



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, Community Planning Division ^{TEL}
Scott Rowe, AICP, CNU-A, Master Planner, Master Plans and Studies Section, Community Planning Division *BSR*

SUBJECT: **Administrative Correction 2026-005 of the 2018 *Approved Greater Cheverly Sector Plan***

The purpose of this memorandum is to request approval to make an administrative correction to the 2018 *Approved Greater Cheverly Sector Plan*. Staff are requesting permission to make the following corrections:

1. Corrections to the right-of-way recommendations for MD 201 (Kenilworth Avenue)
2. Pedestrian and Bicycle Accommodation on MD 459 (Arbor Street and Tuxedo Road)

Pursuant to Sections 27-3305(a)(3) and 27-1601(b) of the Prince George's County Zoning Ordinance, and authority granted from time to time by the County Council, the Planning Director may make administrative corrections to the Official Zoning Map and Comprehensive plans.

On January 23, 2018, the County Council adopted CR-004-2018, approving the 2018 *Approved Greater Cheverly Sector Plan*. While reviewing the Master Plan Right-of-Way layer in the County's Geographic Information System for conformance to the 2009 *Approved Master Plan of Transportation* and the 21 master, sector, and transit district development plans approved subsequent to November 17, 2009, staff found errors in the 2018 *Approved Greater Cheverly Sector Plan* warranting correction.

1. Right-of-Way Width of MD 201 (Kenilworth Avenue)

Table 1. Transportation Improvements (pp. 64-65) (See Attachment 1), of the plan identifies the geographic extent of MD 201 (A-14, Kenilworth Avenue) as MD 769 (52nd Avenue) to Lydell Road. This is in error: MD 769 (52nd Avenue) and Lydell Road are one block apart. The extent of MD 201 within the Greater Cheverly sector is from Eastern Avenue NE to the Sector Plan Boundary, near 49th Avenue and Lloyd Street. Furthermore, the recommendation of a 130-foot right-of-way for MD 201 is only applicable to the portion between 52nd Avenue and Lydell Road to be inclusive of an 8-12 foot shared-use path. The right-of-way for MD 201 throughout the Greater Cheverly Sector varies in width from 90-120 feet and four-to-six lanes, exactly as recommended by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Eight feet should be added to the minimum right-of-way to allow for construction of the proposed shared-use path. Table 1 of the sector plan should be updated to include the extent that travels through the plan, a minimum right-of-way of 98 feet should be added, and the number of lanes should include a range of 4-6.

2. Pedestrian and Bicycle Accommodation on MD 459 (Arbor Street and Tuxedo Road)

Table 1, Transportation Improvements (pp. 64-65) incorrectly lists the recommended multimodal elements for MD 459 (I-204, Arbor Street), by identifying sidewalks only on Tuxedo Road and omitting them from Arbor Street. This contradicts the Sector Plan’s policies and strategies, which call for transforming both Arbor Street and Tuxedo Road into pedestrian-oriented, mixed-use corridors. Policy UD 5 and Strategy UD 5.1 direct the expansion of sidewalks on both sides of Arbor Street to support its evolution into a walkable main street linking Cheverly and the Cheverly Metro Station. Table 1, should be updated to include sidewalks as multimodal element for MD 459 (I-204, Arbor Street).

Table 1. Transportation Improvements on page 64 of the sector plan should be revised as follows:

[illegible]

Upon approval, the above edits will be applied to the online electronic version of the 2018 *Approved Greater Cheverly Sector Plan*.

READ AND AGREED

Authorized: James R. Hunt
James R. Hunt, Acting Planning Director

Date: 10/01/2026

Attachments 1. Table 1. Transportation Improvements (p. 64-65).

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Table 1. Transportation Improvements

Route ID	Street Name	From	To	MIN. ROW (feet)	Roadway Type	Motor Vehicle Lanes	Multi-Modal Element
A-14	MD 201 (Kenilworth Avenue)	MD 769 (52nd Avenue)	Lydell Road	130 ^a	Arterial	6	8-12' Wide asphalt shared use path
A-20	MD 202 (Landover Road)	57th Avenue	US 50 (John Hanson Highway)	120	Arterial	4	Sidewalks, separated bicycle lanes
C-222	MD 769 (52nd Avenue)	Lloyd Street	MD 201 (Kenilworth Avenue)	83 ^b	Collector	2	8-12' Wide asphalt shared use path
C-225	Cooper Lane	MD 450 (Annapolis Road)	Old Landover Road	70	Collector	2	Bicycle lanes
C-404	Marblewood Avenue	Sheriff Road	62nd Avenue	80	Collector	2	Bicycle lanes, sidewalks
C-408	Addison Road	Eastern Avenue	Sheriff Road	82	Collector	2	Buffered bicycle lanes
C-411	Columbia Park Road	MD 459 (Arbor Street)	64th Avenue	90	Collector	4	Sidewalks, Buffered bicycle lanes
I-204	MD 459 (Tuxedo Road)	MD 201 (Kenilworth Avenue)	57th Place	70	Industrial	2	Bicycle lanes, sidewalks
I-204	MD 459 (Arbor Street)	57th Place	Columbia Park Road	70	Industrial	2	Bicycle lanes
P-207	Cheverly Avenue	MD 459 (Arbor Street)	MD 202 (Landover Road)	60	Primary	2	Bicycle lanes
P-212	Crest Avenue/Carlyle Street/59th Avenue	Lockwood Road	MD 459 (Arbor Street)	60	Primary	2	Bicycle lanes
P-214	62nd Avenue/State Street/64th Avenue	Marblewood Avenue	Columbia Park Road	50	Primary	2	Shared lane markings
P-215	Old Landover Road/Warner Avenue	MD 202 (Landover Road)	Warner Avenue	60	Primary	2	Sidewalk, bicycle lanes

a. It is recommended that the shared use path is located on the east and north side of MD 201 (Kenilworth Avenue).

b. Right-of-Way on MD 769 (52nd Avenue) is to be 40 feet on the west side and 43 feet on the east side to allow for a sidewalk on the west side and a wide shared use path in lieu of a sidewalk on the east side.

**Table 1. Transportation Improvements**

Route ID	Street Name	From	To	MIN. ROW (feet)	Roadway Type	Motor Vehicle Lanes	Multi-Modal Element
P-216	Lloyd Street	Park Trail Entrance	MD 201 (Kenilworth Avenue)	60	Primary	2	Sidewalks, 8-12' wide asphalt shared use path on one side
P-217	North Englewood Drive	Jesse J Warr Recreation Center	Addison Road	50	Primary	2	Shared lane markings
P-218	Lydell Road	MD 201 (Kenilworth Avenue)	End of street	80	Primary	2	8-12' Wide asphalt shared use path
P-219	Schuster Drive Road	Lydell road	End of street	80	Primary	2	8-12' Wide asphalt shared use path
T-20	Lower Beaverdam Trail	Cheverly Metro Station	Englewood Avenue	20	Trail	-	8-12' Wide asphalt shared use path
T-21	Lower Beaverdam Trail	Englewood Avenue	Doewood Lane	20	Trail	-	8-12' Wide asphalt shared use path
T-22	Lower Beaverdam Trail	Englewood Avenue	Anacostia River Trail	20	Trail	-	8-12' Wide asphalt shared use path
T-23	Lloyd Street Trail	MD 201 (Kenilworth Avenue)	MD 769 (52nd Avenue)	20	Trail	-	8-12' Wide asphalt shared use path
T-24	Schuster Drive to Crest Avenue Trail	End of Shuster Drive (Craftmans Circle)	Crest Avenue	20	Trail	-	8-12' Wide asphalt shared use path
T-25	Pedestrian-Bicycle Bridge	MD 459 (Arbor St)	Cheverly Metro Station	20	Trail	-	Pedestrian- bicycle bridge over US 50 (John Hanson Highway), rail lines