THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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August 3, 2026

The Honorable Krystal Oriadha
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

Re: LDR-13-2026

Dear Chair Oriadha:

As required by the County's legislative amendment process for amendments to the Zoning Ordinance (Section 27-3501), the Planning Board held a public hearing on July 30, 2026, to receive comments on proposed Legislative Drafting Request LDR-13-2026.

Following discussion of LDR-13-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to take no position with amendments on LDR-13-2026 and forward staff's recommendations in the attached technical staff report to the County Council.

The link to the public hearing video and any backup materials may be found under the hearing date at: https://www.mncppc.org/883/Watch-Meetings. The following is a summary of the testimony provided at the hearing:

Hearing Summary:

Prior to the public hearing, the Planning Board was in receipt of three letters to oppose LDR-13-2026. The Greater Capitol Heights Improvement Corporation, supported separately by Mr. Dan Smith, expressed support for "faster review for quality transit-oriented development." Dr. Jon Robinson provided a suggestion to take more time for transit-oriented development since it would be intended to be in place for a long period of time.

During the public hearing, two speakers provided comments. Mr. Greg Smith expressed that he was not opposed to transit-oriented development but believed LDR-13-2026 needed more consideration and spoke to challenges community organizations and activists have with short appellate filing periods. Dr. Jon Robertson reiterated his written comments.

Planning Board Proposed Amendments:
Following review of LDR-13-2026, the Planning Board offers the following proposed amendments:

1. Define the term "Commercial Reinvestment and Innovation Project" in Section 27-2500 for better understanding of the purposes and intent of this proposed legislation and associated process and regulations.

2. Use the proper conventions of the Zoning Ordinance in describing the proposed required and excluded uses on Page 2, Lines 23-26 (highlights denote suggested revised language):

   "(C) contains a mix of uses in the ~~of~~ commercial principal use classification and multifamily dwellings ~~residential uses~~;
   (D) excludes uses in the industrial principal use classification, townhouse dwellings, single-family detached dwellings, two-family dwellings, three-family dwellings, ~~warehouse,~~ drive-through service as an accessory use/structure for any principal use type, ~~industrial,~~ ~~and~~ qualified data centers~~, and consolidated storage uses~~; and…."

   By clarifying all principal uses in the industrial principal use classification are prohibited from "Commercial Reinvestment and Innovation Projects," there is no need to specify either warehouse or consolidated storage uses because those both fall into the industrial principal use classification.

   Further clarification is required with regard to the intent of the inclusion of "drive-through," since this use is classified as an accessory use with the exception of the principal use type "restaurant, quick-service (with drive-through)." Should the sponsor wish to also prohibit quick service restaurants with drive-throughs, that principal use type should be added to the exclusion list.

3. Deletion of the term "zoning" prior to the term "variance" on Page 2, Line 17. The legislative convention used by the current Zoning Ordinance is "variance" and the term "zoning variance" suggests an application seeking to impermissibly amend the Official Zoning Map, allow a use that is not otherwise permitted in the zone, or eliminate the requirement for a special exception.

Additionally, the Planning Board believes in lieu of LDR-13-2026, it may make sense to broaden the criteria of the existing Expedited Transit-Oriented Development (ETOD) review process and reduce ETOD appellate and election to review timeframes, which would allow the elimination of the proposed, undefined "Commercial Reinvestment and Innovation Project" while simultaneously providing a broader spectrum of streamlining and incentivization at the exact targeted growth locations targeted by LDR-13-2026. The Planning Board refers to Section IV of the Planning Department's Technical Staff Report for additional discussion on these recommendations.

Legislative Amendment Decision Standards:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the district council may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone, and no legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district; however, any differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.

The Department finds that LDR-13-2026 meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the amendment would establish a new term and modified development process that applies to all zones within the applicable geographic locations identified by LDR-13-2026.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3594. Thank you again for your consideration.

Sincerely,

Kevin A. Anderson
Chair

Attachments