

Prince George's County New Mixed-Use Zone

Public Meeting

Beltsville Community Center
May 6, 2009

Today's Presentation

- Project Team

- Why undertake this study?

Project Background and Goals

- What was the process?

Public, stakeholder, and staff involvement

- Progress to date

*What We Learned, Products, and
How the New Zone Works*

- Next Steps

Project Team

- **M-NCPPC Staff (Prince George's County)**
- **Code Studio (Austin, TX)**
 - Project lead, zoning, planning experts
- **Ferrell Madden Lewis (DC)**
 - Urban design and coding experts
- **Rhodeside & Harwell (Alexandria, VA)**
 - Landscape, urban design, facilitation experts

Project Background and Goals

- **Develop a new mixed-use zone to implement the 2002 General Plan goals for Centers and Corridor Nodes**
- **Streamline/standardize regulations and processes**
- **Address issues of development quality: mixed-use controls and building form/urban design**

Public Input...so far

- **Stakeholder Meetings**
 - Staff, community leaders, County Council, developers, attorneys, architects, builders, and agencies
 - July 18, 2007: First public meeting
 - Aug 14, 15, 23, 2007: Targeted stakeholder interviews
 - October 17, 2007: Second public meeting
 - 2007: Technical Advisory Committee meetings
 - 2008–2009: Staff working groups
 - 2008-2009: Subregion 4 Urban Centers Meetings

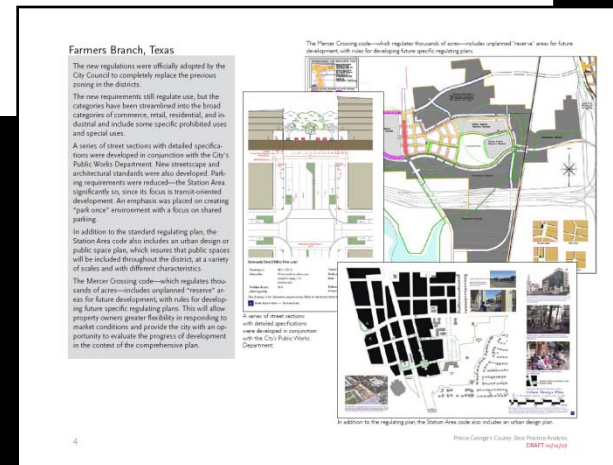
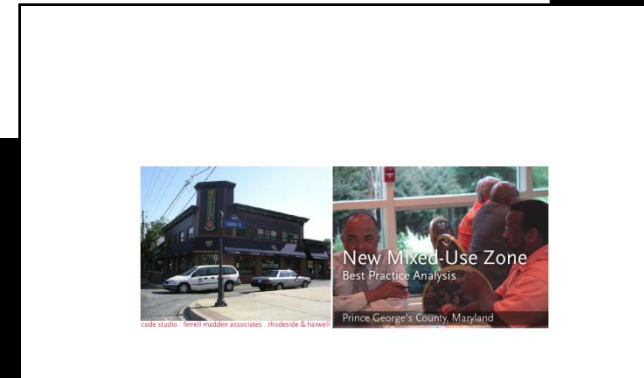
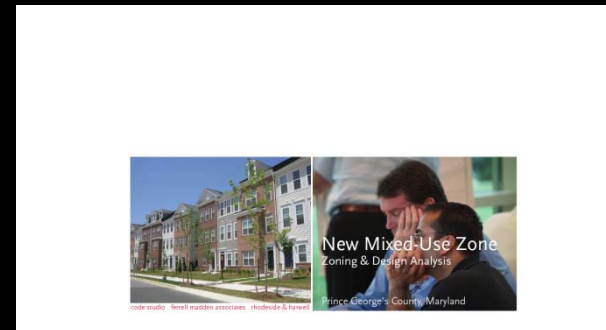


Public Input...so far

- **Technical Advisory Committee**
 - **Make Up**
 - Department and agency staff, and representatives from civic associations, developers, land use attorneys, property owners, utility companies, environmental groups, and regional non-profits
 - **Role**
 - Technical advice
 - Sounding board for ideas
 - Initial reactions, guidance on direction
 - First reviewers of draft materials
 - **Meetings (2007)**
 - July 18: Preliminary findings
 - September 20: Best practices
 - October 17: Regulatory approach
 - December 4: Code outline

Initial Products

- **Zoning & Design Analysis Report**
 - Review existing mixed-use zoning
 - Review existing urban design standards
- **Best Practice Analysis Report**
 - Study best practices across the nation
- **Regulatory Approach Show**
 - Conceptual framework, code outline
- **The Draft Code**
 - Several staff review drafts



What We Learned

- **Review process**
 - Too lengthy
 - Lacks consistency and certainty
 - High level of direct involvement
- **Mixed-use planning**
 - Number of areas planned for mixed-use
 - Mixed-use areas not mixed-use
- **Mixed-use regulations**
 - Too many types of mixed-use zones
 - Difficult to use & understand
- **Continuing education**
 - Understand “mixed-use”
 - Urban/suburban mindset
- **Other issues**
 - Implementation (streetscape; utilities; stormwater management, etc.)

Overview of the New Zone

- **Proposed Subtitle 27A of the County Code**
- **Applicability**
 - General Plan Centers and Corridors
- **Administration**
 - Review and Approval Authority
 - Process: Sectional Map Amendment, Zoning Map Amendment, Subdivision, Form-Based Site Plan Approval
- **Regulating Plans and Functional Overlays**
- **Standards**
 - Building Envelope, Urban Space, Architectural, and Parking and Loading
- **Uses**

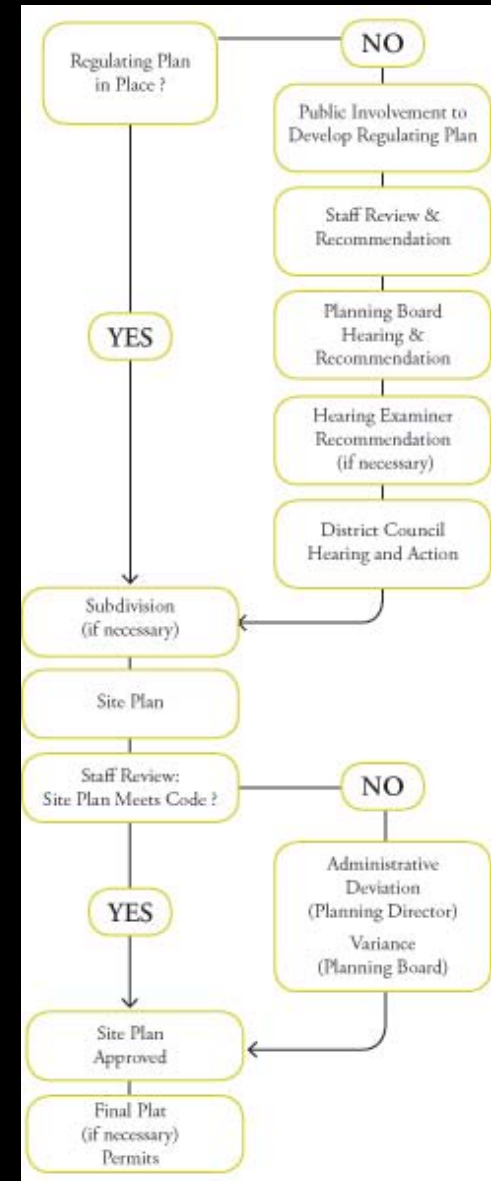
New Code Location

- Proposed New Subtitle 27A: Urban Centers and Corridor Nodes Development Code

Subtitle 11.	FIRE SAFETY.
Subtitle 12.	HEALTH.
Subtitle 13.	HOUSING AND PROPERTY STANDARDS.
Subtitle 13A.	LABOR CODE.
Subtitle 14.	MORALS AND CONDUCT.
Subtitle 15.	MUNICIPALITIES.
Subtitle 15A.	CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN.
Subtitle 15B.	REDEVELOPMENT AUTHORITY.
Subtitle 16.	PERSONNEL.
Subtitle 17.	PLUMBING AND GAS FITTING.
Subtitle 18.	POLICE.
Subtitle 18A.	PROPERTY OF COUNTY.
Subtitle 19.	POLLUTION.
Subtitle 20.	TAXICABS AND LIMOUSINES.
Subtitle 20A.	TRANSPORTATION.
Subtitle 21.	REFUSE.
Subtitle 21A.	REVENUE AUTHORITY.
Subtitle 22.	ON-SITE SEWAGE DISPOSAL SYSTEMS.
Subtitle 23.	ROADS AND SIDEWALKS.
Subtitle 24.	SUBDIVISIONS.
Subtitle 24A.	TELEVISION AND RADIO EQUIPMENT REPAIR.
Subtitle 25.	TREES AND VEGETATION.
Subtitle 26.	VEHICLES AND TRAFFIC.
Subtitle 26A.	MOTOR VEHICLE REPAIR.
Subtitle 27.	ZONING.
Subtitle 28.	CIVIL MONETARY FINES OR PENALTIES.
Subtitle 29.	PRESERVATION OF HISTORIC RESOURCES.
Subtitle 30.	AGRICULTURE.

Approval Authority

- **Rezoning - approved by District Council**
 - Shall include a comprehensive public involvement process
- **Subdivision – Same process as today**
- **Form-Based Site plan - approved by Staff**
 - Conformance with regulating plan and form standards



How the Zone Works: Building Blocks of the Code to Regulating Plans

Next Steps

- The legislative process begins on Thurs., May 14, 2009 with the Planning Board
- District (County) Council Presentation is Tues., May 19
- First PZED Meeting: Weds., June 3
- Subdivision Bill Introduced: Tues, June 9
- Second PZED Meeting: Weds., June 17
- Zoning Bills Introduced: Tues., June 23
- Vote Date: Tues., July 21, 2009