

## **CB-11-2023 – Planning Board Analysis (Attachment 5)**

This bill amends the Zoning Ordinance to prohibit consolidated storage facilities in non-residential and transit-oriented/activity base zones.

**The Planning Board has the following comments for consideration by the District Council:**

### **Policy Analysis:**

This bill was presented two years ago as CB-100-2021. The bill prohibits the “consolidated storage” principal use in the Commercial Service (CS), Commercial General Office (CGO), Neighborhood Activity Center (NAC), Town Activity Center (TAC-E) Edge, and Local Transit-Oriented (LTO-E) Edge Zones. There are twenty-one existing consolidated storage facilities that this legislation would impact. The consolidated facilities are located as follows: twelve in the CS, four in the CGO, three in the NAC, zero in the TAC-Edge, and two in the LTO-Edge Zones.

The bill would allow consolidated storage in only three zones: the Industrial Employment (IE), Industrial Heavy (IH), and Industrial/ Employment Planned Development (IE-PD) Zones.

The Planning Board understands that the limitation of consolidated storage facilities is a policy decision of the District Council. There are no major Planning Board objections to removing these facilities from the NAC, TAC-E, LTO-E, and CGO Zones. Still, this bill proposes to make a substantive change to the new Zoning Ordinance without a complete analysis of the impact of the change. The Planning Board does note that this bill will create at least twenty-one nonconforming uses should it pass as drafted.

"Consolidated storage" is currently allowed in the industrial zones and in the CGO Zone. The use is allowed with the approval of a special exception in the CS, NAC, TAC-E, and LTO-E Transit-Oriented/Activity Center base zones. This proposed prohibition may have a detrimental impact on the County's commercial property tax base. These facilities are typically quiet, low investment uses with high returns. There are countywide implications for limiting “consolidated storage” uses to industrial zones and placing an unnecessary burden on residents who may need these facilities closer to their homes. It also will contribute to increases in vehicle miles traveled and truck miles. Consolidated storage facilities serve a valid community need. Also, the Planning Board notes for District Council’s consideration that changing the transitional and grandfathering provisions for certain uses and not others could lead to an inequity among businesses in the County.

Additionally, the new Zoning Ordinance includes design standards that promote attractive, high-quality consolidated storage facilities wherever they may be built.

Consolidated storage facilities are currently allowed in the CS Zone with the approval of a special exception, but this bill would prohibit the use in the CS Zone. Special exception status retains a good balance between the general undesirability of the use and the need to mitigate adverse impacts on adjacent communities to allow this use to be provided in areas where industrial zoning may not be commonly found, but where the CS Zone may exist in closer proximity to County residents.

If the District Council decides to move forward with this legislation, the Planning Board would like to recommend amendments to the bill.

On page 1, lines 3 through 4, revise the purpose statement to read as follows: “For the purpose of prohibiting Consolidated Storage in certain Non-Residential [,] and Transit-Oriented/Activity Center Base[d] Zones of the Zoning Ordinance of Prince George's County.”

## **CB-11-2023 (DR-2) – Planning Board Analysis (Attachment 5)**

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On page 2, the proposed revisions to the table of uses to replace the term "Refer to special exception standards" with a specific reference to Section 27-5400 should be removed from the bill. There was a conscious decision to use the phrase "refer to special exception standards" for special exception (SE) references because there are two aspects of standards that apply to all SEs: the general standards of Section 27-5401 and whatever specific standards apply to a specific use within Section 27-5402. It was thus easiest to refer at a high level to the SE standards instead of codifying links to separate Sections for each use requiring SE approval. The Planning Board also notes that changing a very small portion of the use tables represented by this column, in this bill, creates an inconsistency with the rest of the use tables in the new Zoning Ordinance and is inappropriate.

### **Impacted Property:**

The legislation will affect twenty-one existing consolidated storage facilities.

Following discussion, the Planning Board voted to take no position on CB-11-2023 and recommend amendments to the bill.