

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2020 Legislative Session**

Resolution No. CR-102-2020

Proposed by The Council Chair (by request – Planning Board)

Introduced by Council Members Turner, Ivey, Davis, Streeter, Harrison, Hawkins,  
Taveras and Anderson-Walker

Date of Introduction October 13, 2020

**RESOLUTION**

1 A RESOLUTION concerning

2 The West Hyattsville – Queens Chapel Sector Plan

3 For the purpose of initiating a new Sector Plan for a portion of Planning Area 68 of the  
4 Maryland-Washington Regional District in Prince George’s County, Maryland, and approving  
5 Goals, Concepts, Guidelines, and a Public Participation Program for the project pursuant to Part  
6 13 of the Zoning Ordinance.

7 WHEREAS, Part 13 of the Zoning Ordinance of Prince George's County, Maryland, sets  
8 forth the requirements for initiation of an area master plan by the Prince George's County  
9 Planning Board of the Maryland-National Capital Park and Planning Commission with the  
10 approval or concurrence of the District Council; and

11 WHEREAS, the Planning Department Budget and Work Program for Fiscal Years 2020  
12 and 2021 included preparation of a new Sector Plan for West Hyattsville (Planning Area 68) and,  
13 accordingly, the Planning Department engaged a consultant team to assist staff in the gathering  
14 and analysis of data and identification of issues to be addressed through such a planning effort;  
15 and

16 WHEREAS, a new Sector Plan for this area of Prince George’s County is necessary to  
17 implement the recommendations of the 2014 General Plan, *Plan Prince George’s 2035* (“Plan  
18 2035”), the County’s comprehensive plan for growth and development, including those  
19 recommendations specific to the West Hyattsville Local Town Center and the Established  
20 Communities; and

21 WHEREAS, the 2006 *Transit District Development Plan for the West Hyattsville Transit*

1 *District Overlay Zone* does not function as a comprehensive plan for the subject area, but rather  
2 as an introduction to an unsuccessful design overlay zone that is not implementable in the  
3 modern real estate market; and

4 WHEREAS, the 1994 *Master Plan for Planning Area 68* contains no vision, goals, policies,  
5 or strategies for the West Hyattsville Metro Station or surrounding communities that reflect the  
6 impact of heavy rail transit on housing demand, land use, the multimodal transportation network  
7 or the natural environment; and

8 WHEREAS, a new sector plan for this Planning Area will create the County's policies for  
9 land use, economic prosperity, transportation and mobility, the natural environment, housing and  
10 neighborhoods, community heritage, culture, design, healthy communities, and public facilities  
11 within this sector; and

12 WHEREAS, the proposed sector plan will make land use recommendations that may  
13 inform a future sectional map amendment to reclassify properties pursuant to the appropriate  
14 procedures within the County's new Zoning Ordinance adopted via enactment of CB-13-2018  
15 (Chapter 37, 2018 Laws of Prince George's County); and

16 WHEREAS, pursuant to Section 27-640(a) of the Zoning Ordinance, upon approval by the  
17 County Council of Prince George's County, Maryland, sitting as the District Council, the  
18 proposed sector plan will amend Plan 2035, will replace the 2006 *Transit District Development*  
19 *Plan for the West Hyattsville Transit District Overlay Zone*, will replace in part the 1994 *Master*  
20 *Plan for Planning Area 68* and the 2004 *Sector Plan for the Prince George's County Gateway*  
21 *Arts District*, and may amend the County's functional master plans; and

22 WHEREAS, at its September 17, 2020, regular meeting, the Prince George's County  
23 Planning Board of The Maryland-National Capital Park and Planning Commission endorsed the  
24 project's Goals, Concepts, and Guidelines and Public Participation Program, as set forth in  
25 Attachment A to this Resolution; and

26 WHEREAS, pursuant to Section 27-644(a)(1) of the Zoning Ordinance, the District  
27 Council has reviewed the Goals, Concepts, and Guidelines and Public Participation Program and  
28 finds that they address an appropriate range of issues to be evaluated through development of the  
29 preliminary sector plan and that the methodology for ensuring adequate community involvement  
30 is consistent with the requirements of Section 27-643 of the Zoning Ordinance and should be  
31 approved; and

1           WHEREAS, the Planning Board finds that complexity of the planning process and the  
2 complexity of the plan area necessitate significant public and stakeholder engagement and data  
3 analysis and requests, pursuant to Section 27-644(a)(3) of the Zoning Ordinance, a twelve-month  
4 extension to the period for preparation of the preliminary sector plan; and

5           WHEREAS, the District Council concurs with the Planning Board’s analysis of the  
6 complexity of preparation of this sector plan and with the proposed project schedule as described  
7 in Attachment A;

8           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
9 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
10 Regional District in Prince George's County, Maryland, that the Prince George’s County  
11 Planning Department of The Maryland-National Capital Park and Planning Commission is  
12 hereby directed to prepare a sector plan for the subject portion of Planning Area 68 in accordance  
13 with Part 13 of the Zoning Ordinance of Prince George’s County, Maryland.

14           BE IT FURTHER RESOLVED that the District Council has considered and hereby  
15 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in  
16 Attachment A to this Resolution.


17           BE IT FURTHER RESOLVED that this action conforms to the requirements of Section 27-  
18 3502(c) of the Zoning Ordinance.

19           BE IT FURTHER RESOLVED that the District Council approves the Project Schedule set  
20 forth in Attachment A to this Resolution, including a twelve-month extension to the period for  
21 preparation of a sector plan required by Section 27-644(a)(2) of the Zoning Ordinance.


22           BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 13th day of October, 2020.

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:   
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Todd M. Turner  
Council Chair

ATTEST:

  
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Donna J. Brown  
Clerk of the Council