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# PRINCE GEORGE'S PLAZA

**APPROVED Transit District Development Plan  
and Transit District Overlay Zoning Map Amendment**



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[www.pgplanning.org](http://www.pgplanning.org)

July 2016



## Abstract

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**TITLE:** The Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** The Approved Transit District Development Plan and Transit District Overlay Zone for the Prince George's Plaza Regional Transit District within Planning Area 68 in Prince George's County, Maryland

**DATE:** July 2016

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**ABSTRACT:** This document is the Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment (TDOZMA) for the Prince George's Plaza Regional Transit District. The plan contains a comprehensive vision to guide future development within the area along with implementation strategies to help realize the development vision. The Plan replaces the 1998 *Prince George's Plaza Approved Transit District Development Plan for the Transit District Overlay Zone*. It also amends portions of the *Plan Prince George's 2035 Approved General Plan*, the 1983 *Adopted and Approved Functional Master Plan for Public School Sites*, the 1994 *Planning Area 68 Approved Master Plan and Sectional Map Amendment*, the 2009 *Countywide Master Plan of Transportation*, and *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (2014) for the portion of Planning Area 68 within the Prince George's Plaza Regional Transit District and the Prince George's County Zoning Map for that portion of Planning Area 68 within the Regional Transit District.

Developed with extensive stakeholder and community input, including a community planning charrette and follow-up community meetings, the TDDP and TDOZ are intended to help create a compact, walkable transit-oriented community around the Prince George's Plaza Metro Station that will promote greater use of public transit, serve as a regional destination and economic engine for the County, and increase local tax revenues.

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The Maryland-National Capital Park and Planning Commission (M-NCPPC) 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.
- 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 Planning Department:

- 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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## Foreword

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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 *Prince George's Plaza Transit District Development Plan (TDDP)* and *Transit District Overlay Zoning Map Amendment (TDOZMA)* on July 19, 2016. This collaborative, community-based plan provides a clear vision for the future of the Prince George's Plaza Regional Transit District, which contains the Prince George's Plaza Metro Station.

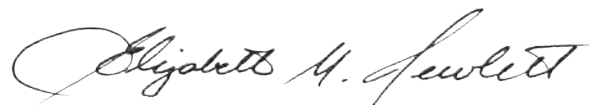
This TDDP and TDOZMA replaces the 1998 *Prince George's Plaza Approved Transit District Development Plan for the Transit District Overlay Zone* and, pursuant to Section 27-548.04(b) of the Prince George's County Zoning Ordinance, is the applicable area master plan for the Prince George's Plaza Regional Transit District. It amends portions of the *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 1983 *Adopted and Approved Functional Master Plan for Public School Sites*, the 1994 *Planning Area 68 Approved Master Plan and Sectional Map Amendment*, the 2009 *Countywide Master Plan of Transportation*, and *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (2014) for the portion of Planning Area 68 within the Prince George's Plaza Regional Transit District. Plan 2035 designates the Prince George's Plaza Metro Station as a Regional Transit District and as one of three Downtowns, or priority investment centers, for Prince George's County. The TDDP envisions a medium- to high-density mix of complementary uses incorporating a variety of retail offerings, connected public spaces, and a range of transportation and housing options.

Community participation and input began in February 2014, culminating in a three-day community planning charrette plus follow-up report-out and open houses in fall 2014 and spring 2015. Additional community and stakeholder input was solicited through a series of small stakeholder group and property owner meetings, email, and web-based solicitations, agency worksessions, surveys, municipal briefings, and information gathering sessions. Continued coordination and active participation is the cornerstone for successful implementation of the plan.

This plan establishes the vision for the area and contains Prince George's County's policies for land use, economic prosperity, transportation and mobility, the natural environment, housing and neighborhoods, community heritage, culture, and design, healthy communities, public facilities, parks and recreation, and implementation within the Prince George's Plaza Regional Transit District. It also includes design guidelines and zoning regulations, and permitted uses for future development to facilitate implementation of the plan vision. The TDOZMA reclassifies properties into appropriate zoning categories for the creation of the envisioned regional transit district.

I applaud the contributions and active involvement of the community and stakeholders in this comprehensive planning effort. We look forward to your further participation in the implementation of this plan.

Sincerely,



Elizabeth M. Hewlett, Chairman

