

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2018 Legislative Session**

Resolution No. CR-4-2018

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Glaros, Harrison, Davis, Taveras, Turner and Franklin

Date of Introduction January 23, 2018

**RESOLUTION**

1 A RESOLUTION concerning

2 The Greater Cheverly Sector Plan

3 For the purpose of approving, with revisions, as an Act of the County Council of Prince George's  
4 County, sitting as the District Council for that part of the Maryland-Washington Regional  
5 District in Prince George's County, the *Greater Cheverly Sector Plan*, which provides a new  
6 vision to guide future growth and redevelopment at the commercial properties along MD 202  
7 (Landover Road), Tuxedo Road/Arbor Street and 52<sup>nd</sup> Avenue areas, the industrial areas near the  
8 US 50/Baltimore-Washington Parkway/Kenilworth Avenue interchange, east of the Washington,  
9 D.C. line, and north of Sheriff Road. Additionally, it will focus on the Redevelopment Authority  
10 and Town of Cheverly-owned properties (The Pointe at Cheverly) at the corner of 57<sup>th</sup> Avenue  
11 and MD 450 (Annapolis Road), the areas around the Cheverly Metro Station, the Prince  
12 George's Hospital Center property and the Fairmont Heights High School site.

13 WHEREAS, on September 29, 2015 the County Council of Prince George's County,  
14 Maryland, sitting as the District Council, adopted CR-57-2015, thereby initiating preparation of a  
15 new sector plan to amend the 2014 General Plan, *Plan Prince George's 2035* by defining the  
16 boundaries of the Cheverly Metro Local Transit Center, and replacing the 2005 *Sector Plan for*  
17 *the Tuxedo Road/Arbor Street/Cheverly Metro Area* in its entirety and the 1994 *Bladensburg,*  
18 *New Carrollton, and Vicinity Master Plan*, the 2009 *Port Towns Sector Plan*, the 2010 *Subregion*  
19 *4 Master Plan*, and the 2014 *Landover Metro Area and MD 202 Corridor Approved Sector Plan*  
20 for the portions of Planning Areas 69 and 72 within sector plan boundaries; and  
21

1           WHEREAS, the *Greater Cheverly Sector Plan* will further amend the 2009 *Countywide*  
2 *Master Plan of Transportation and Formula 2040: Functional Master Plan for Parks,*  
3 *Recreation and Open Space* for the portions of Planning Areas 69 and 72 within the sector plan  
4 boundaries; and,

5           WHEREAS, additional policy guidance for this plan was derived from the 2015  
6 *Kenilworth Avenue and Town of Cheverly Industrial Study*, and County functional master plans,  
7 including the 2008 *Public Safety Facilities Master Plan*, the 2010 *Water Resources Master Plan*,  
8 and the 2017 *Resource Master Plan: A Countywide Functional Master Plan*; and

9           WHEREAS, this sector plan does not include a concurrent sectional map amendment;  
10 accordingly, zoning for properties within the sector remains the same, including the Tuxedo  
11 Road/Arbor Street/Cheverly Metro Area Development District Overlay Zone; and

12           WHEREAS, in accordance with Title 21 of the Regional District Act Land Use Article,  
13 Annotated Code of Maryland, as well as Sections 27-641 and 27-643 of the Zoning Ordinance  
14 for Prince George’s County, the District Council adopted Council Resolution CR-57-2015,  
15 which also approved Goals, Concepts, Guidelines and Public Participation Program and  
16 established the Plan boundaries as recommended by the Planning Board for the Greater Cheverly  
17 Sector Plan; and

18           WHEREAS, as part of the approved Public Participation Program, Planning Department  
19 staff of the Maryland-National Capital Park and Planning Commission held numerous  
20 community work sessions and informational meetings, with a broad spectrum of stakeholders,  
21 including community leaders and residents; business and property owners; non-profit  
22 organizations; developers; and other municipal, county, state, and regional agencies; and

23           WHEREAS, on January 12, 2017, the Prince George’s Planning Board granted  
24 permission to print the Preliminary Greater Cheverly Sector Plan; and

25           WHEREAS, in accordance with applicable zoning laws, the District Council and the  
26 Planning Board held a duly-advertised joint public hearing on the Preliminary Greater Cheverly  
27 Sector Plan on March 28, 2017; and

28           WHEREAS, pursuant to the Land Use Article, Annotated Code of Maryland, and  
29 Section 27-645(b) of the County Zoning Ordinance, the County Executive and the District  
30 Council reviewed the public facilities element of the Preliminary *Greater Cheverly Sector Plan*  
31 in order to identify inconsistencies between the proposed public facilities recommended within

1 the preliminary sector plan and proposed sectional map amendment and existing County or State  
2 public facilities, as embodied in CR-29-2017; and

3 WHEREAS, on June 1, 2017, the Planning Board held a public work session to consider  
4 the transcript analysis compiled from comments received into the record of public hearing  
5 testimony for the March 28, 2017, joint public hearing and relevant staff recommendations  
6 thereon; and

7 WHEREAS, on June 22, 2015, the Planning Board, in response to the public hearing  
8 testimony, adopted its recommendation as to the Sector Plan in Prince George's County Planning  
9 Board Resolution within PGCPB No. 17-83 and transmitted same to the District Council on July  
10 6, 2017; and

11 WHEREAS, in accordance with applicable law, on September 12, 2017, and September  
12 19, 2017, respectively, the District Council held duly-advertised public work sessions, convened  
13 as the Committee of the Whole, to examine the Planning Board adopting resolution, the analysis  
14 of testimony prepared by the technical staff, and the array of exhibits and other testimony within  
15 the record of public hearing testimony for the proposed minor amendment; and

16 WHEREAS, after respective procedural and substantive presentations by legal counsel to  
17 the Council and Planning Board staff, as well as questions and other discussion regarding the  
18 record of hearing testimony for the adopted sector plan by members of the District Council, the  
19 Committee of the Whole voted favorably on September 19, 2017, to direct staff to prepare a  
20 Resolution proposing an amendment to the Adopted Greater Cheverly Sector Plan seeking to  
21 revise Map 9, Local Town Center Core area near the Cheverly Metro Station to expand the  
22 boundary of the core area., and further directing that a second joint public hearing to be held to  
23 take public testimony on the proposed amendment. and

24 WHEREAS, the District Council and the Planning Board held a duly-advertised second  
25 joint public hearing on the Adopted Greater Cheverly Sector Plan on November 6, 2017; and

26 WHEREAS, on December 14, 2017, the Planning Board held a public work session to  
27 consider the proposed amendment (CR-84-2017) to the Adopted Greater Cheverly Sector plan  
28 seeking to revise Map 9, Local Town Center Core area near the Cheverly Metro Station to  
29 expand the boundary of the core area and comments received in the November 6, 2017 second  
30 joint public hearing record and staff recommendations thereon; and

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1           WHEREAS, on December 21, 2017, the Planning Board, in response to the second joint  
2 public hearing testimony and staff recommendations retained the adopted sector plan, PGCPB  
3 Resolution No. 17-83, without the proposed amendment incorporated within CR-84-2017 to the  
4 plan authorized by the Board at its worksession held on December 7, 2017, and transmitted to the  
5 District Council on December 21, 2017; and

6           WHEREAS, on January 9, 2018, and January 23, 2018, respectively, the District Council  
7 held advertised public work sessions, convened as the Committee of the Whole, to examine the  
8 digest of testimony received into the record from the November 6, 2017, second joint public  
9 hearing and the Planning Board recommendation on the proposed amendment within CR-84-  
10 2017 to the Adopted *Greater Cheverly Sector Plan* which, if approved, would revise Map 9,  
11 Local Town Center Core area near the Cheverly Metro Station, to expand the boundary of the  
12 core area; and

13           WHEREAS, on January 23, 2018, by favorable motion of the Committee of the Whole,  
14 the Council directed staff to prepare a Resolution of Approval for the *Greater Cheverly Sector*  
15 *Plan*, as adopted by Planning Board within PGCPB Resolution No. 17-83.

16           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
17 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
18 Regional District in Prince George's County, Maryland, that the *Greater Cheverly Sector Plan* as  
19 adopted on June 22, 2017, by the Prince George's County Planning Board of the Maryland-  
20 National Capital Park and Planning Commission within Resolution PGCPB No. 17-83, be and  
21 the same is hereby APPROVED,

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BE IT FURTHER RESOLVED that the planning staff is hereby authorized to make appropriate textual and graphical revisions to the sector plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the change reflected in this Resolution.

Adopted this 23<sup>rd</sup> day of January, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council