$9.50

2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County

Gateway Arts District

Mount Rainier
Brentwood
North Brentwood
Hyattsville

Note: The Administrative Corrections, "AC 2012-001 (Signed 2012-03-20)", "AC 2017-002 (Signed 2017-03-02)", "AC 2019-002 (Signed 2019-02-19)", "AC 2025-001 (Signed 2025-04-25)", and "AC 2025-003 (Signed 2025-11-14)"; and Minor Plan Amendments, "MA CR-003-2005 (2005-02-01)", MA CR-080-2007 (2007-11-06), "MA PGCPB 14-65 (2014-07-31) & CSP-13010", "MA CR-007-2016 (2016-01-19)", "MA CR-017-2017 (2017-03-28)", "MA CR-078-2019 (2019-09-24)", "MA CR-130-2021 (2021-11-09)" modifies the contents of the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment*; and must be used in conjunction with the approved plan/SMA document.

The Maryland-National Capital Park and Planning Commission
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Wendy Immanuel of Joe's Movement Emporium/photo by Mike Gallop

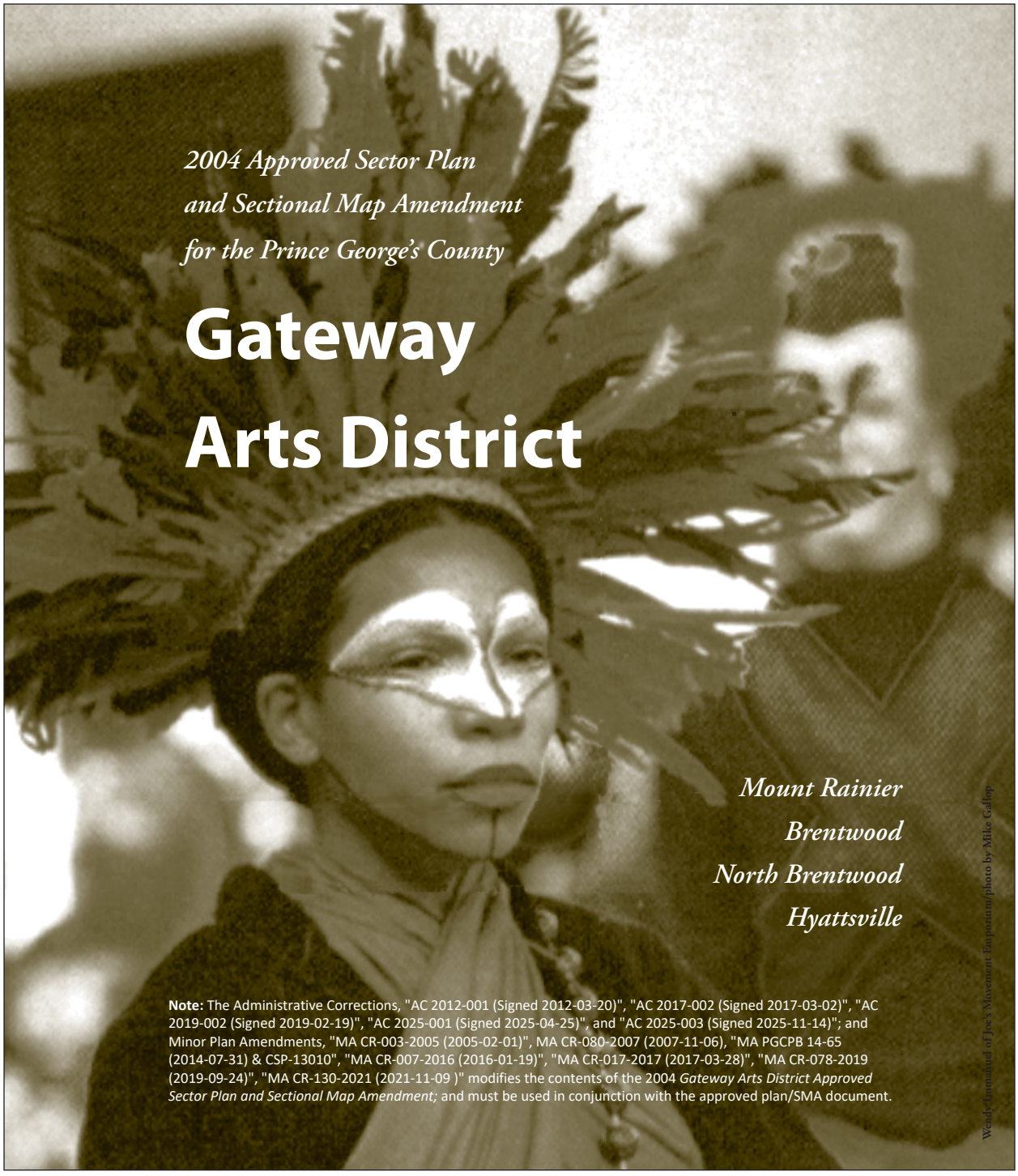
Abstract

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Abstract

This document contains text and maps of the Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District. The plan amends the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68* and the 2002 *Prince George's County Approved General Plan.* The plan contains background information, a vision statement, a land use concept, and design standards and guidelines. There are goals, objectives, and recommendations for the plan elements of land use and development pattern, environmental infrastructure, transportation systems, public facilities, economic development, urban design, historic preservation, and arts and cultural heritage. The sectional map amendment section contains zoning changes, including use changes and an overlay zone to implement the plan's recommendations and design standards.

Note: The Administrative Corrections, "AC 2012-001 (Signed 2012-03-20)", "AC 2017-002 (Signed 2017-03-02)", "AC 2019-002 (Signed 2019-02-19)", "AC 2025-001 (Signed 2025-04-25)", and "AC 2025-003 (Signed 2025-11-14)"; and Minor Plan Amendments, "MA CR-003-2005 (2005-02-01)", MA CR-080-2007 (2007-11-06), "MA PGCPB 14-65 (2014-07-31) & CSP-13010", "MA CR-007-2016 (2016-01-19)", "MA CR-017-2017 (2017-03-28)", "MA CR-078-2019 (2019-09-24)", "MA CR-130-2021 (2021-11-09)" modifies the contents of the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment;* and must be used in conjunction with the approved plan/SMA document.



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

- 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;

- The acquisition, development, operation, and maintenance of a public park system; and

- 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):

- 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.

- 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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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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Foreword

We are pleased to make available the Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District.

This plan contains recommendations for land use, zoning, transportation, urban design, historic preservation, public facilities, parks and other elements. The sector plan describes objectives, issues, and physical design recommendations that reflect the "character" land use concept derived from substantial input from the stakeholders who participated in community charrettes and workshops during 2002. A public forum in April 2002 provided the community with the opportunity to express its concerns on planning issues. Subsequently a design charrette and three workshops were held. The four municipalities—Mount Rainier, Brentwood, North Brentwood, and Hyattsville—provided valuable input towards developing the plan.

On April 13, 2004, the District Council and the Planning Board held a joint public hearing on the Preliminary Sector Plan and proposed SMA for the Prince George's County Gateway Arts District. On September 9, 2004, the Planning Board adopted the sector plan and endorsed the SMA per Resolution PGCPB No. 04-199. The sector plan and SMA were approved by the District Council on November 30, 2004 (CR-78-2004).

The Commission is honored to have had the opportunity to partner with citizens, residents, property owners, business owners, and elected officials in developing the Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District, a plan of which we can all be proud.

Sincerely,



Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

Executive Summary

- The sector plan implements the applicable goals, objectives, policies, and strategies of the 2002 *Prince George's County Approved General Plan*.

- The sector plan provides comprehensive guidance for future development and redevelopment within the Prince George's County Gateway Arts District sector planning area. The sector planning area covers the four municipalities of the Arts District—Mount Rainier, Brentwood, North Brentwood, and Hyattsville—except for those areas located within the Prince George's Plaza and West Hyattsville transit districts.

- The sector plan was prepared with substantial contributions from the community members who participated in a series of charrettes and workshops during 2002. This sector plan was adopted by the Planning Board and approved by the District Council in 2004.

- Sector plan elements include recommendations on land use and development patterns, environmental infrastructure, transportation systems, public facilities, economic development, urban design, historic preservation, and arts and cultural heritage. These elements implement the community's vision statement and the concept plan.

- The concept plan describes seven character areas, each with unique issues and opportunities: (1) town center, (2) arts production and entertainment, (3) neighborhood arts and production, (4) multifamily residential community, (5) traditional residential neighborhood, (6) neighborhood commercial, and (7) stream valley park.

- The sector plan estimates the cost of all public facilities needed to carry out the principal concepts and strategic objectives.

- The sectional map amendment includes the Development District Overlay Zone (DDOZ) to implement the plan's recommendations and design standards through the permit, subdivision and detailed site plan review processes.

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