

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

ZONING ORDINANCE NO. 5 - 2000

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 Brentwood.

WHEREAS, the County Council of Prince George's County, Maryland, sitting as the District Council, initiated the Brentwood Mixed-Use Town Center zoning map amendment process in Council Resolution 8-1996, approved March 12, 1996; and

WHEREAS, the Adopted and Approved Master Plan for Planning Area 68 recommends the M-U-TC Zone for the Town of Brentwood, 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 Brentwood and the community, a development plan and design guidelines for the Brentwood 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 over 48 meetings with the community and Town of Brentwood officials and prepared a development plan and design guidelines; and

WHEREAS, on November 18, 1999, the Prince George's County Planning Board, in accordance with Section 27-198.03 of the Zoning Ordinance, held a public hearing on the development plan and design guidelines prepared by the Technical Staff, and on December 9, 1999, held a 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 Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines*, as reflected in Resolution PGCPB 99-241, approved December 16, 1999; and

WHEREAS, the Prince George's County Planning Board transmitted the approved *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* to the District Council, which received them on February 25, 2000; and

WHEREAS, the District Council, in accordance with Sec. 27-198.04 of the Zoning Ordinance, held a duly advertised public hearing on the *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* on April 4, 2000; and

WHEREAS, on May 16, 2000, the Council held a worksession on the *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines*, to review the hearing testimony and the exhibits submitted in the record; and

WHEREAS, the Council decided to amend the *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* in response to testimony received at the public hearing, and to approve them with amendments and additions as follows:

I. Development Plan Options

The short-range development concept plan shall be revised to incorporate language which reflects the trails and bike route recommendations referenced and approved in the Planning Area 68 Master Plan.

II. Existing and Proposed Right-of-Way of Streets in Brentwood Town Center

The right-of-way table shall be expanded to include the minimum right-of-way necessary to safely support the Plan's design recommendations, the functional classification of the roadway and classification of bike trail to be provided within the roadway's right-of-way.

III. Wheelchair Access and ADA considerations

The Plan shall be revised to include additional language or guidelines that design and construction of new or extensively renovated buildings must comply to the greatest extent feasible with ADA requirements.

IV. Parking for small businesses

The Plan shall be revised to add an additional guideline in the parking section, to encourage parking spaces located closest to retail establishments to be restricted to short-term usage to provide parking to support consumer-based businesses.

V. Other

Text and Map Corrections

The Plan text and maps shall be revised where appropriate to correspond to the aforementioned amendments, revisions, extensions, deletions, and additions and to incorporate drafting and/or technical corrections, as necessary.

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

WHEREAS, in this approval of the *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines*, the Council acknowledges its intention to approve an amendment to the Town of Brentwood Mixed-Use Town Center Zone, to adjust the southern boundary of the zone to correspond to the boundary between the City of Mount Rainier and the Town of Brentwood, to exclude from the Mixed-Use Town Center Zone the properties which lie within the municipal boundaries of Mount Rainier, as suggested in testimony presented to the District Council; and

WHEREAS, approval of the M-U-TC Zone and the *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* 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 Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* 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 Zone and Development Plans 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 Brentwood 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 Brentwood Mixed-Use Town Center District to the Mixed-Use Town Center (M-U-TC) Zone. The *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* are hereby approved, with the amendments, extensions, deletions, and additions presented and received at the public hearing before the District Council, as described below.

SECTION 2. Approval of the *Town of Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines* includes the following amendments, extensions, deletions, and additions:

I. Development Plan Options

A. Page 17

The following bullets will be added to the four bullets on this page.

Bunker Hill Road, Shepard Street, 38th Street and Rhode Island Avenue are signed bike routes connecting Brentwood to Hyattsville, Mount Rainier and Cottage City. These bike routes include signs indicating the name of the route, destination markers and directional information.

Appropriately signed Class III bike trails are located within the right-of-way of Rhode Island Avenue and 38th Street on both sides of the street where feasible, and have been implemented through the provision of extra-wide curb lanes.

B. Page 24

The following design guideline will be added as the third bullet on this page.

Parking spaces located closest to the buildings should be reserved for short-term

usage to

The following guideline will be modified as follows:

Parking ingress and egress should be well designed in accordance with applicable State and local requirements, including ADA requirements.

C. Page 36

The intent statement on page 36 is modified as follows:

Since there is no clear facade treatment which can be described for the commercial buildings in the town center, it is intended that infill developments start to give architectural character and definition through design and articulation of facade elements. Additions and alterations to existing residential buildings should respect the proportions, details and materials of the original buildings. However, exceptions in doorway restrictions which are needed to facilitate wheelchair access and ADA compliance particularly for medical offices or other uses which serve the general public will be considered. Where strict adherence to ADA is cost prohibitive alternative solutions should be considered

II. Existing and Proposed Right-of-Way of Streets in Brentwood Town Center

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<u>STREET NAME</u>	<u>ROAD CLASSIFICATION</u>	<u>BIKE TRAIL CLASSIFICATION</u>	<u>EXISTING RIGHT-OF-WAY</u>	<u>PROPOSED RIGHT-OF-WAY</u>
1. <u>Rhode Island Ave.</u>	<u>4-lane collector</u>	<u>Urban Class III</u>	<u>100-130 feet</u>	<u>80-130 feet*</u>
2. <u>38th Street</u>	<u>2-lane collector</u>	<u>Urban Class III</u>	<u>60 feet</u>	<u>80 feet* (between Bladensburg Road and Rhode Island Avenue</u>
3. <u>Bunker Hill Road</u>	<u>2-lane primary residential</u>	<u>Signed bikeways*</u>	<u>50 feet</u>	<u>50 feet</u>
4. <u>Quincy Street</u>	<u>2-lane primary residential</u>	<u>n/a</u>	<u>50 feet</u>	<u>50 feet</u>
5. <u>Shepherd Street</u>	<u>2-lane primary residential</u>	<u>Signed bikeways*</u>	<u>50 feet</u>	<u>50 feet</u>
6. <u>39th Street</u>	<u>2-lane primary residential</u>	<u>n/a</u>	<u>50 feet</u>	<u>50 feet</u>

**Approved Master Plan and Sectional Map Amendment for Planning Area 68*

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

Enacted this 23rd day of May, 2000, by the following vote:

In Favor: Council Members Bailey, Estepp, Gourdine, Hendershot, Maloney,
Russell, Scott, Shapiro and Wilson

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: _____
Dorothy F. Bailey, Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council