



Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite

Prince George's County Council Briefing #3 - 2018

February 6, 2018



The Maryland – National Capital Park & Planning Commission

Agenda



- Legacy Zones
 - Legacy Comprehensive Design Zone (LCD)
 - Legacy Mixed Use Transportation Oriented Zone (LMXT)
 - Legacy Mixed Use Town Center Zone (LMUTC)

Overview



- What is a legacy zone?
 - Zones in the old Zoning Ordinance that are allowed to remain on properties that already have the zone.
 - Cannot be applied to new properties once the new Ordinance takes effect.

Overview



- Three legacy zones under consideration:
 - Legacy Comprehensive Design Zone (LCD)
(Staff Recommendation)
 - Legacy Mixed Use Transportation Oriented (LMXT)
 - Legacy Mixed Use Town Center (LMUTC)
(Both requested by Council for discussion)



Legacy Comprehensive Design Zone (LCD)

Examples of Ongoing Comprehensive Design Zones



- Beechtree
(primarily residential)
- Collington Trade Zone
(primarily light industrial)
- Parkside at Westphalia
(primarily residential)
- Bowie Town Center
(primarily retail/office)
- Timothy Branch
(primarily residential)
- Willowbrook
(primarily residential)



LCD Zone



- Intended to provide a single base zone to replace 9 Comprehensive Design Zones on the zoning map.
- Placed on any property in any CDZ that has an approved Basic Plan, CDP, and/or SDP on the effective date of new Ordinance.

LCD Zone



- Property can complete build-out according to the rules of its approved Basic Plan, CDP, and/or SDP (“you have what you have”).
- *This legacy zone was created to simplify rezoning land.*

LCD Zone



- The legacy status of the former CDZ continues as long as the development approvals remain valid.
- If approvals expire on unbuilt portions, the remaining vacant land would become the RR Zone.



Legacy Mixed Use Transportation Oriented Zone (LMXT)

Examples of Ongoing M-X-T Projects



- The Boulevard at Capital Center and Regional Hospital
- Allentown Andrews Gateway (Lidl)
- Melford
- Konterra
- Westphalia Town Center
- Stephen's Crossing



LMXT Zone



- Placed on any property that has M-X-T zoning **and** an approved subdivision, CSP, or DSP before the effective date of new Ordinance.
- Also placed on M-X-T properties that have completed all development.
- As drafted, would **not** be applied to properties that are M-X-T but have not proceeded to a development application.

LMXT Zone



- Old rules (and standards) will continue to apply.
- If the approvals expire on unbuilt portions, undeveloped lands would be rezoned to the RR Zone.

LMXT Zone



- M-X-T properties can complete build-out per today's rules and the project's approvals.
- Project continues – under current M-X-T rules – as long as the development approvals remain valid.
- If the approvals expire on unbuilt portions, undeveloped lands would be rezoned to the RR Zone.

What If...No LMXT?



- M-X-T properties can complete build-out per today's rules and the project's approvals. ✓
- Project continues – under current M-X-T rules – as long as the development approvals remain valid. ✓
- **INSTEAD** of potential RR – if approvals expire:
 - Land must be built in accordance with the new zone applied by Countywide Map Amendment
- Applicant may choose to switch to the new zone any time they wish. No additional rezoning required.

Resolving the BIG questions



M-X-T Zone

Option 1

Retain M-X-T
for **all**
properties that
have it

Option 2 *Current Proposal*

Retain M-X-T
for properties
that have it
and a
development
entitlement

Option 3 *Staff Recommendation*

Do not retain
M-X-T Zone;
rely instead on
grandfathering

Resolving the BIG Questions



- Regardless of option –

Staff strongly recommend all M-X-T located in a center be rezoned to the applicable center base zone.

The LMXT Continuum



LMXT on all current M-X-T properties

LMXT on M-X-T properties with development approvals

No LMXT

Grandfathering provisions control (with entitlement)

New zone controls (no entitlement)



Legacy Mixed Use Town Center Zone (LMUTC)

Examples of Ongoing M-U-TC Projects



- Riverdale Park Station (formerly Cafritz Property)
- Suitland Manor



LMUTC Zone



- Simple concept, challenging implementation.
- All four current M-U-TC Development Plans need procedural revision. Can be handled through LMUTC, or separate secondary amendments before new code is effective.
- Most properties in the M-U-TC Zone have no M-U-TC entitlements.

LMUTC Zone



- M-U-TC properties would need to be able to complete build-out per today's rules and the project's approvals (as long as they remain valid).
- Riverdale Park Station and Suitland Manor are unique among M-U-TC projects.
- "All or nothing." All M-U-TC property would have to be converted to LMUTC, regardless of entitlement status.

Resolving the BIG questions



M-U-TC Zone

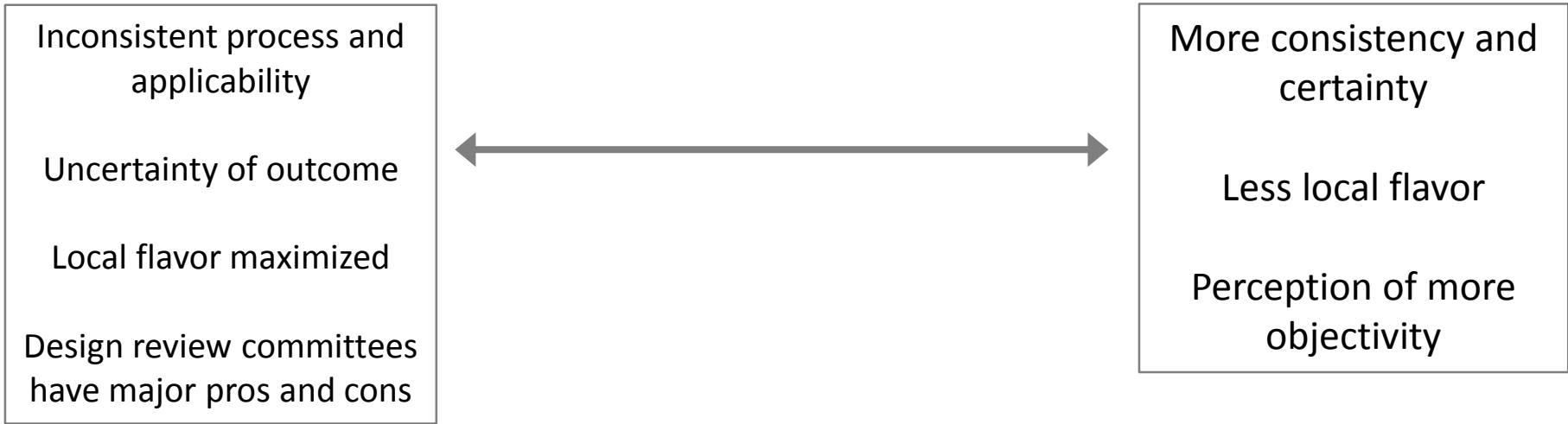
Option 1
Staff Recommendation

Do not retain
M-U-TC zone;
rely instead on
grandfathering

Option 2

Retain M-U-TC
for properties
that have it

The LMUTC Continuum



LMUTC on all
current M-U-TC
properties

No LMUTC

Grandfathering
provisions control



Questions?