

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session**

Resolution No. CR-83-2018
Proposed by Council Member Taveras
Introduced by Council Members Taveras, Glaros, Turner, Lehman, Toles and Franklin
Co-Sponsors _____
Date of Introduction October 23, 2018

RESOLUTION

1 A RESOLUTION concerning

2 Neighborhood Conservation Overlay Zone

3 For the purpose of approving the initiation and preparation, by the Prince George’s Planning
4 Board of the Maryland-National Capital Park and Planning Commission, of a new Neighborhood
5 Conservation Overlay (“N-C-O”) Zone, pursuant to the approval of Council Bill No. 13-2018 by
6 the District Council, after review and discussion of such exhibits and other testimony embodied
7 within the record of public hearing and other testimony received within in the legislative record,
8 specifically, as to land in that portion of the Maryland-Washington Regional District in Prince
9 George’s County, designated as the “Mount Rainier National Register Historic District (NRHD
10 68-013),” within the corporate municipal boundaries of the City of Mount Rainier.

11 WHEREAS, on May 6, 2014, the County Council of Prince George’s County, sitting as the
12 District Council for that portion of the Maryland-Washington Regional District in Prince
13 George’s County (“District Council”), approved a comprehensive update to its general plan for
14 the physical development of land in the County, in accordance with applicable prescriptions of
15 State law, set forth in Divisions I and II, Land Use Article, Annotated Code of Maryland; and

16 WHEREAS, as set forth in the land use and development policies approved by the District
17 Council therein, the 2014 General Plan calls for a comprehensive revision to the local zoning
18 laws and County subdivision regulations, in furtherance of realizing the required elements of the
19 plan as follows: Land Use; Economic Prosperity; Transportation and Mobility; Natural
20 Environment; Housing and Neighborhoods; Community Heritage, Culture, and Design; Healthy
21 Communities; and Public Facilities; and

1 WHEREAS, in order to realize the current General Plan policies, the District Council
2 authorized the Planning Board to undertake, in furtherance of strategies vital to the General Plan,
3 a wholesale revision of the local zoning laws, being also Subtitle 27 of the Prince George’s
4 County Code, along with the local subdivision regulations, being also Subtitle 24 of the Prince
5 George’s County Code; and

6 WHEREAS, the Planning Board duly assembled a zoning-rewrite team, composed of staff
7 internal to the Planning Department as local partners with a team of independent technical
8 consultants, for purposes of providing objective land use assessment and detailed technical
9 support, coupled with the local planning professionals; and

10 WHEREAS, as part of Module 1 of the proposed new zoning law, the County’s consultant
11 offered certain recommendations as to the protection of established communities within the
12 recommendations for the overhaul of the existing residential zones in the County; and

13 WHEREAS, the proposed local zoning rewrite recommended elimination of the Residential
14 Planned Community (“R-P-C”) Zones in the County; and

15 WHEREAS, after several preliminary public briefings on the proposed text of the local
16 zoning laws, the Council conducted three (3) Committee of the Whole work sessions for
17 purposes of garnering such additional or refined feedback regarding the text of a proposed new
18 County Zoning Ordinance, being also Subtitle 27 of the Prince George’s County Code; and

19 WHEREAS, on September 18, and September 25, 2018, respectively, the Council convened
20 as the Committee of the Whole for purposes of considering potential action by the committee as
21 to the proposed legislation, CB-013-2018; and

22 WHEREAS, as with all public work sessions related to the zoning rewrite, the Committee
23 of the Whole received oral and written testimony as to the proposed text of CB-013-2018; and

24 WHEREAS, during the public work session, the Council received testimony from the City
25 of Mount Rainier regarding the installation of a new, Neighborhood Conservation Overlay (“N-
26 C-O”) Zone which, as relevant to the instant legislation, shall be fashioned to address the unique
27 development pattern of the Mount Rainier National Register Historic District, where traditional
28 residential zoning categories cannot feasibly be applied; and

29 WHEREAS, thereafter, the Committee of the Whole voted for a favorable report as to the
30 subject legislation, along with the proposed changes set forth in Amendment No. 2 to CB-013-
31 2018, particularly the proposed changes set forth at pp. 27-4—162 through 27-4—163; and

1 WHEREAS, in accordance with its stated goal within the current general plan to preserve
2 established residential neighborhoods of vital historical, cultural, and social import in the
3 County, and to integrate that historical fabric within the fabric of current metropolitan relevance,
4 the District Council finds that there is a need to initiate an N-C-O Zone for the area designated as
5 “Mount Rainier National Register Historic District (NRHD 68-013),” situated within the
6 corporate boundaries of the City of Mount Rainier in the 2010 *Prince George’s County Historic*
7 *Sites and Districts Plan* approved by the District Council via adoption of CR-51-2010 on June 8,
8 2010.

9 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
10 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
11 Regional District in Prince George’s County, Maryland, that the Maryland-National Capital Park
12 and Planning Commission is hereby directed to prepare a Mount Rainier National Register
13 Historic District Neighborhood Conservation Overlay Zoning Map Amendment.

14 BE IT FURTHER RESOLVED that the Planning Board shall establish the applicable
15 boundaries for the Mount Rainier National Register Historic District.

1 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
2 Resolution to the Prince George’s Planning Board of the Maryland-National Capital Park and
3 Planning Commission, in furtherance of its compliance with the procedural requirements set
4 forth in Section 27-4400 of the local zoning laws approved by the District Council via CB-013-
5 2018 on October 23, 2018.

Adopted this 23rd day of October , 2018.

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: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council