



## **Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite**

Prince George's County Council Briefing #4 - 2018

February 13, 2018



The Maryland – National Capital Park & Planning Commission

# Agenda



- Outreach and Comments in Total
- Comment Categories
- What We've Heard



# Outreach and Comments in Total

# Outreach & Comments



## 343 MEETINGS

held with Civic Associations, State & County Agencies, Non-Profit Organizations, Municipalities, and other stakeholders

## 1186 FOLLOWERS

who connected with the Zoning Ordinance and Subdivision Regulations Rewrite on Facebook, Twitter, and CiviComment

## 37635 EMAILS

sent about the Zoning Ordinance and Subdivision Regulations Rewrite and meetings since January 2015

## 1688 SUBSCRIBERS

who registered to receive email updates about the Zoning Ordinance and Subdivision Regulations Rewrite

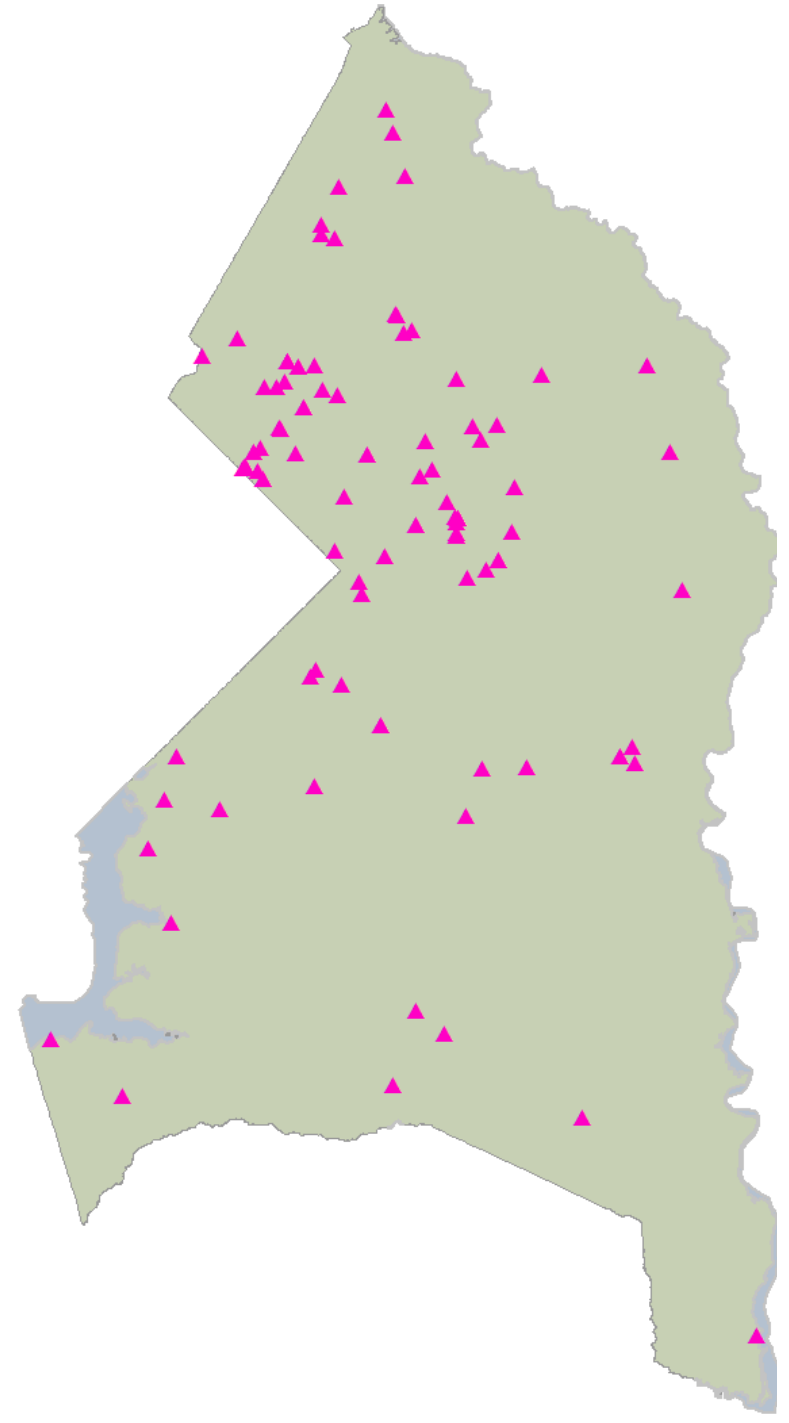
## 30 MENTIONS

about the Prince George's Zoning Rewrite in local and regional newspapers, blogs, and media stations.

## 10709 VISITORS

to the project's website since its re-launch in **December 2014.**

# Outreach & Comments





# Outreach & Comments



**30** Meetings between September 26 and December 15, 2017.

**145** Individuals stakeholders commented by letter, email, or CiviComment.

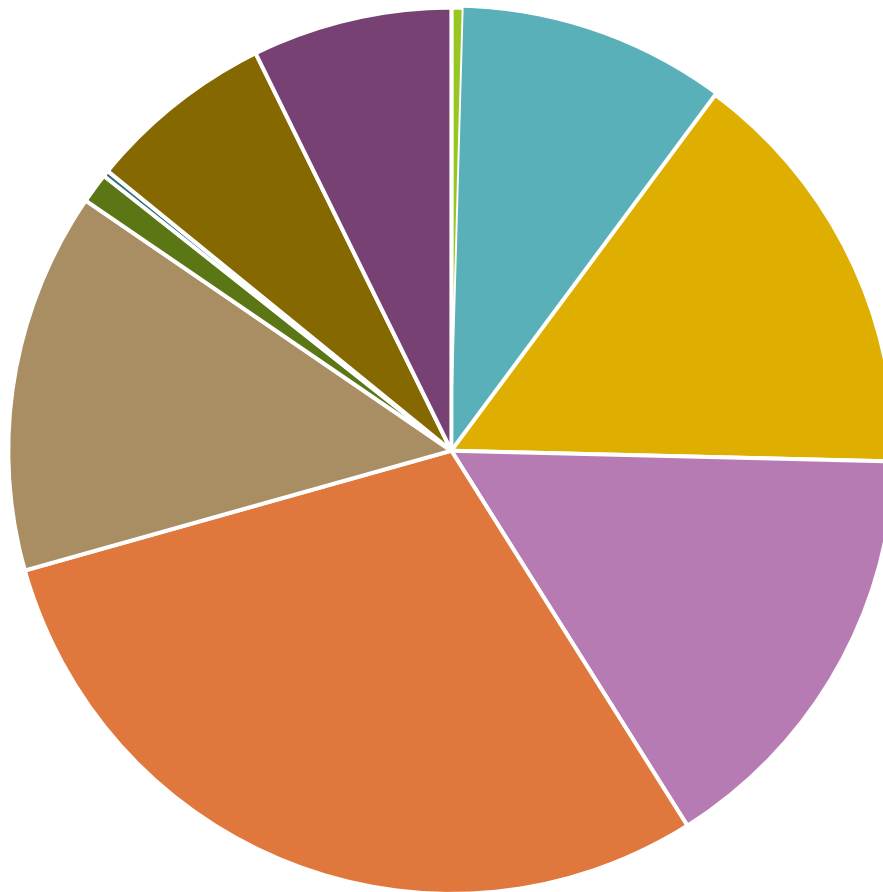
**687** Total pages of individual stakeholder comments





# Comment Categories

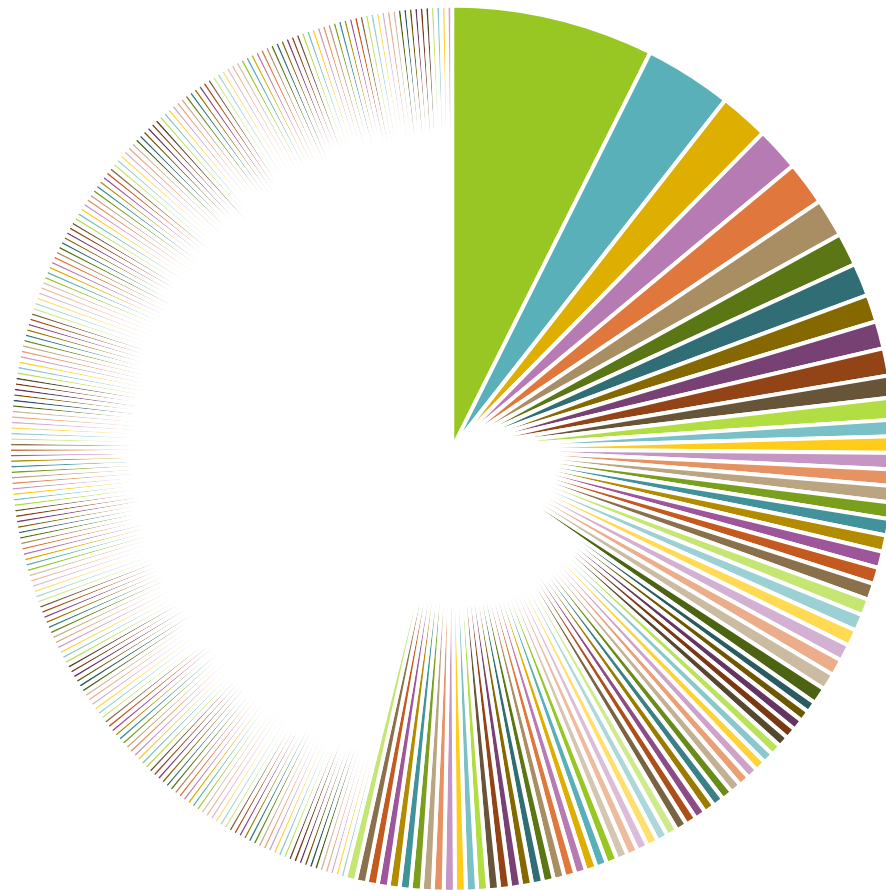
# Comment Categories



Section	Number of Comments
General Provisions	2
Definitions and Measurement	44
Procedures	69
Uses	134
Design Standards	63
Nonconformities	5
Center Boundaries	1
Subdivision	31
Global	33



# Comment Categories



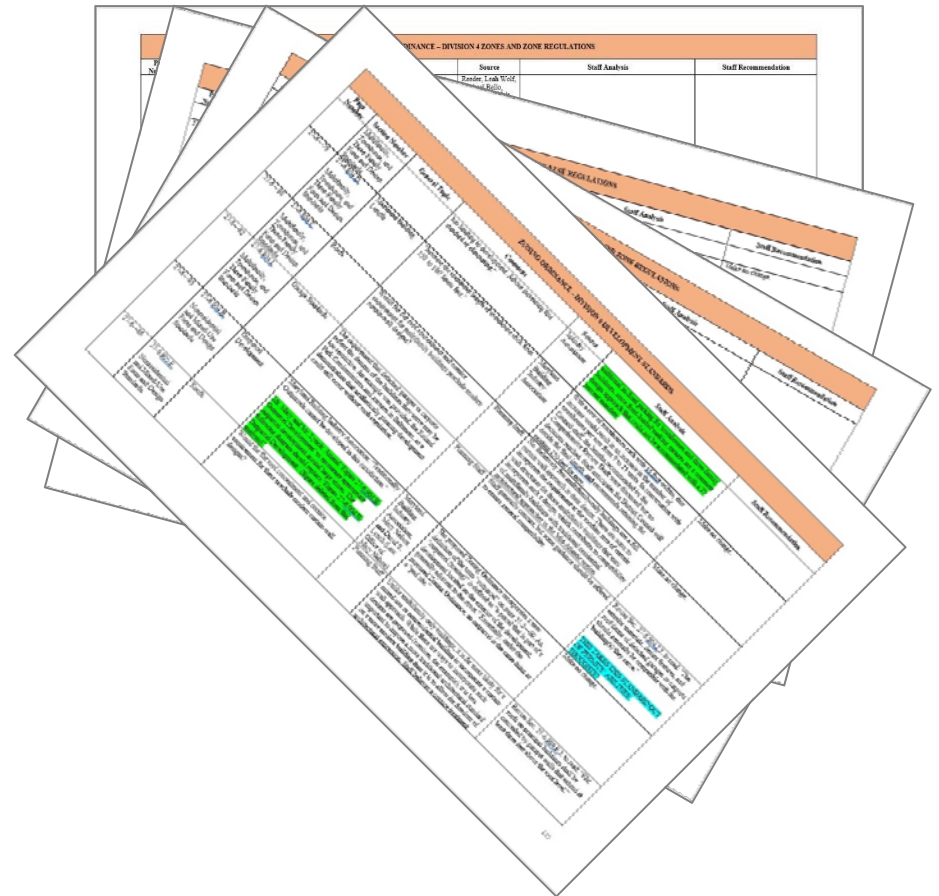
General Topic	Number of Comments
Global	37
Dimensional / Intensity Standards	9
Off-Street Parking	8
Authority to Continue	6
Newspaper Publishing Use Permission	4
Countywide Map Amendment	3
Green Roof	1
Municipal Police	1
Wind Energy Conversion	1



# Outreach & Comments



- Comment Digest
  - Comment
  - General Topic
  - Source
  - Staff Analysis & Recommendation
  - 178 pages (and growing!)
- Resource for Council and Public



# Comment Categories



- General Support
- Healthy Communities
- Municipal Inclusion
- Neighborhood Protection
- Public Engagement
- Standards
- Uses





# What We've Heard



# What We've Heard



## General Support

- Transit-oriented development
- Mixed-use zones
- Strong design Standards
- Definitions





# What We've Heard



## Healthy Communities

- Allow beekeeping in more areas and remove standards
- Create a food truck hub use
- Reincorporate Health Impact Assessments



## Response

- We fixed it
- Use added
- Health Impact Assessments will be restored for Major Detailed Site Plans and Comprehensive Master Plans

# What We've Heard



## Healthy Communities

- Permit urban agricultural and related uses in more zones
- Increase composting opportunities, update composting definition



## Response

- Urban farms allowed in non-residential zones; Transit-Oriented/Activity Center zones still under consideration
- Updated definition, consideration for neighborhood-scale composting



# What We've Heard



## Neighborhood Protection

- Keep M-U-TC
- Neighborhood Conservation Overlay (NCO) Zone desired

## Response

- Retain Legacy MUTC in legislative draft
- NCO process included in proposed ordinance, implementation of new NCOs up to Council

# What We've Heard



## Neighborhood Protection

- Higher density for single-family zones in small lot communities
- Lower density for single-family zones
- Increase density for RMF-20 to RMF-28



# What We've Heard



## Municipal Inclusion

- Incorporate municipalities in review chart for referral roles
- Invite Municipalities to Pre-Application meetings



## Response

- The review chart contains statutory authority; referrals will still be sent to municipalities
- Municipalities are certainly welcome in pre-app neighborhood meetings; pre-app conferences are an administrative, staff-level function

# What We've Heard



## Municipal Inclusion

- Mailing and posting deadlines less than 30 days are difficult to obtain municipal response



## Response

- Many administrative-level decisions require shorter notification times to streamline the process; these are small, constrained decisions per the County Council's level of comfort with delegation to Director



# What We've Heard



## Procedures

- Major and Minor Detailed Site Plan thresholds too high; and too low
- Require detailed site plans for all projects in the nonresidential and Transit-Oriented / Activity Center zones



## Response

- Thresholds reduced from earlier draft and designed to balance economic investment and review process
- DSP requirement is based on project size



# What We've Heard



## Procedures

- Reincorporate civic associations into the notification table
- Results of Countywide Map Amendment



## Response

- Civic associations inadvertently left out and will be added to the table
- The map amendment will be a public process directed by County Council

# What We've Heard



## Public Engagement

- Some wanted to reduce appellate period, others wanted to extend
- Improve sign postings



## Response

- Appellate period retained at 30 days for major decisions
- Intend to increase information contained on signage – not a legislative function



# What We've Heard



## Public Engagement

- Like pre-application neighborhood meetings
- Seek concrete details and consequences for neighborhood meetings

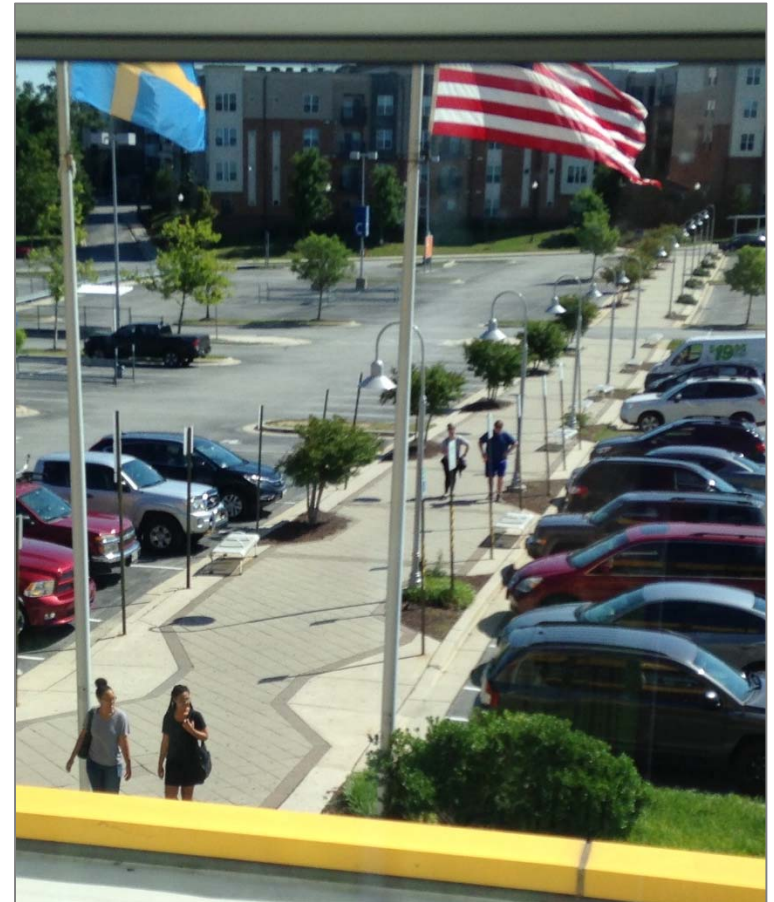


# What We've Heard



## Standards

- Some support no minimum parking in RTO/LTO zones; some oppose
- Reasonable in high transit areas ONLY (e.g. not US 1)
- Increase parking maximum percentage
- Parking districts





# What We've Heard



## Standards – Landscape Manual

- Improve shade tree distances for better coverage
- Revise recommended tree types
- Fire/EMS Department recommend separation from landscaping



## Response

- Shade tree distance reflects distance from building
- Remove Sugar Maples and Silver Maples
- Require a six-inch separation between landscaping and building walls



# What We've Heard



## Standards – Green Building

- Supportive of Green Building Standards
- Desire even stronger standards
- Better suited for Subtitle 4 (Building Code)



## Response

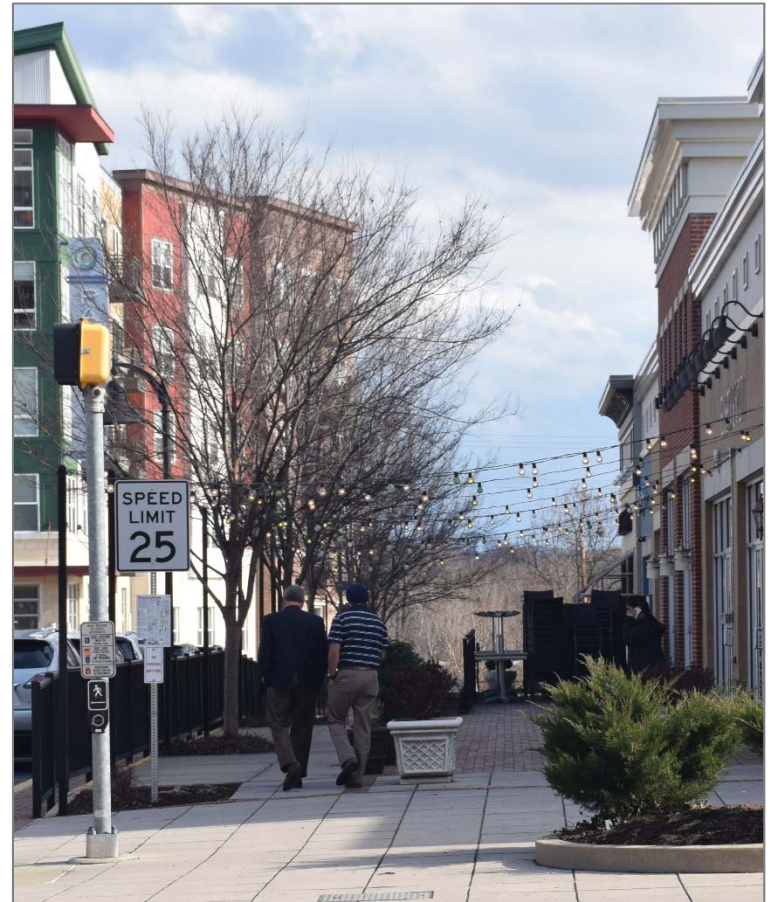
- Council staff and Executive Office staff recommend placing green building standards in future Subtitle 4 legislation rather than Zoning Ordinance

# What We've Heard



## Uses

- Support mixed-use development
- 18% requirement is problematic and arbitrary



# What We've Heard



## Fast Food Uses & Drive-Through Service

- Distinction between “Fast food” and “Fast Food (without drive-through service)”



## Response

- Fast Food drive-through service prohibited in denser zones; “fast-casual” restaurants permitted in many areas

- “Quick Service” is preferred term



- “Fast Food” will be replaced with “Quick Service”

# What We've Heard



## Combination Retail

- Detrimental to economic health
- Should be special exception
- Prohibit on-site usage of shipping containers for storage
- Much stronger design standards desired





# What We've Heard



## Newspaper/Periodical Publication

- Newspaper / periodical publishing should not be prohibited in most zones



## Response

- The use permissions are from the current ordinance and are outdated; will be permitted in more zones



# Questions ?