

## Prince George's County Council

### Agenda Item Summary

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**Meeting Date:** 2/21/2006  
**Reference No.:** CR-014-2006  
**Draft No.:** 2  
**Proposer(s):** Park & Planning  
**Sponsor(s):**  
**Item Title:** Zoning Ordinance No. 6 - 2006 amending the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by approving the Suitland Mixed-Use Town Center Zone.

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**Drafter:** T. Bond, M-NCPPC  
**Resource Personnel:** T. Bond, M-NCPPC

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#### LEGISLATIVE HISTORY:

<b>Date Presented:</b>	<b>Executive Action:</b>	
<b>Committee Referral:</b>	<b>Effective Date:</b>	2/28/2006
<b>Committee Action:</b>		
<b>Date Introduced:</b>	2/28/2006	
<b>Public Hearing:</b>		
<b>Council Action (1)</b>	2/28/2006 - ADOPTED	
<b>Council Votes:</b>	MB:A, WC:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A	
<b>Pass/Fail:</b>	P	
<b>Remarks:</b>		

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#### AFFECTED CODE SECTIONS:

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#### COMMITTEE REPORTS:

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#### BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

The Prince George's County Council initiated the Suitland Mixed-Use Town Center (M-U-TC) Zoning Map amendment process in early 2002. The goal was to determine the appropriate area for rezoning to permit a mix of land uses including retail, office and residential, that will foster redevelopment and revitalization to create a new mixed-use town center for Suitland. The Suitland M-U-TC is a designated regional town center in the County's General Plan that is well served by transit and major roadways. The rezoning effort is also intended to capitalize on the new development and redevelopment that is occurring in the area at the Suitland Federal Center and among various older apartment complexes.

The Mixed-Use-Town Center (M-U-TC) Zone was created to encourage the establishment of appropriate midlevel density mixed-used centers. This zone permits a broader range of uses than currently apply to traditional business districts in an effort to foster move lively, successful town center areas. Moreover, the M-U-TC zoning process recognizes the critical role of urban design in establishing a flourishing town center. Therefore, a development plan is created for each proposed M-U-TC zone with a development concept plan and locally-tailored design guidelines and standards to control future development.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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