

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

Meeting Date: 11/18/2003

Reference No.: CB-61-2003

Proposer: Hendershot

Draft No.: 2

Sponsors: Hendershot, Shapiro, Dean

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

Drafter: Jackie Brown, Director
PZED Committee

Resource Carol B. White
Personnel: Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 9/9/2003

Executive Action: ___/___/___

Committee Referral: 9/9/2003 PZED

Effective Date: 1/5/2004

Committee Action: 9/24/2003 FAV

Date Introduced: 10/7/2003

Public Hearing: 11/18/2003 10:00 A.M.

Council Action: 11/18/2003 ENACTED

Council Votes: PS:A, MB:A, SHD:A, TD:A, CE:A, DCH:A; TH:A, TK:A, DP:A

Pass/Fail: P

Remarks: _____

11/13/2003: CB-61-2003 amended on the floor; CB-61-2003 (DR-2) enacted.

PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT

9/24/03

Committee Vote: Favorable, 5-0 (In favor: Council Members Harrington, Dernoga, Dean,
Exum and Knotts)

Staff summarized the provisions of the bill and explained that it amends the Comprehensive Design Zones use table to permit consolidated storage in the E-I-A (Employment and Institutional Area) Zone under certain circumstances. The use is permitted only if the site is less than five acres in size; the site is located within an integrated industrial park containing more than 300 acres; and the industrial park is at least 80% developed.

Council Member Hendershot, the bill's sponsor, informed the committee that he proposed the bill because the existing use table permits warehouses in the E-I-A Zone and also permits other uses which can be justified as similar to a listed allowed use. Mr. Hendershot commented that since a legal opinion that he requested did not find that consolidated storage is similar to a warehouse, he proposed the legislation to add consolidate storage to the use table since he believes it is similar to a warehouse.

Karen Coakley, representing the Beltsville Citizen's Association, informed the committee that the Association supported the consolidated storage project for the Ammendale Business Park; however, a formal position had not been taken on CB-61.

The Planning Board supports CB-61 and provided the following staff comments. The primary purpose of the E-I-A Zone is to provide for a concentration of employment, institutional, retail and office uses in a manner that will retain the dominant employment and institutional character of the area. Staff finds that permitting consolidated storage in the E-I-A Zone, with the limitations proposed, does not conflict with this fundamental purpose.

BACKGROUND INFORMATION/FISCAL IMPACT

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

This legislation amends the Comprehensive Design Zones use table to allow consolidated storage in the Employment and Institutional Area (E-I-A) Zone. Currently, the Zoning Ordinance permits this use in the I-1, I-2 and I-4 Zones, and by special permit in the U-L-I Zone.

CODE INDEX TOPICS: