

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Resolution No. CR-143-2013
Proposed by Council Member Toles
Introduced by Council Members Toles and Patterson
Co-Sponsors _____
Date of Introduction November 19, 2013

RESOLUTION

1 A RESOLUTION concerning

2 The Suitland Mixed-Use Town Center (M-U-TC) Zone Development Plan

3 For the purpose of initiating a secondary amendment to the *2006 Approved Suitland Mixed-Use*
4 *Town Center Development Plan* to make clarifying amendments concerning design standard
5 applicability to exterior renovations, and to require certain use and occupancy permits be subject
6 to the Design Review Process within the Mixed-Use Town Center Zone .

7 WHEREAS, Section 27-546.14 of the Zoning Ordinance for Prince George's County,
8 Maryland, being also Subtitle 27 of the Prince George's County Code, provides a process for
9 consideration and approval of secondary amendments to an approved Mixed-Use Development
10 Plan for an Mixed-Use Town Center (M-U-TC) Zone; and

11 WHEREAS, Section 27-546.14 further provides that amendments to an approved Mixed-
12 Use Town Center Development Plan may be proposed by any owner of property within the M-
13 U-TC Zone, a municipality within which the Zone is located, the Planning Board, or the District
14 Council; and

15 WHEREAS, it is the desire of the District Council to proposed amendments to the *2006*
16 *Approved Suitland Mixed-Use Town Center Development Plan* in order to make clarifying
17 amendments to the applicability of the design standards of the Development Plan, as well as to
18 propose certain procedural amendments to the Design Review Process.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
20 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
21 Regional District in Prince George's County, Maryland, that The Maryland-National Capital Park

1 and Planning Commission is hereby directed to prepare a secondary amendment to the 2006
2 *Approved Suitland Mixed-Use Town Center (M-U-TC) Zone Development Plan*, including the
3 amendments set forth in Attachment A, attached hereto and incorporated as if set forth fully
4 herein, in accordance with Section 27-546.14 of the Zoning Ordinance.

5 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 19th day of November, 2013.

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: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

ATTACHMENT A

1. Amend the Suitland Mixed-Use Town Center Development Plan to require that the design standards of the Development Plan shall apply to all exterior renovations for non-residential uses excluding routine maintenance.
2. Define routine maintenance as follows: For purposes of the Suitland Mixed-Use Town Center Development Plan routine maintenance shall mean repairs of existing development or improvements not requiring the issuance of a building permit.
3. Amend the Development Plan to require that any exterior renovations to property that has stood vacant for a period of three (3) or more years shall be subject to the Design Standards and the Design Review process for the Suitland Mixed-Use Town Center Zone.
4. Amend the Mixed-Use Development Plan to require that the transfer of use and occupancy permits for the following uses be subject to the Design Review process including the Design Standards and Guidelines for the Suitland Mixed-Use Town Center Zone:
 - a. food or beverage store
 - b. drug store
 - c. department or variety store
 - d. fast food restaurant
 - e. laundromat
 - f. laundry store or plant
 - g. catering establishment
 - h. dry cleaning or laundry pickup station
 - i. newspaper, magazine or tobacco shop
 - j. hardware store
 - k. lawnmower repair shop
 - l. electric or gas appliances, radio, or television repair shop
 - m. club or lodge
 - n. fortune telling
 - o. amusement arcade
 - p. billiard or pool parlor
 - q. car wash