

PGCPB No. 2026-060

R E S O L U T I O N

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan, pursuant to Section 27-3502(i); and

WHEREAS, on May 5, 2026, the Prince George's County Council, sitting as the District Council, pursuant to Sections 27-3502(i)(1) and 3503(b)(1) of the Zoning Ordinance, adopted CR-035-2026, initiating a Minor Plan Amendment concurrent with a Sectional Map Amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Sections 27-3502(e) and 27-3407(a)(1) of the Zoning Ordinance, held a properly noticed joint public hearing on the proposed Minor Plan Amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* on June 29, 2026; and

WHEREAS, a sectional map amendment was prepared concurrently with this minor plan amendment to implement its zoning recommendations for the plan area; and

WHEREAS, CR-035-2026 proposes to incorporate the recommendations of the Medical Innovation Campus Feasibility Study (now known as the Medical Innovation District Feasibility Study) that are relevant to the Sector Plan, and to remove specific policies and strategies from the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* that were inserted into the 2014 *Approved Southern Green Line Station Area Sector Plan* upon the passage of CR-103-2023 and initiating a concurrent Sectional Map Amendment for portions of Planning Areas 81A, 81B, 83, 84, and 95A; and

WHEREAS, the minor plan amendment area is the Southern Maryland Hospital Center Focus Area, generally defined as the northeastern and southeastern quadrants of the intersection of Branch Avenue and Surratts Road; and

WHEREAS, a technical staff report has been prepared that analyzes the proposed Minor Plan Amendment and Sectional Map Amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, the Planning Board finds that the proposed minor amendments will fall within the parameters authorized by the provisions of Section 27-3502(i)(2), as the amendments proposed herein: (2) Advance defined public objectives, and shall be limited to; (A) A geographic area which is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner; and (B) Specific issues regarding public planning objectives; and

WHEREAS, it is the finding of the Planning Board that the proposed minor amendments will not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein will not: (A) Rezone any land, unless a sectional map amendment is prepared and approved with the minor plan

amendment; (B) Change a General Plan center designation; (C) Make any amendment that would require major transportation or public facilities analysis or revise water and sewer classification; or (D) Amend the County's growth boundary; and

WHEREAS, on September 17, 2026, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record one piece of testimony received by the Clerk of the County Council after the close of the public hearing record at 5:00 p.m. on July 14, 2026 (Exhibit T-1); and

WHEREAS, on September 17, 2026, the Planning Board held a public work session on the proposed Minor Plan Amendment to examine the staff report and the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing, and written testimony (exhibits) contained within the hearing record for the Joint Public Hearing held on June 29, 2026, and

WHEREAS, the Prince George's County Planning Board agrees to amend the proposed Minor Plan Amendment (see Exhibit 12: CR-035-2026 Proposed Minor Plan Amendment) based on its review of the record of the joint public hearing held on June 29, 2026 (see Exhibit 2 (Joint Public Hearing Exhibit Package) and Exhibit 3 (Joint Public Hearing Transcript)) including deletions and additions from the staff Errata Sheet updated September 2, 2026 (See Attachment A: Errata Sheet), and incorporate the recommended staff changes as outlined;

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 WITH AMENDMENTS the Minor Plan Amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, by this resolution, incorporating therein amendments, deletions, and additions shown on the Errata Sheet (Attachment A) and in response to the public hearing record as follows:

Bold Underline indicates language added to the minor plan amendment.

[Bold Brackets] indicates language deleted from the minor plan amendment.

1. Amend Minor Amendment Number 36 to clarify the development areas of the Medical Innovation District as follows:

“Transit (SMRT) station. It integrates medical innovation uses with retail, amenities, and open spaces to create a vibrant mix of uses. **The Innovation Core is bounded by MD 5 (Branch Avenue) to the west, Surratts Road to the north and east, and Moores Lane to the south.** The Innovation Core is 4 intended to have the greatest intensity and mix of uses and provide the driving 5 energy of the campus.”

“**Properties that front Surratts Road and Dangerfield Road in its east-west orientation** [This area, to the north and northeast of the Innovation Core, along Surratts Road and Dangerfield Road,] **are [is]** envisioned to develop into senior housing that would allow for a continuum of care, supporting seniors with varying needs and enabling them to remain within the community as their requirements change over time.”

“**This area, bounded by MD 5 (Branch Avenue) to the west, Moores Lane to the north, the PEPCO property to the east, and the PEPCO transmission lines to the**

south, [along and to the east of Branch Avenue and north of the PEPCO transmission lines,] offers significant opportunities for open areas, recreation facilities, walking trails, and access to nature.”; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Minor Plan Amendment has been prepared in accordance with the requirements of Sections 27-3502 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) and Section 27-3503(b)(4)(E) of the Prince George’s County Zoning Ordinance, a copy of this adopted minor plan amendment and its concurrent sectional map amendment will be transmitted to the County Executive and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George’s County Zoning Ordinance, the adopted minor plan amendment, and a technical staff report analyzing the minor plan amendment, shall be transmitted concurrently with the endorsed sectional map amendment to the District Council for approval pursuant to the Land Use Article, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Minor Plan Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the 2014 *Plan Prince George’s 2035 General Plan (Plan 2035)*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that Prince George’s County Planning Board staff is authorized to make appropriate text and graphical revisions to the minor plan amendment and related master plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Vice Chair Okoye, seconded by Commissioner Matthews, with Chair Anderson, Vice Chair Okoye, and Commissioners Matthews and Jenkins voting in favor of the motion (Commissioner Lawlah absent) at its regular meeting held on Thursday, September 17, 2026, in Riverdale, Maryland.

Adopted by the Prince George’s County Planning Board this 17th day of September 2026.

Kevin A. Anderson
Planning Board Chair


By Jessica Jones
Planning Board Administrator

Laura Tallarico
Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Attachment A

**Proposed Minor Plan Amendment and Sectional Map Amendment to the
2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*
Errata Sheet (as of September 2, 2026)**

Revision No.	Issue/Error	Correction/Clarification	Page #
1	Full title of plan not listed	“2013 <u>Approved</u> Central Branch Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 2
2	Full title of plan not listed	“2013 <u>Approved</u> Central Branch Avenue Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 6
3	Italics missing for plan name	Add italics to “2013 <u>Approved</u> Central Branch Avenue Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 6
4	Full title of plan not listed	“2013 <u>Approved</u> Central Branch Corridor Revitalization Sector Plan”	Initiation Resolution, p. 1, line 9
5	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility”	Initiation Resolution, p. 1, line 7
6	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 2, line 8
7	Italics missing for plan name	Add italics to “2013 <u>Approved</u> Central Branch Avenue Corridor Revitalization Sector Plan”	Initiation Resolution, p. 3, line 14
8	Incorrect Planning Area	“Planning Areas <u>75A, 76A, and 81A</u> [66]”	Initiation Resolution, p. 3, line 16
9	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 7, line 1 (Minor Amendment #33)
10	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility”	Initiation Resolution, p. 7, line 4 (Minor Amendment #33)

Revision No.	Issue/Error	Correction/Clarification	Page #
11	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 8, line 6 (Minor Amendment #34)
12	Revised identification	“complex into a medical innovation <u>district</u> [campus]. This <u>district</u> [campus] is planned...”	Initiation Resolution, p. 8, line 19 (Minor Amendment #36)
13	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 8, line 27 (Minor Amendment #36)
14	Revised identification	“energy of the <u>district</u> [campus].”	Initiation Resolution, p. 9, line 6 (Minor Amendment #36)
15	Revised identification	“medical innovation <u>district</u> [campus]”	Initiation Resolution, p. 10, line 12 (Minor Amendment #37)
16	Revised identification	“in the <u>district</u> [campus].”	Initiation Resolution, p. 11, line 9 (Minor Amendment #38)
17	Revised identification	“ <u>District</u> [Campus]”	Initiation Resolution, p. 11, line 11

Revision No.	Issue/Error	Correction/Clarification	Page #
			(Minor Amendment #39)
18	Revised identification	“Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 11, line 15 (Minor Amendment #36)
19	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility Study”	Initiation Resolution, p. 13, line 11 (Minor Amendment #42)
20	Revised identification	“Medical Innovation <u>District</u> [Campus] Feasibility Study”	Initiation Resolution, p. 13, line 14 (Minor Amendment #43)
21	Revised identification	“overview rendering of the Medical Innovation <u>District</u> [Campus] from the Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 13, line 17 (Minor Amendment #44)
22	Revised identification	“streetview rendering of the Medical Innovation <u>District</u> [Campus] from the Medical Innovation <u>District</u> [Campus]”	Initiation Resolution, p. 13, line 21 (Minor Amendment #45)
23	Revised identification	“Map 12. Proposed Streets (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 33
24	Revised identification	“Map 13. Illustrative Plan (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 34

Revision No.	Issue/Error	Correction/Clarification	Page #
25	Revised identification	“Overview Rendering (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 35
26	Revised identification	“Streetview Rendering (Medical Innovation <u>District</u> [Campus] Feasibility Study)”	Initiation Resolution, p. 36
27	Capitalization of proper name needed	“Approved Central Branch Avenue Corridor Revitalization Sector <u>P[p]lan</u> anticipated the SMRT project, and”	SMA, p. 3
28	Italics missing for plan name	Add italics to “Approved Central Branch Avenue Corridor Revitalization Sector <u>P[p]lan</u> ”	SMA, p. 3
27	Commission acronym needs correction	Add a hyphen to “The Prince George’s County Department of Planning (M NCPPC):”	Sector Plan, p. IV
28	Branch Avenue Metro reference needs correction	Amend this passage: “The Branch Avenue Metro Station area is a General Plan-designated <u>Regional Transit District</u> [metropolitan center. While included within the sector plan boundary, it is planned for transit-oriented development as part of the Southern Green Line Sector Plan. It] <u>that</u> is recognized as a major development opportunity along the Branch Avenue corridor.”	Sector Plan, p. 1
29	Branch Avenue Metro reference no longer necessary	Amend this sentence: “Older garden apartments are located in Morningside and in Camp Springs in the north[; however, a number of new multifamily developments have been recently built near the Branch Avenue Metro Station].”	Sector Plan, p. 22
30	Branch Avenue Metro reference no longer necessary	Remove this sentence: “Commercial uses are also concentrated along Branch Avenue in front of the Branch Avenue Metro Station. This area includes a mix of large automobile sales and service businesses interspersed with a mix of other uses such as office, medical buildings, and limited restaurants.”	Sector Plan, p. 22
31	Branch Avenue Metro reference no longer necessary	Amend this sentence: “The sector plan area is served by one rail station, the Branch Avenue Metro Station[, located in the northern section of the sector plan area].”	Sector Plan, p. 29
32	Directional mistake in land use recommendation	Amend this sentence: “Designate properties along the <u>west</u> [east] side of Old Alexandria	Sector Plan, p. 86

Revision No.	Issue/Error	Correction/Clarification	Page #
		Ferry Road north and south of Coventry Way and the south side of Coventry Way east of Old Branch Avenue (as noted in Map 31) as Residential Mixed Use to allow residential development with complementary non-residential uses including neighborhood retail.”	
33	Branch Avenue Metro reference no longer necessary	Remove this sentence from the second paragraph on the page: “Land use policy at the Branch Avenue Metro Station is contained in the Southern Green Line Station Area Sector Plan.”	Sector Plan, p. 111
34	Strategy migrated to 2014 <i>Approved Southern Green Line Station Area Sector Plan</i>	Remove from Table 15. Bikeways, Trails, and Paths the following line item: “Hard Surface Trails” “McKeldin Trail Connector” “Connecting Suitland Road to the pedestrian network to the west that connects to the Branch Avenue Metro area” “\$308,940”	Sector Plan, p. 151
35	Factual inaccuracy regarding Zoning Change OF 2. The single-family detached residential units are already nonconforming under the existing IE zone, hence this proposed rezoning does not create a nonconforming use.	Delete Zoning Change Number 27 from the list of zoning changes that create nonconformances. Revise Zoning Change 27 (OF 2) table to change the “Does the proposed zone create a nonconforming use?” cell to “No” Delete the sentence in the Justification statement that reads “Under the proposed RMF-48 zone, existing single-family detached residential units will become nonconforming.”	SMA, p. 2, 93

Underline = Add language; [Brackets] = Remove language

Last Updated: September 2, 2026