

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2025 Legislative Session

Resolution No. _____

CR-137-2025

Proposed by _____

Council Member Fisher

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

November 10, 2025

RESOLUTION

A RESOLUTION concerning

The West Hyattsville-Queens Chapel Sector Plan

For the purpose of approving, with amendments herein based on the joint public hearing record of testimony, as an Act of the 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, the West Hyattsville-Queens Chapel Sector Plan, thereby approving a new vision to guide growth and redevelopment for the West Hyattsville-Queens Chapel areas comprised of portions of Planning Areas 68 (Hyattsville-Riverdale-Mt. Rainier-Brentwood) and 65 (Langley Park & Vicinity), an area generally defined by the Prince George's Plaza Regional Transit District to the northeast, Eastern Avenue to the southwest, Arundel Road to the southeast, and the Northwest Branch of the Anacostia River to the northwest, including portions of City of Mount Rainier, City of Hyattsville, and the Town of Brentwood and the portions of the unincorporated communities of West Hyattsville-Queens Chapel; and

WHEREAS, on January 18, 2022, the County Council of Prince George's County, Maryland, sitting as the District Council, adopted Council Resolution CR-002-2022, thereby directing the initiation and preparation of a new plan and concurrent Sectional Map Amendment by the Planning Director and Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to Section 27-3502(c) and Section 27-3503(b)(1)(A) of the Zoning Ordinance; and

WHEREAS, the District Council, by way of its adoption of CR-002-2022, and pursuant to the prescriptions of Sections 27-3502(c)(2) of the County Zoning Ordinance, also endorsed

1 Goals, Concepts, and Guidelines, and a Public Participation Program to guide the preparation of
2 the plan, and to establish plan area boundaries for the West Hyattsville-Queens Chapel Sector
3 Plan; and

4 **WHEREAS**, as part of the approved Public Participation Program, the planning staff of
5 the Maryland-National Capital Park and Planning Commission engaged community leaders and
6 residents, business and property owners, advocacy groups, nonprofit organizations, developers,
7 as well as municipal, County, State and Regional agencies; and

8 **WHEREAS**, on April 24, 2025, the Planning Board granted permission to print the
9 Preliminary Plan and its concurrent Proposed Sectional Map Amendment (SMA) and release
10 those to the public pursuant to Section 27-3502(d); and

11 **WHEREAS**, on July 1, 2025, the District Council and the Planning Board held a duly-
12 advertised joint public hearing on the Preliminary West Hyattsville-Queens Chapel Plan and its
13 concurrent Sectional Map Amendment; and

14 **WHEREAS**, pursuant to Section 27-3502(f)(5) of the Zoning Ordinance, the County
15 Executive, the District Council, and each municipality whose territorial boundaries are within or
16 abut the area affected by the plan reviewed the public facilities recommendations of the West
17 Hyattsville-Queens Chapel Sector Plan in order to identify inconsistencies between the proposed
18 public facilities recommended within the preliminary plan and existing County and state public
19 facilities, as embodied in the District Council Resolution CR-096-2025 adopted on September 9,
20 2025; and

21 **WHEREAS**, on September 11, 2025, pursuant to Section 27-3502(f)(3) of the Zoning
22 Ordinance, the Planning Board voted to accept into the public hearing record three pieces of
23 testimony received by the Clerk of the County Council after the close of record at 5:00 p.m. on
24 July 21, 2025 (Exhibits T-1, T-4, and T-5); and

25 **WHEREAS**, on September 11, 2025, the Prince George's County Planning Board held a
26 public work session to review the analysis of testimony, transcripts, oral testimony provided at
27 the Joint Public Hearing on July 1, 2025, and written testimony (exhibits) contained within the
28 hearing record, and consider the recommendations and public hearing testimony; and

29 **WHEREAS**, on September 11, 2025, the Prince George's County Planning Board adopted
30 the Preliminary West Hyattsville-Queens Chapel Sector Plan with revisions in response to the
31 public hearing testimony as described in Prince George's County Planning Board Resolution

PGCPB No. 2025-72; and

WHEREAS, the Adopted West Hyattsville-Queens Chapel Sector Plan, Prince George's County Planning Board Resolution PGCPB No. 2025-72 and other supporting documents were transmitted to the District Council on September 30, 2025; and

WHEREAS, on October 14, 2025, the District Council held a public work session, convened as the Committee of the Whole, to review the Adopted West Hyattsville-Queens Chapel Sector Plan and analysis of testimony; and

WHEREAS, on October 14, 2025, by favorable Committee of the Whole, the Council directed staff to prepare a Resolution of Approval for the West Hyattsville-Queens Chapel Sector Plan, incorporating approved revisions; and

WHEREAS, on October 23, 2025, the Planning Board held a public work session to provide comments on the proposed revisions to the Adopted West Hyattsville-Queens Chapel Sector Plan and review staff's recommendations thereon; and

WHEREAS, on October 23, 2025, the Planning Board, in response to proposed revisions, authorized transmittal of comments on the proposed amendments to the District Council; and

WHEREAS, on November 18, 2025, the District Council held a public work session, convened as Committee of the Whole, to examine the analysis of testimony received into the record at the joint public hearing and the Planning Board comments on the proposed revisions within CR-137-2025 to the Adopted West Hyattsville-Queens Chapel Sector Plan; and

WHEREAS, in accordance with Section 27-3502(g)(11), the West Hyattsville-Queens Chapel Sector Plan conforms to the principles of orderly, comprehensive land use planning and staged development and the District Council has considered all factors relevant to protecting the health, safety, and welfare of the citizens of the County; and

WHEREAS, on November 18, 2025, the District Council voted favorably to direct staff to finalize Council Resolution CR-137-2025 to incorporate XX revisions; and

WHEREAS, upon approval by the District Council, the West Hyattsville-Queens Chapel Sector Plan will amend the 2014 *Prince George's 2035 Approved General Plan* by defining the boundary of West Hyattsville Local Transit Center, defining the Core and Edge of the West Hyattsville Local Transit Center, expanding the boundary of the Prince George's Plaza Regional Transit District, defining the Edge of the Prince George's Plaza Regional Transit District, and eliminating vehicular LOS requirements within the West Hyattsville Local Transit Center; and

WHEREAS, upon approval by the District Council, the West Hyattsville-Queens Chapel Sector Plan will amend the 2009 *Countywide Master Plan of Transportation, Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space*, and the 2017 *Resource Conservation Plan: A Countywide Functional Master Plan* for the areas within the plan boundaries; and

WHEREAS, upon approval by the District Council, the West Hyattsville-Queens Chapel Sector Plan will replace in its entirety the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone*; and

WHEREAS, the West Hyattsville-Queens Chapel Sector Plan will replace in part the 1994 *Approved Master Plan for Planning Area 68* and the 2004 *Approved Sector Plan for The Prince George's County Gateway Arts District* for the portion of Planning Area 68 within the plan boundaries; and

WHEREAS, the West Hyattsville-Queens Chapel Sector Plan will replace in part the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for portions of the Northwest Branch Stream Valley within Planning Area 65 within the plan boundaries; and

WHEREAS, a sectional map amendment was prepared concurrently with this plan to implement the plan's zoning recommendations; and

NOW, THEREFORE, BE IT RESOLVED by the 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, that the West Hyattsville-Queens Chapel Sector Plan, as adopted by the Planning Board within PGCPB No. 2025-72 on September 11, 2025, is hereby APPROVED with the following Revisions:

APPROVED REVISIONS TO THE ADOPTED WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN (RESOLUTION PGCPB NO. 2025-72)

Revision 1

Revise Map 9, Future Land Use Map (p. 53), to show the property located at 2130 Chillum Road, Hyattsville, MD 20782 (Tax IDs 1976596 (Parcel 113)) from [Mixed-Use] land use to Institutional land use.

Delete "[LU 7.4 The long-term redevelopment of the WGL facility at 2130 Chillum Road (Tax Account 1976596) should focus on creating a mixed-use development, leveraging its

proximity to the West Hyattsville Metro Station to promote sustainable, transit-oriented uses, primarily commercial, while enhancing the center’s vibrancy.”] and remove LU 7.4 from Table 26. Implementation Framework.

Revise “LU 7.5 The property at 2130 Chillum Road should be rezoned to the [Local Transit-Oriented – Edge (LTO-E)] Industrial/Employment (IE) Zone to better position the property for [long-term mixed-use development] institutional land use as shown in Map 9, Future Land Use Map.”

Revise the callout box titled “Washington Gas Property at 2130 Chillum Road”, in the second paragraph, delete the statement “[Despite the long-standing utility use, this Sector Plan recommends that eventually the public utility land use is phased out and replaced with a mixed-use development.]” In the third paragraph, delete “[Before mixed-use redevelopment can proceed] If the Washington Gas Light facility is decommissioned and redeveloped with a new use...”, In the fourth paragraph, delete “[Until the property is adapted for the desired development,]

Update Appendix C: Comprehensive Zoning (Sectional Map Amendment) Process to reflect Revision 1 in the Resolution of Approval for the West Hyattsville-Queens Chapel Sectional Map Amendment for ZC 38.

BE IT FURTHER RESOLVED that the planning staff is hereby authorized to make appropriate textual and graphical revisions to the plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the change reflected in this Resolution, Errata Sheet, and PGCPB No. 2025-72.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provision sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be legislative intent that this Resolution would have been adopted as such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this __ day of ___, 2025.

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: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council