

Approved
Town of Riverdale Park Mixed-Use Town Center Zone
Development Plan

January 2004



The Maryland-National Capital Park & Planning Commission



Abstract

TITLE: Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

SUBJECT: Mixed-Use Town Center Development Plan

DATE: January 2004

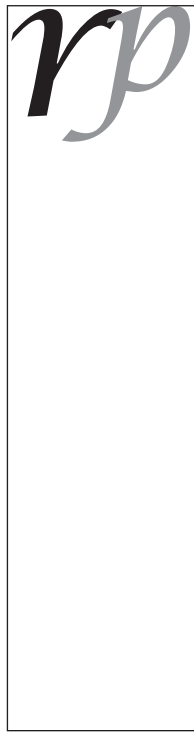
PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

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ABSTRACT: This development plan includes design review process and standards to establish a framework for property owners, tenants, the local municipality, county officials, and staff to review planned new development or redevelopment within the proposed Mixed-Use Town Center boundary. The development plan implements the Mixed-Use Town Center Zone, which was recommended to replace the existing zones within parts of the designated boundary in the master planning process. The Planning Area 68 master plan and sectional map amendment were approved and adopted on May 17, 1994. The Mixed-Use Town Center Zone stipulates that regulations concerning the location, size and other provisions for all buildings and structures in the zone are as provided in an approved town center development plan.

This document provides the following: a brief introduction and historical overview; overall development and design concepts; a specific long-range design concept for the town center that proposes an arrangement and mix of uses with new and improved public spaces; specific design principles and standards to guide development in the implementation of the development plan goals; description of the local design review and special permit processes; inventory of existing uses and street right-of-way widths; the permitted uses and special permit process in the M-UTC Zone; and recommended plant species.



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The Maryland-National Capital Park and Planning Commission

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The Maryland-National Capital Park and Planning Commission is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- i The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- ii The acquisition, development, operation, and maintenance of a public park system; and
- iii In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- i Our mission is to help preserve, protect and manage the county's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- ii Our vision is to be a model planning department comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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County Council

The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual budget, the water and sewer plan, and adoption of zoning map amendments.

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