

Community Meeting 2

Module 2: Commercial and Industrial Districts

Meeting Notes: 4/24/10

Zoning Rewrite

TABLE 1

- I. Impact of Development
 - (a) Traffic
 - (b) New Commercial Center → Often over-served because there is too much commercial and too close to each other
 - (c) New large scale housing development.
 - (1) Too much inside the Beltway
 - (d) 6 -7 new developments in a one mile radius
- II. Projects Approved and Not Built Yet
 - (a) Proposed intensity is intimidating
- III. Mixed-use idea is favorable
 - (a) Can lessen traffic
- IV. What Do You Want To See In Commercial Development?
 - (a) Town Center idea
 - (b) ± Residential
- V. Separate which uses from residential?
 - (a) Car dealership
 - (b) Uses that promote traffic
 - (1) Office Building
 - (2) Big Building → including office
- VI. Roads and Accessibility Important to Create Compatibility
- VII. Shopping Center-Reston VA.
 - (a) Target on Campus
 - (1) Lots of ways in and out
 - (2) Parking is hidden → internal not visible from streets
 - (3) Well designed → signs, rooflines- should be compatible
 - (4) Curb appeal-Make it pretty
 - (5) Use should not concentrate in one area
- VIII. Restaurants needed in Prince George's County
- IX. Diversity of Uses
 - (a) Serves neighborhoods equally
 - (b) Industrial cannot be too close to the residential zones

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TABLE 2

- I. Label
 - (a) Drawings should be included in the format (carried over from residential discussion)

- II. Preface – statement citing exceptions for uses – existing uses grandfathered (Ex. Existing use cases operation use is no longer allowed)

- III. Sec. 27-400a “appropriate intensities”
 - (a) Clarify this language
 - (b) Perhaps make neighborhood centric/specific

- IV. Yard Requirements - Setbacks
 - (a) Non-conforming use/grandfather
 - (b) Do not grandfather industrial uses
 - (c) Allows flexibility (for future decisions/uses/development)
 - (d) Landscape Manual defines wider buffer according to intensity

- V. Commercial-industrial-residential neighborhood –flexibility
 - (a) Nature and look of neighborhood can be changed
 - (b) Industrial uses impact on the neighborhood