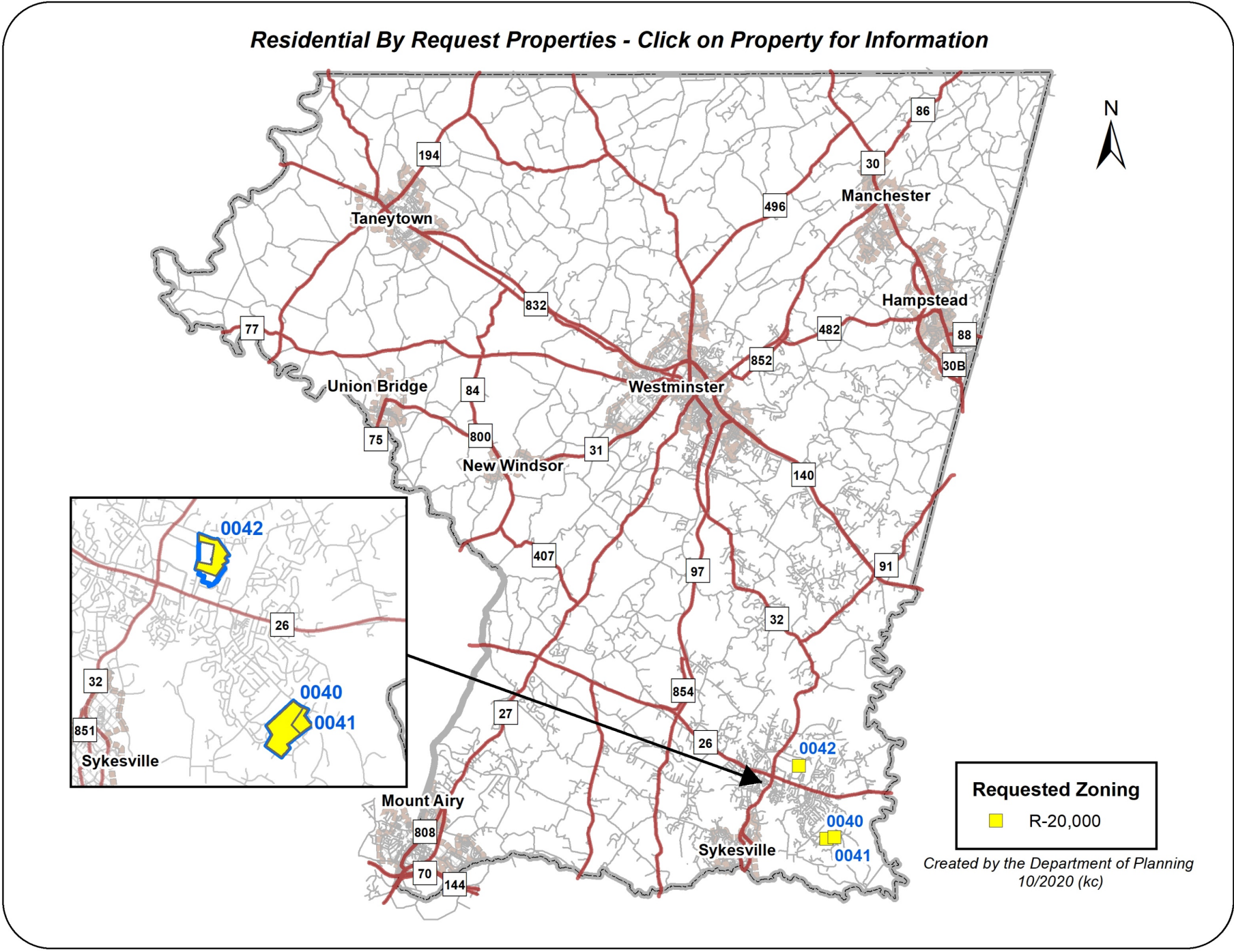


Residential By-Request Discussion

Planning & Zoning Commission
November 4, 2020

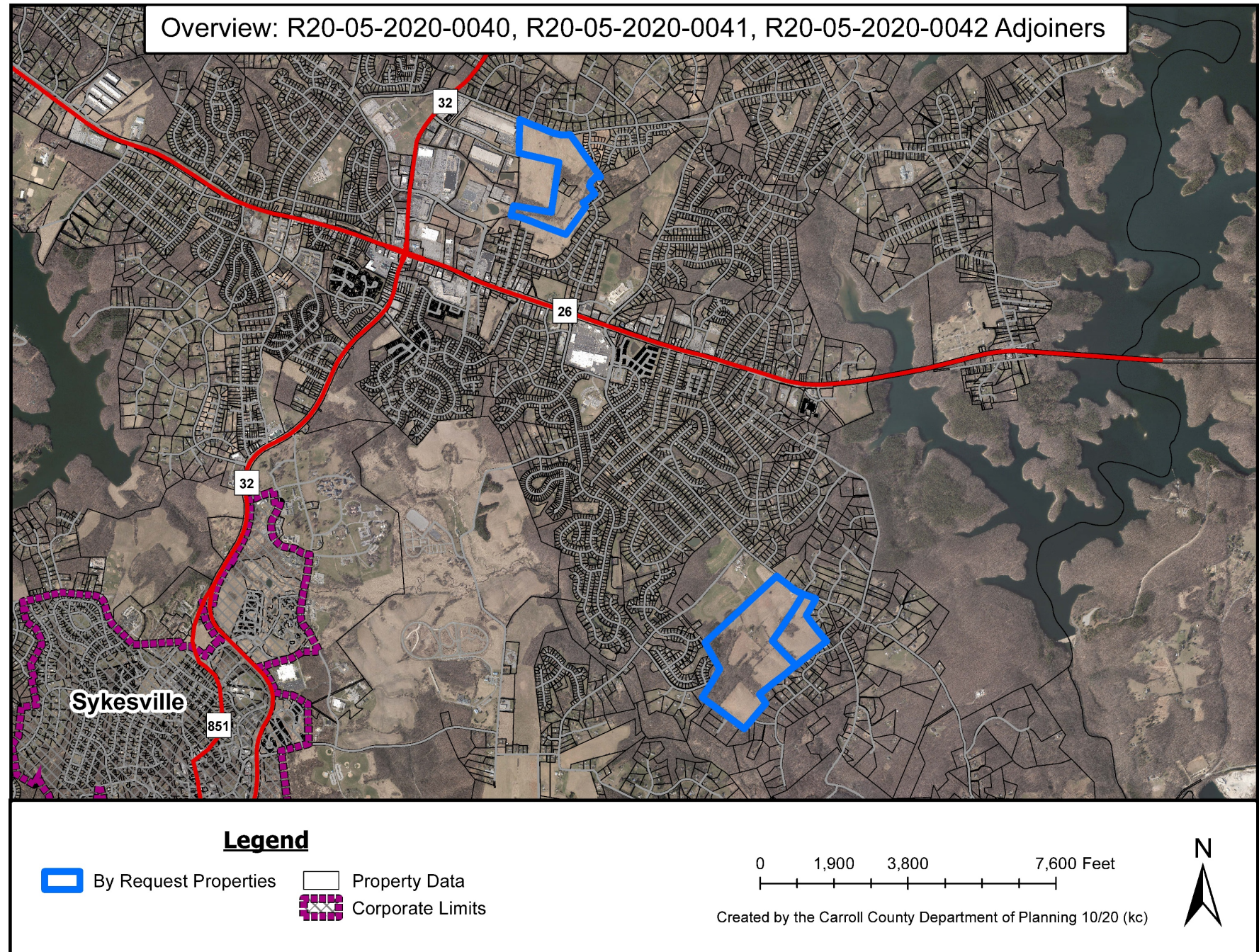


Overview Map



Location Map of Rezoning Requests

Beaty & Zabel Properties



Request Number (Type-District-Year-000)	Request: Current Zoning	Requested Zoning	Planner Assigned	Consistent with Plan for Area	Planner Recommendation	PC Meeting	PC Provisional Recommendation
R20-05-2020-0040	R-40,000 & Conservation	R-20,000 & Conservation	Clare Stewart & Hannah Weber	Yes	Favorable	November 4th	
R20-05-2020-0041	R-40,000	R-20,000	Clare Stewart & Hannah Weber	Yes	Favorable	November 4th	
R20-05-2020-0042	Light Industrial & Conservation	R-20,000	Clare Stewart & Hannah Weber	Yes	Favorable	November 4th	

Table of Properties

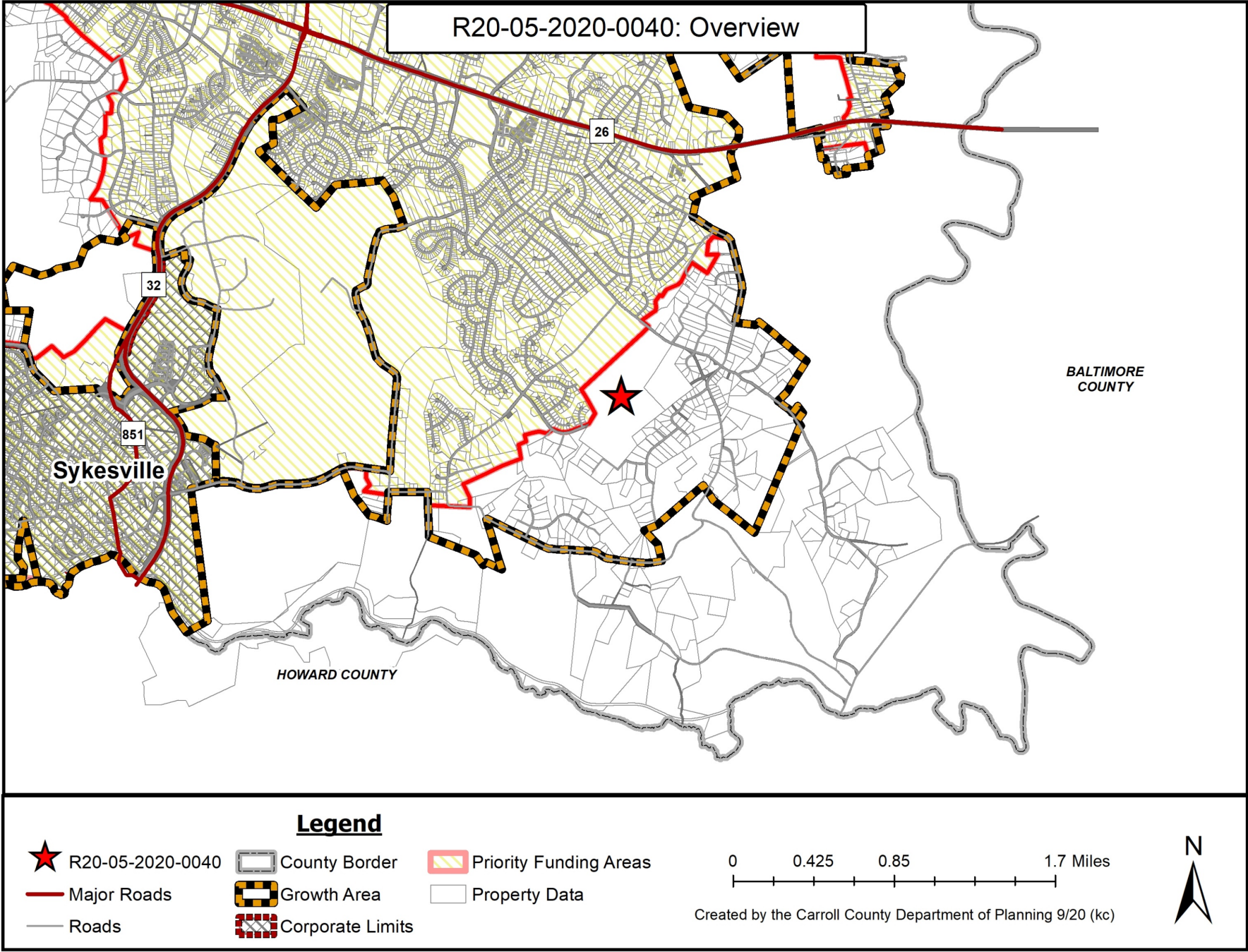
R20-05-2020-0040

Zabel Property

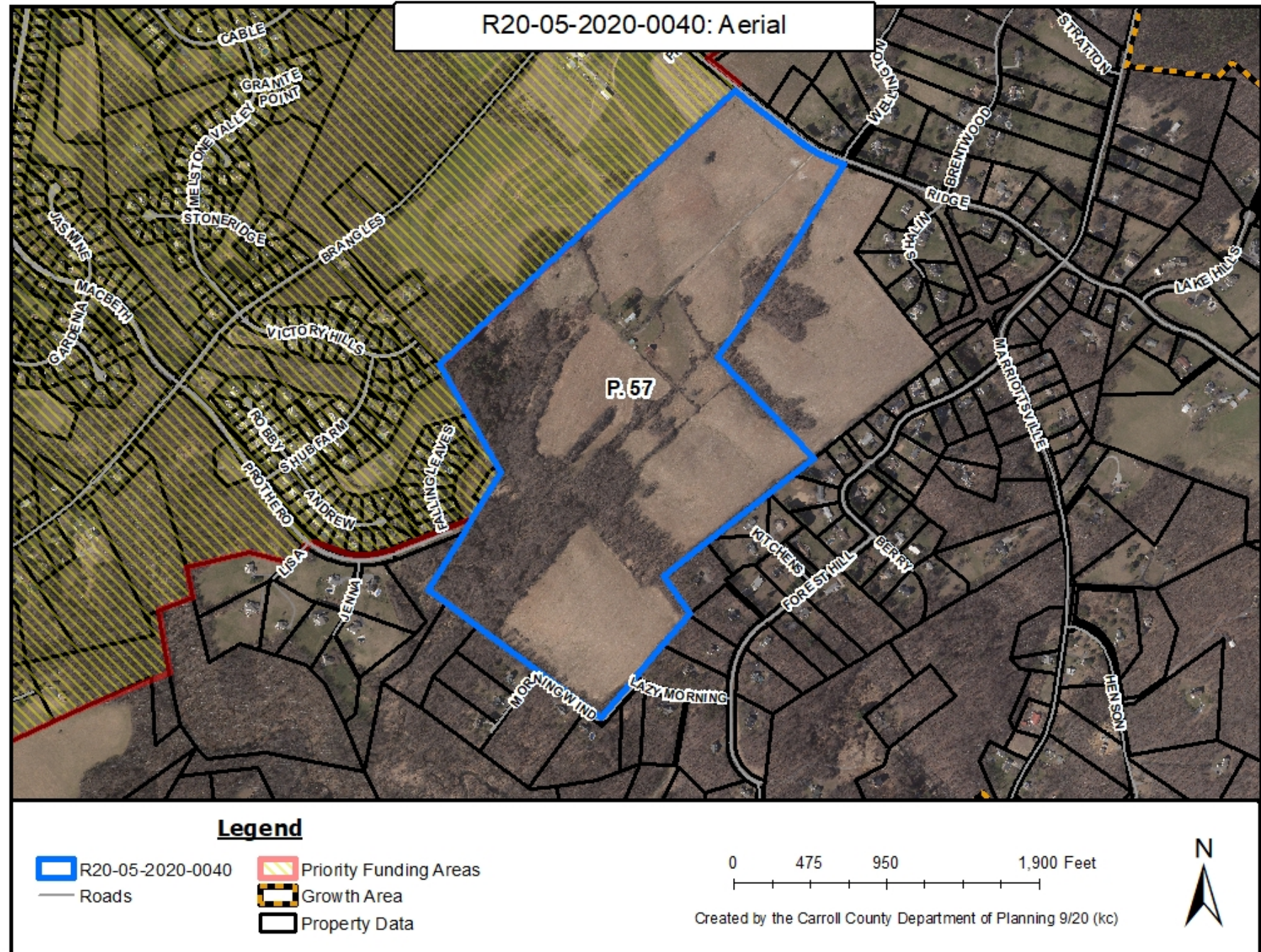
R-40,000 & Conservation to
R-20,000 & Conservation



Location Map



Aerial Map (118 acres)



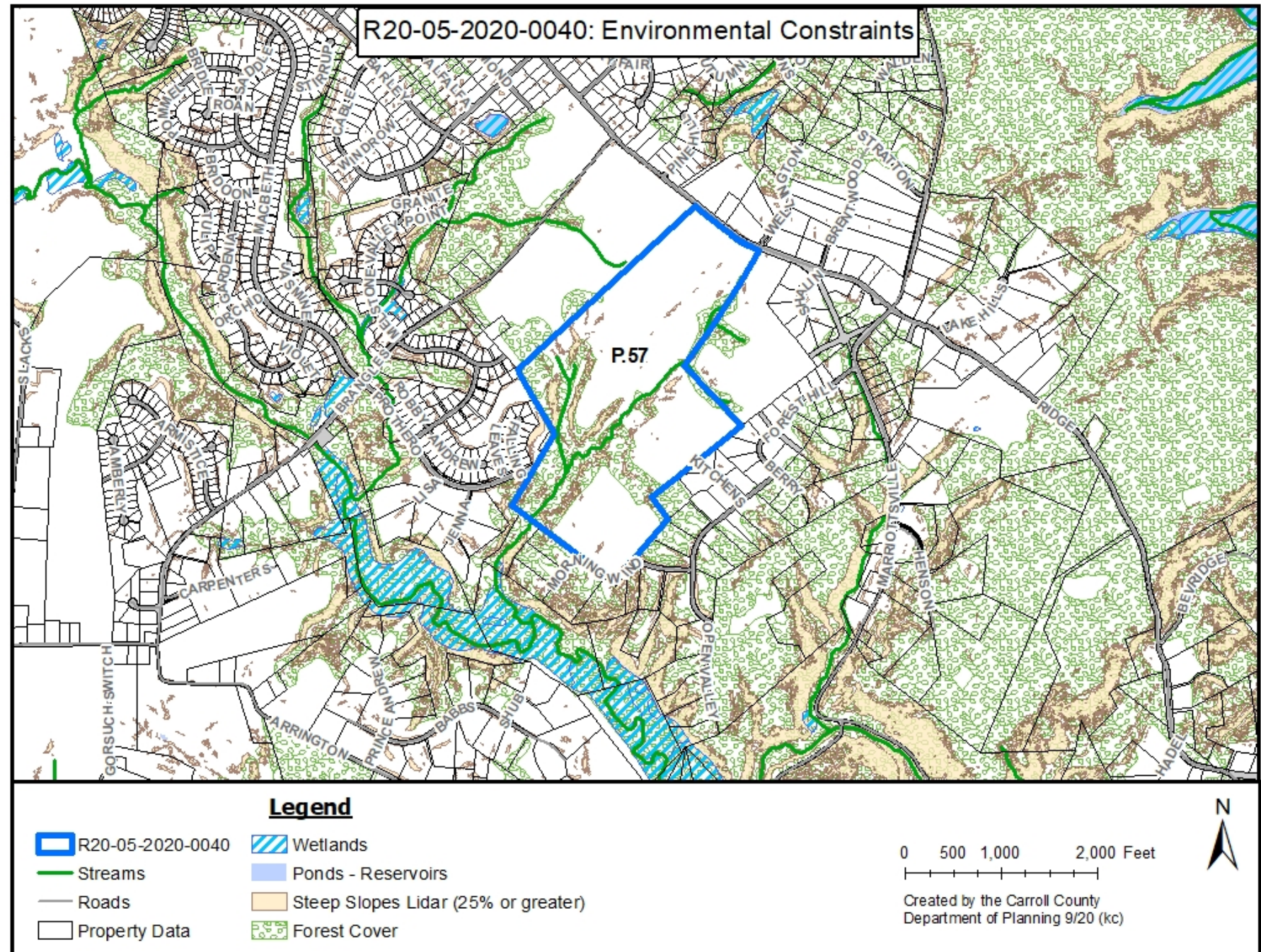


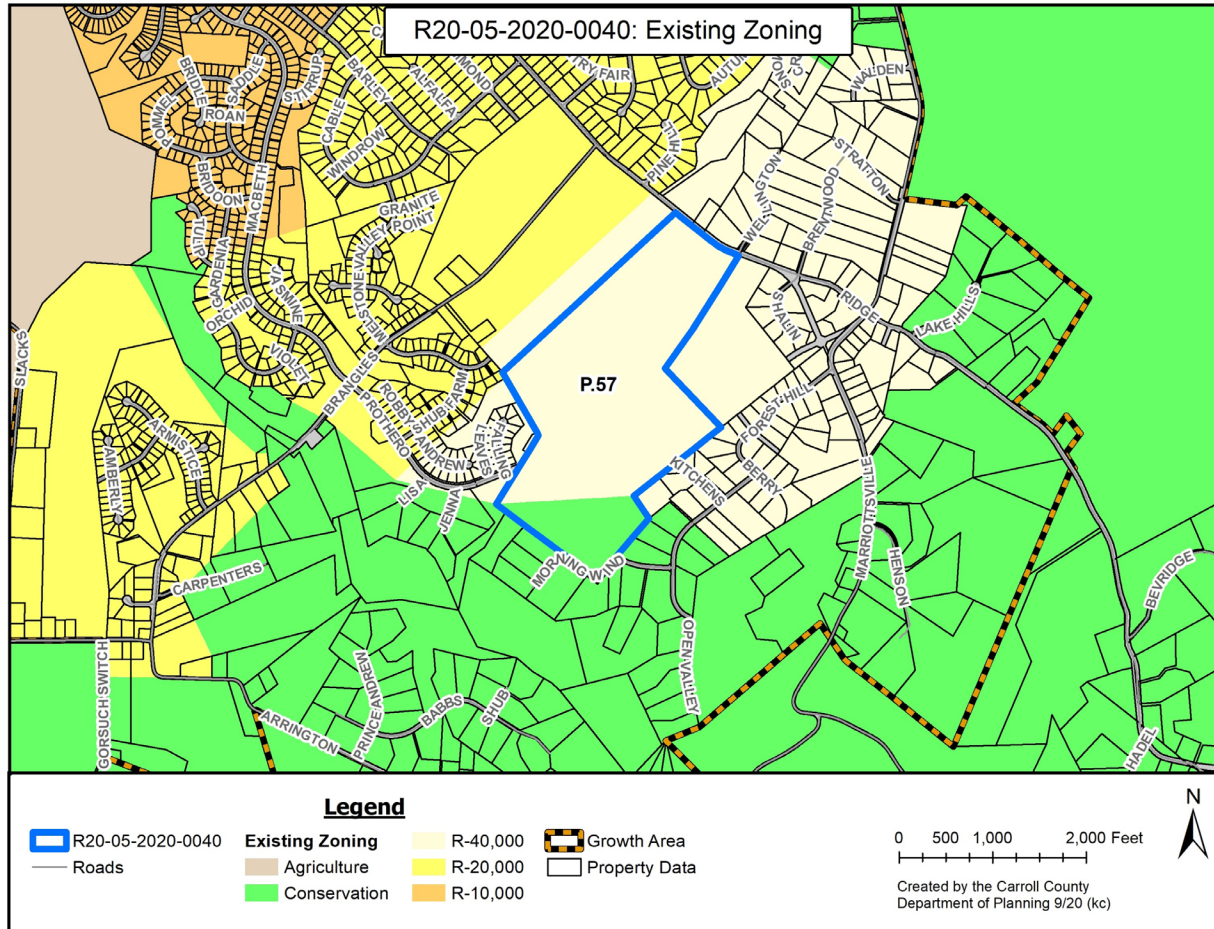
Environmental

A forest conservation plan will be required for any development activity.

A variable width stream buffer will restrict activities within its limits.

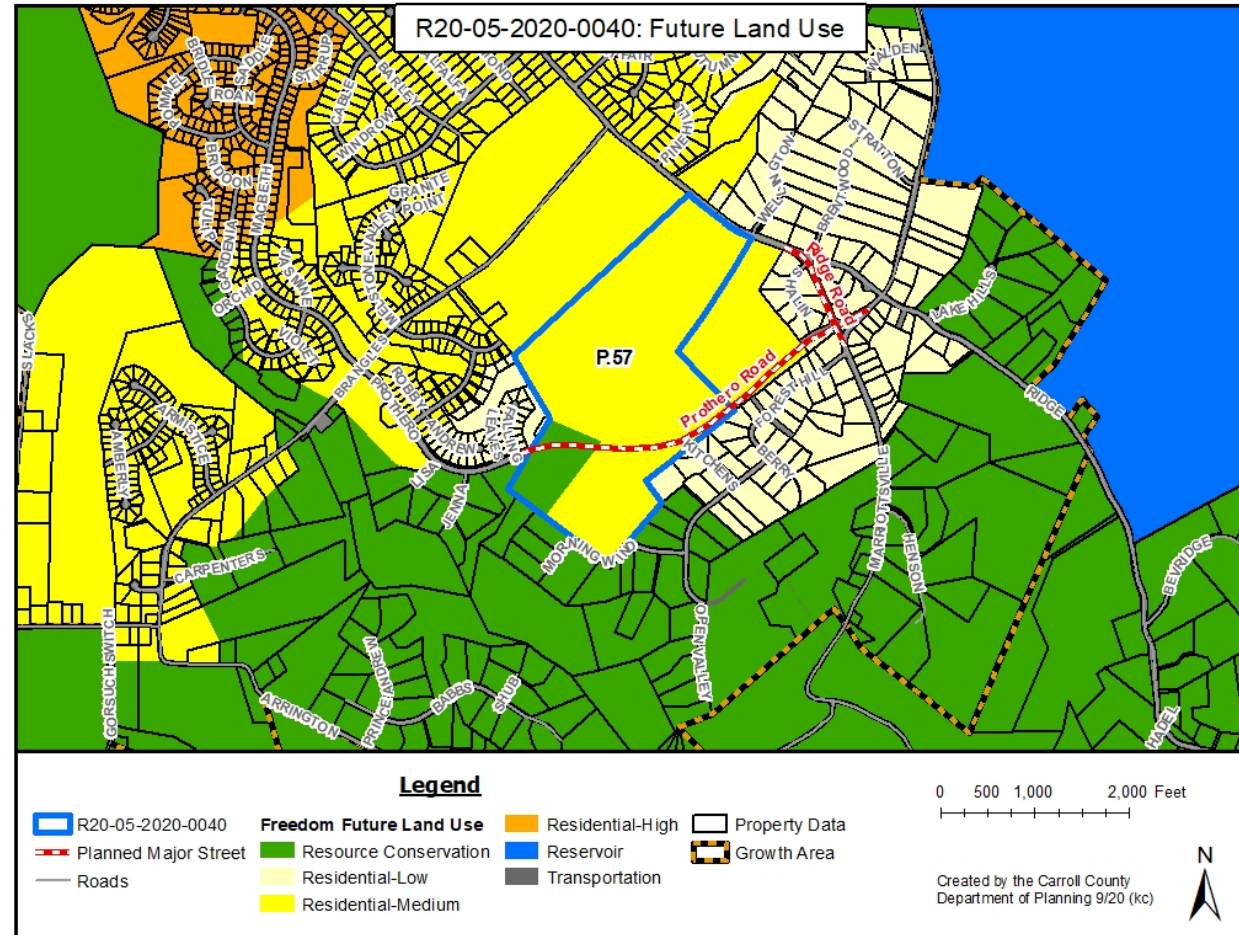
Any proposed roadway crossing of the stream and FEMA floodplain will require review and approval by the County floodplain manager.

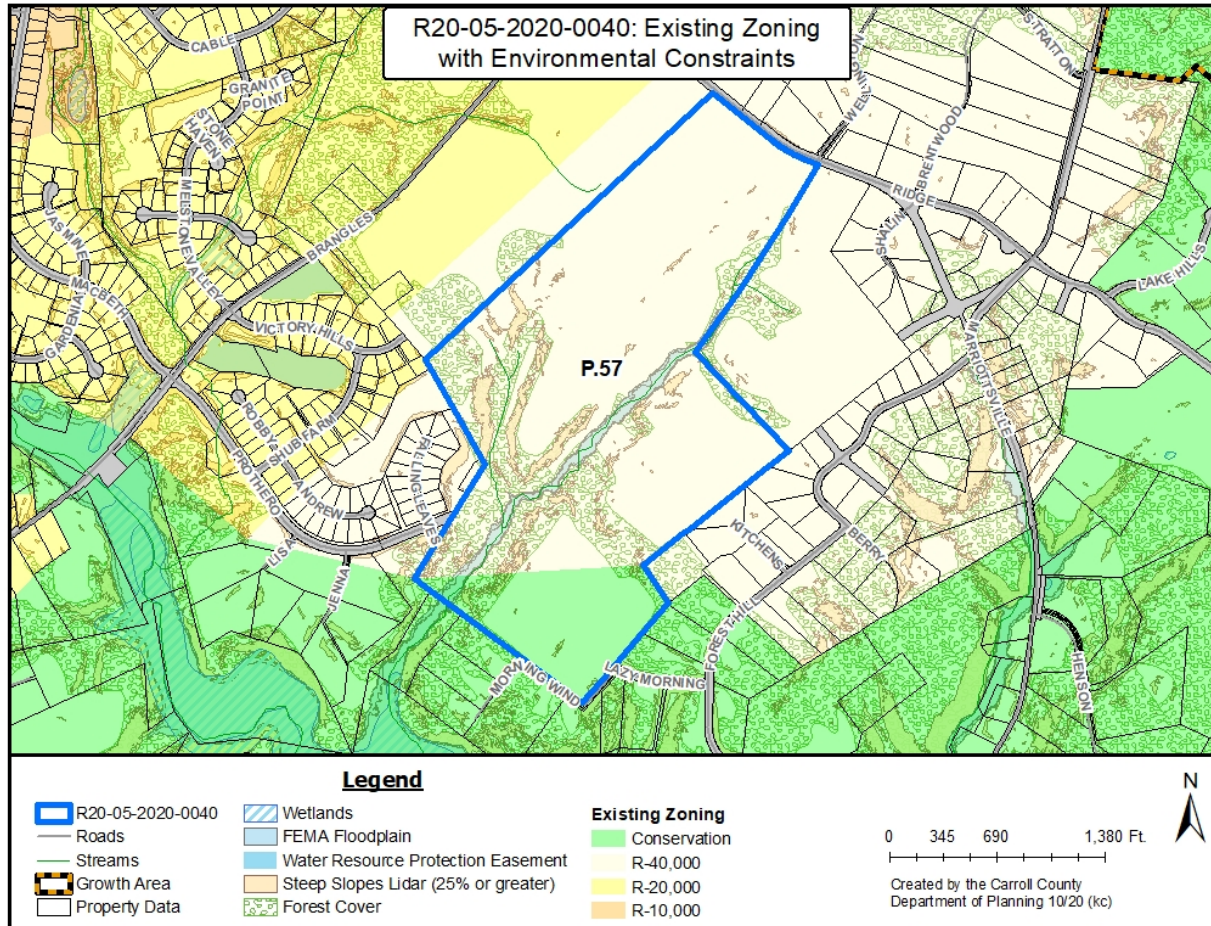




Existing Zoning

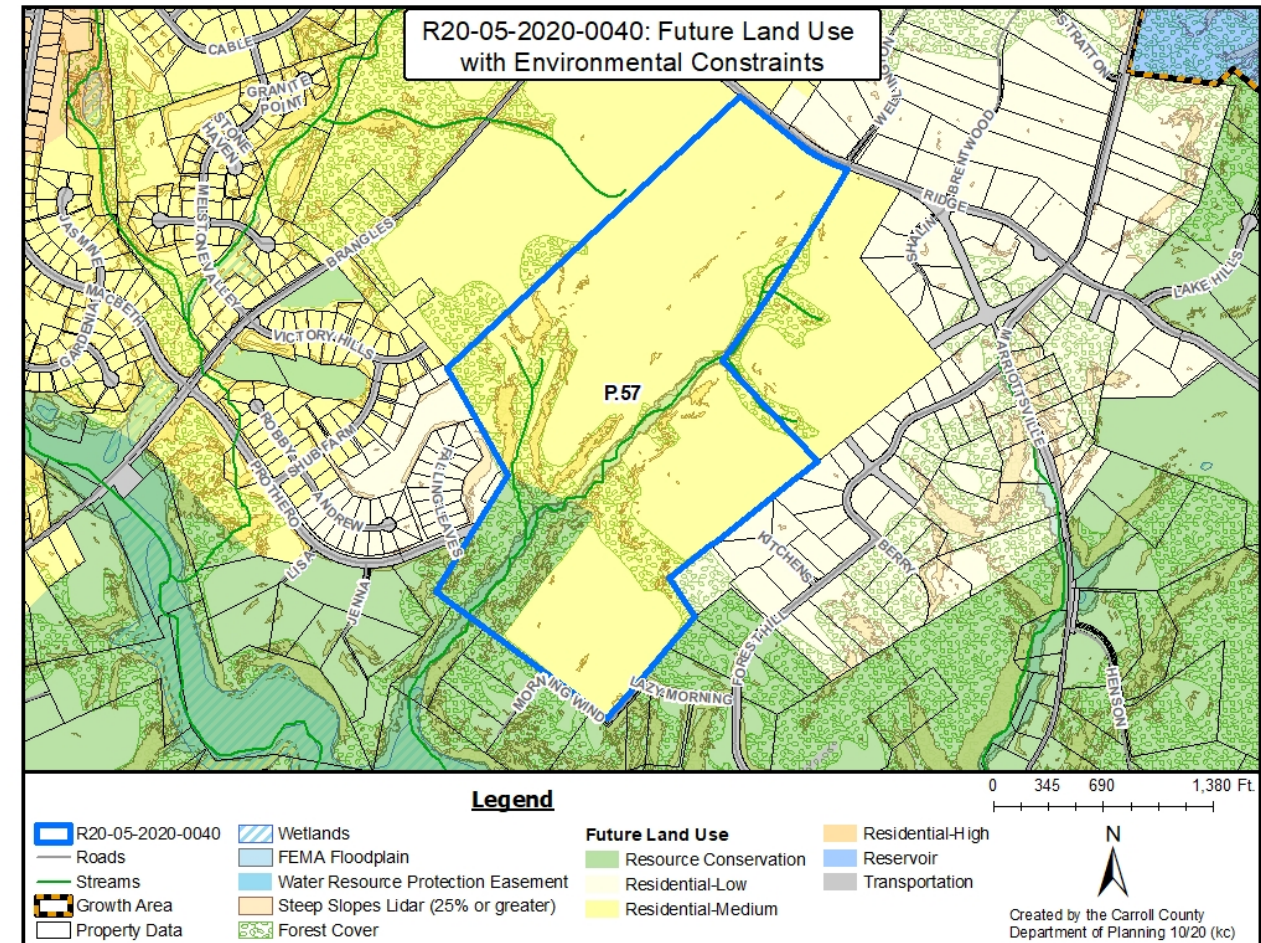
Future Land use





Existing Zoning

Future Land use



Requested Zoning

§158.073 R-20,000 RESIDENCE DISTRICT.

(A) **Purpose and intent.** The purpose of the R-20,000 District is to provide a location for single-family residential development, the individual lots of which contain a minimum of 20,000 square feet (or approximately two families per acre). The area may or may not be served with public water and/or public sewerage facilities.

Finding of Consistency

- This request is consistent with the following goals and recommendations from the 2018 FCCP:
 - **Goal 1:** “Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.”
 - **Goal 2:** “Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.”
 - **Goal 3:** “Approve housing types and densities as permitted under existing land use definitions and zoning. Any increases of residential densities and property types should be limited and should respect the fabric of existing communities.”
 - **Recommendations:** “...Freedom should remain a place that will accommodate larger homesites...Facilitate residential infill development consistent with the character of adjacent housing in Freedom’s existing established neighborhoods, recognizing the value that many citizens place on larger lot development.” & “Ensure approved commercial and residential development does not outpace the county’s financial ability to provide water and sewer capacity.”

Staff Recommendation - **Favorable**

- Consistent with the 2018 FCCP goals and recommendations.
- FLU of Residential-Medium Density & Cons., situation within the Freedom DGA, and priority water and sewer.
- Consistent with the surrounding zoning and the overall fabric of the community.
- Planned Major Street Prothero Road.
- SHA - no comment. Access to the site will be addressed at time of site plan review.
- Environmental constraints will be addressed at time of site plan review.

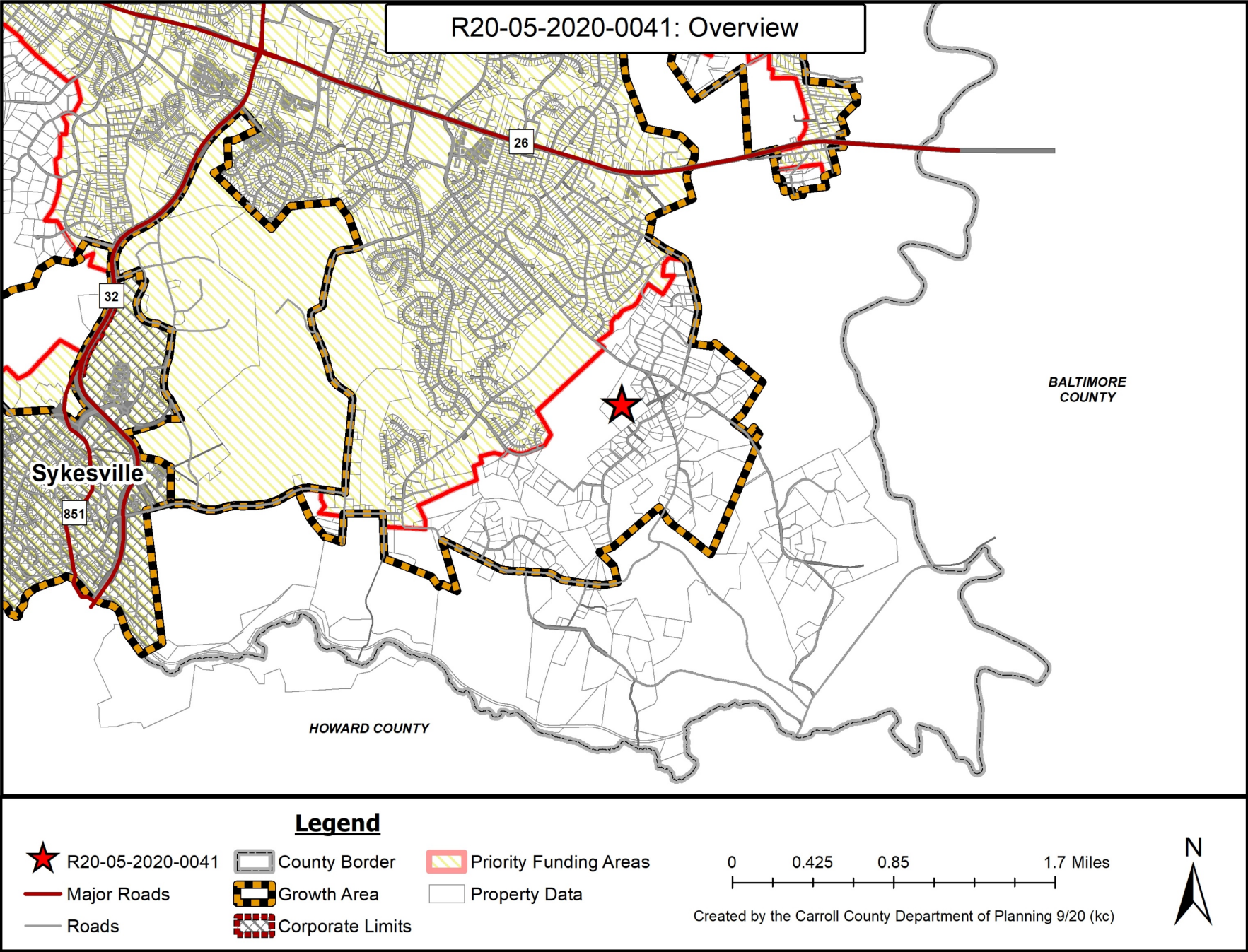
R20-05-2020-0041

Zabel Property

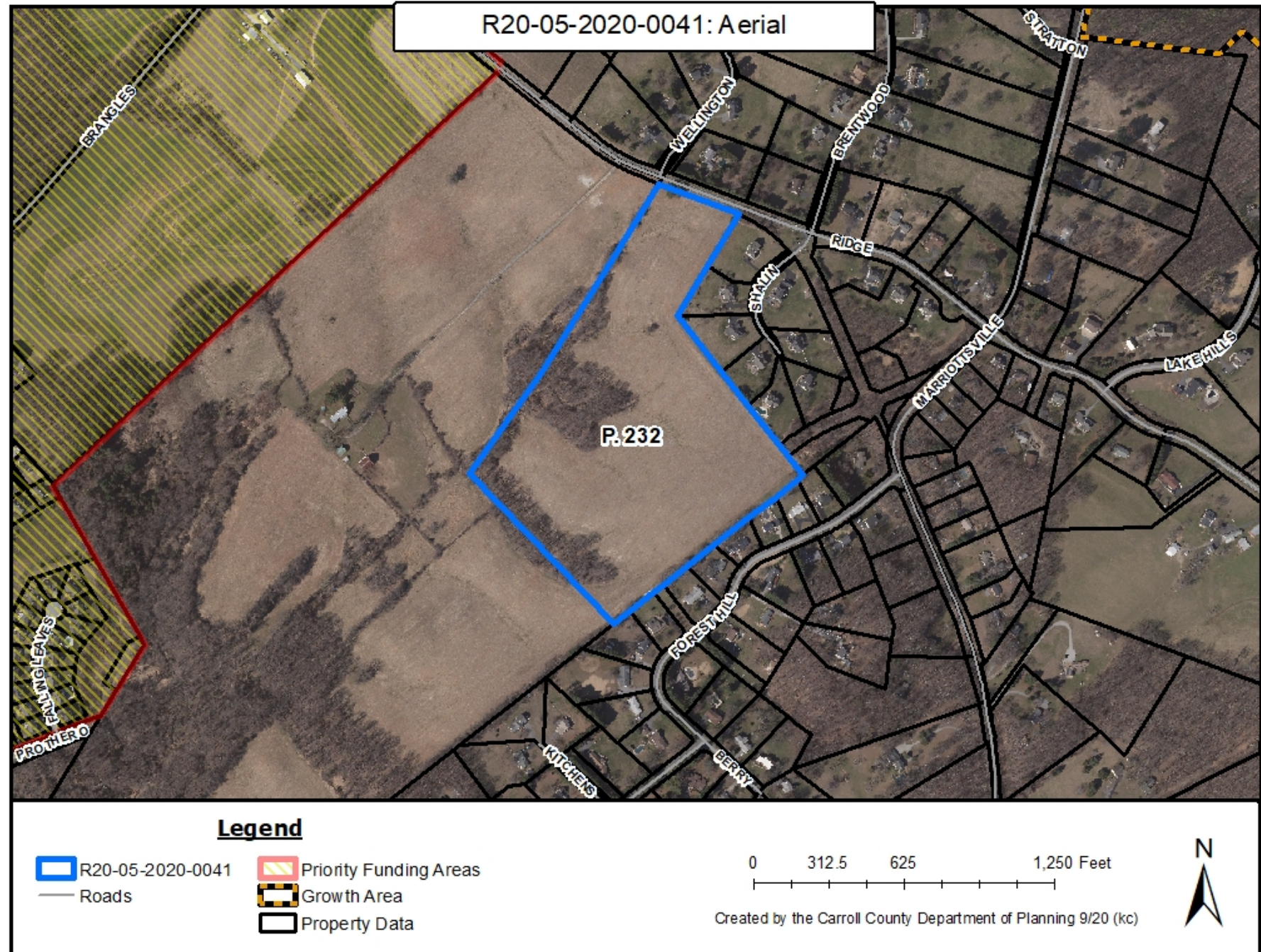
R-40,000 to R-20,000



Location Map

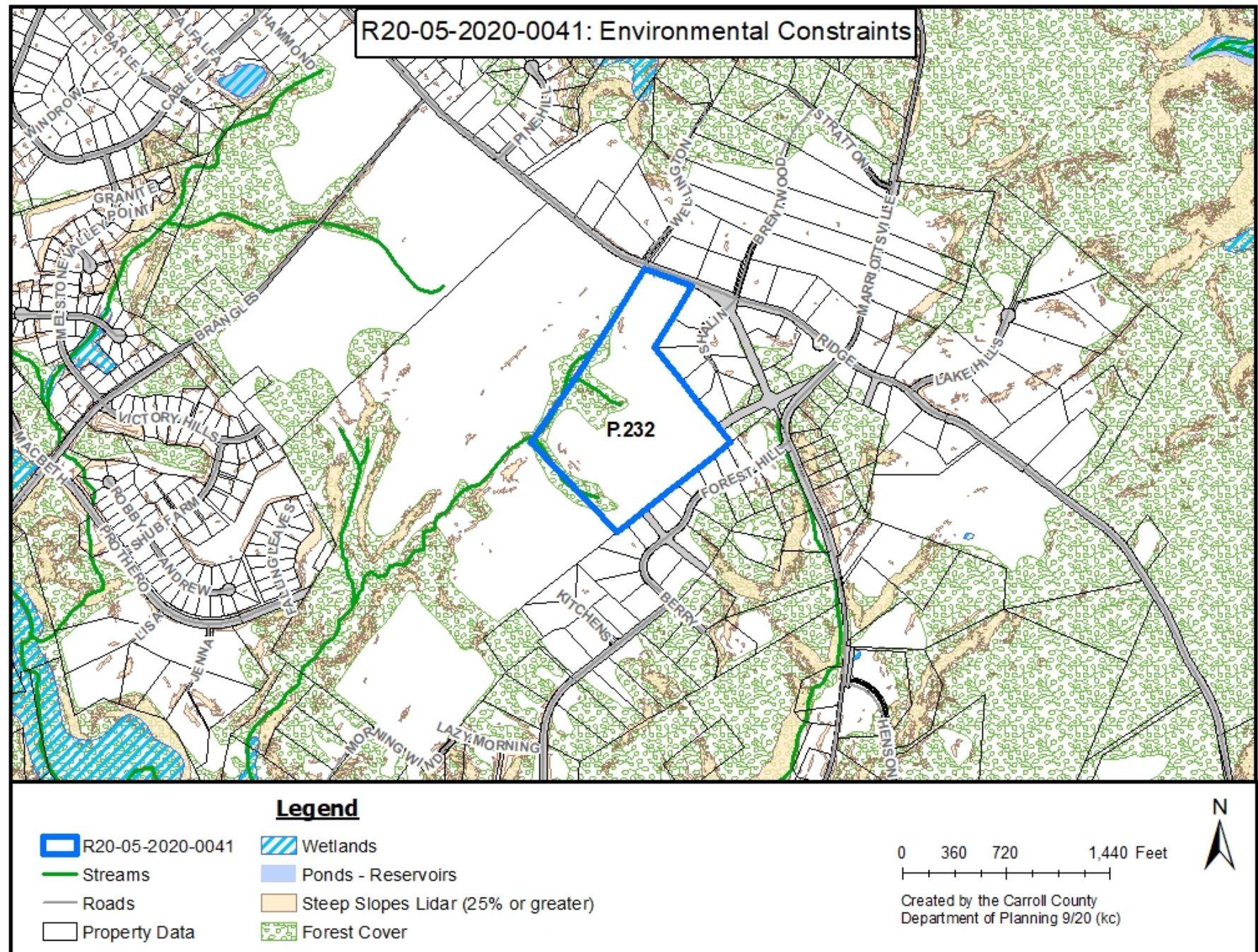


Aerial Map (28 acres)

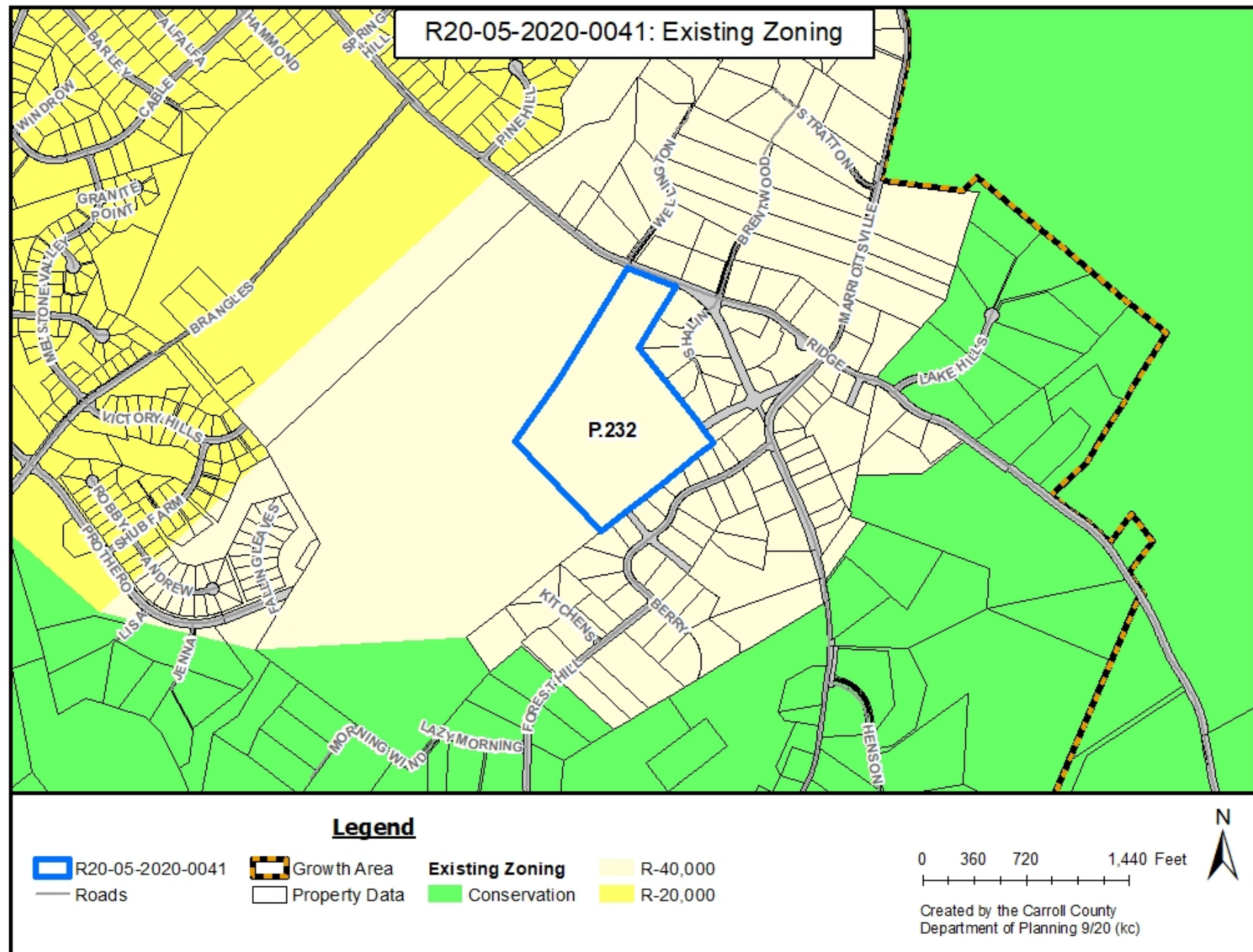




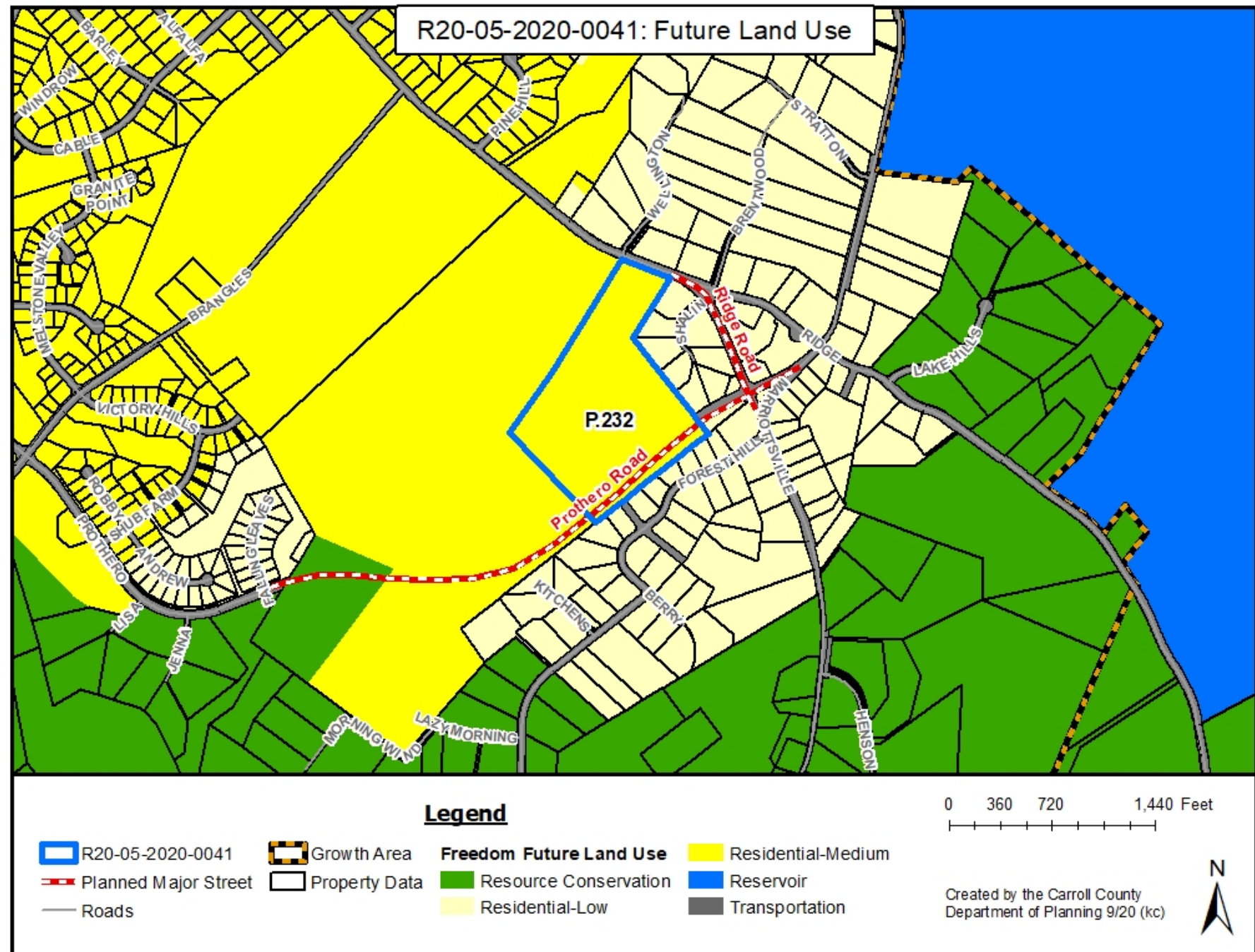
Environmental



Existing Zoning



Future Land Use



Requested Zoning

§158.073 R-20,000 RESIDENCE DISTRICT.

(A) **Purpose and intent.** The purpose of the R-20,000 District is to provide a location for single-family residential development, the individual lots of which contain a minimum of 20,000 square feet (or approximately two families per acre). The area may or may not be served with public water and/or public sewerage facilities.

Finding of Consistency

- This request is consistent with the following goals and recommendations from the 2018 FCCP:
 - **Goal 1:** “Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.”
 - **Goal 2:** “Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.”
 - **Goal 3:** “Approve housing types and densities as permitted under existing land use definitions and zoning. Any increases of residential densities and property types should be limited and should respect the fabric of existing communities.”
 - **Recommendations:** “...Freedom should remain a place that will accommodate larger homesites...Facilitate residential infill development consistent with the character of adjacent housing in Freedom’s existing established neighborhoods, recognizing the value that many citizens place on larger lot development.” & “Ensure approved commercial and residential development does not outpace the county’s financial ability to provide water and sewer capacity.”

Staff Recommendation - **Favorable**

- Consistent with the 2018 FCCP goals and recommendations.
- FLU of Residential-Medium Density, situation within the Freedom DGA, and priority water and sewer.
- Consistent with the surrounding zoning and the overall fabric of the community.
- Planned Major Street Prothero Road.
- SHA - no comment. Access to the site will be addressed at time of site plan review.
- Environmental constraints will be addressed at time of site plan review.

Comments

- The Department of Planning has received **13** comments in opposition for R20-05-2020-0040 and R20-05-2020-0041.
- Concerns expressed in comments:
 - Increase in traffic and accidents along Marriottsville Road and Ridge Road
 - Extension of sidewalk down Ridge Road
 - Overcrowding of schools
 - Wildlife preservation and decreased open space
 - Increase in noise and disruption during construction
 - Decrease in quality of life

Applicant Discussion

Public Comment

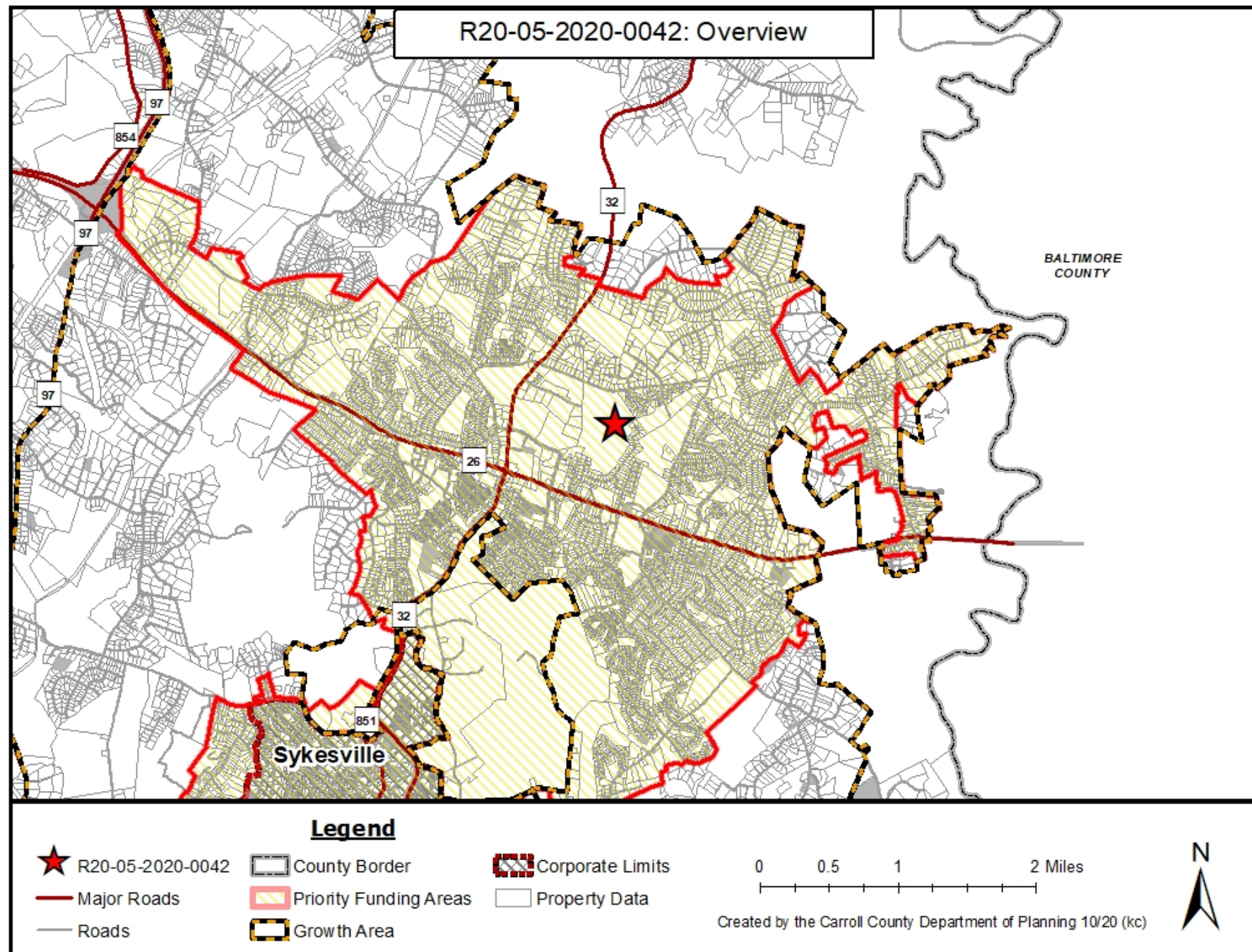
R20-05-2020-0042

Long Meadow Farms (Beaty Property)

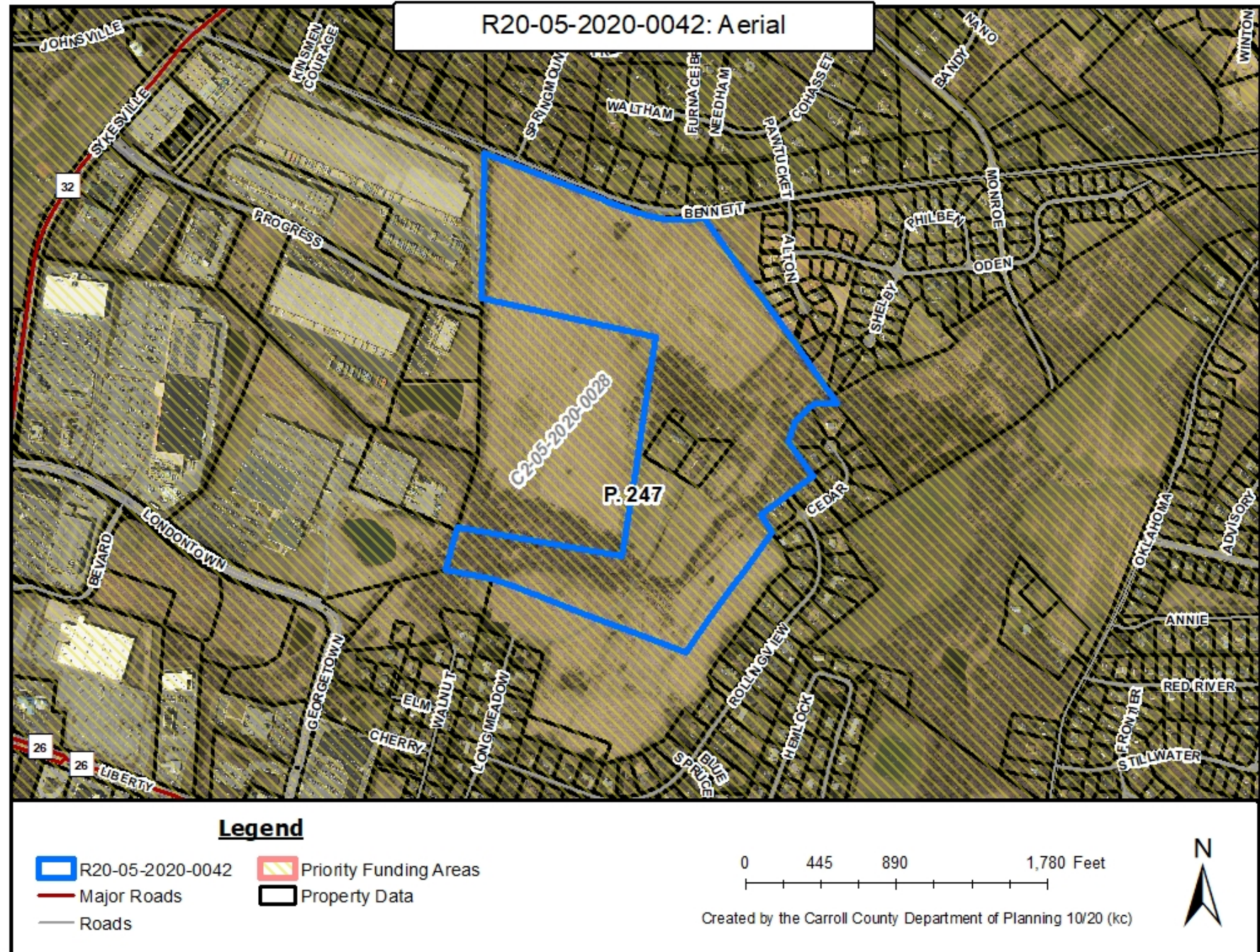
Light Industrial and Conservation to
R-20,000



Location Map



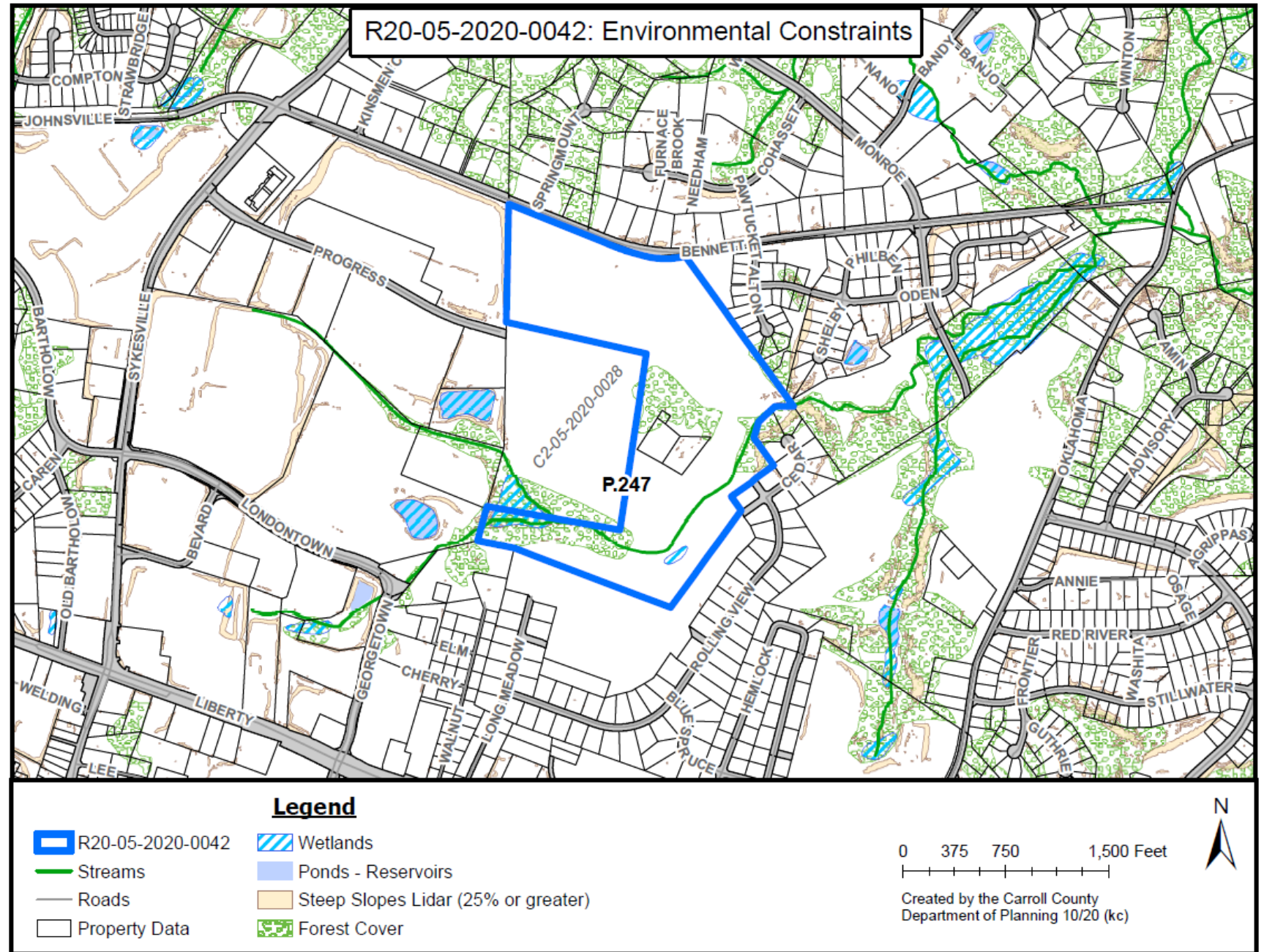
Aerial Map (69 acres)



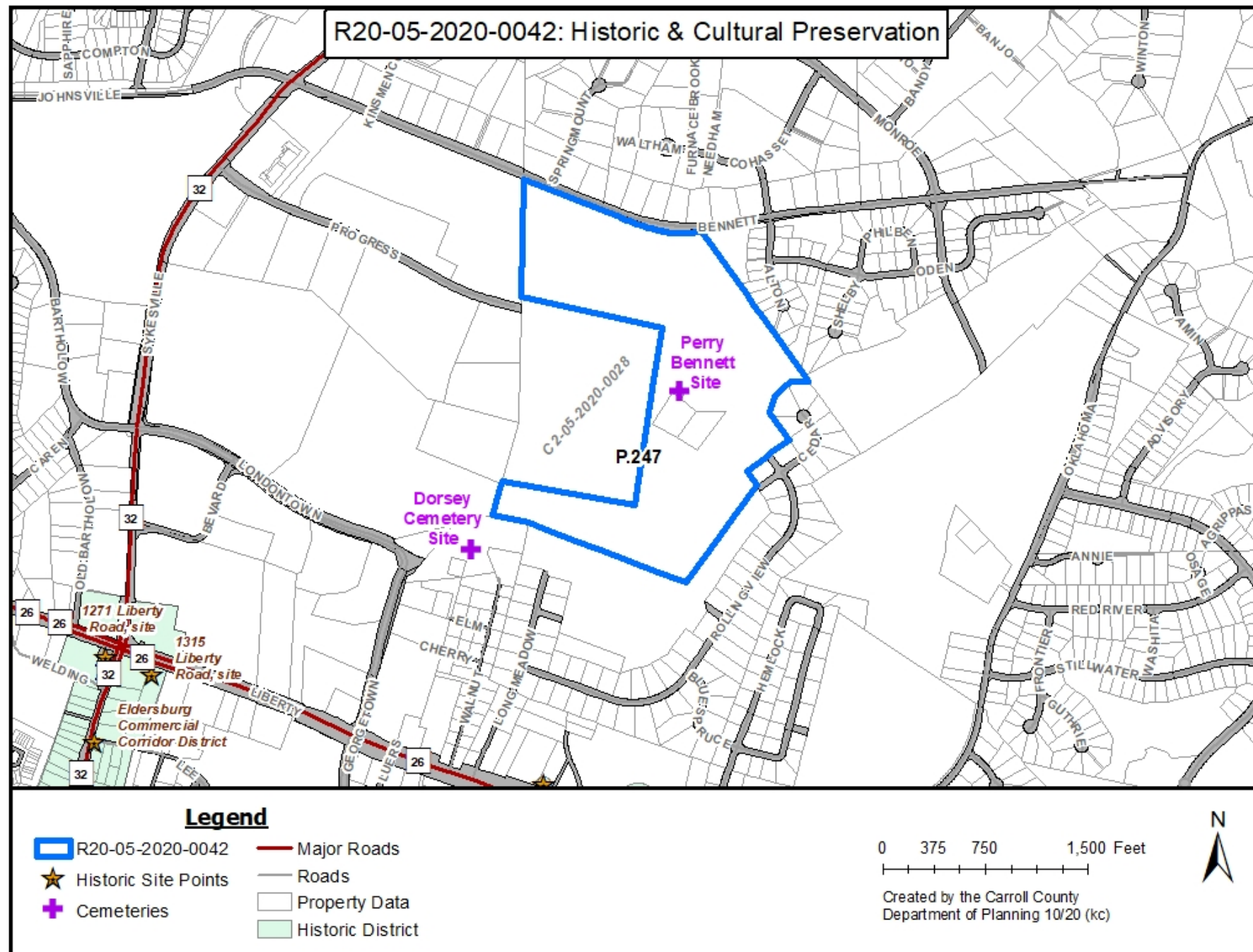




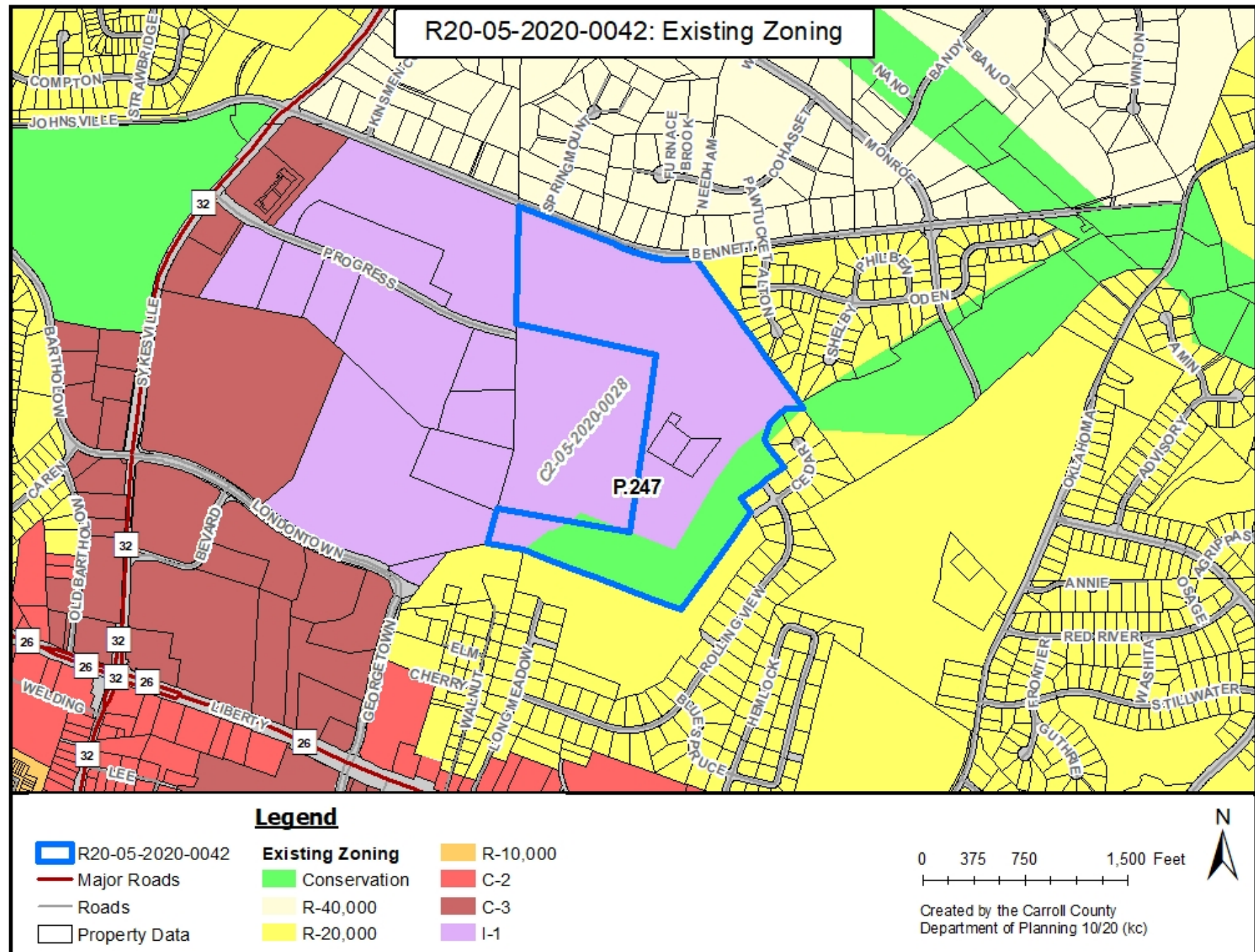
Environmental Constraints



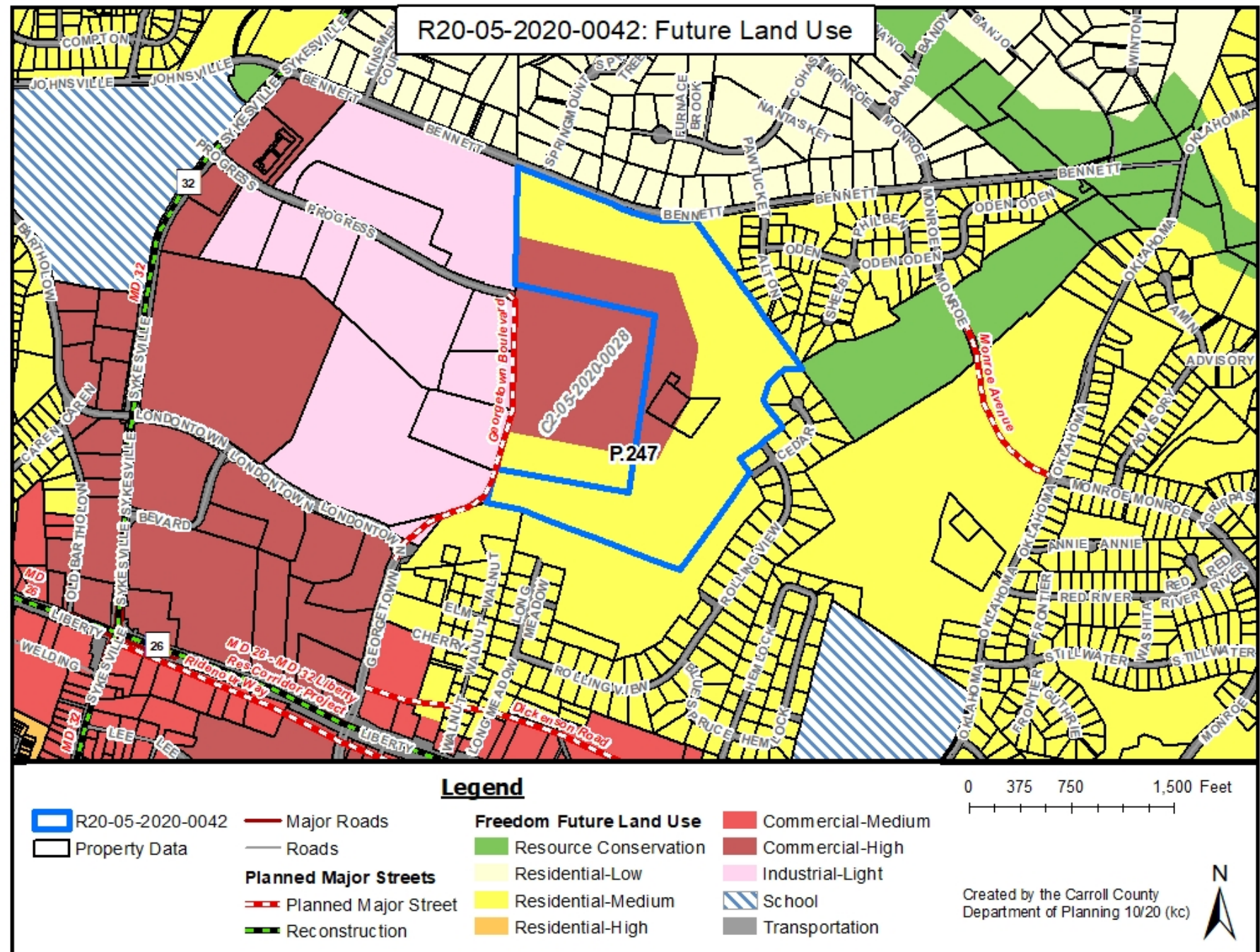
Historic & Cultural



Existing Zoning



Future Land Use



Requested Zoning

§158.073 R-20,000 RESIDENCE DISTRICT.

(A) **Purpose and intent.** The purpose of the R-20,000 District is to provide a location for single-family residential development, the individual lots of which contain a minimum of 20,000 square feet (or approximately two families per acre). The area may or may not be served with public water and/or public sewerage facilities.

Finding of Consistency

- This request is consistent with the following goals and recommendations from the 2018 FCCP:
 - **Goal 1:** “Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.”
 - **Goal 2:** “Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.”
 - **Goal 3:** “Approve housing types and densities as permitted under existing land use definitions and zoning. Any increases of residential densities and property types should be limited and should respect the fabric of existing communities.”
 - **Recommendations:** “...Freedom should remain a place that will accommodate larger homesites...Facilitate residential infill development consistent with the character of adjacent housing in Freedom’s existing established neighborhoods, recognizing the value that many citizens place on larger lot development.” & “Ensure approved commercial and residential development does not outpace the county’s financial ability to provide water and sewer capacity.”

Staff Recommendation

- **Favorable**

- Consistent with the 2018 FCCP goals and recommendations.
- FLU of Residential-Medium Density, situation within the Freedom DGA and PFA, and existing water and sewer service.
- Consistent with the surrounding zoning and the overall fabric of the community.
- Planned Major Street Georgetown Blvd Extended.
- Environmental constraints will be addressed at time of site plan review.
- MHT commented on the Perry Bennett Cemetery Site where they offered “generally accepted best practices for cemetery preservation.” The comment letter can be found in the staff report.
- The over-capacity of Freedom Elementary is being addressed by the Freedom Area Redistricting Committee.
 - Comments received from Mr. William Caine on behalf of CCPS and can be found in the staff report.

Comments

- The Department of Planning has received **2** comments in opposition for R20-05-2020-0042.
- Concerns expressed in comments:
 - Increase in traffic along MD 32
 - Inadequate sidewalks
 - Overcrowding of schools

Applicant Discussion

Public Comment