



Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite

Prince George's County Council Briefing #3 - 2018

February 6, 2018



The Maryland – National Capital Park & Planning Commission

Agenda



- Legacy Zones
 - Legacy Comprehensive Design Zone (LCD)
 - Legacy Mixed Use Transportation Oriented Zone (LMXT)
 - Legacy Mixed Use Town Center Zone (LMUTC)

Overview



- What is a legacy zone?
 - Zones in the old Zoning Ordinance that are allowed to remain on properties that already have the zone.
 - Cannot be applied to new properties once the new Ordinance takes effect.

Overview



- Three legacy zones under consideration:
 - Legacy Comprehensive Design Zone (LCD)
(Staff Recommendation)
 - Legacy Mixed Use Transportation Oriented (LMXT)
 - Legacy Mixed Use Town Center (LMUTC)
(Both requested by Council for discussion)



Legacy Comprehensive Design Zone (LCD)

Examples of Ongoing Comprehensive Design Zones



- Beechtree
(primarily residential)
- Collington Trade Zone
(primarily light industrial)
- Parkside at Westphalia
(primarily residential)
- Bowie Town Center
(primarily retail/office)
- Timothy Branch
(primarily residential)
- Willowbrook
(primarily residential)



LCD Zone



- Intended to provide a single base zone to replace 9 Comprehensive Design Zones on the zoning map.
- Placed on any property in any CDZ that has an approved Basic Plan, CDP, and/or SDP on the effective date of new Ordinance.

LCD Zone



- Property can complete build-out according to the rules of its approved Basic Plan, CDP, and/or SDP (“you have what you have”).
- *This legacy zone was created to simplify rezoning land.*

LCD Zone



- The legacy status of the former CDZ continues as long as the development approvals remain valid.
- If approvals expire on unbuilt portions, the remaining vacant land would become the RR Zone.



Legacy Mixed Use Transportation Oriented Zone (LMXT)

Examples of Ongoing M-X-T Projects



- The Boulevard at Capital Center and Regional Hospital
- Allentown Andrews Gateway (Lidl)
- Melford
- Konterra
- Westphalia Town Center
- Stephen's Crossing



LMXT Zone



- Placed on any property that has M-X-T zoning **and** an approved subdivision, CSP, or DSP before the effective date of new Ordinance.
- Also placed on M-X-T properties that have completed all development.
- As drafted, would **not** be applied to properties that are M-X-T but have not proceeded to a development application.

LMXT Zone



- Old rules (and standards) will continue to apply.
- If the approvals expire on unbuilt portions, undeveloped lands would be rezoned to the RR Zone.

LMXT Zone



- M-X-T properties can complete build-out per today's rules and the project's approvals.
- Project continues – under current M-X-T rules – as long as the development approvals remain valid.
- If the approvals expire on unbuilt portions, undeveloped lands would be rezoned to the RR Zone.

What If...No LMXT?



- M-X-T properties can complete build-out per today's rules and the project's approvals. ✓
- Project continues – under current M-X-T rules – as long as the development approvals remain valid. ✓
- **INSTEAD** of potential RR – if approvals expire:
 - Land must be built in accordance with the new zone applied by Countywide Map Amendment
- Applicant may choose to switch to the new zone any time they wish. No additional rezoning required.

Resolving the BIG questions



M-X-T Zone

Option 1

Retain M-X-T
for **all**
properties that
have it

Option 2

Current Proposal

Retain M-X-T
for properties
that have it
and a
development
entitlement

Option 3

Staff Recommendation

Do not retain
M-X-T Zone;
rely instead on
grandfathering

Resolving the BIG Questions



- Regardless of option –

Staff strongly recommend all M-X-T located in a center be rezoned to the applicable center base zone.

The LMXT Continuum



More flexibility
Few design standards
More uncertainty



Less flexibility
Strong design standards
More certainty



LMXT on all current M-X-T properties

LMXT on M-X-T properties with development approvals

No LMXT

Grandfathering provisions control (with entitlement)

New zone controls (no entitlement)



Legacy Mixed Use Town Center Zone (LMUTC)

Examples of Ongoing M-U-TC Projects



- Riverdale Park Station (formerly Cafritz Property)
- Suitland Manor



LMUTC Zone



- Simple concept, challenging implementation.
- All four current M-U-TC Development Plans need procedural revision. Can be handled through LMUTC, or separate secondary amendments before new code is effective.
- Most properties in the M-U-TC Zone have no M-U-TC entitlements.

LMUTC Zone



- M-U-TC properties would need to be able to complete build-out per today's rules and the project's approvals (as long as they remain valid).
- Riverdale Park Station and Suitland Manor are unique among M-U-TC projects.
- "All or nothing." All M-U-TC property would have to be converted to LMUTC, regardless of entitlement status.

Resolving the BIG questions



M-U-TC Zone

Option 1 *Staff Recommendation*

Do not retain
M-U-TC zone;
rely instead on
grandfathering

Option 2

Retain M-U-TC
for properties
that have it

The LMUTC Continuum



Inconsistent process and applicability

Uncertainty of outcome

Local flavor maximized

Design review committees have major pros and cons



More consistency and certainty

Less local flavor

Perception of more objectivity



LMUTC on all current M-U-TC properties

No LMUTC

Grandfathering provisions control



Questions?