PRINCE GEORGE’S ZONING REWRITE

Zoning Rewrite Work Plan

Prince George’s County Planning Department
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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
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)
PRINCE GEORGE’S ZONING REWRITE

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- **Development Standards** — outdated and suburban, standardize and modernize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
## Project Timeline

- **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

- **Pre-Planning Phase**
  - July 2013 – January 2014

- **Council approval of new ordinance** – March 2017
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.
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, Nylen & 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
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
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
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
Phase IV - Implementation

- Zoning Maps
- Update the Citizens’ Handbook
- Training & Education (Staff, Public, Elected Officials)
PRINCE GEORGE’S ZONING REWRITE
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

CLARION

WHITE & SMITH, LLC
PLANNING AND LAW GROUP

SPIKOWSKI PLANNING ASSOCIATES

DESIGN COLLECTIVE

TOD Best Practices

Street Design | Accessibility

Market Feasibility | Economics

Civic Engagement

Zoning Districts | Visualizations

Zoning Map

GB place making

NELSON NYGAARD

JUSTICE & SUSTAINABILITY ASSOCIATES

P&DC

Project Management | Strategy

Code Drafting

Administration | Zoning Districts

Form-Based Coding

Design Issues | Illustrations