

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 3/12/96

**Reference No.:** CR-8-1996

**Proposer:** (M-NCPPC)

**Draft No.:** 2

**Sponsors:** Council Members Del Giudice and MacKinnon

**Item Title:** A Resolution initiating a Mixed-Use Town Center Map  
Amendment for the Town of Brentwood

**Drafter:**

**Resource Personnel:** Dineene O'Connor  
M-NCPPC

**LEGISLATIVE HISTORY:**

**Date Presented:** \_\_\_/\_\_\_/\_\_\_

**Executive Action:** \_\_\_/\_\_\_/\_\_\_

**Committee Referral:**(1) 2/27/96 PZED

**Effective Date:** \_\_\_/\_\_\_/\_\_\_

**Committee Action:**(1) 3/4/96 FAV (A)

**Date Introduced:** 2/27/96

**Pub. Hearing Date:** (1) \_\_\_/\_\_\_/\_\_\_ \_\_:\_\_\_ \_\_

**Council Action:** (1) 3/12/96 ADOPTED

**Council Votes:** SD:A, DB:A, JE:-, IG:A, AMc:A, WM:A, RVR:A, AS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

**PLANNING, ZONING & ECONOMIC DEV. COM. REPORT**

DATE: 3/4/96

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Estepp, MacKinnon, Maloney, Russell, and Wilson).

Staff explained that the Mixed- Use-Town Center (M-U-TC) Zone was created in conjunction with the Planning Area 68 Master Plan, which had recommended this zone for Hyattsville, Mt. Ranier, and Brentwood. It is intended to be applied to older, mixed use areas of the County in need of revitalization. The zone is regulated by a Town Center Development Plan, which is approved by the Council and is unique to each area. The M-U-TC Zone is also one of only two zones in the County that permits uses through the Special Permit process. Uses that are designated "Special Permit" uses are permitted, but the Planning Board must approve a site plan for the use and find compliance with the Town Center Plan. The sponsor added that the creation of this zone was a grassroots effort,

having been proposed by the Citizens' Advisory Committee for the Master Plan and municipal officials.

There was concern regarding the notification process for this Map Amendment. Dineene O'Connor, representing the Planning Department, assured the committee that first-class notification to property owners would be given throughout the process. Ms. O'Connor presented a map of the area under consideration, which is only a portion of Brentwood. Staff suggested that this map be attached to the resolution for clarity. The Committee agreed, but wanted it to be clear that the boundaries of the area may be adjusted as the process continues and public input is received.

Roylene Roberts, representing the Town of Brentwood, spoke in favor of the resolution. She spoke about the need for the zone at this time, particularly as several large parcels are about to become vacant and future uses are unknown. The Committee reported the resolution out with a favorable report, with the boundary map attached.

#### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

The Mixed-Use Town Center (M-U-TC) Zone was created in 1994 to promote reinvestment and redevelopment in the County's older, more established, mixed use areas. The zone was developed in conjunction with the Planning Area 68 Master Plan, and the adopted Plan recommended application of the zone in certain areas, including the Town of Brentwood. In 1995, the Mayor of Brentwood requested that a Zoning Map Amendment to the M-U-TC Zone be prepared for the area within the Town. This resolution initiates the Map Amendment.

#### **CODE INDEX TOPICS:**