

New Mixed-Use Zone
Public Meeting
May 13, 2009

Questions & Comments

- How do you ensure that the commercial part of the mixed-use development gets built?
- What is the relationship of this tool to BRAC (Base Realignment and Closure)?
- Which Centers and Corridors will use this tool?
- Will this tool and new process “short-circuit” the public input process?

No, it can actually improve the relationship between input and vision and built results. Input at time of regulating plan with heavy community involvement to decide what the vision is for the community, rather than continued “fights” for certain standards which will be codified.

- Is the Regulating Plan limited in its application? At what scale will the Regulating Plan be done?

Planning is done at the community level to draft the vision that will be the basis of the Regulating Plan, generally created through the Sectional Map Amendment process at the time the master or sector plan is done.

- Are there other local examples of this approach?

Columbia Pike in Arlington, VA is using a similar approach that was adopted 5 years ago. The same consultant team that created the Columbia Pike Form-Based Code standards is working on this project (Ferrell Madden Lewis).

- What about an example of a Center rather than a Corridor?

The type of development you see at Rockville Town Center, Silver Spring, the Villages of Shirlington, and other prominent local examples was brought about using design standards similar to those in this Code.

- What’s to say that the Council can’t do a Text Amendment to change the plan?

Answer: It’s not an impossibility, but this type of zoning and approach is designed to minimize the possibility of changes once the Regulating Plan has been approved.

- How is the public involved in this new process?

Primarily through the drafting/creation of the Regulating Plan, which will be done at the time of the Master or Sector Plan. Public involvement is required to create the functional overlays, draft the plan, etc. Ideal process during a Zoning Map Amendment would be a charrette process to create the Regulating Plan.

- Where does Crime Prevention Through Environmental Design (CPTED) fit into the Code?

CPTED principles are found throughout the document in the proposed standards.

- Which are the three Centers that the county is proposing to apply the New Zone on a trial basis?

Morgan Blvd, Addison Road, Landover Metro.

- What about New Carrollton?

- How will this change the way the community is able to give input on keeping out undesirable uses such as an adult bookstore or pawn shop?

All adult entertainment uses are prohibited in the areas that the zone is applied to. In some cases, some uses (e.g. pawn shops) may be able to better co-exist in a mixed-use neighborhood by complying with better rules for signs, etc.

- The benefits of this type of approach to zoning and development have been discussed, but that can't be used in the Town of Upper Marlboro. M-U-TC has been recommended.

May want to consider raising this issue within the context of the Zoning Ordinance rewrite that will look at all areas of the county, not just designated Centers and Corridors.

M-U-TC offers citizen involvement in architectural review, different than the proposed zone.

Consider involvement in Envision Prince George's, a visioning effort for the county, as well as the upcoming (not scheduled) update to General Plan.

- Assuming legislation is approved, how could it be applied to Auth Rd. and Branch Ave (Branch Avenue Metropolitan Center)?

The county would have to initiate a Sectional Map Amendment at this Center to apply this tool there, or owners would have to accumulate 20+ acres to propose a Zoning Map Amendment. Current zoning and development taking place there will not be impacted at this Center unless the new zone is applied there.

- How could the tool be requested and applied at a Center?

Talk with decision-makers at the county and municipal level to request that a plan update be added to the budget to start this process. If a developer/property owner has 20 acres or more within a Center, they could initiate a Zoning Map Amendment and create a regulating plan.