PRINCE GEORGE’S COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE

Prince George’s County Council Retreat
January 5, 2015

The Maryland – National Capital Park & Planning Commission
AGENDA:

1. Why this? Why now?
2. What are the goals?
3. Who is involved?
4. Where are we?
5. How can we address the issues?
6. What comes next?
WHY THIS? WHY NOW?

- 50 years since last comprehensive update
- Economic development – jobs and tax base increase
- Transit-Oriented Development and mixed-use development
- Increased community input before decisions are reached
- Attract the development we want, *where* we want it
- *Plan Prince George’s 2035* and Prioritization
- Sustainable code to foster sustainable communities
WHAT ARE THE GOALS?

- Eliminate zoning and subdivision barriers to economic growth
- Encourage redevelopment within distressed neighborhoods
- Streamline development near transit stations, mixed-use development, and infill development
- Protect stable residential neighborhoods from incompatible development
- Implement a modern code for a 21st Century county
WHO IS INVOLVED?

- Residents
- Developers
- Business Owners
- Municipalities
- Planning Board
- Civic, Environmental, Faith, and Other Organizations
- County Executive and County Agencies
- County Council
- M-NCPPC
- Consultants
WHERE ARE WE?

- June countywide meetings
- Issues and Identification Report
- Evaluation and Recommendations Report
  - Compilation of identified areas of concern
  - Best practices to address problems and offer solutions
  - Consultant recommendations
  - Proposed annotated outlines of a new Zoning Ordinance and Subdivision Regulations
HOW CAN WE ADDRESS THE ISSUES?

- Our intent is good, our vision is strong, but:
  - Too many zones and regulations
  - Complicated, lengthy process
  - Uncertain outcomes
  - Too costly – time and money
  - Weak linkages to county plans
  - Antiquated and lengthy text

- Ineffective APF measures for urban and mixed-use development
- Piecemeal overlay zones and text amendments
- Outdated, suburban regulations—need stronger urban and rural approaches
HOW CAN WE ADDRESS THE ISSUES?

1. Make regulations more user-friendly and streamlined
2. Modernize, simplify, and consolidate zones and zone regulations
3. Implement key goals, policies, and strategies of Plan Prince George’s 2035 and master/sector plans
4. Modernize the regulations and incorporate best practices
The Clarion Team Recommendations
USER-FRIENDLY AND STREAMLINED

- Shorter
- Simpler
- User-Friendly
Simple code structure

- 8 Divisions
- 48 Sections

Subtitle 27: Suggested Zoning Ordinance Structure

Division 27-1  General Provisions
Division 27-2  Administration
Division 27-3  Zone and Zone Regulations
Division 27-4  Use Regulations
Division 27-5  Development Standards
Division 27-6  Nonconformities
Division 27-7  Enforcement
Division 27-8  Definitions

APPENDIX
Integrate text, tables, and graphics
Use flow charts to clearly explain procedures

1 Public Hearings
MODERNIZE, SIMPLIFY, AND CONSOLIDATE
ZONES AND REGULATIONS

- Fewer zones

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>Today</th>
<th>Recommended</th>
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<tbody>
<tr>
<td>Conventional</td>
<td>33</td>
<td>25</td>
</tr>
<tr>
<td>“Floating”</td>
<td>26</td>
<td>7</td>
</tr>
<tr>
<td>Overlay</td>
<td>14</td>
<td>11</td>
</tr>
</tbody>
</table>
SUPPORT TOD, MIXED-USE, AND REVITALIZATION

- Current code – 30! Zones
  - Mixed-use Zones: M-X-T, M-U-I, M-U-TC, M-X-C
  - Planned Community Zones: R-P-C, R-M-H
  - Overlay Zones: D-D-O, T-D-O, A-C-O, R-O-D

- 18 DDOZ/TDOZ and 4 M-U-TC Development Plans in place
Recommended code supports Plan 2035 and county priorities:

- Regional Transit Districts
- Local Transit Centers
- Neighborhood Centers
- Town Centers

Both “by-right” base zones and flexible Planned Development zones
**INCORPORATE BEST PRACTICES**

- Form and design
- Infill; redevelop and revitalize commercial corridors
- Sustainability
- Connectivity, roadway design, parking, and loading
- Open space and agriculture
- Landscaping
- Signage
IMPROVED COMMUNITY PARTICIPATION

- Pre-application neighborhood meetings for major projects
- Neighborhood compatibility standards
- Understandable code
SImpLify PROCEDURES

Economic Development

Regulation
WHO REVIEWS WHAT?

- District Council
- Board of Zoning Appeals
- Zoning Hearing Examiner
- Planning Board
- Planning Director
DISTRICT COUNCIL STILL REVIEWS:

- Master and Sector Plans
- Rezoning
- Planned Developments (new zones)
- Major Site Plans
OTHER ENTITIES WILL NOW REVIEW:

- Minor Site Plans
- Special Exceptions
- “Adjustments”
- Non-conforming Uses
WHAT COMES NEXT?

- Countywide Forums
  - North County, Tuesday, January 27
  - South County, Wednesday, January 28
  - Central County, Thursday, January 29
- Four Focus Group meetings; Zoning Technical Panel meetings
- Consultant Discussion with Committee of the Whole
  - (Tentatively) Tuesday, February 10
- Code drafting to begin ~ March, 2015
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