

## Prince George's County Council Agenda Item Summary

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**Meeting Date:** 10/28/2014  
**Reference No.:** CB-074-2014  
**Draft No.:** 2  
**Proposer(s):** Patterson  
**Sponsor(s):** Patterson, Harrison, Davis  
**Item Title:** An Ordinance concerning the C-S-C Zone for the purpose of permitting the conversion of an office building from commercial use to residential use in the C-S-C Zone, under certain circumstances.

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**Drafter:** Karen T. Zavakos, Legislative Officer  
**Resource Personnel:** Ellis F. Watson, Chief of Staff

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>	9/9/2014	<b>Executive Action:</b>	
<b>Committee Referral:</b>	9/9/2014 - PZED	<b>Effective Date:</b>	12/15/2014
<b>Committee Action:</b>	9/16/2014 - FAV(A)		
<b>Date Introduced:</b>	9/30/2014		
<b>Public Hearing:</b>	10/28/2014 - 10:30 AM		
<b>Council Action (1)</b>	10/28/2014 - ENACTED		
<b>Council Votes:</b>	WC:A, DLD:A, MRF:A, AH:-, ML:-, EO:A, OP:A, IT:A, KT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

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### AFFECTED CODE SECTIONS:

27-461, 27-464.07

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### COMMITTEE REPORTS:

#### Planning, Zoning and Economic Development

**Date 9/16/2014**

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Turner, Campos, Franklin, Harrison and Olson)

Council staff summarized the purpose of CB-74-2014 and informed the committee of referral comments that were received. This legislation amends the Zoning Ordinance commercial zone table of uses to allow multifamily dwellings in the C-S-C (Commercial Shopping Center) Zone under certain circumstances provided in a new footnote to the table.

The Planning Board took no position on CB-74-2014 and provided a comment concerning Draft-1 of the bill. "If the District Council decides to proceed with this legislation, staff recommends that the District Council consider deleting footnote 51 and creating a new use in the Commercial Table of Uses. Add a new use under the use column entitled 'Conversion of an existing office building to multifamily dwelling in accordance with Section 27-465.07'. Next, under the zone column permit the use in the C-S-C Zone and prohibit in all other commercial zones. Under Additional Requirements for Specific Uses add a new 27-464.07 entitled 'Conversion of Office Building to

Multifamily’ and add the requirements of footnote 51 under the newly created section. This change will permit the use in the table of uses and establish the additional requirements for the use under the appropriate section.” The Office of Law reviewed CB-74-2014 and determined that it is in proper legislative form with no legal impediments to its enactment.

Arthur Horne, of Shipley & Horne, P.A. testified in support of the legislation.

The Committee voted favorable on the legislation including amendments which incorporate the comments provided by the Planning Board.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

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

The bill will permit the reconstruction of a commercial building for multifamily residential housing use provided certain circumstances exist.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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