

APPENDIX H

DR-1

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2001 Legislative Session

Resolution No. CR-63-2001
 Proposed by The Chairman (by request – Planning Board)
 Introduced by Council Member Hendershot
 Co-Sponsors _____
 Date of Introduction October 16, 2001

RESOLUTION

1 A RESOLUTION concerning

2 The Sector Plan and Sectional Map Amendment

3 for the Greenbelt Metro Area

4 For the purpose of approving with amendments, the Sector Plan and Sectional Map Amendment
 5 (SMA) for the Greenbelt Metro Area, thereby defining long-range land use and development
 6 policies, detailed zoning proposals, community improvement proposals and redevelopment
 7 opportunities for the portion of Prince George’s County generally bounded on the west by Rhode
 8 Island Avenue, on the north by Sunnyside Avenue, on the east by Kenilworth Avenue and on the
 9 south by Greenbelt Road, and including all commercially-zoned properties on the south side of
 10 Greenbelt Road between the CSX/Metro railroad tracks and Kenilworth Avenue, and consisting
 11 of portions of Planning Areas 60, 66, and 67.

12 WHEREAS, The Maryland-National Capital Park and Planning Commission, with the
 13 concurrence of the District Council in Council Resolution CR-17-1998, initiated preparation of a
 14 Sector Plan and SMA for the Greenbelt Metro Area, in accordance with Part 13, Division 2, and
 15 Section 27-225.01.05 of the Zoning Ordinance; and

16 WHEREAS, CR-17-1998 directed the Commission to prepare and transmit to the District
 17 Council the sectional map amendment concurrently with the sector plan in order to provide a
 18 strong relationship between the sector plan and the zoning of the land in the sector planning area;
 19 and

20 WHEREAS, pursuant to the procedures for preparation of a sector plan, the Prince
 21 George’s County Planning Board published an informational brochure and held a public forum

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1 on May 28, 1998, to inform the public of the intent and procedures for preparing a sector plan;
2 established goals, concepts, guidelines, and a public participation program; convened a sector
3 planning group to formulate solutions to issues; invited the community to charrettes and
4 workshops to review proposed solutions; and

5 WHEREAS, the District Council and Planning Board held a duly advertised joint public
6 hearing on the Preliminary Sector Plan and the Proposed SMA for the Greenbelt Metro Area on
7 June 19, 2000, and the Planning Board adopted the Sector Plan and endorsed the SMA with
8 amendments, as described in Prince George's County Planning Board Resolution PGCPB No.
9 00-226, on December 7, 2000; and

10 WHEREAS, the adopted Sector Plan and endorsed SMA for the Greenbelt Metro Area
11 were transmitted to the District Council on January 31, 2001, and the Council conducted a
12 worksession and added new amendments on April 3, 2001; and

13 WHEREAS, the District Council sought public comment on the amendments as described
14 in Council Resolution CR-13-2001, referred the amendments to the Planning Board on May 17,
15 2001; held a duly advertised public hearing on the proposed amendments on June 18, 2001; and
16 conducted a worksession on September 19, 2001, to review public hearing testimony, and

17 WHEREAS, upon approval by the District Council, the Sector Plan will define land use
18 policies and serve as the primary guide for future development of this sector planning area, will
19 supercede parts of the 1989 *Approved Langley Park-College Park-Greenbelt Master Plan*, and
20 the 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* and the 1990
21 *Approved Subregion I Master Plan* and the 1990 *Adopted Sectional Map Amendment for*
22 *Planning Areas 60, 61, and 62*, and will amend the 1982 *General Plan*, the 1982 *Master Plan of*
23 *Transportation*, the 1983 *Functional Master Plan of Public School Sites*, the 1992 *Historic Sites*
24 *and District Plan*, the 1975 *Countywide Trail Plan*, and the 1985 *Equestrian Addendum*; and

25 WHEREAS, a principal objective of the Sector Plan and SMA is protection of the health,
26 safety, and general welfare of the citizens of Prince George's County; and

27 WHEREAS, the Sector Plan and SMA process provides for periodic comprehensive review
28 of long-range land use policies and zoning; and

29 WHEREAS, it is the intent of the SMA to ensure that future development will be in
30 accordance with the principles of orderly comprehensive land use planning as expressed in the
31 Sector Plan, and the District Council has found it necessary to change the zoning on properties

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1 which, in its judgement, are in conflict with the Sector Plan's land use recommendations; and

2 WHEREAS, the District Council, having reviewed supporting materials submitted as part
3 of the comprehensive rezoning proposal and examined the testimony presented, finds that the
4 accumulated record along with County plans and policies justifies the zoning changes within this
5 SMA.

6 SECTION 1, NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince
7 George's County, Maryland, sitting as the District Council for that part of the Maryland-
8 Washington Regional District in Prince George's County, Maryland, that the Sector Plan and the
9 SMA for the Greenbelt Metro Area are hereby approved, with the following amendments:

10 **AMENDMENT 1:**

11 Add the following language to the Development District Standards applicability section:

12 "A Conceptual Site Plan (CSP) approved by the District Council or preliminary plan of
13 subdivision approved by the Planning Board for Metro Planned Community uses pursuant to
14 CB-47-2000 prior to Council approval of the Sector Plan and SMA, and any Detailed Site Plan
15 (DSP) filed thereafter which is consistent with a prior approved CSP, is not subject to the SMA's
16 Development District Standards"

17 **AMENDMENT 2:**

18 Add the following language to the Development District Standards applicability section:

19 "3. Nonresidential development: An existing shopping center larger than 750,000 square
20 feet which was lawful and not nonconforming on the date of Sectional Map Amendment
21 approval is exempt from the Development District Standards and site plan review, unless and
22 until the cumulative gross floor area (GFA) of any addition(s) exceeds 20% of the GFA of the
23 shopping center as of the date of approval of this SMA."

24 **AMENDMENT 3:**

25 Add the following standards to the Development District Standards for the Core Area, the
26 Springhill Lake Area, and the Beltway Plaza/Greenbelt Road Commercial Corridor:

27 "1. Core Area:

28 The height of freestanding/monument exterior signs for existing retail establishments shall not
29 exceed 25 feet. The height of freestanding/monument exterior signs for new development shall
30 not exceed 8 feet. A coordinated sign program for the entire development with a directional
31 sign(s) on the nearby major highways shall be encouraged.

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1 **2. Springhill Lake Area:**

2 The height of freestanding/monument exterior signs for existing retail establishments shall not
3 exceed 25 feet. The height of freestanding/monument exterior signs for new development shall
4 not exceed 15 feet. A coordinated sign program for the entire development with a directional
5 sign(s) on the nearby major highways shall be encouraged.

6 **3. Beltway Plaza/Greenbelt Road Commercial Corridor:**

7 The height of freestanding/monument exterior signs for existing shopping malls or other existing
8 retail establishments shall not exceed 25 feet. The height of freestanding/monument signs for
9 new development shall not exceed 15 feet along Greenbelt Road and 10 feet elsewhere along the
10 commercial corridor. A coordinated sign program for the entire development with a directional
11 sign(s) on the nearby major highways shall be encouraged.”

12 **AMENDMENT 4:**

13 Revise design standards (see the Adopted Sector Plan and Endorsed Sectional Map Amendment
14 - Development District Standards, dated December 2000.) and incorporate them into the SMA
15 section.

16 **AMENDMENT 5:**

17 Retain the existing R-18 and C-A Zones with the Development District Overlay Zone for the
18 Springhill Lake Apartments and recommend that the current density be maintained for future
19 redevelopment of the Springhill Lake Apartments.

20 **AMENDMENT 6:**

21 Show a zoning change from C-1 to C-S-C for a commercial property located at the southeast
22 quadrant of the Beltway/Rhode Island Avenue intersection, a property known as 10001 and
23 10005 - 10013 Rhode Island Avenue

24 **AMENDMENT 7:**

25 Retain the existing C-S-C, I-1, and I-2 Zones for the Branchville Industrial Park (except the
26 access road from 51st Avenue to the Stone Industrial Company, which is recommended for a
27 zoning change from R-55 to I-2); remove the Development District Overlay Zone from the entire
28 Branchville Industrial Park area.

29 **AMENDMENT 8:**

30 Add the following language to the Transportation Chapter:

31 “In making some of the following transportation recommendations, this plan takes note of the
32 Final Report to the County Council of Commission 2000. The Commission recommends that

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1 targeted growth centers, such as Greenbelt, maintain a traffic Level-of-Service (LOS) E, and
2 provide for measures that will ensure that future development at such centers do not generate
3 traffic that will degrade the LOS below E.

4 “This plan also reflects the Commission 2000 recommendation that acceptable traffic LOS vary
5 throughout Prince George’s County, depending on the level and mixes of desired development
6 and land uses proposed for each area within the county. Greenbelt has been recommended to the
7 County Council as a priority targeted growth center, once this plan was completed. Further, the
8 Greenbelt Metro Area is close to the County’s proposed Developed Tier. The Commission’s
9 proposed Biennial Growth Policy recommends traffic LOS E as the minimum acceptable
10 standards in the Developed Tier.”

11 **AMENDMENT 9:**

12 Revise the text to the Transportation Chapter:

13 “Divert to transit, HOV, carpools, or vanpools at least 25/40/50 percent of new trips. The plan defines
14 ‘new trips’ as estimated peak-period, single-occupant vehicle trips generated by any new nonretail
15 development, or large-scale revitalization or infill redevelopment, that is approved for this phase.”

16 **AMENDMENT 10:**

17 Add language to the Environmental and Transportation Chapters:

18 “However, the timing of the plan and of these studies may preclude such coordination. These studies are
19 the SHA Greenbelt I-95/495 Access Improvement feasibility study, the WMATA Transit Service
20 Extension Plan, the Capital Beltway Major Investment Study (CBMIS), the I-95/495 Corridor
21 Transportation (Transit Options) study (CBCTO), Five Year County Transit Development Master Plan
22 (TDMP) and the Maryland State Transit Advisory Panel (TAP) report, ‘The Future of Transit in
23 Maryland.’

24 “The North-South Connector Road and/or boardwalks should be elevated to avoid environmentally
25 sensitive areas. The road should not disturb the wooded wetland east of CSX and should span Indian
26 Creek and the wetlands over to the stormwater management settling ponds at the Smith property. Design
27 solutions should evaluate low impact development (LID) techniques as described in the Environment
28 Chapter.”

29 **AMENDMENT 11:**

30 Revise the Plan text of the Core Area section:

31 “In the North Core Area, building heights shall generally range from 4 to 10 stories, with a maximum
32 height of 140 feet from finished grade, except landmark buildings, which may rise to 12 stories, with a
33 maximum height of 165 feet from finished grade. The siting of these taller buildings shall be guided by

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1 the Maximum Height Zone to respect the scale of the adjacent residential neighborhoods.

2 "In the South Core Area, building heights shall generally range from 2 to 5 stories, with a maximum
3 height of 70 feet from finished grade.

4 "Additional building height for either area may be granted if the developer submits an analysis of the
5 following information for review and approval by the Planning Board, or other information the Planning
6 Board deems necessary, including:

7 "a. A study to demonstrate that the additional height will have no significant impact on the
8 surrounding communities in regard to views, vistas, light, air, and shadow effects. (Computer simulation
9 is strongly encouraged).

10 "b. A submission indicating how Core Area buildings will be architecturally articulated with high-
11 quality materials, including the use of colors, patterns, and textures.

12 "c. A submission indicating the use of varied architectural and building forms, such as terracing, to
13 create visual variety and interest. Terrace levels may be landscaped to reduce the impact of the building
14 edges and to minimize reflections and glare.

15 "d. A submission describing additional public amenities provided, such as additional civic space.
16 "North Core Area building heights shall taper upward from the outer edges of a generally defined Height
17 Transition Zone and into a Maximum Height Zone, to achieve a concentrated 'center' encompassed by
18 high quality architectural form and character and to provide compatibility with the surrounding
19 communities, particularly the well-established, low-density North College Park residential community
20 and the Springhill Lake community."

21 SECTION 2. BE IT FURTHER RESOLVED that staff is authorized to make appropriate
22 text and map revisions to correct identified errors, reflect updated information, and incorporate
23 the changes resulting from Council actions described in this Act.

24 SECTION 3. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an
25 amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-
26 Washington Regional District in Prince George's County. The zoning changes approved by this
27 Act shall be depicted on the official Zoning Maps of the County.

28 SECTION 4. BE IT FURTHER RESOLVED that the provisions of this Act are severable:
29 if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid,
30 unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity,
31 unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions,
32 sentences, clauses, sections or parts of the Act or their application to other zones, person, or
33 adopted as if such illegal, invalid, unconstitutional or inapplicable zone, provision, sentence,

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1 clause, section or part had not been included therein.

2 SECTION 5. BE IT FURTHER RESOLVED that this Act shall take effect on the date of its
3 adoption.

Adopted this 16th day of October, 2001

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: Ronald V. Russell
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Joyce T. Sweeney
Clerk of the Council