

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

**ZONING ORDINANCE NO. 1 - 2004**

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by approving the Mixed-Use Town Center Zone for the Town of Riverdale Park.

WHEREAS, the County Council of Prince George's County, Maryland, sitting as the District Council, initiated the Riverdale Park Mixed-Use Town Center zoning map amendment process in Council Resolution CR-15-2002, approved April 16, 2002; and

WHEREAS, the Adopted and Approved Master Plan for Planning Area 68 recommends the M-U-TC Zone for the Town of Riverdale Park, an older, substantially-developed mixed-use community in Prince George's County; and

WHEREAS, the Council directed the Maryland-National Capital Park and Planning Commission to prepare, with participation by the Town of Riverdale Park and the community, a development plan and design guidelines for the Riverdale Park Mixed-Use Town Center, in accordance with the requirements of Sec. 27-546.13 of the Zoning Ordinance; and

WHEREAS, the technical staff of the Maryland-National Capital Park and Planning Commission held numerous meetings with the community and Town of Riverdale Park officials and prepared a development plan and design guidelines; and

WHEREAS, on September 29, 2003, the District Council, with the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to Section 27-198.04 of the Zoning Ordinance, held a duly advertised public hearing on the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* and Zoning Map Amendment (part of Planning Area 68); and

WHEREAS, on October 30, 2003, the Prince George's County Planning Board held a public worksession to review the testimony and written exhibits received at the public hearing; and

WHEREAS, after a full review of material in the record, the Prince George's County Planning Board approved with modifications the *Town of Riverdale Park Mixed-Use Town*

*Center Zone Development Plan*, as reflected in Resolution PGCPB 03-233, approved November 13, 2003; and

WHEREAS, the Prince George's County Planning Board transmitted the approved *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* to the District Council, on November 14, 2003; and

WHEREAS, on November 18, 2003, the District Council held a worksession on the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan*, to review the hearing testimony, the exhibits submitted in the record and the resulting Planning Board recommended amendments; and

WHEREAS, the Council has decided to accept the recommended Planning Board amendments contained in the Digest of Testimony for the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* in response to testimony received at the public hearing, and to approve them as follows:

I. Design Standards

The design standards shall be revised to add an additional item to allow on-street parallel parking areas to be counted toward the required off-street parking.

II. Design Review Process

The Plan shall be revised to include additional language concerning the selection, membership and review process of the Local Design Review Committee

WHEREAS, in order to implement as early as practicable the plans and policies in the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* and to meet requirements in the Zoning Ordinance for approval of the Mixed-Use Town Center Zone, this Ordinance is being approved after the close of the public hearing record and the Council worksession; and

WHEREAS, approval of the M-U-TC Zone and the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* constitute an amendment to the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, and as the basis for the amendment, the District Council finds: (1) The proposed M-U-TC Zone and the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* conform to the purposes and

requirements of the M-U-TC Zone, as stated in the text and plan prepared by the Planning Board and Technical Staff, whose findings and recommendations are hereby adopted; (2) the proposed M-U-TC Zone and Development Plan are in conformance with the land use and zoning recommendations of the Adopted and Approved Master Plan and Sectional Map Amendment for Planning Area 68; (3) the Town of Riverdale Park is an older, substantially-developed mixed-use community for which the M-U-TC Zone is appropriate, and the Zone and Development Plan will protect the character of the Town Center while providing for flexible regulation of development and redevelopment in the Town; and (4) the Zone boundaries do not violate Zoning Ordinance restrictions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the property in the Town of Riverdale Park Mixed-Use Town Center District to the Mixed-Use Town Center (M-U-TC) Zone. The *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* is hereby approved, with the amendments, extensions, and additions presented and received at the public hearing before the District Council, as described below.

SECTION 2. Approval of the *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* includes the following amendments, extensions, and additions:

**I. Design Standards**

**A. Page 47**

The following design standard will be added as the fourth Residential Development Standard.

Each 20 linear feet of legal on-street parallel parking along the frontage of new residential development (as deemed by the Town of Riverdale Park) may be considered as one off-street parking space to be counted toward the required off-street parking.

## **II. Design Review Process**

### **A. Page 76**

The third sentence of the introductory paragraph is modified as follows:

[The Planning Board selects and appoints] Committee members should be chosen from a pool of applicants solicited by the Town of Riverdale Park. The Town will then forward a list of the recommended committee members to the Planning Board for approval.

### **B. Page 76**

The Committee Membership is modified as follows:

The seven-member committee shall be composed of six core members, who include two municipal government representatives, two residents, and two business and/or property owners in the town center, and a seventh member having technical or design expertise in a related field such as planning, local history, architecture, landscape architecture, real estate, education, law, finance or the building trades. One of the six core members shall also have design expertise in a related field such as architecture, landscape architecture, or urban design.

### **C. Page 76**

The first sentence of the second paragraph under Building Permit Application Process is modified as follows:

Committee meetings shall be called within 30 days of receipt of a completed application by [staff of] the Town of Riverdale Park. The applicant shall be notified of the date, time and place of the committee meeting and is required to attend the meeting to present the application. The committee [Town of Riverdale Park staff] shall review the application [and make a recommendation to the committee] as to the application's compliance with all relevant design recommendations and requirements in the Riverdale Park M-U-TC Zone development plan.

### **D. Page 76**

The first sentence of the third paragraph under Building Permit Application Process is modified as follows:

The Town of Riverdale Park shall submit written documentation of the committee's action [(if the application is deferred)] within two weeks to the Planning Director of the Prince George's County Planning Department.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its enactment.

Enacted this 20<sup>th</sup> day of January, 2004, by the following vote:

In Favor: Council Members Knotts, Bland, Dean, Dernoga, Exum, Harrington, Hendershot, Peters and Shapiro

Opposed:

Abstained

Absent:

Vote: 9-0

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: \_\_\_\_\_  
Tony Knotts, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council