

DISTRICT COUNCIL
+
PLANNING BOARD

JOINT PUBLIC HEARING

Minor Plan Amendment and
Sectional Map Amendment

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

March 19, 2024

APPROVED
MASTER PLAN
OCTOBER 1989

ADOPTED
SECTIONAL MAP
AMENDMENT
MAY 1990

LANGLEY
PARK
COLLEGE
PARK
GREENBELT

PLANNING AREAS 65,66,67



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Agenda

01.

Minor Plan
Amendment

02.

Project
Boundary

03.

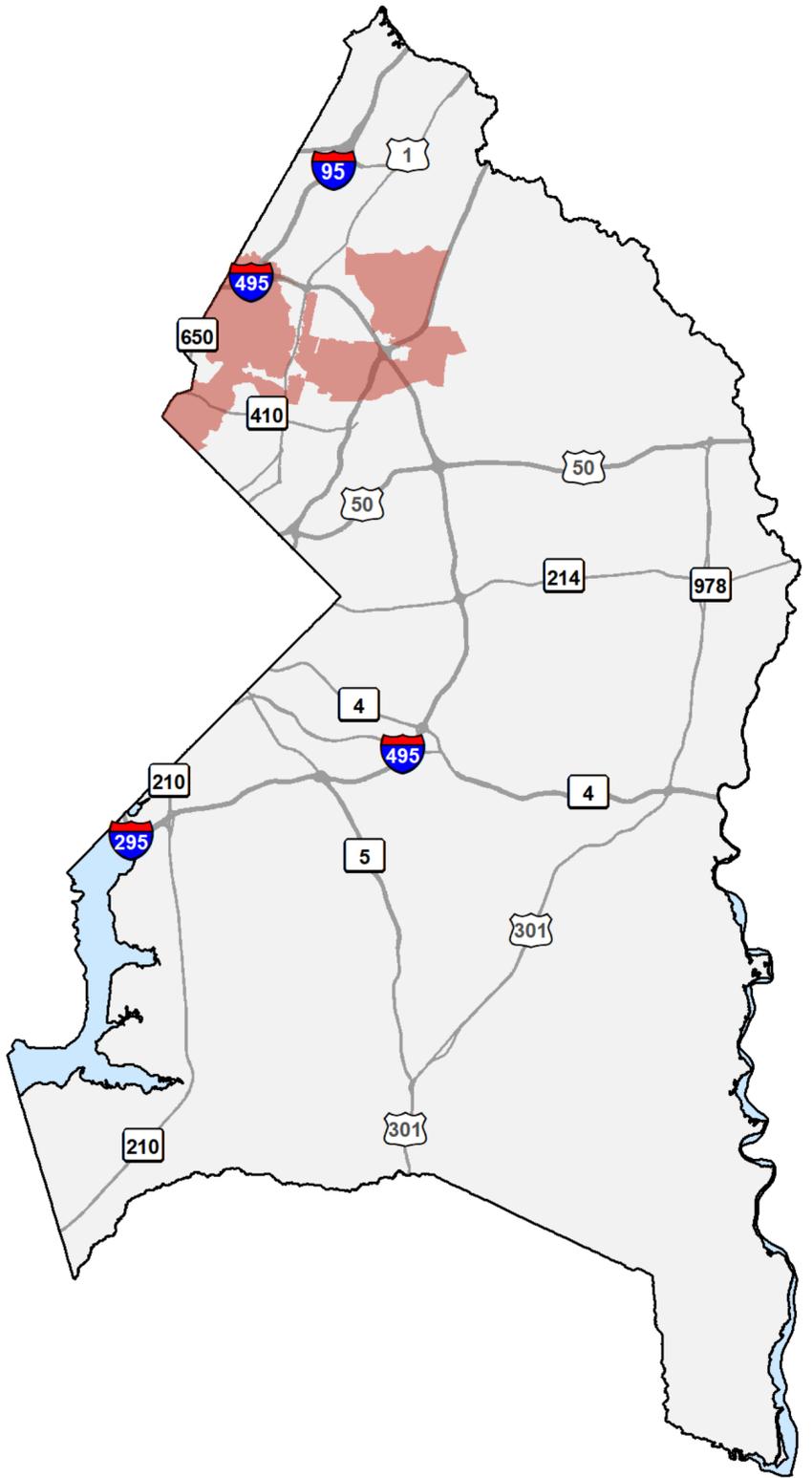
Purpose

04.

Sectional Map
Amendment

05.

Schedule



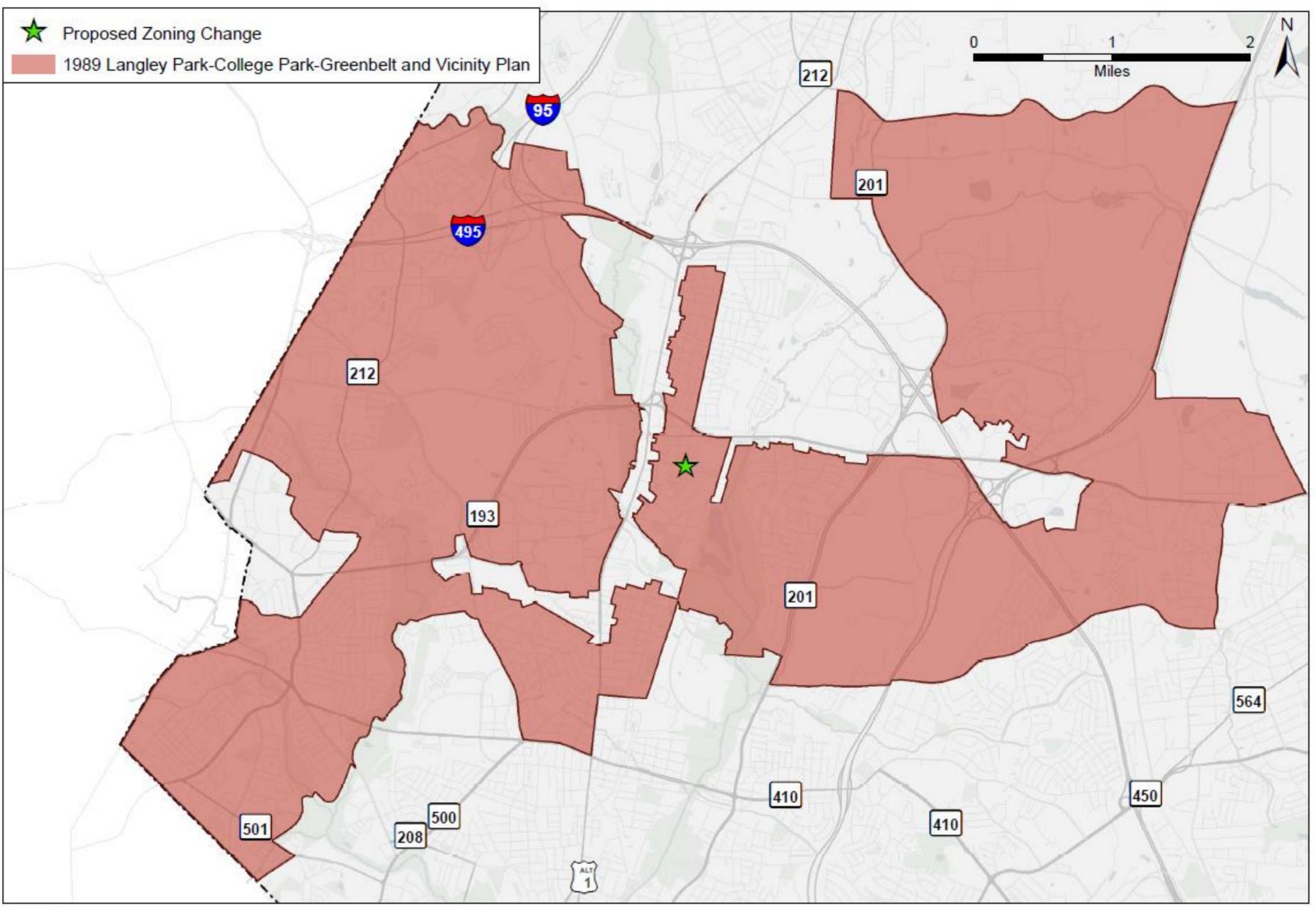
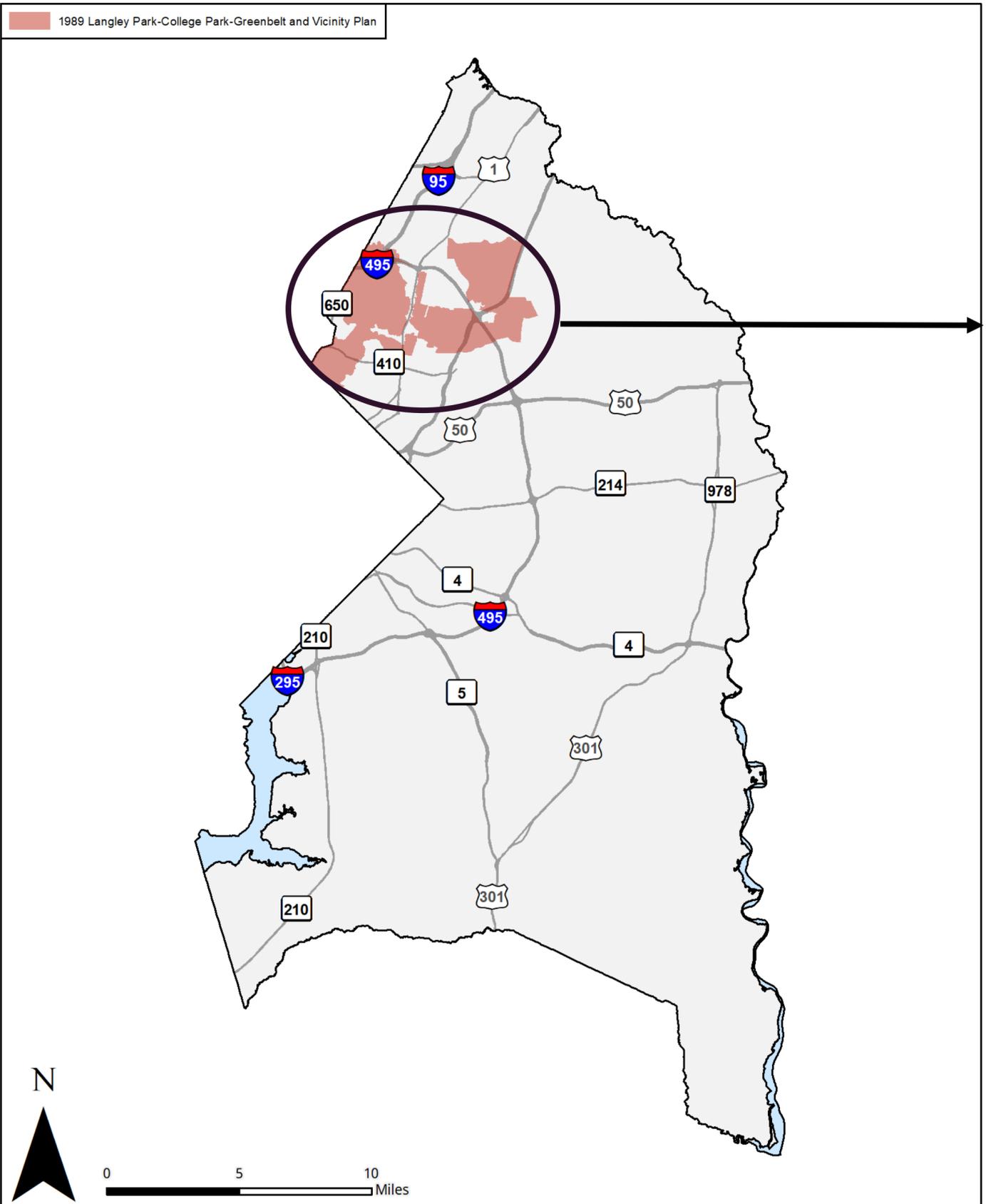
What is a minor plan amendment?



Revision to an existing master or sector plan that is small in area and addresses specific public planning objectives



Does not make changes requiring major transportation or public facilities analyses



1989 Langley Park-College Park-Greenbelt and Vicinity Master Plan Active Plan Area

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PLAN AREA



Proposed Zoning Change (CGO to CN)
 Proposed Zoning Change (CGO to CN)

Study Area

- 1** Berwyn Rd, College Park, MD
- 2** Nine Parcels
- 3** 1.41 Acres
- 4** Zoned Commercial, General and Office
- 5** Primary Uses: Retail, Restaurant, Residential, Personal Services

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Plan Amendment Purpose



Amend 1982 General Plan's Development Pattern Recommendations



Encourage Context-Sensitive Infill Development



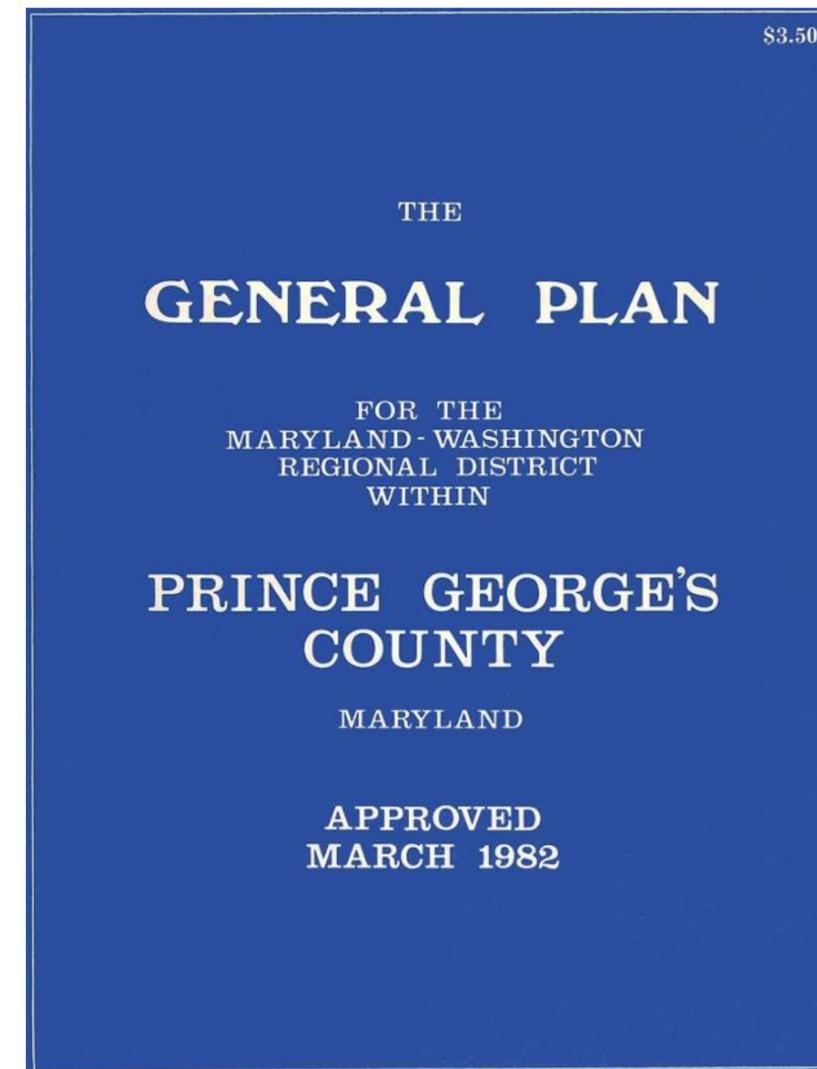
Advance Plan 2035



Centers: 1982 General Plan vs. Plan 2035

1982 General Plan Center Classifications

- Neighborhood Activity Center
- Rural Activity Center
- Village Activity Center
- Community Activity Center
- Major Community Activity Center
- Town Center



Centers: 1982 General Plan vs. Plan 2035

1982 General Plan Center Classifications

Neighborhood Activity Center
Rural Activity Center
Village Activity Center
Community Activity Center
Major Community Activity Center
Town Center

Plan 2035 Center Classifications

Regional Transit District
Local Transit Center
Neighborhood Center
Campus Center
Town Center

Centers: Update Terminology

1989 Master Plan

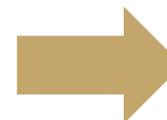
Activity Center Classifications

Neighborhood Activity Center

Village Activity Center

Community Activity Center

Major Community Activity Center



Proposed Amendments

Focus Areas

Neighborhood Focus Area

Village Focus Area

Community Focus Area

Major Community Focus Area



Proposed Criteria for Neighborhood Focus Areas

- Contains a single property or groups of adjacent properties, totaling 1 to 2 acres of commercial property.
- Surrounded by residential single-family zoning (RSF).
- Access is provided by Residential Roads.
- Is not located within a historic district or neighborhood conservation overlay.
- Composed of a variety of residential and commercial uses associated with the Commercial Neighborhood zone.

NEIGHBORHOOD FOCUS AREA

MINOR PLAN AMENDMENT 10

New Neighborhood Focus Area

1989 Master Plan Current Focus Area

Focus Areas	Number
Village Focus Areas	6
Community Focus Areas	3
Major Community Focus Areas	2



Proposed Amendments

Focus Areas	Number
Neighborhood Focus Area	1
Village Focus Areas	6
Community Focus Areas	3
Major Community Focus Areas	2

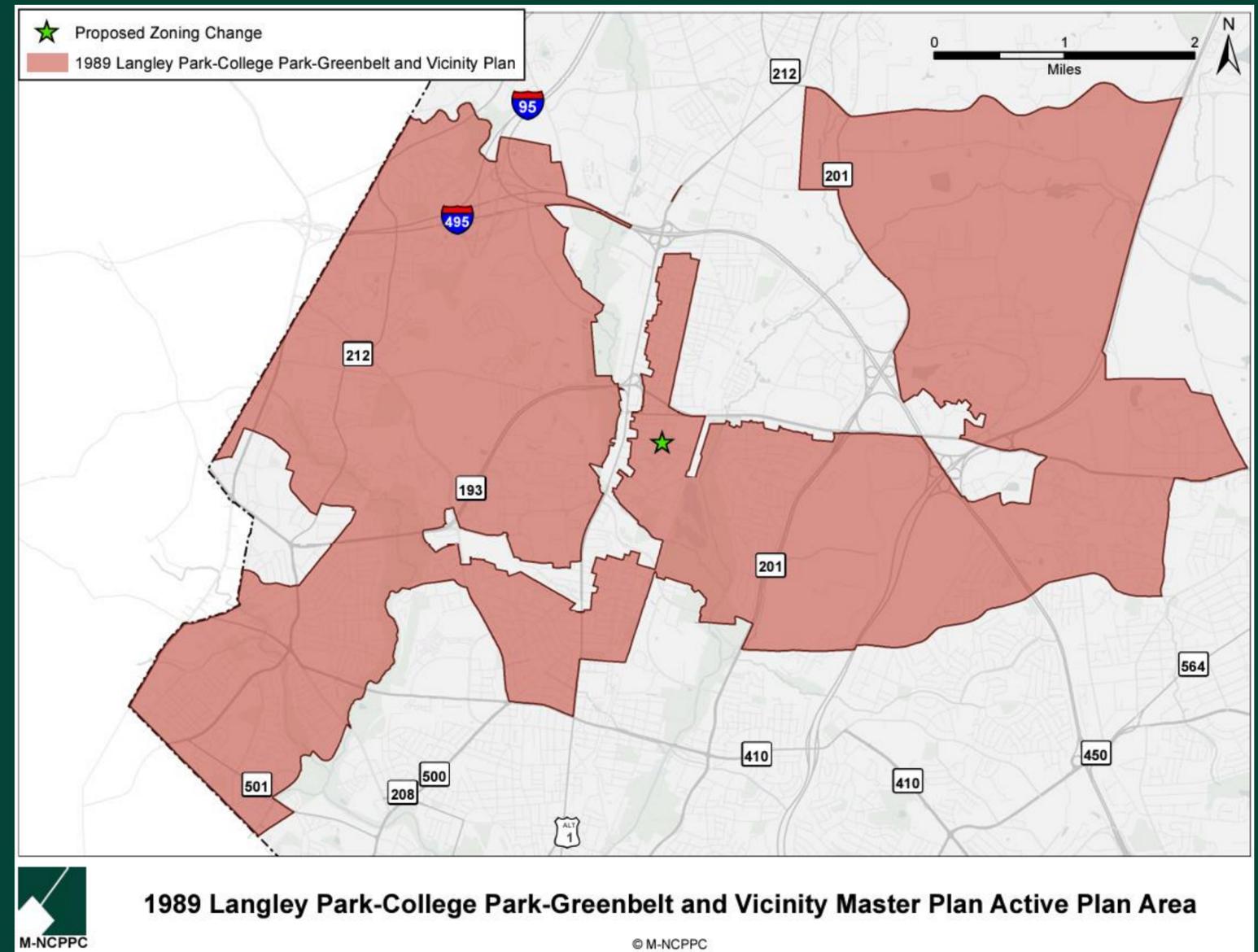




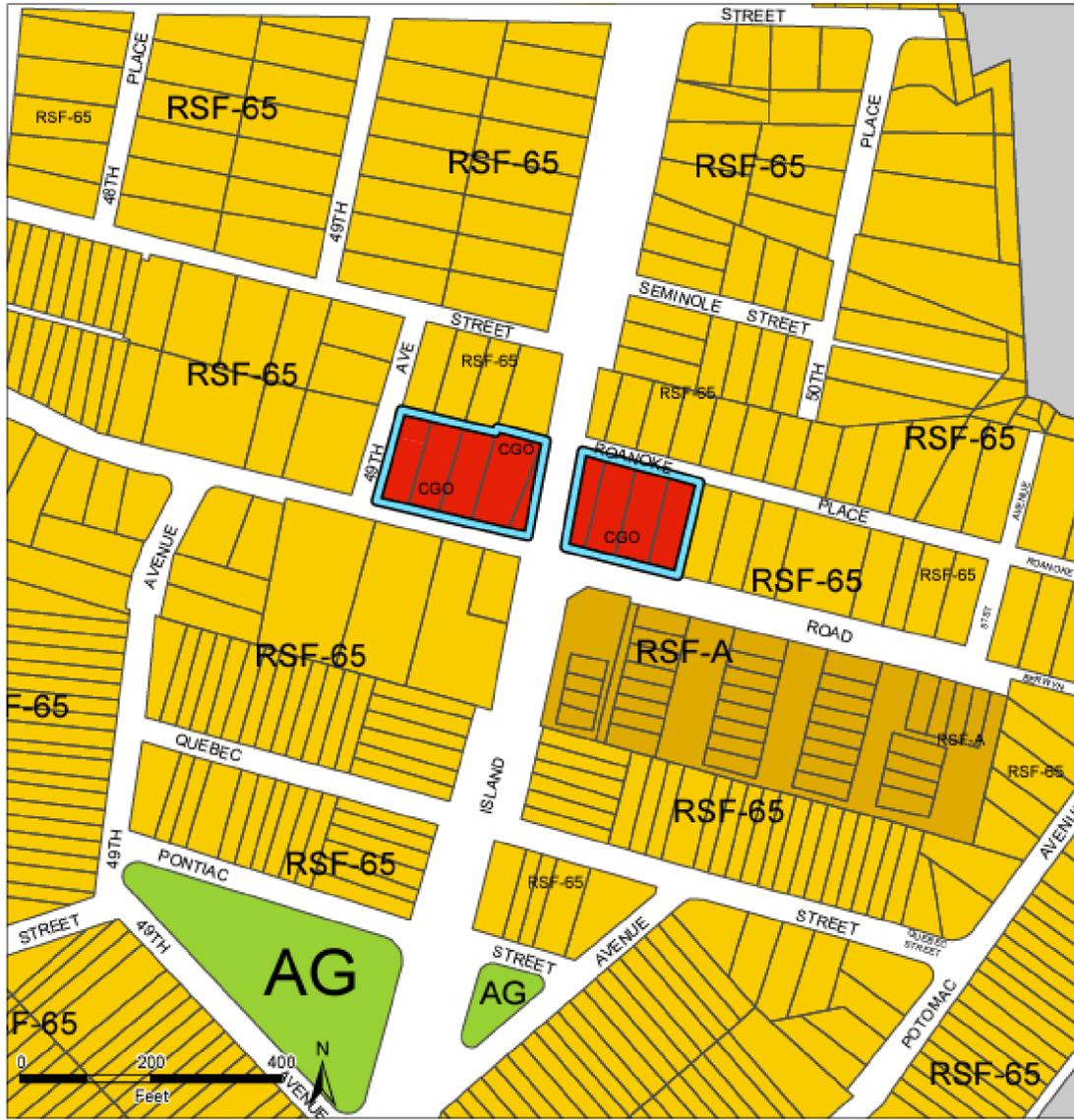
Updates zoning to be consistent with the recommendation of the minor plan amendment to the Master Plan.



One zone change for the Langley Park-College Park-Greenbelt and Vicinity Plan area

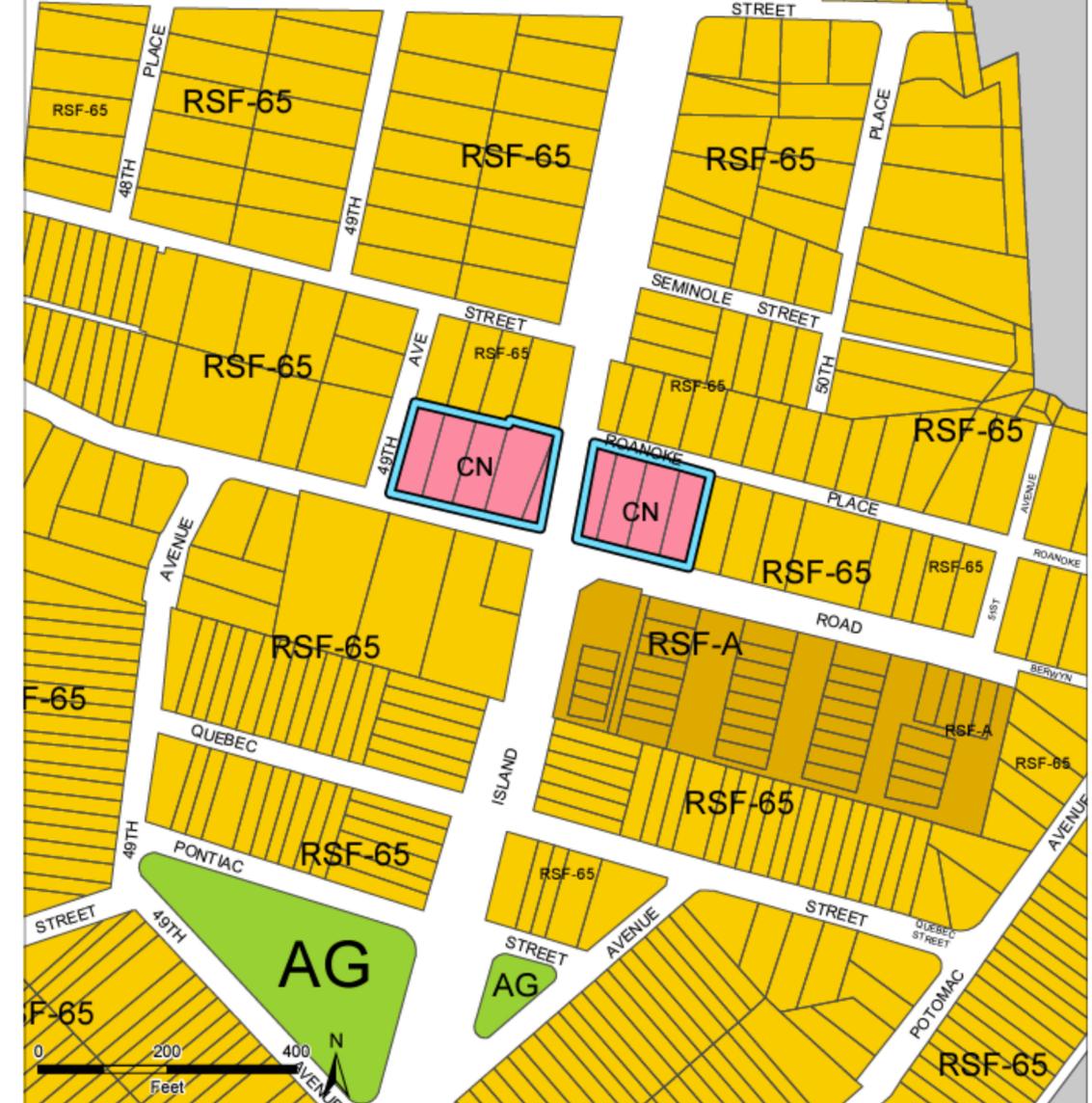


SECTIONAL MAP AMENDMENT



COMPREHENSIVE REZONING CHANGES

Change	Zoning Change	Acreage
1	CGO to CN	1.41

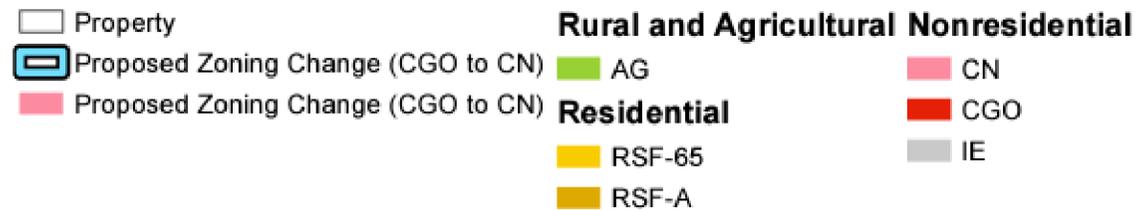
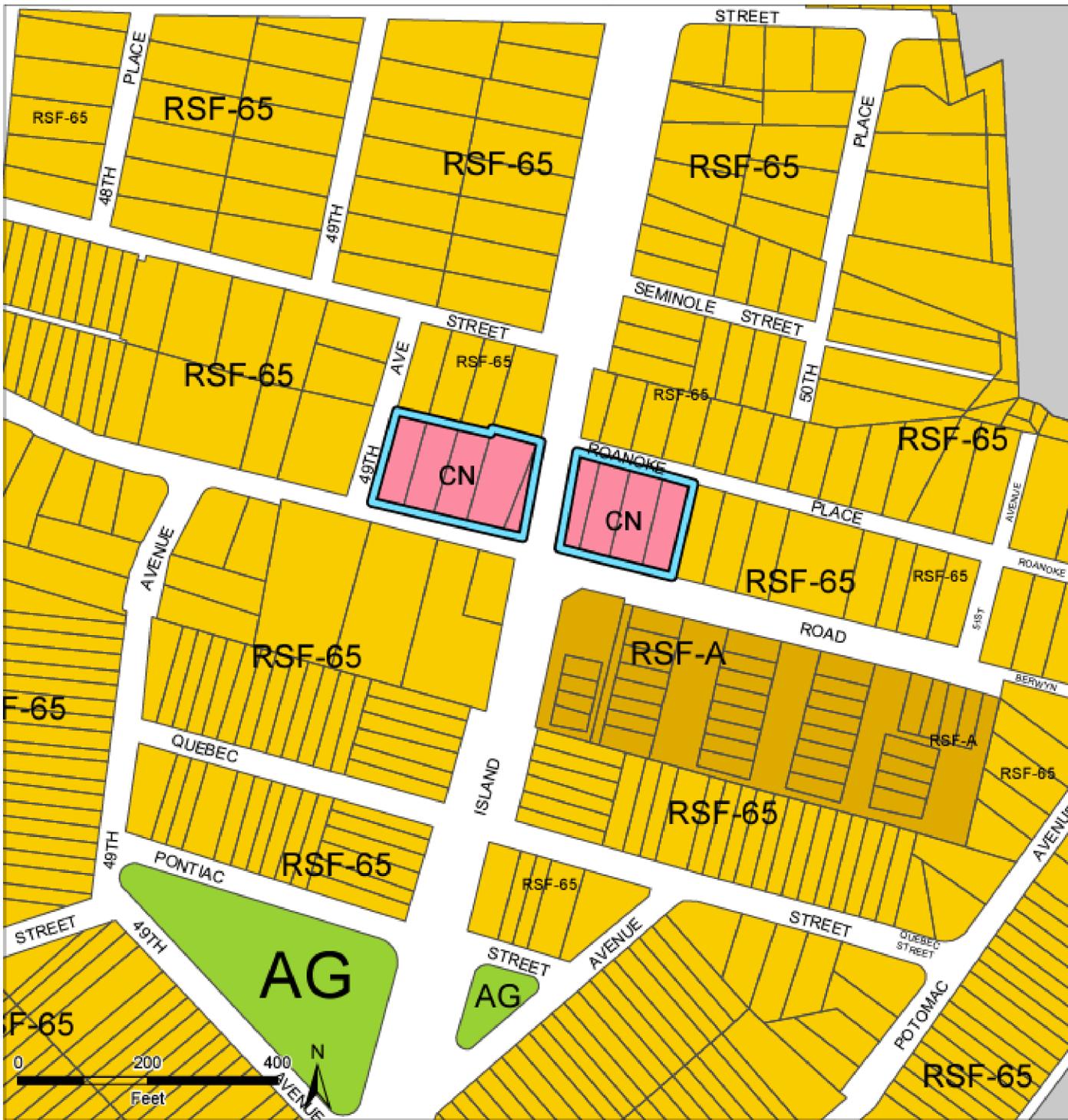


 Proposed Zoning Change (CGO to CN)
 Property
 Rural and Agricultural AG
 Residential RSF-65
 RSF-A
 Nonresidential CGO
 IE

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 Property
 Proposed Zoning Change (CGO to CN)
 Proposed Zoning Change (CGO to CN)
 Rural and Agricultural AG
 Residential RSF-65
 RSF-A
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 IE
 CN

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Summary

1

Terminology

Proposes to replace all plan references, including maps and figures, from “Activity Centers” to “Focus Areas”.

2

Focus Area Designation

Proposes adding a neighborhood focus area for parcels outlined in **blue**.

3

Zone Change (CGO to CN)

Proposes rezoning parcels outlined in **blue** from Commercial, General and Office (CGO) to Commercial, Neighborhood (CN)

Project Timeline

January – June 2024



Contact Information



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