



MOUNT RAINIER MIXED-USE TOWN CENTER (M-U-TC) ZONE Guide for Applicants

INTRODUCTION

The goals of the Mixed-Use Town Center (M-U-TC) Zone are to promote reinvestment and redevelopment in the county's older, more established commercial districts. The development plan establishes the essential standards and guidelines that are necessary to guide development proposed within the Mixed-Use Town Center. All proposed development and exterior renovations must be reviewed by the M-U-TC Design Review Committee to ensure they meet the development plan's design guidelines.

DEVELOPMENT PLAN

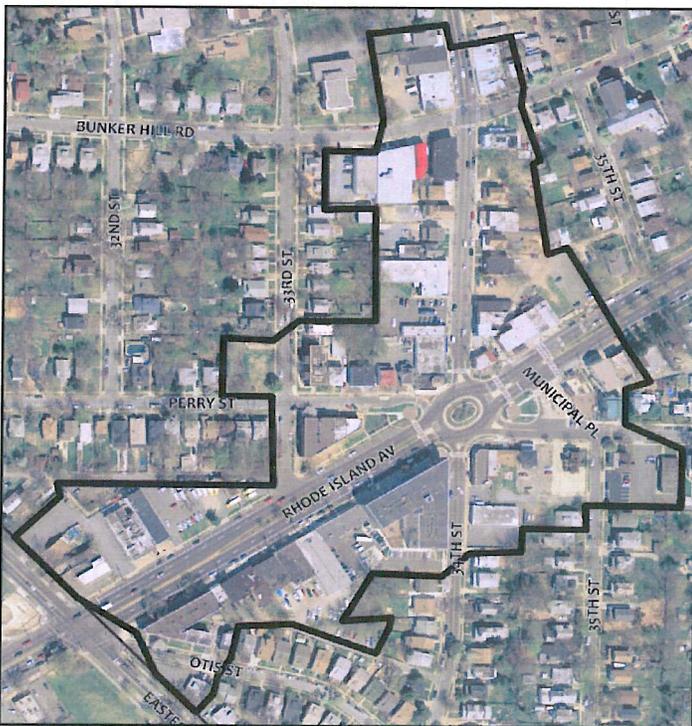
In 2010, the *City of Mount Rainier Mixed-Use Town Center Zone Development Plan* was amended through a public planning process and was approved by the Planning Board with modifications per PGCPB Resolution No. 10-115 on November 18, 2010.



Community Design Charrette

VISION

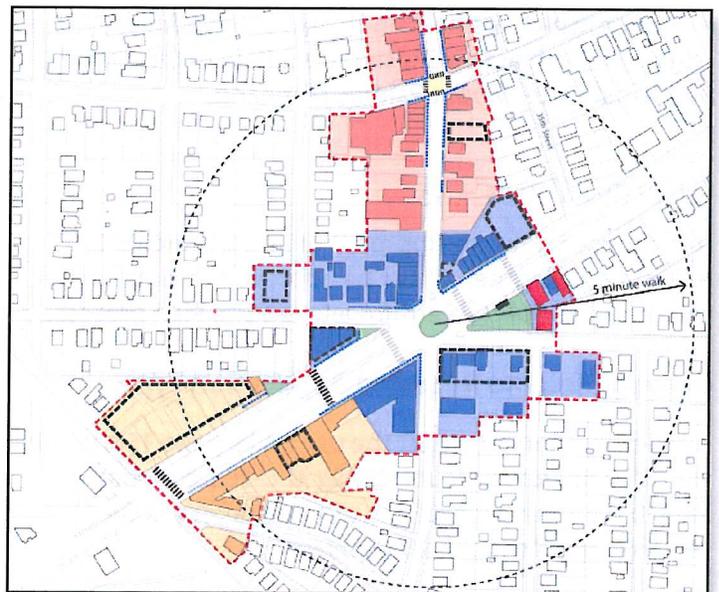
The Mount Rainier M-U-TC zone features three distinct districts to create a pedestrian-friendly and lively commercial downtown: Upper 34th Street "Main Street"; Rhode Island Avenue "Boulevard"; and "the City Center". Each district has a unique identity that contributes to a cohesive and attractive environment that will spur economic revitalization. New and updated design standards and guidelines provide the regulatory framework to create a rejuvenated mixed-use town center.



M-U-TC Zone

PLAN AREA

The City of Mount Rainier Mixed-Use Town Center zone encompasses all sites along the Rhode Island Avenue corridor, east of the District of Columbia line at Eastern Avenue to east of the traffic circle at 34th Street. It includes sites along 34th Street, north of Bunker Hill Road, to just south of Rhode Island Avenue. The M-U-TC zone covers an area of approximately 11.5 acres within Planning Area 68 and Councilmanic District 2.



M-U-TC Districts



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Community Planning North Division

ROLE OF THE M-U-TC REVIEW COMMITTEE

All new development, signs, fencing, parking, lighting and exterior renovations occurring within the Mixed-Use Town Center Zone must be reviewed by the M-U-TC Design Review Committee at an advertised work session prior to the issuance of a permit to ensure that the development plan's goals, design principles, standards and guidelines are met.

The committee is advisory to the Prince George's County Planning Board and is assisted by a staff liaison from the M-NCPPC Planning Department's Community Planning North Division.

COMMITTEE COMPOSITION AND APPOINTMENT

The seven-member committee is composed of two municipal government representatives, two residents, two business and/or property owners within the Mixed-Use Town Center or City, and one design professional. Each member of the committee is appointed by the Prince George's County Planning Board and serves a two-year term.

MEETINGS

Applications are reviewed during regularly scheduled meetings, which are held on the second Wednesday of every month at the City of Mount Rainier City Hall, 1 Municipal Place, Mount Rainier, Maryland.

REVIEW PROCESS

All proposed new development or improvements to existing development must be approved through either the Permit or Special Permit/Detailed Site Plan process.

Determining the Required Application Type

Applicants should consult the use table, page 158, within the 2010 *Approved Mount Rainier M-U-TC Development Plan* to determine what type of application will be required and if the use is permitted.

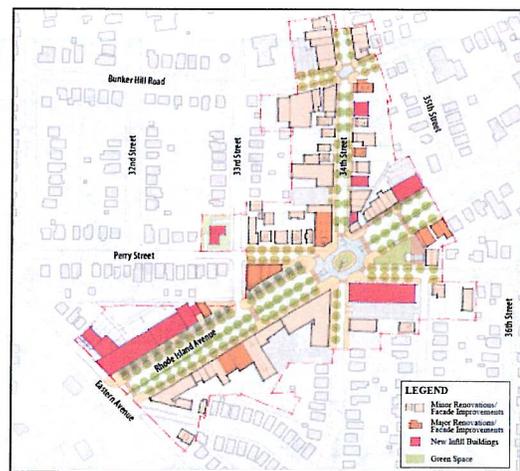
Permit

Applications for uses that are permitted (designated with a P in the use table) will be required to follow the permit review process outlined in this document.

Special Permit/Detailed Site Plan

Special permits (SP) are required for certain uses as indicated in the use table, for departures from the development plan, and when an applicant wishes to appeal the recommendation of the M-U-TC Review Committee.

Per the use table, proposed uses that require a special permit also require a detailed site plan. These applications will require a public hearing.



Illustrative Site Plan

Pre-Application Meeting

Applicants are encouraged to meet with municipal and/or M-NCPPC Community Planning North Division staff prior to preparing building plans to discuss the process and the applicant's building and site concepts.

Submission to the Committee

Permit

Prior to the filing of any building permit application with the Prince George's County Department of Environmental Resources (DER), the applicant must submit his/her permit plans to the M-U-TC Design Review Committee. All relevant building and site plan information necessary to show compliance must be submitted with the application.



Special Permit/Detailed Site Plan

All special permit and detailed site plan applications are referred to the City of Mount Rainier for review by the M-U-TC Design Review Committee.

Committee Meeting

The applicant (or representative) is required to present the application to the Committee during a regularly scheduled meeting.



Mount Rainier Artist's Lofts

Only complete applications will be reviewed for compliance with all relevant design recommendations and requirements in the Mount Rainier Mixed-Use Town Center Development Plan.

Recommendation

The committee will make a recommendation to the Planning Director (in the case of a permit application) or the Planning Board (in the case of a special permit/detailed site plan application) as to whether the proposed development is in compliance with the development plan's overall goals and design principles, as well as its specific design standards and guidelines. The committee can take one of the following actions:

- Recommend approval of the application as submitted.
- Recommend approval of the application with conditions.
- Defer the application until the next meeting, which must be held within 30 days (a deferral of an application by the committee can occur only once; however, the applicant may request an additional deferral, but final action must be taken within 90 days of receipt of the application).
- Recommend denial of the application with explanation of what design criteria was not met.

The Planning Board may only approve a special permit contrary to the recommendation of the municipality upon the affirmative vote of four-fifths of the members of the full Planning Board.

Appeal of Committee's Recommendation

If an application is recommended for denial, or approval with conditions that an applicant is not in agreement with, the applicant may appeal the decision to the Planning Board through the special permit process.

Public Hearing

Applications requiring a special permit/detailed site plan will require a hearing before the Planning Board. The Planning Board's decision may be appealed to the District Council and/or Circuit Court.



Rhode Island Avenue Proposed Vision

Approved Plans

Permit

A copy of the committee's recommendations must be submitted with all building permit applications and all building plans must be stamped by the committee signifying that the plans are in compliance with the requirements of the Development Plan and conditions recommended by the committee. Any necessary revisions must be made to the plans prior to submitting them for a building permit.

Special Permit/Detailed Site Plan

After approval, the plans will be required to be revised by the applicant to address any conditions of approval and then will be certified by Planning Department Staff. These approved plans will be submitted to DER along with a DER permit application.



The Maryland-National Capital Park and Planning Commission
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ROLE OF THE M-NCPPC LIAISON

Committee Meetings

- Attends all Committee meetings and act as facilitator for discussion of development proposals to ensure that discussion is focused on the requirements of the Development Plan.
- Provide clarification and/or analysis of the Development Plan and its design guidelines, the enabling legislation that created the M-U-TC Zone (CB-2-1994), and the Prince George's County Zoning Ordinance as they pertain to an individual development proposal before the Committee, or in general.
- Assures that the Committee fully understands its role as an advisory group to the Planning Board, and the parameters within which it must operate.
- Recommends to the Committee design alternatives for development applications, when necessary.

Amendments to Development Plan

- Advises and guides the Committee through the process and requirements of proposing an amendment to the Development Plan.

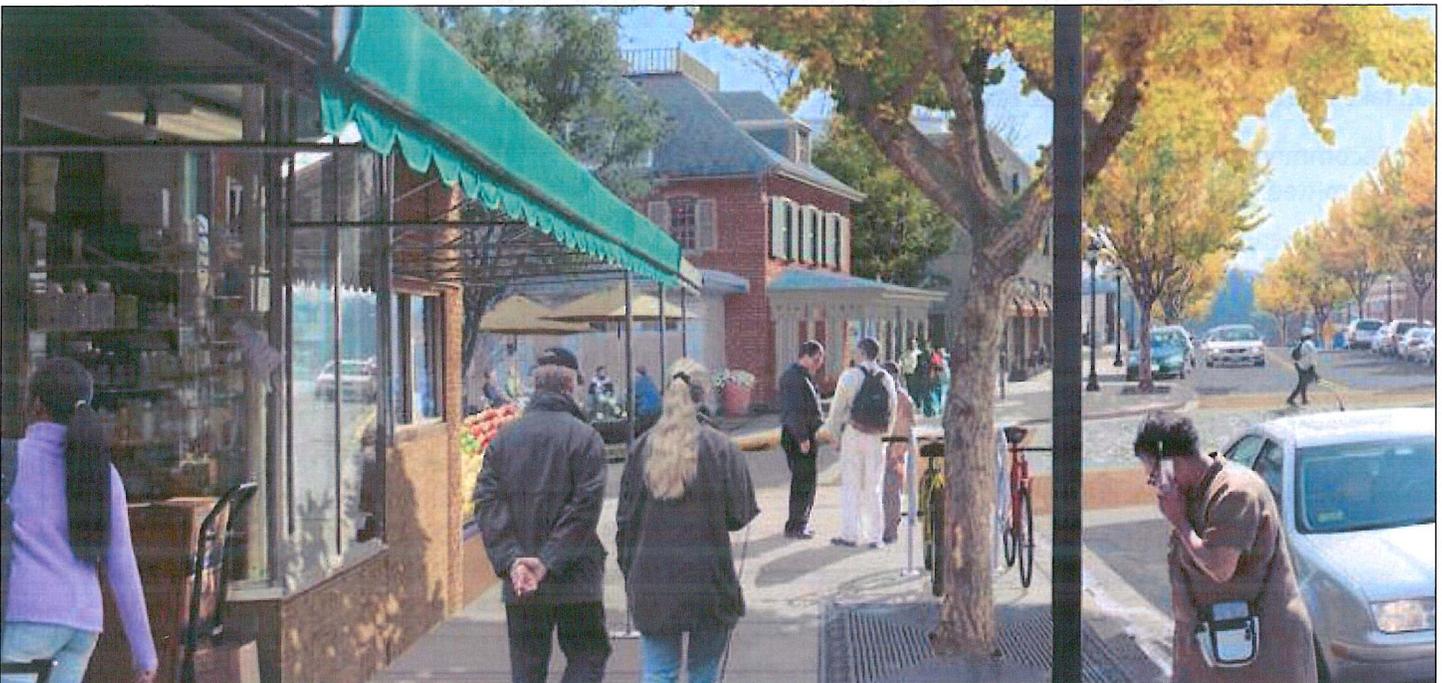
Permit/Special Permit/Detailed Site Plan Review Process

- Reviews all permits within the M-U-TC Zone. This process includes determining if the development proposal was reviewed by the Committee, and if so, determining the recommendation of the Committee. The application must reflect any conditions of approval recommended by the Committee.
- Provides information to applicants regarding the Committee's role in the permit review process.
- Reviews all applications for special permits/detailed site plans to determine if the proposal meets the requirements of the Development Plan. These findings are reported to the Committee.

CONTACT INFORMATION

For more information, please contact Sara Chadwick, Community Planning North Division of the Prince George's County Planning Department at 301-952-4225.

Copies of the *2010 Approved Secondary Amendment to the City of Mount Rainier Development Plan* and the *2004 Approved Sector Plan and Sectional Map Amendment* are available on our website: http://www.pgplanning.org/Resources/Publications/Approved_Mount_Rainier.htm.



Upper 34th Street Proposed Vision



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