605 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C (SMA Change #D13)  
**Account:** 0471755 **Acreage:** 0.177 acres  
**Tax Map:** 081 **Grid:** F4 **Parcel:** p/o Lots 5-6

**AMENDMENT 11 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7613 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C (SMA Change #D14)  
**Account:** 0615161 **Acreage:** 0.16 acres  
**Tax Map:** 081 **Grid:** F4 **Parcel:** p/o Lots 7-8

**AMENDMENT 12 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7617 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C  
**Account:** 0570309 **Acreage:** 0.15 acres  
**Tax Map:** 081 **Grid:** F4 **Parcel:** p/o Lots 9-10

**AMENDMENT 13 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7619 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C  
**Account:** 0570317 **Acreage:** 0.15 acres  
**Tax Map:** 081 **Grid:** F4 **Parcel:** p/o Lots 11-12

**AMENDMENT 14 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7619 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C  
**Account:** 0570325 **Acreage:** 0.08 acres  
**Tax Map:** 081 **Grid:** F4 **Lot:** 13 EX 250 sq ft

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

**AMENDMENT 15 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Commercial Strip Center  
**Street Address:** 7625 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C  
**Account:** 0570382 **Acreage:** 0.13 acres  
**Tax Map:** 08 **Grid:** F4 **Parcel:** D

**AMENDMENT 16 Rezone C-S-C Zone to M-U-I/Commercial DDOZ**

**Existing Use:** Gas Station  
**Street Address:** 7631 Marlboro Pike  
**Existing and Endorsed SMA Zone:** C-S-C  
**Account:** 0570440 **Acreage:** 1.50 acres  
**Tax Map:** 08 **Grid:** F4 **Parcel:** E

**AMENDMENT 17 Rezone I-1 Zone to C-S-C Zone**

**Existing Use:** Vacant Commercial Building  
**Street Address:** 3300 Forestville Road  
**Existing and Endorsed SMA Zone:** I-1  
**Account:** 0615179 **Acreage:** 2.1624 acres  
**Tax Map:** 089 **Grid:** F1 **Parcel:** 22

**AMENDMENT 18 Retain the I-1 Zone**

**Existing Use:** Commercial Building  
**Street Address:** 3302 Marlo Lane  
**Existing and Endorsed SMA Zone:** I-1  
**Account:** 0532705 **Acreage:** 0.4301 acres  
**Tax Map:** 090 **Grid:** A1 **Parcel:** D

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

**AMENDMENT 19 Retain the I-1 Zone**

**Existing Use:** Commercial Building  
**Street Address:** 3306 Marlo Lane  
**Existing and Endorsed SMA Zone:** I-1  
**Account:** 0424473 **Acreage:** 2.0108 acres  
**Tax Map:** 090 **Grid:** A1 **Parcel:** B

**AMENDMENT 20 Retain the I-1 Zone**

**Existing Use:** Furniture Store  
**Street Address:** 3300 Marlo Lane  
**Existing and Endorsed SMA Zone:** I-1  
**Account:** 0424465 **Acreage:** 8.7516 acres  
**Tax Map:** 089 **Grid:** F1 **Parcel:** A

**AMENDMENT 21 Rezone I-4 Zone to I-1 Zone**

**Existing Use:** Contractor’s Office  
**Street Address:** 8002 Marlboro Pike  
**Existing Zone:** I-4 **Endorsed SMA Zone:** I-1/I-4  
**Account:** 0593772 **Acreage:** 1.19 acres  
**Tax Map:** 090 **Grid:** A1 **Parcel:** B

**AMENDMENT 22 Rezone I-4 Zone to I-1 Zone**

**Existing Use:** Office  
**Street Address:** 8008 Marlboro Pike  
**Existing and Endorsed SMA Zone:** I-4  
**Account:** 0593764 **Acreage:** 1.79 acres  
**Tax Map:** 090 **Grid:** A1 **Parcel:** A

**AMENDMENT 23 Rezone I-4 Zone to I-1 Zone**

**Existing Use:** Bus Storage  
**Street Address:** 8014 Marlboro Pike  
**Existing and Endorsed SMA Zone:** I-4  
**Account:** 0424549 **Acreage:** 0.61 acres  
**Tax Map:** 090 **Grid:** A1 **Lot:** 9-10

**AMENDMENT 24 Rezone I-4 Zone to I-1 Zone**

**Existing Use:** Vehicular Storage  
**Street Address:** 8016 Marlboro Pike  
**Existing and Endorsed SMA Zone:** I-4  
**Account:** 0424556 **Acreage:** 0.57 acres  
**Tax Map:** 090 **Grid:** A1 **Lot:** 7-8

**AMENDMENT 25 LOW INTENSITY BUSINESS PARK DEVELOPMENT DISTRICT OVERLAY ZONE (DDOZ)**

Amend the Endorsed SMA to establish the Low-Intensity Business Park Character Area Development District Overlay Zone (DDOZ) and regulations for the approximately 72 properties comprising 120 acres as described on Attachment C-1, C-2, C-3, C-4, C-5 and C-6:

**REVISIONS TO THE SECTIONAL MAP AMENDMENT**

**REVISION 1**

**Retain existing C-S-C Zone**  
**Existing Use:** Mattress Store  
**Street Address:** 7704 Marlboro Pike  
**Existing Zone:** C-S-C Zone  
**Endorsed SMA Zone:** I-1 Zone (SMA Change Number P-37)  
**Account:** 0418228 **Acreage:** 0.51 acres  
**Tax Map:** 082 **Grid:** A4 **Parcel:** A

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

**REVISION 2**

**Retain existing C-S-C Zone**  
**Existing Use:** Liquor Store  
**Street Address:** 7700 Marlboro Pike  
**Existing Zone:** C-S-C Zone  
**Endorsed SMA Zone:** I-1 (SMA Change Number P-38)  
**Account:** 0415877 **Acreage:** 0.64 acres  
**Tax Map:** 090 **Grid:** A1 **Parcel:** B

**REVISION 3**

**Retain existing C-S-C Zone**  
**Existing Use:** WMATA Bus Facility  
**Street Address:** 4421 Southern Avenue  
**Existing Zone:** C-S-C Zone  
**Endorsed SMA Zone:** M-X-T (SMA Change Number P-4)  
**Account:** 0644419 **Acreage:** 5.75 acres  
**Tax Map:** 072 **Grid:** D3 **Parcel:** A

**REVISION 4**

**Retain Existing C-S-C Zone**  
**Existing Use:** Commercial Shopping Center  
**Street Address:** Marlboro Pike and Boones Hill Road  
**Endorsed SMA Zone:** M-X-T (SMA Number P-29)  
**Account:** 0481507, 0577742, 600577, 600585, 600593 and 600254  
**Acreage:** 6.42 **Tax Map:** 72 **Grid:** D3 **Parcel:** 44, 45, C, D, E and A

**REVISION 5**

**Retain Existing C-S-C Zone**  
**Existing Use:** Commercial Strip and Church  
**Street Address:** 7809 Parston Drive  
**Existing Zone:** C-S-C Zone  
**Endorsed SMA Zone:** I-1 (SMA Change Number P-40)  
**Account:** 0487009 **Acreage:** 1.37  
**Tax Map:** 82 **Grid:** A4 **Parcel:** Lot 1

**REVISION 6**

**Retain Existing C-S-C Zone**

**Existing Use:** Atlantic Plumbing Supply Profit Sharing Trust Fund

**Street Address:** 7521 Marlboro Pike

**Existing Zone:** C-S-C Zone, pursuant to Case No. A-9961-C

Zoning Ordinance No. 9-2005

**Endorsed SMA:** R-T

**Account:** 042388 **Acreage:** 1.37 acres

**Tax Map:** 81 **Grid:** F4 **Parcel:** 193

**REVISIONS TO THE ADOPTED MARLBORO PIKE SECTOR PLAN**

**REVISION 1 CHAPTER IV- TRANSPORTATION**

*Insert the following new strategy on page 48, "To lessen the impact of commercial vehicles using residential streets as the primary means of ingress and egress", the use of alternative routes to commercial or industrial sites should be pursued where feasible.*

BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and map revisions to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.

BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in Prince George’s County. The zoning changes approved by this Resolution shall be depicted on the official Zoning Map of the County; and

BE IT FURTHER RESOLVED that the approval of this Sectional Map Amendment shall repeal and readopt with amendments that portion of the Zoning Map encompassed by the Amendment, and that the conditions and findings attached to previously approved zoning applications are considered part of this Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map; and

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,

1 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or  
2 circumstances. It is hereby declared to be the legislative intent that this Resolution would have  
3 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,  
4 clause, section, zone, zoning map, or part had not been included therein.

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

Adopted this 17th day of November, 2009.

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: \_\_\_\_\_  
Marilynn Bland  
Chairperson

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

Note: Attachments available in hard copy only and as an Inclusion File in LIS