



Countywide Map Amendment Joint Public Hearing

September 13th and 14th
2021

Errata and Staff Testimony



1. Mapping Technical Errors
2. Administrative Corrections
3. Error in applying rules for the CN Zone in the Guide to New Zones
4. Staff testimony pertaining to revisions for proposed zoning to implement the Greater Cheverly Sector Plan

Agenda

1. Project Background
2. Countywide Map Amendment
3. Next Steps

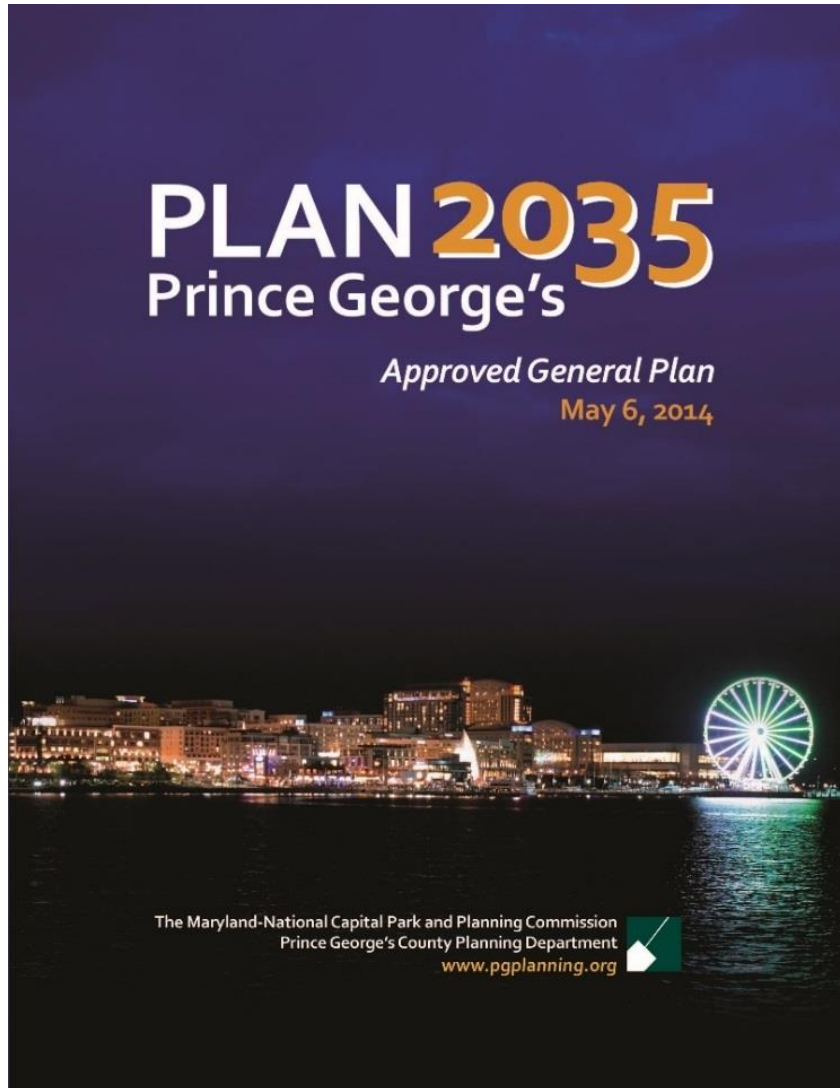


Project Background



Plan Prince George's 2035

Tuesday
May 6, 2014



Identifies updating the
County's Zoning Ordinance
as the 1st Priority Strategy for
Plan Implementation



Why was it updated?

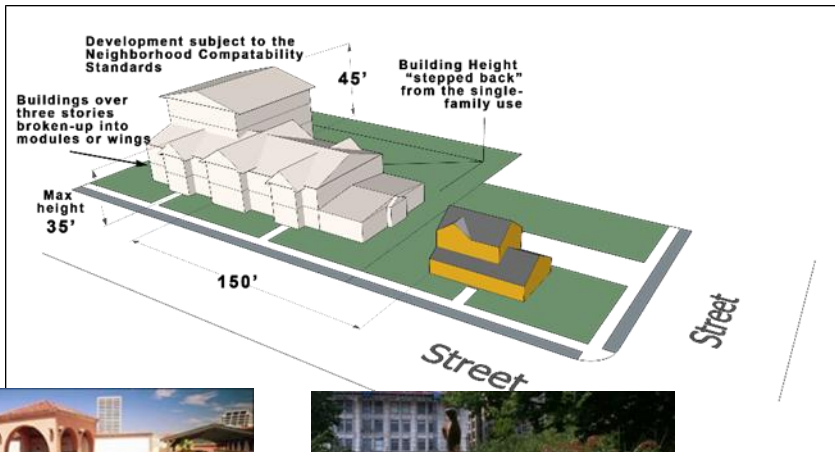
- We need an ordinance that will help
 - **Create** jobs
 - **Increase** nonresidential tax base
 - **Sustain** our natural resources and rural areas
 - **Encourage** safe, walkable, and healthy communities



New Zoning Ordinance and Subdivision Regulations

Tuesday

October 23, 2018



- More opportunities for public input, and comment
- Higher more modern development standards
- Incentivizes development at transit stations
- Tools that encourage economic development
- Zones that better implement County plans
- An easier-to-read code



Sec. 27-542. - Purposes.



- (a) The purposes of the M-X-T Zone are:
- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;
 - (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;
 - (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;
 - (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;
 - (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;
 - (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;
 - (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;
 - (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;
 - (9) To permit a flexible response to the market and promote economic vitality and investment; and
 - (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

(CB-84-1990; CB-47-1996; CB-78-2006)

Sec. 27-543. - Uses.



The uses allowed in the M-X-T Zone are as provided for in the Table of Uses (Division 2 of this Part), including the mix of uses required by [Section 27-547\(d\)](#).

(CB-78-2006)

Sec. 27-544. - Regulations.



- (a) Except as provided in Subsections (b) and (c) of this Section, additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.
- (b) Except as otherwise specified in this Division, where an approved Conceptual Site Plan imposes certain regulations related to the location, density, coverage, and height of improvements that are intended to implement recommendations for mixed-use development within a comprehensive master plan or general plan, such standards shall provide guidance for the development regulations



1 (f) Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones

(1) Purposes

The purposes of the Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity Zones are to:

- (A) Provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County's future residential and employment growth and development;
- (B) Incorporate key elements of walkable and bikeable urbanism that are well-connected to a regional transportation network through a range of transit options; and
- (C) Provide a mix of uses that serve regional needs.



(2) Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone's Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone's Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses and multifamily). The zone's Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.



The New Zoning Ordinance (adopted Oct 2018)

Challenge: The Zoning Ordinance contains too many zones and uses, fostering confusion. The County has not been achieving the development quality we deserve

Solutions:

- Consolidate zones – from 73 to 43
- Consolidate uses – from ~1,200 to ~250
- Ensure each zone has a distinct purpose
- Provide a logical and consistent use structure
- Updated parking, landscaping, and signage standards
- New and modern development standards

What is zoning?:

- Law that determines what we can build and where we can build it
- Determines the land use allowed
- Determines the building form
- Determines that amount of parking

Table 27-4102: Classes of Zones

Base Zones

Rural and Agricultural Base Zones

ROS: Reserved Open Space Zone

AG: Agriculture and Preservation Zone

AR: Agricultural-Residential Zone

Residential Zones

RE: Residential Estate Zone

RR: Residential, Rural Zone

RSF-95: Residential, Single-Family—95 Zone

RSF-65: Residential, Single-Family—65 Zone

RSF-A: Residential, Single-Family—Attached Zone

RMF-12: Residential, Multifamily-12 Zone

RMF-20: Residential, Multifamily-20 Zone

RMF-48: Residential, Multifamily-48 Zone

Nonresidential Base Zones

CN: Commercial, Neighborhood Zone

CGO: Commercial, General and Office Zone

CS: Commercial, Service Zone

IE: Industrial, Employment Zone

IH: Industrial, Heavy Zone

Transit-Oriented/Activity Center Base Zones

NAC: Neighborhood Activity Center Zone

TAC: Town Activity Center Zone

LTO: Local Transit-Oriented Zone

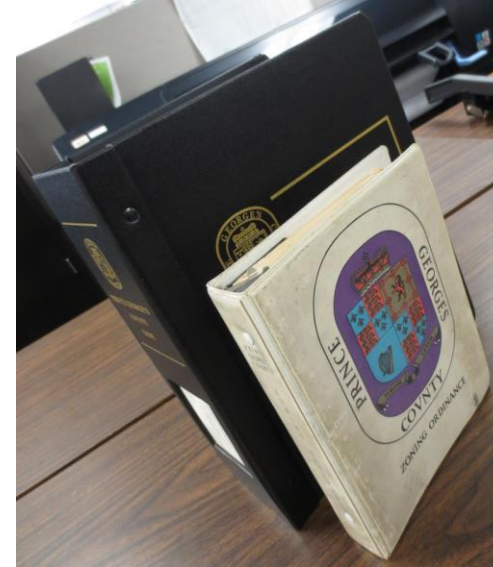
RTO-L: Regional Transit-Oriented, Low-Intensity Zone

RTO-H: Regional Transit-Oriented, High-Intensity Zone

What is the zoning rewrite and the CMA (two parts)

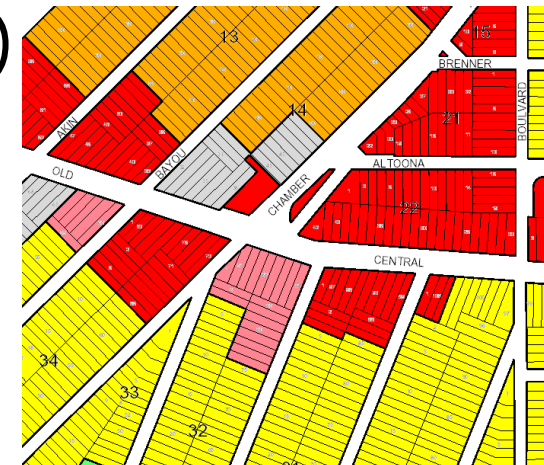
1. Zoning Ordinance (sets the rules)

- **43 Zones** that replace the current **73 zones**
 - What you can build on a property
 - How development must look
 - Planning Board's role in development
 - County Council's role in development



2. Countywide Map Amendment (shows where rules apply)

- Technical, non-substantive mapping exercise
- Applies the new 43 zones on to each property in the County
- Replaces current zones with similar new zones
 - Single-family will remain single-family
 - Rural will remain rural



Countywide Map Amendment



Countywide Map Amendment

CMA Initiation (July 23, 2019)

- CR-27-2019 authorized Planning Department to begin the CMA process
- Goals, Concepts, and Guidelines
- Public Participation Program
- Guide to New Zones

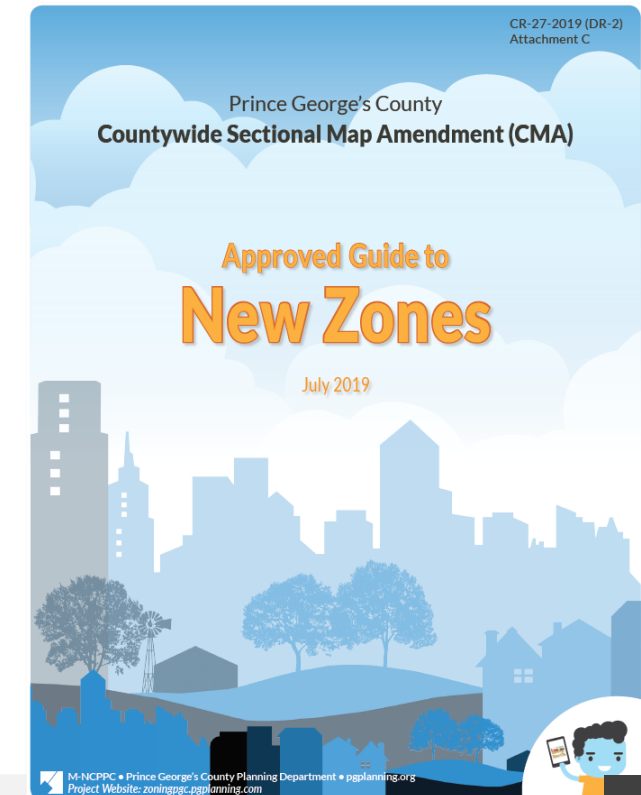
DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2019 Legislative Session

Bill No. CR-27-2019
Proposed and Presented by The Chair (by request—Planning Board)
Introduced by Council Members Turner, Glaros, Davis, Harrison, Taveras, Streeter
and Hawkins
Date of Introduction June 18, 2019

RESOLUTION

1 A RESOLUTION concerning
2 Preparation of a Countywide Sectional Map Amendment and approval of Goals, Concepts, and
3 Guidelines; and Public Participation Program
4 For the purpose of initiating an amendment to the Zoning Map for that portion of the Maryland-
5 Washington Regional District in Prince George's County, Maryland; and approving Goals,
6 Concepts, and Guidelines; and a Public Participation Program in order to apply the zoning
7 classifications set forth in the approved replacement Zoning Ordinance, CB-013-2018, enacted
8 by the Council on October 23, 2018 and if amended during the Countywide Sectional Map
9 Amendment ("CMA") process; and to further develop a comprehensive approach for notification
10 and information for all County property owners concerning the proposed zoning classification
11 changes.
12 WHEREAS, on October 23, 2018, the County Council of Prince George's County,
13 Maryland, sitting as the District Council, enacted legislation within the 2018 legislative year
14 known as CB-013-2018, CB-015-2018, and CB-065-2018; more specifically, a replacement
15 Zoning Ordinance, replacement Subdivision Regulations, and replacement County Landscape
16 Manual, respectively, set forth at Subtitle 27 and Subtitle 24 of the Prince George's County
17 Code; and
18 WHEREAS, in its enactment of CB-013-2018, CB-015-2018, and CB-065-2018, the
19 Council recognized that the implementation of said replacement Zoning and Subdivision
20 provisions necessitate approval of a "CMA", so as to apply the zoning classifications
21 contemplated in the replacement Zoning Ordinance to all parcels of land situated in that portion





The CMA will...

- Apply one of the new 43 zones to each property in the County
- **NOT** be an opportunity to make drastic changes; or a “free for all”; or a substitute for comprehensive planning and zoning; nor amend Plan 2035
- Abide by state laws and regulations
- **NOT** change the boundaries of the neighborhood, town, or city, school, zip code, or voting district
- **NOT** allow commercial or retail uses in single-family zones
- Ensure that everyone is playing by the same rules
- Ensure zoning conversions are objective, transparent, fair, and equitable





What We've Done

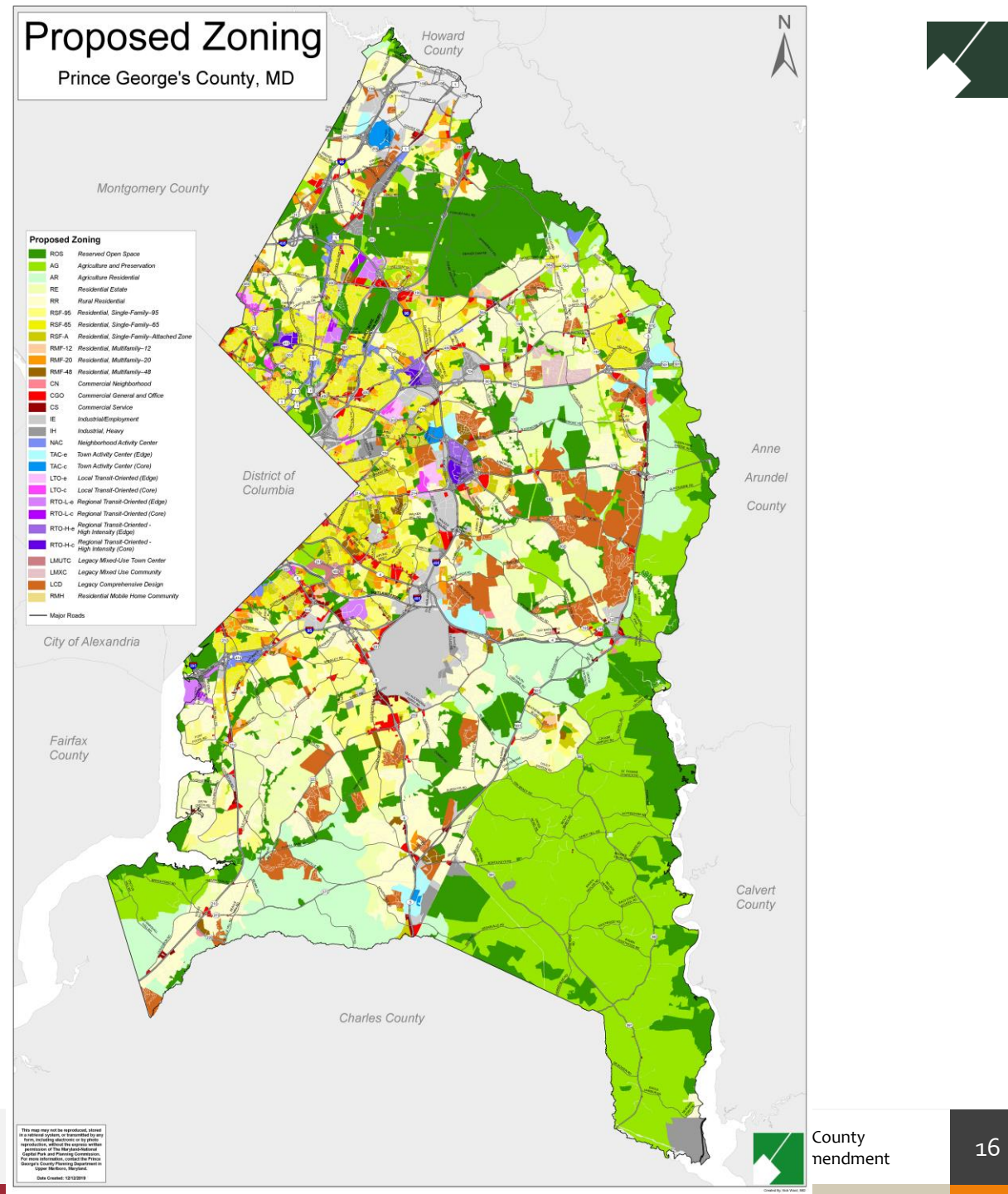
- Hosted regional listening sessions and special district-wide sessions
- Updated the project website and created new digital mapping tools with thousands of users of the "swipe tool"
- Answered phone calls and emails from hundreds of stakeholders
- Hosted an agency coordination meeting
- Briefed municipalities, MBIA, civic associations, and other stakeholders
- Created numerous fact sheets: summary sheets, and comparison documents to explain major changes and impact of new code
- Four Countywide notices mailed to every home, business, and property owner



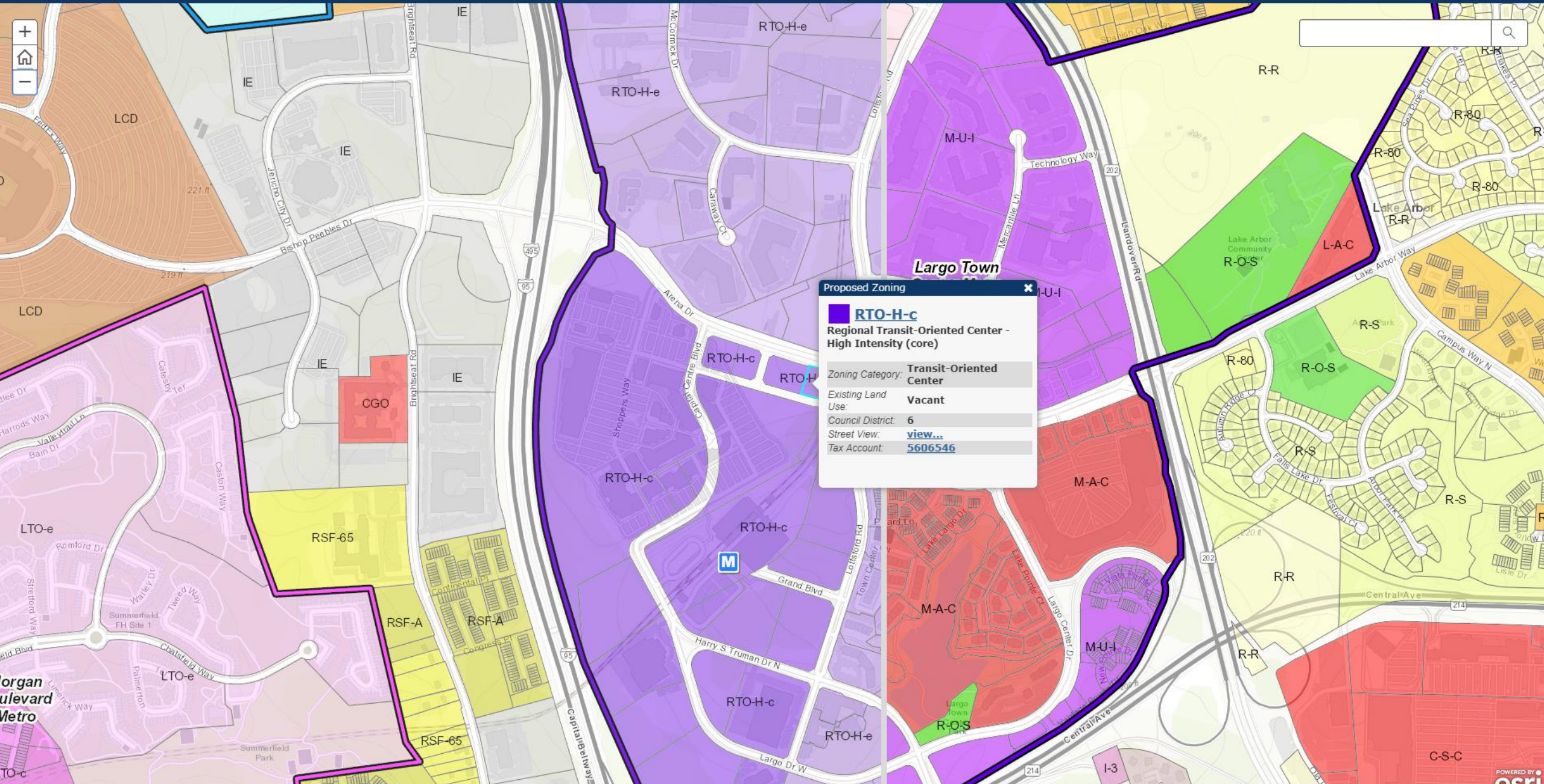
Countywide Map Amendment

Proposed Zoning Map

- PGAtlas
- Zoning Map Books
 - Laurel-Beltsville Senior Activity Center
 - Wayne K. Curry Sports & Leaning Center
 - County Administrative Building
 - Hillcrest Heights Community Center
 - Southern Regional Tech & Rec Complex
- Swipe Tool



The RIGHT side of the map is the EXISTING zoning. The LEFT side of the map is the PROPOSED zoning. Drag the grey vertical bar left or right to compare. Click anywhere on the map for more information. (Data is based on existing zoning as of 6/1/2019.) (app version is 1.0_20190827)



Proposed Zoning

RTO-H-c
Regional Transit-Oriented Center - High Intensity (core)

Zoning Category: Transit-Oriented Center

Existing Land Use: Vacant

Council District: 6

Street View: [view...](#)

Tax Account: [5606546](#)

Countywide Map Amendment

Project Webpage


- Swipe Tool
- Zoning Maps
- New Code (link)
- Videos
- FAQ
- Project Reports





NOTICE OF INITIATION FOR A COUNTYWIDE SECTIONAL MAP AMENDMENT FOR PRINCE GEORGE'S COUNTY

301-952-4944 • zoningpgc.pgplanning.com • zoningpgc@ppd.mnccppc.org

SMITH JAMES & JANET
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20774-8841


IMPORTANT NOTICE FOR RESIDENTS, AND BUSINESS AND PROPERTY OWNERS LOCATED INSIDE

North County Regional Meeting
College Park Airport Operations Building
1909 Corporal Frank Scott Drive, College Park, MD 20740
Thursday, November 7, 2019
6:00—8:00 p.m.

Central County Regional Meeting
Prince George's Sports & Learning Complex
8001 Sheriff Rd, Landover, MD 20785
Thursday, November 21, 2019
6:00—8:00 p.m.

South County Regional Meeting
Southern Regional Technology & Recreation Complex
7007 Bock Road, Fort Washington, MD 20744
Saturday, November 23, 2019
10:00 a.m.—12:00 p.m.

WHAT IS THE PURPOSE OF THIS NOTICE?

The purpose of this notice is to inform you of a Countywide, non-substantive rezoning process for most properties located within Prince George's County. On May 14, 2019, the Prince George's County Council authorized The Maryland-National Capital Park and Planning Commission (through Council Resolution CR-XX-2019) to prepare a Countywide Sectional Map Amendment (referred to as "CMA" in the rest of this notice) to implement the zones contained in a new Zoning Ordinance for the County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018. The new Zoning Ordinance cannot be used until the new zones are applied to each property throughout the County.

How Long Will This CMA Project Take?

The Prince George's County Council authorized the Prince George's County Planning Department to begin work on this project on May 14, 2019 and approved an 18-month project schedule. Initial rezoning recommendations, made pursuant to the Guide to New Zones approved by the County Council in CR-XX-2019, will be presented for public comment in the summer of 2019. A joint public hearing before the County Council and Planning Board is anticipated in the winter of 2020, and final approval is expected in the fall of 2020.

What Area Is Impacted by This Project?

The CMA will consist of all properties within the County except for properties located within the City of Laurel. This part of the County, which is most of the County's land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George's County.



HOW CAN I PARTICIPATE?

You can participate in a number of ways!

- Join our project mailing list to learn more about the CMA process and obtain notification of future meetings at zoningpgc.pgplanning.com
- Contact our project team at 301-952-4944 or email zoningpgc@ppd.mnccppc.org
- Participate in our upcoming regional education sessions



Regional Education Sessions (Open House Format)

- **North**

Thursday Nov 7th, 2019

College Park Airport Operations Building

1909 Corporal Frank Scott Drive, College Park

6:00-8:00 p.m.

- **Central**

Thursday Nov 21st, 2019

Sports and Learning Complex

8001 Sheriff Road, Landover

6:00-8:00 p.m.

- **South**

Saturday Nov 23rd, 2019

Southern Regional Technology & Recreation Complex

7007 Bock Road, Fort Washington

10:00 a.m. - 12:00 p.m.





CMA Generalized Schedule

Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) <ul style="list-style-type: none">• New zones (consolidated from 73 to 43) and Subdivision Regulations	October 23, 2018
CMA Initiation (District Council) <ul style="list-style-type: none">• Goals, Concepts, and Guidelines and Public Participation Program• Guide to New Zones• Public Notice	July 23, 2019
Map Preparation and Public Engagement <ul style="list-style-type: none">• Prepare Preliminary Zoning Map (following Guide to New Zones)• Interactive digital map “Swipe Tool” is made available for public use• Conduct Community Meetings and Regional Education Sessions• Neighborhood and Community Briefings	Fall 2019-Summer 2021
Joint Public Hearing	September 13 and 14, 2021
Close of Public Record	September 29, 2021
Approval Phase <ul style="list-style-type: none">• Planning Board Worksessions and Endorsement• All Pending Zoning Map Amendments are Postponed• District Council Work sessions• CMA Approval by District Council	Winter 2021



Thank You

Zoning Rewrite Project Team



301-952-4944



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@ZoningPGC



ZoningPGC.pgplanning.com

