

M-NCPPC No. 2026-13

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 March 10, 2026, to consider the *Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Section Map Amendment (SMA)*; and

WHEREAS, the plan is a replacement for the 2008 *Approved Transit District Development Plan for the Capitol Heights District Overlay Zone* in its entirety; and within its boundaries, supersedes the 2010 *Subregion 4 Master Plan and Sectional Map Amendment*; and

WHEREAS, the plan amends the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Countywide Master Plan of Transportation (MPOT)*, *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space* (2013), and the 2017 *Resource Conservation Plan: A Countywide Functional Master Plan* for a portion of Planning Areas 72, 75A, and 75B 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 72, 75A, and 75B within the Central Avenue-Blue/Silver Line Sector Plan Area; and

WHEREAS, the Prince George's County Planning Board on May 28, 2026, after due deliberation and consideration of the public hearing testimony, adopted the sector plan with amendments, as described in the Prince George's County Planning Board Resolution PGCPB No. 2026-032, and endorsed the Sectional Map Amendment with amendments, as described in the Prince George's County Planning Board Resolution PGCPB No. 2026-033, and transmitted both to the District Council on June 26, 2026; and

WHEREAS, the Prince George's County Council, convened as the Committee of the Whole, held a work session on July 7, 2026, to consider hearing testimony and the Planning Board Resolutions; and

WHEREAS, on July 7, 2026, the District Council voted favorably to direct staff to prepare Council Resolutions CR-076-2026 and CR-077-2026; and

WHEREAS, upon consideration of the testimony received through the hearing process, the District Council on July 21, 2026, adopted CR-076-2026 approving the Central Avenue-Blue/Silver Line Sector Plan and CR-077-2026 approving the Central Avenue-Blue/Silver Line Sectional Map Amendment, each with amendments;

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 Central Avenue-Blue/Silver Line 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-076-2026; and

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby certify the *Approved Central Avenue-Blue/Silver Line 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-077-2026; 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 Central Avenue-Blue/Silver Line Sector Plan and Sectional Map Amendment*.

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 2026-13 adopted by The Maryland-National Capital Park and Planning Commission on the motion of Commissioner X, seconded by Commissioner X, with Commissioners X, X, X, and X and Commissioner X being absent, at its regularly held meeting on September XX, 2026, in Riverdale, Maryland, and via video conference, and broadcast by the Prince George's County Planning County Department.

William Spencer
Acting Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

Laura Talerico

Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

M-NCPPC No. 2026-13

M-NCPPC LEGAL DEPARTMENT

DATE: August 20, 2026