



Proposed Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment

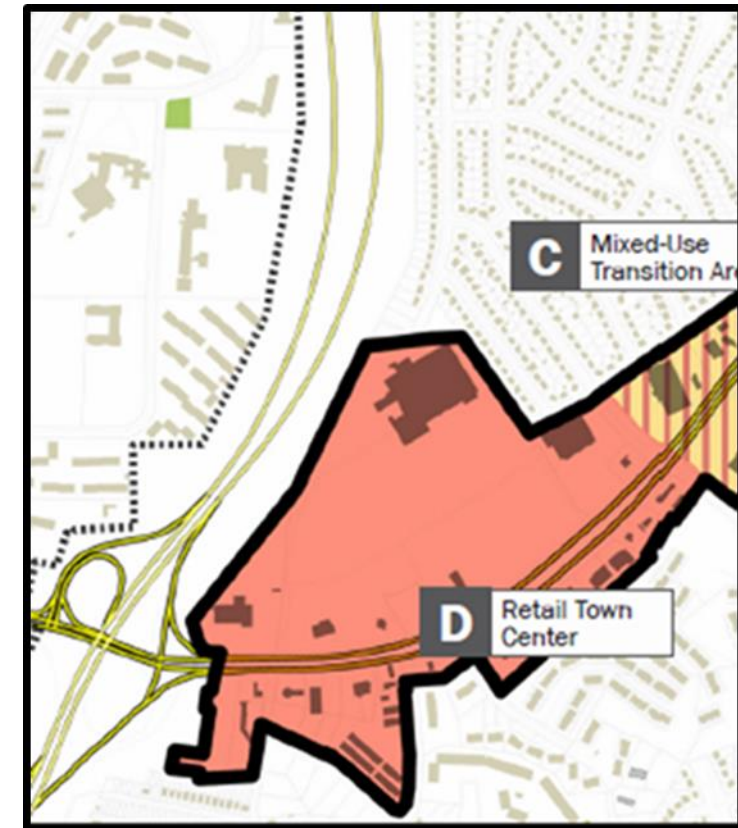
District Council Work session - March 21, 2017



Proposed Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment

(CR-95-2016-DR2)

Council Resolution 95-2016 directed the Planning Board to initiate the amendment to add a commercial Table of Uses Permitted for land within “Character Area D: Retail Town Center” of the development district to promote development of a diverse mix of neighborhood-oriented uses and large-scale national retailers.



Milestones

- **February 7, 2017**
Joint Public Hearing
- **February 23, 2017**
Planning Board Worksession
- **March 2, 2017**
Planning Board Resolution of Adoption



Testimony

- 8 Speakers
- 3 Exhibits
- Amend the commercial Table of Uses to allow a Big-Box store only as a Special Exception in the Development District Overlay Zone (DDOZ).

Amend the commercial Table of Uses to require that the Planning Board not only evaluate the general special exception standards in Section 27-317 (a) (1) (4), (5) and (6), but all also the specific special exception standards for Big-Box stores in Section 27-348.02.
- Provide quality development at Capital Plaza site (Bowie Towne Center, Woodmere Towne Center, National Harbor etc.)



Continue

- Modify proposed table of uses to avoid redundancy and inconsistency with use table for the underlining zones (As shown)

		Character Area D	
Use	Source	C-S-C in DDO	C-M in DDO
Gas Station (in the C-M Zone, subject to Detail Site Plan review in accordance with Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10)	27-461(b)	[X] <u>P*</u>	P
Food or Beverage Store			
(v) <u>In combination with gas station with car wash as an accessory use on the site, subject to detailed site plan review [and using the general special exception standards cited in this Use Table]</u>		<u>P*</u>	<u>P*</u>

Staff Recommendation to the Planning Board:

No change to the Minor Amendment

Planning Board Action:

Retain staff recommendation



Recommendation for the Proposed Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment

(CR-95-2016-DR2)

Planning Board Action

- Adopted the Proposed Minor Amendment via PGCPB No. 17-27

Next Steps

District Council Action Scheduled for April 4, 2017

