

NCPCA Rezoning Questions Sent To City Planning Director Terry Schum

The City Planning Director's report on the PG County Zoning Code Rewrite starts on page 19 of the Mayor and City Council November 21, 2017 Work Session Meeting Agenda from the webpage <https://www.collegeparkmd.gov/agendacenter>

NCPCA sent the following questions to the City Planning Director:

1. Understanding the process:

- a. Explain the expectations of P.G. County zoning staff regarding input of residents, civic associations and City Council at this time.
- b. Explain the process and likely timeframes for approvals of the zoning code rewrite and zoning map amendment.

2. Regarding the zoning map amendment:

- a. Explain the purpose and future function of the map amendment.
- b. Explain why the zoning rewrite and the map amendment are not being approved at the same time?
- c. What problems or conflicts may be expected if the zoning rewrite and the map amendment are not approved at the same time?

3. What measures are now in place or being proposed to preserve and protect the character of residential communities in North College Park?

4. Explain the Neighborhood Conservation Overlay Zone and how a community qualifies for this designation.

5. How is the adequacy of public facilities (APF) recognized and how will it be changed in the proposed zoning?

6. Regarding exemptions to transportation adequacy tests:

- a. Does the zoning rewrite exempt the US 1 corridor from transportation adequacy test standards?
- b. Describe the proposed exemptions and why the US 1 corridor will be exempt?
- c. What specific areas of the US 1 corridor will be exempted?
- d. What analysis has been conducted to justify the exemptions?
- e. How will exemptions affect residents and residential property owners within and adjacent to the exempted areas?
- f. How will impacts from exemptions impact the response time of emergency vehicles?

7. Our understanding is that neighborhood compatibility standards provide protections for existing single family neighborhoods:

- a. Explain neighborhood compatibility standards.
- b. Why does the proposal exempt College Park from neighborhood compatibility standards.

- c. How will residents in different parts of North College Park be impacted by exemption from neighborhood compatibility standards.

8. Regarding the proposed "transit-oriented activity center" within 1,000 feet on either side of US 1:

- a. Explain what this is, and where it applies, in North College Park.
- b. Will this designation allow for more density in future development?

9. Regarding the Hollywood Commercial District (HCD):

- a. Describe how the HCD will be impacted by the zoning rewrite?
- b. Is the HCD being rezoned as Neighborhood Commercial Zone?
- c. Are any areas near the HCD being proposed for increased density or different residential uses?

10. Regarding Greenbelt Metro Station:

- a. Describe any proposed zoning changes or exemptions that may affect residents near Greenbelt Station.
- b. Describe any proposed zoning changes that may affect Hollywood Neighborhood Park, Davis Field or Al Huda School.
- c. Describe any proposed zoning changes that may affect the status of currently undeveloped open space such as the Endelman property, the Polish Club property, etc.

11. Regarding areas near MD 193 University Boulevard:

- a. Describe any proposed zoning changes or exemptions that may affect residents or property owners in the area near University Boulevard, including the current industrial uses.
- b. Describe any proposed zoning changes or exemptions that may affect traffic and development uses along Rhode Island Avenue or nearby City streets.

12. Regarding future zoning changes, after the current process is completed:

- a. Will the ability of municipalities to comment on and influence the details of development be enhanced or reduced by the zoning rewrite?
- b. Will the ability of municipalities to comment on and influence the details of development be enhanced or reduced by the map amendment?
- c. Will residents and civic associations have more or less opportunity to voice their concerns about choices for development in their communities after approval of the rewrite and map amendment?
- d. Explain the process for resident and civic association input when a business or development files a conceptual or detailed site plan in the future?