



DISTRICT COUNCIL WORKSESSION

Zoning Rewrite Update

July 11, 2017



The Maryland – National Capital Park & Planning Commission

Agenda



- Review District Council comments and Planning Staff responses, to date
- Explain and demonstrate the “Decision Matrix” and “zoning swipe tool” under development for the Countywide Map Amendment
- Discuss current mixed-use and overlay zones
- Review Use Comparison Tool
- Discuss Clarion Associates July 17th worksession

District Council Direction and Requests



District Council Comments (To Date)

Request #1

Revise names (zones, procedures, etc.).

Staff Response: This has been done.

Request #2

Move the definitions to the front of the codes.

Staff Response: This has been done.

Request #3

Provide longer validity periods for site plans, preliminary plans, and certificates of adequacy.

Staff Response: This has been done.

Request #4

Review purpose statements of zones to provide more distinction.

Staff Response: Some minor additions were made upon additional review by Clarion Associates and staff. We understand the Principal Counsel is also looking at this request.

Request #5

Restore the current procedures for text amendments.

Staff Response: This has been done.

District Council Direction and Requests



District Council Comments (To Date)

Request #6

Restore election to review.

Staff Response:

This has been done.

Request #7

Provide additional requirements to ensure mixed-use development.

Staff Response:

Clarion Associates have proposed an approach that would apply to Transit-Oriented/Activity Center Base Zones. Clarion and Staff do not recommend imposing mixed-use requirements for the RMF- and CGO zones.

Request #8

Remove any “consistency” requirement with the General Plan and comprehensive plans.

Staff Response:

M-NCPPC counsel indicates that the state requirement for demonstrating consistency supersedes.

Request #9

Delete the Mobile Home Planned Development Zone.

Staff Response:

The MH-PD Zone has been deleted; the RMH Zone has been restored, but will not apply to new lands.

District Council Direction and Requests



District Council Comments (To Date)

Request #10 Revise the definition of “nightclub”.

Staff Response: This is in progress and will be done.

Request #11 Review the “personal services” use category.

Staff Response: Staff have developed a potential approach and provided it in the written response to the ZHE’s letter.

Request #12 Provide the Applications Manual.

Staff Response: Clarion Associates have developed a full outline; we will work to refine it prior to September.

Request #13 Retain current practices toward interpretations.

Staff Response: The proposed Zoning Ordinance codifies current practices.

District Council Direction and Requests



District Council Comments (To Date)

Request #14	Continue to subject County projects to the Zoning Ordinance.	
	<i>Staff Response:</i>	§ 20-301 of the Land Use Article controls with respect to this request; County projects would be exempt from the Zoning Ordinance.
Request #15	Ensure the body holding the hearing provides notice; incorporate the ZHE in the process for all evidentiary hearings on Council applications.	
	<i>Staff Response:</i>	These have been done.
Request #16	Make “Class 3 Fill” and “Rubble Fill” principal uses instead of temporary.	
	<i>Staff Response:</i>	This has been done.
Request #17	Add the order of zone intensity.	
	<i>Staff Response:</i>	This has been done.

District Council Direction and Requests



District Council Comments (To Date)

Request #18

Revise the nonconformities provisions to delete the ability to substitute one nonconforming use for another and require more Special Exceptions.

Staff Response: This has been done.

Request #19

Take another look at the grandfathering and transition provisions.

Staff Response: This has been done; new provisions will be part of the public release version of the Comprehensive Review Draft.

Request #20

Increase the notice timeframe for Pre-Application Neighborhood Meetings and require additional meeting(s) if development does not proceed in a timely manner.

Staff Response: This has been done.

Request #21

Provide neighborhood compatibility protections for – and against – townhouse development.

Staff Response: This has been done.

Other Changes



Other Changes to Expect

APF

The Subdivision Regulations include a new approach to APF for everything except Transportation, Parks and Recreation, and Water and Sewer.

While reviewing comments received on the Certificate of Adequacy and APF procedures, staff realized that an enabling clause allowing the District Council to set the adequacy standards by resolution may be an effective approach.

Minor Subdivision

Look for the “25 Rule”.

The thresholds between major and minor preliminary plans of subdivision have been revised to 25 du or 25,000 square feet of nonresidential development.

LCD Zone

A new Legacy Comprehensive Design Zone has been created.

This zone solves a major challenge for the CMA.

NCO Zones

Two new NCO Zones have been created.

These zones were developed in collaboration with Greenbelt and Mount Rainier



COUNTYWIDE MAP AMENDMENT

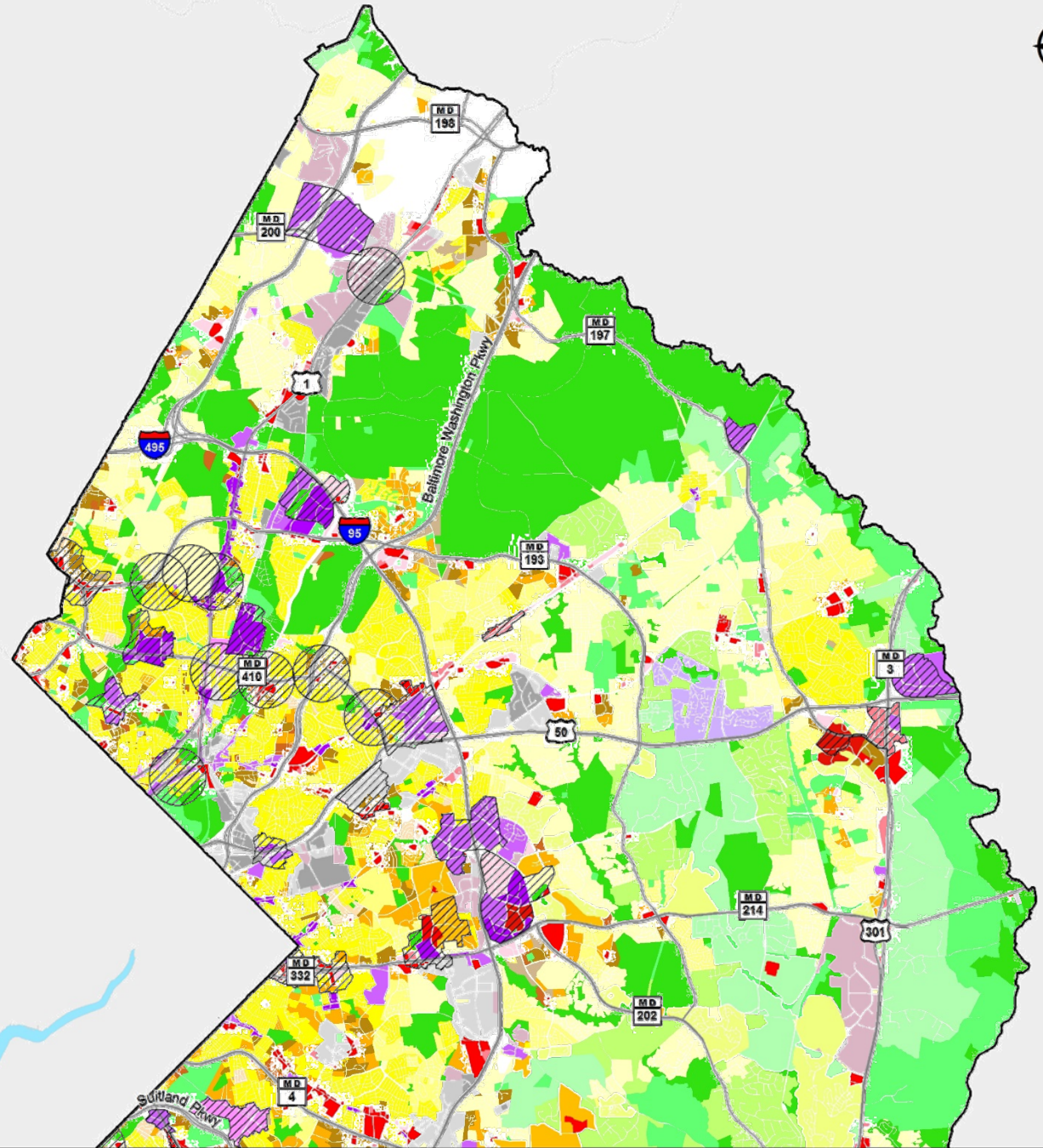
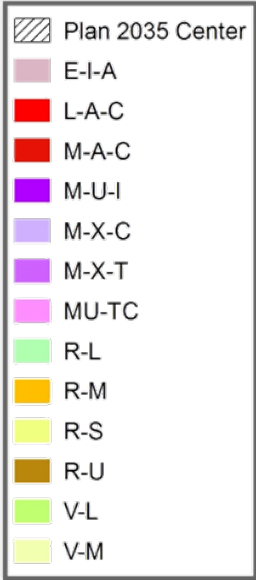


Countywide Map Amendment



The Countywide Map Amendment (CMA)

- Is a mapping exercise
- Implements the comprehensive zoning update
- Takes place immediately after the approval of the new Zoning Ordinance
- Applies new zones to each property in the County
- Is **essential** to the implementation of the new Zoning Ordinance



Countywide Map Amendment

Rural and Agricultural and Residential Base Zones



Current Zones	Proposed Zones
R-O-S: Reserved Open Space	ROS: Reserved Open Space
O-S: Open Space	AG: Agriculture and Preservation
R-A: Residential-Agricultural	AR: Agriculture Residential
R-E: Residential Estate	RE: Residential Estate
R-R: Rural Residential	RR: Rural Residential
R-80: One-Family Detached Residential	RSF-95: Residential, Single-Family – 95
R-55: One-Family Detached Residential	RSF-65: Residential, Single-Family – 65
R-35: One-Family Semidetached & Two-Family Detached	RSF-A: Residential, Single-Family – Attached
R-20: One-Family Triple-Attached Residential	
R-T: Townhouse	
R-30: Multifamily Low Density Residential	RMF-12: Residential, Multifamily-12
R-30C: Multifamily Low Density Residential – Condominium	RMF-20: Residential, Multifamily-20
R-18: Multifamily Medium Density Residential	
R-18C: Multifamily Medium Density Residential - Condominium	
R-10: Multifamily High Density Residential	RMF-48: Residential, Multifamily-48
R-10A: Multifamily High Density Residential - Efficiency	
R-H: Multifamily High-Rise Residential	

Countywide Map Amendment

Nonresidential Base Zones



Current Zones	Proposed Zones
C-O: Commercial Office	CGO: Commercial General and Office
C-A: Commercial Ancillary	
C-S-C: Commercial Shopping Center	
C-1: Existing Local Commercial	
C-2: Existing General Commercial	
C-G: Existing General Commercial	
C-C: Existing Community Commercial	
C-W: Commercial Waterfront	
C-M: Commercial Miscellaneous	CS: Commercial Service
C-H: Existing Highway Commercial	CN: Commercial Neighborhood
NEW	
I-1: Light Industrial	
I-3: Planned Industrial/ Employment	
I-4: Limited Intensity Industrial	
U-L-I: Urban Light Industrial	IE: Industrial/Employment
I-2: Heavy Industrial	
	IH: Industrial, Heavy

Countywide Map Amendment

Transit-Oriented/Activity Center

Base Zones



Plan 2035 Center Designation	Proposed Zones
Regional Transit District (Downtown)	RTO-H: Regional Transit-Oriented-- High Intensity
Regional Transit District	RTO-L: Regional Transit-Oriented -- Low-Intensity
Local Transit Center	LTO: Local Transit-Oriented
Town Center	TAC: Town Activity Center
Campus Center	NAC: Neighborhood Activity Center
Neighborhood Center	

The US 1 corridor and the designated Innovation Corridor will also be eligible for the RTO-H, RTO-L, LTO, and NAC zones, depending on the location.

Countywide Map Amendment

Other Base Zones



Current Comprehensive Design Zones	Proposed Zones
R-L: Residential Low Development	LCD: Legacy Comprehensive Design
R-S: Residential Suburban Development	
R-M: Residential Medium Development	
R-U: Residential Urban Development	
V-L: Village-Low	
V-M: Village-Medium	
M-A-C: Major Activity Center (New Town or Corridor Node or Metro Center)	
L-A-C: Local Activity Center (Neighborhood, Village, Corridor Node)	
R-P-C: Planned Community	
UC-4: Corridor Node	
UC-3: Community Urban Center	
UC-2: Regional Urban Center	
UC-1: Metropolitan Urban Center	
E-I-A: Employment & Institutional Area	RMH: Planned Mobile Home Community
R-M-H: Planned Mobile Home Community	

97% of the County

Countywide Map Amendment



Decision Matrix

Mixed-Use zones NOT located in a Center

Current Zones That Will Be Discontinued	
M-X-T (<i>Mixed Use – Transportation Oriented</i>)	M-U-T-C (<i>Mixed-Use Town Center</i>)
M-X-C (<i>Mixed-Use Community</i>)	M-U-I (<i>Mixed-Use Infill</i>)

3% of the County

Decision Matrix



A decision matrix is a flowchart-like structure typically used when a group must make logical and consistent decisions. It contains **a series of questions** that use **multiple criteria** and **sets of values to derive an outcome** to a question or issue.

Decision Matrix



Decision Matrix

- Tool for determining the application of the appropriate zone for the remaining 3% of properties/land area
- It will factor
 - Existing zone
 - Location (adjacent zones, nearby roads)
 - Entitlements
 - Master plan policy/strategy
- Ensure that everyone is playing by the same rules
- Planning staff will work with District Council to create
- District Council will vote to approve/endorse
- **Stick to it!**

Decision Matrix

Test Case (Beltsville)



Tidler/Wardlaw Properties

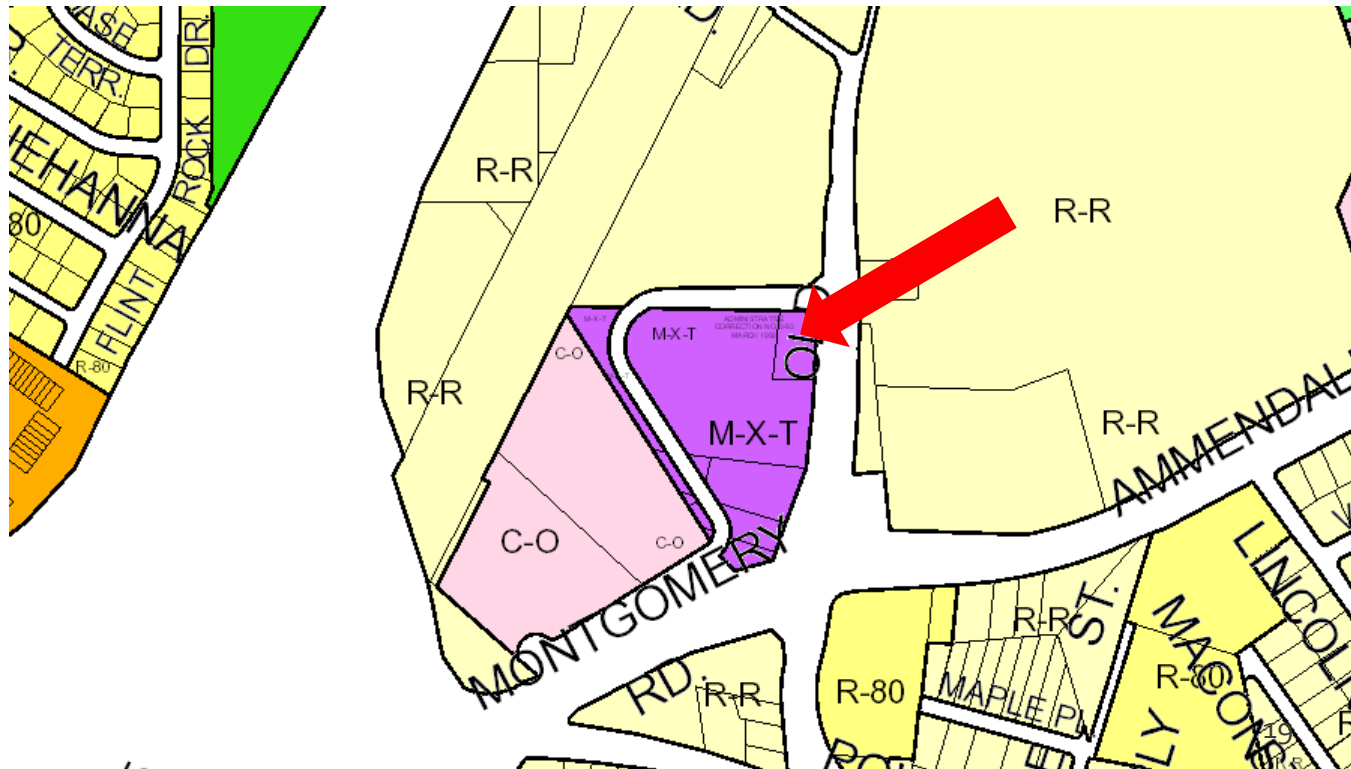
Location: NW quadrant of Old Gunpowder Rd and Ammendale Rd

Master Plan: *2010 Approved Master Plan and SMA for Subregion 1*

Size: 8.96 acres

Existing Use: 3 houses

Current Zone: M-X-T



Decision Matrix

Test Case (Beltville)



Matrix Questions

Within Innovation Corridor	No (go to question 2)
Within 500' of Rural and Agricultural Area	No (go to question 3)
Entitlement/Approved DSP	No (go to question 4)
Master Plan Guidance	Yes (<i>2010 Subregion 1 Master Plan and SMA</i>) This areas is to be targeted for an office and technology mix of uses with allowance for a modest amount of retail and multi-family residential (not exceeding 50% of the square footage of the development) with a high quality of design. (go to question 7)
Primarily Residential or Nonresidential	Nonresidential (go to question 9)
Highest Intensity Abutting Zone	CO (Commercial Office) = converts to CGO (Commercial General and Office)

Decision Matrix Results

New Zone	CGO (Commercial General and Office)
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Notes

The CGO zone provides land for a diverse range of business, civic, and mixed-use development. Typically located at major intersections where visibility and good access are important. Uses include:

- Offices
- Retail sales and services, eating or drinking establishments
- Residential
- Recreation and entertainment sales and services
- Institutional

Decision Matrix

Test Case (Beltville)



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Notes

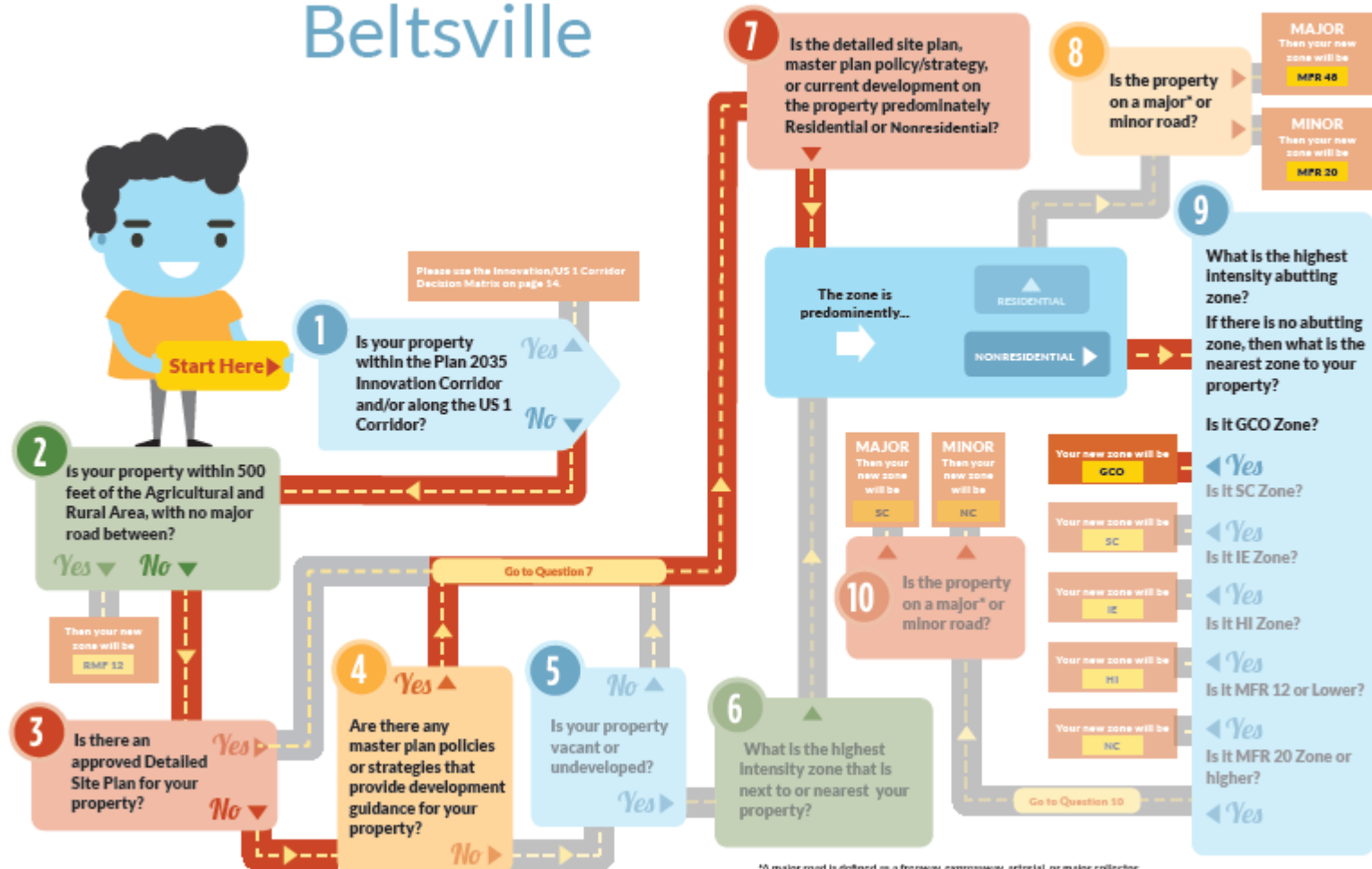
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Decision Matrix



Sample Matrix: Beltville



Decision Matrix

Test Case (Accokeek)



Signature Club at Manning Village

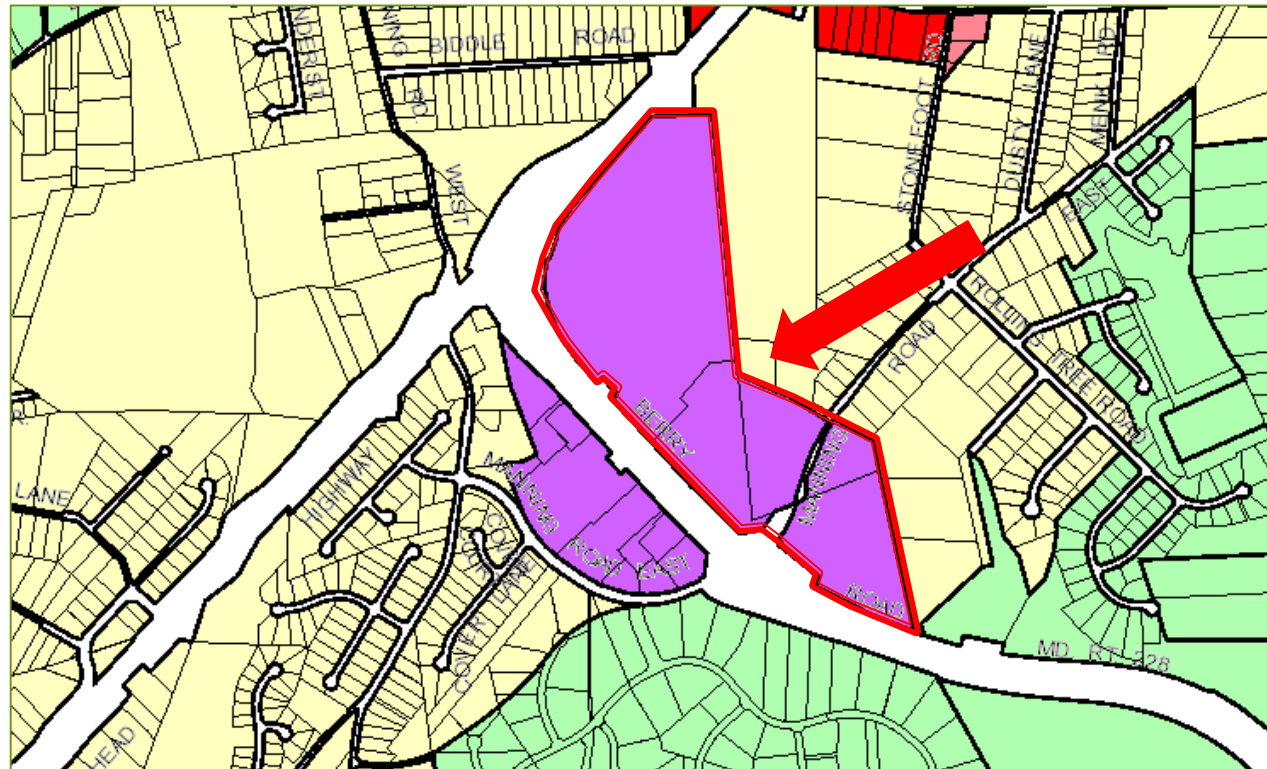
Location: NE quadrant of Indian Head Hwy and Berry Rd

Master Plan: *2013 Approved Master Plan and SMA for Subregion 5*

Size: 70.75 acres

Existing Use: Undeveloped

Current Zone: M-X-T



Decision Matrix

Test Case (Accokeek)



Matrix Questions

Within Innovation Corridor	No (go to question 2)
Within 500' of Rural and Agricultural Area	No (go to question 3)
Entitlement/Approved DSP	Yes , DSP-04063 for age qualified community with 315 dwelling units (go to question 7)
Primarily Residential or Nonresidential	Residential (go to question 8)
On Major or Minor Road	Major , Indian Head Hwy (Maryland Route 210) and Berry Road (Maryland Route 228)

Decision Matrix Results

New Zone	RMF-48 (Residential, Multifamily-48)
----------	---

Notes

The RMF-48 zone provides land for high-density multifamily development, along with other forms of development that support residential living and walkability that are:

- Proximate to centers, **or** in appropriate locations along commercial corridors
- Primarily high density residential in character and form
- Respectful of the natural features of the land
- Compatible with surrounding land

Decision Matrix

Test Case (Accokeek)



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Decision Matrix

Test Case (Accokeek)



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Decision Matrix Results

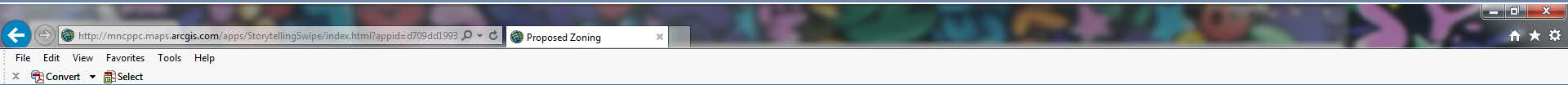
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Swipe Tool



Proposed Zoning

Use the slider to compare Current Zoning, on left side of slider, with Proposed Zoning, on right side of slider, displayed by County Council District. Select tab below to zoom to corresponding district number. Zoom in further to see property and a (very) few other basic layers.

Contact us (or click MNCPPC logo below for more information)



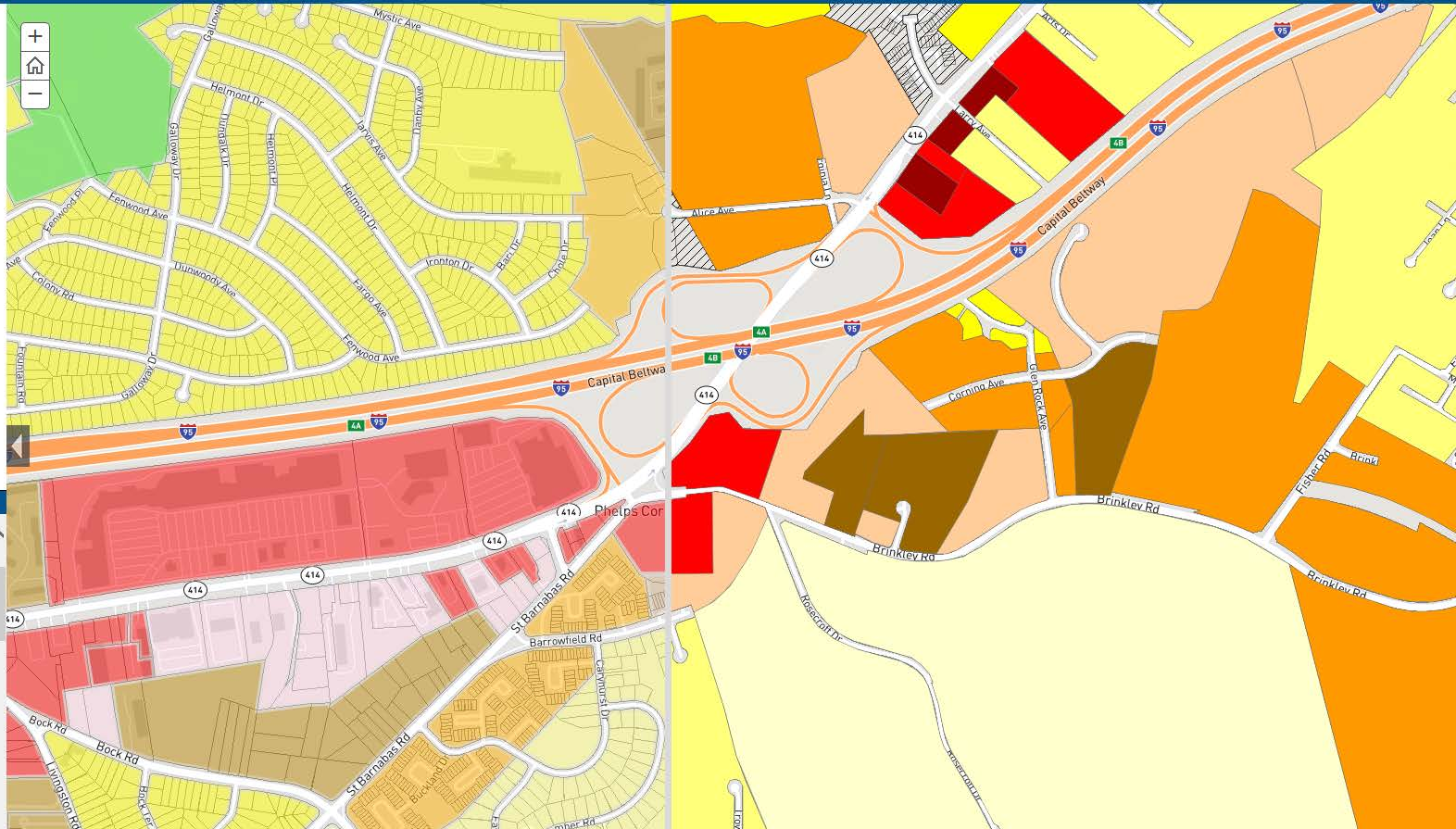
1 2 3 4 5 6 7 8 9

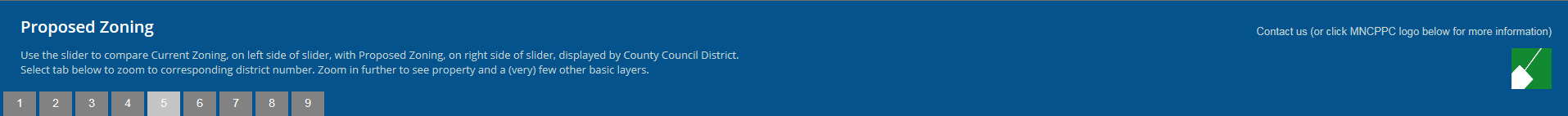
[Zoning Rewrite Website](#)

[Proposed Zoning Code](#)

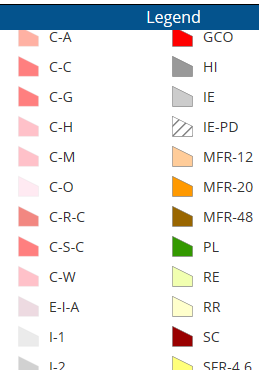
Legend

C-A	GCO
C-C	HI
C-G	IE
C-H	IE-PD
C-M	MFR-12
C-O	MFR-20
C-R-C	MFR-48
C-S-C	PL
C-W	RE
E-I-A	RR
I-1	SC
I-2	SFR-4.6





Contact us (or click MNCPPC logo below for more information)



Swipe Tool



File Edit View Favorites Tools Help
X Convert Select

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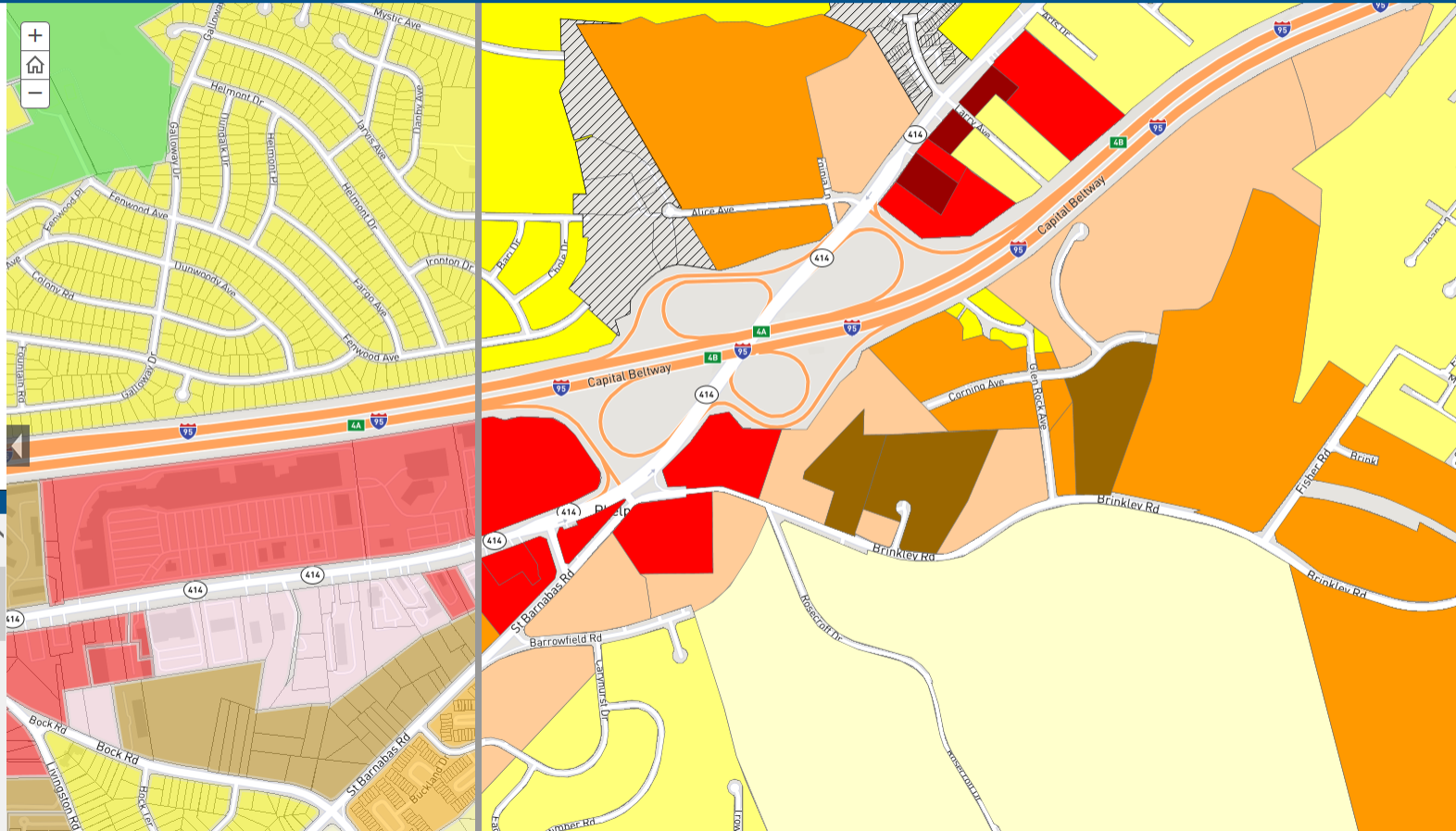
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[Zoning Rewrite Website](#)

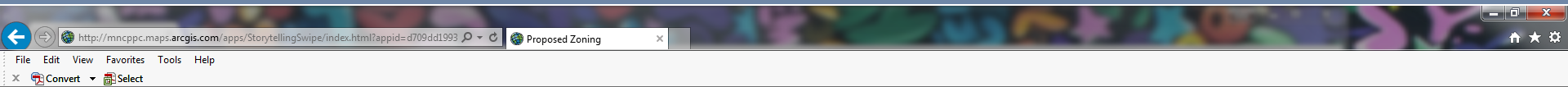
[Proposed Zoning Code](#)

Legend

C-A	GCO
C-C	HI
C-G	IE
C-H	IE-PD
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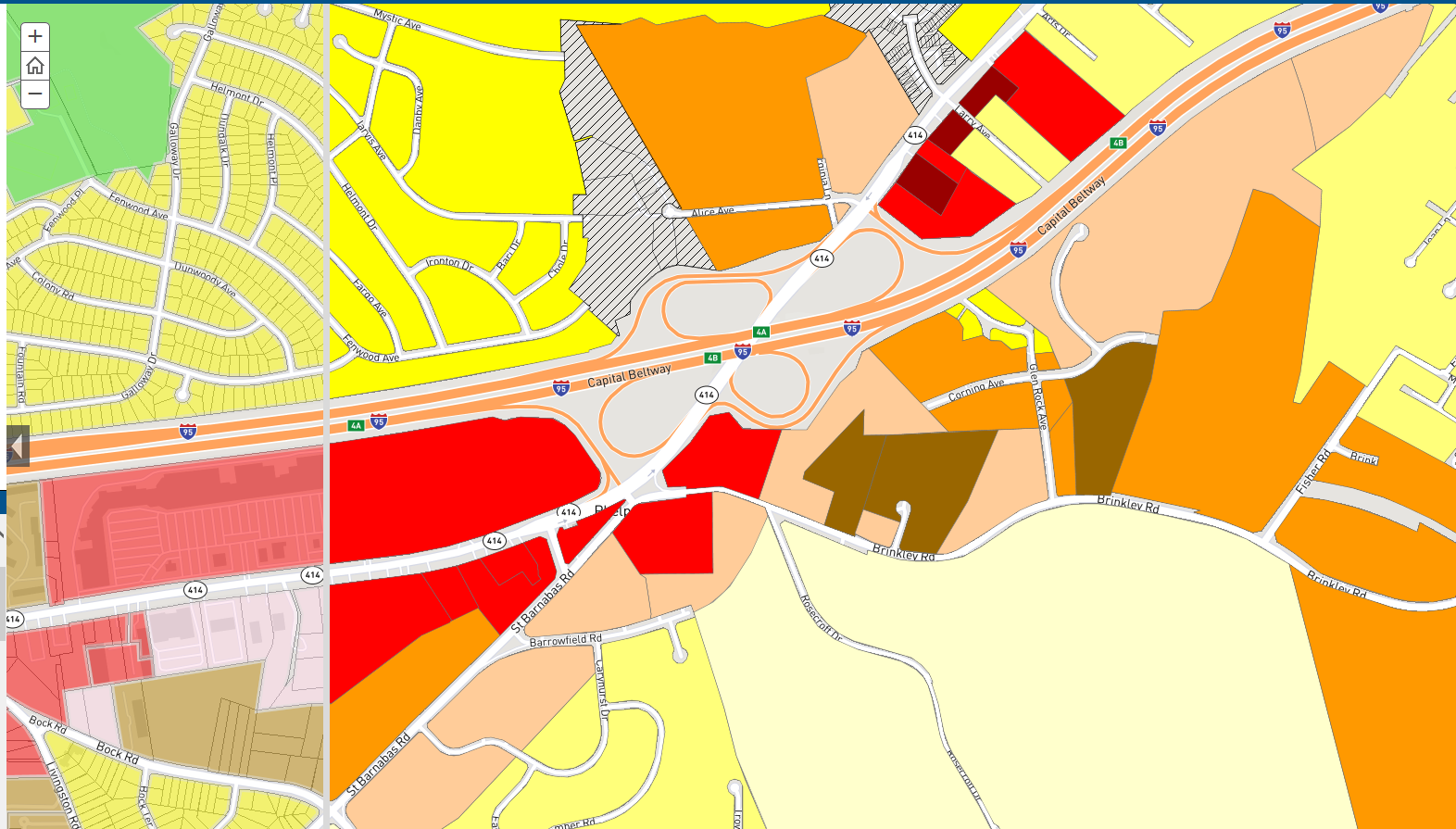
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[Zoning Rewrite Website](#)

[Proposed Zoning Code](#)

Legend

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C-O	MFR-20
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C-S-C	PL
C-W	RE
E-I-A	RR
I-1	SC
I-2	SFR-4.6





EXISTING MIXED-USE & OVERLAY ZONES



Existing Mixed-Use and Overlay Zones



- M-X-T
- M-U-I
- M-U-TC
- DDOZ
- TDOZ

Staff's professional opinion: the proposed zones are superior to the M-X-T, M-U-I, and M-U-TC, and the new Zoning Ordinance will effectively replace the DDOZ and TDOZ zones.

Existing Mixed-Use and Overlay Zones



- The current mixed-use zones are not effective, and would need substantial revisions to be effective. Clarion's proposed zones are a better choice.
- Staff strongly believes the DDOZ and TDOZ are essentially unfixable.
- Staff believes retention of either the DDOZ or TDOZ would be the single most detrimental action that could be taken regarding the new Zoning Ordinance.



USE COMPARISON TOOL



Current and Proposed Uses

Comparison Tool



What uses are permitted in the current base zones?

What uses are permitted in the proposed base zones?

Is my current use in my current base zone going to change in the proposed ordinance?

Current and Proposed Uses

Comparison Tool



Comparison Tables

- Compares one use at a time
- Clearly indicates if there is a change
- Includes use classification, category, and section number of use specific standards (if necessary)

Current and Proposed Uses Comparison Tool



■ Screenshot of Comparison Tool

Prince George's County Zoning Ordinance and Subdivision Re-Write Use and Zone Comparison																			
				3. Scroll left/right, find current zone and proposed zone. – →	Residential Zones														
	What Use Classification is it in the Current Ordinance?		What is the Specific Use in the Current Ordinance?	Zone in the Current Ordinance	R-O-S	O-S	R-A	R-E	R-R	R-30	R-55	R-35	R-20	R-T	R-30	R-30	R-10	R-10	R-10
1. Choose Use Classification →	Commercial	2. Choose Use →	Animal training	Use Permittance	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	↓		↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
	What will the Use Classification be in the Prepared Ordinance?		What will the Specific Use be in the Prepared Ordinance?	Proposed Zone	R-O-S	AG	AR	RE	RR	SF-9	SF-6	RSF-A			RMF-12		RMF-20		
	Commercial Use		Veterinary hospital or clinic	Use Permittance	X	P	P	SE	SE	X	X	X			X		SE		
	What will the Use Category be in the Prepared Ordinance?			Is there a change in use between the current and prepared zones?	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Yes	Yes
	Animal Care Use																		
	Is this a Principal, Accessory, or Temporary Use in the Prepared Ordinance?																		
	Principal																		
	Does this Proposed Use have additional Use Specific Standards to mitigate impacts?																		
	27-5.203.E.3.d																		

Notes

An "N/A" in the Use Permittance Row for the Prepared Zone indicates that the current use has been removed from the prepared use table and does not have a direct transition.



PROJECT SCHEDULE



Town Hall Meeting and Clarion Associates Worksession



What do you wish to discuss with Clarion Associates during the July 17 worksession?

Clarion Associates will present a 20-minute overview of the project during the Town Hall scheduled at 7:00 p.m. on Monday, July 17, 2017 to leave plenty of time for community input.

Project Schedule



SEPT - DEC 2017

- Comprehensive Review Draft released for public review and comment
- Consideration of small number of bills, including establishment of Countywide Map Amendment process

JAN - MAR 2018

- Council retreat - update
- Legislative draft presented to Council
 - Legislative package
 - Review of draft Applications Manual
- Legislative hearings and approval

Project Schedule



MAR - SEPT 2018

- Public outreach and education
- Finalization of Applications Manual
- Preparation of application forms, flowcharts, and other documents
- Countywide Map Amendment approved – **NEW CODES LIVE!**
 - (CMA approved OCT 2018 with second public hearing)

