

Preliminary Rezoning Requests for Consideration For 2023 Master Plan Update

Prepared for Planning Commission Work Session
October 6, 2021

1. 1401, 1403, Ridge Court & 603 East Ridgeville Blvd. (multiple) – located on the east side of Route 27/Ridge Road, situated behind the Burger King, Five Guys Restaurant, and other commercial establishments. The current zoning is Neighborhood Professional (NP). The Planning Department along with owners of these 3 parcels are requests rezoning the property from Neighborhood Professional to LC or CC. The property is adjacent to Community Commercial one side and Neighborhood Professional zoning on the other. The property also has a high exposure to Route 27, a major state highway. Staff would recommend a zoning reclassification from Neighborhood Professional to Limited Commercial would be more compatible.
2. 806 Park Avenue – located at the corner of Park Avenue and Route 27. The current zoning is Residential (R3). There is a residential dwelling currently being used as a veterinarian clinic by granting of a special exception. The property owner request consideration to change current zoning to Community Commercial (CC) as he believes the activity of the area has changed with an increase of congestion, noise, and commercial activity surrounding the property.
3. 20 Park Avenue – located along Park between Veteran Way and Cross Street. The current zoning is Residential Existing (RE). There is a residential dwelling on lot 2 and an attached structure on Lot 1 that's being used as an office. The property owner request consideration to change current zoning to Downtown Zone (DTZ).
4. 1302 South Main Street – located on the corner of South Main Street and Culwell Drive. The current zoning is RE – Residential Existing. The property owners are asserting that the commercial activity surrounding this property has drastically changed since the last Master Plan Update and have requested a change in the current zoning to Neighborhood Professional (NP). During the 2013 Master Plan Update, the properties located directly south of the subject property were rezoned with transitional zoning classifications of NP –Neighborhood Professional. The adjacent properties located to the west and north, on the west side of South Main Street are zoned RE – Residential Existing, while the confronting properties are zoned Neighborhood Professional (NP).

5. 1304, 1306, 1308 South Main Street – located on the along South Main Street and near Culwell Drive. The current zoning is Neighborhood Professional (NP). During the 2013 Master Plan Master Plan Update the owners requested a change in the current zoning to Neighborhood Professional (NP). These three parcels front along South Main Street and currently have businesses in two of the three houses. The parcel is working on trying to provide additional parking on the property but have run out of room in the current zone. The Limited commercial zoning could allow them to do an amended the site plan to allow for parking in front of the building for an expanded parking area. Rezoning request #5 is the parcel to the South that would buffer the residential properties to the South if the NP request were approved.
6. Lot 73 Brittney Manor (2.3865 acres) – located in the Twin Arch Business Park on the outer loop of Backacre Circle. The current zoning of the property is R-2. The subject property is located toward the Southeast section of Brittney Manor falls outside of the loop by the planned completion of Backacre Circle, Brittney Manor, and Twin Arch Business Park. Lot 73 was part of the Brittney Manor planned subdivision and is contiguous to all other lands current zoned Industrial. The applicant asserts that re-designating subject lands to the I- District will make this area consistent with all the industrial zoning that exists within the entire interior area of Backacre Circle.
7. 1801 South Main Street – (Approx. 5 acers) – located along South Main extended “Old S. Main Street”. It also abuts Md Rt. 808 South Main Street to the North, Md. Rt. 27 to the East, and Interstate 70 West to the South. This parcel was a large farm prior to the expansion of the Interstate 70 and the bypass we know as Md. Rt. 27. The current zoning is Residential Existing for this and surrounding properties to the West and Southwest. The Properties to the North are all zoned Community Commercial, McDonalds, the new Chick-Fil-A, and other commercial businesses. The Owner / Applicant is requesting the change to Community Commercial for this parcel.