COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2007 Legislative Session

Resolution No. CR-80-2007

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Campos and Harrington

Co-Sponsors

Date of Introduction November 6, 2007

RESOLUTION

A RESOLUTION concerning

The 2004 Approved Gateway Arts District Sector Plan and Sectional Map Amendment (SMA).

For the purpose of revising certain development district standards in the 2004 Approved Gateway Arts District Sector Plan and SMA.

WHEREAS, the 2004 Approved Gateway Arts District Sector Plan and SMA established development district standards in seven character areas including the Traditional Residential Neighborhood (TRN) Character Area that supersede the development standards of the underlying residential zone; and

WHEREAS, the City of Mount Rainier has determined that some but not all of the development district standards pertinent to TRN Character Areas undermine protection of the historic residential character of the city’s traditional residential neighborhoods; and

WHEREAS, CB-5-2007 authorizes the District Council, after appropriate Planning Board action, to modify development district standards “at the written request of a municipality in which development district property is located; and

WHEREAS, the City of Mount Rainier made a request that nine specific development district standards in the 2004 Approved Gateway Arts District Sector Plan and SMA not apply to the TRN Character Area within the Mount Rainier municipal boundary; and

WHEREAS, the Planning Board reviewed the requested changes at a regularly scheduled Planning Board hearing session and found the changes would not impair the integrity of the 2004 Approved Gateway Arts District Sector Plan and SMA; and
WHEREAS, the Planning Board also found that the alternate standards are in compliance with the goals of the Development District and conform with the purposes of the Development District Overlay Zone.

NOW, THEREFORE, BE IT RESOLVED by the 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, that the Gateway Arts District Sector Plan and Sectional Map Amendment, as approved on November 30, 2004, are hereby revised as described below: (Bracketed text is deleted and underlined text is new.)

Revision 1
Revising the following Prince George's County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 17 under Site Design (page 146) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead.

Revision 2
Revising the following Prince George's County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 19 under Site Design (page 146) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead.

Revision 3
Revising the following Prince George's County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 21 under Site Design (page 146) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead, where porches are not permitted in the front-yard setback.
Revise the following Prince George’s County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 25 under Site Design (page 147) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead.

Revise the following Prince George’s County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 2 under Access and Circulation (page 147) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary.

Revise the following Prince George’s County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 6 under Parking and Loading (page 148) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead.

Revise the following Prince George’s County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 7 under Parking and Loading (page 148) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead.

Revise the following Prince George’s County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 7 under Building Height (page 152) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area
within the Mount Rainier municipal boundary; R-55 development standards will apply instead.

**Revision 9**

Revise the following Prince George’s County Gateway Arts District Development District Standards Table (pages 144 to 166) to footnote standard 12 under Site Design (page 146) of the Approved Gateway Arts District Sector Plan and SMA. The footnote will read: This standard does not apply to the TRN Character Area within the Mount Rainier municipal boundary; R-55 development standards will apply instead.
BE IT FURTHER RESOLVED that the provisions of this Resolution are severable, and if any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 13th day of November, 2007.

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:
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council