KNOW YOUR NEIGHBORHOOD

#PGCZoningRewrite
Meeting Purpose
What are we doing today?

- Learn how zoning and development shape our neighborhoods
- Better understand our similarities & differences
- Use online tools to provide feedback on the Zoning Rewrite recommendations
Project Team
Who are we?

- Prince George’s County Planning Department, M-NCPPC
  Project Guardians

- Clarion Associates Team
  Nine expert consultant firms

- Prince Georgians! We, the people...
  Who live, work, play, and learn in this County.
Zoning Rewrite Online
Stay Connected

Project Email
zoningpgc@ppd.mncppc.org

Project Website
zoningpgc.pgplanning.com

OpenComment
https://pgplanning.opencomment.us

Facebook.com/ZonePGC
@ZonePGC
Creating a 21st Century Zoning Ordinance for Prince George’s County
Let’s define a few terms

What is Zoning?

- **Zoning** is the process of regulating the land use and building design (e.g. height, density, and setback) within a community.

- **Zoning Ordinance** is the written law that defines how zoning can be implemented in a community.
Let’s define a few terms

What is Subdivision?

- **Subdivision** is the division by plat or deed of a larger piece of property into two or more smaller lots, plots, sites, tracts, parcels, or other land divisions (either for development or for sale).

- **Subdivision Regulations** is the written law that defines how land can be subdivided in a community.
Let’s define a few terms

What Are Plans?

- **The General Plan** is the overall policy document guiding the County’s physical growth. It establishes where and how the County should grow and evolve over the next 20 years. **Plan Prince George’s 2035** is the current General Plan for Prince George’s County.

- **Master Plans** provide specific recommendations on the land use, natural environment, transportation networks, housing and neighborhoods, historic preservation, urban design, and public facilities for one or more of the County’s Planning Areas.

- **Sector Plans** are smaller plans for *portions* of one or more Planning Areas. They contain the same functional information as a Master Plan but apply to smaller areas that are often targeted for future development or which could benefit from a new vision and framework for future implementation actions.
Prince George’s County is comprehensively rewriting its Zoning Ordinance and Subdivision Regulations.
Project Background

Why are we rewriting?

The current ordinance is...

- Outdated, lengthy, and confusing
- Not responsive to the county’s vision for future growth and development
- An impediment to economic growth
Project Goals
What do we hope to accomplish?

- **Streamline** the ordinance and development approval process
- **Modernize** and consolidate our zones and development standards
- **Incentivize** revitalization and economic, transit-oriented, and mixed-use development
- **Protect** established neighborhoods
Project Stakeholders

Who is involved?

- Residents
- Business Owners
- Municipalities
- Planning Board
- Civic, Environmental Faith, and Other Organizations
- County Executive and County Agencies
- County Council
- M-NCPPC
- Developers & Real Estate Industry
- Consultants

Who is involved?
Why do the **Zoning Ordinance and Subdivision Regulations** matter to me?
The regulation of land use is one of the most important functions of County government.

Development can improve or hinder the community.

It is the Zoning and Subdivision rules that help guide the result.
Zoning & Subdivision

Why does it matter?

Commercial
Zoning & Subdivision

Why does it matter?

Residential
Zoning & Subdivision

Why does it matter?

Signs
Zoning & Subdivision

Why does it matter?

Roads
Zoning & Subdivision

Why does it matter?

Sidewalks
Zoning & Subdivision
Why does it matter?

Usable Green Space
Zoning & Subdivision

Why does it matter?

Connections within Neighborhoods
Zoning & Subdivision

Why does it matter?

Parking Areas
Zoning & Subdivision

Why does it matter?

What gets built next to what
More Discretionary Review

Late-Stage Community Input

- Increased Costs
- Uncertain Outcomes
- Mistakes and Mistrust

Disincentive to Investment in Prince George’s County

Current Process
Recommended Process

More Administrative Review

Successful Communities and Increased Investment

Upfront Community Input

Streamlined Process

Certainty of Outcomes

Modern, Appropriate Level of Regulation

Effective Collaboration
## Next Steps
Zoning Rewrite Draft Schedule

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<tr>
<th>Module</th>
<th>Public Review Draft</th>
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<tr>
<td>Zones and Uses</td>
<td>Fall 2015</td>
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<tr>
<td>Development Standards and Subdivision Regulations</td>
<td>Spring 2016</td>
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<tr>
<td>Processes and Administration</td>
<td>Summer 2016</td>
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<tr>
<td>Comprehensive Review Draft</td>
<td>Fall 2016</td>
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<tr>
<td>Final Approval</td>
<td>March 2017</td>
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Next Steps
How Can I Help?

- **STAY INVOLVED!**
- Give us your feedback and ideas
- Give the Planning Board and your Council Member your feedback
- Share what you have learned with family, friends, and neighbors
- Join our conversation – website, OpenComment, e-mail, Facebook, Twitter
- Attend our community forums for the modules and Comprehensive Review Draft
Questions?
OpenComment

Provide your feedback

- Browse, comment upon, and download documents related to the Zoning Rewrite

- All draft modules of the Zoning Rewrite will be posted on OpenComment for public review
OpenComment
Provide your feedback

1. Visit our website
2. Create a username
3. Check your email
4. Create a password
5. Provide your comments

Let’s Try out OpenComment
KNOW YOUR NEIGHBORHOOD

#PGCZoningRewrite
BLOCKS AND LOTS
Blocks and Lots

What did we accomplish?

How was this activity similar to the land development process in Prince George’s County?
Questions and Feedback
Please join us as we build on today’s workshop to:

- Explore desired outcomes for a new Zoning Ordinance and Subdivision Regulations,

- Dig deeper into our similarities and differences,

- Better understand what our neighbors may be looking to achieve,

- Get excited about new draft regulations!