

**Town of Riverdale Park  
Resolution 2007-R-11**

**Affirming That the Mixed-Use Town Center Development Plan  
and Zoning Map Represents Official Town Policy**

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, The M-UTC zoning tool was developed in conjunction with the Planning Area 68 Master Plan for Prince George's County, which recommended creation of a M-UTC Zone in the Town of Riverdale Park; and

WHEREAS, In 2000, the Town of Riverdale Park requested that Prince George's County apply the M-UTC Zone to the designated area in the Master Plan and any other areas recommended by the Maryland-National Capital Park and Planning Commission (M-NCPPC); and

WHEREAS, In 2002, The Prince George's County District Council directed M-NCPPC to prepare a M-UTC zoning map amendment for the Town of Riverdale Park in accordance with the requirements of the zoning ordinance; and

WHEREAS, In 2002, a community input process for a M-UTC Zone in Riverdale Park commenced; and

WHEREAS, The community input process for the M-UTC Zone consisted of numerous public meetings, community workshops, and design charettes, and drew the participation and input of more than one hundred citizens and local business owners; and

WHEREAS, The community input process was coordinated by, and attended by, professional planning staff from M-NCPPC; and

WHEREAS, An open committee of twenty-seven residents and local business owners reviewed and assisted in authoring the Riverdale Park M-UTC Development Plan and Zoning Map along with M-NCPPC staff; and

WHEREAS, In 2003, the Prince George's County Planning Board and the Prince George's County Council held a joint public hearing on the Riverdale Park M-UTC Development Plan and Zoning Map amendment; 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, The period between the initial request by the town and the creation of the Riverdale Park M-UTC Zone spanned three mayoral administrations; and

WHEREAS, The Riverdale Park M-UTC Development Plan and Zoning Map represents the official development policy of Prince George's County; and

WHEREAS, The Town of Riverdale Park exercises zoning authority only by explicit delegation of Prince George's County; now therefore be it

RESOLVED, That the Town Council of Riverdale Park affirms that the Riverdale Park M-UTC Development Plan and Zoning Map as written represents the official development policy of the Town of Riverdale Park for development within the Riverdale Park M-UTC Zone; and

BE IT FURTHER RESOLVED, That, to the extent and in the manner provided by State and County law, the Town Council may consider requests for variances within the Riverdale Park M-UTC Zone on a case-by-case basis.

Introduced: 10-1-07

Adopted: 10-1-07

Effective: 10-1-07

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Patrick J. Prangley, Town Administrator

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Vernon S. Archer, Mayor