Community Forum

DPZ’s Recommendations to County Council on the Business Rural (BR) and Business Rural Crossroads (BRX) Zoning Districts

Gary J. Arthur Community Center
2400 State Route 97
Cooksville, Maryland 21723

https://www.howardcountymd.gov/BR-BRX
Presentation Agenda

7:00 – 7:05 pm  Welcome and Introductions (5 mins)
Amy Gowan, Deputy Director
Geoff Goins, Chief, Zoning, DPZ
Kristin O’Connor, Chief Community Planning, DPZ

7:05 – 7:15 pm  Overview and Analysis
Geoff Goins (10 minutes)

7:15 – 7:20 pm  Recommendations
Geoff Goins (5 minutes)

7:20 – 7:55 pm  Question and Answer
DPZ Staff (35 mins)

7:55 – 8:00 pm  Wrap Up (5 mins)
Overview of CB-55-15

1) 12-month prohibition for rezoning requests BRX and BR - April 2016 – April 2017

2) DPZ to study the deficiencies of BRX and BR

3) DPZ to recommend revisions to County Council
Four workshops (120 participants total)

Online comment form (100+ comments)
Major issues with BRX included:

- Adequacy of infrastructure: water, sewer, roads, and fire rescue
- Lack of market demand to support additional commercial
- Potential to impact rural character
- Increased traffic
- Potential for development to expand beyond four corners
- Potential to aggregate properties – increasing size and scale
- Lack of a comprehensive vision for each crossroad area
- Ability of Zoning Board to vary bulk regulations
- Compatibility of land uses
DPZ Analysis Summary

- DPZ found the following deficiencies with BRX:

1. The zone is a “one size fits all” approach
2. Unintended consequences
3. Lack of demand for commercial development

-No major issues with BR
“One Size Fits All” Approach

4 Distinct Communities: History, Design/Character, Demand/Need

Glenwood

Lisbon
Unintended Expansion of Commercial
Lack of Demand for Commercial

50% Vacancy Rate in Glenwood Station SC
Analysis of B-R

Limited application of the zone over the past 24 years

Comprehensive review and amendments during the 2013 Comp Zoning
DPZ Recommendations

BRX Zoning District:

Amend the Zoning Regulations to eliminate the BRX Zoning District.

Council has sufficient time to process a Zoning Regulation Amendment and take action prior to the expiration of CB-55-15.
DPZ Recommendations

BR Zoning District:

No proposed changes
Question and Answer
Wrap-Up

1. DPZ submits the final memo to Council

2. Council determines next steps

3. DPZ will inform community about any proposed legislation and opportunities for future input