

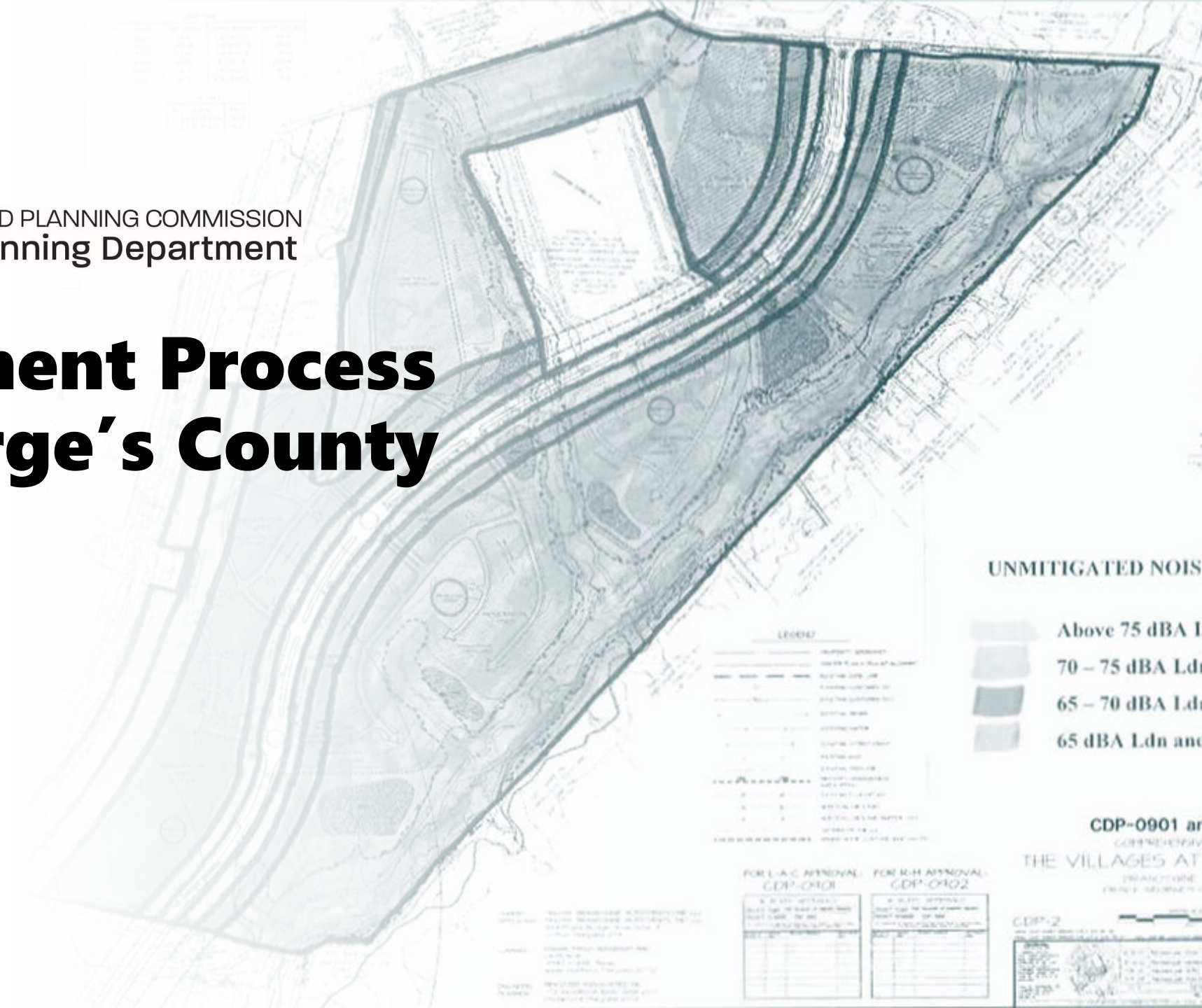
The Development Process in Prince George's County

Session 4

Prince George's County

Neighborhood Planning Academy

April 9, 2025



SESSION 3

REFLECTION



AGENDA

- Introductions
- Ice Breaker
- Primary elements of the process:
 - Zoning
 - Subdivision
 - Site Plans
 - Final Plat
 - Permits
 - Enforcement
- Quiz

INTRODUCTIONS

PRESENTER/GUEST SPEAKER



Mridula Gupta

Acting Subdivision Supervisor
Development Review Division

ICEBREAKER

POLL

On a scale from 1-5, How familiar are you with the development review process?



Not familiar



Slightly familiar



Somewhat familiar



Moderately familiar



Very familiar

POLL

Have you ever participated in the development review process before (choose all that apply)?

- a) Spoken at a Planning Board meeting
- b) Submitted comments to a Planning Board meeting
- c) Contacted a developer/homeowner about a development proposal
- d) Contacted Planning Department staff about a development proposal
- e) Submitted an application to the Planning Department or Department of Permitting, Inspection, and Enforcement
- f) Represented a developer/homeowner on a development proposal
- g) I have not participated
- h) Other

POLL

What barriers have you encountered to participating in the development review process (choose all that apply)?

- a) Difficult to understand the process
- b) Cannot attend hearings
- c) Not interested
- d) Don't feel like my voice will be heard
- e) I have not participated
- f) Other

LECTURE

DEVELOPMENT REVIEW PROCESS



↓
Fosters
"responsible"
development



↓
Positive
physical and
social impacts
on community



↓
Evaluates design,
density, use, and
other factors



↓
County Council,
Planning Board,
County Planning Staff
and other officials
work with residents

The Relationship Between Planning & Development



Plan Vision and Goal



Final Development

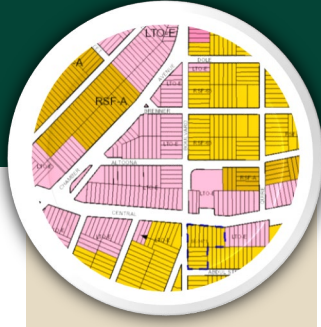
DEVELOPMENT PROCESS

Seven major elements



1

Master Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

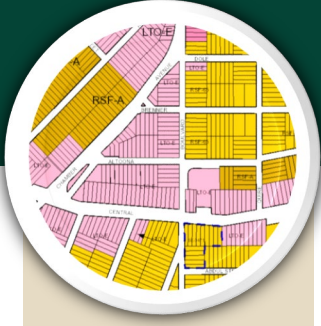
Enforcement

1. MASTER PLANNING



1

Master Planning



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Zoning



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Site plans



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Permits



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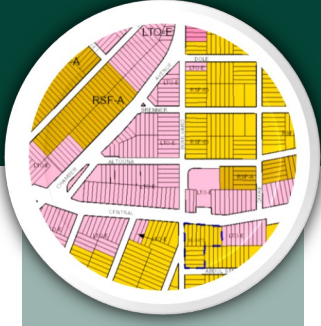
Enforcement

»»» 2. ZONING



1

Master
Planning



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Zoning



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Subdivision



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Permits



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Enforcement

HOW DOES ZONING WORK?



Zoning Ordinance sets the rules



Zoning Map shows where the rules apply

TYPES OF ZONES



↓
Residential



↓
Mixed-Use



↓
Non-Residential



↓
Transit-Oriented/
Activity
Center



↓
MIO Zone

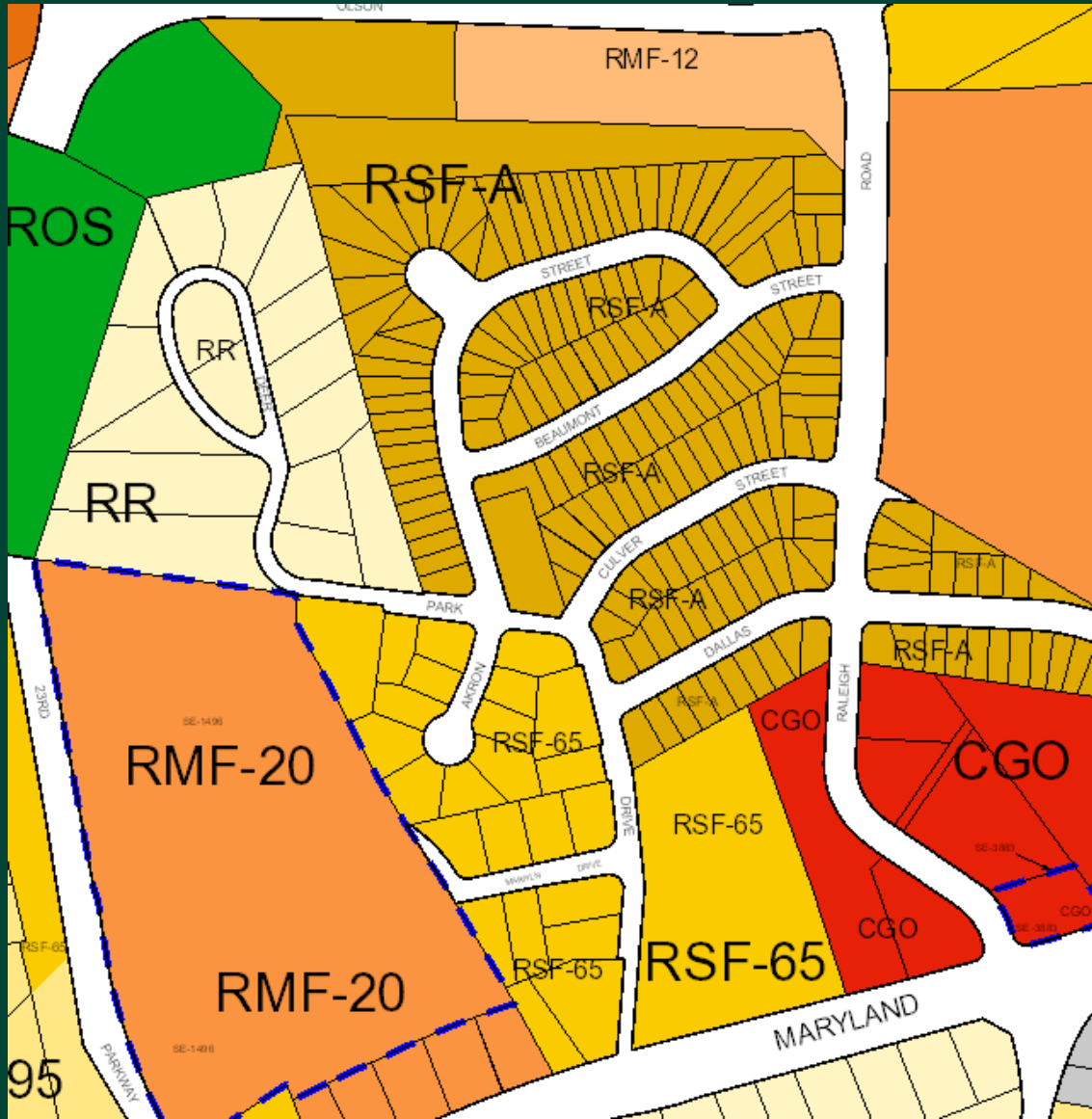
ZONING ORDINANCE

The Rules of The Land



Determines:

- Land use
- Zone districts
- Building form
- Floor area ratio
- Density
- **NOTIFICATION** to neighbors
- Types of **DOCUMENTS** need to be reviewed



Marlow Heights Zoning Map

Zoning Map

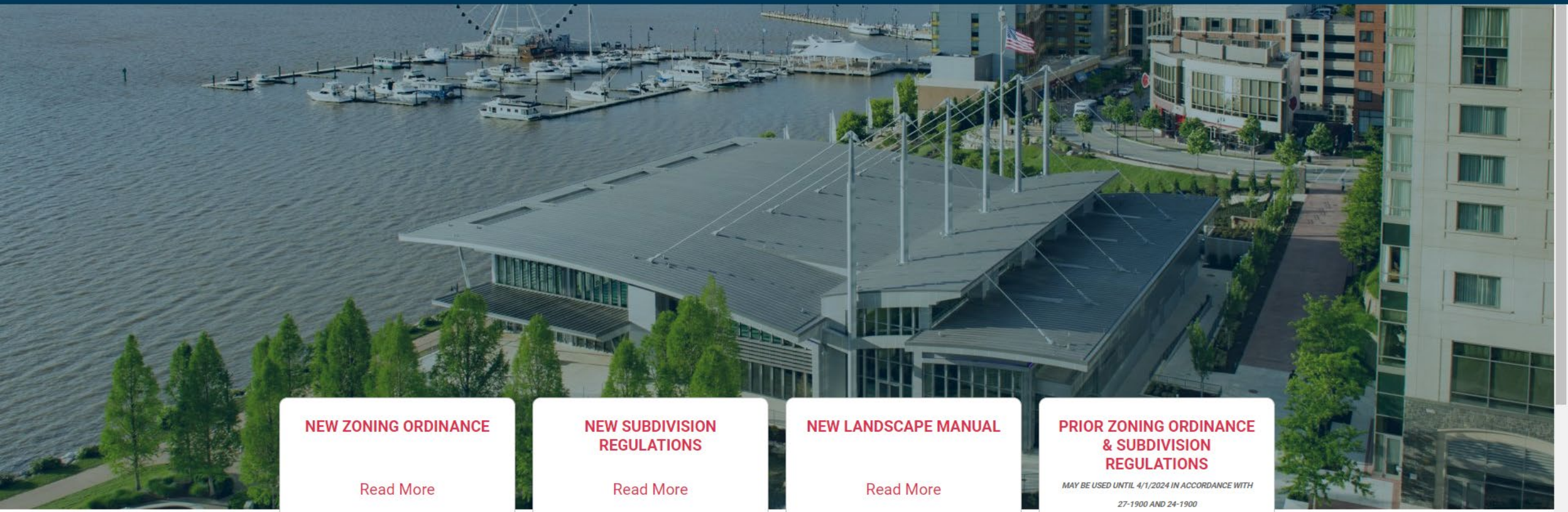
The Lay of the Land

- Shows the geographic location of where each zone is applied
- Shows where each type of zone can be found in the county
- Shows us which rules apply to properties
- Legally binding
- PGAtlas.com



Prince George's County
**NEW 21ST CENTURY
ZONING ORDINANCE**
Last Updated - 03/06/2022

- View
- Tables
- Land Use Lookup
- Search
- Maps
- Calculators
- Archives
- Quick Links



NEW ZONING ORDINANCE

[Read More](#)

NEW SUBDIVISION REGULATIONS

[Read More](#)

NEW LANDSCAPE MANUAL

[Read More](#)

PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

MAY BE USED UNTIL 4/1/2024 IN ACCORDANCE WITH 27-1900 AND 24-1900

[Read More](#)

Zoning Example: Hunt's Burger Joint



Where can I build my fast-food restaurant?

A fast-food restaurant falls under the **“Restaurant, quick-service (with drive-through)”** use in the Zoning Ordinance

Restaurant, quick-service

An eating or drinking establishment that has any one or more of the following characteristics:

- (A) A drive-through facility or walk-up window; or
- (B) A service counter (including but not limited to a take-out restaurant) where all customers pay for their ordered items before consumption, except cafeterias primarily engaged in serving food and beverages for on-premises consumption are considered restaurants if take-out service is clearly incidental to the principal use.

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones RMH	Use-Specific Standards
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H				
								Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5102(e)(5)
	Catering or food processing for off-site consumption	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(5)(C)
	Restaurant, quick-service (with drive-through)	X	P	P	P	X	X	X	P	X	X	X	X	X	X	X	X	27-5102(e)(5)(A)



Principal Use Table for Non-Residential Base Zones: Table 27-5101(c)

Permitted by Right

CS, CGO, IE, TAC-e

Permitted with a Special Exception

None

Prohibited

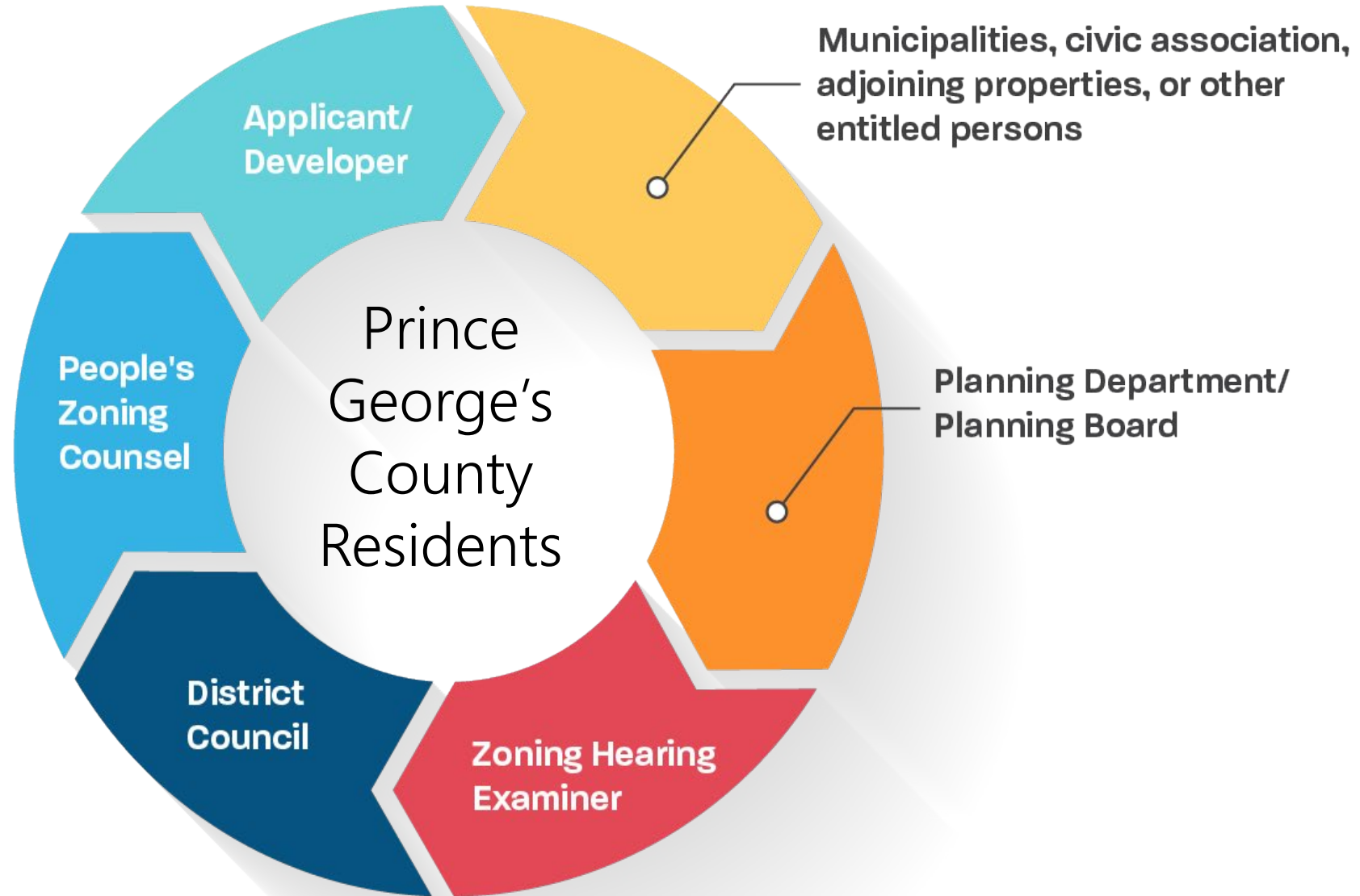
CN, IH, NAC, TAC-c, LTO-c, LTO-e, RTO-L-c,
RTO-L-e, RTO-H-c, RTO-H-e, & RMH

Ways to Change a Zoning Designation in Prince George's County



- Zoning Map Amendments ("Change or Mistake" rule)
- Countywide Map Amendment
- Sectional Map Amendment

Who is involved in the Zoning Map Amendment Review and Approval?



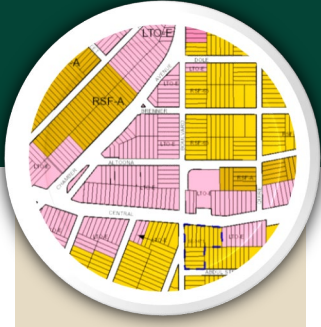
QUESTIONS?

3. SUBDIVISION



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

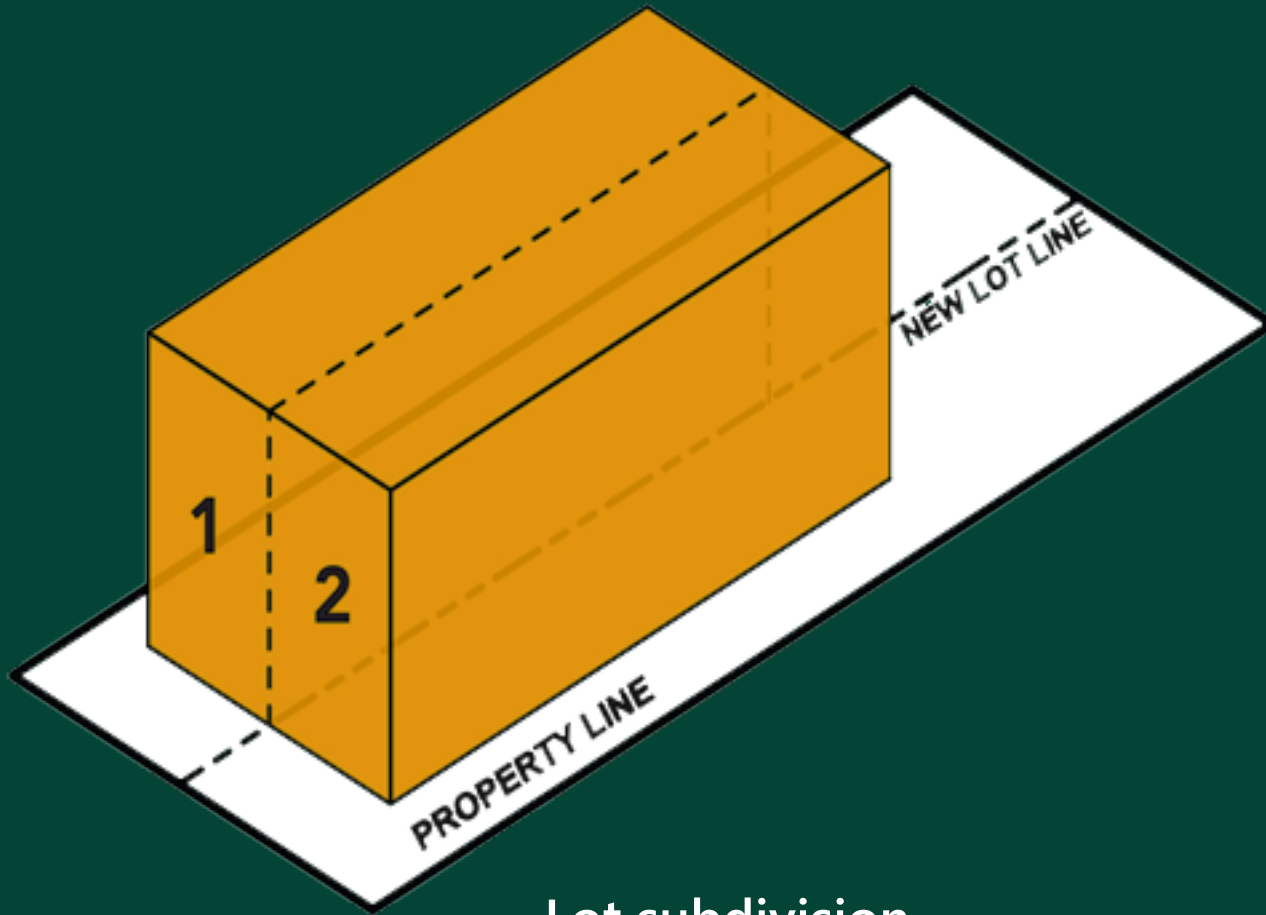
Permits



7

Enforcement

What is Subdivision?



Lot subdivision

- The process and configuration of land by which one or more lots, tracts, or parcels of land are divided, consolidated, or established as one or more lots or parcels, or other divisions of land. Subdivision also occurs when land is converted from residential to nonresidential uses or nonresidential to residential uses, or from residential or nonresidential uses to mixed-use development, and one or more lots, tracts, or parcels of land are divided, consolidated, or established.
- Addresses adequate public facilities and impacts to serve new development

PURPOSE OF SUBDIVISIONS



Design of internal streets and utilities of the subdivision and the resulting layout of lots and blocks.



Relationship of the streets and utilities in the subdivision to those of the larger community.



Determine the location of infrastructure and other improvements.

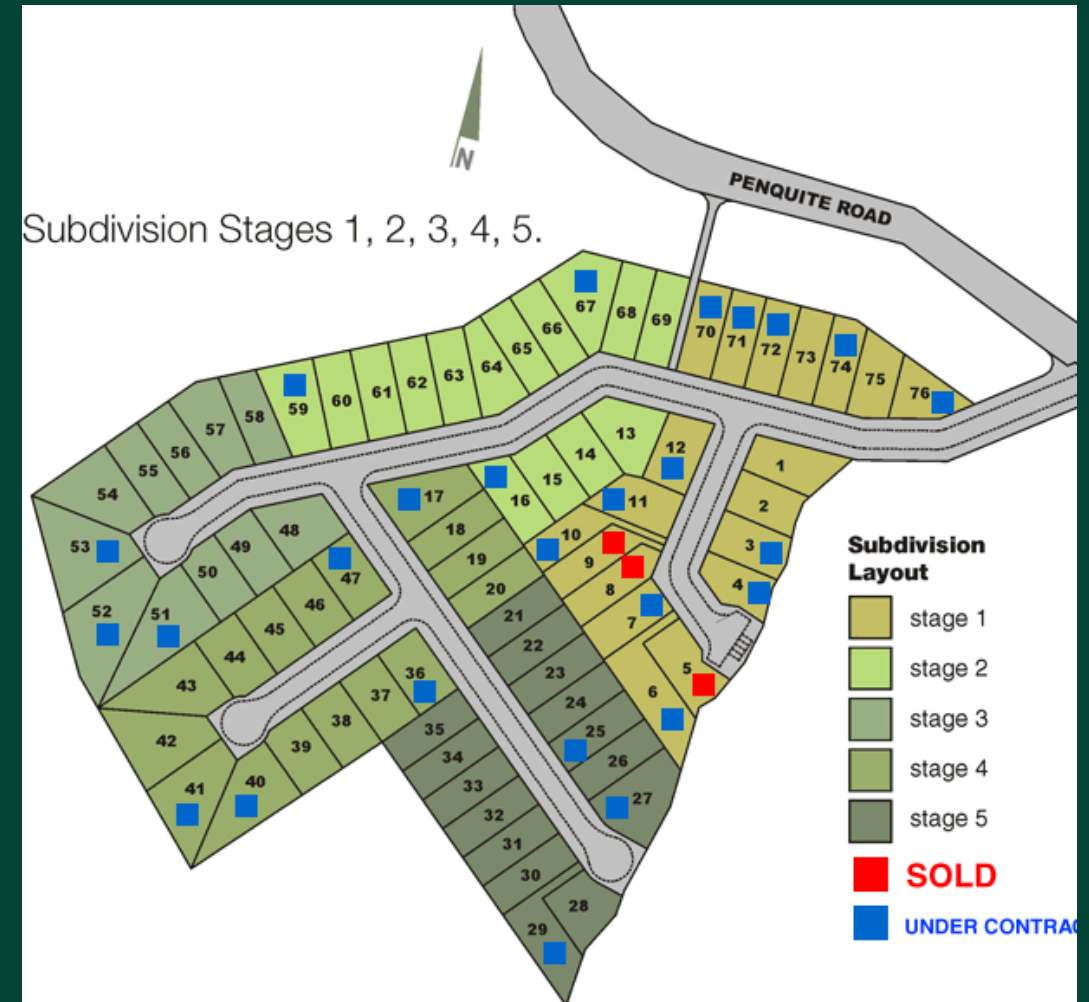
What public facility standards are being reviewed?

- Transportation (Bike/ Pedestrian/ Traffic)
- Parks and Recreation
- Police Response Times
- Fire Response Times
- Impacts to Public Schools



Subdivision in Prince George's

- County Council adopt Subdivision Regulations
- Planning Board has Final Authority
- Includes these types of applications:
 - Preliminary Plans
 - Final Plats
 - Certificates of Adequacy
 - Vacation Petitions (Abandonment of Recorded Plats)

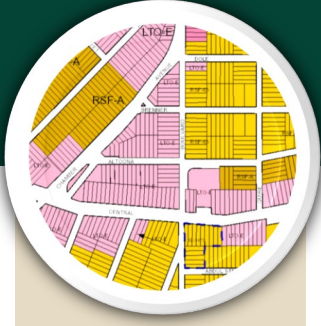


»»» 4. SITE PLANS



1

Master Planning



2

Zoning



3

Subdivision



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Site plans



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Final Plat



6

Permits



7

Enforcement

SITE PLAN REVIEW



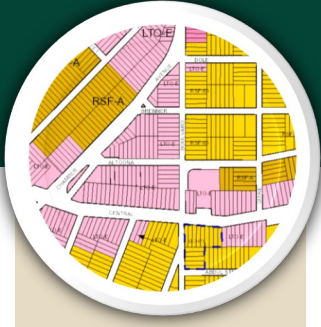
- Integrates the details of development, such as:
 - Architecture
 - Landscaping
 - Stormwater management
 - Woodland conservation
 - Parking facilities
 - Lighting
 - Signs
- Includes these types of applications:
 - Conceptual Site Plans
 - Comprehensive Design Plans
 - Detailed Site Plans
 - Specific Design Plans

»»» 5. FINAL PLAT



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

Enforcement

WHAT IS A PLAT?

- Map of a parcel of land that shows features such as lot lines, streets, stormwater management facilities, easements, topography, and building restriction lines
- Verifies a subdivision as an official, legally valid area
- Includes all data necessary to locate every street, lot, block, and boundary line
- Approved by the Planning Board at regularly scheduled meetings

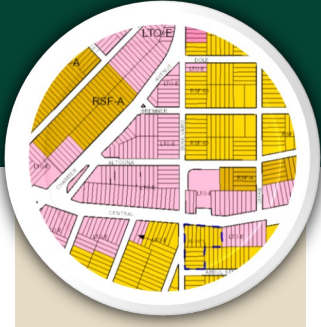


»»» 6. PERMITS



1

Master Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

Enforcement

PERMITS

- Ensures conformance with development regulations, including any conditions imposed during previous approvals
- DPIE Issues Permits
 - M-NCPPC is a referral agency only
- Required for these types of applications:
 - Grading
 - Building
 - Use and Occupancy
 - Signs

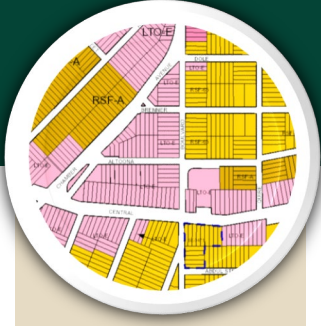


»»» 7. ENFORCEMENT



1

Master
Planning



2

Zoning



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Subdivision



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Site plans



5

Final Plat



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Permits



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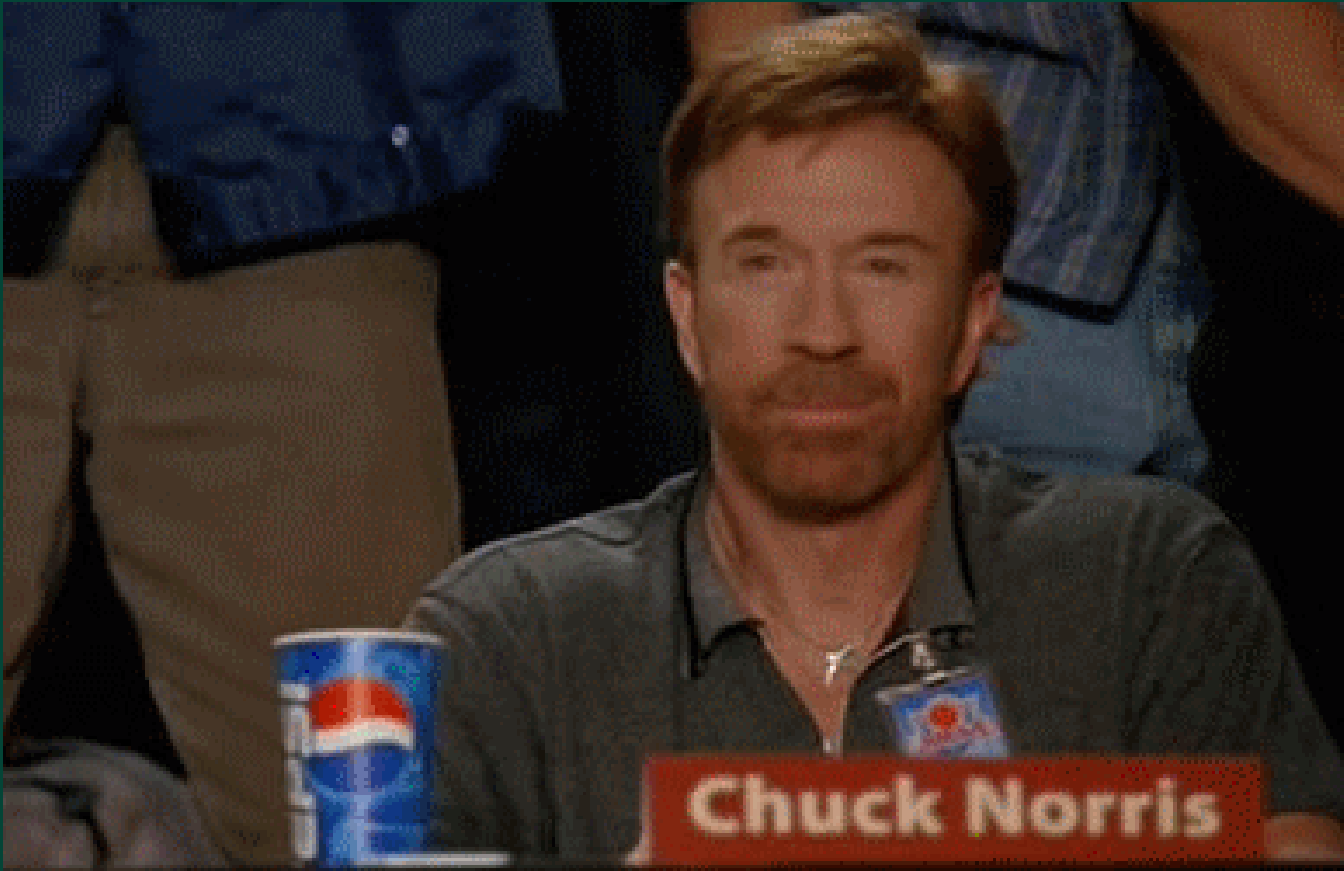
Enforcement

ENFORCEMENT

- Department of Permitting, Inspections, and Enforcement (DPIE)
- Ensuring compliance with requirements of Zoning Ordinance and Subdivision Regulations
- Things commonly enforced:
 - Setbacks
 - Types of building



GET INVOLVED



Things you can do at **any time** to be a part of the process:

- Citizen Registry at pgplan.org/record
- Civic Association Registration at pgplan.org/association
- Weekly Development Activity Notification at notify.pgatlas.com
- Join our email lists at pgplan.org/email
- Contact DPIE at: 301.636.2000
- Follow us on social media @PGPlanningMD



GET INVOLVED EARLY



Sign posting of Pre-Application

- Pre-Application Neighborhood Meetings

Application submittal

- Register to become a Person of Record
pgplan.org/record
- Contact Staff (email or call)
PPD-InfoCounter@ppd.mncppc.org
- Contact the Peoples' Zoning Counsel at
attorney@StanBrown.law

SPEAK AT A MEETING



Planning Board

- Virtually - Register to speak by **noon** Tuesday before the weekly Thursday meeting at pgplan.org/speak
- In Person – no prior registration required

Joint Public Hearing

Register to speak by 3 p.m. the day prior to the meeting at pgccouncil.us/Speak

SDRC Meetings

Virtual, every other Friday at 9:30 a.m. Meetings are open to the public, but not for public comment. Please contact staff directly with comments/questions. Attend the meeting at pgplan.org/sdrc

Wrap-Up

Master planning

Determines community goals and aspirations

Zoning

Establishes the rules and what can be built where



Wrap-Up

Subdivision process

Establishes lot(s) for development; divides large properties divided to smaller properties; evaluates adequate infrastructure to support the development.

Site plan

Architectural illustration of the site and improvements, (buildings, parking facilities, landscaping, etc)



Wrap-Up

Final plats

A subdivision is legal and has all data necessary to locate every street, lot, block, and boundary line

Permits

Conformance with development regulations



Wrap-Up

Enforcement

Compliance with Zoning Ordinance and Subdivision Regulations



QUESTIONS?

Development Activity Monitoring System

NPA Recording

2023-10-10 22:51 UTC

Recorded by

Hunt, James

Organized by

Hunt, James

HOMework

HOMWORK ASSIGNMENT

Using DAMS (Development Activity Monitoring System), choose a development review case (via case number or address) in your area:



Identify case information per Student Workbook



View/Download documents relating to case



Describe the development in your own words

PROJECT MILESTONES



Week 1: Pick an issue, challenge, or concern (topic) in your community.

Week 2: Research and analyze Plan 2035, Master or Sector Plan.

Week 3: Consider how, when, and who you might engage to implement a solution.

Week 4: Consider possible solutions, tradeoffs, and other perspectives.

Week 5: Complete a rough draft of the project.

Week 6: Finalize presentation and email project to PGCNPA@ppd.mncppc.org



WEEKLY FEEDBACK

- Please fill out our 5-minute feedback form.
- academy.pgplanning.com/spring2025
- Password: NPAspring2025

END OF SESSION

If you need assistance before our next meeting,
email us at PGCNPA@ppd.mncppc.org