Introduced and Read April 23, 2013
Adopted April 23, 2013
Posted 4/24 to 5/10, 2013

CITY OF MOUNT RAINIER
RESOLUTION 6-2013
Introduced by: Mayor Miles, Councilmembers Updike, Tarlau, Thompson, and Bolin

A resolution requesting the Prince George's County District Council to designate the Mount Rainier Architectural Conservation District and reaffirming Mount Rainier Resolution 18-2008

Whereas, the citizens of Mount Rainier are concerned about maintaining the character of their neighborhood and affordability of homes while resisting the "mansionization" trend that has afflicted the communities in Prince George's County; and

Whereas, the historical significance of the architecture of the City of Mount Rainier was recognized when it was placed on the National Register of Historic Places in 1990;

Whereas, the Mayor and Council of the City of Mount Rainier wishes to preserve the nature and character of our city's architecture, but not create a local historic district which would be overly burdensome and restrictive for the City's residents;

Whereas, the Mayor and Council of the City of Mount Rainier wishes to accomplish the following goals which are enumerated in Prince George's County Code (Subtitle 27, Sec. 27-548.28) as the purposes of an Architectural Conservation Overlay Zone:

(1) Preserve and protect the architectural or design character of the district;
(2) Retain affordable housing;
(3) Promote appropriate new construction;
(4) Preserve and stabilize the City and property values;
(5) Protect desirable and unique physical features of existing residential and commercial properties;
(6) Promote economic revitalization and maintain continued economic vitality;
(7) Attract quality investment and encourage land development which complements and enhances the character of the neighborhood; and
(8) Ensure that development within the zone maintains well-planned urban design relationships with their neighborhoods and adjoining areas.

Whereas, Prince George's County Code (Subtitle 27, Sec. 27-213.19) permits the District Council to designate an Architectural Conservation District if the municipality in which the proposed district is located requests such a designation, by resolution of the city council; and

Whereas, the Mayor and Council of the City of Mount Rainier adopted Resolution 18-2008 on November 1, 2008 which requested the drafting of an Architectural Conservation Overlay Zone for the City; and

Whereas, required by the Prince George's County Code (Subtitle 27, Sec. 27-213.19) the proposed Mount Rainier Architectural Conservation District would encompass more than 20 adjacent developed or undeveloped residential lots or parcels in a single family residential zone; the boundaries will follow property lines, streets, or permanent natural features; it will not exclude part of any included property; and all included property is within the City of Mount Rainier.

THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Mount Rainier hereby request by this resolution that:

1. The Prince George's County District Council designates an Architectural Conservation District for the City of Mount Rainier, Maryland;

2. The District Council adopts a resolution authorizing the Prince George's County Planning Board to prepare an architectural conservation plan for the proposed district;

3. The architectural conservation plan include "a section setting forth guidelines for approval of single-family residential building projects whose scope of work will result in an increase of the gross floor area of the existing structure of twenty percent (20%) or less or alterations exclusive of maintenance to the architectural elevations of existing residential structures" (Subtitle 27, Sec. 213.20(8));

4. The City of Mount Rainier Architectural Conservation District shall include all single-family residential zones within the corporate boundaries of the City of Mount Rainier, Maryland;

5. The Architectural Conservation District Plan may, if deemed necessary, further restrict zoning densities, minimum lot sizes, setback and other zoning regulations established in the base zones " (Subtitle 27, Sec. 213.20(3));

6. The Architectural Conservation District Plan shall include a design "pattern book" to provide visual guidance for homeowners, architects, and contractors;

7. The Planning Board staff will work closely with existing City committees, including but not limited to the Design Review Board, and homeowners in drafting an Architectural Conservation District Plan.

8. Upon being drafted, the Architectural Conservation District Plan shall be subject to a public hearing with a 30 day notice for public comment.

9. The Mount Rainier City Council shall have final approval of the Architectural Conservation District Plan.

ATTEST:

Jeannelle B. Wallace
City Manager

Malinda Miles, Mayor

Jimmy Tarlau, Councilmember

William Updike, Councilmember

Brent C. Bolin, Councilmember

Ivy R. Thompson, Councilmember