

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2012 Legislative Session

Resolution No. CR-64-2012

Proposed by Council Member Campos

Introduced by Council Members Campos and Turner

Co-Sponsors _____

Date of Introduction September 18, 2012

RESOLUTION

1 A RESOLUTION concerning

2 The Approved 2004 Prince George's Gateway Arts District Sector Plan and Sectional Map
3 Amendment (SMA) and Development District Overlay Zone

4 For the purpose of authorizing the Planning Board prepare an amendment to the Approved 2004
5 Gateway Arts District Sector Plan and Sectional Map Amendment (SMA) and Development
6 District Overlay Zone revising certain development district standards within the Gateway Arts
7 District.

8 WHEREAS, the District Council adopted CR-78-2004, approving the Prince George's
9 County Gateway Arts District Sector Plan and Sectional Map Amendment, on November 30,
10 2004; and

11 WHEREAS, the 2004 Approved Gateway Arts District Sector Plan and SMA established
12 development district standards in seven character areas including the Traditional Residential
13 Neighborhood (TRN) Character Area that supersede the development standards of the
14 underlying residential zone; and

15 WHEREAS, in furtherance of the recommendations of the 2004 Approved Gateway Arts
16 District Sector Plan and SMA, the District Council adopted certain Development District
17 Overlay Zones encompassing the City of Hyattsville, City of Mount Rainier, and the Town of
18 Brentwood and established specific development regulations for the land area encompassed by
19 the Overlay Zones; and

20 WHEREAS, Section 27-548.22 of the Zoning Ordinance for Prince George's County
21 prescribes that the uses allowed on property in a Development District Overlay Zone shall be the

1 same as those allowed in the underlying zone in which the property is classified, except as
2 modified by Development District Standards approved by the District Council; and

3 WHEREAS, on October 21, 2009, the District Council enacted CB-39-2009 which, in
4 pertinent part, defined Bed-and-Breakfast Inn, set forth certain specific requirements, and
5 declared Bed-and Breakfast-Inns a permitted use in certain residential zones; and

6 WHEREAS, the Approved Gateway Arts District Sector Plan and Approved Gateway
7 Arts Development District Overlay Zones do not contemplate Bed-and-Breakfast Inns in its
8 Development District Standards; and

9 WHEREAS, Section 27-548.19 of the Zoning Ordinance provides that all new
10 development is generally subject to a Detailed Site Plan within a Development District Overlay
11 Zone; and

12 WHEREAS, the City of Hyattsville, the City of Mount Rainier, and the Town of
13 Brentwood have determined that the requirement for an approved Detailed Site Plan for Bed-
14 and-Breakfast Inns within the City of Hyattsville is unduly burdensome, and that inclusion of
15 Bed-and-Breakfast Inns within the corporate limits of the City of Hyattsville, the City of Mount
16 Rainier, and the Town of Brentwood enhances the District and is otherwise consistent with the
17 protection of the historic residential character of the City's traditional residential neighborhoods;
18 and

19 WHEREAS, Section 27-548.26 of the Zoning Ordinance provides that the District
20 Council, at the written request of a municipality in which the development district property is
21 located, may modify the Development District Standards; and

22 WHEREAS, the City of Hyattsville, the City of Mount Rainier, and the Town of
23 Brentwood made written request to amend the development district standards to include Bed-
24 and-Breakfast Inns as a permitted use within the City of Hyattsville, the City of Mount Rainier,
25 and the Town of Brentwood municipal boundaries; and

26 WHEREAS, Section 27-548.26 further provides that the District Council direct the
27 Planning Board to prepare the amendment and specify which Development District Standards
28 should be reviewed; and

29 WHEREAS, the District Council has determined that there is sufficient basis to consider
30 an amendment to the approved Development District Standards within the City of Hyattsville,
31 the City of Mount Rainier, and the Town of Brentwood.

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
2 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
3 Regional District in Prince George's County, Maryland, that the Prince George's Planning Board
4 prepare an proposed amendment to the Approved Gateway Arts District Sector Plan and
5 Sectional Map Amendment and Development District Overlay Zone Development District
6 Standards to include Bed-and-Breakfast Inns as a permitted use within the City of Hyattsville,
7 the City of Mount Rainier, and the Town of Brentwood municipal boundaries.

8 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
9 adoption.

Adopted this 16th day of October, 2012.

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