



October 1, 2026

MEMORANDUM

TO: James R. Hunt, MPA, Acting Planning Director

VIA: Andrea Gilles, AICP, Chief, Community Planning Division *AG*

FROM: Thomas Lester, Acting Supervisor, Long-Range Planning Section, ^{TEL}
Community Planning Division,
Scott Rowe, AICP, CNU-A, Master Planner, Master Plans and Studies Section,
Community Planning Division *BSR*

SUBJECT: **Administrative Correction 2026-002 of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan***

The purpose of this memorandum is to request approval to make an administrative correction to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (CBA Sector Plan). Staff are requesting permission to make the following corrections:

- 1) Clarify the relationship between this sector plan, the 2013 *Approved Subregion 5 Master Plan*, and previously-approved master and sector plans;
- 2) Corrections and technical clarifications;
- 3) Note the supersession of portions of this sector plan by the 2014 *Approved Southern Green Line Station Area Sector Plan*; and

Section 27-3305(a)(3) of the Zoning Ordinance authorizes the Planning Director to “make administrative corrections to the Official Zoning Map and comprehensive plans.” Additionally, CR-24-2013, authorized Planning staff, “...to make appropriate textual and graphical revisions to the sector plan to correct identified errors, reflect updated information and revisions.”

1. Relationship with 2013 *Approved Subregion 5 Master Plan*

On September 9, 2009, the District Council approved the Subregion 5 Master Plan. This master plan recommended that a sector plan be prepared for Clinton to “clarify land use goals and strategies and further refine the recommendations of this master plan for the Clinton community.” Such a plan was initiated March 15, 2011, and on September 13, 2012, the Planning Board granted permission to release the *Preliminary Central Branch Avenue Corridor Revitalization Sector Plan* for public review.

On October 26, 2012, the Circuit Court for Prince George’s County reversed and voided the previously approved the 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. The District Council subsequently remanded the master plan and SMA to the Planning Board.

Meanwhile, on January 24, 2013, the Prince George’s County Planning Board adopted PGCPB No. 13-09, adopting the CBA Sector Plan (which covers portions of Subregion 5) and agreeing to amend the plan to “revise references to the 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment* as appropriate to reflect its current status.” On April 2, 2013, the County Council approved CR-24-2013, approving the CBA Sector Plan. After the approval of the CBA Sector Plan, on July 24, 2013, the District Council approved the Subregion 5 Master Plan (CR-80-2013, “2013 Master Plan”). The 2013 Master Plan incorporates language (page 11) explaining the relationship between the Master Plan and the CBA Sector Plan.

However, the CBA Sector Plan and CR-24-2013, because they were approved first, do not contain such an explanation. They reference the 1993 *Approved Master Plan for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*, which was replaced by the 2013 Master Plan. Only one area master plan (including sector and transit district development plans) may apply to any given property in Prince George’s County. Due to stakeholder confusion, it is necessary to clarify the relationship between these two plans within the CBA Sector Plan document, as well as between the Sector Plan and other plans.

As intended with the original approval of the Subregion 5 Master Plan in 2009, the CBA Sector Plan replaces the Subregion 5 Master Plan for that portion of Subregion 5 within the Central Branch Avenue Corridor Revitalization Sector and replaces all previously approved plans for that portion of Subregion 7 within this sector.

To clarify this relationship, on August 4, 2016, the Acting Planning Director, in concurrence with the Office of the General Counsel, issued a memorandum entitled “Applicable Area Master and Sector Plans in Planning Subregions 4, 5, and 7.” In addition, a master plan does not amend a sectional map amendment. The following revisions to the CBA Sector Plan are necessary to correctly describe this relationship:

Note: *Explanatory text is italicized. Strikethrough indicates deleted text. Underlined text has been added.*

Page	Revision
Inside front cover	ABSTRACT: The sector plan ~~amends portions of~~ <u>replaces</u> the 2000 <i>Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)</i> , 2006 <i>Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area</i> , 2008 <i>Approved Branch Avenue Corridor Sector Plan and Sectional Map Amendment</i> , and ~~1993~~ <u>2013</u> <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> <u>for the portions of Planning Areas 76A, 76B, and 81A within the sector plan boundaries.</u>
4	The ~~2009 Preliminary Subregion 5 Master Plan and Sectional Map Amendment~~ <u>2013 Approved Subregion 5 Master Plan</u> recommends a more detailed study of the Clinton commercial core.

Page	Revision
8	<i>Add the following text box:</i> <u>The 2009 <i>Approved Subregion 5 Master Plan</i> recommended (at page 45) that a sector plan be prepared for Clinton to “clarify land use goals and strategies and further refine the recommendations of this master plan for the Clinton community.” To implement this recommendation, in part, on April 2, 2013, the 2013 <i>Approved Central Branch Avenue Corridor Revitalization Sector Plan</i> (CBA) was approved, of which a portion lies within the boundaries of the Subregion 5 Master Plan and SMA. Six months prior, on October 26, 2012, the Circuit Court for Prince George’s County reversed and voided the previously approved the 2009 Subregion 5 Master Plan and Sectional Map Amendment. The District Council, consequently, remanded and re-released the 2009 Preliminary Subregion 5 Master Plan and SMA for public review and comment pursuant to a Joint Public Hearing held on April 11, 2013, one week following the approval of the 2013 CBA Sector Plan. The Prince George’s District Council approved the Subregion 5 Master Plan and SMA on July 24, 2013, which incorporates text and references to the recommendations for Clinton in the 2013 <i>Approved Central Branch Avenue Corridor Revitalization Sector Plan</i>. Recommendations pertaining to Clinton in the 2013 <i>Approved Central Branch Avenue Corridor Revitalization Sector Plan</i> shall supersede recommendations in the Subregion 5 Master Plan.</u>
54	~~The 2009 <i>Preliminary Subregion 5 Master Plan and Sectional Map Amendment</i> recommended~~ 2013 <i>Approved Subregion 5 Master Plan</i> recommends that a sector plan be prepared for the Clinton commercial area at Woodyard Road and MD 5 (Branch Avenue) to create an identity for the area referred to as Downtown Clinton.
62	Role of Land Use: The approved sector plan ~~will update land use policies in~~ <u>replaces</u> previously approved plans that include all or portions of the sector plan area, including the 2000 ~~<i>The Heights and Vicinity Master Plan and Sectional Map Amendment</i>~~, the 2006 ~~<i>Henson Creek-South Potomac Master Plan and Sectional Map Amendment</i>~~, the 2008 ~~<i>Branch Avenue Corridor Sector Plan and Sectional Map Amendment</i>~~, and the ~~1993~~ <u>2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> for the portions of Planning Areas 76A, 76B, and 81A within the sector plan boundaries.</u>
123	The roadway recommendations of this sector plan include only the significant roadways recommended in each focus area. ~~For the most part, a~~ <u>Otherwise,</u> all roadway facility recommendations within the Approved Countywide Master Plan of Transportation (the underlying functional plan), ~~as amended by the 2013 <i>Approved Subregion 5 Master Plan</i> and the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> or within the underlying area master plans (which include the Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A), the Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, and the Preliminary Subregion 5 Master Plan and Sectional Map Amendment)~~ shall remain valid and in force.
147	The Central Branch Avenue Corridor Revitalization Sector Plan reaffirms public facilities recommendations in previously approved master plans and sector plans ~~that include <i>The Heights Master Plan and Sectional Map Amendment</i> (2000), <i>Henson Creek-South Potomac Master Plan and Sectional Map Amendment</i> (2006), <i>Branch Avenue Corridor Sector Plan and Sectional Map Amendment</i> (2008), and <i>Subregion 5 Master Plan and Sectional Map Amendment</i> (1993),~~ except as modified by this plan.

2. Corrections and Technical Clarifications

While preparing this memorandum, staff identified several additional errors that warrant correction:

Page	Revision
72	<i>Map 20 is labeled “Illustrative Development Concept – Suitland Road”. It shows redevelopment along Allentown Road. The map is relabeled:</i> Map 20. Illustrative Development Concept – ~~Suitland~~ <u>Allentown</u> Road <i>Map 21 is also relabeled as follows:</i> Map 21. Illustrative Development Concept – <u>Suitland Road</u>

3. Relationship with 2014 Approved Southern Green Line Station Area Sector Plan

Subsequent to approval of the CBA Sector Plan, on February 25, 2014, the District Council adopted CR-9-2014, approving the Southern Green Line Station Area Sector Plan. The 2014 *Approved Southern Green Line Station Area Sector Plan* (2014 Sector Plan) effectively reapproved the future land use plan for portions of the CBA Revitalization Sector within Planning Area 76A. On October 24, 2023, the District Council adopted CR-103-2023, amending the 2014 *Approved Southern Green Line Station Area Sector Plan* to carry forward recommendations of the CBA Sector Plan specific to areas covered by the 2014 Sector Plan. Accordingly, the following revisions are added to this update of the CBA Sector Plan:

Page	Revision
Inside front cover	<i>Add language below Abstract:</i> <u>Portions of this Sector Plan within Planning Area 76A were superseded on February 18, 2014 and October 24, 2023 with the approval of the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> (CR-9-2014) as amended by CR-103-2023.</u>
68	<i>Add a footnote to the title “Allentown Road-Suitland Road Focus Areas” as follows:</i> Allentown Road-Suitland Road¹ Focus Areas ... ¹ <u>The 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> superseded this sector plan with regard to recommendations made within Planning Area 76A, which includes communities west and north of I-95/495 (Capital Beltway) and west of Suitland Road. However, recommendations for future land use designations were re-approved in the 2014 sector plan, and this vision and development plan for the potential redevelopment of the Suitland Road corridor in the Town of Morningside, were amended into the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i> by CR-103-2023.</u>

Upon approval, the above edits will be applied to the online electronic version of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*.

READ AND AGREED

Authorized: James R. Hunt Date: 10/01/2026
James R. Hunt, Acting Planning Director

Attachment: Memorandum, Borden to Planning Department, August 4, 2016.

cc: Gwen McCall-Winston, Deputy Director of Administration
Katina Shoulars, Acting Deputy Director of Operations
David Warner, Esq., Principal Counsel
Thomas Burke, Acting Chief, Countywide Planning Division
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MEMO

OFFICE OF THE GENERAL COUNSEL THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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August 4, 2016

TO: Planning Department

FROM: Debra Borden, Acting Planning Director 

VIA: Matthew Mills, Senior Counsel 

SUBJECT: **Applicable Area Master and Sector Plans in Planning Subregions 4, 5 and 7**

From 2010-2014, the District Council approved a number of master and sector plans within Planning Subregions 4, 5, and 7 with overlapping boundaries. Each of these plans contains unique, and sometimes updated, recommendations for a particular location or area within Prince George's County. The relationships between new plans and older plans have not always been clearly articulated, resulting in confusion among staff, elected officials, property owners and the general public.

In the absence of a clearly defined relationship, either in the text of the plan or the District Council's resolution of approval, the most recently approved plan is the applicable area master plan for a particular location. Accordingly, the following master and sector plans are applicable in Subregions 4, 5, and 7.

Subregion 4 (Planning Areas 72, 75A, 75B)

Transit District Overlay Zones

1. Within the New Carrollton Transit District, the 2010 *Approved New Carrollton Transit District Development Plan* is the applicable master plan and contains the applicable overlay zone regulations.
2. Within the Capitol Heights Transit District, the 2008 *Approved Capitol Heights Transit District Development Plan* is the applicable master plan and contains the applicable overlay zone regulations.

Plans with Associated Development District Overlay Zones

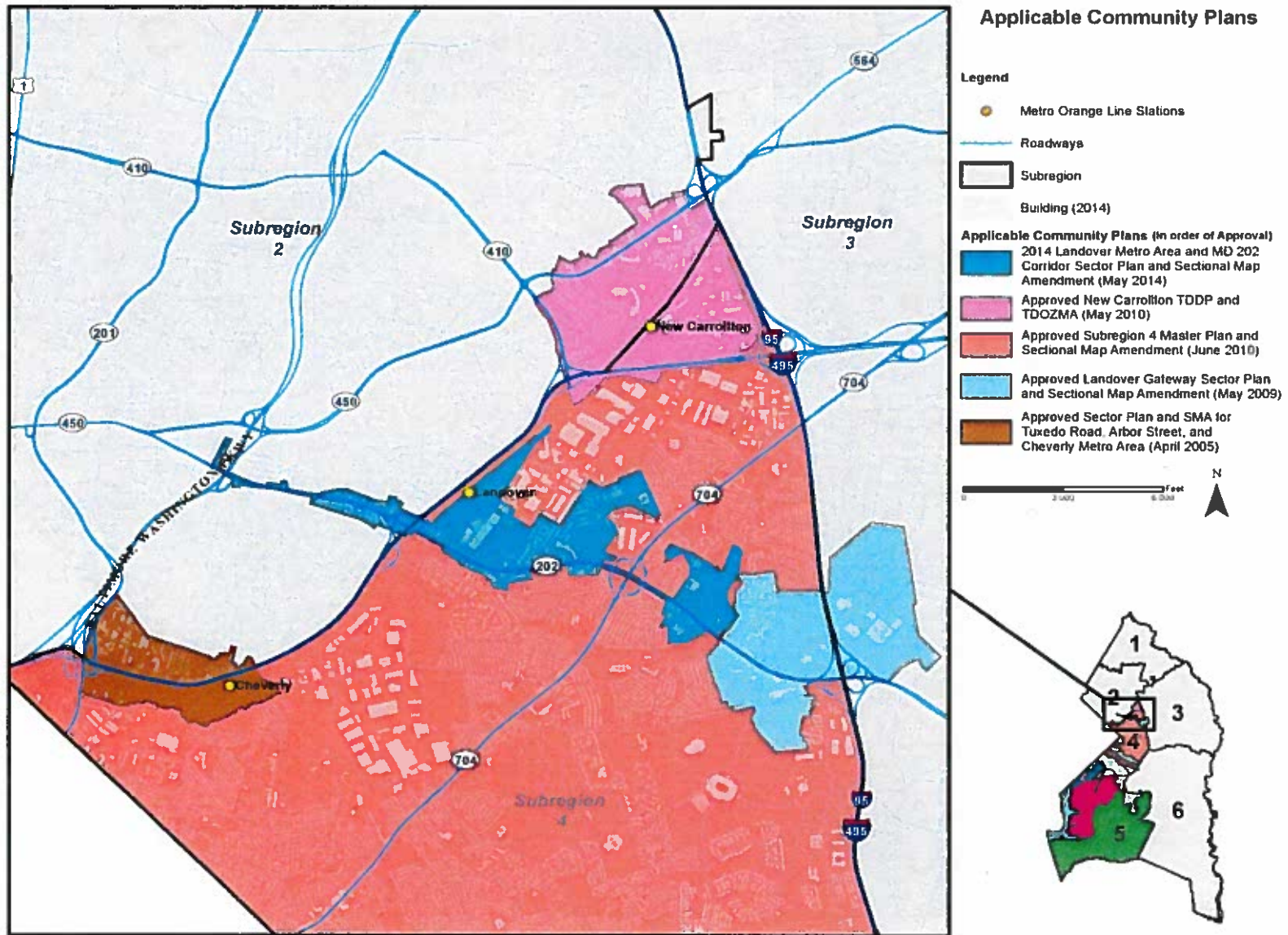
3. Within the Marlboro Pike Sector, the 2009 *Approved Marlboro Pike Sector Plan* is the applicable master plan, and contains the applicable overlay zone regulations.
4. Within the Southern Green Line Station Area Sector, the 2014 *Approved Southern Green Line Station Area Sector Plan* is the applicable master plan. Within areas of this sector zoned Mixed Use Town Center (M-U-TC), the 2006 *Suitland Mixed Use Town Center Development Plan*, used in conjunction with the Tables of Uses within the 2014 *Approved Southern Green Line Station Area Sectional Map Amendment*, contains the applicable M-U-TC zone regulations. For all other areas of this sector, the 2014 *Approved Southern Green Line Station Area Sectional Map Amendment* contains the applicable overlay zone regulations.
5. Within the Morgan Boulevard and Largo Town Center Metro Areas Development District Overlay Zone, the 2010 *Approved Subregion 4 Master Plan* is the applicable master plan. The applicable overlay zone regulations are contained within the 2004 *Morgan Boulevard and Largo Town Center Metro Areas Sectional Map Amendment*.
6. Within the Addison Road Metro Town Center Development District Overlay Zone, the 2010 *Approved Subregion 4 Master Plan* is the applicable master plan. The applicable overlay zone regulations are contained within the 2000 *Approved Addison Road Metro Town Center and Vicinity Sectional Map Amendment*.
7. For all other Development District Overlay Zones within Subregion 4, the *Approved Subregion 4 Sectional Map Amendment* contains the applicable overlay zone regulations.

Plans with No Overlay Zones

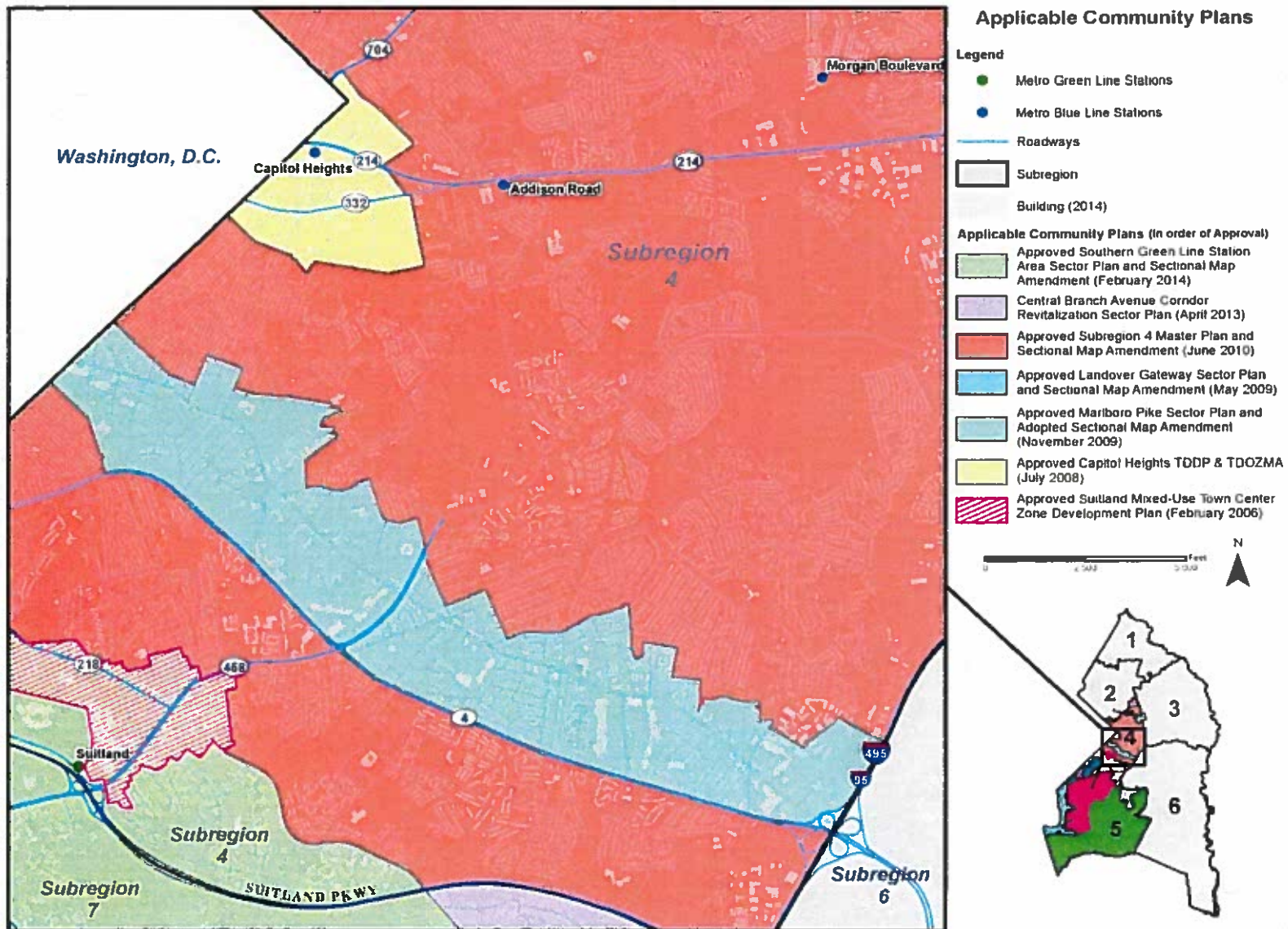
8. Within the Tuxedo Road-Arbor Street-Cheverly Sector, the 2005 *Approved Tuxedo Road/Arbor Street-Cheverly Sector Plan* is the applicable master plan.
9. Within the Landover Gateway Sector, the 2009 *Approved Landover Gateway Sector Plan* is the applicable master plan.
10. Within the Landover Metro Area and MD 202 Corridor Sector, the 2014 *Approved Landover Metro Area and MD 202 Corridor Sector Plan* is the applicable master plan.

For all other areas of Subregion 4, the 2010 *Approved Subregion 4 Master Plan* is the applicable master plan. See Maps 1 and 2 for a graphic depiction of the applicable plans in Subregion 5 and 7.

Map 1: Northern Subregion 4



Map 2: Southern Subregion 4



Subregion 5 (Planning Area 80)

The 2013 *Approved Central Branch Avenue Revitalization Sector Plan* is the applicable master plan for the portion of the Central Branch Avenue Revitalization Sector within Subregion 5. The remainder of Subregion 5 is subject to the 2013 *Approved Subregion 5 Master Plan*.

Subregion 7 (Planning Areas 76A, 76B)

The following plans are applicable to their subject jurisdiction based on the order of their approval; where plans overlap, the most recent plan is applicable:

2014 *Approved Southern Green Line Station Area Sector Plan*
2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan*
2013 *Approved Central Branch Avenue Revitalization Sector Plan*
2008 *Approved Branch Avenue Corridor Sector Plan*
2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*
2000 *Approved Master Plan for The Heights and Vicinity*

See Map 3 for a graphic depiction of the applicable plans in Subregion 5 and 7.

In areas subject to the Subregion 4 Master Plan, the master plan can be used to identify functional recommendations. For all other areas subject to this memo, users should consult both the applicable master plan and the appropriate functional master plan to determine applicable goals, policies, and strategies for a given location.

For specific questions concerning plan applicability, please contact the appropriate Area Planner in Community Planning:

Planning Area 72: John Wooden
Planning Areas 75A/B: Chidy Umeozulu
Planning Areas: 76A/B, 80: Melissa Lindsjo

Map 3: Subregions 5 and 7

