



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

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

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October 5, 2021

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director, Planning Department

FROM: Rana Hightower, Intergovernmental Affairs Coordinator <sup>REH</sup>

SUBJECT: **CB-100-2021**

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Andree Green Checkley  
Date: 2021.10.05  
16:00:49 EDT

**Purpose:** A bill to prohibit “Consolidated Storage” facilities in non-residential and Transit-Oriented/Activity Center Base Zones of the new Zoning Ordinance adopted as CB-13-2018.

**Policy Analysis:** This bill will prohibit “Consolidated Storage” facilities in the Commercial Service (CS), Commercial General Office (CGO), Neighborhood Activity Center (NAC), Town Activity Center (TAC) Edge, and Local Transit-Oriented (LTO) Edge Zones. Until the ongoing Countywide Map Amendment (CMA) is approved by the District Council, none of these zones exist on the zoning map.

Staff have reviewed the preliminary CMA zoning map and determined that this legislation will impact 21 existing “Consolidated Storage” facilities. The “Consolidated Storage” facilities are located as follows: 12 in the CS, 4 in the CGO, 3 in the NAC, 0 in the TAC-Edge, and 2 in the LTO-Edge Zones. Future “Consolidated Storage” facilities would be prohibited in the above-mentioned zones and permitted only in the Industrial/Employment (IE) and Industrial, Heavy (IH) Zones.

Staff continues to work with the County Council on a package of legislation intended to incorporate technical revisions to the adopted Zoning Ordinance, Subdivision Regulations, and Landscape Manual. CB-100-2021 proposes a substantive change to the adopted Zoning Ordinance and a full analysis of that change has not been conducted.

Furthermore, the proposed prohibition of “Consolidated Storage” facilities in most of the zones where the use is permitted in the adopted Zoning Ordinance may have a detrimental impact on the County’s tax base. These facilities are typically low investment uses with a relatively high return and are often transitional uses before market conditions support redevelopment with more intense uses.

However, zoning and uses remain the purview of the District Council and should the Council wish to proceed with CB-100-2021, staff recommends consideration be given to incorporating the revisions of this bill in CB-98-2021 as part of the larger revision bill to the adopted Zoning Ordinance.

Staff recommends opposition to the proposed legislation, as the focus of the current legislative revisions to the adopted Zoning Ordinance has been technical clarifications. CB-100-2021 proposes a substantive change to the adopted ordinance and a full analysis or study of this change is needed. Additionally, the new Zoning Ordinance includes design standards that would result in more attractive, higher-quality consolidated storage facilities.

**Impacted Property:**

This legislation will impact 21 existing "Consolidated Storage" facilities. The "Consolidated Storage" facilities are located as follows: 12 in the CS, 4 in the CGO, 3 in the NAC, 0 in the TAC-Edge, and 2 in the LTO-Edge Zones.

**Adopted Zoning Ordinance:**

The adopted Zoning Ordinance requires "Consolidated Storage" facilities in the CS, NAC, TAC-Edge, and LTO-Edge to be permitted with Special Exception approval. The use is permitted in the CGO Zone with use-specific standards. The adopted Zoning Ordinance includes design standards that would result in more attractive development, including higher quality consolidated storage facility buildings.

**Recommendation:**

Oppose.

Staff recommends the Planning Board vote to oppose CB-100-2021.