

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

**Meeting Date:** 4/8/97

**Reference No.:** CB-7-1997

**Proposer:** Estep

**Draft No.:** 3

**Sponsors:** Estep

**Item Title:** An Ordinance amending the regulations regarding parking and loading areas in the I-3 Zone

**Drafter:** Mary Lane  
PZ&ED Committee Director

**Resource Personnel:**

**LEGISLATIVE HISTORY:**

**Date Presented:** 1/21/97

**Executive Action:** \_\_/\_\_/\_\_

**Committee Referral:**(1) 1/21/97 PZED

**Effective Date:** 4/8/97

**Committee Action:**(1) 2/12/97 FAV(A)

**Date Introduced:** 3/4/97

**Pub. Hearing Date:** (1) 4/8/97 1:30 PM

**Council Action:** (1) 4/8/97 ENACTED

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

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

4/8/97 - Rules Waived; amended on the floor

**PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT**

DATE: 2/12/97

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

The sponsor of the legislation explained that this legislation will facilitate the relocation of Circuit City's regional distribution center to Prince George's County, which will generate 100 jobs and \$200,000 in property tax revenues. This facility is proposed to be located in the Brandywine Commerce Center, and will have no negative impact on surrounding citizens. He also noted that the developer of the Commerce Center has already invested \$1 million in infrastructure improvements in the area.

Staff provided an overview of the legislation. The I-3 Zone, which is the planned industrial/employment park zone, has specific regulations regarding the location of parking and loading areas. Not more than 25% of any parking lot and no loading space may be located in the yard to which the main building is oriented, and no loading docks may be facing a street, unless the lot is bounded by 3 or more streets. This legislation provides an exemption for parking and loading areas in Master Plan designated "employment-industrial areas", when the employment-industrial area includes land in 2 more intense zones, such as the I-1 and I-2 Zones. The proposed Draft 2 makes the exemption applicable to one employment industrial area in Subregion V, which includes the Brandywine Commerce Center. It was further explained that this restrictive requirement was originally included in the I-3 Zone to apply more to I-3 Zoned land in an office park, rather than an industrial park, setting.

Russ Warfel and Dwight Taylor, representing Constellation Center, spoke in support of the legislation, and presented the proposed site plan for the Circuit City Building. They explained that this exemption would allow the building to be more consistent in design with the other buildings in the industrial park. It will also allow for a more secure parking area. It was also noted that all provisions of the Landscape Manual remain applicable.

The Suburban Maryland Building Industry Association and the Chamber of Commerce support the bill, and the Office of Law and Legislative Officer find it to be in proper legislative form. The Planning Board supports the bill, but recommends that objective criteria be added to be used by the Board when assessing the Detailed Site Plan. They recommended that the Board must find "that the increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; makes better use of existing topography; and complements the architectural design of the building; or is necessary to assure appropriate security and interior circulation for the specific use". This amendment was not accepted by the Committee.

## **BACKGROUND INFORMATION/FISCAL IMPACT**

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

Parking lots and loading areas in the I-3 (Planned Industrial/Employment Park) Zone are subject to certain requirements that are not applicable in other industrial areas. These regulations prohibit substantial portions of these areas from being located on the side of the building with the main entrance or facing a street. This legislation exempts property in Master Plan designated "employment-industrial areas" from these regulations under certain conditions.

## **CODE INDEX TOPICS:**