

**COUNCIL OF THE TOWN OF RIVERDALE PARK**  
**Resolution 2014-R-08**

**Resolution supporting the Riverdale Park M-UTC Zone**

Introduced by: CM Alan Thompson

Date Introduced: June 2, 2014

Date Adopted: June 2, 2014

Date Effective: June 2, 2014

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WHEREAS, the Prince George's County Planning Department is doing a comprehensive update to the Zoning Ordinance and Subdivision Regulations; and

WHEREAS, the current Zoning Ordinance and Subdivision Regulations have not been updated in over 50 years; and

WHEREAS, in 2004 the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) approved the Town of Riverdale Park Mixed-Use Town Center (M-U-TC) Zone Development Plan; and

WHEREAS, this community-based and community-driven development plan is an important step in the effort to revitalize Riverdale Park's town center areas along US 1 and in the older core along Queensbury Road around the MARC station; and

WHEREAS, through the use of delineated and community-focused high-quality architecture and design standards, the M-U-TC zone allows for the redevelopment of commercial, industrial, and residential uses into an integrated and complimentary higher density yet still congruent to the existing frameworks of the community; and

WHEREAS, the design standards guarantee a level of build quality and design that is not contemplated through more traditional zoning standards, which is a necessity when contemplating the redevelopment of existing parcels within a well-established community and historic district; and

WHEREAS, the intent of the zone is to provide more design flexibility, while promoting more compatible development for older communities; and

WHEREAS, the Riverdale Park Town Council continues to support and embrace the M-U-TC zone; and

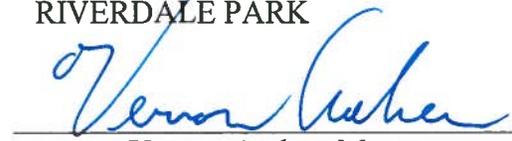
WHEREAS, the Riverdale Park Town Council looks forward to providing more input on Zoning Ordinance changes (for all classes of zoning) during the drafting process ahead;

THEREFORE BE IT RESOLVED, that the Riverdale Park Town Council requests that the M-U-TC zone be retained and wholly included in the comprehensive update to the Zoning Ordinance and Subdivision Regulations and instructs the Mayor and Town Administrator to advocate accordingly.

ATTEST:

  
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Sara Imhulse, Town Administrator

COUNCIL OF THE TOWN OF  
RIVERDALE PARK

  
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Vernon Archer, Mayor