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
## Schedule Update

<table>
<thead>
<tr>
<th>TASK</th>
<th>SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Public Outreach and Input</td>
<td>2014-Ongoing</td>
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<tr>
<td>3. Drafting the new Zoning Ordinance and Subdivision Regulations</td>
<td>2015-2016</td>
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<td>4. Implementing the new Ordinance and Regulations</td>
<td>2016-2017</td>
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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
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**
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
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

### Table 10: Suggested New Zone Structure

<table>
<thead>
<tr>
<th>Current Zones</th>
<th>Suggested New Zones</th>
<th>Generalized Land Use Categories</th>
<th>Strategic Investment Classifications</th>
<th>Growth Policy Classifications</th>
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**Plan 2055 Classifications**
- CCMP: Campus Center Planned Development (NEW)
- RTPD: Regional Transit District Planned Development (NEW)
- Mixed Use
- Downtown
- Regional Transit Center

**Evaluation and Recommendations Report**
February 2015
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
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

1. 130 square-foot island for single loaded parking bay
2. Evergreen shrubs provide continuous visual screen with a minimum height of 36 inches above grade
3. At least eight aggregate caliper inches (ACI) of canopy trees / 100 linear feet
Recommendations

• A much better page layout and numbering
• Better indenting
• Better page headers and footers
• Plain English
• More objective standards
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**
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
Questions and Comments