



BR/BRX Workshop Highland Crossroads

St. Mark's Parish Hall

April 6, 2016



Welcome

Team

Val Lazdins, Director, DPZ

Amy Gowan, Deputy Director, DPZ

Raj Kudchadkar, Deputy Director, DPZ

Geoff Goins, Division Chief, Zoning, DPZ

Zan Koldewey, Zoning, DPZ

Kate Bolinger, Community Planning, DPZ

Randy Clay, Community Planning, DPZ

Kristin O'Connor Mazerski, Division Chief, DCCP, DPZ



Agenda

- | | |
|---------|--------------------------------|
| 7:00 pm | Welcome and Team Introductions |
| 7:05 pm | Staff Presentation |
| 7:15 pm | Listening Session |
| 8:00 pm | Small Group Report-Out |
| 8:25 pm | Next Steps |
| 8:30 pm | Adjourned |



Housekeeping & Expectations

Effective ground rules:

- everyone is encouraged to participate,
- no one or two individuals should dominate discussion,
- let others have an opportunity to speak,
- one person speaks at a time,
- refrain from side conversations so everyone can pay attention to the person speaking, and
- listen to and respect other points of view.



Council Bill 55-2015

Temporary BRX/BR Interim Development Act (approved on February 1, 2016)

- temporarily prohibits applications for proposed rezonings to the BRX and BR zoning districts
- residents feared that if projects were approved under the current Zoning Regulations for BR and BRX that development may be incompatible with surrounding residential uses.



Council Bill 55-2015

Three main purposes of this Act include:

- providing the Department of Planning and Zoning with time to study the deficiencies in the BRX and BR districts;
- investigating alternatives and make recommendations for improvement; and
- giving the County Council time to act on the recommendations.



Community Expectations

This workshop will....

- bring stakeholders together and foster discussion on identifying challenges in the BR/BRX zoning districts
- identify changes or adjustments to the zoning districts within each community
- encourage cooperation among stakeholders
- provide information to guide the zoning recommendations to be provided to County Council



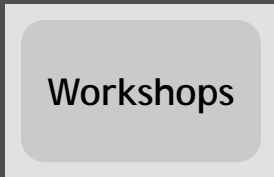
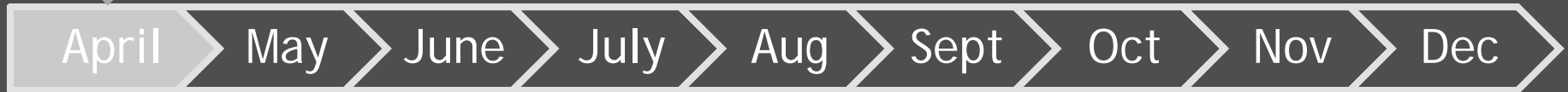
Community Expectations

This workshop focus on zoning and will not....

- address roadway changes
- fund capital improvements
- address code enforcement, neighbor disputes, etc.
- provide longer-term planning strategies for these crossroads communities (i.e., small area planning efforts).

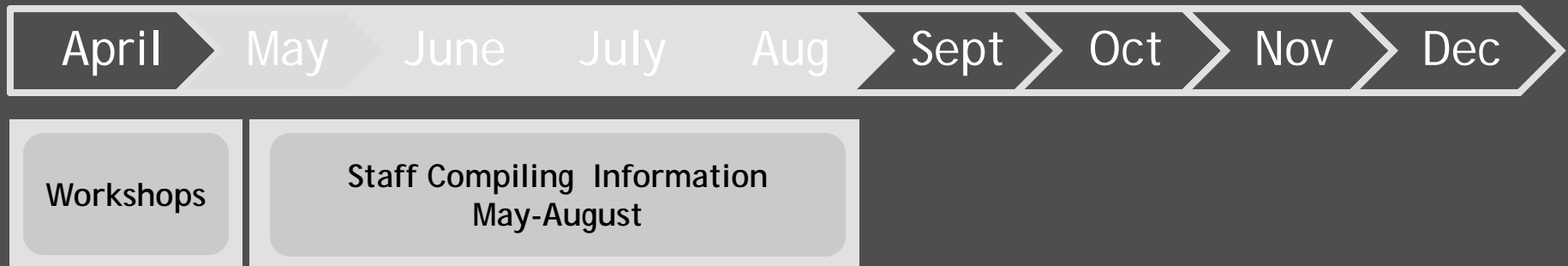


Outreach Process



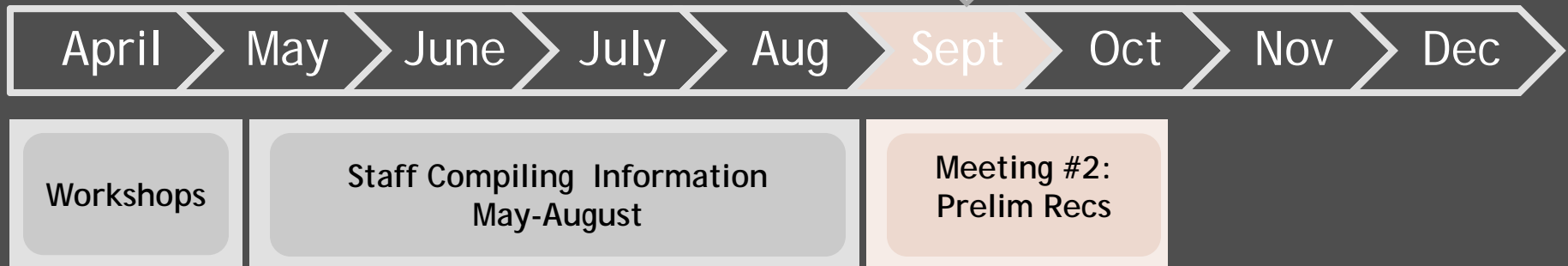


Outreach Process



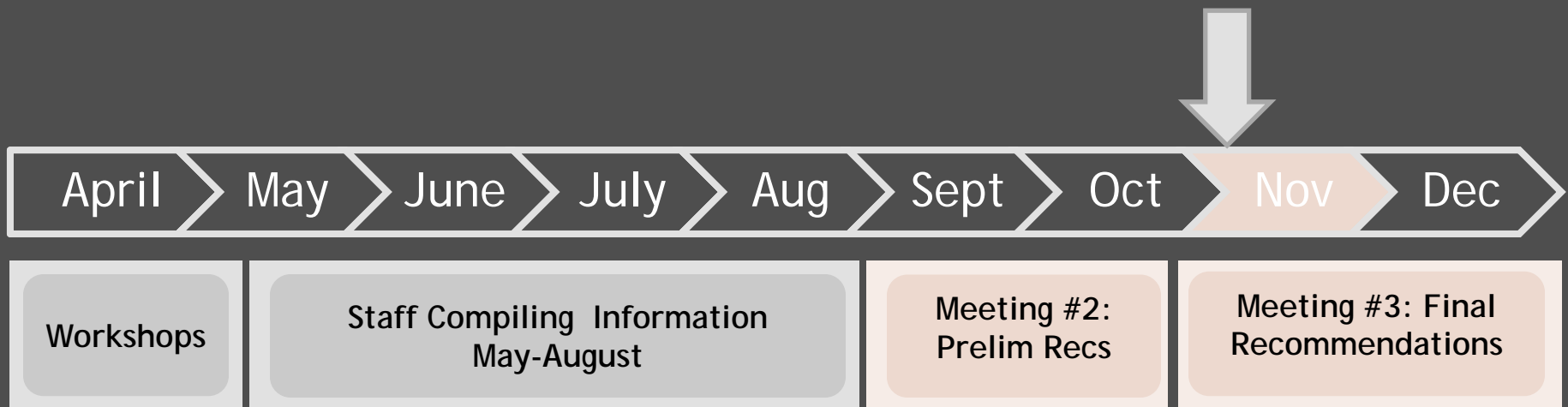


Outreach Process



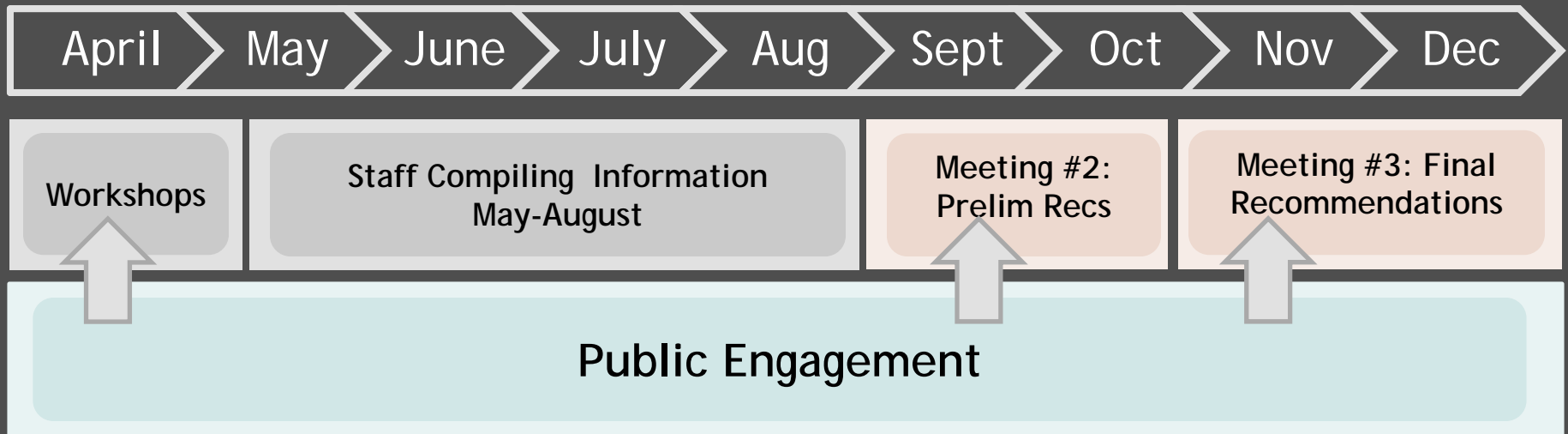


Outreach Process





Outreach Process





Community Outreach Strategy

- advise DPZ staff of modifications to the BRX and BR to respond to Council's request
- act as a sounding board for ideas and recommendations to the zoning districts
- provide information to guide the recommendations to be provided to County Council
- recognize that County Council will be the decision-making body



Why is planning and zoning important?

- prevents haphazard development
- maintains efficient public services
- protects property values
- preserves natural resources
- prevents nuisances
- avoids incompatible uses
- enhances community character



Zoning in Howard County

- the Howard County Charter and Code empower the County Council to adopt maps
- these maps divide the County into various zoning districts
- each district has certain regulations that govern the development and use of land



What is the Zoning Code?

- implements *PlanHoward2030*, the County's master plan
- delineates traditional zoning district (mapped) and floating zoning districts that must meet certain conditions or criteria before being mapped through the zoning amendment process.
- identifies which uses are permitted, prohibited or permitted with conditions
- specifies density
- includes dimensional standards (height, setbacks, etc.)



BR and BRX Zoning

- most recent Zoning Regulations were adopted on October 6, 2013
- BR and BRX and other districts were approved at this time to guide the proper growth and development of the County in accordance with the goals and policies of the General Plan.



BR District (Business: Rural)

BR is a floating zone

- needs to meet certain criteria,
- has a public process, and
- requires zoning map amendment

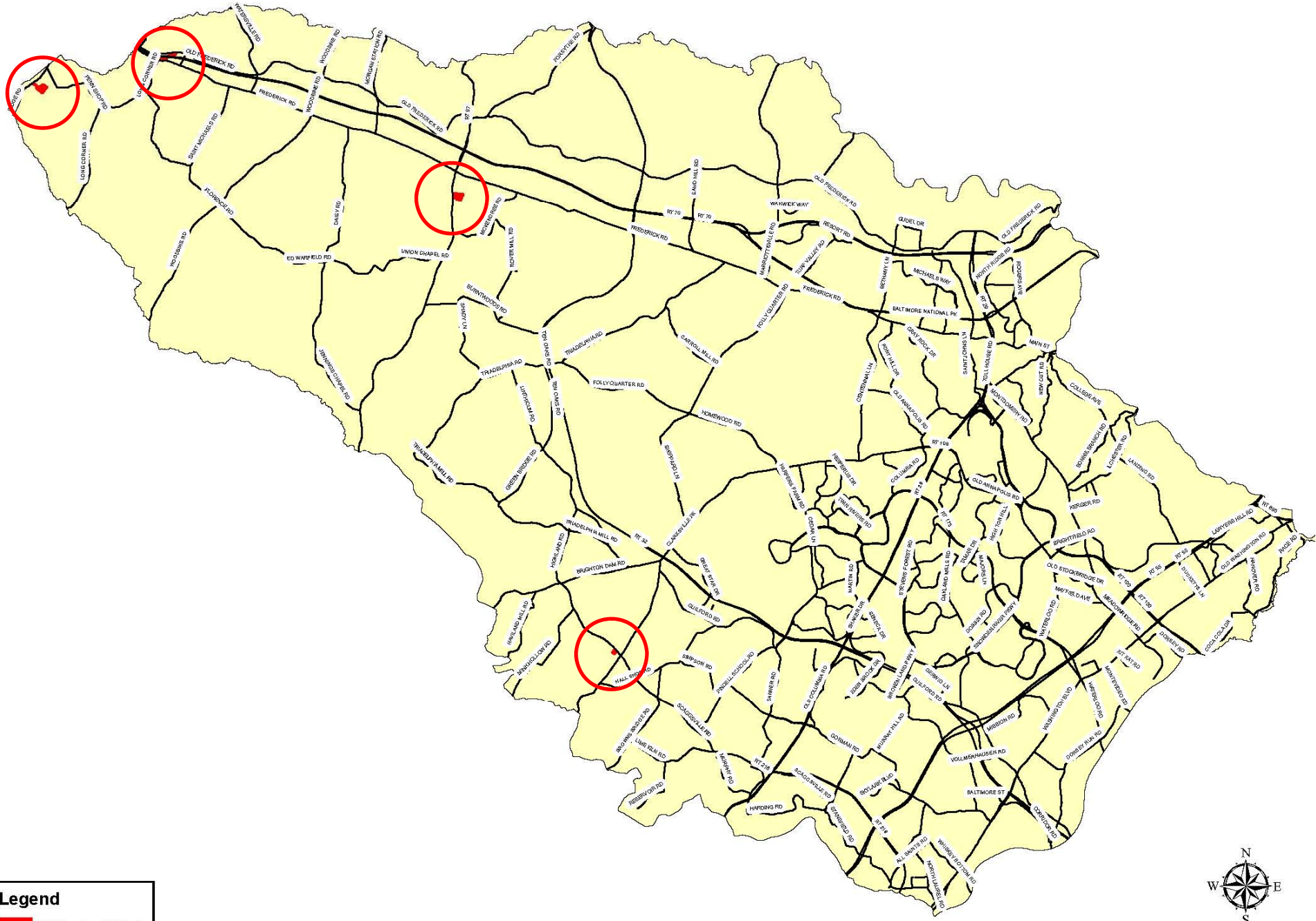


BR District (Business: Rural)

Purpose:

- allow businesses that support the agricultural industry
- serve needs of the rural residential and farming communities
- provide business and industrial uses not usually permitted in the rural areas of the County

BR Zoning Districts



Legend
■ BR Zoning Districts





BR (Business: Rural) District

Criteria:

- located within the no planned service area of the Howard County Water and Sewerage Master Plan;
- have safe road access and at least 60 feet of frontage on a collector or arterial highway or a local road; and
- compatible with existing land uses in the vicinity of the site.





BRX District (Business Rural Crossroads)

BRX is a floating zone

- has to meet certain criteria,
- has a public process, and
- requires zoning map amendment.

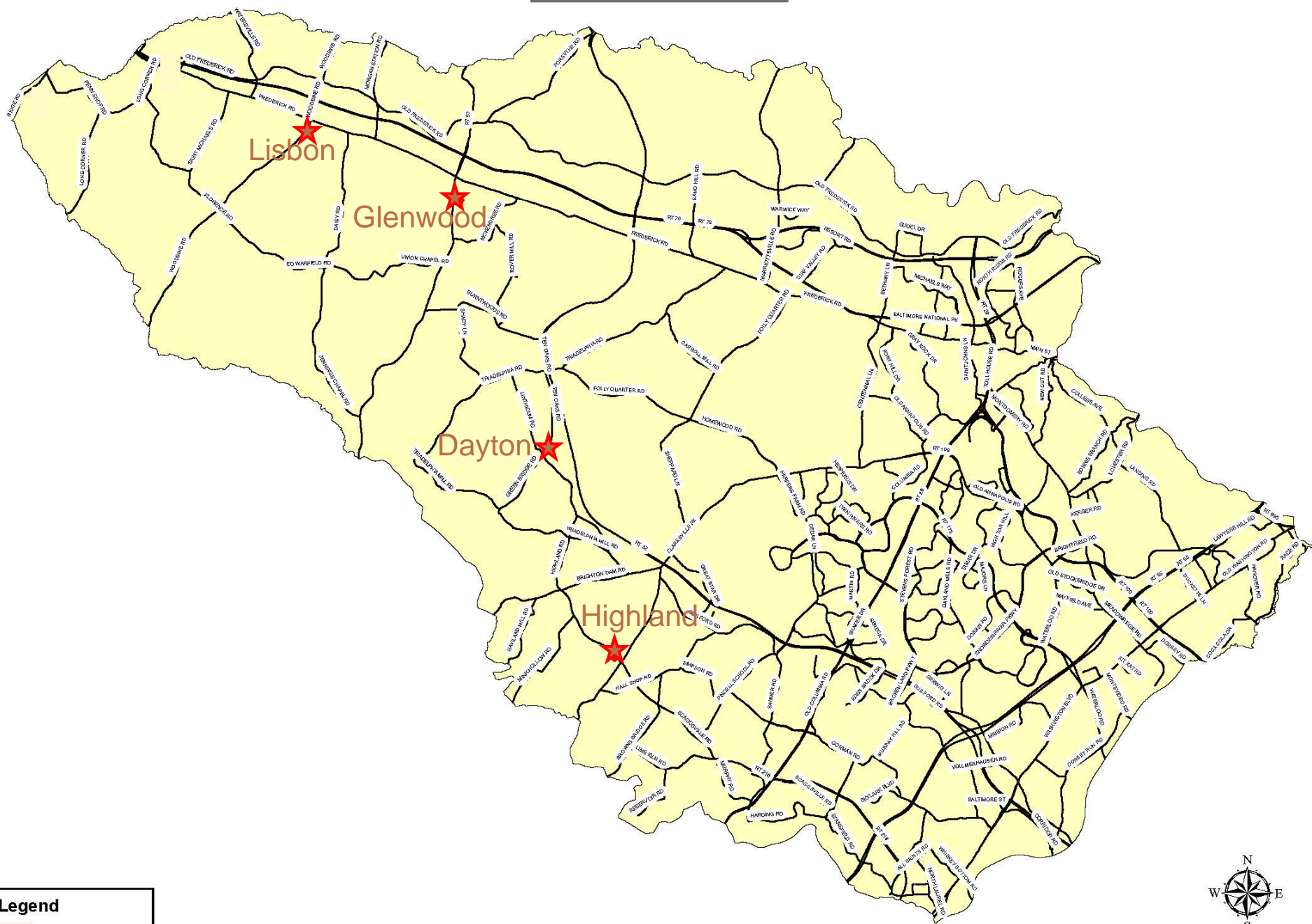


BRX District (Business Rural Crossroads)

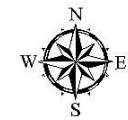
Purpose:

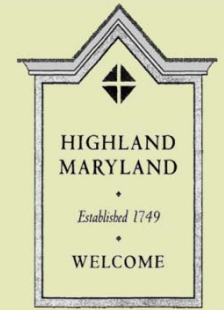
- provide opportunities for the expansion of commercial businesses located within specific rural crossroad areas
- sustain and enhance these existing rural crossroad areas

BRX Zoning Districts



Legend
BRX Zoning Districts

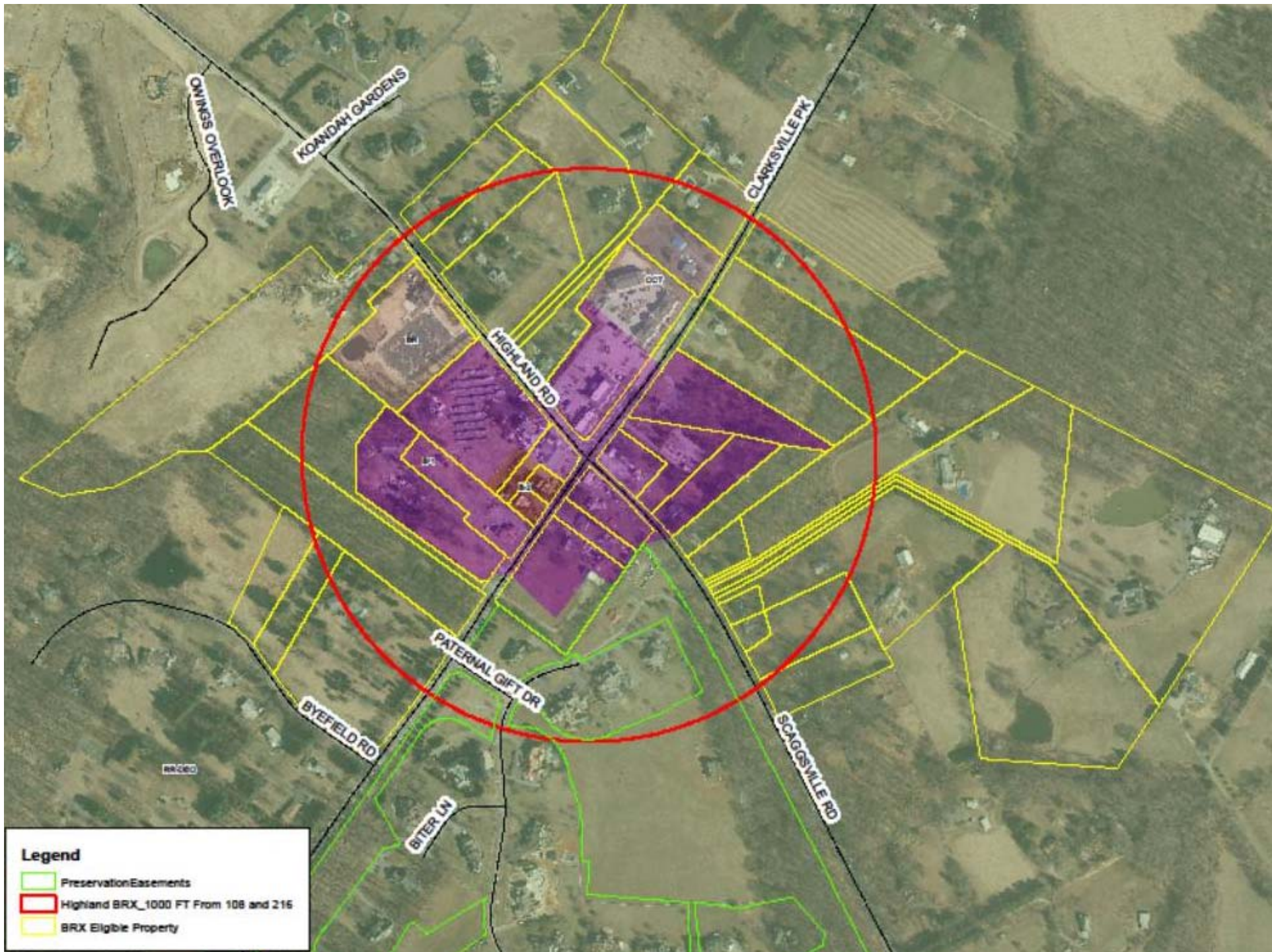


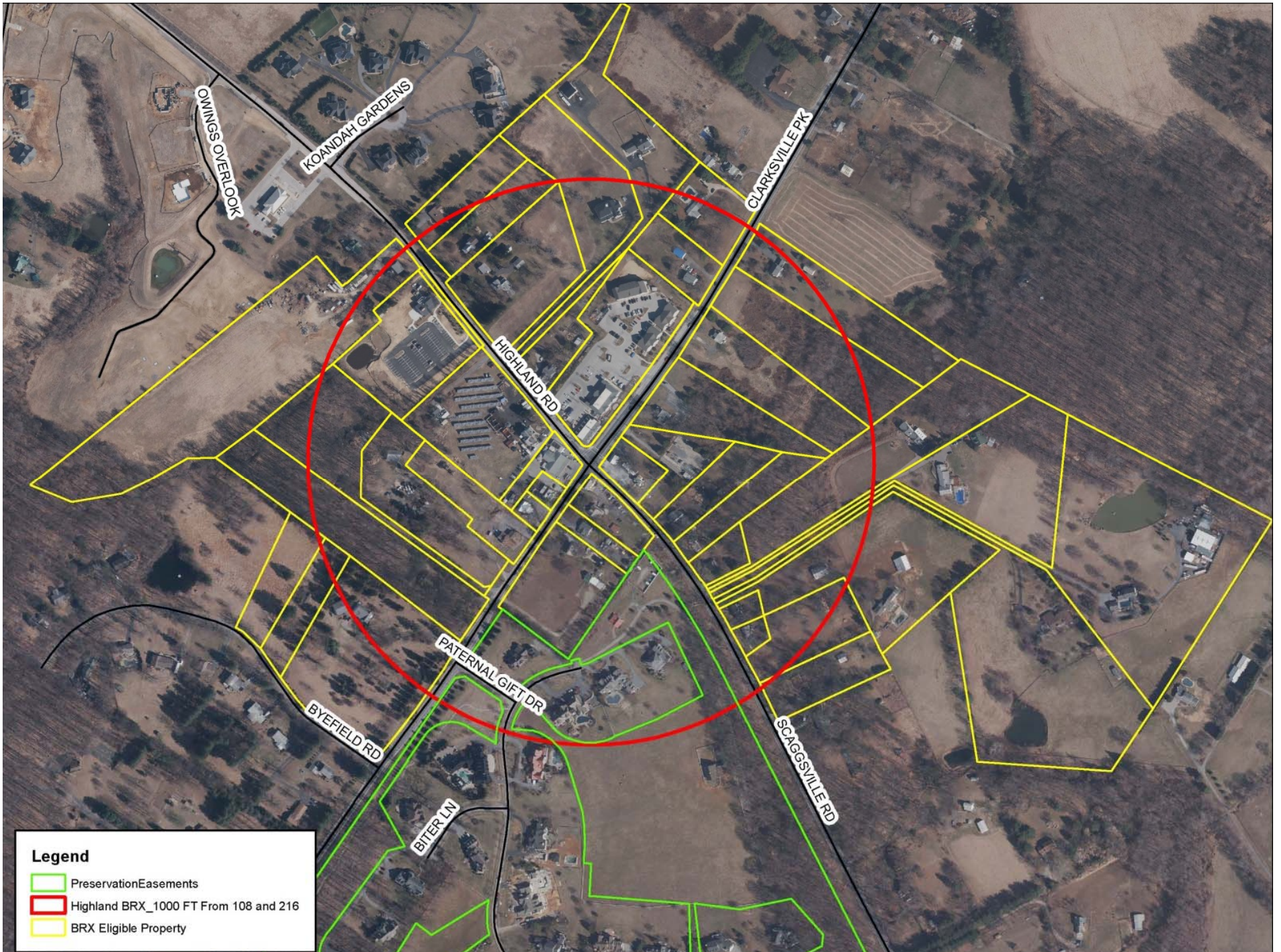


BRX District (Business Rural Crossroads)

Criteria:

- Highland Rural Crossroads includes any property a portion of which is located within 1,000 feet of the centerline of the intersection of MD 108 and MD 216;
- must entirely or partially adjoin an existing BR, BRX, B-1, B-2, or CCT District; and







BRX District (Business Rural Crossroads)

Criteria:

- Highland Rural Crossroads includes any property a portion of which is located within 1,000 feet of the centerline of the intersection of MD 108 and MD 216;
- must entirely or partially adjoin an existing BR, BRX, B-1, B-2, or CCT District; and
- be compatible with traditional rural architectural character of existing commercial land uses in the vicinity of the site.



What is the character of existing commercial land uses in the vicinity of Highland?









2015

Scarsville

Highland

MD-108





CLARKSVILLE
FLOWERS
AND GIFTS







Land Uses in Highland

- retail
- industrial
- agriculture
- residential
- institutional/religious/other



Permitted Uses

Permitted Use	BR	BRX	B-1
Drug and cosmetic stores.			✓
Farm machinery and equipment maintenance, repair and painting facilities.	✓		
Farm machinery and equipment sales.	✓		
Farm supply stores.	✓	✓	
Farmer's markets and farm produce stands.	✓		✓
Farmer's markets.	✓		✓
Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. Sec 128.0.	✓		
Feed and grain mills.		✓	✓
Firewood sales.		✓	✓
Food stores, not to exceed 7,500 square feet.	✓		
Food stores.	✓	✓	✓
Funeral homes and mortuaries.		✓	✓
Furniture, appliance and business machine repair, furniture upholstery and similar services.	✓	✓	✓
Gasoline service station, provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board.		✓	
Government structures, facilities and uses, including public schools and colleges.			✓
Hardware stores, not to exceed 7,500 square feet.			
Hardware stores			



Listening Sessions

**#1: What are the deficiencies in the BR zoning district?
What are the deficiencies in the BRX zoning district?**

**# 2: Is there a permitted use problem? What do you want to see changed?
What are we missing?**

#3: Mapping Exercise



Small Group Report-Out

**#1: What are the deficiencies in the BR zoning districts?
What are the deficiencies in the BRX zoning districts?**

**# 2: Is there a permitted use problem? What do you want to see changed?
What are we missing?**

#3: Mapping Exercise



Next Steps



Highland Crossroads Workshop	April 6, 2016
Glenwood Community Workshop	April 12, 2016
Dayton Community Workshop	April 19, 2016
Town of Lisbon Workshop	April 28, 2016
Comment Period Closes	May 12, 2016
DPZ Compiles Information	May-August 2016
Present Prelim Recommendations	September 2016
Present Final Recommendations	November 2016
Legislative Process Begins	Early 2017



Contact Information

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For updates, please visit the website. Visit:
www.howardcountymd.gov/BR-BRX

Presentations will be posted on the website after each workshop and online comments will be taken April 8 to May 12, 2016.