Automation Increases Planning Civic Engagement and Transparency

Michael Shean, GISP
The Maryland-National Captial
Park & Planning Commission

Jason Samus
EA Engineering, Science and Technology, Inc., PBC
Agenda

- M-NCPPC Organization Overview
- Development Application Process – Work Program
- Development Activity Citizen Notification – Overview
- Development Activity Citizen Notification – Technology
- Notification Adoption
The Maryland-National Capital Park & Planning Commission (M-NCPFFC)

“created by the Maryland General Assembly in 1927 to develop and operate public park systems and provide land use planning for the physical development of the great majority of Montgomery and Prince George's Counties, and to operate the public recreation program in Prince George's County.”
The Maryland-National Capital Park & Planning Commission (M-NCPDC)

Executive Office
Prince George’s County
Montgomery County
Park & Planning Department
Park & Planning Department

Automation Increases Planning Civic Engagement and Transparency
Work Program
Development Review Division

“responsible for assisting customers to comply with the Zoning Ordinance and Subdivision Regulations through a managed review process. While development is viewed as the economic engine of the County, protecting the integrity of neighborhoods is equally important. The Development Review Division encourages growth in a way that is sensitive to the needs and values of neighborhoods”.
Development Applications

- Zoning Map Amendment
- Conceptual Site Plan
- Comprehensive Design Plan
- Comprehensive Sketch Plan
- Pre-Preliminary Plan
- Preliminary Plan

- Final Development Plan
- Detailed Site Plan
- Specific Design Plan
- Final Plat
Independent /Companion Applications

- Special Exception
- Departure from Design Standard
- Departure from Parking and Loading Spaces
- Chesapeake Bay Conservation Plans
- Special Permit
- Non Conforming Gas Stations
- Non Conforming Fast Food
- Certification of Non Conforming Use

- Alternative Development Technique
- Departure form Sign Design Standards
- Vacations
- Alternative Compliance
- Revision of a Site Plan to a Special Exception
- Preliminary Alternative Compliance
- Home Owner’s Minor Amendment
ZONING HEARING EXAMINER

HEARING

FOR INFORMATION

301-952-3644

APPLICATION:

A-10024

DATE: 05-04-17

TIME: 04/04/17 9:30 AM

COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorges.county.md.gov
Citizen Notification
Overview
ArcGIS Development Capture
PGAtlas Development Activity Notification

The Prince George’s County Planning Department is responsible for the receipt and processing of development application as required by the Prince George’s County Zoning Code of Ordinances.

This website is designed to notify citizens when a development application is submitted for review and consideration by the Prince George’s County Planning Department. Users will be notified weekly via email of any new development application based on the development geographic location within a specific zip code. The notification email will include a development case summary as well as a link to a map outlining the location of the proposed development. The email will contain submitted development applications from the prior business week.

Click here to review an example email.

To begin receiving a notification you must first login. Users can enter either their existing PGAtlas.com login or they can create a new user account by entering a valid email address. The login information for both PGAtlas.com and the Development Activity Notification application are the same.

If you are creating a new user account a verification email will be sent to the entered email address you entered. You must open and click on the verification email in order to activate your PGAtlas login. The verification email may be sent your Junk email folder.

PGAtlas Login

Email: 
Password: 

Remember Me  
Submit

Create New User
Register for a new account

Register for a new PGAtlas account here. Fields marked '*' are required. Information captured during registration will be used solely by PG County staff.

- **E-mail Address:**
- **Password:**
- **Confirm Password:**
- **First Name:**
- **Last Name:**
- **Phone Number:**
- **Street Address 1:**
- **Street Address 2:**
- **City:**
- **State:**
- **Zip Code:**

- Location outside of the U.S.

- Allow PGAtlas to contact me by e-mail
- Remember Me

Submit | Cancel
Congratulations. You have successfully logged into the Development Activity Notification web application.

To begin receiving a development notification you must select your area of interest by zip code. You have the option of selecting one, more than one or all zip codes.

- Notify me when a development application has been submitted

Select one or more zip codes you wish to receive a notification.

Filter Zip Codes: 

| 20601 | 20607 | 20608 | 20613 | 20616 | 20623 | 20703 | 20704 | 20705 | 20706 | 20707 | 20708 | 20709 | 20710 | 20712 | 20715 | 20716 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 20717 | 20718 | 20719 | 20720 | 20721 | 20722 | 20725 | 20726 | 20731 | 20735 | 20737 | 20738 | 20740 | 20741 | 20742 | 20743 | 20744 |
| 20745 | 20746 | 20747 | 20748 | 20749 | 20750 | 20752 | 20753 | 20757 | 20762 | 20768 | 20769 | 20770 | 20771 | 20772 | 20773 | 20774 |
| 20775 | 20781 | 20782 | 20783 | 20784 | 20785 | 20788 | 20790 | 20791 | 20792 | 20799 | 20903 | 20904 | 20912 |

Selected Zip Codes: (Click Save to Save Selections)

20601, 20607, 20608, 20613, 20616, 20623, 20703, 20704, 20705, 20706, 20707, 20708, 20709, 20710, 20712, 20715, 20716, 20717, 20718, 20719, 20720, 20721, 20722, 20725, 20726, 20731, 20735, 20737, 20738, 20740, 20741, 20742, 20743, 20744, 20745, 20746, 20747, 20748, 20749, 20750, 20752, 20753, 20757, 20762, 20768, 20769, 20770, 20771, 20772, 20773, 20774, 20775, 20781, 20782, 20783, 20784, 20785, 20788, 20790, 20791, 20792, 20799, 20903, 20904, 20912

Note: Development applications within the boundaries of the City of Laurel are processed by Laurel's Department of Economic and Community Development and thus will not be included in this notification process. The City of Laurel is within part of ZIP codes 20707 and 20708. After you have completed your selection make sure you click on the "Save" button. Once you have saved your selection you may now close the Development Activity Notification web page.

If you wish to change your selection you can login and change your selection.
Hello PGAtlas User,

Below are the development activity application(s) recently accepted for review by the Prince George’s County Planning Department for your area of interest. To see a case’s location and additional information, please click on the corresponding Map Link below.

### Certification of Non-Conforming Use

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Title</th>
<th>Description</th>
<th>Location</th>
<th>Zip Code</th>
<th>Map Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNU-6452-2017</td>
<td>11616 LIVINGSTON ROAD</td>
<td>CERTIFICATION OF OUTDOOR ADVERTISING SIGNS</td>
<td>NORTH OF THE INTERSECTION OF SWAN CREEK ROAD AND ROUTE 210</td>
<td>20744</td>
<td>Click Here</td>
</tr>
</tbody>
</table>

### Departures from Design Standards

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Title</th>
<th>Description</th>
<th>Location</th>
<th>Zip Code</th>
<th>Map Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>DDS-237</td>
<td>HAMPTON PARK</td>
<td>MIXED USE, RETAIL, COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL</td>
<td>SOUTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND I-495</td>
<td>20743</td>
<td>Click Here</td>
</tr>
</tbody>
</table>

### Detailed Site Plan

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Title</th>
<th>Description</th>
<th>Location</th>
<th>Zip Code</th>
<th>Map Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>DSP-04029-19</td>
<td>KITCHE STATION MARKETPLACE, HOTEL AND 2 RESTAURANTS, PARCELS 25, 26 &amp; 27</td>
<td>112-ROOM HOTEL, A 2,437 SQ FT RESTAURANT AND A 2,600 SQ FT RESTAURANT ON PARCELS 25, 26 &amp; 27</td>
<td>SOUTH OF KITCHE MARLBORO &amp; ADJACENT TO THE CAPITAL BWY, ABUTTING THE WESTERN PORTION OF THE KITCHE STATION COURT</td>
<td>20747, 20743</td>
<td>Click Here</td>
</tr>
<tr>
<td>DSP-16052</td>
<td>HAMPTON PARK</td>
<td>251,000 SQ FT COMM, 91,100 SQ FT RETAIL, 130,000 SQ FT OFFICE, A 123 ROOM HOTEL &amp; 254 MULTIFAMILY RESIDENTIAL BLDG</td>
<td>SOUTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND I-495</td>
<td>20743</td>
<td>Click Here</td>
</tr>
<tr>
<td>DSP-16063</td>
<td>GREENBELT TOWN CENTER METRO GARAGE</td>
<td>INFRASTRUCTURE, PARKING GARAGE AND TRAIL FOR LARGE MIXED USE DEVELOPMENT</td>
<td>NORTH END OF CHERRY WOOD LANE, ABOUT 500’ SOUTH OF ITS INTERSECTION WITH US 495</td>
<td>20770, 20740, 20765</td>
<td>Click Here</td>
</tr>
</tbody>
</table>

### Final Plat

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Title</th>
<th>Description</th>
<th>Location</th>
<th>Zip Code</th>
<th>Map Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-17029</td>
<td>KITCHE STATION MARKETPLACE PARCELS 20-22</td>
<td></td>
<td>WESTERLY SIDE OF KITCHE STATION COURT AT ITS INTERSECTION WITH WALKER MILL ROAD</td>
<td>20743, 20747</td>
<td>Click Here</td>
</tr>
<tr>
<td>5-17044</td>
<td>BEECH TREE, PLAT 4, PLAT OF CORRECTION PARCELS B-2 &amp; C</td>
<td></td>
<td>NORTH &amp; SOUTH SIDE OF PRESIDENTIAL GOLF DR WEST OF ITS INTERSECTION W/CHANSELS DR</td>
<td>20772, 20774</td>
<td>Click Here</td>
</tr>
<tr>
<td>5-17045</td>
<td>MARLBORO CENTRE, PARCEL 1</td>
<td>PLATTING ACREAGE PURSUANT TO 24-1072C</td>
<td>SOUTH SIDE OF MAIN STREET, 165 FEET WEST OF ITS INTERSECTION W/WATER STREET</td>
<td>20772</td>
<td>Click Here</td>
</tr>
</tbody>
</table>
Technology

• Notification Application built utilizing existing PGAtlas.com Infrastructure
  - ArcGIS API for JavaScript & AngularJS
  - Oracle
  - ArcGIS Server

• Notification Application consists of 3 primary components
  - Registration Website – C#, ASP.NET, Oracle
  - Notification Processor – C#, Oracle, ArcGIS Server, SMTP Server
  - Email & PGAtlas.com
Technology – Registration Website

- Website for users to Register and Administer their preferences
  - http://notify.pgatlas.com
- User Account for PGAtlas.com
- Zip Codes for Notifications

PGAtlas Development Activity Notification

Congratulations. You have successfully logged into the Development Activity Notification web application.

To begin receiving a development notification you must select your area of interest by zip code. You have the option of selecting one, more than one or all.

Notify me when a development application has been submitted

Select one or more zip codes you wish to receive a notification.

Filter Zip Codes: 20601 20607 20608 20613 20616 20623 20703 20704 20705 20706 20707 20708 20709 20710 20712 20715 20716
20734 20735 20737 20738 20740 20741 20742 20743 20744 20745 20746 20747 20749 20750 20752 20753 20755 20760 20763 20764 20765 20780 20790 20791 20792 20795 20903 20904 20912

Selected Zip Codes - (Click Save to Save Selections)
20601 20607 20608 20613 20616 20623 20703 20704 20705 20706 20707 20708 20709 20710 20712 20715 20716
20734 20735 20737 20738 20740 20741 20742 20743 20744 20745 20746 20747 20749 20750 20752 20753 20755 20760 20763 20764 20765 20780 20790 20791 20792 20795 20903 20904 20912

Save
Technology – Notification Processor

- Notification Processor consists of a console application that is manually executed following each PGAtlas.com weekly data update
  - Iterates through list of registered users and their selected zip code(s)
  - Performs spatial query against Development Activity Layers (33) for cases within selected zip code(s) for each registered user
  - Generates HTML Table, broken out by Case Type
  - Generates GUID for each case and user combination, which is stored in an Oracle table and is used to generate usage statistics
  - Sends individual emails via SMTP
Technology – Email & PGAtlas.com

- Email contains an HTML table with general details about each Development Activity Case and a link to PGAtlas.com containing the generated GUID
  - http://www.pgatlas.com/?notify=Q05VLTE3NzMxLTlwMTcrMWIzYzIIMzctNjA0ZS00Nzc5LWJkYzQtMTM4NGU3YWZkZjM4

- Clicking the link directs the user to PGAtlas.com
  - Opens the Development Activity Case Number Search
  - Zooms to the feature and displays the complete details for the specific Case
Notification Adoption
Development Notification Use

- **Email Sent**
- **Map Opened**

Days:
- 4/11/2021
- 4/13/2021
- 4/21/2021
- 4/23/2021
- 4/27/2021
- 4/29/2021
- 5/1/2021
- 5/3/2021
- 5/5/2021
- 5/7/2021
- 5/9/2021
- 5/11/2021
- 5/13/2021
- 5/15/2021
- 5/17/2021
- 5/19/2021
- 5/21/2021
- 5/23/2021
- 5/25/2021
- 5/27/2021
- 5/29/2021
- 5/31/2021

Y-Axis: Number of Developments
Michael Shean, GISP
(301) 952-4779
Mike.Shean@ppd.mncppc.org

Jason Samus
(410) 329-5182
jsamus@eaest.com