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. Refinement:
The Comprehensive Review Draft
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General Observations

- Project is generally on schedule
- The current draft rewrite is a significant improvement over existing development regulations
- Evaluation and Recommendations
  Report recommendations have generally been followed, with a few departures
  - Some procedures
  - Pressure to re-insert complex zones and standards
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 problem**
  - Difficult to understand and navigate
  - Review of development projects time-consuming and inefficient, and outcomes are uncertain
  - Standards for development not sufficiently specific and measureable
Reasons for the Rewrite

Key Project Themes

1: More Streamlined and User-Friendly Code

2: Simpler Zones and Zone Regulations

3: Implement *Plan Prince George’s 2035*

4: Updated Regulations that Best Fit Prince George’s County
- Simplifies zones – from 73 to 42
- Simplifies uses – from 1,200 to 229
- Implements *Plan Prince George’s 2035*
  - *Supports* mixed-use, walkable development at transit stations and activity centers and redevelopment consistent with desired character
  - *Protects* rural character, existing single-family neighborhoods, and sensitive lands
- Simplifies development process for preferred development and makes more demanding for other development
- Modernizes development standards
- Consolidates and clarifies procedures
- Strengthens opportunities for early and meaningful public involvement
Module 2: Development Standards

- Mobility and circulation standards
- Modernized parking standards
- Updated Landscape Manual
- Design standards for multifamily, mixed-use, and nonresidential development
- Neighborhood compatibility standards
- Agricultural compatibility standards
- Exterior lighting standards
- Green building requirements and incentives
How the Rewritten Ordinance Responds

Module 3: Development Review Procedures

- Consolidates and clarifies procedures:
  - Makes it easier to achieve high quality development and more, better jobs
  - Provides more flexibility to support desired redevelopment
  - Makes process more efficient and certain

- Strengthens opportunities for early and meaningful public involvement:
  - Makes the procedures more user-friendly
  - Adds new neighborhood meeting requirement to allow citizen input on major projects before applications are submitted
How the Rewritten Ordinance Responds

**Strengthens opportunities for early and meaningful public involvement**

- Strengthens process for civic organizations to register to receive notice of neighborhood meetings, application submittal, and public hearings

- Consolidates all public notification requirements into a table

- Includes notification requirements that go beyond requirements of state law

- Requires posting of notice on land subject to administrative decisions so surrounding landowners can provide input
Public Involvement:

- Newsletter sent to 340,000 residents
- 310 meetings
- 33,126 emails
- 1,109 social media followers
- 10,709 visitors to project website since December 2014

Response

- Extended notice period for neighborhood meetings from 10 to 30 days, and allow neighborhood meetings on weekends
- Increased public notification and posting requirements
- Added application completeness notification
- Reduced major detailed site plan threshold, resulting in more public hearings for site plan approval
Refines transitional (i.e. “grandfathering”) provisions when the new ordinance is adopted

- Clarifies and refines procedures to allow minor flexibility in applying development standards
- Renames zones to start with the zone type (Residential, Commercial, etc.)
- Deletes two zones, adds five zones (including Neighborhood Conservation Overlays for Greenbelt and Mount Rainier and the recently-adopted Military Installation Overlay)
- Requires minimum amount of nonresidential development in some zones to achieve mix of residential and nonresidential uses
Includes new uses and use standards based on:
  - Recent Council amendments (medical cannabis, urban farm); and
  - Input from stakeholders (private dormitory, pet grooming establishment)

- Adds provisions for video lottery facilities
- Adds mixed-use retail standards for Commercial Neighborhood (CN) Zone
- Refines and expands accessory uses (e.g. beekeeping)
Refinement: The Comprehensive Review Draft

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

- Refines subdivision regulations
  - Transitional (i.e. “grandfathering) provisions for when the new subdivision regulations are adopted
  - Revises threshold for minor vs. major subdivision
  - Revises public facility adequacy requirements (certificate of adequacy required for transportation, parks and recreation facilities, certificate expires after six years)
  - Includes District Council authority to establish adequacy standards for schools, police, and fire/EMS in the future
Results of Adopted Ordinance

- Regulations that are easier to understand and navigate
- Regulations that are updated best fit the needs of Prince George’s County
- Regulations that make it easier to achieve preferred development and harder to approve undesired development
Next Steps

- Finalize Comprehensive Review Draft for Public Release (September)
- Public Comment (through 2017)
- Prepare Legislative Draft for Adoption (January 2018)
- Adoption
- Applications Manual
- Countywide Zoning Map Amendment