



Office of the Chairman
Prince George's County Planning Board

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September 14, 2023

The Honorable Thomas E. Dernoga
Chairman
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20772

Re: CB-73-2023 and CB-74-2023

Dear Chairman Dernoga:

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the September 14, 2023 Planning Board meeting, the following positions were adopted in accordance with the Planning Department staff's recommendations on the proposed legislation. **A Planning Board Analysis of each bill is attached for your consideration and a brief excerpt from each report is provided below:**

CB-73-2023 *A bill for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County's new, modern, streamlined Zoning Ordinance.*

Planning Board Recommendation: Support.

(See Attachment 1 for full analysis)

CB-73-2023 is presented as a bill introduced by request of the Planning Board and incorporates a number of technical and substantive revisions to the new Zoning Ordinance that took effect on April 1, 2022 to ensure it continues to function as intended, eliminate unintended consequences, and clarify transition and grandfathering procedures.

This bill proposes revisions that range from broad and widely applicable (such as changes to the IE Zone to better reflect the uses of the former I-1 Zone and multiple improvements to the Transit-Oriented/Activity Center base zones to add locational standards, increase maximum residential densities, and enhance streetscapes) to minor reconciliation (ensuring use tables and parking tables are properly synchronized and reflecting delegations of authority in administration tables) that rose to staff's attention during more than 15 months of active monitoring and information gathering. The bill is intended to respond to concerns raised by all parties involved in the County's development process, from the County Council to the land use bar, developers and business owners to homeowners and renters. The Planning Board supports the direction this bill is taking and discussed how the new Zoning Ordinance is substantially better than the prior Zoning Ordinance.

CB-74-2023 *A bill for the purpose of reconciling certain terms, procedures, and other language of the new Landscape Manual, revising certain procedures and regulations and adding clarification language to effectuate successful implementation and meet the County's goals for a new, modern, streamlined Zoning Ordinance.*

Planning Board Recommendation: Support.
(See Attachment 2 for full analysis)

CB-74-2023 is presented as a bill introduced by request of the Planning Board and incorporates a small number of technical revisions to the new Landscape Manual that took effect on April 1, 2022, to ensure it continues to function as intended.

CB-74-2023 is essential to the continuing successful implementation of the new Landscape Manual. This bill will affect all properties in the County subject to the Zoning Ordinance.

During discussion, the Planning Board talked about the importance of reinforcing native species are preferred over non-native species, and that language to this effect should be considered by the Council for potential inclusion in CB-74-2023.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3595. Thank you, again, for your consideration.

Sincerely,



Peter A. Shapiro
Chair

Attachments

CB-73-2023 – Planning Board Analysis (Attachment 1)

A bill for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County's new, modern, streamlined Zoning Ordinance.

The Planning Board has the following comments for consideration by the District Council:

Policy Analysis:

CB-73-2023 is presented as a bill introduced by request of the Planning Board and incorporates a number of technical and substantive revisions to the new Zoning Ordinance that took effect on April 1, 2022 to ensure it continues to function as intended, eliminate unintended consequences, and clarify transition and grandfathering procedures.

This bill proposes revisions that range from broad and widely applicable (such as changes to the IE Zone to better reflect the uses of the former I-1 Zone and multiple improvements to the Transit-Oriented/Activity Center base zones to add locational standards, increase maximum residential densities, and enhance streetscapes) to minor reconciliation (ensuring use tables and parking tables are properly synchronized and reflecting delegations of authority in administration tables) that rose to staff's attention during more than 15 months of active monitoring and information gathering. The bill is intended to respond to concerns raised by all parties involved in the County's development process, from the County Council to the land use bar, developers and business owners to homeowners and renters.

CB-73-2023 is essential to the continuing successful implementation of the new Zoning Ordinance. This bill will affect all properties in the County subject to the Zoning Ordinance. The Planning Board supports the direction this bill is taking and discussed how the new Zoning Ordinance is substantially better than the prior Zoning Ordinance.

Following discussion, the Planning Board voted to support CB-73-2023.

CB-74-2023 – Planning Board Analysis (Attachment 2)

A bill for the purpose of reconciling certain terms, procedures, and other language of the new Landscape Manual, revising certain procedures and regulations and adding clarification language to effectuate successful implementation and meet the County's goals for a new, modern, streamlined Zoning Ordinance.

The Planning Board has the following comments for consideration by the District Council:

Policy Analysis:

CB-74-2023 is presented as a bill introduced by request of the Planning Board and incorporates a small number of technical revisions to the new Landscape Manual that took effect on April 1, 2022, to ensure it continues to function as intended.

CB-74-2023 is essential to the continuing successful implementation of the new Landscape Manual. This bill will affect all properties in the County subject to the Zoning Ordinance.

During discussion, the Planning Board talked about the importance of reinforcing native species are preferred over non-native species, and that language to this effect should be considered by the Council for potential inclusion in CB-74-2023.

Following discussion, the Planning Board voted to support CB-74-2023.