



Prince George's County, Maryland Comprehensive Review Draft

Zoning Ordinance and Subdivision
Regulations Rewrite
July 2017

C L A R I O N

In Association with:

White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

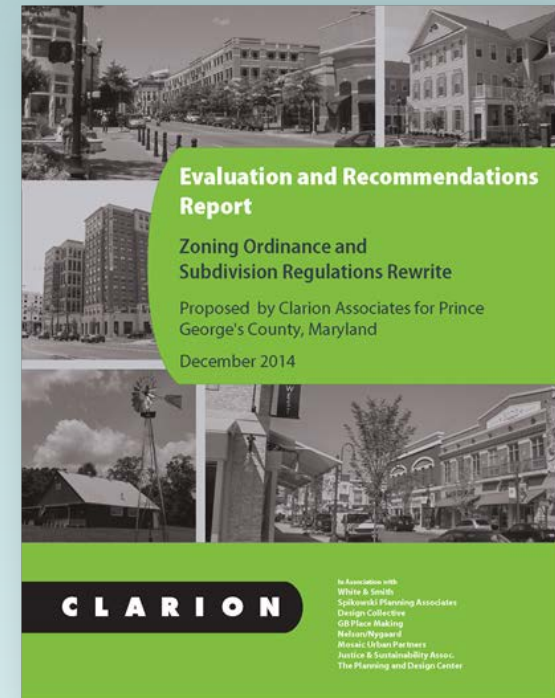
Town Hall - Monday, July 17

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. Refinement: The Comprehensive Review Draft



Project Schedule

Task	Schedule
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations Report	2014
3. Drafting the New Regulations <ul style="list-style-type: none">▪ Module 1: Zones and Use Regulations▪ Module 2: Development Standards▪ Module 3: Administration and Subdivision▪ Testing▪ Comprehensive Review Draft: Zoning Ordinance and Subdivision Regulations▪ Public Comment	2015-2017 September 2017 Through 2017
4. Legislative Adoption <u>Draft</u>	2018
5. Implementing the New Regulations	2018-2019

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



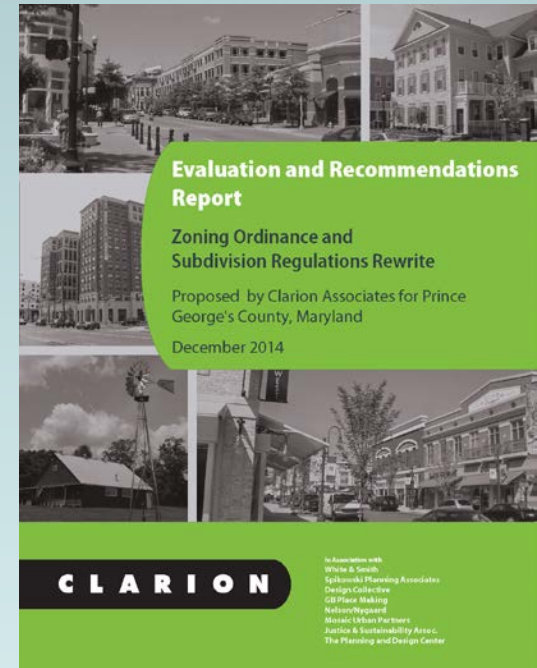
- **Current Zoning Ordinance and Subdivision Regulations are part of problem**

- Difficult to understand and navigate
- Review of development projects time-consuming and inefficient, and outcomes are uncertain
- Standards for development not sufficiently specific and measurable

Reasons for the Rewrite

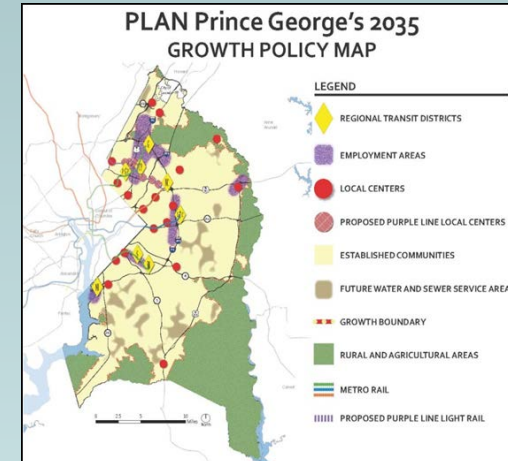
Key Project Themes

- 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**



How the Public Review Draft (Modules 1-3) Responds

- **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**



How the Public Review Draft (Modules 1-3) Responds

Module 2: Development Standards

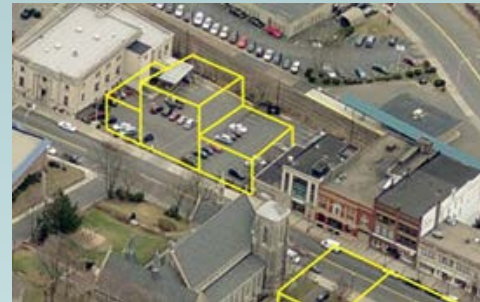
- Mobility and circulation standards
- Modernized parking standards
- Updated Landscape Manual
- Design standards for multifamily, mixed-use, and nonresidential development
- Neighborhood compatibility standards
- Agricultural compatibility standards
- Exterior lighting standards
- Green building requirements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



Refinement: The Comprehensive Review Draft

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

Refinement: The Comprehensive Review Draft

- 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



Refinement: The Comprehensive Review Draft

- 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)



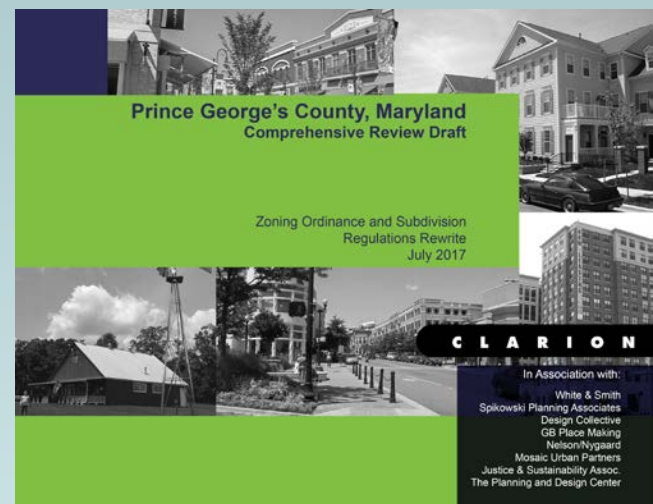
Refinement: The Comprehensive Review Draft

- 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**



Questions and Comments

