

INTER OFFICE MEMORANDUM

DATE: July 10, 2020
TO: Committee of the Whole
FROM: Maurene Epps McNeil, Chief Zoning Hearing Examiner
RE: Council Bills 39-2020, 40-202 and 41-2020

Thank you for the opportunity to provide the following comment on the above-referenced bills.

CB-39-2020

This bill will allow Vehicle or Camping Trailer Storage Yards to be permitted by Special Exception in the C-S-C Zone. This use falls under an umbrella use of "Vehicle, boat, mobile home, trailer, and camping trailer sales room or lot" and Section 27-417.02 of the Zoning Ordinance sets forth special exception requirements for the use. If the Council wishes to permit the use by Special Exception and add certain additional criteria, I suggest that criteria be added to Section 27-417.02 and not added as a footnote in the Table of Uses since this would avoid confusion and is the current practice.

CB-40-2020

This bill will permit an Eating or Drinking Establishment, excluding drive through service in the R-E (Residential -Estate) Zone, under certain circumstances. As drafted, the bill raises a few concerns. First, the building is over 20 years old, and the use is currently prohibited. Surrounding development may no longer be compatible with an eating or drinking establishment, or certain safeguards may be necessary to ensure compatibility. While the Detailed Site Plan language addresses this, to a degree, it will only be required if the existing vacant building is expanded. If there's no expansion there is a possibility that access/ hours of operation/ etc. could adversely impact the surrounding neighborhood. I therefore suggest that the use be permitted by Special Exception whether expansion occurs or not and (C) and (D) in footnote 138 be deleted.

CB-41-2020

The bill will permit 40% maximum net lot area in the R-R Zone for one-family detached, cluster development. I have no comment on this bill.