

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

**ZONING ORDINANCE NO. 6 - 2006**

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by approving the Suitland Mixed-Use Town Center Zone.

WHEREAS, the County Council of Prince George's County, Maryland, sitting as the District Council, initiated the Suitland Mixed-Use Town Center zoning map amendment process in Council Resolution CR-05-2002 approved on February 19, 2002; and

WHEREAS, the 1985 Approved Suitland-District Heights and Vicinity Master Plan and Sectional Map Amendment recommended continued commercial use for this area and designated it for the County's neighborhood revitalization program; and

WHEREAS, the Suitland town center area was defined as a regional center in the 2002 *Prince George's County Approved General Plan*;

WHEREAS, the Council directed the Maryland-National Capital Park and Planning Commission to prepare, with community participation, a development plan and design guidelines for the Suitland 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 numerous meetings with residents and business and property owners and prepared a development plan and design guidelines; and

WHEREAS, on March 15, 2005, the Prince George's County Council, sitting as the District Council, in conjunction with the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to Section 27-198.04 of the Zoning Ordinance, held a duly advertised public hearing on the *Suitland Mixed-Use Town Center Zone Development Plan* and Zoning Map Amendment (part of Planning Area 75); and

WHEREAS, on June 9, 2005, the Prince George's County Planning Board held a public 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 *Suitland Mixed-Use Town Center Zone Development Plan*, as reflected in Resolution PGCPB 05-134, approved July 7, 2005; and

WHEREAS, the Prince George's County Planning Board transmitted the approved *Suitland Mixed-Use Town Center Zone Development Plan* to the District Council, which was received on August, 2005; and

WHEREAS, the District Council, in accordance with Sec. 27-198.04 of the Zoning Ordinance, held a duly advertised public hearing on the *Suitland Mixed-Use Town Center Zone Development Plan* on March 15, 2005; and

WHEREAS, on September 13, 2005, the Council held a worksession on the *Suitland Mixed-Use Town Center Zone Development Plan*, to review the hearing testimony, the exhibits submitted in the record and the resulting Planning Board recommended amendments; and

WHEREAS, the Council has decided to accept and approve the recommended Planning Board amendments contained in the Digest of Testimony for the *Suitland Mixed-Use Town Center Zone Development Plan* in response to testimony received at the public hearing, and include additional changes as follows:

I. Design Standards/Development Concept Plan

The Plan shall be revised to clarify the development flexibility possible with the M-U-TC Zone and the variety of housing types that should be allowed; require the undergrounding of utilities and the use of Low-Impact Development stormwater management techniques in all new development in the M-U-TC; allow flexibility in the height of buildings along Main Street; reclassify portions of Silver Hill Road into the "boulevard" development category; and revise and add standards to insure the highest quality of building design for new development, particularly new multifamily residential development.

II. Design Review Process

The Plan shall be revised to include additional language concerning the selection of the Local Design Review Committee

WHEREAS, in order to implement the plans and policies in the *Suitland Mixed-Use Town Center Zone Development Plan* 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 after the close of the public hearing record and the Council worksession; and

WHEREAS, approval of the M-U-TC Zone and the *Suitland Mixed-Use Town Center Zone Development Plan* 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 *Suitland Mixed-Use Town Center Zone Development Plan* 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 Plan are in conformance with the land use and zoning recommendations of the 1985 Approved Suitland-District Heights and Vicinity Master Plan and Sectional Map Amendment and implement the 2002 General Plan's regional center designation for Suitland; (3) Suitland is an older, substantially-developed community for which the M-U-TC Zone is appropriate to create a mid-density mixed use that provides for flexible regulation of development and redevelopment; and (4) The M-U-TC 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 Suitland Mixed-Use Town Center District to the Mixed-Use Town Center (M-U-TC) Zone. The *Suitland Mixed-Use Town Center Zone Development Plan* is hereby approved, with the amendments, extensions, and additions presented and received at the public hearing before the District Council, as described below.

SECTION 2. Approval of the *Suitland Mixed-Use Town Center Zone Development Plan* includes the following amendments, extensions, and additions:

## **I. Suitland Mixed-Use Town Center Development Concept Plan**

### **A. Page 17**

Add text to the first paragraph to read:

The residential development in Suitland Manor should target the family as well as area workers and other households interested in living in a community-centered environment that is in close proximity to a Metrorail station. With the completion of the new Shadyside Elementary School, this neighborhood will become particularly attractive to new families. Homeownership and affordability should both be encouraged in Suitland Manor. Housing types recommended to satisfy this criteria include townhouses, [duplexes,] “zero-lot line” single-family, and traditional single-family housing. Other housing types may be allowed if they meet the goals and objectives of the development plan and are consistent with the Suitland M-U-TC design standards and guidelines.”

## **II. Design Standards and Guidelines**

### **A. Page 24**

Revise Map 3 (Suitland Mixed-Use Town Center Concept Plan) to reclassify the portion of Suitland Manor along the west side of Silver Hill Road from “main street” development to “boulevard” development. Maintain the portion along the north side of Suitland Road in the “main street” development category.

### **B. Page 25**

Add text on before the “Organization Section” to read:

#### **“How to Use**

The M-U-TC Zone is intended to be flexible and allow the applicant alternatives to strict application of all of the design standards when developing in accordance with the goal, design principles, and intent statements of the development plan. These shall be used to evaluate the conformance of each proposal with specific standards in the M-U-TC Development Plan.”

### **C. Page 26**

Revise text for Standards 1 and 2 in the Utilities and Services Section to read:

“1. All new development sites [greater than two acres in size] shall place utility lines underground or relocate them to the rear of the property.

- [2. Development on smaller sites and all redevelopment/infill sites should place utility lines underground or relocate them to the rear of the property.]”

**D. Page 27**

Revise text for Standard 2 in Form and Massing Section to read:

“Buildings along a ‘main street’ (Huron Avenue, Swann Road, and Suitland Road west of Silver Hill Road) should [shall] be a minimum of two stories and a maximum of five stories in height.”

**E. Page 28**

Revise text in Standards 2, 3, 4, 5 and 10 in the Façade Design Section to read:

- “2. Building storefronts shall [should] feature display windows, doors, and other fenestration to add visual interest at the street level and to maintain a strong visual connection between the street and street-level uses. Special attention should be given to the size, location, design, and appearance of the uses.
3. Corner buildings shall [should] be treated as landmarks in design or decorated with landmark elements because they serve as focal points in the Commercial District. Well-designed corners enhance legibility by creating visual interest and contribute to a distinctive identity.
4. Commercial District façades shall [should] be designed to incorporate modulation through the use of materials, detailing, projections and recesses, and window placement and other appropriate measures [that helps] to reduce the bulk and mass of the building.
5. Buildings which are composed of “ribbons” or “bands” of glass and architectural precast panels shall [should] be avoided.
10. Façade materials shall [should] be high quality, durable and attractive (such as brick, stone and masonry). Imitation or synthetic exterior building materials that stimulate the appearance of natural stone or brick shall [should] be avoided.

**F. Page 29**

Revise text for Standards 12 and 13 in the Façade Design Section to read:

- “12. Building entrances shall [should] be a prominent part of the building design, and should be highlighted by using architectural elements such as an entrance tower, pediment, portico, breezeway, antechamber, outdoor plaza, and surrounds decorations.

13. At least one building entrance shall be on a public street. If a building has frontage on two public streets, at least one entrance shall be on a public street and can be located at the intersection of the streets upon the corner.”

**G. Page 29**

Revise text for Standards 2 and 4 in the Former Residential Buildings in Commercial Uses to read:

- “2. All door and window openings shall [should] be preserved and maintained.
4. Front yards shall remain as green space and be planted and well-maintained. Paving of front yards is discouraged; parking should be in the rear of the building.”

**H. Page 34**

Revise text for Standard 1 in the Stormwater Management section under Residential District to read:

- “1. Low-impact development techniques...shall [should] be used on all sites as the primary method of collecting and/or treating stormwater.”

**I. Page 35**

Revise text for Standards 2, 3, 4, 5 and 6 in the Façade Design Section to read:

- “2. Façade materials shall [should] consist primarily of brick or stone. [Standard siding is permitted only on side and rear elevations of interior lots.]
3. Single-family (detached/attached) residential building types should have masonry facades (brick, stone or approved equal) on at least 100 [60] percent of three sides of a dwelling, including the front[, or building] (excluding gables, windows, trim and doors).
4. Multifamily residential building types should incorporate masonry facades (brick, stone or approved equal) on 100 percent of all facades (or sides). [the front façade, and at least 50 percent of other facades.]
5. All multifamily buildings [on the ground level] should provide a patio or porch for all units on the ground level to increase natural surveillance of the surrounding area.

6. Front porches may [are permitted to] be built in the 20-foot setback but porches cannot be closer than 4 feet from the sidewalk. Front porches shall be [a minimum of 8 feet deep and] in proportional scale with the house.”

**J. Page 38**

Revise text of Standard 1 in the Stormwater Management Section under Public Spaces to read:

“Low-impact development techniques...shall [should] be used on all sites as the primary method of collecting and/or treating stormwater.”

**III. Design Review Process**

**A. Page 51**

Revise the text in the first paragraph starting with the fourth sentence to read:

“...[The Planning Board selects and appoints committee] The Design Review Committee is comprised of seven members from a pool of applicants solicited from the community and the represented associations—the Suitland Citizens and Business Associations—and the Suitland Federal Center. The County Councilmember forwards the names of the recommended applicants to serve on the committee to the Planning Board for their review and approval. Each member of the committee serves for a one- or two-year term.”

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

Enacted this 28<sup>th</sup> day of February, 2006, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrington, Hendershot, Knotts and Peters

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: \_\_\_\_\_  
Thomas E. Dernoga, Chairman

ATTEST:

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Redis C. Floyd  
Clerk of the Council