



**Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite
Worksession with Prince George's County Council
Tuesday, July 11, 2017**

On July 11, 2017, Planning Department staff held a worksession with the County Council to review proposed changes to the draft Zoning Ordinance and Subdivision Regulations in preparation for the upcoming Comprehensive Review Draft. Council comments and questions are summarized below.

Councilmembers Present

Chairman Derrick L. Davis, Vice-Chair Dannielle Glaros, Mel Franklin, Todd Turner, Deni Taveras, Mary Lehman, Karen Toles, and Obie Patterson

CM Franklin

- Expressed concerns about the current Mixed-Use Transportation-Oriented (M-X-T) Zone and the proposed removal of this zone in the new Zoning Ordinance.
- Expressed some desire to retain the M-X-T as a legacy zone in the new code.
- Asked questions about an example property used to show the Countywide Map Amendment (CMA) decision matrix results.

Vice-Chair Glaros

- Asked why there was a push to continue the M-X-T Zone.
- Indicated that part of the challenge is that many of the initial proposals from Modules 1–3 of the Zoning Ordinance and Subdivision Regulations have been reworked, and that there is a need to have the larger audience within the County see the Comprehensive Review Draft. Indicated that the additional feedback is very important.
- Expressed some reservations about transitioning all commercial zoning to the proposed CGO (Commercial General and Office) Zone. Stated that some neighborhood-oriented commercial should be incorporated in the proposed CN (Commercial Neighborhood) Zone.
- Liked the proposed decision matrix and understood how it will be even better when made into an electronic/online database, but suggested it was critical we include references, hyperlinks, and definitions for all terms.
- Asserted that questions in the CMA should be clarified as lay-people may not understand all terms; specifically, with Question 2, what is the Rural and Agricultural Area? Asked, for Question 3, is it enough to base the decisions on if there is an approved detailed site plan on the property? Stated that it may be best to break up Question 7 to provide ordinal order—start with if there is a detailed site plan, then ask if there is a master plan policy impacting the property, then ask about the nature of existing development; it is too confusing right now.



- Would like to see the use table comparison tool staff is preparing to show, at a glance, why and/or how uses are changed in the new code.
- Asked when the in-progress zone map comparison tool would be finalized and placed on a website for public access.
- Indicated that the sooner the team can help define the proposed core and edge areas of centers, the more effective this may be with helping move on from current overlay zones.
- Agreed that the current Zoning Ordinance uses and use tables are overwhelming and should be consolidated in the new code.
- Spoke about the proposed schedule moving forward.

CM Lehman

- Noted that zoning names have changed significantly from previous drafts and suggested that staff prepare an updated translation of zone names.

CM Turner

- Appreciated the decision matrix and thought it was helpful in walking through the process and ensuring consistency. Asked if others besides staff worked with the decision matrix yet?
- Asked who created the decision matrix, staff or the consultant team and did we use anyone else's process?
- Stated that Council needs to determine the mix of uses and needs to feel comfortable with proposed zones to determine what should appropriately be allowed in those zones; once the uses are comfortable, then Council can move forward to other topics.
- Would like to know more about the CN Zone, such as the uses permitted, why it is proposed, and what it is meant to do.
- Liked the concept of the proposed LCD (Legacy Comprehensive Design) Zone, and asked if the grandfathering of the zone would end at some point in time.
- Expressed belief, regarding staff recommendations to establish an enabling clause for the Council to set adequacy of public facilities requirements for schools, police service, and fire/EMS service by resolution, that it would be simpler to cover these elements in the Subdivision Regulations—if improvements to these thresholds are needed, staff can come back later to do this.
- Indicated that it may be premature to pursue specific NCO (Neighborhood Conservation Overlay) Zones concurrently with the approval of the new Zoning Ordinance. Stated that perhaps it would be best to come back after the new code is effective and create specific NCOs at that point.
- Spoke about the ongoing use comparison tool under development by staff, and asked that additional information be provided as to why some uses would be changing.

CM Taveras

- Asked some questions regarding the NCO Zone and how it would interface with existing overlay zones. Asked if the LCD Zone takes the place of some of the current overlay zones?



- Would like to look more closely at the proposed zoning along US 1, particularly in the Gateway Arts District and the potential use of high-density, Transit-Oriented/Activity Center base zones as replacements for current overlay zones.
- Asked if a document like the Guide to Zoning Categories could be prepared for the proposed zones.
- Asked that Clarion Associates be ready to explain why they chose to rewrite the Zoning Ordinance rather than incorporate changes to the current version.

CM Toles

- Asked about the response from the M-U-TC (Mixed-Use Town Center) design review committees and their desires moving forward. Expressed some concern that the M-U-TC Zone (particularly Suitland) will lose the design review committee, and would like to schedule a meeting with her in the community to discuss the changes for a lay audience.