



Prince George's County, Maryland
The Honorable Aisha N. Braveboy, County Executive
Maxene M. Bardwell, Chief Administrative Officer

Government Infrastructure, Technology, and the Environment

Development, Zoning & Infrastructure Alignment

County Council Retreat

Presented by
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Where and why should density increase?

DPIE

- Aligning expedited permits with adopted MNCPPC master plans and growth policy
- Maintaining or strengthening scrutiny in environmentally sensitive areas

DoE

- Zoning, infrastructure and development should ensure urban growth that is sustainable and environmentally friendly. In other words, avoid urban sprawl and protect ecosystems by outlawing industrial development in sensitive areas like wetlands and urban centers.

DPW&T

- Development should be concentrated in transit-accessible areas—especially station areas, Priority Growth Areas, and established corridors—where higher density and mixed uses support efficient, reliable transit.
- Directing growth to these locations, and timing it with infrastructure delivery, maximizes public investment while improving access to jobs, housing, and services for all residents.

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How can approval timelines and friction be reduced?

DPIE

- Eliminate unnecessary sequencing and duplication by allowing concurrent reviews, shortening critical-path review timelines, and reducing redundant permits and approvals, especially for Natural Resource Inventory (NRI) and the DPIE Floodplain reviews.
- Eliminate storm drain and stormwater management easements in favor of plan approval or administrative agreements.
- Push more decisions to the administrative level by expanding “by-right” approvals, allowing greater staff-level discretion for minor revisions, and **limiting Planning Board and Council involvement to policy-level decisions.**
- Improve interagency coordination and customer experience through earlier information sharing, clearer communication, streamlined documentation requirements, and proactive outreach to resolve issues before applications stall or are rejected.

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How do we match development intensity with infrastructure readiness?

DPW&T

- Development intensity should increase where infrastructure is in place or funded, remain limited where capacity is constrained, and be phased to align with capital and transit delivery—ensuring growth neither overwhelms systems nor wastes public investment.

DoE

- Development intensity should align with infrastructure readiness, concentrating growth in urban areas with existing or funded services while limiting or prohibiting development in environmentally sensitive or infrastructure-constrained areas.
- Zoning and permitting should preserve green spaces and ecosystems while ensuring that higher-intensity development occurs only where infrastructure can support it.
- Environmental stewardship should be embedded in zoning and permitting decisions to ensure development does not outpace infrastructure or ecological capacity.

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