



M-NCPPC No. 2025-26

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 the portion of the Maryland-Washington Regional District lying within Prince George's County, on July 1, 2025, to consider the *Preliminary West Hyattsville-Queens Chapel Sector Plan and Endorsed Section Map Amendment (SMA)*; and

WHEREAS, the plan is a replacement for the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone* in its entirety, and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt* for the portion of Planning Area 65 (Langley Park and Vicinity) within this Sector, and the 1994 *Approved Master Plan for Planning Area 68* and the 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District* for the portion of Planning Area 68 (Hyattsville-Riverdale-Mount Rainier-Brentwood) within this Sector; and

WHEREAS, the plan amends the 2014 *Plan Prince George's 2035 Approved General Plan, 2009 Approved Countywide Master Plan of Transportation, 2014 Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan*, for portions of Planning Areas 65 (Langley Park and Vicinity) and 68 (Hyattsville-Riverdale-Mount Rainier-Brentwood) within the plan boundaries; and

WHEREAS, the Sectional Map Amendment amends portions of the Prince George's County Zoning Map for portions of Planning Areas 65 and 68 within the West Hyattsville-Queens Chapel Sector Plan Area; and

WHEREAS, the Prince George's County Planning Board on September 11, 2025, after due deliberation and consideration of the public hearing testimony, adopted the sector plan with revisions, as described in the Prince George's County Planning Board Resolution PGCPB No. 2025-072, and endorsed the Sectional Map Amendment with revisions, as described in the Prince George's County Planning Board Resolution PGCPB No. 2025-073, and transmitted both to the District Council on September 30, 2025; and

WHEREAS, the Prince George's County Council, convened as the Committee of the Whole, held a work session on October 14, 2025, to consider hearing testimony and the Planning Board Resolutions; and

WHEREAS, on October 14, 2025, the District Council voted favorably to direct staff to prepare Council Resolutions CR-137-2025 and CR-138-2025 with proposed revisions; and

WHEREAS, the Prince George's County Planning Board reviewed the draft District Council Resolutions CR-137-2025 and CR-138-2025 on October 23, 2025, and transmitted comments on District Council's proposed revisions on October 28, 2025; and

WHEREAS, upon consideration of the testimony received through the hearing process, and comment from the Planning Board, the District Council on November 10, 2025, adopted CR-137-2025 approving the West Hyattsville-Queens Chapel Sector Plan and CR-138-2025 approving the West Hyattsville-Queens Chapel Sectional Map Amendment;

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

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt said *Approved West Hyattsville-Queens Chapel Sector Plan* as an amendment to the General Plan 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-137-2025; and

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby certify the *Endorsed West Hyattsville-Queens Chapel Sectional Map Amendment* as an amendment to the Zoning Map 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-138-2025; and

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

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby certify the *Approved West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment*.

* * * * *

This is to certify that the foregoing is a true and correct copy of Resolution #25-26, taken by The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Vice Chair Harris with Commissioners Barnes, Bartley, Geraldo, Harris, Okoye and Pedoem voting in favor of the motion, and Commissioners Hedrick and Linden being absent for the vote during its regular meeting on Wednesday, December 17, 2025, held virtually and in person at the Parks and Recreation Administration Building in Riverdale, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

by David Warner
Office of the General Counsel
November 26, 2025

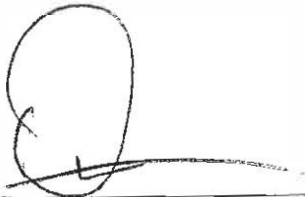


William Spencer
Acting Executive Director

CERTIFICATE OF ADOPTION AND APPROVAL

This 2025 *Approved West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment* supersedes and replaces the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone* in its entirety and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt* for the portion of Planning Area 65 (Langley Park and Vicinity) within this Sector, and the 1994 *Approved Master Plan for Planning Area 68* and the 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District* for the portion of Planning Area 68 (Hyattsville-Riverdale-Mount Rainier-Brentwood) within this Sector. This plan amends portions the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2009 *Approved Countywide Master Plan of Transportation*, the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan* for portions of Planning Areas 65 (Langley Park and Vicinity) and 68 (Hyattsville-Riverdale-Mount Rainier-Brentwood) within the plan boundaries. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the sector plan and endorsed the Sectional Map Amendment by PGCPB Resolutions No. 2025-072 and No. 2025-073, respectively, on September 11, 2025. The Prince George's County Council approved the sector plan and Sectional Map Amendment by Resolutions No. CR-137-2025 and CR-138-2025, respectively, on November 10, 2025, after a duly advertised joint public hearing held on July 1, 2025.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Darryl Barnes,
Chairman



Artie L. Harris, Jr.,
Vice Chair



Gavin Cohen,
Secretary-Treasurer