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**A G E N D A   I T E M   S U M M A R Y**

**Reference No:** CR-8-1992

**Draft No:** 2

**P r i n c e   G e o r g e ' s**

**Meeting Date:** 3/17/92

**C o u n t y   C o u n c i l**

**Requester:** D

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**Item Title:** A Resolution approving the waiver of certain off-street parking & loading zoning requirements within the Mt. Rainier Neighborhood Business Revitalization District

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**Sponsors** D

<b>Date Presented</b>	___/___/___	<b>Executive Action</b>	___/___/___	___
<b>Committee Referral</b>	(1) 2/11/92	P&Z	<b>Effective Date</b>	___/___/___
<b>Committee Action</b>	(1) 3/4/92	FAV(A)		
<b>Date Introduced</b>	2/11/92			
<b>Pub. Hearing Date</b>	(1) 3/17/92	1:30	PM	

**Council Action** (1) 3/17/92 Adopted  
**Council Votes** CA: A\_, B\_: A\_, C\_: A\_, D\_: A\_, F\_: A\_, MC: A\_,  
M\_: A\_, P\_: A\_, WI: A\_, \_\_\_: \_\_\_, \_\_\_: \_\_\_, \_\_\_: \_\_\_  
**Pass/Fail** P

**Remarks**

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Joyce B. Nichols, Prin.	<b>Resource</b>	Ralph Grutzmacher
<b>Drafter:</b> Cnsl. to Dist. Council	<b>Personnel:</b>	Legislative Officer

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**LEGISLATIVE HISTORY**

PLANNING & ZONING COMMITTEE REPORT

DATE: 3/4/92

Committee Vote: Favorable with amendments (5-0: In favor - Casula, Castaldi, Del Giudice, Fletcher and Mills).

Mr. Kahle noted that CR-8 becomes the fifth occasion on which the Council has considered an extension of the parking waiver originally granted by CR-69-1981. Unlike the waiver provisions which have been granted up to now, CR-8 would apply to new construction. All prior resolutions allowed certain new uses within existing buildings to obtain a use an occupancy permit without complying with the parking schedule. They also permitted renovation and expansion of existing buildings provided that no parking spaces were eliminated in the process.

Michele La Rocca, Esq., representing the City of Mt. Rainier presented a letter from Mayor Nalls expressing the City's support for CR-8. The City is nearly ready to begin construction of a new city hall building

within the Revitalization District and it would be very difficult for the project to comply with existing parking requirements.

Mr. Kahle also noted that all prior waiver resolutions specified a validity period (ranging from 6 months to four years) and asked if the Council intended the waiver to be permanent.

Mr. Grutzmacher indicated that the Office of Law had recommended that a public hearing be scheduled inasmuch as the waiver is being extended to cover new construction. A public hearing was held on CR-69-1981 pursuant to Section 27-409 of the Zoning Ordinance (now Sec. 27-585(b)).

Staff noted that the Planning Board has indicated its support for CR- 8-1992, and that the Audits and Investigations Office has expressed the opinion that there should be no negative fiscal impact on the County by its adoption.

Following discussion the Committee asked that the following amendments be made:

- 1) Delete lines 12-16 inclusive, on page 2;
- 2) Insert "public use" on page 2, line 23, following "new";
- 3) Insert a Whereas clause referring to the R/UDAT program;
- 4) Provide for a validity period extending to July 1, 1994; and
- 5) Set CR-8 for public hearing in accord with the recommendation of the Office of Law.

**BACKGROUND INFORMATION/FISCAL IMPACT**

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

The resolution approves a waiver of certain off-street parking and loading requirements of the Zoning Ordinance, within the Mt. Rainier Neighborhood Revitalization District.