



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Office of the Planning Director

(301) 952-3588
www.mncppc.org

October 5, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Esq., Planning Director, Planning Department
Derick Berlage, Acting Deputy Planning Director, Planning Department

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-85-2020**

Andree Green Checkley
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Date: 2020.10.05 11:53:48 -0400

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Purpose: A bill to add "Industrial Redevelopment Community" in the Zoning Ordinance and permit the use in the Heavy Industrial (I-2) Zone, subject to certain specified criteria.

Policy Analysis: The legislation proposes to add a new use entitled "Industrial Redevelopment Community" to the Industrial Zones Table of Uses under the Industrial Heavy (I-2) Zone. The bill also adds regulations under additional requirements for specific uses. However, the bill does not define "Industrial Redevelopment Community" which makes the legislation impossible to administer.

Although permitting the development of limited residential uses on I-2 zoned properties can be a helpful economic tool, it could also effectively constitute an additional loss of industrial lands in the County. Large-scale residential development, for example, is incompatible with the heavy industrial nature of the I-2 Zone, where noisy or high-impact uses are often concentrated. As discussed in Plan 2035, the County's industrial lands are important to the economic future of the County, particularly regarding employment opportunities and a diversified tax base.

Planning Department staff has identified approximately 332 I-2 properties that are located within a Revitalization Tax District. Many of the I-2 zoned properties in the County are close to freight, commuter, and passenger rail lines which would require additional mitigation measures on the part of residential development in these locations and contribute to the incompatibility of these lands for large-scale residential development.

The bill does not define the new use that is added to the residential table of uses. In addition, the bill does not specify the exact uses that are permitted inside the "Industrial Redevelopment Community". There are no development standards for review of the Detailed Site Plan (DSP). Staff is concerned that not adding development standards to the bill defeats the purpose of zoning by preventing the uniform application of objective development standards to all properties in the zone. Development standards are established by the District Council in coordination with its adopted future land use recommendations in master plans.

Staff believes there should be an additional study with a comprehensive review of I-2 zoned properties in the Revitalization Tax Credit District. The study would more appropriately determine which I-2 properties should be identified for redevelopment. Therefore, staff recommends the District Council delay action on this bill.

New Zoning Ordinance:

The adopted Zoning Ordinance pursuant to CB-13-2018 allows limited residential development in the IH (Industrial, Heavy) Zone up to 12 dwelling units per acre with the explicit purpose "to accommodate limited residential uses, particularly as adaptive reuse opportunities" rather than focus on a new development or site redevelopment. Multifamily dwellings, artists' residential studios, live-work dwellings, or planned retirement communities are also allowed with the approval of a special exception.

Impacted Property:

The bill will impact I-2 zoned properties countywide that are in a Revitalization Tax District.

Recommendation:

Oppose pending additional study.

Staff recommends the Planning Board vote to oppose CB-85-2020 until an additional study has been conducted.