



PRINCE GEORGE'S ZONING REWRITE

Zoning Rewrite Work Plan

Prince George's County
Planning Department
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PRINCE GEORGE'S ZONING REWRITE

AGENDA

1. Objectives
2. Problems to be solved
3. Project Timeline
4. Project Work Program
5. Team

PRINCE GEORGE'S ZONING REWRITE

OBJECTIVES:

- A shorter and more concise code
- User-friendliness and streamlined
- Consolidate and modernize zones
- A simplified development approval and master plan approval process that moves more quickly
- Modernize development standards

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- Standards and process that incentivize redevelopment in distressed neighborhoods
- Standards and process that incentivize development near transit stations, support mixed-use development, and other forms of compact development
- Protection of stable residential neighborhoods from incompatible development
- Incentivize sustainable development
- Implement adopted land use recommendations (Plan Prince George's 2035)

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Problems to be Solved

- Zones/Districts - too many, antiquated
- Use Tables — too many, tables 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- Development Standards — outdated and suburban, standardize and modernize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 for everyone involved

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Project Timeline

➤ *Council approval of new ordinance – March 2017*

Pre-Planning Phase	July 2013 – January 2014
Phase I – Project Start-up	January – March 2014
Phase II – Evaluation and Recommendations	March 2014 – March 2015
Phase III – Drafting the New Code	March 2015 – March 2017
Phase IV - Implementation	September 2016 – June 2017

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Project Work Program - Pre-Planning – Phase I

Public Outreach & Engagement Approach

Obtain stakeholder input at the following three main points in the planning process:

- Establishing the goals and vision,
- Identifying key issues, and
- Determining preferred strategies and actions while weighing trade-offs.

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Pre-Planning – Phase I

Public Outreach & Engagement - Outreach Components:

I. Establish Highly Qualified Advisors

- David Harrington, Prince George's Chamber of Commerce
- Maureen McNeil, Zoning Hearing Examiner
- Arthur Horne, Shipley & Horne, P.A.
- William (Bill) Shipp, O'Malley, Miles, Nylan & Gilmore, P.A.
- Terry Schum, Planning Director, College Park, MD
- Gary Rubino, Rubino Design Consulting
- Jared McCarthy, Deputy County Attorney
- Gwen McCall, President, Economic Development Corporation
- Rodney Harrell, Largo Resident
- Douglas Edwards, Coalition of Central Prince George's
- Teena Green, Camp Springs Resident

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Pre-Planning – Phase I

Public Outreach & Engagement

II. Internal Outreach

- County Executive's Office
- County Agencies (DPIE, DPW&T, DER, Parks & Rec, EDC, RDA)
- Planning Department and Planning Board
- District Council & Council Administration

III. External Outreach

- Focus Groups (Real Estate & Land Use Professionals, Municipalities, Business Community, Civic Groups)
- General Public (Countywide Listening Sessions and Regional Forums)
- Project Website
- Social Networks
- Media Campaign

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Phase II - Evaluation and Recommendations Report

- Issue Identification and Evaluation
 - Focus Group meetings
 - Countywide Forums
- Alternatives Development & Testing
- Evaluation and Recommendations Report
 - Focus Group meetings
 - Countywide Forums

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Phase III - Drafting the New Ordinances

- Internal Review Draft
- Public Review Draft
- Public Meetings
 - 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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Phase IV - Implementation

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

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CORE PLANNING TEAM

Derick Berlage, AICP

Countywide Planning Division Chief

Chad Williams, LEED BD+C

Project Manager/Master Planner

Brittney Drakeford

Administrative Specialist

Debra Borden, Esq.

Associate General Counsel

Henry Zhang, AICP, LEED BD+C

Master Planner

Daniel Janousek

Senior Transportation Planner



PRINCE GEORGE'S ZONING REWRITE CONSULTANT TEAM

C L A R I O N

Project Management | Strategy
Code Drafting

**WHITE &
SMITH, LLC**
PLANNING AND
LAW GROUP

**SPIKOWSKI
PLANNING
ASSOCIATES**

Administration | Zoning Districts

Form-Based Coding

D E S I G N C O L L E C T I V E -

Design Issues | Illustrations

TOD Best Practices



place making



Street Design | Accessibility

Market Feasibility | Economics



Civic Engagement



Zoning Districts | Visualizations
Zoning Map

