

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2013 Legislative Session

Resolution No. CR-85-2013

Proposed by Council Member Campos

Introduced by Council Member Campos

Co-Sponsors _____

Date of Introduction July 24, 2013

RESOLUTION

1 A RESOLUTION concerning

2 Initiation of a New Mount Rainier Architectural Conservation Overlay Zone

3 For the purpose of initiating an Architectural Conservation District designation within the City of
4 Mount Rainier and authorizing the Planning Board to prepare an Architectural Conservation
5 Overlay Zone and Architectural Conservation District Plan.

6 WHEREAS, the District Council enacted CB-5-2012 concerning the Architectural
7 Conservation Overlay Zones in order to provide a regulatory framework to preserve and protect
8 the architectural or design character in established residential communities while promoting
9 appropriate, well-planned development and redevelopment that is consistent with the
10 surrounding neighborhoods and adjoining areas; and

11 WHEREAS, Section 27-213.19 of the Zoning Ordinance of Prince George's County, being
12 also Subtitle 27 of the County Code, permits the initiation of a new Architectural Conservation
13 Overlay Zone by resolution of the District Council; and

14 WHEREAS, Section 27-213.19(a) further provides that the designation of an Architectural
15 Conservation District is permitted when the District Council finds that the land area proposed for
16 designation includes at least twenty (20) or more adjacent developed or undeveloped residential
17 lots or parcels in a single family residential zone; will follow property lines, streets, or permanent
18 natural features; will not exclude part of any included property; falls completely within the
19 corporate boundaries of a municipality, but does not include property in more than one
20 municipality; and when the municipality in which the proposed District is located requests such
21 designation, by resolution of the city or town council; and

1 WHEREAS, the District Council has reviewed Resolution No. 6-2013 adopted by the City
2 of Mount Rainier on April 23, 2013, requesting designation of an Architectural Conservation
3 District, attached hereto as "Attachment A" and incorporated as if set forth fully herein; and

4 WHEREAS, in accordance with the provisions of Section 27-213.19, the District Council
5 finds that the request for designation of an Architectural Conservation District encompasses at
6 least twenty (20) or more adjacent developed or undeveloped residential lots or parcels in a
7 single family residential zone; and

8 WHEREAS, the District Council further finds that, in accordance with the prescriptions of
9 the Zoning Ordinance and Resolution No. 6-2013 adopted by the City of Mount Rainier, the
10 proposed boundaries of the Architectural Conservation District will include all single-family
11 residential zones within the corporate boundaries of the City of Mount Rainier, following
12 property lines, streets, or permanent natural features and will not exclude part of any included
13 property; and

14 WHEREAS, as part of its consideration of the new Mount Rainier Architectural
15 Conservation District designation, the County Council intends to consider a zoning map
16 amendment to superimpose a new Architectural Conservation Overlay Zone and Architectural
17 Conservation District Plan, which may include new regulatory requirements affecting certain
18 residential building, development, and redevelopment projects within the District; and

19 WHEREAS, the District Council wishes to involve the communities and citizens who live,
20 work or own property in the affected area in the review process.

21 NOW, THEREFORE, BE IT RESOLVED, by the County Council of Prince George's
22 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
23 Regional District in Prince George's County, Maryland, that the Planning Board is hereby
24 authorized to prepare a new Architectural Conservation Overlay Zone and Architectural
25 Conservation District Plan ("ACOZ/ACDP") for Mount Rainier, in accordance with
26 requirements in the Zoning Ordinance and provisions of Attachment A.
27

1 BE IT FURTHER RESOLVED that the Planning Board shall conduct a public outreach
2 program during preparation of the ACOZ/ACDP for citizens and organizations which reside,
3 own, or use property in the affected communities.

4 BE IT FURTHER RESOLVED that this Resolution shall be published in the County
5 newspapers of record in accordance with Section 27-213.19 of the Zoning Ordinance.

Adopted this 1st day of October, 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