



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3972

July 20, 2022

MEMORANDUM

TO: The Maryland-National Capital Park and Planning Commission

VIA: Andree Green Checkley, Planning Director, Prince George's County Planning Department
 Derick Berlage, AICP, Acting Deputy Planning Director of Operations
 David S. Warner, Esq., Principal Counsel, Office of the General Counsel
 Kipling Reynolds, AICP, Division Chief, Community Planning Division
 Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division

FROM: Shubha Punase, AICP, LEED-GA, Planner III, Long-Range Planning Section, Community Planning Division

SUBJECT: **The Maryland-National Capital Park and Planning Commission certification of the adoption and approval of 2022 *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment (SMA)***

Attached for your review and approval are the draft Full Commission Resolution M-NCPPC No. 2022-29 to adopt and certify the 2022 *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment (SMA)*; a draft Certificate of Adoption; and a copy of the *Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*. The approved plan consists of the preliminary sector plan; the Prince George's County Planning Board Resolutions of Adoption PGCPB No. 2022-41 (sector plan), and PGCPB No. 2022-42 (SMA), as amended dated April 14, 2022; and the Prince George's County Council Resolutions of Approval CR-075-2022 (sector plan) and CR-076-2022 (SMA), as amended dated June 7, 2022.

RECOMMENDATION

Staff recommends that the Full Commission approve Resolution M-NCPPC No. 2022-29, and the Certificate of Adoption and Approval.

Attachments:

1. Full Commission Resolution M-NCPPC No. 2022-29
2. Draft Certificate of Adoption and Approval
3. [October 2021 Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan](#)
(not attached - please follow link)
4. [April 14, 2022, Prince George's County Planning Board Resolution of Plan Adoption PGCPB No. 2022-41](#)

The Maryland-National Capital Park and Planning Commission certification of the adoption and approval of 2022 *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment (SMA)*

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5. [April 14, 2022, Prince George's County Planning Board Resolution of SMA Endorsement PGCPB No. 2022-42](#)
6. [June 7, 2022, Prince George's County Resolution of Plan Approval CR-075-2022](#)
7. [June 7, 2022, Prince George's County Resolution of SMA Approval CR-076-2022](#)

M-NCPPC No. 2022-29

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 the Prince George's County Approved General Plan ("Plan 2035") 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 for that portion of the Maryland-Washington Regional District in Prince George's County, on January 18, 2022, to consider the *Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and *Proposed Sectional Map Amendment*; and

WHEREAS, the Sector Plan is a replacement for the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and an amendment to Plan 2035, the 2009 *Approved Countywide Master Plan of Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (2014), and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan*, for the portion of Planning Area 66 within the Adelphi Road-UMGC-UMD Purple Line Station Area Sector; and

WHEREAS, the Prince George's County Planning Board on April 14, 2022, after due deliberation and consideration of the public hearing testimony, recommended adoption of the master plan with amendments, as described in the Prince George's County Planning Board Resolution PGCPB No. 2022-41, and endorsed the Sectional Map Amendment, as described in Prince George's County Planning Board Resolution PGCPB No. 2022-42, and transmitted both to the District Council on April 18, 2022; and

WHEREAS, the Prince George's County Council, convened as the Committee of the Whole, held two work sessions on May 12, 2022 and May 31, 2022, to consider hearing testimony and the Planning Board Resolutions; and

WHEREAS, the Prince George's County Planning Board provided comments on June 2, 2022 to the District Council's proposed revisions to the Sector Plan and Sectional Map Amendment (SMA); and

WHEREAS, upon consideration of the testimony received through the hearing process, and comment from the Planning Board, the District Council on June 7, 2022; adopted CR-75-2022 approving the *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and CR-76-2022 approving the *Adelphi Road-UMGC-UMD Purple Line Station Area Sectional Map Amendment*;

NOW, THEREFORE, BE IT RESOLVED, that the aforementioned recitals are hereby incorporated into this Resolution by reference;

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt said *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* as an amendment to Plan 2035 for 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-75-2022; and

BE IT FURTHER RESOLVED, that copies of said Sector Plan 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 County, as required by law; and

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby certify the *Adelphi Road-UMGC-UMD Purple Line Station Area Sectional Map Amendment*.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 22-2- adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner ; YFUXc, seconded by Commissioner K Ug\]b[hcb, with Chair Anderson, Vice Chair Shapiro, Commissioners Bailey, Cichy, Geraldo, Patterson and K Ug\]b[hcb j chb[]b Zj cf cZh Y a chcbzk]h `7ca a]gg]cbYfg`8cYfbYfZFi V]b UbXVerma UVgYbhat its regular meeting held on Wednesday, >i `m&S, 2022 via video-conference, and broadcast by the Montgomery Planning Department.


Asuntha Chiang-Smith Executive Director

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC LEGAL DEPARTMENT
DATE:

CERTIFICATE OF ADOPTION AND APPROVAL

The 2022 *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment (SMA)* supersedes the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for the portion of Planning Area 66 within this Sector. This plan will amend portions of the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2009 *Approved Countywide Master Plan of Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan*. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment (SMA) by Resolution No. 2022-41 (sector plan) and Resolution No. 2022-42 (SMA) on April 14, 2022. The Prince George's County Council approved the sector plan and SMA by Resolution No. CR-075-2022 (sector plan), and Resolution No. CR-076-2022 (SMA), on June 7, 2022, after duly advertised public hearing held on January 18, 2022.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Casey Anderson
Chairman

Peter A. Shapiro
Vice Chairman

Gavin Cohen, CPA
Secretary-Treasurer

PGCPB No. 2022-41

RESOLUTION

WHEREAS, a sector plan and concurrent sectional map amendment (SMA) were initiated by the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission on October 29, 2020, and authorized by the Prince George’s County Council, sitting as the District Council, pursuant to CR-123-2020 on November 10, 2020; and

WHEREAS, pursuant to Section 27-1703(h) of the Zoning Ordinance, this sector plan may be adopted and approved under the regulations (Part 13 of the prior Zoning Ordinance) under which the plan was initiated; and

WHEREAS, the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and its concurrent SMA was released for public review and comment by the Planning Board on October 28, 2021; and

WHEREAS, the Planning Board, in conjunction with the County Council, pursuant to Section 27-644 of the prior Zoning Ordinance of Prince George’s County, held a duly advertised joint public hearing on the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and its concurrent SMA on January 18, 2022; and

WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will amend the 2014 Prince George’s 2035 Approved General Plan by defining the center classification and boundaries of the UMD West Center; and

WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will replace the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for the portion of Planning Area 66 within the sector plan boundaries; and

WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will amend the 2009 *Approved Countywide Master Plan of Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan* for the portion of Planning Area 66 within the sector plan boundaries; and

WHEREAS, a sectional map amendment was prepared concurrently with this sector plan to implement the plan’s zoning recommendations; and

WHEREAS, the sector plan area is located in the northwestern part of Prince George's County, adjacent to the University of Maryland, College Park and University of Maryland Global Campus, with a portion of one property within the City of College Park and one property within the City of Hyattsville, located primarily south and west of the intersection of MD 193 (University Boulevard), Campus Drive, and Adelphi Road and the Adelphi Road-UMD-UMGC Purple Line Station; and

WHEREAS, Plan 2035 identifies the area around the Adelphi Road-UMD-UMGC Purple Line Station as a Campus Center, with boundaries and other details of the center to be determined by this sector plan; and

WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan provides a new vision to guide future growth and redevelopment at the Purple Line station and the area south of the University of Maryland, College Park; and

WHEREAS, on March 29, 2022, pursuant to Section 27-645(b)(1) of the prior Zoning Ordinance, the District Council adopted CR-24-2022, approving the transportation and other public facilities within the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for inclusion in the adopted sector plan; and

WHEREAS, on April 1, 2022, the provisions of the County's 2018 adopted Zoning Ordinance took effect; and

WHEREAS, on April 7, 2022, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record four pieces of testimony received by the Clerk of the County Council after the close of the public hearing record at 5:00 pm on February 2, 2022 (Exhibits T-1 through T-4); and

WHEREAS, on April 7, 2022, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing (on January 18, 2022), and written testimonies (exhibits) contained within the joint public hearing record; and

WHEREAS, the Prince George's County Planning Board agrees to amend the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan based on its review of the record of the joint public hearing, including deletions and additions from the staff errata provided at the Joint Public Hearing on January 18, 2022 as Exhibit 3 and updated March 31, 2022 (**See Attachment A: Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan 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 the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows:

Plan Wide

1. Amend the Plan 2035 Center designation for the “UMD West” Local Center by reclassifying it from a “Campus Center” to “Local Transit Center” as follows:

Plan-wide: Replace all prospective references to the UMD West Campus Center with UMD West Local Transit Center.

2. Following final approval of Purple Line design, insert, as an appendix, design plans for the segment of the Purple Line along Campus Drive between MD 193 (University Boulevard) and Presidential Drive into the Sector Plan.

Section I: Blueprint for Tomorrow

3. Revise the “What’s in a Name” Text Box on page 8 as follows:

This sector plan is named the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan. This plan makes references to the UMD West [Campus] Center. This plan defines the boundaries, core, and edge of the Plan 2035-designated UMD West [Campus] Center and recommends that it be reclassified from a Campus Center to a Local Transit Center, in recognition of its proximity to the University of Maryland and the Purple Line. The Center includes all but two parcels within the Sector Plan area and may be further expanded by future master or sector plans. See Policy LU 1 and Map 10 for more details.

Section II: Defining the Context

4. Revise the History Section (pp. 20-21) to include a montage of the 1938, 1965, 1977, 1984, and 2011 aerial photographs.

5. Revise the description of “Centers” on page 23 as follows:

Local Centers are focal points of concentrated residential development and limited commercial activity serving the County’s Established Communities. A location’s center designation is based on its access or proximity to high-capacity transit services, universities, or significant public and private investments in infrastructure. Plan 2035 further categorizes Local Centers into Local Transit Centers, Neighborhood Centers, Town Centers, and Campus Centers. [This Plan covers the entire UMD West Campus Center.] Plan 2035 defined the UMD West Center as a Campus Center, in anticipation of this designation being re-evaluated through this sector plan. Campus Centers [are] were envisioned by Plan 2035 to be transit accessible with low- to medium-density, mixed-use development oriented toward supporting university research as well as community and student housing and retail needs. As defined by Plan 2035, the Campus Center designation is inappropriate for all of the centers at the University of Maryland, College Park campus. Both the level and scale of housing needs and the development capacity for this area far exceed that envisioned by a Campus Center. Accordingly, this sector plan designates the UMD West Center as a Local Transit Center. Plan 2035 defines Local Transit Centers as “smaller-scale, mixed-use centers that are well connected by transit. Many of these areas are integrated with an established street grid and offer local-serving retail and limited office uses.”

6. Revise the UMD West Center Text Box on page 23 as follows:

UMD WEST [Campus] Center

Plan 2035 identifies the Adelphi Road-UMGC-UMD Purple Line Station area as the UMD West Campus Center, which is defined by development that is still dense and walkable, but at much lower densities than a typical transit-oriented development around a Metro station. Campus Centers were envisioned by Plan 2035 to have an average net housing density of about 10-15 dwelling units per acre and floor area ratios between 0.5 and 3. However, residential market demand at the Campus Centers associated with the University of Maryland far exceeds Plan 2035’s recommendations for Campus Centers. Accordingly, this sector plan classifies the UMD West Center as a Local Transit Center and defines the Center’s [This plan defines the] boundaries, Core, and Edge [of the UMD West Campus Center].

Section III: Land Use

7. Delete Map 7. *Approved Development Applications in Plan Area*, and renumber subsequent maps accordingly.

8. Revise the Parks and Open Space Text Box on page 37 as follows:

The Future Land Use Map of a master or sector plan may identify certain properties for Parks and Open Space land uses. Parks and other public open spaces may be recommended in the Public Facilities Element (See Section X. Public Facilities) for other properties within a master or sector plan; a Parks and Open Space future land use designation is only applied when an entire property is recommended for park and open space uses. The Parks and Open Space future land use category is intended solely for property that has been acquired or designated by its owner as preserved open space or parks. Undeveloped properties are not automatically considered open space.

9. Create a new Strategy LU 1.1 as follows:

- a. LU 1.1: Designate the UMD West Center as a Local Transit Center.
- b. Renumber the remaining strategies in Policy LU 1 accordingly.
- c. Update Table 19 in Appendix D: Plan 2035 and Functional Master Plan Amendments accordingly.

10. Add Strategy LU 2.2: Encourage the University of Maryland to subdivide the parcel at 7500 Mowatt Lane to facilitate conservation of southern portion of that property. Any new parcel or lot abutting Guilford Run created by such a subdivision should be reclassified to the Reserved Open Space (ROS) Zone.

11. Add LU 5: Maximize use of the Local Transit-Oriented, Planned Development (LTO-PD) Zone to encourage and facilitate the addition of desired amenities, including, but not limited to, Center-appropriate streetscapes, innovative stormwater management facilities, additional on-site tree preservation, and the provision of below-market-rate-housing.

- a. Add Strategy LU 5.1: The LTO-PD Zone should be used on all properties in the UMD West Local Transit Center except those zoned ROS.

12. Revise Map 9. *Future Land Use Map (FLUM)* to show the northern portion of current Lot 4 at 7500 Mowatt Lane as Mixed Use, and the ROS-zoned southern portion of Lot 4 as Parks and Open Space. **(See Attachment I. Revised Map 9. Future Land Use Map (FLUM))**

13. Revise the boundaries of the UMD Local Transit Center to exclude the new ROS-zoned southern portion of Lot 4 at 7500 Mowatt Lane from the UMD West Center.

- a. Revise Map 10. *UMD West Campus Center - Recommended Boundary, Core, and Edge*, accordingly. **(See Attachment II. Revised Map 10. UMD West Campus Center - Recommended Boundary, Core, and Edge)**

14. Revise Strategies LU 1.7, LU 3.1, Map 11. *Strategies LU 1.4, LU 1.5, LU 1.6, and LU 1.7*, Map 12. *Recommended Consolidation of Parcels*, and Table 18. *Recommended Consolidation of Parcels*, as necessary to exclude the new ROS-zoned southern portion of Lot 4 at 7500 Mowatt Lane. **(See Attachment III. Revised Map 11. Strategies LU 1.4, LU 1.5, LU 1.6, and LU 1.7; and Attachment IV. Revised Map 12. Recommended Consolidation of Parcels)**

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

15. Revise Strategy LU 2.1 to include the new ROS-zoned southern portion of Lot 4 at 7500 Mowatt Lane.

Section IV: Economic Prosperity

16. Revise strategy EP 1.3: Concentrate new ground-floor retail along Campus Drive [and Mowatt Lane].
17. Delete Map 13. *Commercial Main Streets*.

Section V: Transportation and Mobility

18. Clarify language pertaining to traffic on page 53 by making the following revision:

[The roadways in the sector plan area provide enough capacity to accommodate growth in traffic; however, the experience for motorists traveling in the area, especially when accessing Adelphi Road and MD 193 (University Boulevard), can be challenging. Unsignalized intersections and traffic speeds can complicate the ease of navigating the area. The introduction of the Purple Line represents an opportunity for additional traffic control devices, engineering improvements, or enforcement actions to improve access to and along Adelphi Road.] The roadways in the sector plan area provide capacity to accommodate some growth in traffic; however, some stakeholders expressed concerns about accessibility and spot congestion along Adelphi Road and MD 193 (University Boulevard). Unsignalized intersections and traffic speeds can complicate the ease of navigating the area, especially for bicyclists and pedestrians. The opening of the Purple Line and the addition of housing in the sector plan area where people can walk, bicycle, or take transit to most of their destinations, creates choices for travelers.

19. Remove the word “appropriate” from Strategy TM 1.1.
20. Add Strategy TM 1.3: Evaluate the potential to use off-peak, on-street parking as a traffic calming mechanism, and convenience for shoppers and visitors, on Campus Drive and Adelphi Road. Should a pilot project be successful, DPW&T and/or SHA should consider permanent on-street parking in the outside lanes.
21. Add Strategy TM 1.4: Where existing streets cannot be retrofit to the DPW&T Urban Street Design Standards due to operational considerations, retrofit such streets with stormwater management facilities, such as bioswales and other best SWM management facilities, as encouraged or required by the DPW&T Urban Street Design Standards or equivalent SHA design standards.
22. Add Strategy TM 1.5: All new streets should be dedicated to any municipality in which they are located, or Prince George’s County.

23. Revise Table 7. *Recommended Master Plan of Transportation Complete and Green Streets* as follows:

Route Id	Facility Name	From	To	Min. Row	Right-Of-Way Type	Elements [*]	Motor Vehicle Lanes	Notes
A-10	Adelphi Road	Cool Spring Road	Pennsylvania Street	[93'] <u>106'</u> <u>122' w/ parking</u>	Mixed-Use Boulevard (A) Center Turn Lane Std. 100.24	10' wide sidewalks in Core 8' wide sidewalks outside Core <u>10' two-way cycle track on east side</u> <u>8' buffer</u> ¹⁴ [Separated bicycle lanes]	[2] 4 (with center turn lane)	<u>Cycle track may be replaced by buffered on-street bicycle lanes.</u> <u>Min. ROW will be less in Edge.</u> <u>Min. ROW will increase if on-street parking is added.</u> [(See Strategy TM 1.5 for more information.)]
A-16	MD 193 (University Boulevard)	Temple Street	Adelphi Road	137'	Urban Major Collector Std. 100.02 [Mixed-Use Boulevard (B) Std. 100.23]	[Light Rail] <u>Purple Line</u> 10' wide sidewalks in Core 8' wide sidewalks outside Core <u>10' two-way cycle track on south side</u> <u>Shared-use path on north side.</u> <u>8' buffer</u> [Buffered bicycle lanes]	4	<u>Cycle track may be replaced by buffering the on-street bicycle lanes constructed as part of the Purple Line improvements.</u> [This allows for construction of a complete street plus space for the Purple Line]
[C-203 ¹⁵]	[Campus Drive]	[Presidential Drive]	[Guilford Drive]	[83']	[Neighborhood Connector Std. 100.26]	[10' wide sidewalks in Core]	[2]	

Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

Route Id	Facility Name	From	To	Min. Row	Right-Of-Way Type	Elements [*]	Motor Vehicle Lanes	Notes
						8' wide sidewalks outside Core Separated bicycle lanes]		
<u>C-203</u>	<u>Campus Drive</u>	<u>MD 193 (University Boulevard)</u>	<u>Presidential Drive/UC-201</u>	<u>106' 122' w/ parking</u>	<u>Mixed-Use Boulevard (A) Std. 100.22</u>	<u>Purple Line 10' wide sidewalks 10' two-way cycle track on south side 8' buffer</u>	<u>4</u>	<u>Cycle track may be replaced by buffered on-street bicycle lanes. Min. ROW will increase if on-street parking is added.</u> <u>As of March 31, 2022, the Purple Line design along Campus Drive has not been finalized. This number will be revised prior to plan approval upon finalization of Purple Line design along Campus Drive.</u>
<u>C-203</u>	<u>Campus Drive</u>	<u>Presidential Drive/UC-201</u>	<u>Mowatt Lane</u>	<u>106' 122' w/ parking</u>	<u>Mixed-Use Boulevard (A) Std. 100.22</u>	<u>10' wide sidewalks 10' two-way cycle track on south side 8' buffer</u>	<u>4</u>	<u>Cycle track may be replaced by buffered on-street bicycle lanes.</u> <u>Min. ROW will increase if on-street parking is added.</u>
<u>C-203</u>	<u>Mowatt Lane</u>	<u>Campus Drive</u>	<u>Guilford Drive</u>	<u>103'</u>	<u>Mixed-Use Boulevard (A) Center Turn Lane Std. 100.24</u>	<u>10' wide sidewalks 8' buffer Separated bicycle lanes</u>	<u>2</u>	

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 [Brackets] indicate language deleted from the preliminary plan.

Route Id	Facility Name	From	To	Min. Row	Right-Of-Way Type	Elements [*]	Motor Vehicle Lanes	Notes
UC-200	UC-200	Campus Drive (C-203)	UC-201	83'	Neighborhood Connector Std. 100.27	10' wide sidewalks in Core 8' wide sidewalks outside Core <u>Separated bicycle lanes</u> ¹⁶	2	
UC-201	UC-201	Mowatt Lane (C-203)	Campus Drive (C-203)	83'	Neighborhood Connector Std. 100.27	10' wide sidewalks in Core 8' wide sidewalks outside Core Separated bicycle lanes	2	
UC-202	UC-202	UC-200	UC-201	60'	Neighborhood Residential Std. 100.28.	Shared lane markings (Sharrows)	2	
UC-203	UC-203	UC-201	Adelphi Road (A-10)	83'	Neighborhood Connector (B) Std. 100.27	8' wide sidewalks Separated bicycle lanes	2	

Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

24. Revise Map 19. *Master Plan of Transportation Complete and Green Street Recommendations* (Preliminary Plan, p. 63) to reflect the revisions in Table 7. *Recommended Master Plan of Transportation Complete and Green Streets* above. **(See Attachment V. Revised Map 19. *Master Plan of Transportation Complete and Green Street Recommendations*)**

25. Revise Table 8. *Recommended Master Plan of Transportation Shared-Use Paths and Trails*, to reflect the changes identified above and in the errata sheet:

Route Id	Facility Name	From	To	Min. Row	Right-Of-Way Type	Notes
T-200	[Trail A] <u>Cycle Track A</u>	[Adelphi Road] <u>Mowatt Lane</u>	Northwest Branch	10'	[Shared-Use Path] <u>Cycle Track</u>	[Connect] <u>Construct</u> the planned 10'-12' hard-surface [shared-use path] <u>off-street cycle track</u> consistent with AASHTO Guidelines along <u>the south side of University Boulevard and Campus Drive.</u>
T-201	Trail B	Adelphi Road	University Hills Duck Pond Park	10'	Shared-Use Path	Construct the planned side path as a 10'- 12' hard-surface shared-use path consistent with AASHTO Guidelines from the west side of Adelphi Rd to the University Hills Duck Pond Park.
T-202	Trail C	Mowatt Lane	Calverton Drive	10'	Shared-Use Path	Complete the natural-surface shared-use path but connecting the University of Maryland Hillel property and the College Heights neighborhood via the State of Maryland property in the southeastern corner of the plan area. This replaces a previous MPOT trail in this location.
T-203	Trail D	Mowatt Lane	Commander Drive	10'	Shared-Use Path	Formalize the existing undeveloped natural-surface shared-use path from Mowatt Lane to Commander Drive in the College Heights Neighborhood. This replaces a previous MPOT trail in this location.

Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

Route Id	Facility Name	From	To	Min. Row	Right-Of-Way Type	Notes
T-204	Trail C + Trail D Connection	N/A	N/A	10'	Shared-Use Path	Connect Trail C + Trail D to expand connectivity between the University of Maryland Campus and the College Heights Neighborhood.
T-205	Shared- Use Path A	Adelphi Road	University Boulevard	8'	Shared-Use Path	Connect the plan area to the existing [sidepath] <u>side path, along Cool Spring Road and Adelphi Road, which is a planned five (5) foot sidewalk with three (3) foot buffer or eight (8) foot wide shared use path.</u>
T-206	Shared- Use Path B	Mowatt Lane	UC-201	8'	Shared-Use Path	Path will replace previously approved access road to 7500 Mowatt Lane.
<u>T-207</u>	<u>Cycle Track B</u>	<u>Sector Plan Boundary</u>	<u>MD 193 (University Boulevard)</u>	<u>10'</u>	<u>Cycle Track</u>	<u>Construct the planned 10'-12' hard-surface off-street cycle track consistent with AASHTO Guidelines along the east side of Adelphi Road.</u>

26. Revise Map 20. *Recommended Bicycle and Pedestrian Facilities* to show the bicycle accommodations on Campus Drive and Adelphi Road as off-street cycle tracks. (See **Attachment VI. Revised Map 20. Recommended Bicycle and Pedestrian Facilities**)
27. Revise Strategy TM 2.1 as follows: Ensure all existing and new streets within the sector plan area meet the required Level of Service (LOS) for [Transportation Service Area 1 or for] the Local Transit-Oriented (LTO) Zones in both the AM and PM peak periods.
28. Revise Strategy TM 4.7 as follows: Evaluate the potential for replacing the five-lane segment of Adelphi Road from the southern plan boundary to Campus Drive with the Mixed-Use Boulevard (A) Center Turn Lane (DPW&T Standard [Std.] 100.24), which includes on-street parking, separated bicycle lanes and wide sidewalks, and reduces vehicle travel lanes from four to two.
29. Add a new strategy TM 5.5: Explore the opportunity to expand the Stanford Street right-of-way to accommodate a sidewalk in addition to the recommended shared use path as development occurs.

30. Delete Strategy TM 4.6.

Section VI: Natural Environment

31. Delete Footnote 4 on p. 81.
32. Add Strategy NE 1.4: Maximize the use of conservation easements to preserve, in perpetuity, sensitive environmental features within the sector plan area.
33. Revise Strategy NE 2.2: Construct underground/structured stormwater management facilities as a [space]land-saving option to retain [hold] and [slowly] release the stormwater volume [consistent with] resulting from proposed development densities, pursuant to County stormwater management regulations.
34. Revise Strategy NE 2.3: As redevelopment and street construction/reconstruction occur, retrofit portions of properties and rights-of-way using stormwater best management practices (known as BMPs) to facilitate stormwater infiltration, reduce surface runoff volumes, and minimize adverse impacts to water quality [enhance stormwater infiltration.] Stormwater BMPs are defined as control measures implemented to mitigate changes to both the quality and quantity of runoff. BMPs usually focus on water quality problems caused by an increase in impervious surfaces. Stormwater BMPs can include storage practices (e.g., retention ponds or green infrastructure design), vegetative practices (e.g., buffers, green roofs, or wetlands), filtration/infiltration practices (e.g., porous pavement or functional stormwater design), and water-sensitive development (e.g., low impact development [LID]). (See also Strategy TM 1.4).
35. Add Strategy NE 2.4: Retrofit the University of Maryland campus with modern stormwater management facilities and green infrastructure to reduce runoff into Guilford Run.
36. Add a new paragraph to the “Green Infrastructure” section called “Conservation Easements” to the Natural Environment chapter of the plan, directly above the text box on Green Infrastructure:

Conservation Easements

A conservation easement is a voluntary legal agreement recorded between a landowner and a land trust or government agency that permanently limits the uses of the land to protect its conservation values and sensitive environmental features. All conservation easements must provide public benefits, which may include water quality, wildlife habitat, outdoor recreation, and education. A conservation easement is a “tool in the toolbox” that permanently protects regulated environmental features.

Section VII: Housing and Neighborhoods

37. Revise Policy HN 1 as follows:

To accommodate projected demand, [C]construct a range of housing units affordable to undergraduate and graduate students, employees, and seniors at transit-supportive densities proximate to the Adelphi Road-UMGC-UMD Purple Line Station.

38. Revise Strategy HN 1.5 as follows:

Identify opportunities to implement the recommendations of Housing Opportunities for All, including developing affordable [senior] multifamily housing, especially for students and seniors, by forming a partnership with the Prince George's County Housing Authority, DHCD, the University of Maryland, and the City of College Park.

39. Add Strategy HN 1.6: To increase housing opportunities and affordability for university students, faculty, and/or staff, consider the construction of dormitory or other on-campus residential space for students, faculty, and/or staff on the appropriate areas of the University's property at 7500 Mowatt Lane, and/or at other areas of campus beyond the Sector Plan's boundaries.

Section IX: Healthy Communities

40. Add a new paragraph after the second paragraph in the Existing Conditions Summary of the Healthy Communities chapter:

There has been an increase in scientific research that demonstrates the importance of environmental areas on the improvement of mental health. Environmental areas can include wilderness environments, nature reserves, and urban parks. In the presence of nature and experiencing nature, individuals have noted less anxiety, less depression, less mental distress, lessened disease prevalence, healthier levels of cortisol, and a greater sense of well-being.

Section X: Public Facilities

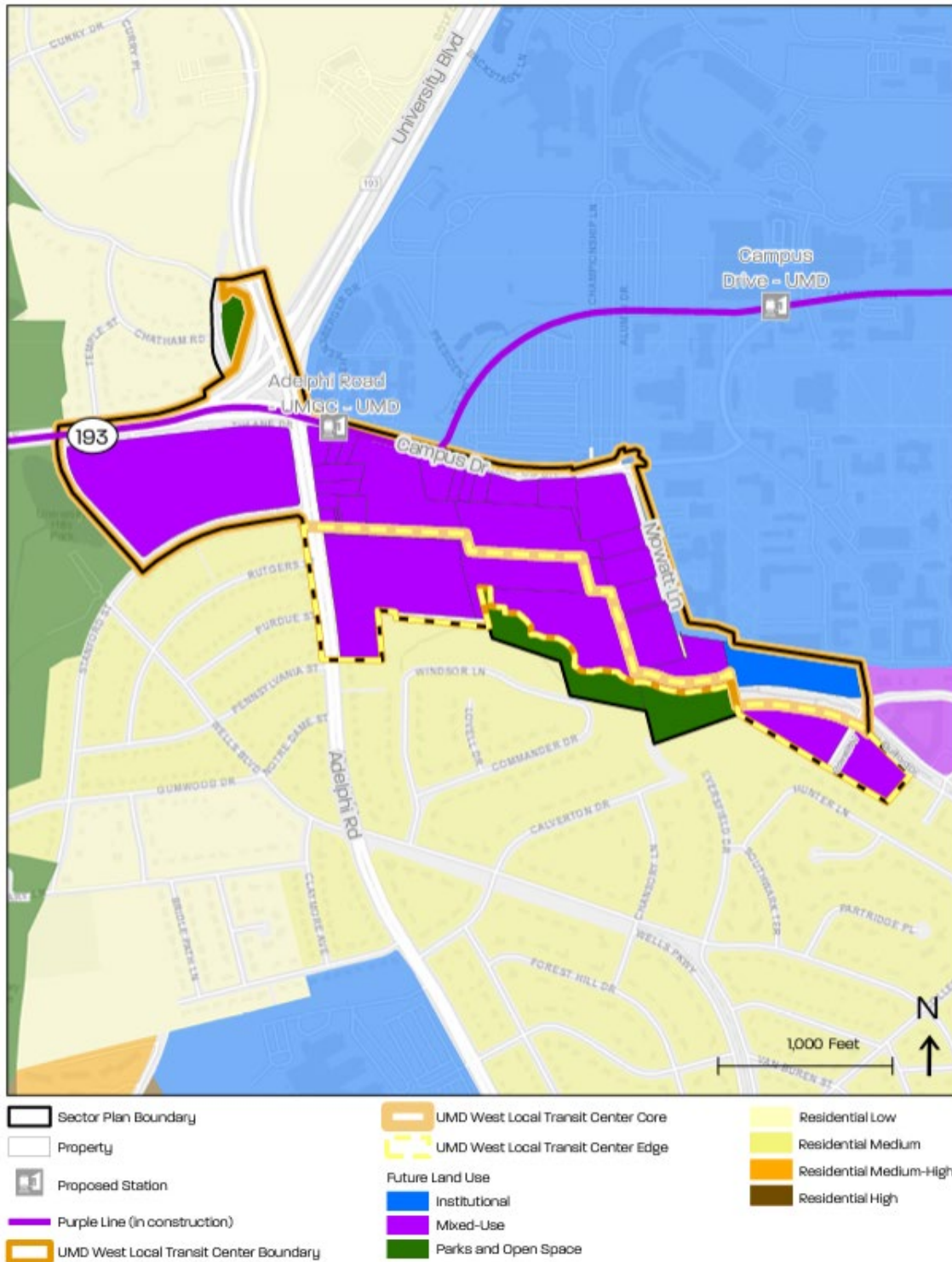
41. Add Strategy PF 2.8: As the property at 7500 Mowatt Lane develops, facilitate the creation of recommended "Conservation Area C (Guilford Run Stream Valley Park)" through the transfer of ownership to DPR and appropriate acquisition process. This should include, but not be limited to, areas zoned ROS, all approved tree conservation areas, primary management areas (TDML stream buffer, preservation of Willow Oak and specimen tree critical root zones), and other sensitive environmental features on the subject properties to Conservation Area C.

42. Revise the description of Conservation Area C in Table 15. *Recommended Parks and Public Open Spaces* as follows:

- a. Location: Located along [the] Guilford Run [Area] at the southern portion of the plan area.
- b. Revise the acreage: At least 12.4 acres
- c. Revise the acreage to incorporate the area of the ROS-zoned southern portion of Lot 4 at 7500 Mowatt Lane to the total acreage.
- d. Delete [Locate hard-surface trails outside the environmentally regulated areas] to recognize the potential for adding regulated or otherwise protected areas north of T-206.

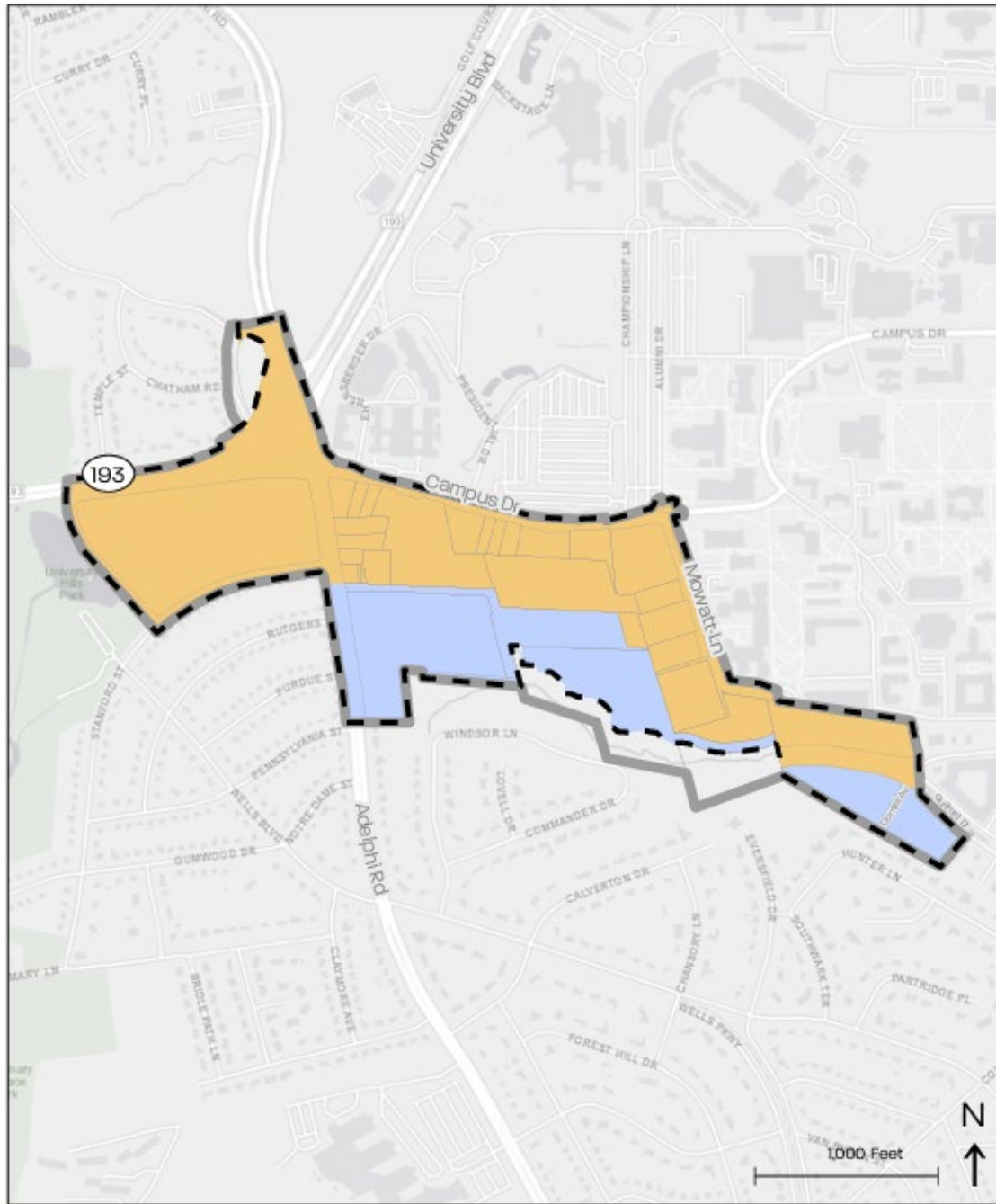
43. Revise Map 29. *Recommended Parks and Open Spaces*, to include all of the area west and south of recommended shared-use path T-206 and the new southern parcel (former portion of Lot 4) and/or ROS zone district within Conservation Area C. (See **Attachment VII. Revised Map 29. Recommended Parks and Public Open Spaces**)

Attachment I. Revised Map 9. Future Land Use Map (FLUM) (Preliminary Plan, p. 38)



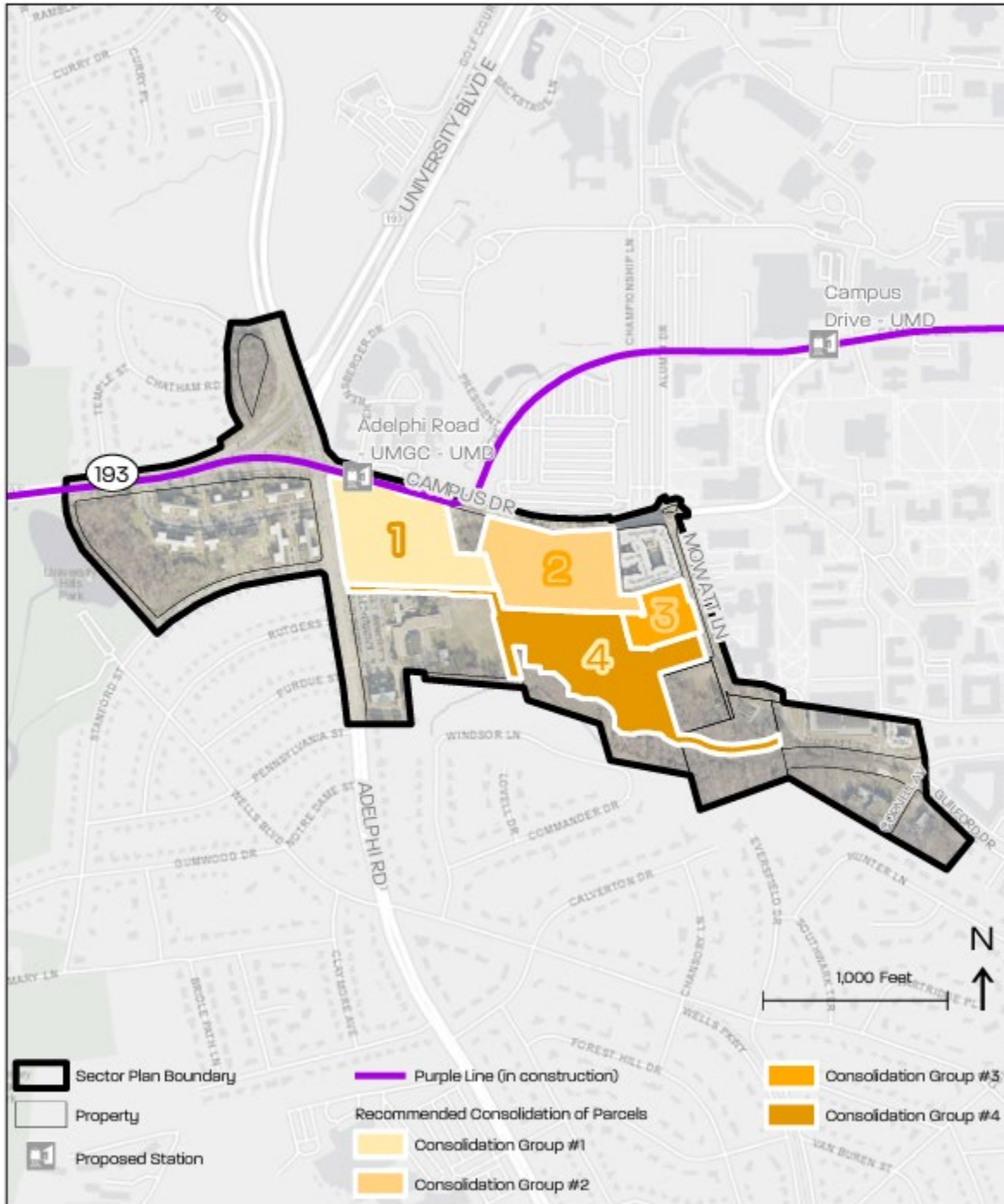
Underline indicates language added to the preliminary plan.
 [Brackets] indicate language deleted from the preliminary plan.

Attachment II. Revised Map 10. UMD West Campus Center - Recommended Boundary, Core, and Edge
(Preliminary Plan, p. 40)



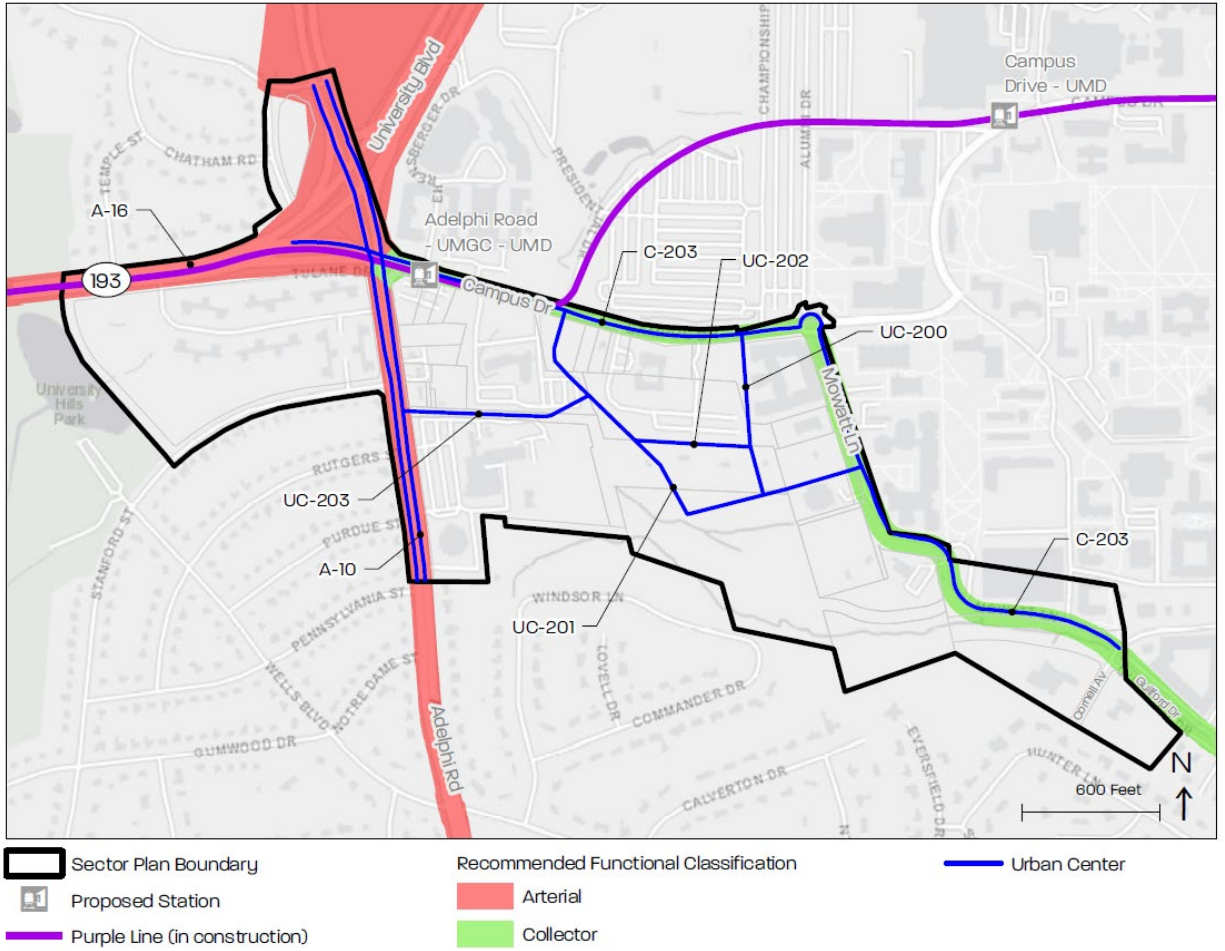
Underline indicates language added to the preliminary plan.
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Attachment IV. Revised Map 12. Recommended Consolidation of Parcels (Preliminary Plan, p. 44)



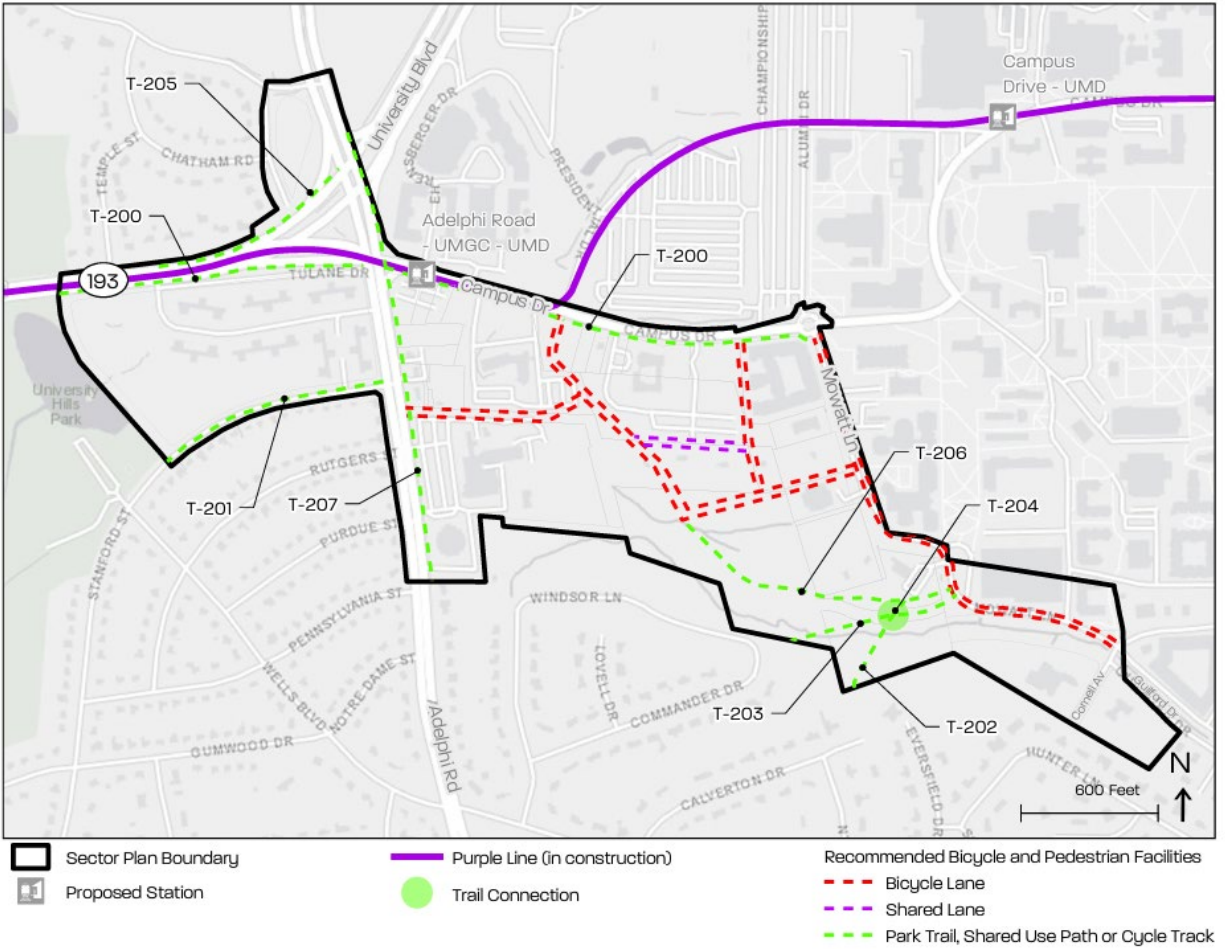
Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

Attachment V. Revised Map 19. Master Plan of Transportation Complete and Green Street Recommendations (Preliminary Plan, p. 63)



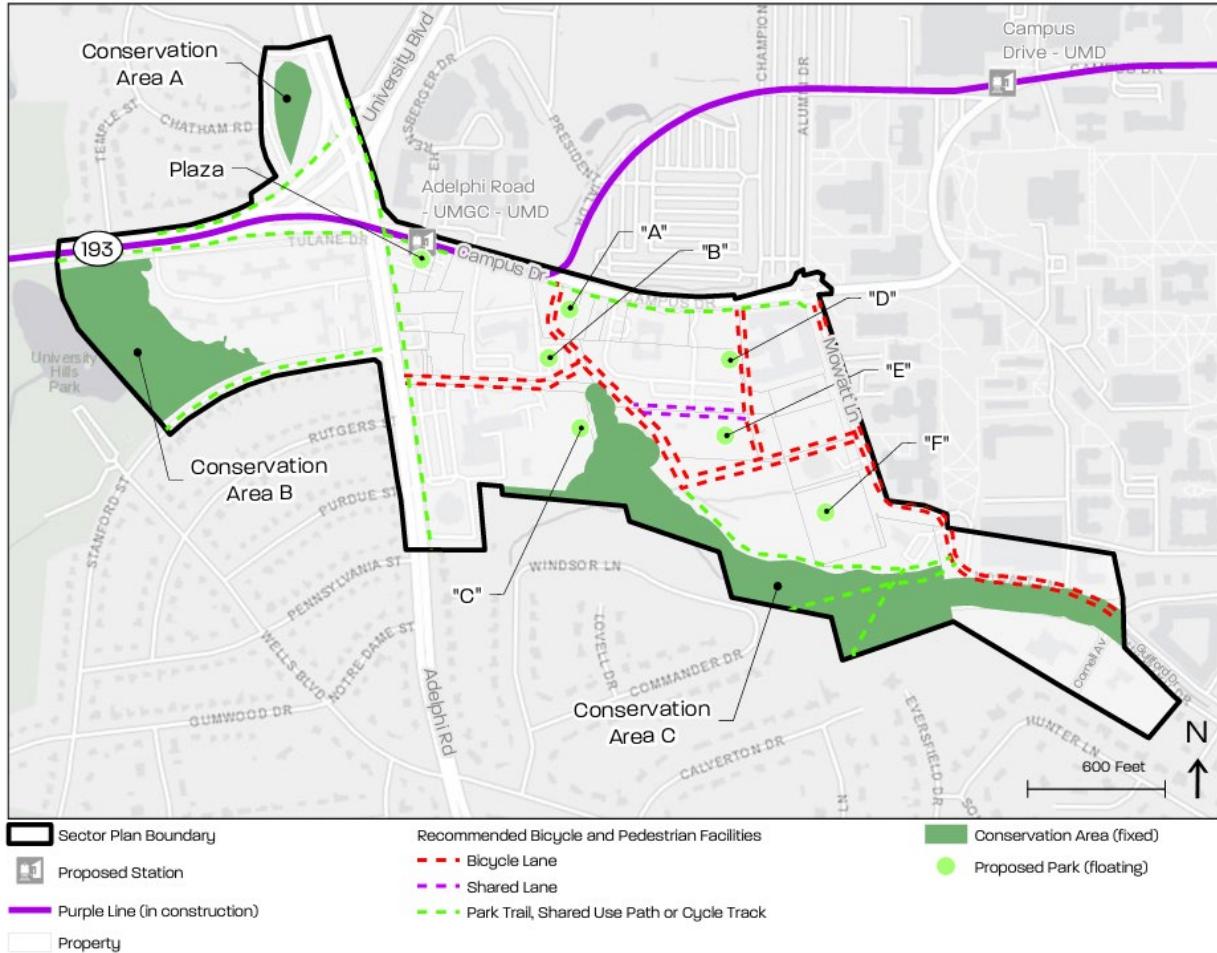
Underline indicates language added to the preliminary plan.
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Attachment VI. Revised Map 20. Recommended Bicycle and Pedestrian Facilities (Preliminary Plan, p. 68)



Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

Attachment VII. Revised Map 29. Recommended Parks and Public Open Spaces (Preliminary Plan, p. 115)



Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, amending the 2014 Prince George's 2035 Approved General Plan by defining the center classification and boundaries of the UMD West Center, and will replace the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt* and amend the 2009 *Approved Countywide Master Plan of Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan* for the portion of Planning Area 66 within the sector plan boundaries; and

BE IT FURTHER RESOLVED that the adopted sector plan comprises the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan as amended by this resolution; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George's County Zoning Ordinance, a copy of this adopted sector plan and its concurrent SMA will be transmitted to the County Executive and to each municipality within one mile of the area of the SMA; and

BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George's County for its 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 plan recommendations, as heretofore described, are in conformance with the principles of orderly comprehensive land use planning and staged development, 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 sector 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 Commissioner Geraldo, seconded by Vice Chair Bailey, and Commissioners Bailey, Doerner, and Geraldo voting in favor of the motion, with Chair Shapiro abstaining, and Commissioner Washington absent at its regular meeting held on Thursday, April 14, 2022, in Upper Marlboro, Maryland.

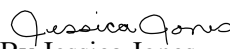
Adopted by the Prince George's County Planning Board this 14th day of April 2022.

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC LEGAL DEPARTMENT
DATE: April 14, 2022

Peter A. Shapiro
Chairman


By Jessica Jones
Planning Board Administrator

Attachment A

Errata Sheet for the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan (as of March 31, 2022)

Correction No.	Error	Correction	Page #
1	The page shows the Council Chair’s name at the bottom of the Council Member list.	The Council Chair and Vice-Chair should be listed at the top of the Council Member list	4
1a	Replace County Councilmember for District 8.	Replace Monique Anderson-Walker with Edward Burroughs III	
2	The Montgomery County Planning Board list is incomplete due to a vacancy at the time of public release.	Ensure that the final approved plan document reflects the current membership of the Prince George’s and Montgomery County Planning Boards on the date of plan approval.	5
3	The Preliminary Sector Plan does not contain a Table of Contents.	Add Table of Contents	7
4	Most of the maps are low-resolution maps.	Update all the maps and legends with high resolution versions	All maps
5	Map 4. Municipal Boundaries did not have the complete municipal names spelled out on the labels	Add the complete municipal names as labels on "Map 4. Municipal Boundaries" -- 1) "Town of University Park;" 2) "City of College Park;" and "City of Hyattsville"	17
6	"Map 5. Sector Plan Area: Major Geographic Features" requires edits to the labels.	On "Map 5. Sector Plan Area: Major Geographic Features" update the following: 1) Change the park label font color to white; 2) Add Knox Road label	18
7	At the top of the page, the text "24,212 residents in the sector plan area, which is 3% of the entire County population" fails to mention the accurate geography the data represents.	Reword the text to --- "24,212 residents in the [sector plan area] <u>Sector Plan - Primary Market Area (PMA)</u> , which is 3% of the entire County population"	19

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Correction No.	Error	Correction	Page #
8	The text for the "CENTERS" ("This Plan covers the entire UMD West Campus Center") fails to mention that portions of the UMD Center Campus Center was also included within this sector plan area boundary.	Reword the text to -- “This Plan covers the entire UMD West Campus Center <u>and portions of the UMD Center Campus Center.</u> ”	23
9	On the "PARKS AND OPEN SPACE" text box, the parenthesis is of the wrong font color.	Update the font color of to match the rest of the text.	37
10	The map links are missing on LU 1.1, LU 2.1	Add the missing map links	39
10a	Add UMD West Core and Edge boundaries on – Map 11. Strategies LU 1.4, LU 1.5, LU 1.6, and LU 1.7	Add UMD West Core and Edge boundaries on – Map 11. Strategies LU 1.4, LU 1.5, LU 1.6, and LU 1.7	42
11	The table link is missing on LU 3.1	Add the missing table link	43
11a	The Preliminary Sector Plan omitted several artistic renderings of the potential buildout of the Sector Plan, illustrating conceptual street and building layouts, preservation areas, and streetscapes.	Upon approval of the Sector Plan, these renderings will be updated to reflect any Planning Board and/or District Council amendments and included at the end of the Land Use Element.	44
12	On EP 1.3, the text incorrectly states "retail" for the “commercial” corridors	Replace "retail" with "commercial"	48
13	On EP 2.1, "to" is missing before "... the Purple Line station ..."	On EP 2.1, add "to" before "... the Purple Line station ..."	48
14	On “Table 6. Bus Stop Service and Design Features in the Sector Plan Area”, the title fails to specify the date of the field data collection.	Add the month and year of the field data collection on the table title.	59
14a	Map 19. Master Plan of Transportation Complete and Green Street Recommendations, shows UC-201 inadvertently traversing an area recommended by this Sector Plan for inclusion as a Regulated Area of the Countywide Green Infrastructure Network.	Modify Map 19 to realign interior street UC-201 alignment outside of the Regulated Area	63

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Correction No.	Error	Correction	Page #
14b	New interior street UC-201 “bisects” existing Hillel building at 7612 Mowatt Lane.	Revise Map 19: Master Plan of Transportation Complete and Green Street Recommendations to reflect updated alignment of new interior street UC-201 away from the Hillel Building	63
14c	On "Table 7. Recommended Master Plan of Transportation Complete and Green Streets" there is an extraneous reference to “(A-10)” in the Notes column.	Delete this reference	64
15	On "Table 7. Recommended Master Plan of Transportation Complete and Green Streets" the “Elements” column fails to include the “Separated bicycle lanes” on the list of elements for the "UC-200" facility. "Map 20. Recommended Bicycle and Pedestrian Facilities" also fails to show the correct element.	Add "Separated bicycle lanes" on the "Elements" column for the "UC-200" facility. Reflect this change on the "Map 20. Recommended Bicycle and Pedestrian Facilities"	64, 68

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Correction No.	Error	Correction	Page #
15a	Table 7. Recommended Master Plan of Transportation Complete and Green Streets, does not include separate rows for C-203 Campus Drive (with the Purple Line), C-203 Campus Drive (without the Purple Line) and C-203 Mowatt Lane.	Add replace the one row for C-203 with separate rows for each segment. See additional information in Table below, "Errata 15a Correction"	64, 68
15b	The text box describing the Local Transit Oriented (LTO) Zone—Traffic Level of Service (LOS) Requirements refers erroneously to the Zoning Ordinance. These requirements are found in the Subdivision Regulations	Revise Source: Prince Georges County [Zoning Code] <u>Subdivision Regulations, Sections 24-4500 through 4506.</u>	66
16	Map numbers and links are missing in TM 4.1, TM 5.1, TM 5.2, NE 1.3, "Evaluation Areas" text box, NE 4.4, NE 4.6,	Add the correct map numbers and links	67, 70, 83,
17	There is a typo in TM 4.5	Change "TM: 4.5" to "TM 4.5"	67
18	On "Table 8. Recommended Master Plan of Transportation Shared-Use Paths and Trails," there is a typo error on the "Notes" column of the "T-200" facility.	Change "Connect" to "Construct"	69
19	On "Table 8. Recommended Master Plan of Transportation Shared-Use Paths and Trails," there is a typo error on the "Notes" column of the "T-202" facility.	Change "but connecting" to "by connecting"	69

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Correction No.	Error	Correction	Page #
20	On "Table 8. Recommended Master Plan of Transportation Shared-Use Paths and Trails," there is a typo on the "Notes" column of the "T-205" facility.	Change "sidepath" to "sidewalk"	69
21	There is a typo on Strategy TM 7.2	Change "receptable" to "receptacle"	72
22	TM 9.1 cites the incorrect County Code citation for the parking standards	Change "Sec. 21A-306" with the correct zoning ordinance citation -- "Subtitle 26, Division 9"	75
23	On "Map 22. Existing Environmental Easements and Regulated Areas of the Countywide Green Infrastructure Network," the "Existing GI Regulated Areas" layer has an error. The layer mistakenly included portions of the "Green Infrastructure Network (2017) Amendments - Addition (Regulated Area)" layer within "Map 23. Proposed Amendments to the Countywide Green Infrastructure Network."	Redraw the "Existing GI Regulated Areas" polygon on Map 22 to remove the area recommended as "Addition (Regulated Area)" on the "Green Infrastructure Network (2017) Amendments" on Map 23. Proposed Amendments to the Countywide Green Infrastructure Network.	80
24	On "Table 15. Recommended Parks and Public Open Spaces" the " Park C " facility mistakenly lists a design feature "Mini stage for concerts" on the "Functions, and features/Comments" column that conflicts with HD 2.3 -- "Discourage locating community gathering spaces that allow for noise generating activities (such as movies, festivals, concerts, etc.) within the Edge of the UMD Campus Center and non-center properties adjacent to existing single-family detached homes."	Delete "Mini stage for concerts" from the "Functions, and features/Comments" column of the " Park C " facility	119
25	On "Table 16. Implementation Matrix", the "Time" column is blank for the "PF 2.1"	Insert the (identify the short, media or Long-identify now) Fill the "Time" column with "O"	134
26	Appendix I-2, "Table 27: Parks and Recreation Facilities" the title of the "IN CURRENT COUNTY/M-NCPPC CIP" column should also include "(Y/N)"	Add "(Y/N)" on the "IN CURRENT COUNTY/M-NCPPC CIP" column title	Appendix I-2

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Correction No.	Error	Correction	Page #
27	Appendix I-4, "Table 28: Transportation Facilities" the title of the "IN CURRENT COUNTY CIP/ STATE CTP" column title should also include "(Y/N)"	Add "(Y/N)" on the "IN CURRENT COUNTY CIP/ STATE CTP" column title	Appendix I-4
28	Links were not available to add in Appendix B: Technical Reports section of the Preliminary Plan at the time of Permission to Print (October 28, 2021).	<p>Add the following technical report links on Appendix B: Technical Reports section of the Preliminary Plan, and update the titles to match the final publication titles of all the reports:</p> <ul style="list-style-type: none"> • 2013 Purple Line TOD Study (UMD West Excerpt) • Existing Conditions Highlights • Scenario Planning Summary <ul style="list-style-type: none"> ○ [Scenario Planning Methodology Report] Scenario Development Report ○ Scenario Evaluation Criteria Report ○ [Finalized Scenario Option – Summary] • Cool Spring, Adelphi Road, Pedestrian and Bicycle Access Improvement Project 	

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Errata 15a Correction:

Route Id	Facility Name	From	To	Min. Row	Right-Of-Way Type	Elements	Motor Vehicle Lanes	Notes
[C-203	Campus Drive	Presidential Drive	Guilford Drive	83'	Neighborhood Connector Std. 100.26	10' wide sidewalks in Core 8' wide sidewalks outside Core Separated bicycle lanes	2]	
<u>C-203</u>	<u>Campus Drive</u>	<u>MD 193 (University Boulevard)</u>	<u>Presidential Drive</u>	<u>106' 122' w/ parking</u>	<u>Mixed-Use Boulevard (A) Std. 100.22</u>	<u>Purple Line 10' wide sidewalks 10' two-way cycle track on south side 8' buffer</u>	4	<u>Cycle track may be replaced by buffered on-street bicycle lanes.</u> <u>Min. ROW will increase if on-street parking is added.</u>
<u>C-203</u>	<u>Campus Drive</u>	<u>Presidential Drive/UC-201</u>	<u>Mowatt Lane</u>	<u>106' 122' w/ parking</u>	<u>Mixed-Use Boulevard (A) Std. 100.22</u>	<u>10' wide sidewalks 10' two-way cycle track on south side 8' buffer</u>	4	<u>Cycle track may be replaced by buffered on-street bicycle lanes.</u> <u>Min. ROW will increase if on-street parking is added.</u>
<u>C-203</u>	<u>Mowatt Lane</u>	<u>Campus Drive</u>	<u>Guilford Drive</u>	<u>103'</u>	<u>Mixed-Use Boulevard (A) Center Turn Lane Std. 100.24</u>	<u>10' wide sidewalks 8' buffer</u>	2	

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PGCPB No. 2022-42

R E S O L U T I O N

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning of all planning areas in Prince George's County by adoption of a Sectional Map Amendment; and

WHEREAS, this Sectional Map Amendment was initiated under the regulations of the Zoning Ordinance in effect on November 10, 2020; and

WHEREAS, pursuant to Section 27-220 of the prior Zoning Ordinance, the intent of establishing procedures for comprehensive rezoning includes: to provide for a systematic review of zoning and land use and how they conform to the principles of orderly comprehensive land use planning and staged development (as reflected in established public plans and policies) and planned public facilities; to limit piecemeal rezoning; to limit the number of certain Zoning Map Amendment cases heard by the Zoning Hearing Examiner; and to consider cases where sufficient evidence justifies rezoning but does not compel it; and

WHEREAS, on November 10, 2020, the County Council of Prince George's County, Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the prior Zoning Ordinance, adopted CR-123-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of the *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*; and

WHEREAS, the boundaries of this Sectional Map Amendment are contiguous to those of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and are depicted on Map 1 of this Resolution; and

WHEREAS, pursuant to Section 27-3503(a)(2), this Sectional Map Amendment was prepared and reviewed concurrently with the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

WHEREAS, this Sectional Map Amendment covers the portion of the Prince George's County Zoning Map identified in Map 1 of this Resolution within Planning Area 66 (College Park and Vicinity), adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, comprehensive rezoning of the entirety of the plan area last occurred on April 1, 2022, pursuant to approval of Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, on November 29, 2021; and

Underline indicates language added to the proposed SMA pursuant to the motion of the Planning Board at its April 7, 2022 Work Session.

[Brackets] indicate language deleted from the proposed SMA pursuant to the motion of the Planning Board at its April 7, 2022 Work Session.

WHEREAS, amendments of the Zoning Map are necessary to implement and bring the zoning of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector into conformance with the concurrent Sector Plan; and

WHEREAS, pursuant to Section 27-225.01.05(b)(1) of the prior Zoning Ordinance, the Planning Board has prepared, and incorporated in this Sectional Map Amendment, a zoning map based upon the recommendations contained in the *2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*; and

[WHEREAS, the provisions of the County’s 2018 Zoning Ordinance took effect on April 1, 2022; and]

WHEREAS, pursuant to Section 27-225.01.05(b)(2) of the prior Zoning Ordinance, this Sectional Map Amendment includes the information required in Section 27-225(c)(2) of the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-3503(a)(5)(A) of the Zoning Ordinance and Section 27-223(g)(1) of the prior Zoning Ordinance, no property was zoned by zoning map amendment within five years prior to the initiation of this SMA; and

WHEREAS, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance and Section 27-223(g)(2) of the prior Zoning Ordinance, no properties are being recommended for a less-intense zone resulting in the creation of a nonconforming use; and

WHEREAS, pursuant to Section 27-225(e)(3)(E) of the prior Zoning Ordinance, there are no “properties on which any use exists which is not allowed under the current zoning classification of that property[.]” [pursuant to Section 27-225(e)(3)(E) of the prior Zoning Ordinance]; and

WHEREAS, pursuant to Section 27-644(b)(3)(A) of the prior Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment by the Planning Board on October 28, 2021, concurrent to the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan[pursuant to Section 27-644(b)(3)(A) of the prior Zoning Ordinance]; and

WHEREAS, pursuant to Section 27-644(b)(3)(A) of the prior Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and to each municipality located within one-half mile of this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-225.01.05(e) of the prior Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of the January 18, 2022 joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

[WHEREAS, on January 18, 2022, the County Council, sitting as the District Council, and the Prince George's County Planning Board held a joint public hearing to receive testimony from the public; and

WHEREAS, on April 7, 2022, the Prince George's County Planning Board held a public worksession to review the testimony and exhibits received; and]

WHEREAS, there are no Zoning Map Amendments pending within the area of this Sectional Map Amendment, therefore, the provisions of Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance and Sections 27-225.01.05(f), 27-225(g), and 27-226(a) of the prior Zoning Ordinance are not applicable; and

WHEREAS, no lots or parcels of land within this Sectional Map Amendment are in a Commercial or Industrial Zone; therefore the provisions of Section 27-225.02(a)(1) of the prior Zoning Ordinance is not applicable; and

WHEREAS, no lots or parcels of land within this Sectional Map Amendment are in a nonresidential zone; therefore the provisions of Section 27-3503(b)(4)(D)(ii) of the prior Zoning Ordinance is not applicable; and

WHEREAS, Section 27-3502(g)(9) of the Zoning Ordinance requires the District Council to approve any portion of this Sectional Map Amendment that is contrary to the recommendation of a municipality concerning land within its boundaries by a two-thirds majority vote; and

WHEREAS, the proposed Sectional Map Amendment for the Adelphi Road-UMGC-UMD Purple Line Station Area is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the Adelphi Road-UMGC-UMD Purple Line Station Area Sector; and

WHEREAS, the Sectional Map Amendment includes a description of the area covered, zoning maps delineating property boundaries, maps indicating where the proposed zones differ from existing zones, and scaled maps with a north arrow, and;

WHEREAS, on January 18, 2022, the County Council, sitting as the District Council, and the Prince George's County Planning Board held a joint public hearing to receive testimony from the public; and

WHEREAS, on April 1, 2022, the provisions of the County's 2018 adopted Zoning Ordinance took effect; and

WHEREAS, on April 7, 2022, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record four pieces of testimony received by the Clerk of the County Council after the close of the public hearing record by 5 p.m. on February 2, 2022

(Exhibits T-1 through T-4); and

WHEREAS, on April 7, 2022, the Prince George’s County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing (on January 18, 2022), and written testimonies (exhibits) contained within the Joint Public Hearing record; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Section 27-3502 and 27-3503 of the Zoning and Section 27-225.01.05 of the prior Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse this Sectional Map Amendment for the Adelphi Road-UMGC-UMD Purple Line Station Area Sector, by this resolution and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George’s County;

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George’s County Zoning Ordinance, a copy of this [adopted sector plan and its concurrent SMA]endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment [SMA]; and

[BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Sectional Map Amendment has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and]

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the recommendations of the *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*:

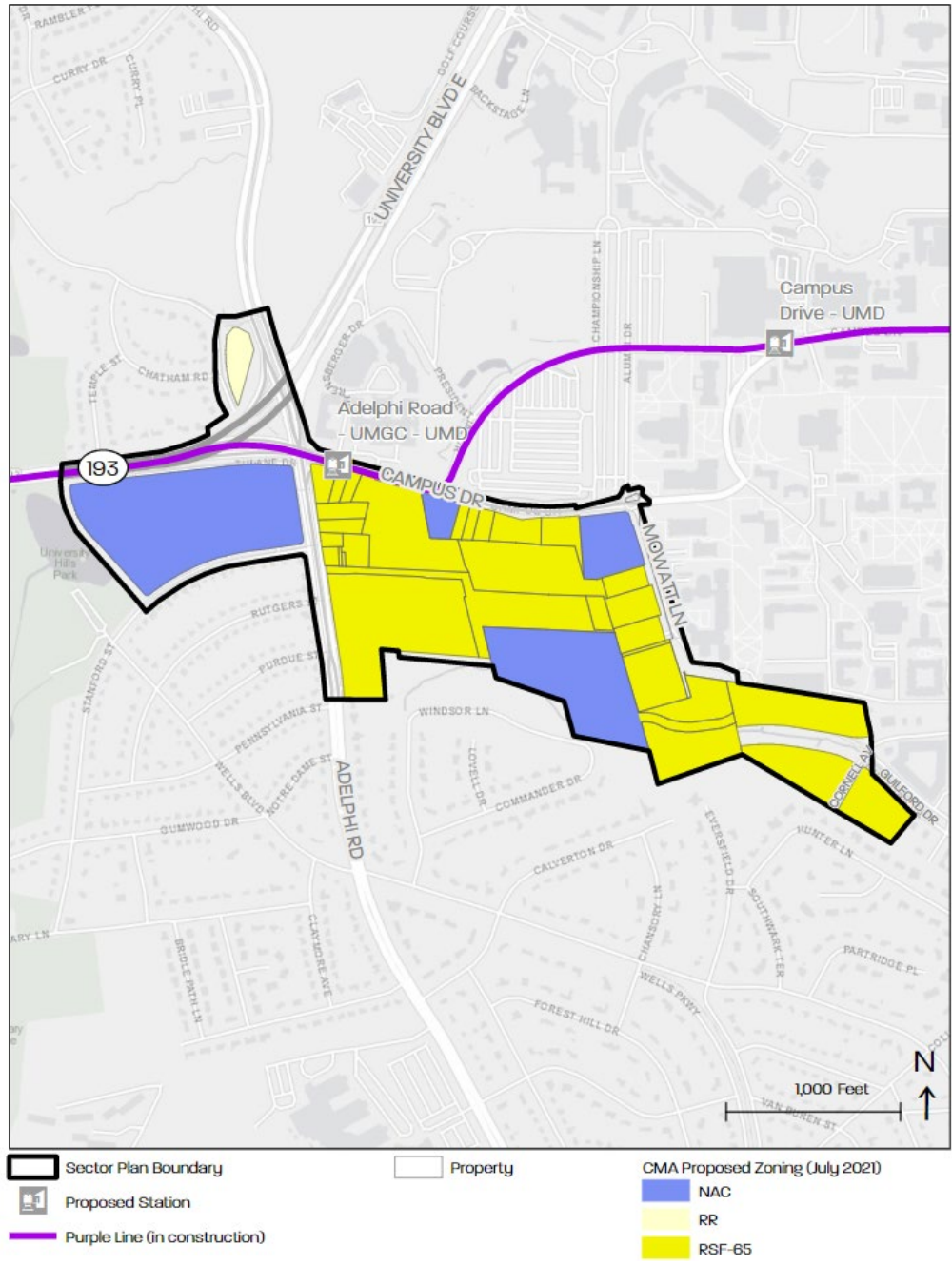
Table 1: Comprehensive Rezoning Changes

Change	Zoning Change	Acreage
1	NAC to LTO-c	14.86
2	RR to ROS	1.08
3	[NAC and]RSF-65 to LTO-e	<u>13.81</u> [22.61]
4	NAC and RSF-65 to LTO-c	30.30
5	RSF-65 to ROS	2.86
6	RSF-65 to LTO-e	2.75
7	RSF-65 to LTO-e	2.23
8	<u>NAC and RSF-65 to LTO-e and ROS</u>	<u>9.52</u>

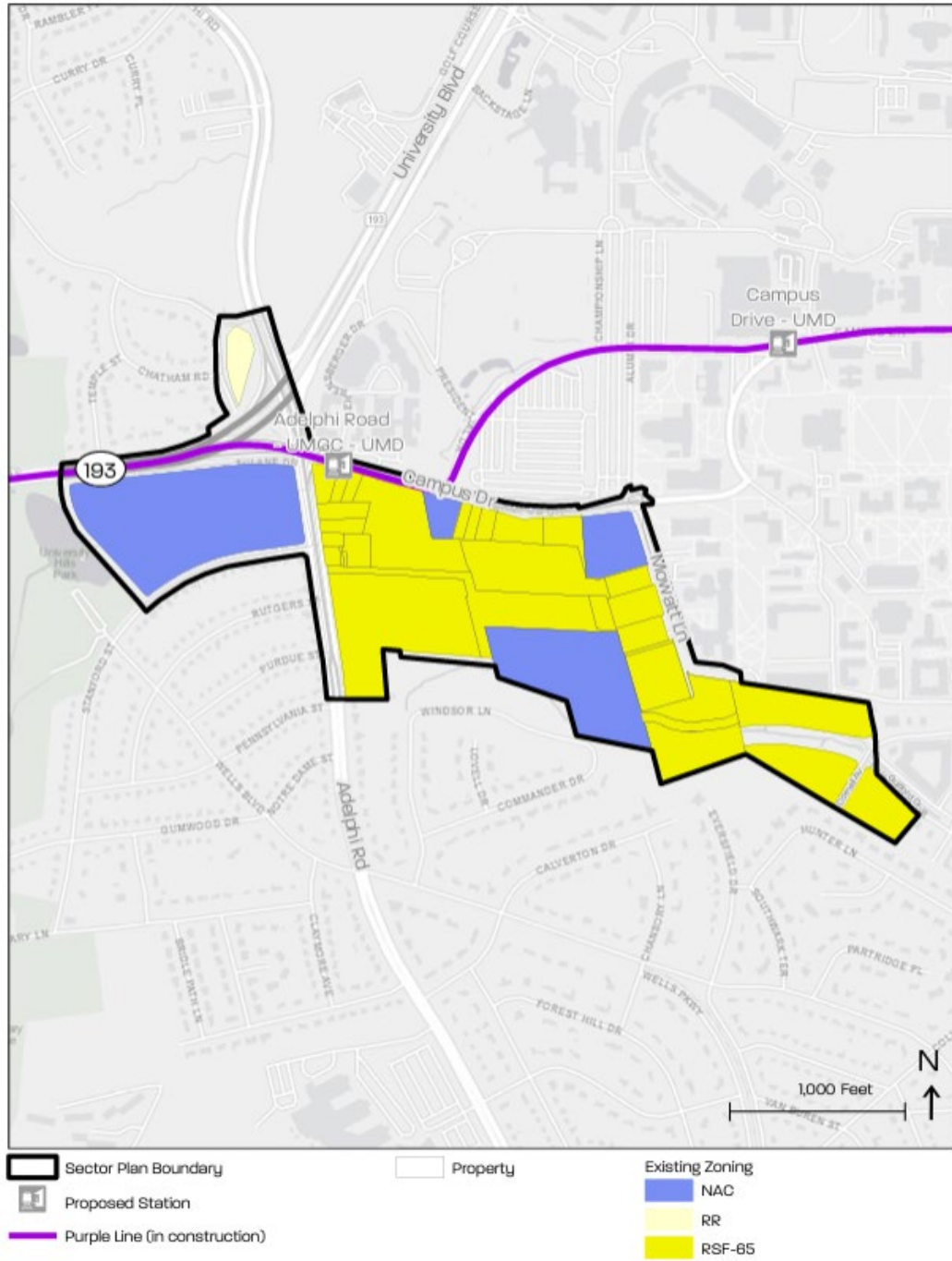
Table 2: Zoning Inventory (in acres)

Zoning Class	SMA Proposed Acreage	[Endorsed Countywide Sectional Map Amendment] Existing Acreage (on April 1, 2022)	Change in Acreage
ROS	7.47[3.94]	0	7.47[3.94]
LTO-c	45.17	0	45.17
LTO-e	24.78[28.31]	0	24.78[28.31]
NAC	0	27.13	-27.13
RSF-65	0	49.20	-49.20
RR	0	1.08	-1.08

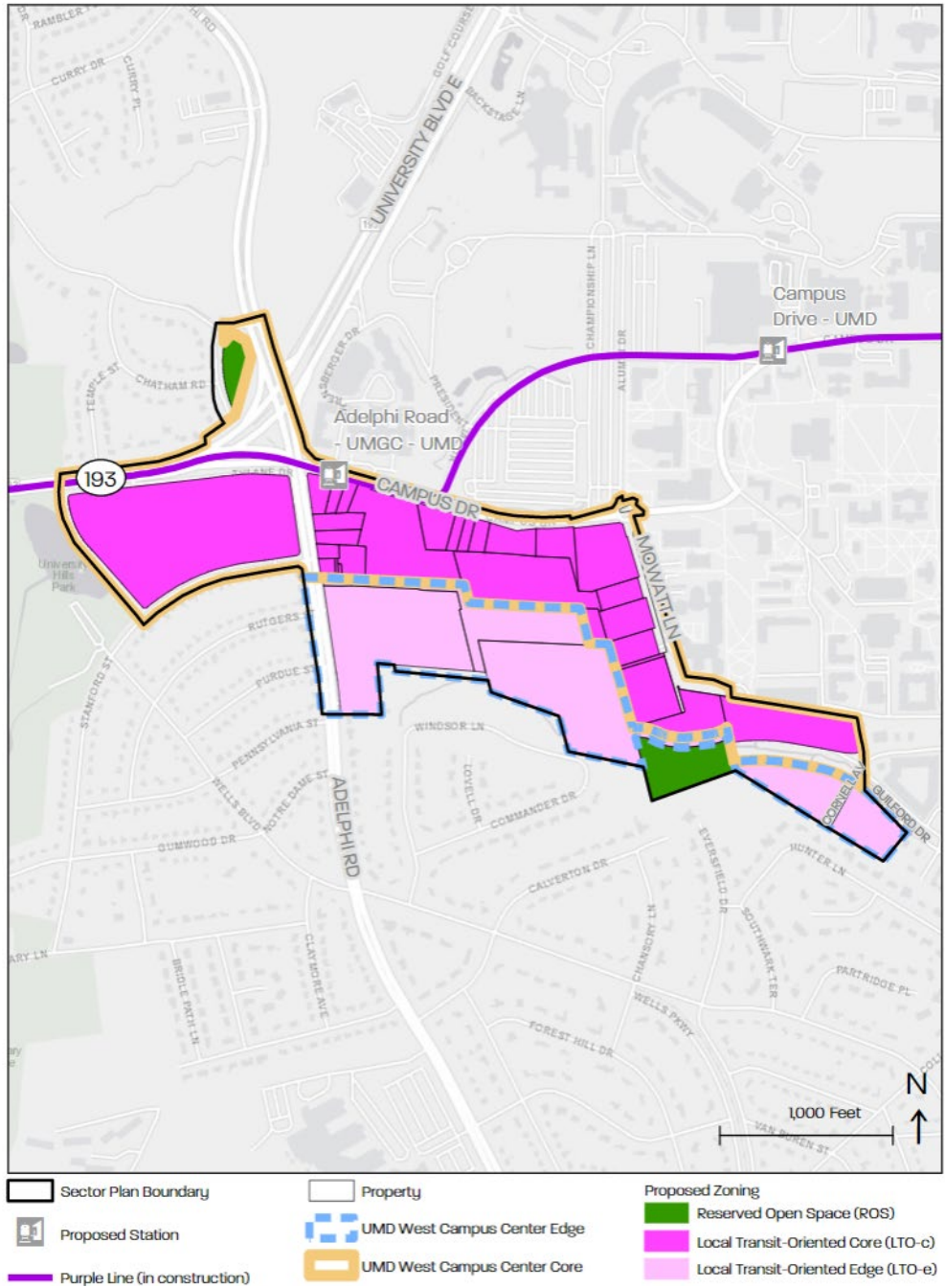
[Map 1: Endorsed Countywide Sectional Map Amendment Zoning (October 28, 2021)

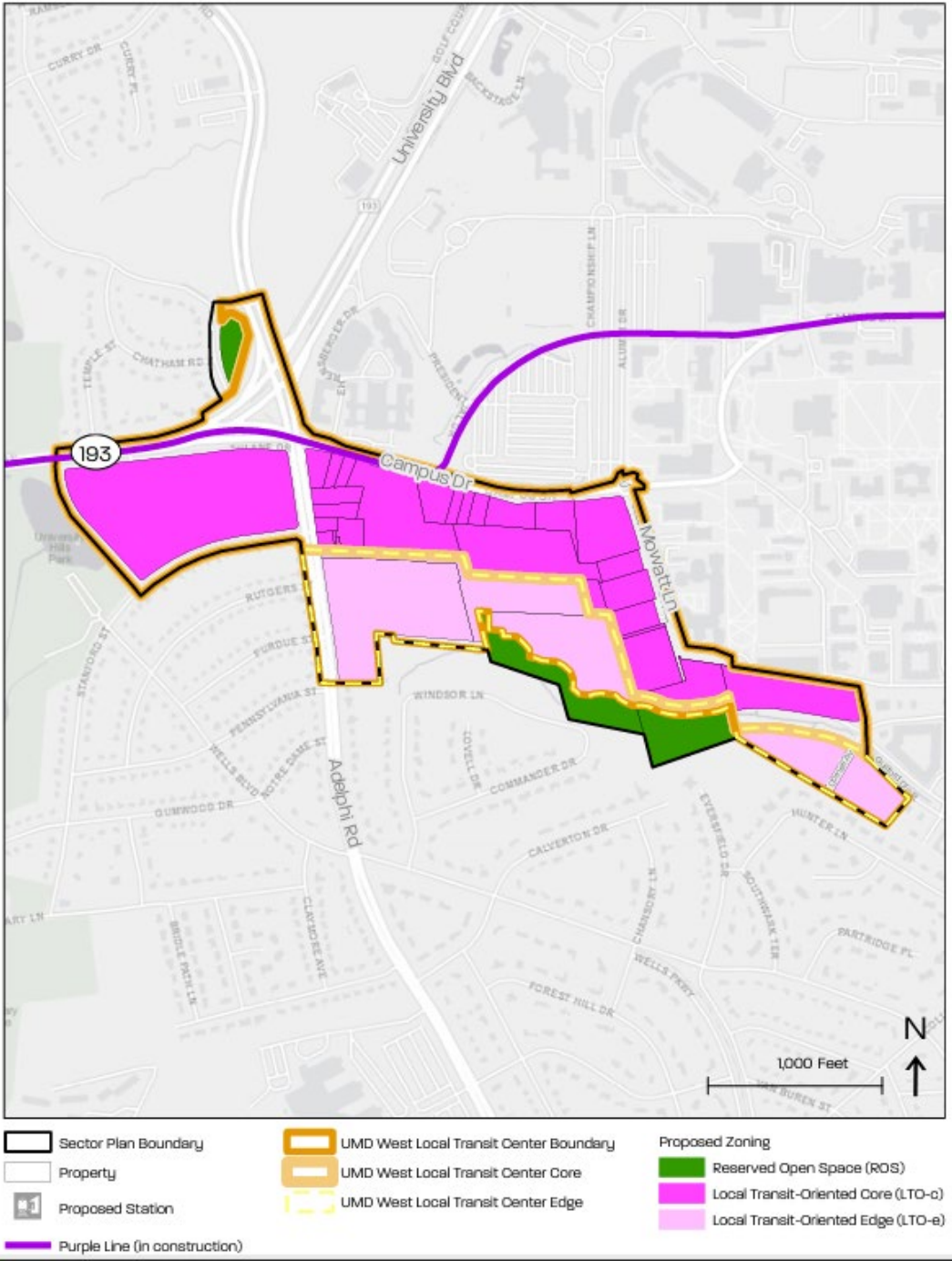


Map 1: Existing Zoning (on April 1, 2022)

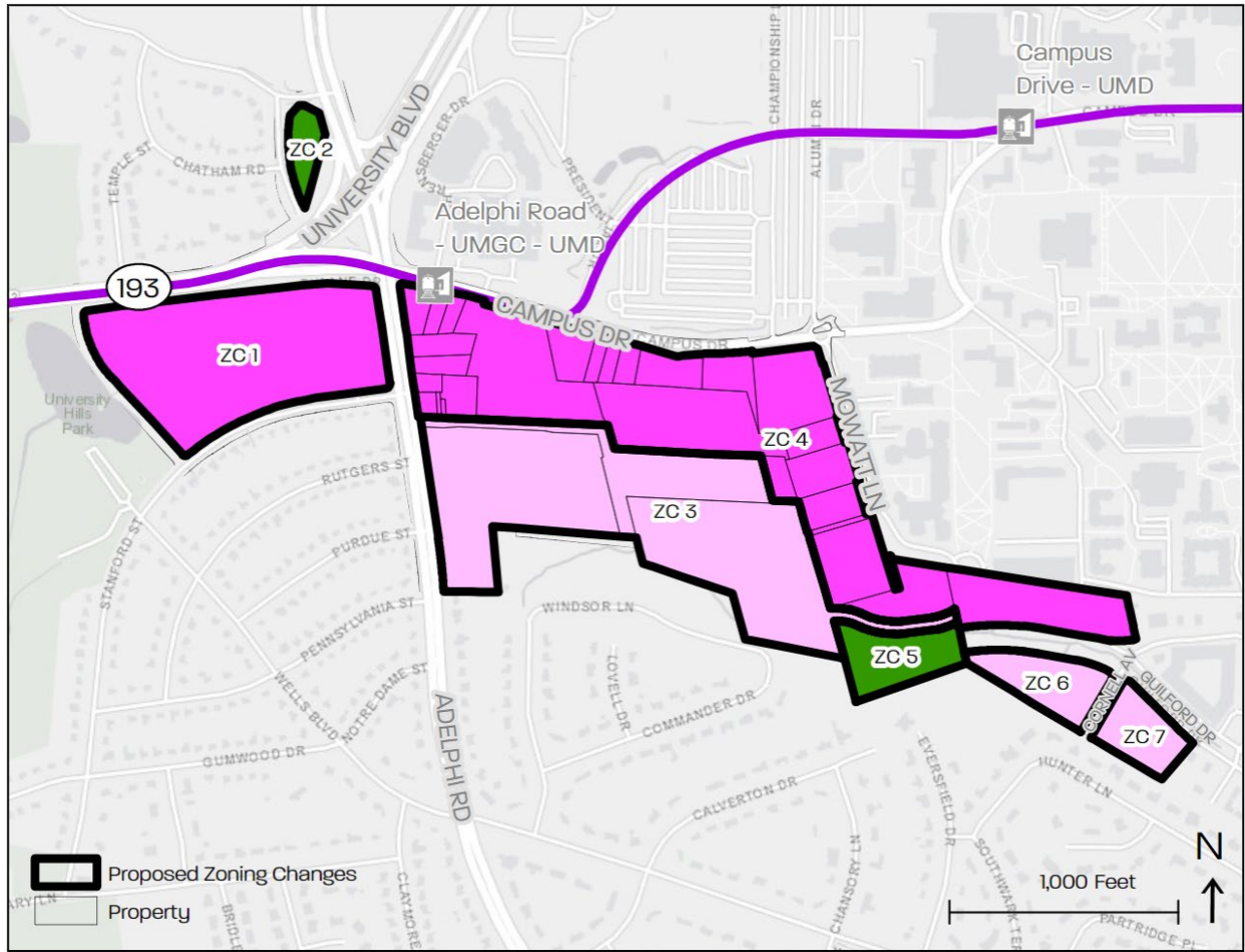


[Map 2: Proposed Zoning



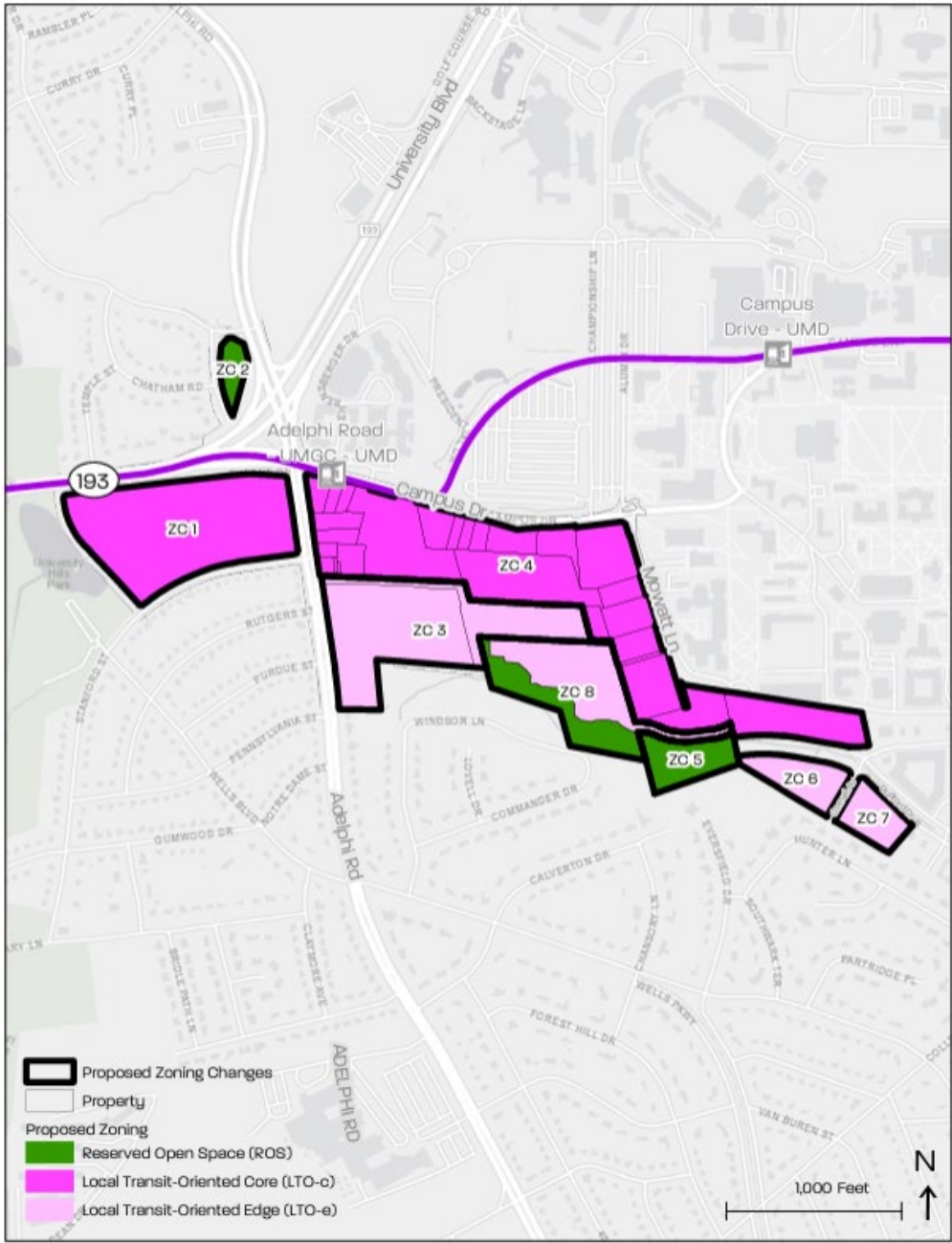


[Map 3: Change Map of Proposed Zoning



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Map 3: Endorsed Zoning Changes



Zoning Change 1: NAC to LTO-c ¹

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE +-Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
1	NAC - LTO-c	14.86	CMA	[Pending] <u>April 1, 2022</u>	209NE03
			[SMA	May 1, 1990]	

This property is within the Core of the UMD West Local Transit [Campus] Center (See Map 2. *Proposed Zoning*). The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on this property. (See Map 2. *Future Land Use Map* in the sector plan and Map 4: *Zoning Change (ZC) 1: NAC to LTO-c, Zoning Change (ZC) 2: RR to ROS*).

[The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends this parcel for classification] This property is currently classified in the Neighborhood Activity Center (NAC) Zone; the NAC Zone does not permit the density of the existing Graduate Hills Apartments, nor would it allow for redevelopment of this property at the same or greater density as recommended by the Sector Plan. In addition, being the single largest parcel located adjacent to the Purple Line station presents a unique opportunity to concentrate density and a mix of uses a short walk from the station. In addition, adjacency to the University of Maryland campus, and University of Maryland Global Campus, and proximity to the US 1 corridor makes it a prime location for the highest transit-supportive density and use through the recommended Local Transit-Oriented-Core (LTO-c) Zone. See also Policy HN 1 and Strategies LU [1.2]1.3, [HN 1.1,]NE 1.1, NE 3.6, and NE 3.8 in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

¹ The acreages shown in the tables in this Sectional Map Amendment are estimates of acreage to be rezoned; the actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

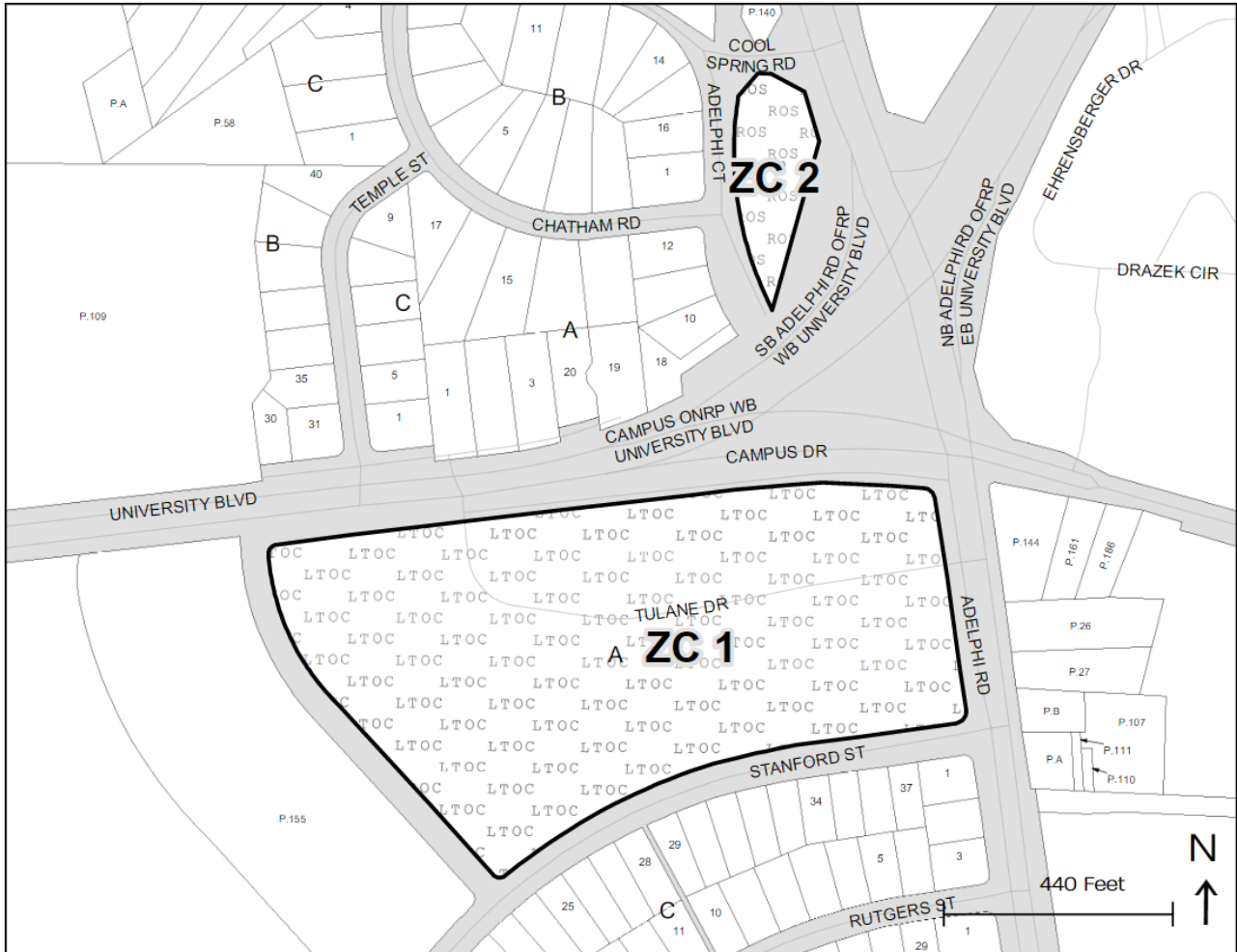
Zoning Change 2: RR to ROS

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
2	RR - ROS	1.08	CMA	[Pending] <u>April 1, 2022</u>	210NE03
			[SMA	May 1, 1990]	

The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends Parks and Open Space land uses on this property. (See Map 2. *Future Land Use Map* in the sector plan and Map 4: *Zoning Change (ZC) 1: NAC to LTO-c, Zoning Change (ZC) 2: RR to ROS* below).

This parcel is currently covered with trees and serves as a natural area. The sector plan recommends preserving this property as Conservation Area A due to its public ownership, and value to the neighborhood as a wooded area that acts a natural barrier and transition from the higher-density development at the core of the sector plan area to the low-density single-family detached homes to the north and west of the plan boundary. See also Policy LU 2, Strategies NE 1.1, NE 1.3, NE 1.4, NE 3.1, NE 3.6, NE 3.7, HC 1.6, PF 2.1, [and] PF 5.1, and Map 29. *Recommended Parks and Public Open Spaces* in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

Map 4: Zoning Change (ZC) 1: NAC to LTO-c, Zoning Change (ZC) 2: RR to ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021,
<https://gisdata.pgplanning.org/opendata/>.

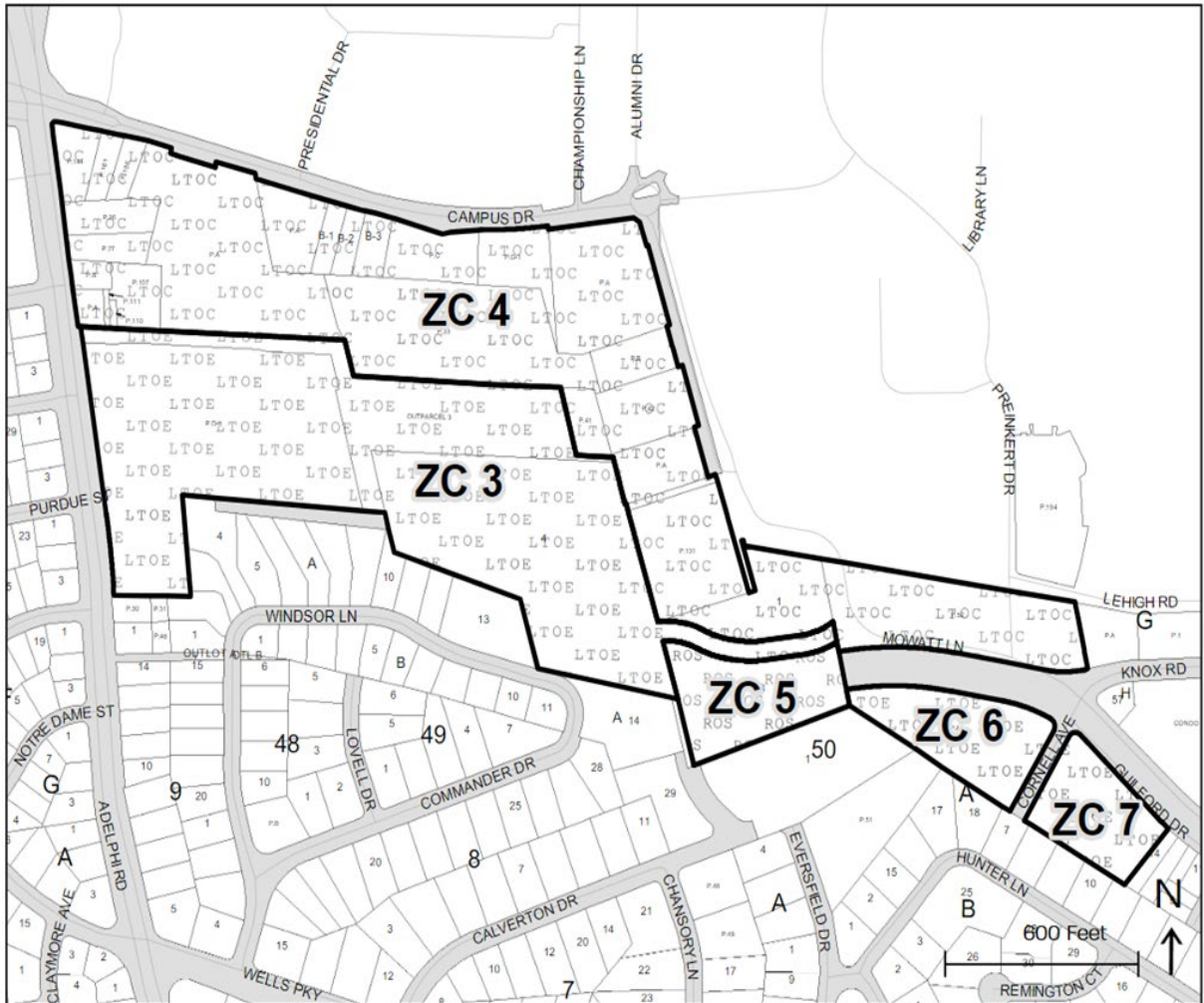
Zoning Change 3: [NAC and]RSF-65 to LTO-e

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
3	[NAC and] RSF-65 – LTO-e	13.81[22.61]	CMA	[Pending] <u>April 1, 2022</u>	209NE03
			[SMA	May 1, 1990]	
			[A-9983	September 18, 2006]	

The subject parcels comprise most of the UMD West Local Transit [Campus] Center Edge (see Map 5). The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on [this property] these properties. (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* below).

These parcels are largely undeveloped or places of worship. [The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends these parcels for classification] These parcels are currently classified in the Neighborhood Activity Center (NAC) and Residential, Single Family-65 (RSF-65) Zones; this zoning does not permit the development of these properties at the densities recommended by the Adopted Sector Plan. The proximity of these parcels to the Purple Line station, UMD campus and US 1 corridor presents a unique opportunity to concentrate high density and mix of uses a short walk from the station and other nearby destinations while allowing for a transition in densities and building heights between the UMD West Local Transit [Campus] Center Core (see Map 5) and adjacent neighborhoods. See also Policies LU 1, LU 2, and HN 1 [LU 1.3, LU 1.7, NE 1.1, NE 3.4, and NE 3.9]in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

[Map 5: Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, and Zoning Changes 6 & 7: RSF-65 to LTO-e



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.]

Zoning Change 4: NAC/RSF-65 to LTO-c

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
4	NAC and RSF-65 – LTO-c	30.30	CMA	[Pending] <u>April 1, 2022</u>	209NE03, 209NE04
			[SMA	May 1, 1990]	
			[A-10011	July 13, 2009]	

These properties are located within the Core of the UMD West Local Transit [Campus] Center. The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on these properties[this property]. (See Map 2. *Future Land Use Map* in the [sector plan] Adopted Sector Plan and Map 5 *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

[The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends these parcels for classification] These parcels are currently classified in the Neighborhood Activity Center (NAC) and Residential, Single Family-65 (RSF-65) Zones; this zoning does not permit the development of these properties at the densities recommended by the Sector Plan. Their adjacency to the Purple Line station, University of Maryland campus, and University of Maryland Global Campus, and proximity to the US 1 corridor makes them prime locations for the highest transit-supportive densities and uses through the recommended Local Transit-Oriented-Core (LTO-c) Zone. Existing uses include a parking garage, places of worship, public utilities, and single-family detached housing (which is inappropriate for a transit station area); several parcels are currently vacant. See also[Policy] Policies LU 1, EP 1, and HN 1 and Strategy[ies LU 1.2, LU 1.4, LU 1.5, LU 1.8, LU 1.9, and] PF 2.1 in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

The sector plan recommends consolidation of several of these properties to facilitate the envisioned transit-oriented development. See Strategy LU 3.1 in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 5: RSF-65 to ROS

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
5	RSF-65 - ROS	2.86	CMA	[Pending] <u>April 1, 2022</u>	209NE03
			[SMA	May 1, 1990]	

The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends Parks and Open Space land uses on this property (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

This parcel is entirely located within recommended Conservation Area C and predominantly contains Regulated Areas of the Countywide Green Infrastructure Network, and the remainder of the property contains additional environmental constraints that greatly limit its potential for development. The sector plan recommends preserving this property due to its public ownership, infeasibility for development, and value to the adjacent neighborhood as a forested area that acts a natural barrier and transition from the higher-density development at the edge of the sector plan area to the low-density, single-family detached homes to the southeast of the plan boundary. See Policy LU 2 and Strategies NE 1.3, NE 1.4, NE 3.1, NE 3.4, NE 3.5, NE 3.6, NE 3.7, NE 3.9, HC 1.6, PF 2.1, [and]PF 5.1, and Map 29. *Recommended Parks and Public Open Spaces* in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 6: RSF-65 to LTO-e

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
6	RSF-65 - LTO-e	2.75	CMA	[Pending] <u>April 1, 2022</u>	209NE04
			[SMA	May 1, 1990]	

[These parcels are] This property is located within the Edge of the UMD West Local Transit [Campus] Center. The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map* in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

The parcel currently consists of a place for worship. [The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends this property for classification]This property is currently classified in the Residential, Single Family-65 (RSF-65) Zones; its adjacency to the University of Maryland campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for allowing higher, transit-supportive densities through the recommended Local Transit-Oriented-Edge (LTO-e) Zone. See Strategies LU 1.4[3] and LU 1.7[6] in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 7: RSF-65 to LTO-e

Change Number	Zoning Change	Area of Change (Acres)	Approved CMA/SMA/ZMA/SE Number	Approved CMA/SMA/ZMA/SE Date	200' Scale Index Map
7	RSF-65 - LTO-e	2.23	CMA	[Pending] <u>April 1, 2022</u>	209NE04
			[SMA	May 1, 1990]	

This property is located within the Edge of the UMD West Local Transit Center. The Future Land Use Map in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan recommends a mix of uses on this property (See Map 2. Future Land Use Map in the sector plan and Map 5: Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, [and]Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS above).

The parcel currently consists of a place for worship. [The Endorsed Countywide Sectional Map Amendment (October 28, 2021) recommends this property for classification]This property is classified in the Residential, Single Family-65 (RSF-65) Zone[s]; its adjacency to the University of Maryland campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for allowing higher, transit-supportive densities through the recommended Local Transit-Oriented-Edge (LTO-e) Zone. See Strategies LU 1.4[3] and LU 1.7[6] in the [Preliminary] Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Zoning Change 8: NAC/RSF-65 to LTO-e/ROS

<u>Change Number</u>	<u>Zoning Change</u>	<u>Area of Change (Acres)</u>	<u>Approved CMA/SMA/ZMA/SE Number</u>	<u>Approved CMA/SMA/ZMA/SE Date</u>	<u>200' Scale Index Map</u>
8	NAC to LTO-e	5.28	CMA	April 1, 2022	209NE03
	NAC to ROS	3.53			
	RSF-65 to LTO-e	0.71			

Strategy LU 2.2 of the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan states “encourage the University of Maryland to subdivide the parcel at 7500 Mowatt Lane to facilitate conservation of southern portion of that property. Any new parcel or lot abutting Guilford Run created by such a subdivision should be reclassified to the Reserved Open Space (ROS) Zone.”

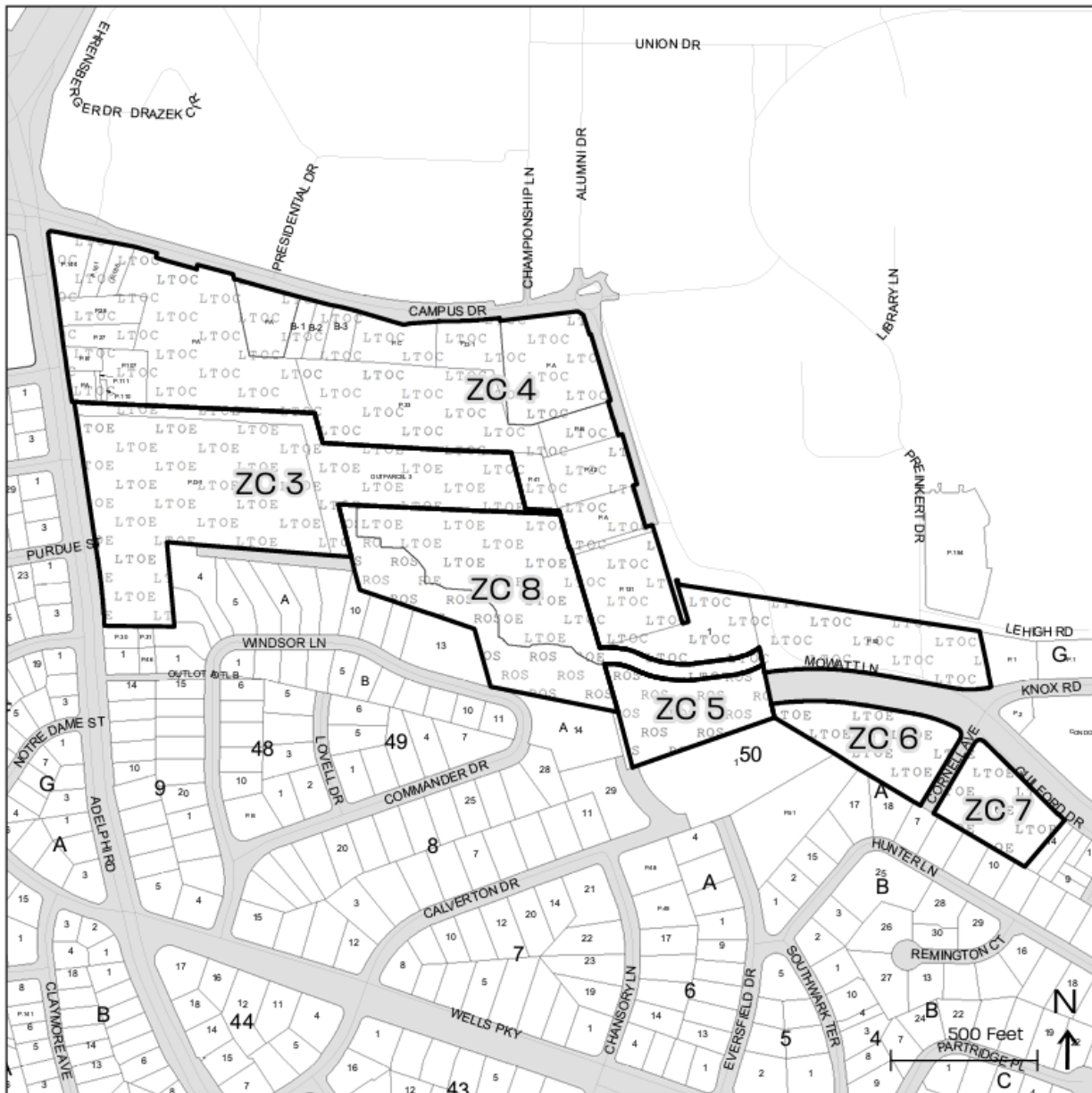
The northern 6.07 acres of the subject property are located in the Edge of the UMD West Local Transit Center. The Future Land Use Map in the Adopted Sector Plan recommends a mix of uses on this portion of the property.

The southern 3.46 acres of the subject property are not located within the UMD West Local Transit Center. The Future Land Use Map in the Adopted Sector Plan recommends Parks and Open Space land uses on this property (See Map 2. *Future Land Use Map* in the Adopted Sector Plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS* above).

The northern portion of the subject property is currently classified in the Neighborhood Activity Center (NAC) Zone; this zone does not permit the development of this portion of the subject property at the densities recommended by the Adopted Sector Plan. The proximity of this portion of the subject property to the Purple Line station, UMD campus and US 1 corridor presents a unique opportunity to concentrate high density and a mix of uses a short walk from the station and other nearby destinations while allowing for a transition in densities and building heights between the UMD West Local Transit Center Core (see Map 5) and adjacent neighborhoods. See also LU 1.4, LU 1.8, LU 2.1, and LU 2.2 in the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan.

The southern portion of the subject property is currently classified in the NAC and RSF-65 Zones; these zones would inhibit the recommendations of the Adopted Sector Plan to preserve the southern portion of the subject property. This portion of the subject property is entirely part of recommended Conservation Area C and contains Regulated Areas of the Countywide Green Infrastructure Network; this portion of the subject property contains environmental constraints that greatly limit its potential for development. The Adopted Sector Plan recommends preserving this property due to its public ownership, infeasibility for development, and value to the adjacent neighborhood as a forested area that acts a natural barrier and transition from the higher-density development at the edge of the sector plan area to the low-density, single-family detached homes to the southeast of the plan boundary. See Policy LU 2 and Strategies NE 1.3, NE 1.4, NE 3.1, NE 3.4, NE 3.5, NE 3.6, NE 3.7, NE 3.9, HC 1.6, PF 2.1, PF 5.1, and Map 29. *Recommended Parks and Public Open Spaces* in the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for additional details.

Map 5: Zoning Change 3: RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to LTO-e, and Zoning Change 8: NAC/RSF-65 to LTO-e/ROS



Source: Prince George's County Planning Department, *GIS Open Data Portal*, 2021, <https://gisdata.pgplanning.org/opendata/>.

Map 6: Parcel Information

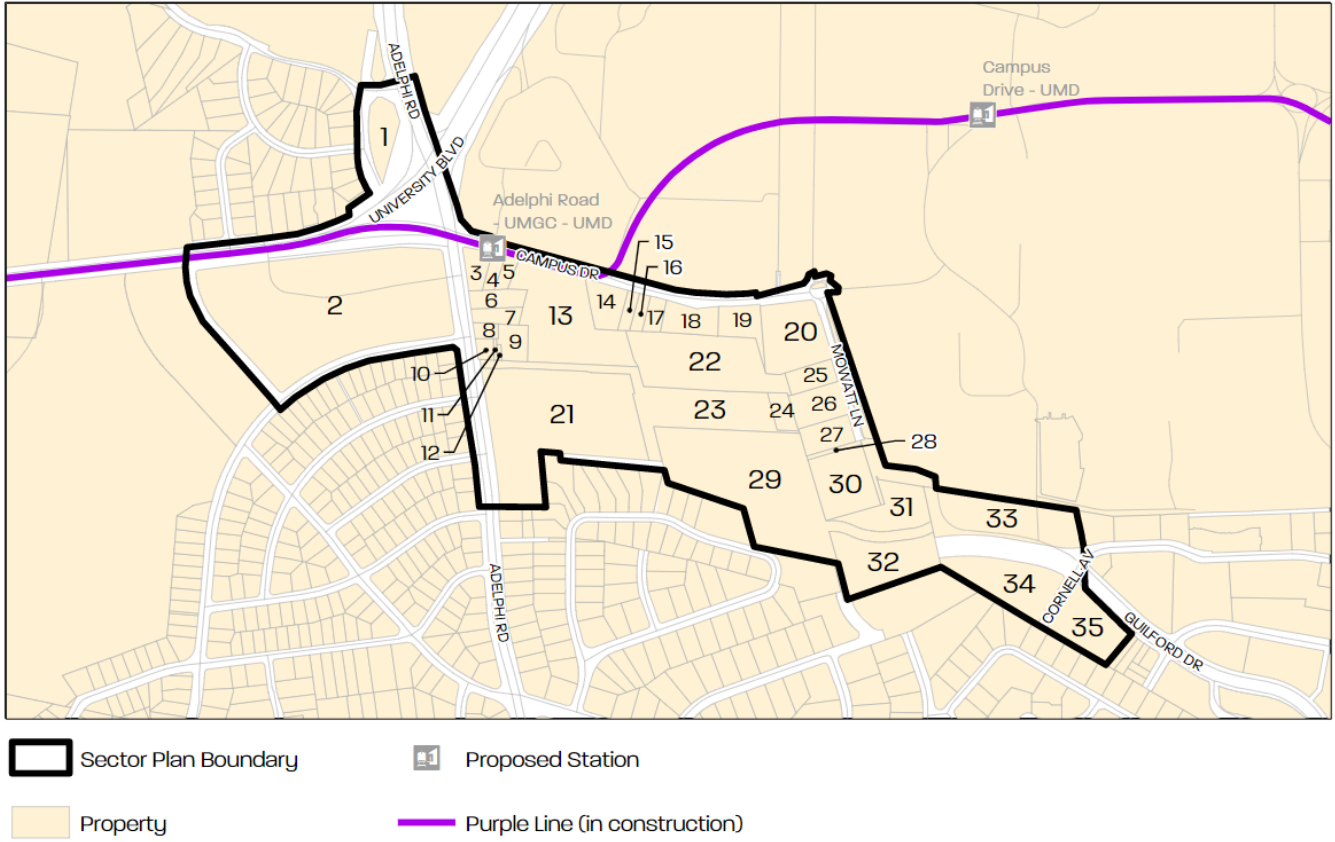


Table 3 Parcels Subject to this Sectional Map Amendment

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 1	2	3424 Tulane Drive	032F3	1965334	University of Md University Hills Apartments	N/A	A	N/A	State
ZC 2	1	3841 Campus Drive	033B2	2411122	Pt Par 140	N/A	N/A	140	State
ZC 3	21	7501 Adelphi Road,	033A3	2379394	Parcel D-1	N/A	N/A	P D-1	Nonprofit
	23	3623 Campus Drive,	033A3	2424737	Outparcel 3	N/A	N/A	Parcel 034	Private
	[29	7500 Mowatt Lane	033A3	4018024	N/A	4	N/A	N/A	State]
ZC 4	3	Adelphi Road	033A3	2400109	SE Cor Colesville Rd & Univ Lane	N/A	N/A	144	State
	4	University Lane	033A3	2411379	NR University of Maryland	N/A	N/A	161	State
	5	University Lane	033A3	2411387	Near University of Maryland	N/A	N/A	186	State
	6	7715 Adelphi Road	033A3	2314870	Colesville Rd	N/A	N/A	26	State
	7	7713 Adelphi Road	033A3	2342988	N/A	N/A	N/A	027	Private
	8	7703 Adelphi Road	033A3	2402303	Rawleys Addn Parcel B	N/A	N/A	P.B	Private

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4 (cont.)	9	7607 Adelphi Road	033A3	2384410	Colesville Rd	N/A	N/A	107	Private
	10	7601 Adelphi Road	033A3	2384386	Rawleys Addn Par A	N/A	N/A	N/A	Private
	11	7601 Adelphi Road	033A3	2297349	Rawleys Addn Par A	N/A	N/A	Parcel 111	Private
	12	Adelphi Road	033A3	2384394	N/A	N/A	N/A	110	Private
	13	Campus Drive	033A3	2382919	Baptist Ch Prop Pt Par A Eq .04a	N/A	N/A	P.A	County
	13	Campus Drive	033A3	5636031	Pt Par A Eq 29,589 sf	N/A	N/A	N/A	State
	13	Campus Drive	033A3	3345402	Baptist Chrch Prop Pt Par A Cell Tower (Town DNX 05)	N/A	N/A	N/A	Nonprofit
	13	3515 Campus Drive	033A3	2411049	Baptist Ch Prop Pt Par A	N/A	N/A	N/A	Nonprofit
	14	Campus Drive	033A3	2411528	Parcel A	N/A	N/A	N/A	State
	15	3617 Campus Drive	033A3	2411056	Lots B1.B2	N/A	N/A	N/A	Nonprofit
	16	3617 Campus Drive	033A3	5533451	Leasehold Interest Pt Lots B1.B2	N/A	N/A	B-1	Private
	17	Campus Drive	033A3	2411627	Church Parking	N/A	N/A	B-3	Nonprofit

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 4 (cont.)	18	3621 Campus Drive	033A3	2411593	Par C & Pt Aband Rd Btw Par C & Univ La	N/A	N/A	P.C.	Nonprofit
	19	3701 Campus Drive	033A3	4000956	Parcel D-1	N/A	N/A	P.D-1	Nonprofit
	22	3621 Campus Drive	033A3	2411577	Cat Tail Hill	N/A	N/A	033	Nonprofit
	20	3711 Campus Drive	033B3	5516582	Domain College Park, Parcel A	N/A	N/A	N/A	Private
	25	7706 Mowatt Lane	033B3	2382372	Parcel B Public Utility Oper Perperty	N/A	N/A	P.B.	Utility
	26	7618 Mowatt Lane	033B3	2287043	N/A	N/A	N/A	042	Private
	24	7620 Mowatt Lane	033B3	2340404	N/A	N/A	N/A	Parcel 041	Private
	27	7612 Mowatt Lane	033B3	2292571	Parcel A	N/A	N/A	P.A.	Nonprofit
	30	7604 Mowatt Lane	033B3	2287050	N/A	N/A	N/A	131	Private
	31	7601 Mowatt Lane	033B3	4007274	N/A	1	N/A	1	Nonprofit
	33	Knox Road	033B3	2411171	N/A	N/A	N/A	052	State
ZC 5	32	Mowatt Lane	033B4	4018016	N/A	3	N/A	3	State

Zoning Change	Map 6 ID	Address	Tax Map and Grid	Tax Account	Description	Lot	Block	Parcel	Ownership
ZC 6	34	4141 Guilford Drive	033B4	2379410	Parcel A	N/A	N/A	N/A	Nonprofit
ZC 7	35	4201 Guilford Drive	033B4	2347151	Parcel A	N/A	Eye	N/A	Nonprofit
ZC 8	<u>29</u>	<u>7500 Mowatt Lane</u>	<u>033A3</u>	<u>4018024</u>	<u>N/A</u>	<u>4</u>	<u>N/A</u>	<u>N/A</u>	<u>State</u>

BE IT FURTHER RESOLVED that there are no pending Zoning Map Amendment applications before the Planning Board or Zoning Hearing Examiner within the area of this Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the provisions of Section 27-3502(g)(9) of the Zoning Ordinance only apply to land within a municipality, and do not apply to any part of a property outside municipal boundaries; and

BE IT FURTHER RESOLVED that endorsed Zoning Changes 6 and 7 are contrary to the recommendations of the City of College Park for the properties at 4201 Guilford Drive (Tax Account 2347151) and 4141 Guilford Drive (Tax Account 2379410), which lie entirely within the City of College Park, and that, pursuant to Section 3502(g)(9), a two-thirds majority vote of the full Council shall be required to approve these amendments to the Zoning Map; and

BE IT FURTHER RESOLVED that the recommendation of the City of College Park that the properties at 4201 Guilford Drive (Tax Account 2347151) and 4141 Guilford Drive (Tax Account 2379410) be reclassified into the Residential, Multifamily-20 (RMF-20 Zone) is not consistent with the 2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, for several reasons, including, a) Euclidean, single-use zones such as the RMF-20 Zone allow for the flexibility to construct modern buildings and landscape, but also to create traditional suburban apartment development, including garden-style apartments and “towers in the park” that ignore or disregard the street and the community and are designed for increased automobile usage; b) the RMF-20 Zone permits a maximum 40 percent net lot coverage, and a maximum building height of 50 feet at 20 dwelling units to the acre; and c) given the size of these two parcels and the Neighborhood Compatibility Standards, construction of the desired uses requires additional permissible building heights and the up-to-90 percent lot coverage for residential uses permitted in the LTO-e Zone, along with the other design standards that make LTO-e zoning preferable to Euclidean zoning; and

BE IT FURTHER RESOLVED that the recommendation of the City of College Park that the properties at 4201 Guilford Drive (Tax Account 2347151) and 4141 Guilford Drive (Tax Account 2379410) be reclassified into the Residential, Multifamily-20 (RMF-20 Zone) recommends a zone that is not the same as the one existing on the land prior to this endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 8 is contrary to the recommendations of the City of College Park for the portion of the property at 7500 Mowatt Lane (Tax Account 4018024) that lies within the City of College Park, and that, pursuant to Section 27-3502(g)(9) of the Zoning Ordinance, a two-thirds majority vote of the full Council shall be required to approve this amendment to the Zoning Map; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 8 is contrary to the recommendations of the City of College Park for the portion of the property at 7500 Mowatt Lane (Tax Account 4018024) that lies within the City of College Park, and that the City’s recommendation that this parcel be reclassified into the Reserved open Space (ROS) Zone is consistent with the 2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, since this portion of the property is identified for preservation within the recommended Conservation Area C. However, the zone is inconsistent with the University of Maryland survey submitted on their testimony that did not identify this portion of their property for ROS zone; and

BE IT FURTHER RESOLVED that the recommendation of the City of College Park that the property at 7500 Mowatt Lane (Tax Account 4018024) be reclassified into the Reserved open Space (ROS) Zone recommends a zone that is not the same as the one existing on the land prior to this endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 4 is contrary to the recommendations of the City of College Park for the portion of the property at 7601 Mowatt Lane (Tax

Account 4007274) that lies within the City of College Park, and that, pursuant to Section 27-3502(g)(9) of the Zoning Ordinance, a two-thirds majority vote of the full Council shall be required to approve this amendment to the Zoning Map; and

BE IT FURTHER RESOLVED that endorsed Zoning Change 4 is contrary to the recommendations of the City of College Park for the portion of the property at 7601 Mowatt Lane (Tax Account 4007274) that lies within the City of College Park, and that the City's recommendation that this parcel be retained in its existing Residential, Single-Family-65 (RSF-65) Zone is not consistent with the 2022 Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, for several reasons, including, a) that this property fronts Mowatt Lane, which, along with Campus Drive, are the primary streets through this neighborhood; b) the subject property lies immediately across the street from a six-story parking deck and is singularly located across from the Robert H. Smith School of Business and the William E. and Kathy Mayer Mall; this is a prime location for new residential or academic-related construction at densities commensurate with those of the University campus and walking distance to a Purple Line station; and c) the importance of developable and re-developable property to the success of the University of Maryland, the City's and County's largest employer, makes this zone inappropriate for any non-residential property abutting the University of Maryland campus; and

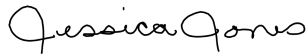
BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sector plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the Adopted *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies.

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 Commissioner Geraldo, seconded by Vice Chair Bailey, and Commissioners Bailey, Doerner, and Geraldo voting in favor of the motion, with Chair Shapiro abstaining, and Commissioner Washington absent at its regular meeting held on Thursday, April 14, 2022, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of April 2022

Peter A. Shapiro
Chairman



By Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department

Date: April 14, 2022

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Resolution No. CR-075-2022
Proposed by The Chair (by request—Planning Board)
Introduced by Council Members Harrison, Turner, Glaros, Medlock, Taveras, Franklin, Streeter
Co-Sponsors _____
Date of Introduction June 7, 2022

RESOLUTION

1 A RESOLUTION concerning
2 The Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan
3 For the purpose of approving, with certain revisions herein that are based on the joint public
4 hearing record of testimony, as an Act of the County Council of Prince George’s County,
5 Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional
6 District in Prince George’s County, the *Adelphi Road-UMGC-UMD Purple Line Station Area*
7 *Sector Plan*, thereby approving a new vision to guide growth and redevelopment within the
8 portion of Planning Area 66 within the sector plan boundaries, generally comprised of the area
9 south of the of the Adelphi Road-UMGC-UMD Purple Line Station, comprised of properties
10 south of MD 193 (University Boulevard) and Campus Drive, east of the University Hills Duck
11 Pond Park, north of the College Heights Estates subdivision, and west of the Central US 1
12 Corridor Sector, including portions of the Cities of College Park and Hyattsville, respectively.

13 WHEREAS, on November 10, 2020, the County Council of Prince George’s County,
14 Maryland, sitting as the District Council, adopted Council Resolution No. CR-123-2020, thereby
15 directing the initiation and preparation of a new sector plan and concurrent sectional map
16 amendment by the Planning Board of the Maryland-National Capital Park and Planning
17 Commission; and

18 WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will
19 amend the 2014 *Prince George’s 2035 Approved General Plan* by defining the center
20 classification and boundaries of the UMD West Center; and

21 WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will

1 replace the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*
 2 for the portion of Planning Area 66 within the sector plan boundaries; and

3 WHEREAS, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will
 4 amend the 2009 *Countywide Master Plan of Transportation, Formula 2040: Functional Master*
 5 *Plan for Parks, Recreation and Open Space*, and the 2017 *Resource Conservation Plan: A*
 6 *Countywide Functional Master Plan* for the portion of Planning Area 66 within the sector plan
 7 boundaries; and

8 WHEREAS, a sectional map amendment was prepared concurrently with this sector plan
 9 to implement the plan's zoning recommendations; and

10 WHEREAS, the District Council, by way of its adoption of CR-123-2020, and pursuant to
 11 the prescriptions of Sections 27-641 and 27-643 of the County Zoning Ordinance, also endorsed
 12 Goals, Concepts, Guidelines and a Public Participation Program to guide the preparation of the
 13 plan, and to establish sector plan area boundaries for the Adelphi Road-UMGC-UMD Purple
 14 Line Station Area Sector Plan; and

15 WHEREAS, as part of the approved Public Participation Program, the Planning staff of
 16 the Maryland-National Capital Park and Planning Commission engaged a broad spectrum of
 17 stakeholders, including community leaders and residents, business and property owners,
 18 advocacy groups, nonprofit organizations, developers, as well as other municipal, County, State,
 19 and regional agencies; and

20 WHEREAS, on October 28, 2021, the Planning Board granted permission to print the
 21 Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and its
 22 concurrent Proposed Sectional Map Amendment (SMA) and release those to the public; and

23 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
 24 hearing on the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan
 25 and its concurrent Proposed Sectional Map Amendment on January 18, 2022; and

26 WHEREAS, pursuant to Section 27-645(b)(1) of the prior Zoning Ordinance, the County
 27 Executive and the District Council reviewed the Public Facilities and Transportation and
 28 Mobility elements of the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area
 29 Sector Plan in order to identify inconsistencies between the proposed public and transportation
 30 facilities recommended within the preliminary Sector Plan and existing County or state public

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1 and transportation facilities, as embodied in the District Council adopted CR-24-2022 on March
2 29, 2022; and

3 WHEREAS, on April 1, 2022, the provisions of the County's 2018 adopted Zoning
4 Ordinance took effect; and

5 WHEREAS, on April 7, 2022, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance,
6 the Planning Board voted to accept into the public hearing record four pieces of testimony
7 received by the Clerk of the County Council after the close of the public hearing record at 5:00
8 pm on February 2, 2022 (Exhibits T-1 through T-4); and

9 WHEREAS, on April 7, 2022, the Prince George's County Planning Board held a public
10 work session to examine the analysis of testimony, transcripts of oral testimony provided at the
11 Joint Public Hearing (on January 18, 2022), and written testimonies (exhibits) contained within
12 the joint public hearing record; and

13 WHEREAS, on April 14, 2022, the Planning Board, in response to the public hearing
14 testimony, adopted the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector
15 Plan with revisions in Prince George's County Planning Board Resolution of Plan Adoption
16 PGCPB No. 2022-41, and transmitted the adopted Sector Plan to the District Council on April
17 18, 2022; and

18 WHEREAS, on May 12, 2022, and May 31, 2022, respectively, the District Council held
19 duly advertised public work sessions, convened as the Committee of the Whole, to examine the
20 Planning Board adopting resolution, the analysis of testimony prepared by the staff, as well as
21 the array of exhibits and other testimony within the record of public hearing testimony; and

22 WHEREAS, after respective procedural and substantive presentations by legal counsel to
23 the Council and Planning Board staff, as well as questions and other discussion regarding the
24 record of hearing testimony for the adopted Sector Plan by members of the District Council, the
25 Committee of the Whole voted favorably on May 31, 2022 to direct staff to prepare a Resolution
26 of Approval of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

27 WHEREAS, on June 2, 2022, the Planning Board reviewed the amendments contained in
28 this resolution and transmitted their comments to the District Council; and

29 WHEREAS, upon approval by the District Council, the Adelphi Road-UMGC-UMD Purple
30 Line Station Area Sector Plan will amend the 2014 *Prince George's 2035 Approved General*

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1 *Plan* by defining the center classification and boundaries of the UMD West Center; and

2 WHEREAS, upon approval by the District Council, the Adelphi Road-UMGC-UMD
3 Purple Line Station Area Sector Plan will replace the 1989 *Approved Master Plan for Langley*
4 *Park-College Park-Greenbelt and Vicinity* for the portion of Planning Area 66 within the sector
5 plan boundaries; and

6 WHEREAS, upon approval by the District Council, the Adelphi Road-UMGC-UMD
7 Purple Line Station Area Sector Plan will amend the 2009 *Approved Countywide Master Plan of*
8 *Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space,*
9 and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan* for
10 the portion of Planning Area 66 within the sector plan boundaries; and

11 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
12 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
13 Regional District in Prince George's County, Maryland, that the 2022 Adelphi Road-UMGC-
14 UMD Purple Line Station Area Sector Plan as adopted by Planning Board and embodied within
15 the resolution adopted on April 14, 2022, PGCPB No. 2022-41, as set forth in Attachment A,
16 which is attached hereto and incorporated as if restated fully herein, be and the same is hereby
17 APPROVED, subject to the following, revisions, in accordance with express prescriptions of
18 law:

19 **REVISION NUMBER 1:**

20 On page 82, add a new Strategy NE 1.3 as follows:

21 NE 1.3: Maximize the forested buffer along Guilford Run.

22 a. Any new development should be designed to maximize buffers beyond one-hundred
23 (100) feet measured from the top of the bank on each side of the stream.

24 b. Amend applicable county codes to increase the minimum forest buffer requirements.

25 **REVISION NUMBER 2:**

26 On page 82, add a new Strategy NE 1.4: Acquire additional portions of properties to be
27 added to the Guilford Run Stream Valley Park (Conservation Area C).

28 **REVISION NUMBER 3:**

29 On page 82, add a new Strategy NE 1.5: Tree requirements associated with the Woodland
30 and Wildlife Habitat Ordinance should be fulfilled within the Guilford Run sub-watershed unless

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1 a receiving location is deemed unavailable pursuant to Section 25-122 of the Woodland and
 2 Wildlife Conservation Ordinance.

3 **REVISION NUMBER 4:**

4 On page 60, add a new Strategy TM 1.3: Coordinate with property owners to create a
 5 minimum street grid that facilitates the movement of vehicles, bikes, and people safely including
 6 road access off of Adelphi Road and Mowatt Lane as recommended in Table 7 and additional
 7 road access onto Campus Drive at or near its intersection with Presidential Drive. All streets
 8 should avoid impacting the Regulated Area of the Countywide Green Infrastructure Network.

9 **REVISION NUMBER 5:**

10 Revise Strategy TM 3.1 as follows:

11 TM 3.1: Provide primary access to 7500 Mowatt Lane by constructing new recommended street
 12 UC-201 (See Table 7. *Recommended Master Plan Transportation Complete and Green Streets*;
 13 and Map 19. *Master Plan of Transportation Complete and Green Street Recommendations*).

14 Replace the previously approved vehicular access on the southern side of the property with
 15 Shared-Use Path T-206. (See Map 20. *Recommended Bicycle and Pedestrian Facilities*), as far
 16 north on the parcel as possible, and outside the hundred (100) feet stream buffer recommended
 17 by Strategy NE 1.3(a), while still providing critical connectivity.

18 **REVISION NUMBER 6:**

19 Add new Strategy EP 1.4 to the Economic Prosperity Element of the plan as follows:

20 EP 1.4: Coordinate with UMD to update their UMD Facilities Master Plan 2011-2030 for the
 21 west portion of campus, in particular Parking Lot 1, to integrate transit-oriented development,
 22 sustainability, and stormwater management best practices.

23 **REVISION NUMBER 7:**

24 Delete the text of Strategy EP 2.2 entirely.

25 **REVISION NUMBER 8:**

26 Revise Map 10 and Table 19, to designate the following parcels in the Edge of the UMD
 27 West Local Transit Center:

- 28 a) 7604 Mowatt Lane (Parcel 30, Tax ID 2287050)
 29 b) 7601 Mowatt Lane (Parcel 31, Tax ID 4007274)
 30 c) Knox Road (Parcel 33, Tax ID 241171)

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1 Designate the Guilford Drive right-of-way abutting Parcel 33 in the Edge of the UMD West
2 Local Transit Center. Revise all maps and tables that show the UMD West Local Transit Center
3 Core and Edge accordingly.

4 **REVISION NUMBER 9:**

5 Adjust the transparency on Map 23. Proposed Amendments to the Countywide Green
6 Infrastructure Network, so that the base map showing existing streets and buildings is visible.

7 **REVISION NUMBER 10:**

8 Add the property at 7604 Mowatt Lane (Tax Account 2287050) to Strategy LU 1.7.

9 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
10 textual and graphical revisions to the Master Plan to correct identified errors, reflect updated
11 information and revisions, and otherwise incorporate the changes reflected in this Resolution.

12 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
13 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
14 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
15 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
16 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
17 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
18 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
19 clause, section, zone, zoning map, or part had not been included therein.

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[Brackets] indicate language deleted from the Adopted Plan


Adopted this 7th day of June, 2022.

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: 

Calvin S. Hawkins, II
Chair

ATTEST:



Donna J. Brown
Clerk of the Council

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Resolution No. CR-076-2022
Proposed by The Chair (by request—Planning Board)
Introduced by Council Members Harrison, Franklin, Turner, Glaros, Medlock, Streeter, Taveras
Co-Sponsors _____
Date of Introduction June 7, 2022

RESOLUTION

1 A RESOLUTION concerning

2 The Adelphi Road-UMGC-UMD Purple Line Station Area Sectional Map Amendment
3 For the purpose of approving, , with certain revisions herein that are based on the joint public
4 hearing record of testimony, as an Act of the County Council of Prince George’s County,
5 Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional
6 District in Prince George’s County, the *Adelphi Road-UMGC-UMD Purple Line Station Area*
7 *Sectional Map Amendment* (“SMA”), thereby setting forth and adopting detailed zoning
8 proposals for the Adelphi Road-UMGC-UMD Purple Line Station Area, generally comprised of
9 properties south of MD 193 (University Boulevard) and Campus Drive, east of the University
10 Hills Duck Pond Park, north of the College Heights Estates subdivision, and west of the Central
11 US 1 Corridor Sector, including portions of the Cities of College Park and Hyattsville,
12 respectively.

13 WHEREAS, upon approval by the District Council, this SMA will amend portions of the
14 Prince George’s County Zoning Map for the portion of Planning Area 66 within the Adelphi
15 Road-UMGC-UMD Purple Line Station Area; and

16 WHEREAS, on November 10, 2020, the County Council of Prince George’s County,
17 Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the prior
18 Zoning Ordinance and consistent with Section 27-3502(c)(2)(A) of the Zoning Ordinance,
19 adopted CR-123-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent
20 with the initiation of the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

1 WHEREAS, the boundaries of this Sectional Map Amendment are contiguous to those of
2 the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan; and

3 WHEREAS, pursuant to Section 27-225.01.05(a)(1) of the prior Zoning Ordinance and
4 Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared
5 and reviewed concurrently with the Adelphi Road-UMGC-UMD Purple Line Station Area
6 Sector Plan; and

7 WHEREAS, the District Council and the Prince George’s County Planning Board of The
8 Maryland-National Capital Park and Planning Commission held a duly advertised joint public
9 hearing on January 18, 2022; and

10 WHEREAS, the Planning Board held a work session on April 7, 2022, to review comments
11 contained in the public hearing record and staff recommendations thereon; and

12 WHEREAS, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning
13 Board permitted the inclusion of four additional pieces of public testimony submitted after the
14 close of the joint public hearing record on February 2, 2022; and

15 WHEREAS, pursuant to Section 27-3502(f)(4) of the Zoning Ordinance, the Planning
16 Board adopted the concurrent Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan
17 on April 14, 2022, and, pursuant to this Section and Section 27-3503(b)(4) of the Zoning
18 Ordinance, adopted Resolution PGCPB No. 2022-42, endorsing the Adelphi Road-UMGC-UMD
19 Purple Line Station Area Sectional Map Amendment; and

20 WHEREAS, pursuant to Section 27-3502(f)(6) of the Zoning Ordinance, the Planning
21 Board transmitted the adopted sector plan and endorsed sectional map amendment to the District
22 Council; and

23 WHEREAS, on May 12, 2022, and May 31, 2022, respectively, the District Council held
24 public work sessions, sitting as the Committee of the Whole, to consider the record of public
25 hearing testimony and the Planning Board’s recommendations embodied in PGCPB No. 2022-42
26 and, after discussion, voted to direct the Technical Staff to prepare a resolution of approval,
27 incorporating revisions based on the public record; and

28 WHEREAS, in accordance with the provisions of Title 25, Land Use Article, Maryland
29 Annotated Code, the Council, also considered and voted by supermajority on May 31, 2022, to

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 approve the recommendations of the Planning Board within the Endorsed SMA as to one request
 2 submitted by a municipal corporation as to land within the Regional District in the County, as set
 3 forth in Attachment A to this Resolution, of which same hereby incorporated as if fully set forth
 4 herein.

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 7 Regional District in Prince George's County, Maryland, that the Adelphi Road-UMGC-UMD
 8 Purple Line Station Area Sectional Map Amendment, as endorsed on April 14, 2022, via the
 9 Prince George's County Planning Board's adoption of Resolution PGPCB No. 2022-42, be and
 10 the same and is hereby approved with the following revisions:

11 **REVISION 1:**

12 Add Zoning Change 9 to reclassify the parcel identified as #30 on Map 6 of the Endorsed
 13 SMA (at 7604 Mowatt Lane, Tax ID 2287050) to the Local Transit-Oriented, Edge (LTO-e)
 14 Zone. Delete from Zoning Change 4 and add Zoning Change 9 to Map 5.

15
 16 Add the following Zoning Change 9 justification statement:

17 This property is located within the Edge of the UMD West Local Transit Center. The Future
 18 Land Use Map in the Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector
 19 Plan recommends a mix of uses on this property (See Map 2. Future Land Use Map in the sector
 20 plan and Map 5: Zoning Change 3: RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-
 21 c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to RMF-20, Zoning
 22 Change 8: NAC/RSF-65 to LTOe/ROS, Zoning Change 9, RSF-65 to LTO-e, and Zoning
 23 Change 10: RSF-65 to LTO-e.

24
 25 This parcel currently contains a single-family home. This property was previously classified in
 26 the Residential, Single Family-65 (RSF-65) Zone; its adjacency to the University of Maryland
 27 campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for
 28 allowing higher, transit-supportive densities through the recommended Local Transit-Oriented-
 29 Edge (LTO-e) Zone. See Strategies LU 1.4 and LU 1.6 in the Approved Adelphi Road-UMGC-

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[Brackets] indicate language deleted from the Endorsed SMA

1 UMD Purple Line Station Area Sector Plan for additional details.

2 **REVISION 2:**

3 Delete the parcel identified as #31 on Map 6 of the Endorsed SMA (at 7601 Mowatt Lane,
4 Tax ID 4007274) from Zoning Change 4. Update the maps and tables to show the retention of
5 the existing RSF-65 zone on this parcel.

6 **REVISION 3:**

7 Add Zoning Change 10 to reclassify the parcel identified as #33 on Map 6 of the Endorsed
8 SMA (at 7601 Mowatt Lane, Tax ID 4007274) from its current zone to the Local Transit-
9 Oriented, Edge (LTO-e) Zone. Delete from Zoning Change 4 and add Zoning Change 10 to Map
10 5.

11
12 Add the following Zoning Change 10 justification statement:

13 This property is located within the Edge of the UMD West Local Transit Center. The Future
14 Land Use Map in the Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector
15 Plan recommends a mix of uses on this property (See Map 2. Future Land Use Map in the sector
16 plan and Map 5: Zoning Change 3: RSF-65 to LTO-e, Zoning Change 4: NAC/RSF-65 to LTO-
17 c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to RMF-20, Zoning
18 Change 8: NAC/RSF-65 to LTOe/ROS, Zoning Change 9, RSF-65 to LTO-e, and Zoning
19 Change 10: RSF-65 to LTO-e.

20
21 The parcel currently consists the nine-story South Campus Commons apartment building at 6801
22 Preinkert Drive and the six-story Mowatt Lane Parking Garage on the University of Maryland,
23 College Park campus. The scale of this development is commensurate with that in the LTO
24 Zones. This property was previously classified in the Residential, Single Family-65 (RSF-65)
25 Zone, which is not reflective of the scale of existing development. See Strategies LU 1.4 and LU
26 1.7 in the Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for
27 additional details.

28 **REVISION 4:**

29 Revise Zoning Change 6 to reclassify the parcel identified as #34 on Map 6 of the Endorsed

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 SMA (at 4141 Guilford Drive, Tax ID 2379410) from its current zone to the Residential,
2 Multifamily-20 (RMF-20) Zone.

3
4 Revise the justification statement on Zoning Change 6 as follows:

5 This property is located within the Edge of the UMD West Local Transit Center. The Future
6 Land Use Map in the [Adopted] Approved Adelphi Road-UMGC-UMD Purple Line Station
7 Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map*
8 in the sector plan and Map 5: Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4:
9 NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to
10 [LTO-e]RMF-20, [and]Zoning Change 8: NAC/RSF-65 to LTO-e/ROS, Zoning Change 9, RSF-
11 65 to LTO-e, and Zoning Change 10: RSF-65 to LTO-e above).

12
13 The parcel currently consists of a place for worship. This property is currently classified in the
14 Residential, Single Family-65 (RSF-65) Zones; its adjacency to the University of Maryland
15 campus and proximity to the Purple Line station and US 1 corridor makes it a prime location for
16 allowing higher, transit-supportive densities through the recommended [Local Transit-Oriented-
17 Edge (LTO-e)] Residential, Multifamily-20 (RMF-20) Zone. See Strategies LU 1.4 and LU 1.7
18 in the [Adopted]Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for
19 additional details.

20 **REVISION 5:**

21 Revise Zoning Change 7 to reclassify the parcel identified as #35 on Map 6 of the Endorsed
22 SMA parcel #35 (at 4201 Guilford Drive, Tax ID 2347151) from its current zone to the
23 Residential, Multifamily-20 (RMF-20) Zone.

24
25 Revise the justification statement on Zoning Change 7 as follows:

26 This property is located within the Edge of the UMD West Local Transit Center. The Future
27 Land Use Map in the [Adopted] Approved Adelphi Road-UMGC-UMD Purple Line Station
28 Area Sector Plan recommends a mix of uses on this property (See Map 2. *Future Land Use Map*
29 in the sector plan and Map 5: *Zoning Change 3: NAC/RSF-65 to LTO-e, Zoning Change 4:*

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[Brackets] indicate language deleted from the Endorsed SMA

1 *NAC/RSF-65 to LTO-c, Zoning Change 5: RSF-65 to ROS, Zoning Changes 6 & 7: RSF-65 to*
 2 *[LTO-e]RMF-20, [and]Zoning Change 8: NAC/RSF-65 to LTO-e/ROS, and Zoning Change 10:*
 3 *RSF-65 to LTO-e above).*

4
 5 The parcel currently consists of a place for worship. This property is classified in the Residential,
 6 Single Family-65 (RSF-65) Zone; its adjacency to the University of Maryland campus and
 7 proximity to the Purple Line station and US 1 corridor makes it a prime location for allowing
 8 higher, transit-supportive densities through the recommended [Local Transit-Oriented-Edge
 9 (LTO-e)] Residential, Multifamily-20 (RMF-20) Zone. See Strategies LU 1.4 and LU 1.7 in the
 10 [Adopted]Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan for
 11 additional details.

12 **REVISION 6:**

13 Revise all maps and tables to reflect the revisions in this Resolution.

14 BE IT FURTHER RESOLVED that, in accordance with the prescriptions of Title 25, Land
 15 Use Article, the one zoning request submitted by a municipal corporation concerning the portion
 16 of a property within that municipality with an address known as “7500 Mowatt Lane, College
 17 Park, Maryland,” as set forth in Attachment A hereto and incorporated herein by reference, be
 18 and the same is hereby DENIED, consistent with the respective recommendations of the Prince
 19 George’s County Planning Board in the Endorsed SMA via adoption of PGCPB No. 2022-42.

20 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
 21 textual, graphical, and map revisions to correct identified errors, reflect updated information and
 22 revisions, and incorporate the zoning map changes reflected in this Resolution.

23 BE IT FURTHER RESOLVED that the provisions of this Resolution are hereby declared to
 24 be severable; and, in the event that any zoning map revision, section, subsection, paragraph,
 25 subparagraph, sentence, clause, phrase, or word of this Resolution is declared invalid or
 26 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
 27 not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs,
 28 subsections, sections, or zoning map revisions of this Resolution, since the same would have
 29 been enacted without the incorporation of this Resolution of any such invalid or unconstitutional

Underline indicates language added to the Endorsed SMA

[Brackets] indicate language deleted from the Endorsed SMA

1 word, phrase, clause, sentence, paragraph, subparagraph, subsection, section, or zoning map
2 revision.

3 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to
4 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional
5 District in Prince George’s County. The zoning changes approved by this Resolution shall be
6 depicted on the official Zoning Map of the County.


Adopted this 7th day of June, 2022.

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: 

Calvin S. Hawkins, II
Chair

ATTEST:



Donna J. Brown
Clerk of the Council

Underline indicates language added to the Endorsed SMA
[Brackets] indicate language deleted from the Endorsed SMA