



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Office of the Planning Director

AGENDA ITEM: 3A
AGENDA DATE:
10/8/2020

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October 2, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Esq., Planning Director, Planning Department
Derick Berlage, Acting Deputy Planning Director, Planning Department

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-70-2020**

Andree Green Checkley
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Date: 2020.10.05 10:48:26 -0400
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Purpose:

A bill to permit a “food hall” in the Commercial Office (C-O), Commercial Ancillary (C-A), Commercial Shopping Center (C-S-C), Commercial Waterfront (C-W), Commercial Miscellaneous (C-M), Commercial Regional Center (C-R-C), Light Industrial (I-1), Planned Industrial/ Employment (I-3), Urban Light Industrial (U-L-I), Mixed Use Transportation-Oriented (M-X-T), and the Mixed Use Community (M-X-C) Zones.

Policy Analysis:

This legislation adds and permits a new use entitled “food hall”. The “food hall” concept includes individual licensed food vendors, small retail businesses, live entertainment, artistic performances, and instruction. The use would be permitted in most industrial, commercial, and mixed-use zones. In addition, a new footnote is created to require the use to adhere to life safety requirements under specific temporary uses for a “farmer’s market” or a “flea market”. Also, the bill adds off-street parking and loading regulations for the industrial and commercial zones. Lastly, the bill adds grandfathering language to permit any business operating on/or before January 1, 2020, as a “food hall” or construed as a “food hall” to continue operations.

Staff would like to recommend a few items for District Council consideration.

The definition should be amended to clarify whether live entertainment will include music and patron dancing. Also, the definition should state that adult entertainment is prohibited.

The parking and loading regulations under Sections 27-568 and 27-582 should be amended. The use permits commercial, entertainment, cultural, educational, and social uses under one use entitled “food hall”. Staff recommends the following parking and loading ratios:

Section 27-568

Type of Use	Number of Spaces	Unit of Measurement
(5) COMMERCIAL TRADE (GENERALLY RETAIL)/SERVICES:		
(D) Miscellaneous:		
<u>Food Hall</u>	<u>1.0</u>	<u>3 seats</u>

Section 27-582

Type of Use	Number of Spaces	Unit of Measurement
<u>Food Hall</u>	<u>None</u>	<u>0 to 10,000 sq. ft of GFA</u>
	<u>1</u>	<u>2,000 to 10,000 sq. ft. of GFA</u>
	<u>+1</u>	<u>10,000 to 100,000 sq. ft. of GFA</u>
	<u>+1</u>	<u>Each additional 100,000 sq. ft. of GFA (or fraction)</u>

New Zoning Ordinance:

The adopted Zoning Ordinance does not define the “food hall” use.

Impacted Property:

The bill would impact all properties located in the C-O, C-A, C-S-C, C-W, C-M, C-R-C, I-1, I-3, U-L-I, M-X-T, and M-X-C Zones.

Recommendation:

Support with amendments.

Staff recommends the Planning Board vote to support CB-70-2020 with the above-mentioned amendments.