

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

Meeting Date: 11/19/2001

Reference No.: CB-92-2001

Proposer: Gourdine

Draft No.: 3

Sponsors: Gourdine

Item Title: An Ordinance permitting eating or drinking establishments, car wash, and food or beverage stores in the I-3 Zone under certain circumstances

Drafter:

Resource Marilyn Bland
Personnel: Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 9/25/2001

Executive Action: __/__/____

Committee Referral: 9/25/2001 PZED

Effective Date: 1/4/2002

Committee Action: 10/10/2001 FAV(A)

Date Introduced: 10/16/2001

Public Hearing: 11/19/2001 10:00 A.M.

Council Action: 11/19/2001 ENACTED

Council Votes: RVR:A, DB:A, JE:A, IG:A, TH:A, AS:A, PS:A, MW:A

Pass/Fail: P

Remarks: _____

11/19/2001: Amended on the floor DR-3 enacted.

PLANNING, ZONING & ECONOMIC DEV. COM. REPORT

DATE: 10/10/2001

Committee Vote: Favorable with amendments, 3-0 (In favor: Council Members Shapiro, Estep and Russell).

This bill amends the I-3 Zone to provide additional criteria allowing eating or drinking establishments within an industrial park. Currently, this use is permitted by right or by Special Exception if certain criteria are met. CB-92 permits the use within an industrial park "approved with a hotel component." Additionally, the legislation permits a car wash or food or beverage store in the I-3 Zone as accessory uses to a gas station (a use currently permitted by Special Exception in the I-3 Zone). CB-92 is intended to facilitate the development of these uses within the Potomac Business

Park.

The Planning Board supports the legislation. The County Executive takes no position on CB-92. The Legislative Officer and the Office of Law find the bill to be in proper legislative form. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-92.

The Committee discussed amending the legislation to include additional language that would limit the locations of a car wash or food or beverage store as accessory uses to a gas station within an industrial park in the I-3 Zone. Staff suggested that Footnotes 41 and 42 on page 2 be amended to indicate these uses are permitted within an industrial park that received Conceptual Site Plan approval on or before a specified date. The Committee accepted this suggestion and voted favorably on CB-92 with the amendments to the footnotes.

BACKGROUND INFORMATION/FISCAL IMPACT

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

Generally, eating or drinking establishments are permitted by right under certain circumstances or by Special Exception in the I-3 Zone. This legislation amends the Industrial Use Table to provide additional criteria allowing this use within an industrial park in the I-3 Zone. The bill also amends the Use Table to permit a car wash and food or beverage store in the I-3 Zone under certain circumstances.

CODE INDEX TOPICS: