



PRINCE GEORGE'S ZONING REWRITE

Community Update | Fall 2014



The Maryland – National Capital Park & Planning Commission





PRINCE GEORGE'S ZONING REWRITE

AGENDA

1. BIG PICTURE

- Project objectives
- Why rewrite?
- Major problems to be solved by the rewrite

2. Project Work Program (DETAIL)

3. June public outreach results – what the community had to say



PRINCE GEORGE'S ZONING REWRITE

OBJECTIVES:

- A shorter and more concise ordinance
- More user-friendly and streamlined
- Consolidate and modernize zones
- A development approval process that moves more quickly
- Modernize development standards



PRINCE GEORGE'S ZONING REWRITE

OBJECTIVES:

- Incentivize redevelopment in distressed neighborhoods
- Incentivize development near transit stations and mixed-use development
- Protection of stable residential neighborhoods from incompatible development
- Implement Plan Prince George's 2035

PRINCE GEORGE'S ZONING REWRITE



Why Rewrite?

- Solidify the county's position as an economically viable, sustainable network of communities and neighborhoods for residents, visitors, and businesses

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Problems to be Solved

- Zones/Districts - too many, antiquated
- Use Tables — too many, too long, missing modern uses, antiquated uses that are no longer relevant
- Development Standards — outdated and suburban, standardize and modernize
- Process and Procedures - Long, confusing, unpredictable, costly, road block to economic development



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Problems to be Solved

- How to get Multifamily Right
- How to Address our Commercial Shopping Centers (C-S-C)
- Increase Public Trust in the Process

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Project Work Program

Pre-Planning - Phase I

July 2013 – February 2014

- Project Work Program and Timeline
- Public Outreach Plan
- Assessment of previous work and its usability
- Established highly qualified zoning technical panel
- Consultant team scope of work, RFP, selection
- Met with District Council Members and briefed Council at retreat
- Met with Planning Board
- Met with County Agency Partners
- Zoning Best Practices Research

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Project Work Program

Phase II – Evaluation and Recommendations

February 2014 – March 2015

- Issue Identification and Evaluation – *Public Outreach #1*
 - *District Council Interview Sessions (Individual)*
 - *Zoning Technical Panel*
 - *Focus Group Meetings*
 - *Countywide Listening Sessions*
- Alternatives Development and Testing
- Evaluation and Recommendations Report (Includes Best Practices) - *Public Outreach #2*
 - *Brief District Council*
 - *Brief Planning Board*
 - *Zoning Technical Panel*
 - *Focus Group Meetings*
 - *Countywide Listening Sessions*



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Project Work Program

Phase III – Drafting the New Code | March 2015 – March 2017

➤ Council approval of new ordinance – March 2017

- Internal Review Draft
- Public Review Draft
- Public Meetings - *Public Outreach #3*
 - Zoning Technical Panel
 - Focus Groups
 - Countywide Public Forums
 - Planning Board
 - District Council
- Testing/Meetings on Results
- Comprehensive Draft/Public Hearing Draft

■ Adoption Process

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Project Work Program

Phase IV - Implementation

September 2016 – June 2017

- Zoning Maps
- Update the Citizen's Handbook
- Training & Education (Staff, Public, Elected Officials)

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June Public Outreach

Community Participants Included:

- County Residents
- Business Owners
- Land Use Professionals - Attorneys, Developers, Builders, Architects, Civil Engineers, Landscape Architects, Real Estate Agents, etc.
- Municipalities and Institutions
- Civic Associations and Community Groups (HOAs)

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June Public Outreach

What the community had to say:

1. The approval process is not affordable for business, especially small business. More of the approvals need to be administrative.
2. The use tables are too specific and do not easily accommodate new products, services, and business models.
3. Citizens are not engaged in the review process until it is too late, and have little influence.

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June Public Outreach

What the community had to say:

4. Too many projects require District Council review.
5. Notice requirements are inadequate; negotiations between County, Planning Board, & applicant get lost during the review process.
6. Need more reinvestment in existing neighborhoods.



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June Public Outreach

What the community had to say:

- 7. Too many text amendments – the ordinance is constantly changing.
- 8. The zoning ordinance does not always support the local land use plan.



Contact Information

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