Consultant’s Comprehensive Review Draft for Prince George’s County, Maryland

Zoning Ordinance and Subdivision Regulations Rewrite

County Council – October 2017
Overview of Presentation

1. Background
   - Status of Rewrite Project – where we have been and where we are going
   - Reasons for the Rewrite – *Evaluation and Recommendations Report*
   - How the Public Review Draft (Modules 1-3) Responds

2. The Comprehensive Review Draft
   - Includes refinements from the Comprehensive Review Draft
## Project Schedule

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General Observations

- Project is generally on schedule
- The Comprehensive Review Draft is a significant improvement over existing development regulations
- Evaluation and Recommendations Report recommendations have generally been followed, with a few departures
  - Some procedures
  - Inclusion of several legacy zones and standards
    - Comprehensive Design Zone (LCD),
    - Mixed Use – Transportation Oriented Zone (LMXT), and
    - Mixed-Use Town Center Zone (LMUTC)
Reasons for the Rewrite

- County is not attracting desired development
  - Negatively affects jobs, tax base, quality of development, opportunities for shopping and entertainment

- Current Zoning Ordinance and Subdivision Regulations are part of the problem
  - Difficult to understand and navigate
  - Review of development projects is time-consuming and inefficient
  - Outcomes are uncertain
  - Standards for development are not specific and measureable
Reasons for the Rewrite

Key Project Themes

1: More Streamlined and User-Friendly

2: Simpler Zones and Zone Regulations

3: Implement *Plan Prince George’s 2035*

4: Updated Regulations that Best Fit Prince George’s County
Established more logical structure for regulations

Simplified zones – from 73 to 44

Simplified uses – from 1,200 to 229

Established user-friendly structure for zones

Implemented Plan Prince George’s 2035
  – *Support* mixed-use, walkable development at transit stations and activity centers *and* redevelopment consistent with desired character
  – *Protect* rural character, existing single-family neighborhoods, and sensitive lands

Simplified development process for preferred development and made more demanding for other development
How the Public Review Draft Responded

- Modernized development standards
  - Modernized mobility/circulation and parking
  - Updated Landscape Manual
  - Design standards for multifamily, mixed-use, and nonresidential development
  - Neighborhood compatibility standards
  - Exterior lighting standards
  - Green building requirements/incentives

- Clarified procedures
  - Made it easier to achieve high-quality development and more, better jobs
  - Made processes more efficient/certain

- More opportunities for early and meaningful public involvement
Refinements in the Comprehensive Review Draft

- Refined transitional (i.e. “grandfathering”) provisions when the new ordinance is adopted
- Clarified and refined procedures to allow minor flexibility in applying development standards
- Renamed zones to start with the zone type (Residential, Commercial, etc.)
- Deleted two zones (RPD-L and CAC-PD), added three new legacy zones, the recently-adopted Military Installation Overlay Zone, and the Residential Mobile Home Zone (previously a PD zone)
- Required minimum amount of residential and nonresidential development (18 percent each) in TAC, LTO, and RTO core areas to achieve mix of uses
Refinements in the Comprehensive Review Draft

- Included new uses and use standards based on:
  - Recent Council amendments (medical cannabis, urban farm); and
  - Input from stakeholders (private dormitory, pet grooming establishment)
- Added provisions for video lottery facilities
- Added mixed-use retail standards for Commercial Neighborhood (CN) Zone
- Refined and expanded accessory uses (e.g. beekeeping)
Refinements in the Comprehensive Review Draft

- Refined development standards
  - New noise control standards
  - New urban farm compatibility standards
  - Many minor revisions

- Refined subdivision regulations
  - Transitional (i.e. “grandfathering”) provisions for when the new subdivision regulations are adopted
  - Revised threshold for minor vs. major subdivision
Refine subdivision regulations (cont.)

- Public facility adequacy

  » Revises requirements (certificate of adequacy required for transportation, parks and recreation facilities, police, fire/EMS, and schools)

  » Certificate of adequacy expires after 12 years from date of approval, or 12 years from effective date of rewritten regulations (for existing approvals), unless:

    • Certain amount of development occurs, or
    • Up to six year extension granted by Planning Board (only one allowed) if applicant demonstrates has reasonably pursued completion of development and there is otherwise good cause for extension, or
    • Applicant demonstrates vested rights
Refinements in the Comprehensive Review Draft

Changes made based on Council direction after July 2017 meeting

- Added back in Council “call-up” procedure
- Added two legacy zones (LMXT and LMUTC) for discussion
- Refined Principal Use Table by identifying prohibited principal uses with a “X,” and listing all uses in each table
- Changed “N/A” references to language that notes there is no requirement that applies
- Changed provisions so that one nonconforming use cannot replace another nonconforming use
- Added back in the APF requirements for schools, police, and fire and EMS facilities

October 2017
Next Steps

- September-December 2017
  - Comprehensive Review Draft released for review and comment
  - Consideration of Countywide Map Amendment process

- January- Spring 2018
  - Council Retreat – update
  - Legislative Draft presented to Council
  - Legislative hearings and approval