

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2016 Legislative Session**

Resolution No. CR-7-2016

Proposed by Council Member Taveras

Introduced by Council Members Taveras, Lehman, Patterson, Glaros, Davis and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction January 19, 2016

**RESOLUTION**

1 A RESOLUTION concerning

2 The 2004 Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway  
3 Arts District

4 For the purpose of approving, with certain technical revisions, three (3) minor amendments to the  
5 2004 *Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts*  
6 *District* Development District Standards concerning freestanding signs and conversions of single  
7 family dwellings in the Traditional Residential Neighborhood character area, and making a  
8 clarifying amendment to the Table of Uses Permitted for the Gateway Arts Development  
9 District.

10 WHEREAS, in accordance with the provisions of Sections 27-548.26 and 27-642 of the  
11 Zoning Ordinance of Prince George’s County, the District Council adopted CR-48-2015 on  
12 September 9, 2015, thereby initiating a minor amendment process as to three (3) proposed minor  
13 amendments to the 2004 *Sector Plan and Sectional Map Amendment for the Prince George’s*  
14 *County Gateway Arts District*; and

15 WHEREAS, in accordance with the procedural requirements set forth in the County  
16 Zoning Ordinance, the County Council sitting as the District Council and the Prince George’s  
17 County Planning Board of the Maryland-National Capital Park and Planning Commission  
18 conducted a duly advertised joint public hearing on October 27, 2015, to seek public comment  
19 and testimony concerning the proposed minor amendments; and

20 WHEREAS, after close of the record of joint public hearing record on November 12,  
21 2015, the Planning Board transmitted its recommendations as to the three (3) proposed minor

1 amendments to the Clerk of the District Council on December 16, 2015, together with the  
2 summary of testimony and exhibits received into the joint public hearing record prepared by its  
3 Planning Department Technical Staff; and

4 WHEREAS, the December 16, 2015, recommendation of Planning Board offered certain  
5 technical revisions to the proposed minor amendments to the Gateway Arts Development District  
6 Standards; and

7 WHEREAS, on January 12, 2016, the District Council convened as the Committee of the  
8 Whole for a public work session to discuss the recommendations submitted by Planning Board  
9 and the summary of record testimony prepared by the staff for the October 27, 2015, joint public  
10 hearing; and

11 WHEREAS, upon orientation and presentation by the technical staff, including questions  
12 and discussion posed by the members of the committee, the Committee of the Whole favorably  
13 voted to direct staff to prepare a Resolution of Approval as to the three (3) proposed minor  
14 amendments to the 2004 *Sector Plan and Sectional Map Amendment for the Prince George’s*  
15 *County Gateway Arts District.*

16 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
17 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
18 Regional District in Prince George’s County, Maryland, that, in accordance with Sections 27-  
19 548.26 and 27-642 of the Zoning Ordinance, the three (3) proposed minor amendments to the  
20 2004 *Sector Plan and Sectional Map Amendments for the Gateway Arts District* be and the same  
21 are hereby approved with technical revisions, based on information within the record of joint  
22 public hearing testimony, as follows:

23 **MINOR AMENDMENT NUMBER ONE:**

24 Revise the signage section and Table on page 150 for the Traditional Residential  
25 Neighborhood (“TRN”) character area in the Gateway Arts Development District Overlay (D-D-  
26 O) Zone approved within the Gateway Arts Sectional Map Amendment (“SMA”), as follows:

27 **Signage**

28 *Intent*

29 *Retain the small-town character by decreasing visual clutter and improving the*  
30 *overall appearance of signage.*

Freestanding pole, monumental signs or billboards shall not be allowed.

- Replacement of permanent, freestanding signage for a non-commercial use, whether or not the sign has an existing sign permit, is permitted in the Traditional Residential character area, provided that the replacement sign does not exceed one hundred fifty percent (150%) of the total existing permanent freestanding signage in height or width.

**MINOR AMENDMENT NUMBER TWO:**

Revise the Table of Uses Permitted for the TRN character area of the Gateway Arts Development District on page 194 of the Gateway Arts SMA, as follows:

Conversion of a one-family detached dwelling to a building containing up to [three dwelling units (not considered as a two family, three family or multi-family dwelling)] two dwelling units.

<b>Source</b>	*	<b>Character Area</b>					
	*	<b>TC</b>	<b>APE</b>	<b>NAP</b>	<b>MRC</b>	<b>TRN</b>	<b>NC</b>
<b>27-441</b>	*	SP	SP	X	P	P	X

**MINOR AMENDMENT NUMBER THREE:**

Revise the Table of Uses Permitted on page 170 of the Gateway Arts SMA to clarify the intention of the District Council to prohibit vehicle parts or tire stores districtwide, whether or not the use includes installation facilities, in its approval of the 2004 Gateway Arts SMA, as follows:

**Use:** Vehicle parts or tire stores [including] with or without installation facilities.

<b>Source</b>	*	<b>Character Area</b>					
	*	<b>TC</b>	<b>APE</b>	<b>NAP</b>	<b>MRC</b>	<b>TRN</b>	<b>NC</b>
<b>27-461</b>	*	X	X	X	X	X	X

BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate textual, graphical, and map revisions to correct identified errors, reflect updated information and revisions, and incorporate the zoning map changes reflected in this Resolution.

BE IT FURTHER RESOLVED that the approval of minor amendments to the Gateway Arts District Development District Overlay Zone constitutes an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in

1 Prince George’s County. The zoning changes approved by this Resolution shall be depicted on  
2 the official Zoning Map of the County.

3 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any  
4 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,  
5 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or  
6 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,  
7 sections, zones, zoning maps, or parts hereof for their application to other zones, persons, or  
8 circumstances. It is hereby declared to be the legislative intent of the District Council that this  
9 Resolution would have been adopted as if such illegal, invalid, unconstitutional, or  
10 unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been  
11 included therein.

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

Adopted this 19<sup>th</sup> day of January , 2016.

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: \_\_\_\_\_  
Derrick Leon Davis  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council