

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

Meeting Date: 4/8/97

Reference No.: CB-19-1997

Proposer: Wilson

Draft No.: 1

Sponsors: Wilson

Item Title: An Ordinance permitting commercial office and storage in the E-I-A Zone under certain circumstances

Drafter: Mary Lane
PZ&ED Committee Director

Resource Personnel: Gene Singleton
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 2/25/97

Executive Action: __/__/__

Committee Referral:(1) 2/25/97 PZED

Effective Date: 6/30/97

Committee Action:(1) 3/27/97 FAV

Date Introduced: 4/8/97

Pub. Hearing Date: (1) 5/13/97 1:45 P.M.

Council Action: (1) 5/13/97 ENACTED

Council Votes: DB:A, SD:-, JE:A, IG:A, AMc:A, WM:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COMM. REPORT

DATE: 3/27/97

Committee Vote: Favorable, 5-0 (In favor: Council Members Del Giudice, MacKinnon, Maloney, Russell and Wilson).

The E-I-A Zone is a Comprehensive Design Zone that is intended to provide for a mix of employment, institutional, retail and office uses. Offices, warehouses, and distribution facilities are permitted by right in this zone. This legislation creates a similar use, "commercial office and storage for the design, marketing, furnishing, and inventory management of office equipment and systems", and permits this use in the E-I-A Zone, provided at least 20% of the total floor area is devoted to office use.

Jimi Jones, representing the Planning Board stated that the legislation is not necessary in order to allow the use at the Largo Town Center for which it is intended to facilitate. A condition on the Basic Plan for Largo Town Center prohibits warehouses. The use in question, as described in the legislation, does not comply with the definition of "warehouse" in Subtitle 27. Mr. Jones stated staff's position that this use would be permitted as "any use consistent with the purposes of the zone", which is stated in the Basic Plan.

Dario Agnolutto, of O'Malley, Miles, Nylen and Gilmore spoke in support of the legislation. He also stated that the Largo Town Center Citizen's Association is in support of the bill. Mr. Agnolutto requested that the legislation be reported out of Committee with a favorable recommendation, pending Planning Board confirmation of the staff's interpretation. If the Planning Board allows the use in question, the legislation could be pulled prior to a final vote. The Committee agreed to report the bill out to the full Council.

BACKGROUND INFORMATION/FISCAL IMPACT

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

The E-I-A Zone is a Comprehensive Design Zone that is intended to provide for a mix of employment, institutional, retail, and office uses. Offices, warehouses, and distribution facilities are currently permitted by right in the E-I-A Zone. However, certain zoning conditions placed on specific properties restrict the placement of these uses on E-I-A zoned land. This legislation creates a specific use, "commercial office and storage for the design, marketing, furnishing, and inventory management of office equipment and systems", and permits this use in the E-I-A Zone provided at least 20% of the total floor area is to be devoted to office use.

CODE INDEX TOPICS: