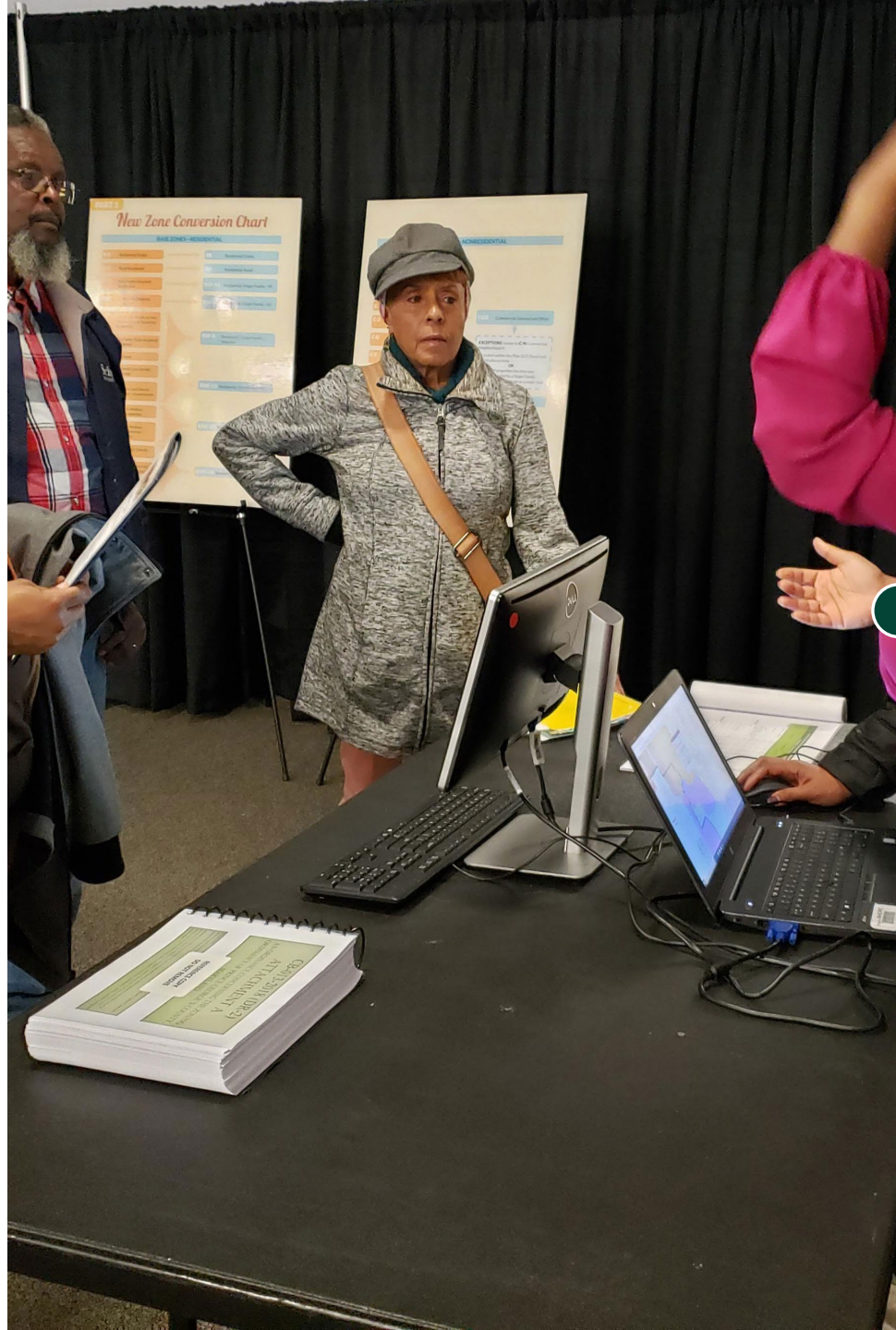




MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

PLANNING 101

Session 2

Prince George's County
Neighborhood Planning Academy

March 14, 2026

SESSION 2



AGENDA

● Introductions

● Lecture

- What is Planning?
- Tradeoffs
- Managing Expectations
- What is Zoning

INTRODUCTIONS

PRESENTERS/GUEST SPEAKER



Scott Rowe, AICP, CNU-A
Master Planner
Community Planning Division
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WHAT IS --- PLANNING?

PLANNING IS FUN!!!



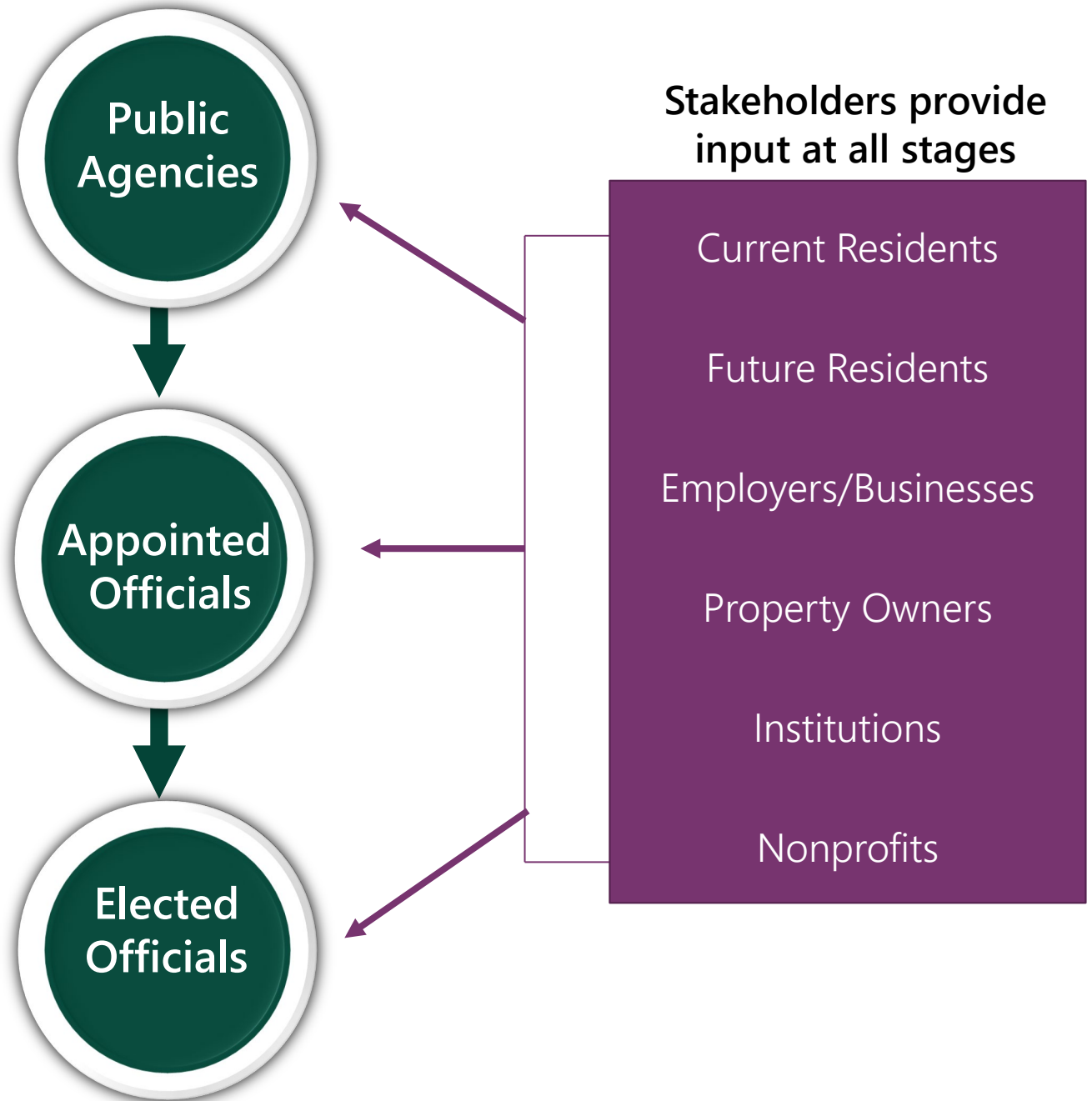
PLANNING IS...

A public process to:

- Envision the future of a neighborhood, community, or broader area.
- Identify policies and strategies to manage change
- Capitalize on opportunities
- Address challenges



WHO PLANS?





PLANNING..

- Is fact-based
- Seeks consensus among competing goals
- Balances immediate and long-term goals
- Is often long-term (20-25 years)
- Aims for success



WHY PLAN?

- Take ownership of our future
- Identify a blueprint for achieving the vision
- Identify key investments, capital improvement projects, and programs
- Build relationships for success

WHAT DO PLANNERS DO?

Planners are educated and trained to:

- Convene and facilitate discussions
- Monitor, evaluate, and anticipate market, scientific, demographic, and sociological trends
- Evaluate differing viewpoints and arrive at consensus approaches that lead to success
- Translate a community's vision into policy and action language



WHAT PLANNING CAN DO & CAN NOT DO



CAN DO

- Recommend what types of land uses should go where
- Identify where public facilities should be constructed
- Identify what types of streets should be built in which locations



CAN NOT DO

- Mandate or force outcomes
- Stop development
- Supersede County, state, and federal law
- Dictate how a private property shall develop

HOW DO YOU MAKE A PLAN?



TRADE OFFS

PLANNING GREAT SPACES



RECOGNIZING TRADE OFFS

Meeting the desires/
needs of current residents



Meeting the desires/
needs of future residents

Shopping/Dining



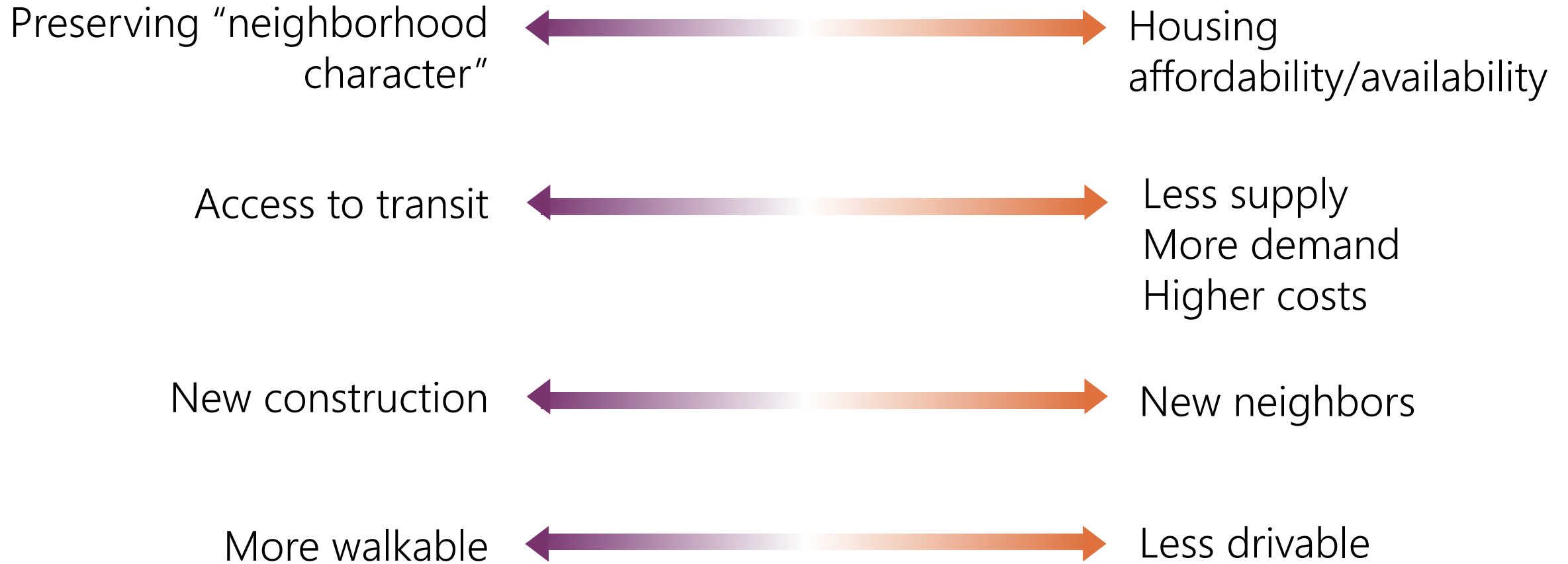
Traffic congestion

Living in a single-family
detached house

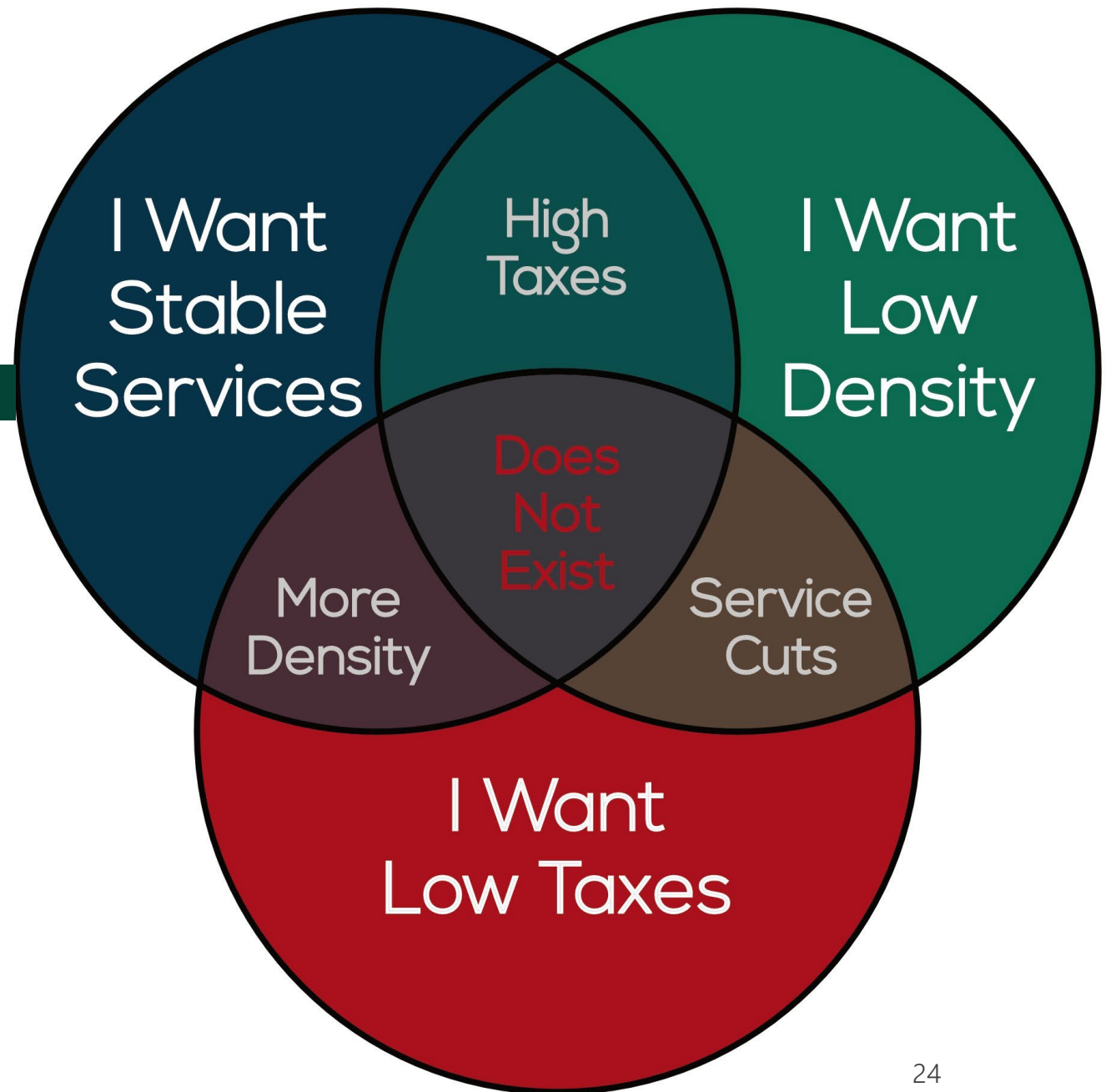


Longer commute
Higher taxes
More schoolchildren
More traffic
Less healthy

RECOGNIZING TRADE OFFS



RECOGNIZING TRADE OFFS



MANAGING --- EXPECTATIONS



PLANNING IS..

Managing expectations

- Plans may take decades to become reality
- Economic conditions do not change overnight
- Infrastructure investments take time and money
- What is important to you may not be important to future generations.
- Plans must be realistic and achievable

QUESTIONS?

WHAT IS ZONING?

WHAT IS ZONING?

The law that determines:

● WHAT can be built

● WHERE we can build it

● HOW it is built



HOW DOES ZONING WORK?



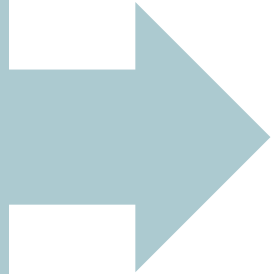
● Zoning Ordinance sets the rules



● Zoning Map shows where the rules apply

WHAT DOES ZONING REGULATE?

- Uses
- Buildings
- Landscape
- Streetscape
- Infrastructure



Size



Density and bulk



Location on a property



Design



Procedures for approval

WHAT ZONING CAN DO & CAN NOT DO



CAN DO

- Tell you what you can do with your property
- Permit or prohibit certain types of uses in certain places.



CAN NOT DO

- Allow the public or elected officials to stop legal development they do not want or like
- Apply retroactive regulations
- Undo or erase previously-legal development

WHAT ZONING CAN DO & CAN NOT DO



CAN DO

- Determine the number of housing units or the amount of nonresidential development that can occur on a particular property.
- Mitigate impacts of incompatible uses



CAN NOT DO

- Prevent specific brands of businesses
- Force specific businesses to move to a community
- Limit the number of cars in a neighborhood.
- Stop ugly architecture.

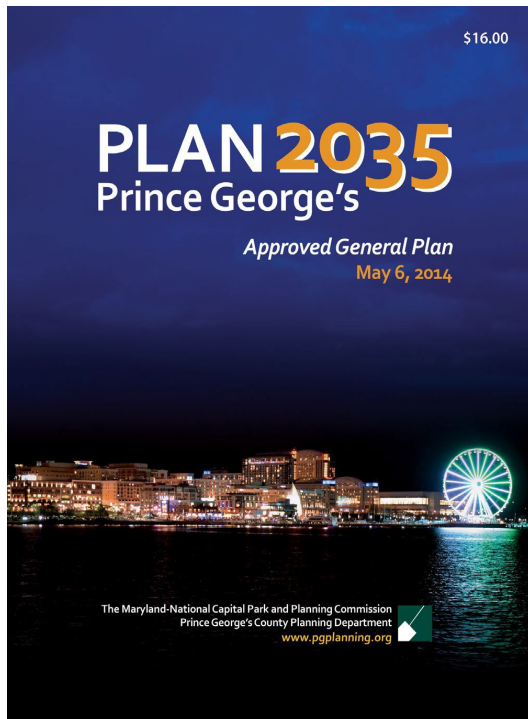
KEY ZONING CONCEPTS

TERM	APPLICABILITY
Property rights	If your proposed use is permitted by the Zoning Ordinance, the government cannot prevent you from developing that use, even if your neighbors don't want it or like it. No zoning rule can prohibit all economic use of a land, or require its preservation as open space (without owner consent and/or just compensation)
Rational nexus	The government can only require a developer to construct public improvements to address or mitigate the impact of their development on the public.
Special exception	A special exception is not an "exception" to the zoning rules. It is a permitted use that requires additional conditions be met to further protect the public health, safety, and welfare.
By-Right Development	These are uses that are permitted without conditions. In almost every jurisdiction in the United States (but not in Prince George's County) these uses are entitled by issuance of a permit by staff.

PLANNING

IN PRINCE GEORGE'S COUNTY

GENERAL PLAN



GENERAL PLAN

Plan Prince George's 2035 (Plan 2035) provides long-range guidance for the future growth of the County. It covers the entire County.



MASTER PLAN

Guides the way an area should be developed. Master Plans amend the General Plan for a specific area within the County.

PREVIOUS GENERAL PLANS



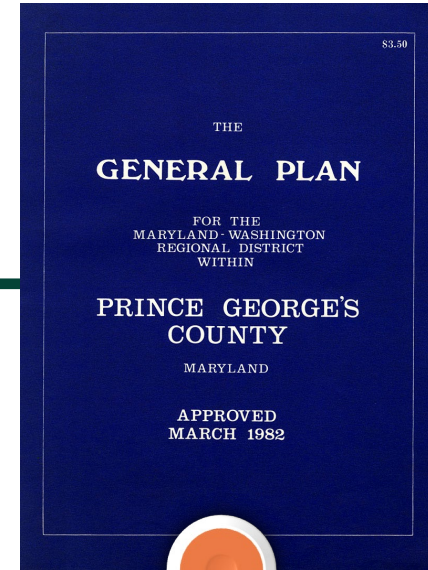
1957

Looking
Ahead



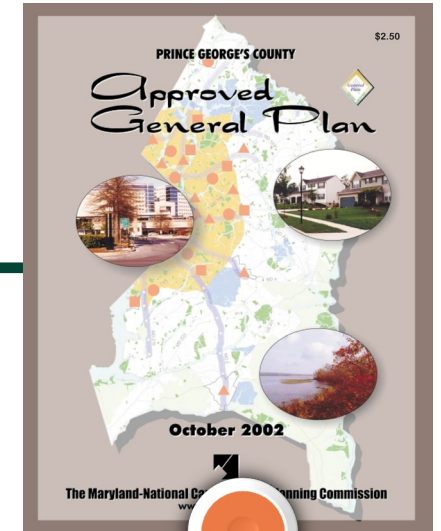
1964

...On Wedges
and Corridors



1982

General Plan



2002

Approved
General Plan

\$16.00

PLAN 2035

Prince George's

Approved General Plan
May 6, 2014



GENERAL PLAN

- Guiding land use document for Prince George's County
- Establishes development and capital improvement goals through 2035
- Provides policy recommendations and strategies
- Targets growth to
 - 3 Downtowns
 - 5 other Regional Transit Districts
 - 26 Local Centers



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.pgplanning.org



GROWTH POLICY MAP

REGIONAL TRANSIT DISTRICTS

BA - Branch Avenue Metro
CP - College Park/UM Metro/M Square Purple Line
G - Greenbelt Metro
LTC - Largo Town Center Metro
NC - New Carrollton Metro
NH - National Harbor
PGP - Prince George's Plaza Metro
S - Suitland Metro

Blue Line

Green Line

Orange Line

Purple Line

Plan 2035 Growth Boundary

Employment Areas

Future Water and Sewer Service Areas

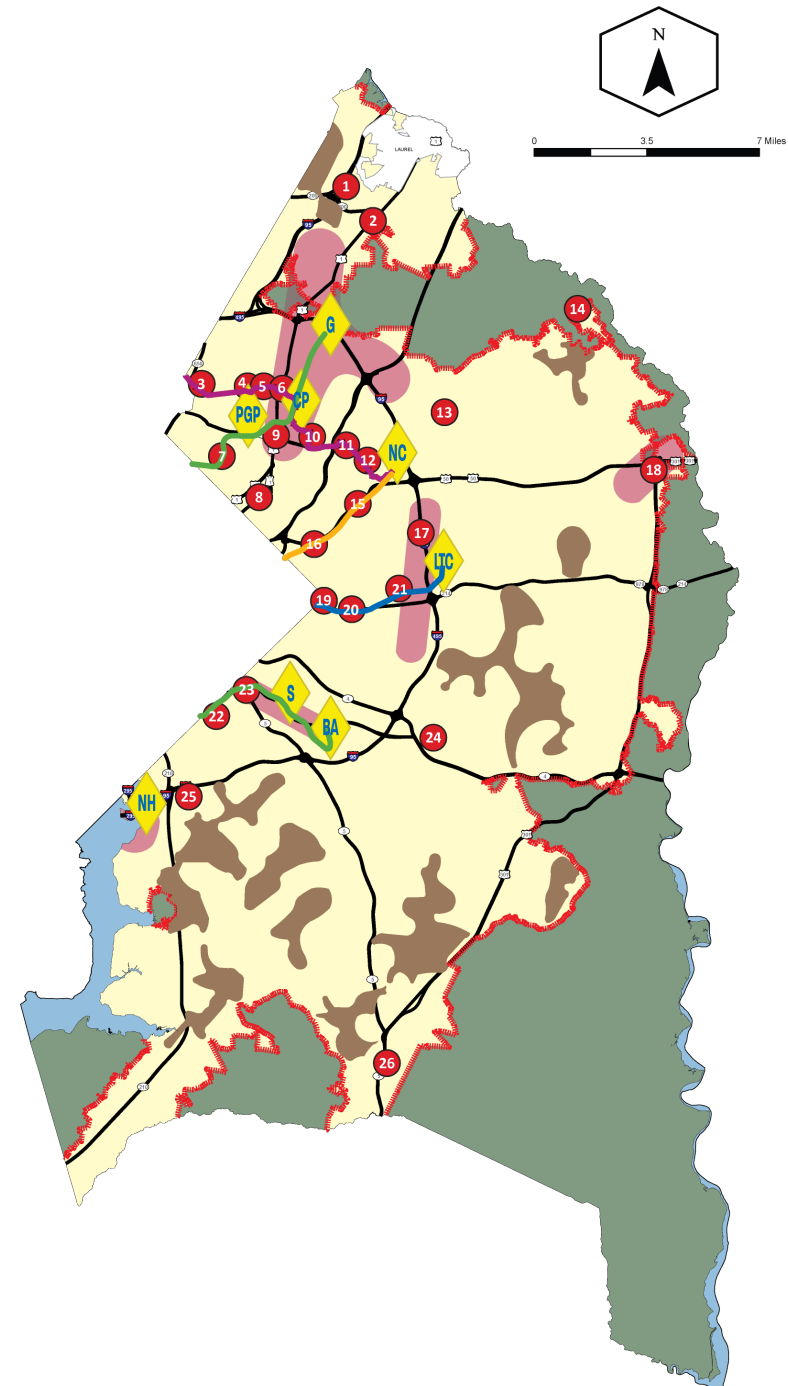
Established Communities

Rural and Agricultural Areas

LOCAL CENTERS

1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West*
5. UMD Center*
6. UMD East *
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park*
11. Beacon Heights*
12. Annapolis Road/Glenridge*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover Gateway
18. Bowie
19. Capitol Heights
20. Addison Road
21. Morgan Boulevard
22. Southern Avenue Metro
23. Naylor Road Metro
24. Westphalia
25. Oxon Hill
26. Brandywine

*Future Purple Line Centers



PLAN ELEMENTS



Land Use



Housing and
Neighborhoods



Economic
Prosperity



Community Heritage,
Culture, and Design



Transportation
and Mobility



Healthy
Communities



Natural
Environment



Public
Facilities

TYPES OF PLANS



Comprehensive Plan

1

Countywide



Functional Master Plans

8

Countywide



Area Master Plans

38

Specific areas

FUNCTIONAL MASTER PLANS

PLAN	YEAR
Public School Sites	1983
Anacostia Trails Heritage Area Management Plan	2001
Public Safety Facilities	2008
Transportation	2009
Historic Sites and Districts	2010
Water Resources	2010
Parks, Recreation and Open Space (Formula 2040)	2013
Resource Conservation	2017

AREA MASTER PLANS



- Reflect the County's vision for a defined area

- Contain the County's growth policies for that area

- Make recommendations for development of land

- Make recommendations for public investments

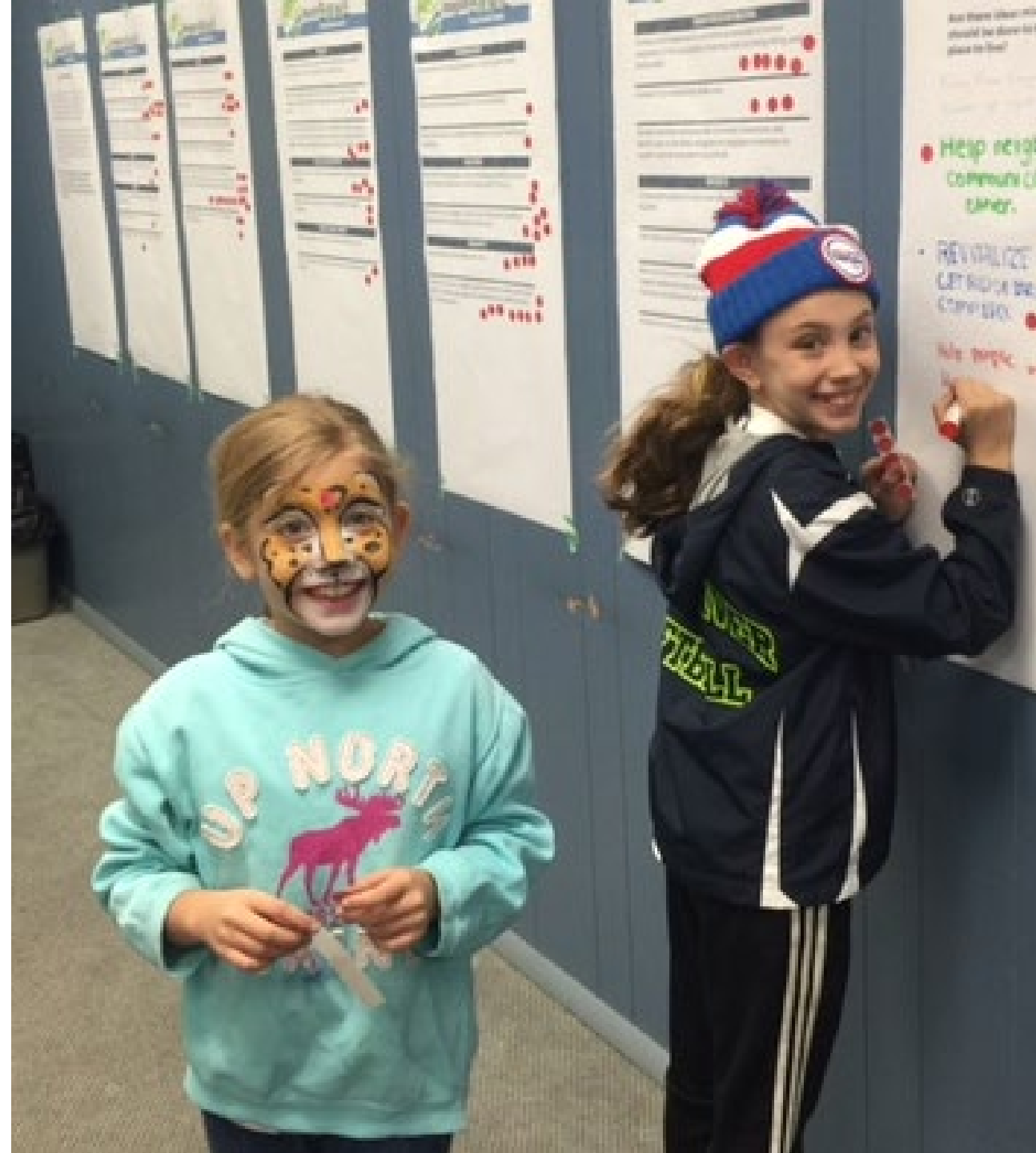
- Identify a clear path to achieve the County's economic development and preservation goals

COMPREHENSIVE AREA MASTER PLANS

Plan Type	Definition	Active Plans
Master Plan	When approved, covered one of the County's 36 legally-defined Planning Areas	4
	When approved, covered multiple Planning Areas within a Subregion	4
	When approved, covered an entire Subregion	3
Sector Plan	Covers a portion of one or more Planning Areas	22
Transit District Development Plan	Covers an area that, prior to April 1, 2022, was classified in the Transit District Overlay Zone	5

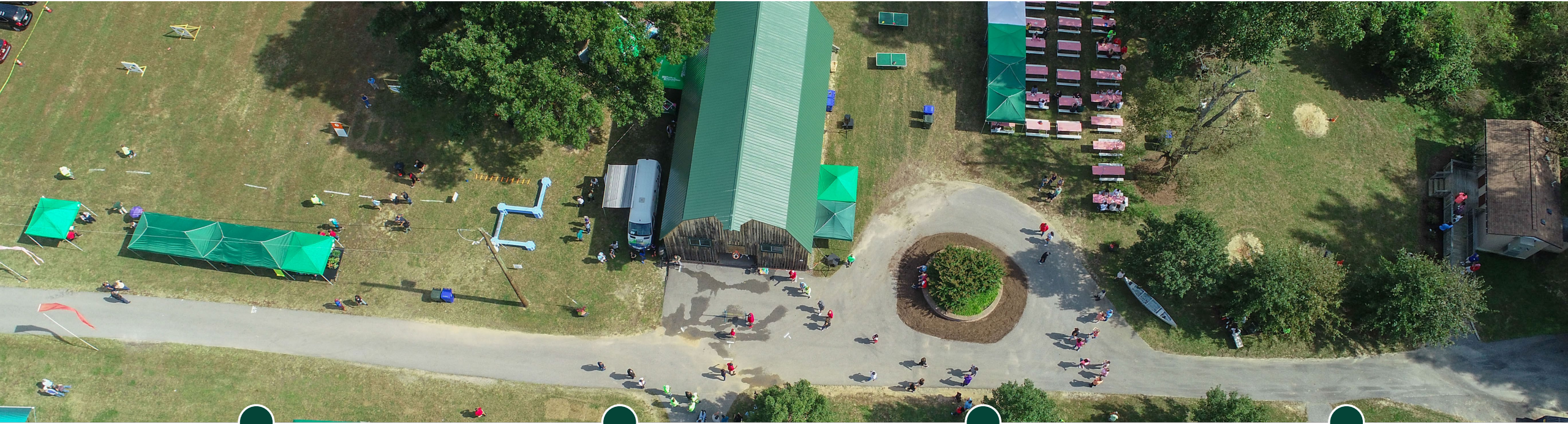
WHAT IS THE PROCESS?

- Council initiates
- Planning Department conducts:
 - Outreach
 - Data and field analysis
 - Stakeholder engagement
 - Coordination
 - Comment
 - Writing the plan
- Planning Board adopts
- Council approves



YOUR ROLE IN PLANNING

HOW CAN WE MAKE THE PLAN A REALITY?



Keep up-to-date
on the plan's
progress

Follow up with
elected officials

Organize
community

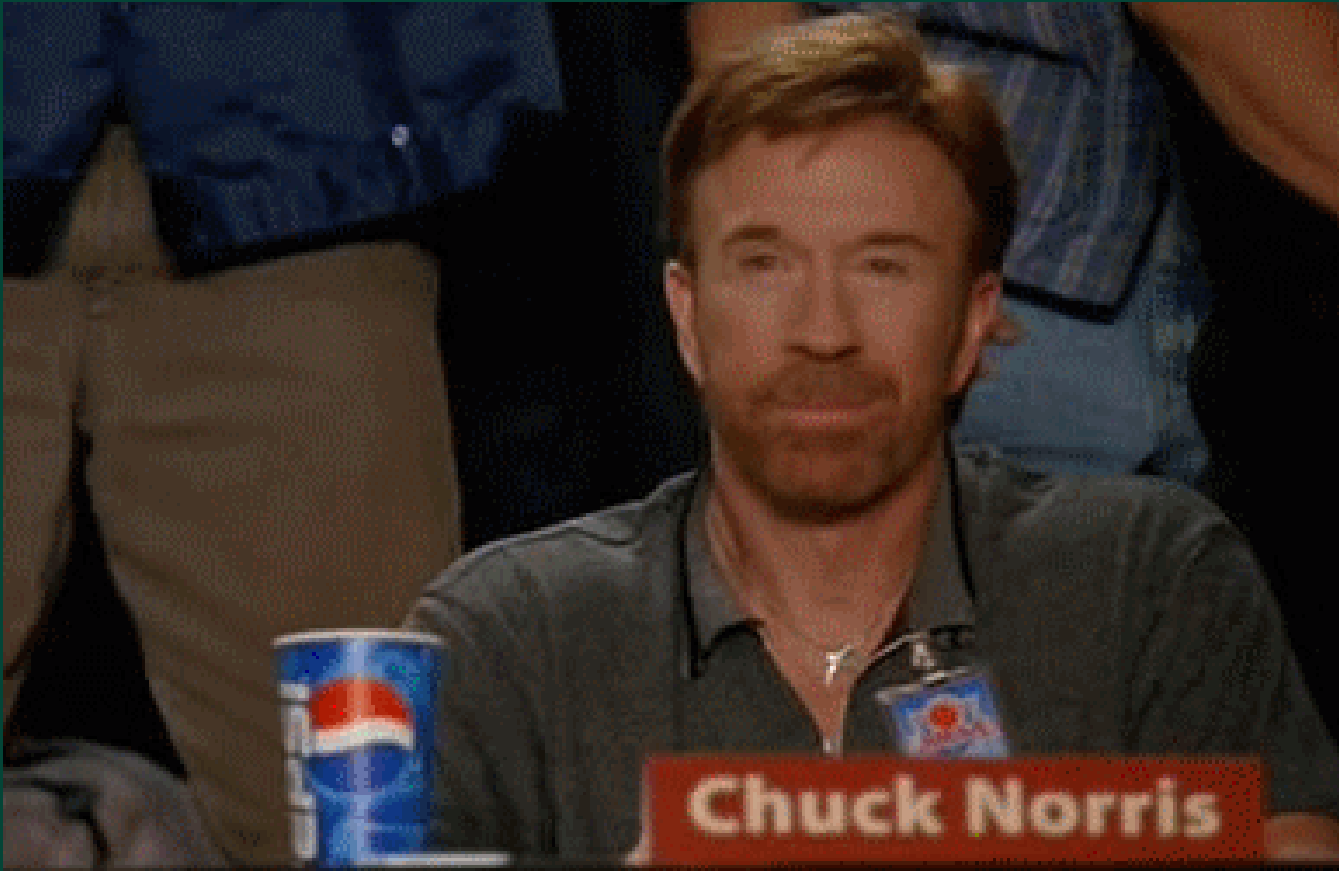
Engage with
the Planning
Department

HOW CAN I GET INVOLVED?

- Attend meetings
- Online notification
 - Mailing lists
 - Social media
 - PGAtlas notification
- Contact elected representatives
- Submit comments
- Share information!



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.pgatl.com
- Join our email lists at pgplan.org/email
- Contact DPIE at: 301.636.2000
- Follow us on social media @PGPlanningMD



SPEAK AT A MEETING



Planning Board

• Virtually - Register to speak by **noon** Tuesday before the weekly Thursday meeting at pgplan.org/speak Join us at Largo Headquarters the day of the meeting.

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

QUESTIONS
