

**Town of Riverdale Park
Resolution 2007-R-20**

Establishing a Process for the Review and Recommendation Regarding
Mixed-Use Town Center Development Plans and Zoning Applications

WHEREAS, In 1994, the Mixed-Use Town Center (M-UTC) zoning tool was created by Prince George's County to promote reinvestment and redevelopment in older, more established areas of the county; and

WHEREAS, In 2004, the Riverdale Park M-UTC Zone came into effect with the approval of the Prince George's County Council; and

WHEREAS, as part of the M-UTC development process a locally based citizen Design Review Committee has been established to review and provide recommendations to the Prince George's County Planning Board and to the District Council with respect to pending applications in the M-UTC zone; and

WHEREAS, from time to time the Town of Riverdale Park is afforded the opportunity to provide its recommendation to the Prince George's County Planning Board and to the District Council with respect to pending development and zoning applications for land in the M-UTC zone; and

WHEREAS, The Town Council believes that it is desirable to establish a formal process for the Town to Riverdale Park to review and develop positions on behalf of the Town with respect to such pending development and zoning applications for land in the M-UTC zone; now therefore

BE IT RESOLVED, That the Town Council of Riverdale Park hereby establishes the following process and procedure for the Town's consideration of development and zoning applications for land in the M-UTC zone:

1. The Town Council, by Resolution, shall adopt a recommendation to be submitted to the Prince George's County Planning Board and/or to the District Council, as applicable, with respect to all pending development and zoning applications for land in the M-UTC zone within the town of Riverdale Park. The Town Council's recommendation shall be in favor of the application, in favor of the application with specified conditions, or in opposition to the application. Each Resolution shall identify the project or application by reference to the applicant, the property address, and the project or application number assigned by Prince George's County. Each Resolution also shall set forth a summary of the reasons for the Town Council's recommendation. The Resolution may adopt and incorporate by reference all or parts of the reports and recommendations of the Town Planning Staff and the M-UTC Design Review Committee.

2. Before adopting a Resolution as described in paragraph 1, the Town Council, in public session, shall consider and discuss the application, and the report and recommendation of County planning staff and the report and recommendation of the M-UTC Design Review Committee, to the extent that either or both of such reports and recommendations are available to the Town Council when it considers the application.

3. Upon receipt of notification of a pending development or zoning application in the M-UTC zone, the Town shall request the County planning staff and the M-UTC Design Review Committee to submit to the Town Council their respective reports and recommendations regarding the application.

4. As part of the Town Council's consideration of an application as described in paragraph 2 above, the Town Council may invite and hear from representatives of the applicant, the County planning staff, the Design Review Committee and the public.

Introduced: November 5, 2007

Adopted: November 5, 2007

Effective: November 5, 2007

Patrick J. Prangley, Town Administrator

Vernon S. Archer, Mayor

