Evaluation and Recommendations Report
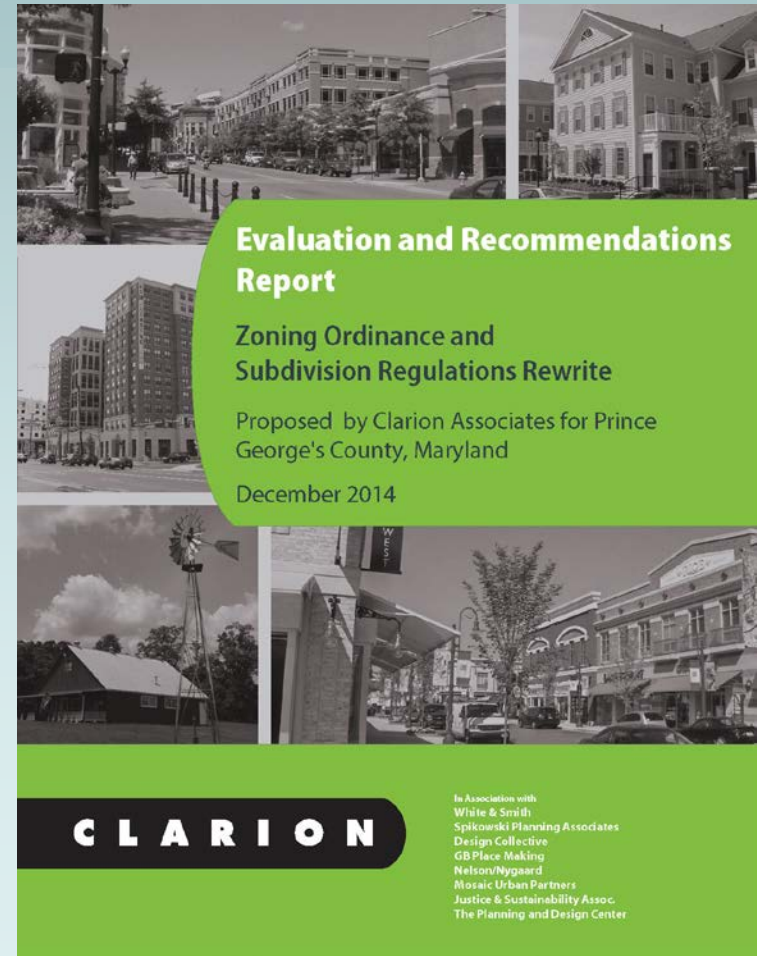
Zoning Ordinance and
Subdivision Regulations Rewrite

Proposed by Clarion Associates for
Prince George's County, Maryland

February 2015

Overview of Presentation

- **Schedule Update**

- **The Report**

- **Next Steps**

Evaluation and Recommendations
Report

Zoning Ordinance and
Subdivision Regulations Rewrite

Proposed by Clarion Associates for Prince
George's County, Maryland

December 2014

C L A R I O N

In Association with
White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

Schedule Update

TASK	SCHEDULE
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations	2014-2015
3. Drafting the new Zoning Ordinance and Subdivision Regulations	2015-2016
4. Implementing the new Ordinance and Regulations	2016-2017

Schedule Update

- **Two Countywide Public Forums**   **January 28-29**
- **Three Focus Group meetings**   **January 28-29**
- **Zoning Technical Panel Meeting**   **January 29**
- **Second Planning Board Meeting**   **January 29**
- **District Council Meeting**   **February 10**
- **Third Countywide Public Forum**   **February 10**
- **Fourth Focus Group Meeting**   **February 11**
- **Drafting Regulations**   **March 2015 and beyond**

Schedule Update

PROPOSED DRAFTING ORDER

- **Module 1: Zones and Zone District Regulations**   Late summer 2015

- **Module 2: Development Standards**   Winter 2016

- **Module 3: Procedures**   Late spring 2016

The Report: Key Themes

I.   Align with *Plan Prince George's 2035*

II.   Simplify and Modernize Zone Districts

III.   Use Best Practice Development Standards

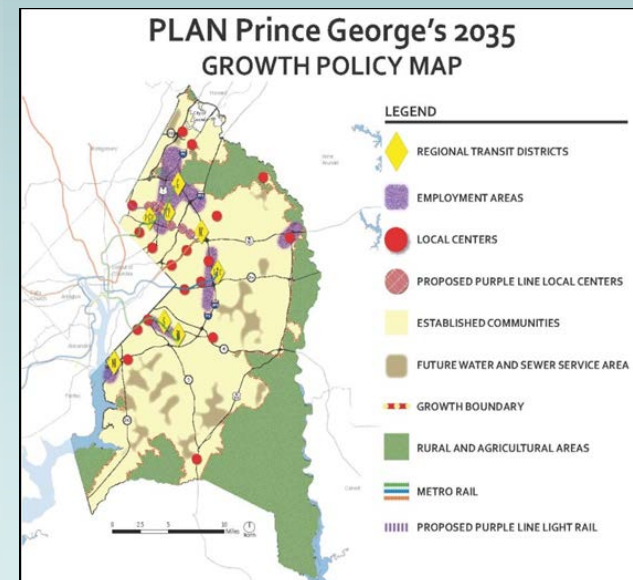IV.   Make it User-Friendly and Streamlined

Align With Plan 2035

1. **New districts to encourage quality development in *Regional Transit Districts* and *Local Centers***

2. **New tools to protect stable residential neighborhoods**

3. **Stronger tools to protect rural and agricultural lands**

4. **Standards to encourage or require Green Development**

5. **Modernized standards that address context**
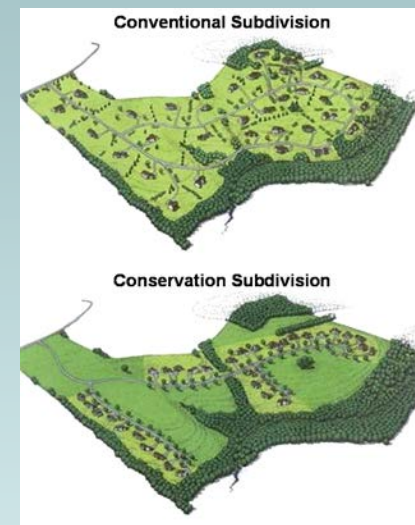
Simplify and Modernize Zones

Current Zones

1. **Way too complex**
   - **73 zones** is too many
   - **Intent is unclear and results unpredictable**

2. **Don't reflect different development contexts**
   - **Centers**
   - **Older** disinvested areas
   - **Suburban** areas outside the beltway
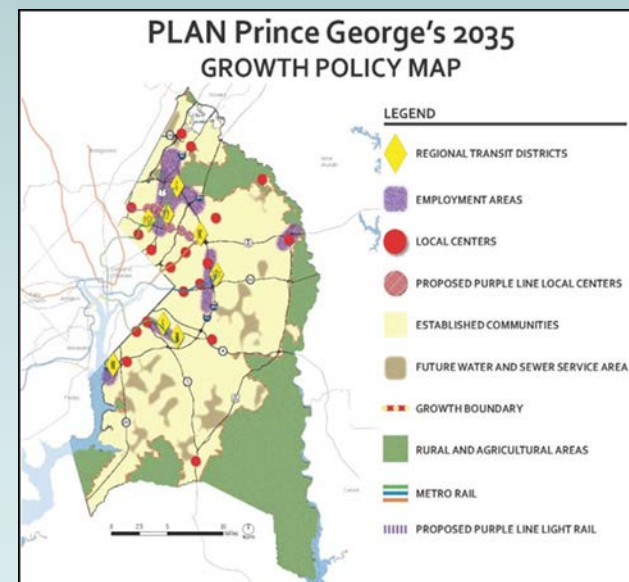   - **Rural and agricultural** lands

PLAN Prince George's 2035 GROWTH POLICY MAP

LEGEND

- REGIONAL TRANSIT DISTRICTS
- EMPLOYMENT AREAS
- LOCAL CENTERS
- PROPOSED PURPLE LINE LOCAL CENTERS
- ESTABLISHED COMMUNITIES
- FUTURE WATER AND SEWER SERVICE AREA
- GROWTH BOUNDARY
- RURAL AND AGRICULTURAL AREAS
- METRO RAIL
- PROPOSED PURPLE LINE LIGHT RAIL

Modernize and Simplify Zones

Current Zones

3. Don't reflect Plan 2035
   - **Regional Transit Districts** (8)
   - **Local Centers** (26)
     - Local Transit Centers
     - Neighborhood Centers
     - Campus Centers
     - Town Centers
   - **Employment Areas** (5)
   - **Rural and Agricultural** Areas

PLAN Prince George's 2035 GROWTH POLICY MAP

LEGEND
- REGIONAL TRANSIT DISTRICTS
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- GROWTH BOUNDARY
- RURAL AND AGRICULTURAL AREAS
- METRO RAIL
- PROPOSED PURPLE LINE LIGHT RAIL

Modernize and Simplify Zones

Recommendation

- **Much simpler menu of zones**

- **Current = 73 zones**
  - **33 base**
  - **26 floating**
  - **14 overlay**

- **New = 43 zones**
  - **25 base**
  - **7 planned development**
  - **11 overlay zones**

Current Zones	Suggested New Zones	Plan 2035 Classifications		
		Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications
				Local Transit Center
				Town Center
	CCPD: Campus Center Planned Development [NEW]			Campus Center
	RTCPD: Regional Transit District Planned Development [NEW]	Mixed-Use	Downtown	Regional Transit Center
V-L Village-Low	[DELETED]			
V-M: Village-Medium	[DELETED]			
L-A-C (N): Local Activity Center (Neighborhood)	[DELETED]			
L-A-C (V): Local Activity Center (Village)	[DELETED]			
L-A-C (C): Local Activity Center (Community)	[DELETED]			
M-A-C (NC): Major Activity Center (New Town or Corridor City Center)	[DELETED]			
M-A-C (NC): Major Activity Center (Major Metro Center)	[DELETED]			
R-P-C: Planned Community	[DELETED]			
M-X-T: Mixed Use – Transportation Oriented	[DELETED]			
M-X-C: Mixed Use Community	[DELETED]			
M-U-T-C: Mixed-Use Town Center	[DELETED]			
M-U-I: Mixed-Use Infill	[DELETED]			
UC-4: Corridor Node	[DELETED]			
UC-2: Regional Urban Center	[DELETED]			
UC-3: Community Urban Center	[DELETED]			
UC-1: Metropolitan Urban Center	[DELETED]			
Employment Area Planned Development Zone				
E-I-A: Employment & Institutional Area	IEPD: Industrial/Employment Planned Development	Industrial/ Employment	Innovation Corridor	Employment Area
Overlay Zones				
Chesapeake Bay Critical Area Overlay Zones				
R-C-O: Resource Conservation	RCO: Resource Conservation Overlay	Parks and Open Space	N/A	N/A
L-D-O: Limited Development Overlay	LDO: Limited Development Overlay			
I-D-O: Intense Development Overlay	IDO: Intense Development Overlay			
Aviation Policy Area Overlay Zones				
APA-1: Runway Protection Zone	APA-1: Runway Protection Zone			
APA-2: Inner Safety Zone	APA-2: Inner Safety Zone			
APA-3S: Small Airport Inner Turning Area	APA-3S: Small Airport Inner Turning Area			
APA- 3M: Medium Airport Inner Turning Area	APA- 3M: Medium Airport Inner Turning Area			
APA-4: Outer Safety Zone	APA-4: Outer Safety Zone			
APA-5: Sideline Safety Zone	APA-5: Sideline Safety Zone			
APA-6: Traffic Pattern Area	APA-6: Traffic Pattern Area			
Other Overlay Zones				
R-O-D Revitalization Overlay District	[DELETED]			
A-C-O Architectural Conservation Overlay	NCO: Neighborhood Conservation Overlay			

TABLE 10: SUGGESTED NEW ZONE STRUCTURE

Modernize and Simplify Zones

Recommendation

- **Use a rich graphic format**

- **Simpler/more flexible uses**
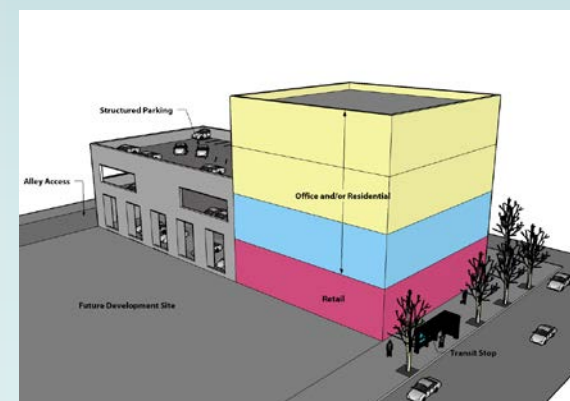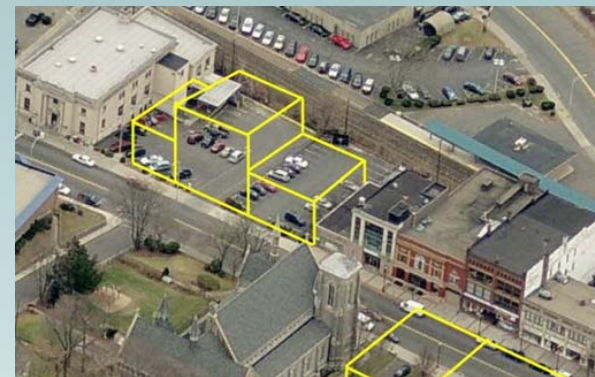
Best Practice Development Standards

Support Infill Development

Technical Challenge

- Make sure it "fits in" without requiring negotiations
- Don't "go too far" in micromanaging details

Political Challenge

- Reduce developer's risk by reducing steps and uncertainty about conditions
- Make approval easier than for "greenfield" development

Best Practice Development Standards

Revitalize Commercial Corridors

Need stronger standards for:

1. Street frontage/streetscape

2. Building design (market-tested)

3. Landscaping (tailored to context)

4. Parking amounts & parking lots

5. Neighborhood compatibility --- to protect the character of adjacent neighborhoods

Best Practice Development Standards

Need updated standards (tailored to older, suburban, and rural areas) for:

- **Auto Parking**
  - Some requirements are too high
- **Bicycle Parking**
- **Open Space Set-asides**
  - Better tailored to the context
- **Streets and Connectivity**
- **Outdoor Lighting**
- **Building Design and Quality**
- **Signage**
  - But don't micro-manage

User-Friendly and Streamlined

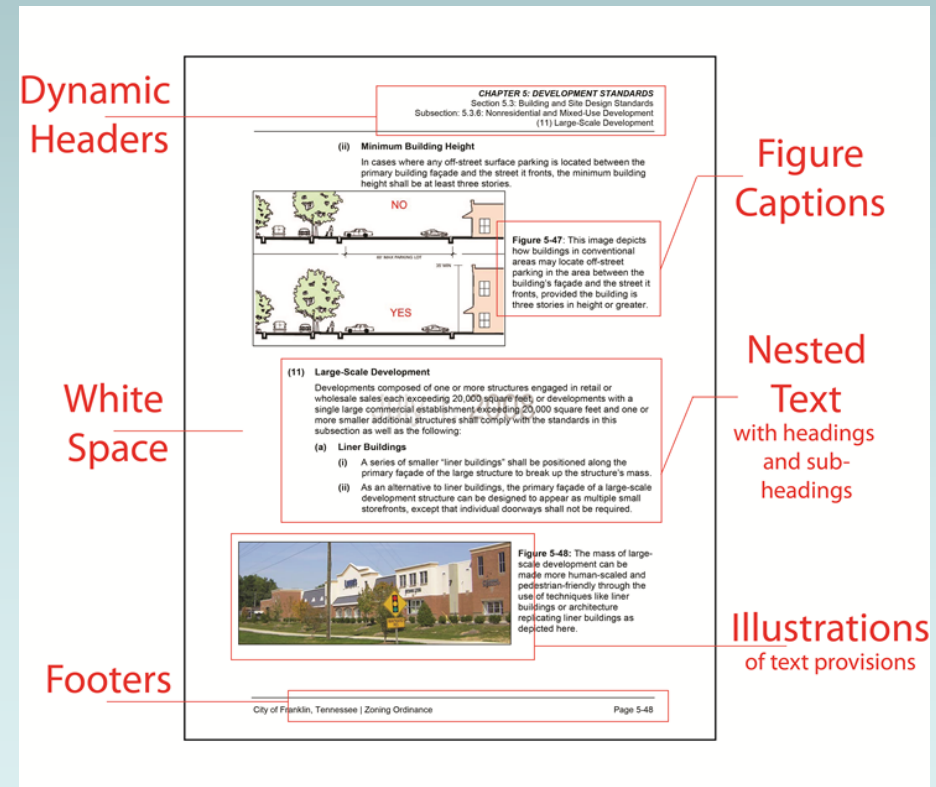## Use a lot more graphics and illustrations
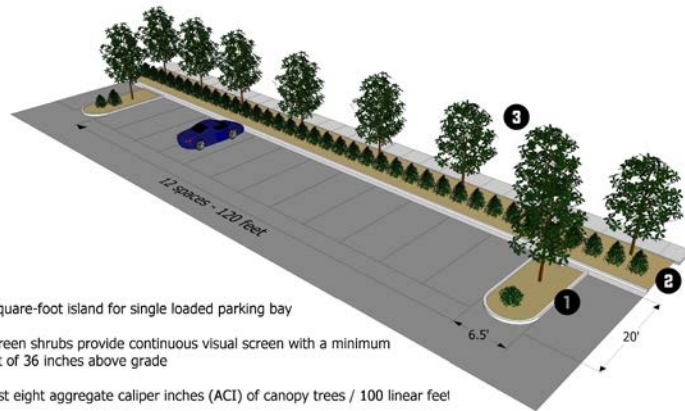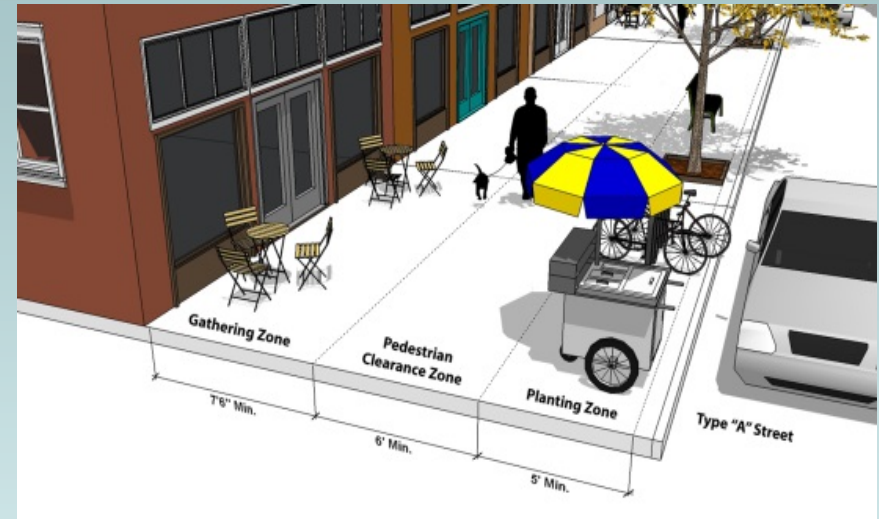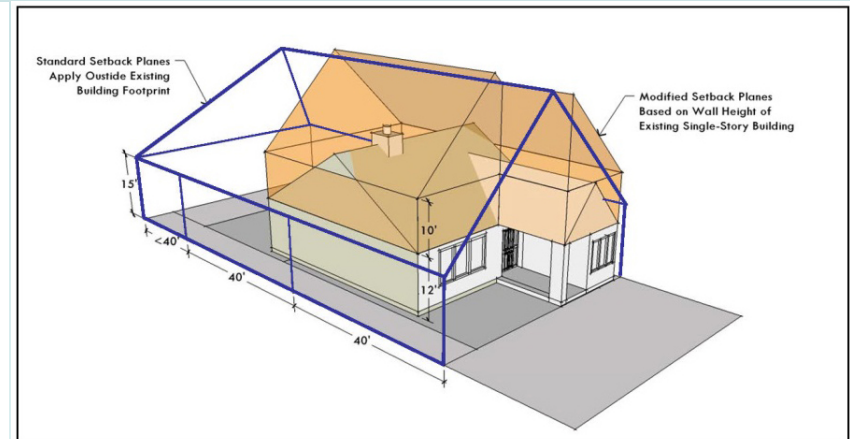
User-Friendly and Streamlined

Recommendations

- **A much better page layout and numbering**

- **Better indenting**

- **Better page headers and footers**

- **Plain English**

- **More objective standards**

User-Friendly and Streamlined

Recommendations

Simplify procedures

Standardize key practices

- Expanded public notification
- Stronger, meaningful neighborhood meetings
- Require complete applications

Simplify modifications to approvals

- Use a minor/major system

Establish procedure for formal interpretation of regulations

Pre-Application Conference

Submission of Application

Determination of Completeness

Staff Schedules Public Hearing and Provides Notice

Staff Review and Report

HPC Review and Recommendation (When Related to Historic Districts)

Planning Commission Public Hearing and Recommendation

County Council Public Hearing and Decision

Zoning Map Amendments
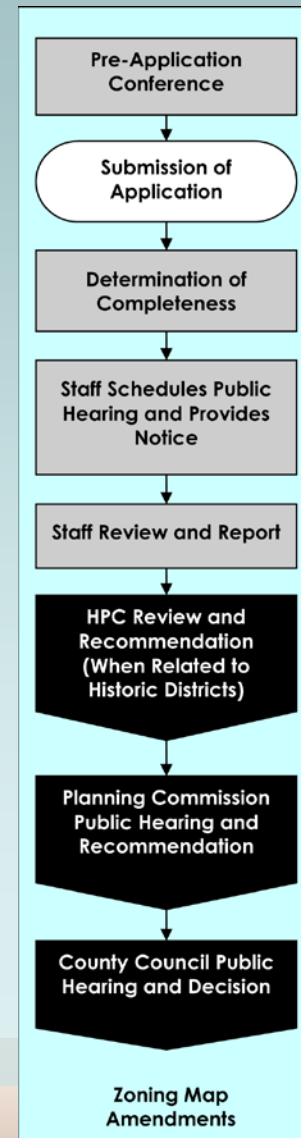
User-Friendly and Streamlined

Recommendations
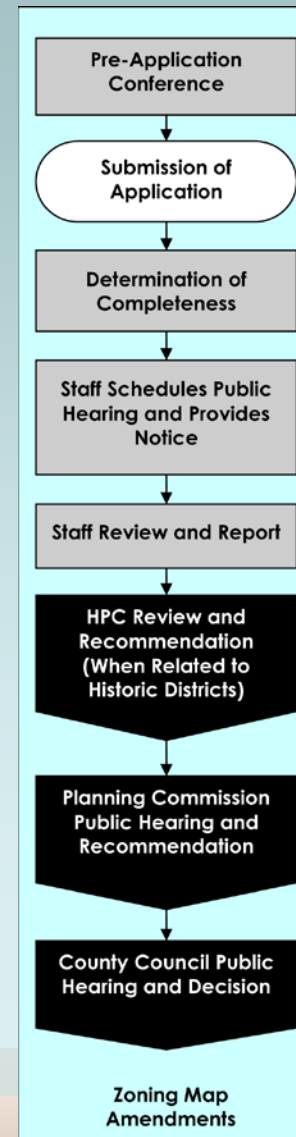
Meaningful opportunities for citizen input

- Pre-application neighborhood meetings
- Public hearings on specific applications
- Appeals on some decisions

Eliminate "call-up" provisions

- It strongly discourages good developers from building in Prince George's County

Transitioning to new Regulations

- All prior approvals remain valid
- Pending applications reviewed under old Regulations

Pre-Application Conference

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Submission of Application

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Determination of Completeness

↓

Staff Schedules Public Hearing and Provides Notice

↓

Staff Review and Report

↓

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Questions and Comments