



**Zoning Ordinance and Subdivision Regulations Rewrite**  
**Glassmanor/Oxon Hill Transforming Neighborhood Initiatives – June 17, 2015**

Comments from the community are reflected in **bold text** and staff responses are in normal text.

- **You mentioned that none of the mixed-use zones were successful. What do you mean by that?**  
 The current Zoning Ordinance has 30 mixed-use, comprehensive design, and overlay zones created for generally the same purpose. None of these zones are truly successful in getting the type of mixed-use development that the County desires. Many of the mixed-use zones are difficult to understand and require more density than the market can support.
- **How is HUD [Housing and Urban Development] involved in the Zoning Ordinance rewrite?**  
 HUD has no involvement with this project.
- **How will this project impact transportation and roads? Why are roads expanded after a development is built?**  
 This project will look at the adequacy requirements of transportation networks contained in the Subdivision Regulations. Roads are typically “sized” to accommodate the change – typically an increase – in traffic as a result of the proposed development and other potential development projects including projects that have already been approved. These projects become part of the “background” in the transportation analysis conducted for new development.
- **Is there a way to put a limit on the number of liquor stores in a community with the zoning rewrite?**  
 We’ve heard similar comments to this from other members of the community. It is difficult to limit uses that are otherwise permitted in the given zone in this kind of manner. With regard to liquor stores, the liquor board and other parts of the county code help regulate the use and may be other paths to consider.
- **Participants asked about the status of specific development projects including Konterra, Landover Mall, Glenarden Apartments, Capital Plaza, and Oxon Hill.**  
 Staff offered some comments on each site to the extent of current knowledge. The Oxon Hill site referred to in the question is the site of a pending development application and staff could not comment on that location.