

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2019 Legislative Session

Reference No.: CR-027-2019

Draft No.: 2

Committee: COMMITTEE OF THE WHOLE

Date: 7/16/2019

Action: FAV(A)

REPORT:

The Council convened as the Committee of the Whole on April 16, July 2, and July 16, 2019, respectively, to consider CR-027-2019, A Resolution concerning the Countywide Sectional Map Amendment for purposes of directing the Planning Board to initiate a Countywide Section Map Amendment (“CMA”) process for the consideration, public comment, and ultimate approval by the District Council, of a comprehensive amendment to the Zoning Map for the portion of the Maryland-Washington Regional District in Prince George’s County, so as to impose the zones approved by the Council via its enactment of a Comprehensive Zoning Ordinance Law Rewrite (CB-013-2018). The CMA process is based on the procedures and requirements approved by the Council for this purpose within Part 19 of the existing Zoning laws for the County. Accordingly, as part of the Council’s action to initiate this process, the Council necessarily must also approve appropriate Goals, Concepts, and Guidelines, along with a substantial Public Participation program in order to apply the respective zoning classifications approved for all parcels of County property in the new Zoning laws.

Accordingly, on July 16, 2019, the Committee resumed its discussion of CR-027. After a brief reorientation provided by its Zoning and Legislative Counsel and staff of the Planning Department of the Maryland-National Capital Park and Planning Commission, the Council considered a Proposed Amendment No. 1 to CR-027 based on feedback from committee members and recommendations by the Planning Department for adjustments to the Decision Matrix; to address certain zone clarifications to correctly reflect the Council’s intentions for its legacy zones; to refine certain grandfathering provisions based on questions raised by members; and to amend references to certain County center designations.

After further discussion by committee members, the Committee voted 10-0 (RCS absent) to incorporate the following amendments:

1. On page 1, line 8, after “2018”, insert “and if amended during the Countywide Sectional Map Amendment (“CMA”) process”.
2. On page 1, line 19, strike “Countywide Sectional Map Amendment (“CMA”)” and insert “CMA”.

In Attachment A (Draft Recommended Goals, Concepts, Guidelines and Public Participation

Program):

1. On page 2, in the first paragraph of 2. “Project Description”, after “(CB-13-2018)”, insert “(and if amended during the CMA process)”.
2. On page 4, “CMA Process”, in the first bullet of “Map Refinement/Public Education”, strike “60 days” and insert “a time period” in lieu thereof.
3. On page 5, in number 6. of “Project concepts and guidelines include:”, after “October 23, 2018”, insert “(and if amended during the CMA process)”.
4. On page 7, in the introductory paragraph for “Guide to New Zones”, after “October 23, 2018”, insert “(and if amended during the CMA process)”.

In Attachment B: Countywide Sectional Map Amendment (CMA) Major Milestones:

1. “District Council Initiates CMA”, strike “Spring” and insert “Summer” in lieu thereof
2. “Joint Public Hearing”, strike “Late Winter”
3. “(If needed) 2nd Joint Public Hearing held”, strike “Summer” and insert “Fall” in lieu thereof.
4. “(If needed) Planning Board holds work session on proposed amendments and transmits recommendations to District Council”, strike “Summer” and insert “Fall” in lieu thereof.
5. “(If needed) District Council work session on proposed amendments”, strike “Late Summer” and insert “Fall” in lieu thereof.
6. “District Council approves CMA”, insert “Late” before “Fall”.

In Attachment C (PROPOSED Guide to New Zones):

1. On page 6, in “Planned Community Zones/Other Zones”, in the right column, insert “Legacy” before “Planned Mobile Home Community”.
2. On page 6, in “Overlay Zones – Policy Areas”, in the left column for “APA”, after “Aviation Policy Area”, strike “Overlay Zone” and in the right column, insert an “O” at the end of “APA”.
3. On pages 8 and 11, in Question 3, strike “detailed site plan” and insert “CDP, CSP, DSP, SDP or PPS*” in lieu thereof.
4. On page 8, insert footer text to read: “*Conceptual Design Plan (CDP), Conceptual Site Plan (CSP), Detailed Site Plan (DSP), Specific Design Plan (SDP), or Preliminary Plan of Subdivision (PPS)”.
5. On pages 10-15, update all Mixed-Use Zone Decision Matrix test case results to reflect approved development entitlements as of July 1, 2019, and in the table, strike “detailed site plan” and insert CDP, CSP, DSP, SDP, or PPS in lieu thereof.
6. On page 16, in the last sentence of the second paragraph (Transit-Oriented/Activity Center Base Zones Decision Matrix), strike “The 34” and insert “All” in lieu thereof, and after “Plan 2035 Centers”, insert “except for Suitland Metro and most of the Riverdale MARC”. After the last sentence of the second paragraph, insert “Suitland Metro, a Plan 2035 Regional Transit District, is currently zoned M-U-TC and will receive the LMUTC zone (see page 7).”
7. On page 16, in “2. Regional Transit-Oriented Low-Intensity (RTO-L Zone)”, delete “e. Suitland Metro”.
8. On the bottom of page 16, in the asterisk, strike “is a” and insert “are” in lieu thereof; and insert a second sentence to read: “A small portion at the southeast of the Riverdale MARC

center is located outside the US 1/Innovation Corridor area and will be rezoned according to the methodology on the next page for Neighborhood Activity Centers.”

After incorporating the foregoing amendments, the Committee of the Whole voted unanimously for a Favorable recommendation on CR-027-2019 as amendment 10-1. Absent: Council Member Streeter).