

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session

Resolution No. CR-130-2021
Proposed by Council Member Taveras
Introduced by Council Members Taveras, Davis, Glaros, Dernoga, Franklin, Harrison,
Turner, Ivey and Hawkins
Co-Sponsors _____
Date of Introduction November 9, 2021

RESOLUTION

1 A RESOLUTION concerning

2 The 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway
3 Arts District—Minor Amendment

4 For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of
5 Prince George's County, Maryland, a minor amendment to the Gateway Arts District
6 Development District Overlay (D-D-O) Zone within the 2004 Sectional Map Amendment for the
7 Prince George's County Gateway Arts District, with certain revisions recommended by the
8 Prince George's County Planning Board.

9 WHEREAS, on November 30, 2004, the Prince George's County Council, sitting as the
10 District Council for that portion of the Maryland-Washington Regional District in Prince
11 George's County ("District Council"), adopted CR-78-2004, approving a comprehensive plan to
12 guide the development of land as designated as the Prince George's County Gateway Arts
13 District; and

14 WHEREAS, in accordance with the provisions of the Zoning Ordinance for Prince
15 George's County, the District Council concurrently approved the Gateway Arts District Sectional
16 Map Amendment ("SMA"), a comprehensive zoning map amendment with detailed zoning
17 changes for the designated sector plan area; and

18 WHEREAS, as stated in Section 27-548.10 of the County Zoning Ordinance, the purpose of
19 the D-D-O Zone is to ensure that the development of land in the Gateway Arts District meets the
20 goals for the development district set forth in the concurrent sector plan, and incentivizes unique

1 opportunities presented by the development district; and

2 WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District
3 Council's 2004 Sector Plan and SMA approved certain development district standards,
4 including a Table of Permitted Uses for the Gateway Arts District Development District which
5 are binding standards that replace or modify the development regulations otherwise applicable to
6 development of land in the underlying zoning classification; and

7 WHEREAS, as a result, the District Council finds that, by operation of law, the Gateway
8 Arts District Table of Permitted Uses governs those uses within the development district; and

9 WHEREAS, in furtherance of realizing the County's vision for the Gateway Arts District
10 Development District, and pursuant to the provisions of Sections 27-548.26 and 27-642 of the
11 Zoning Ordinance, the District Council adopted CR-73-2021 on June 22, 2021, to initiate a
12 minor amendment process to amend the Development District Overlay Zone Table of Permitted
13 Uses within the 2004 Sector Plan and Sectional Map Amendment for the Prince George's
14 County Gateway Arts District to permit 'private and public multipurpose art center' within the
15 Multifamily Medium Density Residential (R-18) Zone of the Gateway Arts District; and

16 WHEREAS, the Prince George's County Planning Board of the Maryland-National Capital
17 Park and Planning Commission, in conjunction with the Prince George's County Council,
18 pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly
19 advertised public hearing on the Minor Amendment to the Gateway Arts District Development
20 District Overlay Zone on September 23, 2021, in order to receive public comment into the record
21 public testimony on the proposed minor amendment; and

22 WHEREAS, after the close of the public hearing record, planning staff prepared a
23 Technical Staff Report analyzing the proposed amendment and public hearing comments with
24 recommendation to the Planning Board for consideration; and

25 WHEREAS, the Gateway Arts District Table of Permitted Uses is organized by specific
26 Character Areas within its Overlay Zone, rather than base zone classification; and

27 WHEREAS, all properties currently classified in the Development District Overlay/
28 Multifamily Medium Density Residential (D-D-O/R-18) Zone within the Gateway Arts District
29 D-D-O Zone are within the Multifamily Residential Community Character Area of the D-D-O
30 Zone; and

31 WHEREAS, an amendment to the Table of Permitted Uses to permit a use in an underlying

1 base zone would be inconsistent with the structure and framework of the D-D-O Zone; and

2 WHEREAS, the use “private and public multipurpose art center” is not defined in the
3 Prince George’s County Code or in the SMA; and

4 WHEREAS, on October 21, 2021, the Planning Board held a work session on the minor
5 amendment to examine the analysis of testimony presented at the September 23, 2021, joint
6 public hearing and exhibits received before the close of the record on October 8, 2021; and

7 WHEREAS, Planning Board endorsed the proposed amendment via PGCPB No. 2021-127;
8 which included the Technical Staff Report and Analysis of Testimony as attachments; and

9 WHEREAS, PGCPB No. 2021-127 includes two recommended revisions within the
10 endorsed Minor Amendment; and

11 WHEREAS, on November 2, 2021, the District Council conducted a public work session to
12 examine the record of joint public hearing testimony and recommendations of Planning Board
13 regarding the proposed minor amendment; and

14 WHEREAS, based upon testimony received into the record of joint public hearing
15 testimony, the Council, sitting as the Committee of the Whole, voted to direct staff to prepare a
16 Resolution of Approval with revision to the Gateway Arts District Development District Overlay
17 Zone to update the Table of Permitted Uses, to define, and permit within the Multifamily
18 Residential Community Character Area, “private and public multipurpose art centers,” as
19 recommended by the Prince George's Planning Board in PGCPB Resolution No. 2021-127.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
21 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
22 Regional District in Prince George's County, Maryland, that , in accordance with Sections 27-
23 548.26 and 27-642 of the Zoning Ordinance, the following Minor Amendment to the Gateway
24 Arts District Development District Overlay Zone be and the same is hereby approved, with the
25 revisions recommended by the Planning Board set forth within PGCPB No. 2021-127,
26 incorporated as set forth fully within this Resolution, and summarized below:

27 **MINOR AMENDMENT 1:**

28 “Private and Public Multipurpose Art Center” uses—defined as a community based
29 structure to be used for public enrichment through the creative arts, to include community events,
30 performance arts and related artistic events, classroom space, gallery space, as well as
31 administrative office and information center uses—are permitted in the Multifamily Residential

1 Community Character Area, and are prohibited in all other character areas.

2 BE IT FURTHER RESOLVED that the planning staff is authorized to correct any and all
3 other potential inconsistencies in the plan text, map, and tables in order to reflect the assigned
4 permitted use, as reflected in this Resolution.

5 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
6 Resolution to the Prince George’s County Planning Board of The Maryland-National Capital
7 Park and Planning Commission in accordance with procedural requirements of Sections
8 27-548.26 and 27-642 of the Zoning Ordinance

Adopted this 9th day of November, 2021.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council