



# Consultant's Comprehensive Review Draft for Prince George's County, Maryland

Zoning Ordinance and Subdivision  
Regulations Rewrite

**C L A R I O N**

In Association with:

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GB Place Making  
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Mosaic Urban Partners  
Justice & Sustainability Assoc.  
The Planning and Design Center

*County Council – October 2017*

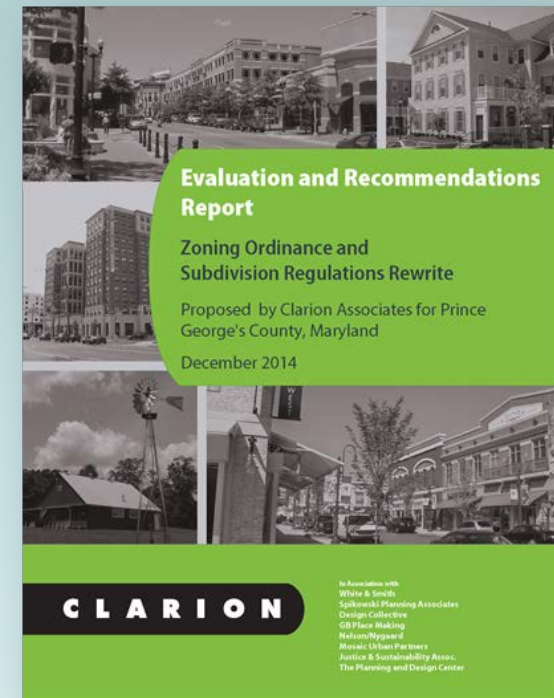
# Overview of Presentation

## 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

Task	Schedule
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations Report	2014
3. Drafting the new Zoning and Subdivision Regulations	2015-2017
▪ Module 1: Zones and Use Regulations	
▪ Module 2: Development Standards	
• Module 3: Administration and Subdivision	
• Testing	
▪ Comprehensive Review Draft: Zoning Ordinance and Subdivision Regulations	
4. Adoption	2018
5. Implementing the New Regulations	2018

# 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



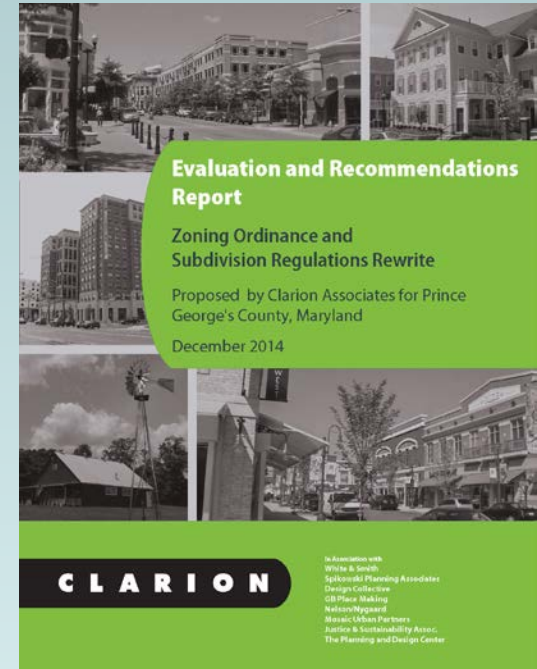
- **Current Zoning Ordinance and Subdivision Regulations are part of the problem**

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

# Reasons for the Rewrite

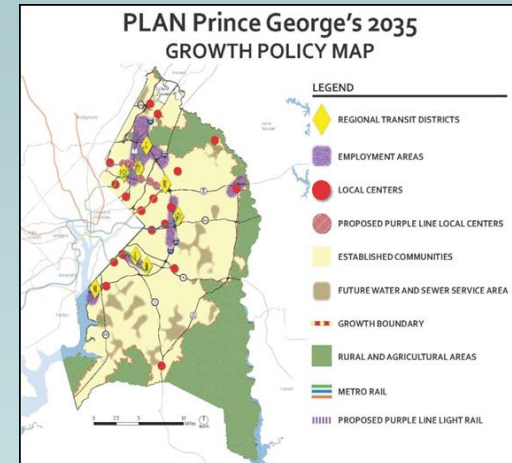
## Key Project Themes

- 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**



# How the Public Review Draft Responded

- 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

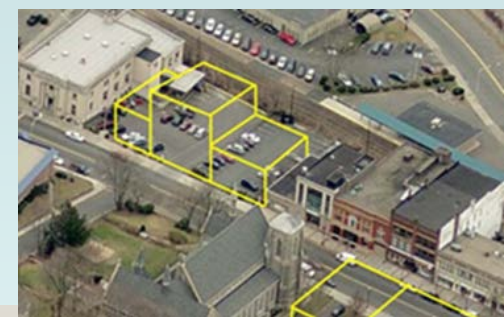


## ▪ **More opportunities for early and meaningful public involvement**



# 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



# Refinements in the Comprehensive Review Draft

- 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



# 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**



# Questions and Comments

