

**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**

1 A RESOLUTION concerning  
2 The 2004 Approved Gateway Arts District Sector Plan and Sectional Map Amendment  
3 (SMA).

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

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

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

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

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

19 WHEREAS, the Planning Board reviewed the requested changes at a regularly scheduled  
20 Planning Board hearing session and found the changes would not impair the integrity of the 2004  
21 Approved Gateway Arts District Sector Plan and SMA; and

1 WHEREAS, the Planning Board also found that the alternate standards are in compliance  
2 with the goals of the Development District and conform with the purposes of the Development  
3 District Overlay Zone.

4 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
5 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
6 Regional District in Prince George's County, Maryland, that the Gateway Arts District Sector  
7 Plan and Sectional Map Amendment, as approved on November 30, 2004, are hereby revised as  
8 described below: (Bracketed text is deleted and underlined text is new.)

9  
10 **Revision 1** Revise the following Prince George’s County Gateway Arts District Development  
11 District Standards Table (pages 144 to 166) to footnote standard 17 under Site  
12 Design (page 146) of the Approved Gateway Arts District Sector Plan and SMA.  
13 The footnote will read: This standard does not apply to the TRN Character Area  
14 within the Mount Rainier municipal boundary; R-55 development standards will  
15 apply instead.

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

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

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1 **Revision 4** Revise the following Prince George’s County Gateway Arts District Development  
2 District Standards Table (pages 144 to 166) to footnote standard 25 under Site  
3 Design (page 147) of the Approved Gateway Arts District Sector Plan and SMA.  
4 The footnote will read: This standard does not apply to the TRN Character Area  
5 within the Mount Rainier municipal boundary; R-55 development standards will  
6 apply instead.

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8 **Revision 5** Revise the following Prince George’s County Gateway Arts District Development  
9 District Standards Table (pages 144 to 166) to footnote standard 2 under Access  
10 and Circulation (page 147) of the Approved Gateway Arts District Sector Plan  
11 and SMA. The footnote will read: This standard does not apply to the TRN  
12 Character Area within the Mount Rainier municipal boundary.

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

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

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28 **Revision 8** Revise the following Prince George’s County Gateway Arts District Development  
29 District Standards Table (pages 144 to 166) to footnote standard 7 under Building  
30 Height (page 152) of the Approved Gateway Arts District Sector Plan and SMA.  
31 The footnote will read: This standard does not apply to the TRN Character Area

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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.

1 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable, and if  
2 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,  
3 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or  
4 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,  
5 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or  
6 circumstances. It is hereby declared to be the legislative intent that this Resolution would have  
7 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,  
8 clause, section, zone, zoning map, or part had not been included therein.

9 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its  
10 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