



# Minor Amendments to the Gateway Arts District (GAD) Development District Overlay Zone

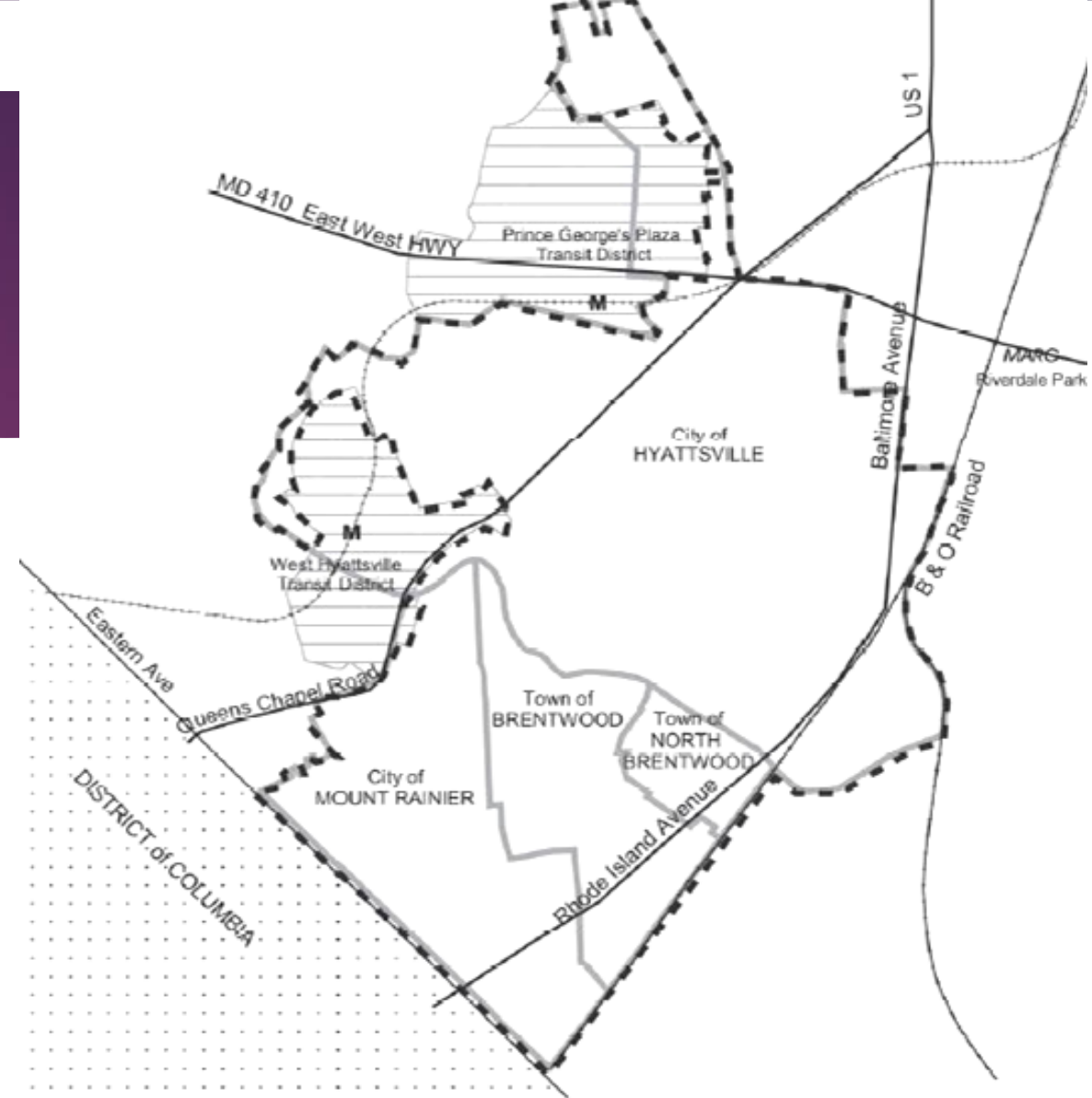
JOINT PUBLIC HEARING – DISTRICT COUNCIL AND PLANNING BOARD

OCTOBER 27, 2015

# Location

## Planning Area 68:

- ▶ City of Hyattsville
- ▶ City of Mount Rainier
- ▶ Town of Brentwood
- ▶ Town of North Brentwood



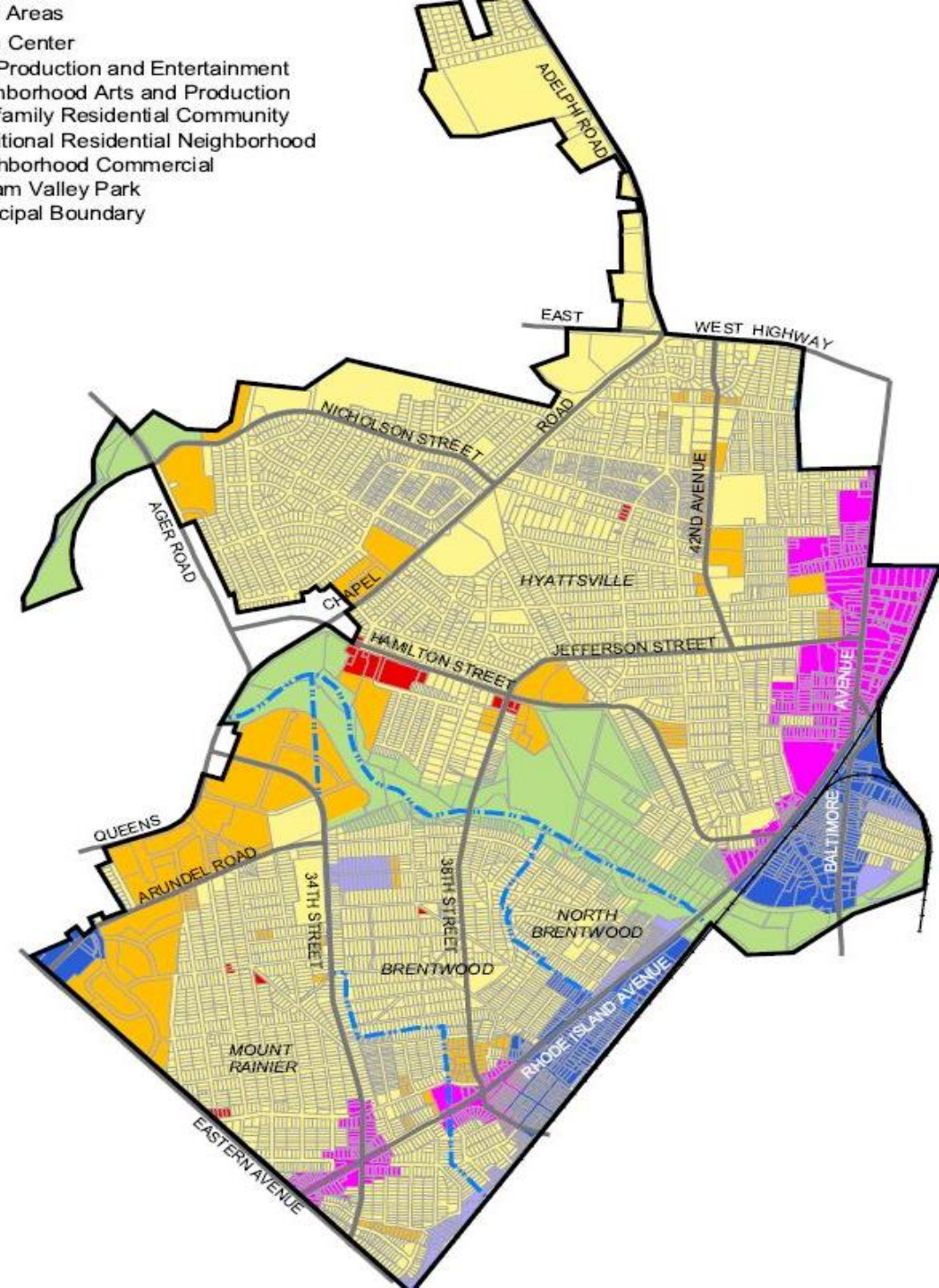
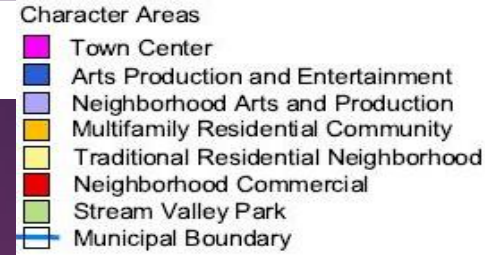
- Prince George's County Gateway Arts District Sector Plan and Sectional Map Amendment Boundary
- Municipalities
- ▨ Transit District

# D-D-O-Z Vision

- ▶ 2004 ***Approved Sector Plan and Sectional Map Amendment for Prince George's County Gateway Arts District***
  - ▶ *“Focal point for art activities of all types and a place for entertainment, socializing, dining, shopping, and living, but retains its core to the heart of four small municipalities - Mount Rainier, Brentwood, North Brentwood and Hyattsville.”*
  - ▶ Allows development of more lively commercial and mixed-use centers in seven character areas.

# Gateway Arts District Character Areas

1. Town Center (TC)
2. Arts Production and Entertainment (APE)
3. Neighborhood Arts and Production (NAP)
4. Multifamily Residential Community (MRC)
5. **Traditional Residential Neighborhood (TRN)**
6. Neighborhood Commercial (NC)
7. Stream Valley Park (SVP)



# Legislative Background

- ▶ **November 30, 2004:** District Council adopted Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District
- ▶ **Previous amendments (2007, 2014):**
  - ▶ Development District Standards in TRN Character Area – City of Mount Rainier and City of Hyattsville (2007)
  - ▶ Bed and Breakfast Amendment (2014)

# Legislative Background

- ▶ **June 6, 2015:** District Council adopted CB-35-2015 creating a minor amendment process for comprehensive plans, functional plans, development district plans and associated approved Development District Overlay Zones
- ▶ **September 9, 2015:** District Council adopts CR-48-2015 directing the Planning Board to initiate three minor amendments to the Gateway Arts District D-D-O-Z.

# Gateway Arts DDOZ Minor Amendments

## TRN Area

### (Amendment #1)

- Permit the exemption of replacement of freestanding signs for non-commercial properties

## TRN Area

### (Amendment #2)

- Limiting conversions of single-family homes to 2 dwelling units instead of 3 dwelling units

# Gateway Arts DDOZ Minor Amendments

## Districtwide

### (Amendment #3)

- Clarify prohibition of vehicle parts and tire stores with and without installation



# Amendment # 1 –

## Exempt freestanding signs on non-commercial property TRN

- ▶ To amend the DDOZ standards to exempt, from compliance with any applicable development district standards for the Gateway Arts District, freestanding replacement signs on non-commercial property in the TRN Character Area, where replacement sign is of similar size and character as the existing sign on the property.

### **ANALYSIS:**

- ▶ Freestanding signs are prohibited districtwide
- ▶ Modifications on freestanding signs require a DSP process
- ▶ Suggest adding height and width dimensions requirements to ensure that signs are equal to or not greater than 15% of existing freestanding sign in height or width

# Amendment # 2 –

## Amend residential portion of Table of Uses Permitted in TRN

- ▶ To limit the number of dwelling units to a maximum of two (2) dwelling units in a converted single-family home.

### **ANALYSIS:**

- ▶ Plan currently allows conversions up to three (3) dwelling units in a single-family home
- ▶ Amendment supports single-family residential neighborhood character of TRN in GAD

# Amendment # 3 – Amend Commercial Portion of Table of Uses Permitted

- ▶ To clarify that the approved 2004 development district prohibits vehicle parts and tire stores throughout the Arts District, irrespective of whether or not the commercial enterprise offers installation
- ▶ “Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage” is currently prohibited from the Table of Uses Permitted

## **ANALYSIS:**

- ▶ GAD explicitly prohibits vehicle and tire stores with installation
- ▶ Omission of vehicle parts or tire stores without installation creates ambiguity regarding its prohibition in the GAD districtwide