



**Zoning Ordinance and Subdivision Regulations Rewrite
City of Hyattsville – Planning Committee
March 15, 2016**

The purpose of this meeting was to discuss Clarion Associates' recommendations contained in Module 1 (zones, zone regulations, and uses) with representatives from the City of Hyattsville Planning Committee to identify any additional desires or concerns held by the group. Community questions or comments are in regular text, while staff responses are in *italicized text*.

You mentioned that the County Council is concerned with losing its review authority. Can you explain this? *The County Council, sitting as the District Council for planning and zoning matters, has the authority to elect to review projects even where an applicant or parties of record may not have filed an appeal. This authority is unique within the State of Maryland to Prince George's County. Clarion Associates has recommended the elimination of this practice, and that the Council delegate more authority to the Planning Board and administrative staff. The County Council would retain its appellate authority under Clarion's recommendations.*

What is the rationale for having high and low density around all Metro Stations? The thought (of Plan 2035) was to have high density around all Metro Stations. Concern was expressed about the purpose/intent of having a "light" version of the Regional Transit Oriented (RTO-) zone. Can you explain the purpose of this? *Plan Prince George's 2035 establishes a framework for how to prioritize transit-oriented development at Metro stations in the County. In accordance with the growth policies set forth in the General Plan, Clarion Associates recommends the establishment of zones that vary in intensity to fit these areas and meet the prioritization goals of Plan 2035.*

Citizen was unclear concerning the association with the General Plan in the Zoning Ordinance. They believe the zoning rewrite should stand on its own merits, should step away from the General Plan, and the proposed zones are too wedded to the General Plan. Asked how can zones be established that can be used or aligned with future general plans?

Citizen was concerned about the RTO-L and RTO-H zones, as this may be potentially down-zoning areas/properties that may have a booming market in the future.

It may be helpful to explain or show people the impact of the proposed Zoning Ordinance in reducing time. What is the average amount of days that it currently takes from filing an application to permit issuance or the number of permits that an applicant needs to complete a development? This could be helpful in showing the benefits of the rewrite.

Citizen was unclear about land uses (intense areas), and whether they be permitted to have a low threshold. *We are working on ensuring the recommended flexibility as proposed by Clarion Associates*



suits the needs of the County. The transit-oriented/activity center base zones require a minimum and maximum threshold of density/intensity and height. Part of what the County needs to do is ensure these ranges are “right” for us.

How are live/work or commercial properties with second floor residential space classified in the new ordinance? This information is used for data analysis to determine property values.

Where does Prince George’s Community College fall with respect to the Campus Center zone? *Prince George’s Community College is not a designated center per Plan 2035, so it would not be eligible for any of the transit-oriented/activity center bases or planned development zones under the current proposals..*

Adult Entertainment – would this also include adult bookstores? *Yes. The County has worked extensively to establish legislation for adult entertainment. The regulations and definitions that exist today will be carried forward. In the future, adult entertainment uses will only be permitted in the proposed HI (Heavy Industrial) Zone.*

How will religious uses with daycares or schools be classified? Will they be commercial? *No. One of the new proposals offered by Clarion Associates would allow for multiple principal uses to be permitted on the same property (assuming those uses are permitted within the zone). This would address religious uses that choose to also operate daycares or schools.*

Can you explain what the 4.6 and 6.7 on the SFR 4.6 and SFR 6.7 mean? *These are the maximum density limits in each of these zones in terms of maximum dwellings per acre. These numbers are identical to the current density for the R-80 and R-55 Zones (respectively) today. Clarion’s intent was to provide some logic to many of the residential zone names in the County by reflecting their density. We have heard from the community and Council members that this nomenclature is difficult to understand and we may have to revise the name at some point before final approval.*

What would be the reason to not change the zone name to something that is more logical? Is this just because the community is used to what we have today?

I don’t see anything in this proposal about Transfers of Development Rights (TDR). If the County is serious about protecting its agricultural zones this should be on the table. *The County has established a TDR Task Group recently. Its’ preliminary conclusion is that TDRs will not work in Prince George’s County at this point in time. On a similar note, density bonus programs are also viewed as unnecessary in the County today. The development market in Prince George’s County is not yet sufficient to support these programs.*

Citizen expressed a need for additional clarity on the transit-oriented/activity center planned development zones. They don’t think that this is the right path and feel the need to think about these areas like districts.



We should have a base zone with an optional method. *An optional method approach to development has been discussed, but at the moment Clarion's recommended Planned Development Zones seem to be a better fit for the County. They will require formal rezoning (with a Planned Development Basic Plan and conditions of approval) with a recommendation by the Planning Board and approval by the District Council*

A real transit area needs to have design standards or a design review board, so that the community is clear on expectations.

Mixing townhouses and multifamily buildings in the same zone may not be helpful. Be cautious as both of these operate, and are designed, on a different form.

What is the role of the local master/sector plans? How are discrepancies addressed when the zones are converted over? *Staff is confident that the local master or sector plans will remain in place and in effect when we need to rezone property to implement the new Zoning Ordinance through the Countywide Map Amendment. Staff will propose a "decision tree" with the Countywide Map Amendment for County approval prior to or at the time of the initiation of the project to address rezoning questions.*