

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 7/27/99**Reference No.:** CB-45-1999**Proposer:** Estep**Draft No.:** 2**Sponsors:** Estep**Item Title:** An Ordinance permitting consolidated storage in the
C-S-C Zone under certain circumstances

Drafter:**Resource** Cindy Blackstone
Personnel: Legislative Aide

LEGISLATIVE HISTORY:**Date Presented:** __/__/__**Executive Action:** __/__/__**Committee Referral:** 7/6/99 C.O.W.**Effective Date:** 9/13/99**Committee Action:** 7/13/99 FAV**Date Introduced:** 7/6/99**Public Hearing:** 7/27/99 1:30 P.M.**Council Action:** 7/27/99 ENACTED**Council Votes:** JE:-, DB:A, IG:A, TH:-, WM:N, RVR:A, AS:A, PS:A, MW:A**Pass/Fail:** P**Remarks:** _____

7/27/99: Amended on the floor; (DR-2) enacted

COMMITTEE OF THE WHOLE COMMITTEE REPORT**DATE:** 7/13/99

Committee Vote: Favorable, 7-1-1 (In favor: Council Members Estep, Bailey, Hendershot, Russell, Scott, Shapiro and Wilson. Opposed: Council Member Maloney. Abstained: Council Member Gourdine.)

Staff gave an overview of the legislation and informed the Committee of referral comments that were received. This bill bypassed presentation and was introduced on July 6, 1999. Since the legislation was advertised for public hearing after introduction, staff explained that no substantive amendments could be made to the bill. Any non-substantive amendments could be considered and proposed after the public hearing and prior to adoption.

The Planning Board supports CB-45-1999 and has provided written comments indicating that the bill, as written, carefully tailors the use to very specific circumstances and it will not have a broad, Countywide impact on permitting consolidated storage units in shopping centers. The Planning

Board recommends that CB-45-1999 be amended to assure that the permitted consolidated storage units meet all of the special exception requirements in Section 27-375 of the Zoning Ordinance, not just 27-375(6) and (7). Sections 27-375(1) through (5) assures that the re-use of the building will not adversely affect the local transportation system and that the exterior and architectural façade of the building will be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood. One additional amendment suggested by the Planning Board is to replace the word “adjacent” with the word “adjoining” in the second line of Footnote 32 on page 5.

Gary Michael, representing The Michael Companies, Inc., spoke in support of the legislation and distributed photographs of an existing shopping center at which his company is involved with planning the development of consolidated storage units as well as examples of existing units in other locations. Leslie Romine, Law Firm of Linowes and Blocher, representing the owner of Penn Mar Shopping Center, also spoke in support of CB-45-1999. Ms. Romine suggested that the bill be amended to remove the language requiring the specific circumstances specified in Footnote 32 in order that other shopping centers may also be eligible for this use.

Council Member Maloney suggested that the bill contain additional language restricting the height and size of the storage units. Specific language to this effect was not proposed at the Committee worksession.

The Legislative Officer and the Office of Law determined that the bill is in proper legislative form. The Office of Audits and Investigations reviewed CB-45-1999 for its fiscal impact on the County and determined there should be no negative impact as a result of enacting this legislation.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

Consolidated public storage units are prohibited in the C-S-C Zone and permitted by Special Exception in the C-M Zone. This legislation will amend the Commercial Use Tables in the Zoning Ordinance to permit this use in the C-S-C Zone under certain circumstances.

CODE INDEX TOPICS: