

Approved
MARLBORO PIKE SECTOR PLAN AND SMA



November 2009
The Maryland-National Capital Park and Planning Commission



ABSTRACT

TITLE: Approved Marlboro Pike Sector Plan and Sectional Map Amendment

AUTHOR: The Maryland-National Capital Park and Planning Commission

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ABSTRACT: The Approved Marlboro Pike Sector Plan and Sectional Map Amendment (SMA) comprises text, maps, illustrations, and pictures. The plan will amend portions of the *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* (1985—master plan; 1986—sectional map amendment). The plan will also implement the 2002 *Prince George's County Approved General Plan*. Developed with broad public participation, this document presents background information, the vision for the area, and a discussion of the seven elements that frame the vision—Community Development and Land Use, Transportation, Natural Environment, Public Facilities, Economic Development, Implementation and Design Guidelines. The plan recommends the designation of seven priority land development areas to encourage the revitalization and enhancement of the existing major commercial nodes along the corridor. The plan contains policies and strategies for land use, economic development, urban design, transportation systems (including roadways, transit, bicycle, pedestrian, and trail facilities), public facilities, and revitalization. The overall objective of these policies and strategies is to create a livable, pedestrian friendly and vibrant community for residents in the sector plan area by creating mixed-use development and commercial centers with a positive sense of place that will attract new residents, quality retail, and jobs—while preserving and strengthening the existing residential neighborhoods. The SMA recommends zoning changes to allow implementation of the plan vision and the land use concepts in the sector plan.

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www.mncppc.org/pgco

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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 decision-makers, 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 *Prince George's County Approved General Plan*. The County 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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FOREWORD

The Prince George's County Planning Board is pleased to announce that the Prince George's County Council sitting as the District Council approved the *Marlboro Pike Sector Plan and Adopted Sectional Map Amendment (SMA)* on November 17, 2009. Notification of the plan's approval was sent to affected property owners and advertised in local newspapers.

Policy guidance for this plan came from the 2002 *Prince George's County Approved General Plan*, the *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* (1985—master plan; 1986—sectional map amendment), and the *Joint Base Andrews Naval Air Facility Washington Joint Land Use Study (JLUS)*. The goals, concepts, guidelines, and public participation program, approved by both the Planning Board and County Council in January 2008, outlined the major issues in the area and provided the structure for this plan. Public participation from January 2008 through July 2008 consisted of a series of interviews with community leaders, business owners, developers, county officials, and municipal officials, as well as meetings with students and religious organizations, community meetings, a two-day charrette and post-charrette, and a final public meeting.

This plan reflects the county's vision to revitalize and preserve the Marlboro Pike corridor and surrounding communities, which are historically linked to the development of the nation's capital. The plan recommends enhancement of existing major commercial nodes, transition areas for secondary redevelopment opportunities, and conservation areas to safeguard established communities. The adopted sectional map amendment implements the plan's vision and land use concepts. The plan was refined as a result of community input.

Two public hearings were held during the process of developing the plan and SMA. These public hearings were advertised through mailings to

property owners in the project area. All comments and recommendations presented at the public hearings became matters of public record and were summarized and reviewed by the Planning Board and District Council in their deliberations prior to their separate actions on the sector plan and SMA.

Marlboro Pike represents an untapped opportunity to create a livable, pedestrian-friendly, and vibrant community. This community represents the future of Prince George's County. During the planning process, we asked the residents of this area to envision how Marlboro Pike could participate in the county's growth and to propose the changes necessary to make that happen. 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 county's future direction and growth. We invite you to visit the *Envision Prince George's* website at www.mncppc.org/Envision to learn more about how to participate in this exciting initiative.

I applaud the community for its contributions to the 2009 *Approved Marlboro Pike Sector Plan and Adopted SMA*. We look forward to future implementation of the plan.

Sincerely,



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

APPROVED MARLBORO PIKE SECTOR PLAN AND SMA



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FACING PAGE: Epiphany Episcopal Church, 3111 Ritchie Road.

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