

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/8/2014
Reference No.: CB-016-2014
Draft No.: 2
Proposer(s): Franklin
Sponsor(s): Franklin, Harrison
Item Title: An Ordinance concerning M-X-T Zone for the purpose of amending the Mixed Use Zone Tables of Uses to permit a vehicle parts store including minor installation services with no outdoor storage as a permitted use in the Mixed Use –Transportation Oriented (M-X-T) Zone, and prohibiting the use in the Mixed Use Community (M-X-C) Zone.

Drafter: Karen T. Zvakos, Legislative Officer
Resource Personnel: Brendon L. Laster, Chief of Staff

LEGISLATIVE HISTORY:

Date Presented:	4/22/2014	Executive Action:	
Committee Referral:	4/22/2014 - PZED	Effective Date:	7/8/2014
Committee Action:	5/7/2014 - FAV(A)		
Date Introduced:	6/3/2014		
Public Hearing:	7/8/2014 - 10:00 AM		
Council Action (1)	7/8/2014 - ENACTED		
Council Votes:	WC:-, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-547, 27-548.01.05

COMMITTEE REPORTS:

Planning, Zoning and Economic Development

Date 5/7/2014

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Turner, Campos, Franklin, Harrison and Olson)

Council staff summarized the purpose of CB-16-2014 and informed the committee of referral comments that were received. This legislation amends the Zoning Ordinance concerning the Mixed Use Transportation (M-X-T) Zone and vehicle parts stores. Staff presented a Proposed Draft-2 (DR-2), with clarifying amendments, prepared at the sponsor's request to address comments received from the Planning Department staff and the Chief Zoning Hearing Examiner (ZHE). Proposed DR-2 deleted a new definition for "Vehicle Parts Installation and Service, Minor" as well as the listing of that defined use in the Table of Uses as an accessory to a Vehicle Parts Store in the M-X-T Zone. Proposed DR-2 then amends the Table of Uses to permit "Vehicle Parts Store including minor installation services with no outdoor storage in accordance with Section 27-548.01.05" in the M-X-T Zone. The revised draft further adds the new Section 27-548.01.05 which includes the additional requirements for Vehicle Parts Stores in Mixed Use Zones.

Council Chair Franklin, the bill's sponsor, informed the committee that CB-16-2014 will facilitate the location of vehicle parts stores, similar to those currently located in commercial zones, in the M-X-T Zone with the assurance that no repair services are allowed in conjunction with the retail store.

The Planning Board takes no position on the legislation. The Office of Law reviewed CB-16-2014 and determined that it is in proper legislative form with no legal impediments to its enactment.

Matthew Tedesco, of McNamee Hosea, testified in support of the legislation. The Committee voted favorable including the amendments contained in Proposed DR-2.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

The bill will define Minor Vehicle Parts Installation and Service and permit the use accessory to a Vehicle Parts store in the M-X-T Zone.

CODE INDEX TOPICS:

INCLUSION FILES:
