



M-NCPPC No. 18-04

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Code of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to a General Plan for Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, held a duly advertised joint public hearing with the Prince George's County Council, sitting as the District Council, on March 28, 2017 to consider the Preliminary Greater Cheverly Sector Plan, to amend the 2014 Prince George's 2035 Approved General Plan by defining the boundaries of the Cheverly Metro Local Transit Center and replacing the 2005 Approved Sector Plan for the Tuxedo Road/Arbor Street/Cheverly Metro Area in its entirety and the 1994 Approved Bladensburg, New Carrollton, and Vicinity Master Plan, the 2009 Approved Port Towns Sector Plan, and the 2010 Approved Subregion 4 Master Plan, and the 2014 Landover Metro Area and MD 202 Corridor Approved Sector Plan for the portions of Planning Areas 69 and 72 within sector plan boundaries; and

WHEREAS, the sector plan amends the 2009 Approved Countywide Master Plan of Transportation and Formula 2040: Functional Master Plan for Parks, Recreation and Open Space for the portions of Planning Areas 69 and 72 within the sector plan boundaries; and,

WHEREAS, additional policy guidance for the sector plan was derived from the 2015 Kenilworth Avenue and Town of Cheverly Industrial Study, and County functional master plans, including the 2008 Approved Public Safety Facilities Master Plan, 2010 Water Resources Master Plan, and 2017 Approved Prince George's County Resource Conversation Plan: A Countywide Functional Master Plan; and,

WHEREAS, the District Council and the Planning Board held a duly-advertised joint public hearing on the Preliminary Greater Cheverly Sector Plan on March 28, 2017; and

WHEREAS, on June 1, 2017, the Planning Board held a public work session to consider the transcript analysis compiled from comments received in the March 28, 2017 joint public hearing record and staff recommendations thereon; and

WHEREAS, on June 22, 2017, the Planning Board, in response to the public hearing testimony and staff recommendations, adopted the sector plan in Prince George's County Planning Board Resolution PGCPB No. 17-83, and transmitted said resolution to the District Council on July 6, 2017; and

WHEREAS, on September 12, 2017, and September 19, 2017, respectively, the District Council held public work sessions and convened as the Committee of the Whole, to examine Planning Board Resolution No. 17-83 adopting, the analysis of testimony prepared by the technical staff, and the array of exhibits and other testimony within the record of public hearing testimony for the proposed amendment; and

WHEREAS, after respective procedural and substantive presentations by legal counsel to the Council and Planning Board staff, as well as questions and other discussion regarding the record of hearing testimony for the adopted sector plan by members of the District Council, the Committee of the Whole voted favorably on September 19, 2017, to direct staff to prepare a Resolution proposing an amendment to the Adopted Greater Cheverly Sector Plan and further directing that a second joint public hearing to be held to take public testimony on the proposed amendment.

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

WHEREAS, on December 14, 2017, the Planning Board held a public work session to consider the proposed amendment to the Adopted Greater Cheverly Sector Plan and comments received in the November 6, 2017 second joint public hearing record and staff recommendations thereon; and

WHEREAS, on December 21, 2017, the Planning Board, in response to the second joint public hearing testimony and staff recommendations, retained the adopted sector plan (PGCPB Resolution No. 17-83), declined to adopt the proposed amendment to the sector plan discussed by the Board at its work session held on December 14, 2017, and transmitted said decision to the District Council; and

WHEREAS, on January 9, 2018, the District Council held a public work session and convened as the Committee of the Whole, to examine the Planning Board recommendation on the proposed amendment to the Adopted Greater Cheverly Sector Plan and comments received in the November 6, 2017 second joint public hearing record; and

WHEREAS, upon consideration of the testimony received through the hearing process, the District Council on January 23, 2018, determined that the adopted plan should be approved as the sector plan for Greater Cheverly (portions of Planning Area 69 and 72) Prince George's County, Maryland, subject to the modifications and revisions set forth in Resolution CR-4-2018.

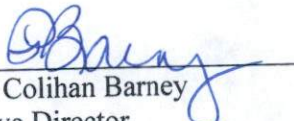
NOW, THEREFORE, BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt said sector plan for Greater Cheverly (portions of Planning Areas 69 and 72) as an amendment to the General Plan for the physical development of the Maryland-Washington Regional District within Prince George's County as approved by the Prince George's County District Council in the attached Resolution CR-4-2018; and

BE IT FURTHER RESOLVED, that the Recitals are hereby incorporated into this Resolution by reference; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of Prince George's and Montgomery Counties, as required by law.

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 18-04 adopted by the Maryland-National Capital Park and Planning Commission on motion of Vice-Chair Hewlett, seconded by Commissioner Geraldo, with Chair Anderson, Vice-Chair Hewlett, Commissioners Bailey, Doerner, Dreyfuss, Geraldo, and Patterson voting in favor of the motion, and Commissioners Cichy, Fani-Gonzalez, and Washington being absent from the meeting held on Wednesday, February 21, 2018 in Riverdale, Maryland.


Patricia Colihan Barney
Executive Director


APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date

2/1/18