



PGCPB No. 09-84

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment*, on March 10, 2009; and

WHEREAS, the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment* is proposed to amend the 1985 *Approved Master Plan and 1986 Sectional Map Amendment for Suitland – District Heights and Vicinity (Planning Areas 75A and 75B)*; the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan with the 1985 Equestrian Addendum*; and

WHEREAS, the planning area of the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment* are bounded by the Capital Beltway I-95/495 (East), the Pennsylvania Avenue (South), the Southern Avenue (West); and generally the properties fronting on or within one quarter mile of Marlboro Pike (North); and

WHEREAS, the purpose of the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment* is to develop a comprehensive plan that sets policies and strategies that will improve the quality of life for the residential communities, improve the business climate, guide revitalization and redevelopment in the sector plan area to ensure efficient use of existing transit infrastructure, protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment; and

WHEREAS, the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, on May 21, 2009, the Planning Board held a public worksession to examine the transcript analysis of testimony presented at the March 10, 2009 joint public hearing on the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment*, exhibits received before the close of the record on March 25, 2009, and additional exhibits accepted into the record by the Planning Board after the close of record on March 25, 2009; and

WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment*, in response to said public testimony, and to adopt the master plan, endorse the sectional map amendment and transmit both the plan and sectional map amendment with further amendments, extensions, deletions, and additions in response to the public hearing record, as follows:

I. CHAPTER III – COMMUNITY DEVELOPMENT

1. Insert a priority area map after page 20, **Section B. Revitalization with Priority Area Redevelopment**.
2. Insert the following text before the last sentence under **Section B. Revitalization with Priority Area Redevelopment**, page 21: *Figure III contains a map of the seven priority areas. The conceptual drawing for each priority area is an illustration of a development concept that could be accomplished in the priority area. Each conceptual drawing is only one graphic representation of what can be achieved at each site, hence other designs and developments are possible that are compatible with the sector plan recommendations.*
3. Amend the third paragraph on page 20 of **Section A. Land Use** as follows to incorporate the Air Installation Compatible Use Zone (AICUZ) information:
The corridor should include intermittent activity nodes with residential communities dispersed between these nodes. The areas that transition between activity nodes should include neighborhood scale residential and some community-oriented commercial environments. The activity nodes will serve as the focal points of the corridor and allow concentrations of higher-intensity commercial and mixed-use environments with the exception of Priority Area 7: Forestville Flex Space Campus. This priority area falls within the policy recommendation for areas surrounding Andrews Air Force Base. The Accident Potential Zones (APZ) I and II are shown on Figure III-27. The County and M-NCPPC in collaboration with Andrews Air Force Base is currently preparing a Joint Land Use Study to take a closer look at the AICUZ recommendations and tailor them to the needs of Prince George's County as reflected in the existing development pattern around the base. When this study is complete, its recommendations, land use policies and any subsequent legislation will apply to areas around Andrews Air Force Base.
4. Insert a new policy pertaining to AICUZ (policy 3), page 20 of **Section A, Land Use**.
Policy 3: Residential densities within the APZ I and II areas should not be increased beyond existing densities to protect the health and safety of residents.
5. Add the following strategy under the new policy 3.
Implement the recommendations of the Joint Land Use Study (JLUS) as approved.
6. Move the future land use map from page 118-119 to page 19-20 to follow the existing land use map.
7. Insert new language at the end of the second paragraph in **Section A. Land Use** within **Chapter III. Community Development** on page 17: *Figures III-1C and III-1D feature the proposed future land use for the project area. The proposed land use map illustrates the vision or expected future development within the sector plan area.*
8. Insert a land use chart to describe the of land use pattern in the project area on page 17, **Chapter III. Community Development Chapter, Section A. Land Use**.
9. Insert the following language on page 32, **Chapter III-Community Development, Section**

Italics indicates new language

[Brackets/Strikethrough] indicates deleted text.

B. Priority Area 6. Vision, at the beginning of paragraph 1: *The Priority Area 6, Retail and Restaurant Hub, is a key component of the Preliminary Marlboro Pike Sector Plan. The future land use vision for this area is Mixed-Use with a combination of high end retail, residential and potentially office development. The concept presented in Figure III-23 illustrates how a first phase of retail and commercial development could be enhanced within the existing commercial retail development. The Plan considers a longer time horizon and shows how the remaining parcels in the Mixed Use area could be redeveloped as shown on Figure III-23a. Integration of the phasing may precipitate changes in design concepts as markets conditions change*

10. Insert a new paragraph on page 32 **Chapter III-Community Development, Section B. Priority Area 6. Vision**, after the first paragraph: *The redevelopment of the Donnell Drive shopping centers as a Mixed-Use Village Center would require the reconfiguration of the outparcels and parking lot areas. A new center would allow more uses including retail, office, hospitality and apartment/multi-family residential components. The existing shopping center expansion and new infill development would be oriented along Marlboro Pike and Pennsylvania Avenue, creating additional frontage for retail establishments as well as new streetscape atmosphere along the Pike and Avenue. A new community could emerge that exist beyond retail hours.*
11. Amend the language on page 32, **Chapter III-Community Development, Section B. Priority Area 6. Economic Feasibility**, first sentence: *The redevelopment plan for Priority Area 6 will include additional retail space to the existing retail cluster, and a mixture of office and residential uses.*
12. Amend the future land use map on page 119 to show priority area 6, Donnell Drive, as mixed use.

II. CHAPTER IV - TRANSPORTATION

1. Add the following new strategies to policy 4 on page 56:
 - *Provide sidewalks along Maygreen Avenue from Marlboro Pike to Longfield Place to improve pedestrian access to Longfields Elementary School.*
 - *Complete the sidewalks along both sides of Old Silver Hill Road to improve access to the Spaulding Library.*
 - *Complete the sidewalk along the west side of Viceroy Avenue to improve access to the Marlboro Pike corridor.*
2. Revise and combine the second and third strategy under the second policy on page 43 to read as follows:
 - *Coordinate with WMATA and DPW&T to provide benches, trash cans, shelter and attractive informational kiosks at bus stops and major bus transfer stations connecting the Suitland and Addison Road metro stations*
3. Revise the definition of arterial, on page 47, to state: "A highway for through and local traffic, divided, with controlled access to abutting properties and at-grade intersections" in order to reflect DPW&T's definition.

4. Revise the 5th strategy under the third policy **Section C. Pedestrian Amenities and Streetscape Enhancements** on page 50 as follows: *“Enhance or provide pedestrian streetscape treatments to be included with property development and redevelopment projects through a private and public partnership or development proffer”*.
5. Add the following language to figures IV-4, IV-5, IV-6, and IV-7 on page 52 and 53: *“A feasibility study is necessary to evaluate options for on-street parking and bike lanes for each recommended cross section”*.
6. The first strategy under **Section D. Parking** on page 51 should be revised to read as follows: *“Conduct a study to determine if on-street parking during off peak hours along main street areas and side streets is feasible”*.
7. Revise the last sentence in **Section F. Wayfinding and Signage** to read as follows on page 57: Presently, *commercial* signage along the corridor is indiscriminately placed, not cohesive, and in some areas increase the visual clutter.

III. CHAPTER V - NATURAL ENVIRONMENT

1. Revise the policy on noise intrusion policy on page 67, **Section E. Noise Intrusion** as follows: *“Implement the AICUZ and Joint Land Use Study recommendations to reduce noise intrusion to sensitive developments within the sector plan.”*
2. Add the following two new strategies to **Section E. Noise Intrusion** on page 67:
 - *For all new construction, bring the indoor decibel level down to 45 decibels by increasing insulation, using double pane windows and other common noise attenuation building standards.*
 - *Continue current procedures and requirements within areas affected by noise greater than 65dB which require noise abatement.*

IV. CHAPTER VI - PUBLIC FACILITIES

1. Add the following new strategy on page 50 under the 3rd policy of **Section C, Pedestrian Amenities and Streetscape Enhancements**:
Incorporate pedestrian accessibility from the school into the Marlboro Pike roadway improvements
2. Insert the following text under **Section A. Schools** on page 69, first sentence:
The Prince George’s County Board of Education’s (BOE) Master Plan for the Pre-K to 8 and school consolidation initiative will affect two elementary schools within the sector plan. William Hall Elementary School will consolidate into pre-K to 8th grade and John Eagar Howard Elementary school will close to turn into a charter school in the future.
3. Add a new strategy as follows on page 72 under **Section A. Schools**:
 - *Support the expansion of enrichment and specialty programs within the public schools.*

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4. Revise the second strategy under the Policy 1 (Preserve and maintain existing public schools within the Marlboro Pike sector plan area) on page 72 under **Section A. Schools**:
 - *Identify additional capital improvements needs to be addressed over the upcoming years to ensure that all buildings and properties are safe and functioning properly taking into account the future conversion of William W. Hall Elementary School to a Pre-K to 8 school.*
5. Coordinate with Prince Georges County Public Schools to obtain updated data for the following tables:
 - *Revise Table VI-1, on page 69, to include the 2008-2009 enrollment, capacity and available seats.*
 - *Replace Table VI-2 with a table showing projected capacity and enrollment 2007-2013.*
 - *Revise Table VI-4, on page 72, to show the latest Capital Improvement Projects.*
6. Replace the tables **Appendix B. Public Facility Cost Estimate** on pages 230 and 231 with the attached updated tables (Attachment A).
7. Revise the first paragraph under **Section D. Parks and Recreation** on page 74 to include the following new text: *The Maryland-National Capital Park and Planning Commission (M-NCPPC) was originally chartered to protect and maintain the stream valleys in Prince George's and Montgomery County. The commission provides parks and other recreation facilities and programs to residents of Prince George's County. The commission owns 76.62 acres of parkland within the Marlboro Pike Sector Plan area. This includes a total of four developed park facilities in the Marlboro Pike corridor consisting of two parks school centers, where a community center is co-located and shares space with a school. These are John E. Howard Community Center Park and the Oakcrest Community Park School Center. At present Marlboro Pike has ~~limited~~ an array of park land and opportunities for recreation. The main.....*
8. Add the following new strategies in **Section D. Parks and Recreation** under the first policy on page 75.
 - *When possible, undertake the acquisition and adaptive reuse of existing public facilities for recreational purposes as means of redevelopment or economic revitalization of a priority area.*
9. Amend last paragraph on the first column of page 74, **Section D. Parks and Recreation** to read as follows:
"The District Heights Municipal Center, adjacent to the sector plan area, provides additional recreation opportunities for the community. A privately operated sports complex also exists...."
10. Add two new strategies in **Section D. Parks and Recreation**, on page 75 as follows:
 - *Explore partnership opportunities with the City of District Heights to provide additional recreational options for local residents.*
 - *Explore a formal partnership among residents, schools and County agencies to create a community garden at Oakcrest Community Park.*

V. CHAPTER IX - DESIGN GUIDELINES

1. Add the following note to the legend of Figure IX-1a and 1b: Design Guidelines on page 96-97 to clarify the intent and definition of open space areas:
 "Community open space identified by this map includes existing parkland, recreational areas and future locations that could be incorporated into development proposals.
 Note: The floating symbols represent desired open space locations. Acquisitions are subject to the willingness of the property owners to sell and available funding to purchase land for park purposes."

VI. CHAPTER X - SECTIONAL MAP AMENDMENT

1. Revise SMA Future Zoning Map to retain existing R-10 Zone at 2110 Brooks Drive Delete SMA table from plan.
2. Revise SMA recommendation to rezone the properties located at 5431 Marlboro Pike from the existing R-T to R-18 and 5501 Marlboro Pike (SMA B10) from the existing I-1 to R-18. Revise Future Zoning and Land Use Maps. Amend B10 SMA table and add new N1SMA table as follows:

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ZAP/SE Number	Date
B10	I-1 to R-18	2.67	203SE05	SMA	1986
Property Description	Tax Map 81, Grid A1, Parcel 52				
Use 1	Institutional (Glenridge 7th Day Adventist Institutional Church): 5501 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from I-1 to R-18 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-18.				

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ZAP/SE Number	Date
N1	R-T to R-18	1.21	203SE05	SMA	1986
Property Description	Tax Map 81, Grid A1, Parcel 52				
Use 1	Single-Family Residential: 5431 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-T to R-18 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-18.				

3. Revise SMA Future Zoning Map to retain existing C-O Zone for both 5922 Marlboro Pike (B28) and 5924 Marlboro Pike (B29). Retain existing commercial land use designations. Delete SMA table from plan.

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4. Revise SMA Future Zoning Map to retain existing C-S-C Zone, but retain proposed Mixed Use land use at 6301 Marlboro Pike. Delete SMA table from plan.
5. Revise SMA Future Zoning Map to retain existing C-S-C Zone, but retain proposed Mixed Use land use at 2650 Regency Parkway and 6419 Marlboro Pike.
6. Revise SMA Future Zoning Map to retain the existing C-S-C Zone for the properties known as 7603, 7605, and 7613 Marlboro Pike and revise the Future Land Use Map to show commercial land use designation. Delete SMA table from plan.
7. Revise the proposed Zoning map to distinguish the two Mixed-Use-Infill areas, Character Area I- Mixed Use Residential and Character Area II- Mixed Use Commercial.
8. Include a map to identify the Development District Overlay Zones for the two character areas.
9. Revise **Chapter X-Sectional Map Amendment, Section D.8 Uses (6) Residential/Lodging** on page 153 as follows: "Apartment housing for elderly or handicapped families in a building other than a surplus public school building;" include as a permitted use (P) in the Mixed-Use Residential Character Area.

VII. OTHER CHANGES

1. Amend the plan and map(s) to incorporate mapping, typographical, grammatical, and rewording corrections, as necessary.
2. Amend the plan and map(s) where appropriate to correspond to the aforementioned amendments, revisions, extensions, deletions, and additions.
3. Amend the plan and map(s) where appropriate to reflect technical changes/errata presented at the March 10, 2009 joint public hearing as follows:

Preliminary Marlboro Pike Sector Plan and Proposed SMA Errata Sheet		
March 10, 2009		
Correction No.:	Correction:	Page No.:
1	Correct boundary of District Heights Municipality	All maps in SMA
2	Gorton Avenue should read Lorton Avenue	25
3	Figure III-11 Walker Mill is named Marlboro Pike, correction needed	27
4	Column 2, Capitol Heights Boulevard Strategy, change Oakcrest Park Community Center to Oakcrest Community Park School Center	56
5	Column 2, Nova Avenue Strategy, change John F. Howard Elementary School to John E. Howard Elementary School	56
6	The word "strategies" is spelled incorrectly	87
7	The word "corridorwide" should feature a hyphen when used in a sentence	80,90,92 and rest of text
8	There is an action step missing under "Environmental Sustainability	93
9	Reprint due to ink smudges	150, 152

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10	Make map smaller to include Southern Avenue and other relevant data that is essential for this section.	160
11	The page heading for the zoning change for the Priority area A1-30 should be corrected from M-X-T to M-U-I	171
12	SMA chart A4 should have its' change number line in bold to match the others.	172
13	SMA chart A14 should have its' change number line in bold to match the others.	175
14	SMA chart A20 should have its' change number line in bold to match the others	177
15	SMA chart A22 is missing 200 scale Index map listing. Add 202SE05	178
	Printing error on SMA chart P32	182
16	The discussion section is missing for SMA chart A43. It should match the discussion section in A42	187
17	The address is missing on SMA chart A48. It should read 5234 Marlboro Pike	190
18	Printing error on SMA chart B3	192
19	Printing error on SMA chart B7	194
20	SMA chart B32 should read "All Tune and Lube" parking lot not Shell Station. We may also want to include the address which is 6201 Marlboro Pike	205
21	Printing error on SMA chart C8	211
22	Printing error on SMA chart D3	214
23	Address listed as 3106 Marlboro Pike should read 3106 Newkirk Avenue	217
24	Proposed zoning changes D14 and D13 have been corrected to reflect ownership patterns.	218
25	Add new transportation Map with future roads	TBD
26	Add glossary	TBD

4. Change the plan and map(s) to reflect the Digest of Testimony for a new zoning request that was misinterpreted at the May 21, 2009 worksession as follows:

VIII. CHAPTER X - SECTIONAL MAP AMENDMENT

1. Revise SMA Future Zoning Map to rezone the property located at 8000 – 8004 Marlboro Pike from the I-4 Zone to the I-1 Zone. Amend the SMA table to include the following:

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ZAP/SE Number	Date
N2	I-4 to I-1	1.20	205SE07	SMA	1986
Property Description	Tax Map 90, Grid A1, Parcel B				
Use 1	Contractor Office: 8002 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from I-4 to I-1 will reinforce the industrial development pattern of the surrounding employment area which is zoned I-1 and support the policies of the 2007 Air Installation Compatible Use Zone Study (AICUZ).				

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WHEREAS, the Sectional Map Amendment for Marlboro Pike is proposed to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Marlboro Pike is a proposed amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a); and

WHEREAS, pursuant to Section 27-646(d) of the Zoning Ordinance of Prince George's County, building permit recommendations by the Planning Board and the issuance of building permits by the Department of Environmental Resources shall be postponed until final action on the endorsed SMA by the District Council as provided for in Section 27-225.02(a)(1).

WHEREAS, pursuant to Section 27-157(b)(4) of the Zoning Ordinance of Prince George's County, the conditions and findings attached to previously approved zoning applications are considered part of the endorsed Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Marlboro Pike Sector Plan, said plan being an amendment to the 1985 *Approved Master Plan* and 1986 *Sectional Map Amendment for Suitland – District Heights and Vicinity, Planning Areas 75A and 75B*; the 2002 *Prince George's County Approved General Plan*; the 2005 *Countywide Green Infrastructure Plan*; the 1982 *Master Plan of Transportation*; the 2008 *Public Safety Master Plan*; the 1992 *Prince George's County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan with the 1985 Equestrian Addendum*, this said adopted plan containing amendments, extensions, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as heretofore described, is in conformance with the principals of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Marlboro Pike Sector Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-645(c)(1) and 27-225.01.05 of the Zoning Ordinance, endorses the proposed sectional map amendment for the Marlboro

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Pike planning area by this resolution, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County as described as Planning Areas 75A and 75B; and

BE IT FURTHER RESOLVED that the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment*, as herein adopted, is applicable to the area within the boundaries delineated on the plan map; and

BE IT FURTHER RESOLVED that the adopted sector plan comprises the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c)(2) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment*, will be transmitted to the County Executive and each municipality whose territorial boundaries are in and abut the area affected by the plan; and

BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be certified by the Commission and transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland; and

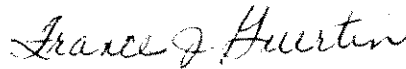
BE IT FURTHER RESOLVED that this adoption shall be recorded by an appropriate Certificate of Adoption containing the identifying signatures of the Chairman, Vice Chairman, and Secretary-Treasurer of The Maryland-National Capital Park and Planning Commission and shall be affixed to this resolution with a notation indicating: "This resolution is to be used in conjunction with the January 2009 *Preliminary Marlboro Pike Sector Plan and Proposed Sectional Map Amendment*;" and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-645(c)(1) of the Zoning Ordinance, transmits this Sectional Map Amendment for Marlboro Pike to the District Council and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

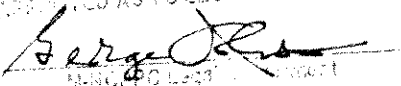
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Squire, with Commissioners Parker, Vaughns, Cavitt, Clark, and Squire voting in favor of the motion, at its regular meeting held on Thursday, June 4, 2009 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of June 2009.

Oscar Rodriguez
Executive Director



By Frances J. Guertin
Planning Board Administrator

APPROVED AS TO LEGAL EFFICIENCY,

M-NCPPC Legal Department
Date 6/9/09