

CZMP 2024 Zoning Issues

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Comprehensive Zoning Map Process (CZMP) 2024 - Issue Review

CZMP 2024 Issue: 3-024

Issue Number	3-024
Holdin g Number	78
Zoning Request	View
Dept. of Planning Analysis Report:	Not available at this time.

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CZMP 2024 Zoning Issues

Issue: 3-024

Location: 1200 - 1202 York Road

1200 York Road is the first house on the North West corner of York Road and Cavan Drive (AKA 2 Cavan Dr)
1202 is the white building north of 1200 York Road

Petitioner:

1202 York Road, LLC

Existing Zoning & Acres

1200 York Road : DR 5.5, 0.45 Acres
1202 York Road: RO, 0.6 Acres

Requesting Zoning & Acres

1200-1202 York Road: BL, 1.05 Acres

Justification

The Property fronts on a very busy stretch of York Road just north of I-695. In this area, the road consists of 4 travel lanes with a center turn lane and an acceleration/deceleration lane on both sides of the road. (The acceleration lane in front of the Property becomes the on-ramp for I-695 West). Given the volume of traffic in the area, residential use of the structures is no longer feasible. Most of the surrounding properties on York Road are no longer used or zoned residentially, including the property directly adjacent (1206 York Road), which is developed with a 12,000± square foot professional office building. Through this request, Applicant seeks to have the Property rezoned to BL to allow for the development of a small retail center and associated parking on the site. The BL zoning would also allow for an office building by right. Regardless of the use, the building would be oriented towards York Road.

Zoning Codes

RO (Residential Office)

Typical Uses Permitted by Right:

Uses Permitted By Right In Dr-5.5, Class A Office Building.

Typical Uses Permitted by Special Exception:

Uses Permitted By Special Exception In Dr-5.5, Class B Office Building

CZMP 2024 Zoning Issues

DR 5.5 (Density Residential; 5.5 Units/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex, Single Family Attached, And Multifamily Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children)
Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, And Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place
Class A, Theatre.

CZMP 2024 Zoning Issues

Issue: 3-035

Location: 1420 York Rd

Area West of the Exxon Gas Station on South West corner for York Rd and Seminary Ave.

Petitioner:

National Retail Properties

Existing Zoning & Acres

DR 5.5, 1.07 Acres

Requested Zoning & Acres

BL, 1.07 Acres

Justification

This is a vacant site adjacent to service station that our company owns. A portion of the vacant tract is zoned BL, while the remainder appears to be zoned DR 5.5. We would like to apply for zoning change to have the entire property zoned BL.

Zoning Codes

DR 5.5 (Density Residential; 5.5 Units/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex, Single Family Attached, And Multifamily Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

CZMP 2024 Zoning Issues

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, and Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place Class A, Theatre.

CZMP 2024 Zoning Issues

Issue: 3-023

Location: 1301 York Rd

Heaver Plaza and area just East of Heaver Plaza

Petitioner:

8 Greenridge Road LLC

Existing Zoning & Acres

BL, 4.92 Acres

DR 5.5, 0.8 Acres

DR 1, 0.74 Acres

Requested Zoning & Acres

BL CCC, 6.45 Acres

Justification

The property is now improved with Heaver Plaza, a multi-story office tower complex with a restaurant at ground level and off-street parking spaces. The request is to rezone the property to BL CCC to allow for a multi-family residential building with amenities for future residents to be paired with the existing office tower and accomplish a mixed use development on the site. The BL CCC zone is appropriate for the property given its location on the York Road corridor and convenient access to I-695.

Zoning Codes

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, And Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place
Class A, Theatre.

CZMP 2024 Zoning Issues

DR 5.5 (Density Residential; 5.5 Units/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex, Single Family Attached, And Multifamily Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

DR 1 (Density Residential; 1 Unit/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

BL CCC (Business Local, Commercial, Community Core District)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, And Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place Class A, Theatre.

Intent (CCC):

To provide for centers of shopping and auxiliary commercial activity on land zoned BL, BM, and/or BR and intended to serve an area of between 30,000 and 50,000 persons. Shopping opportunities are provided for convenience goods, appliances, furniture, and may include department stores or variety stores.

CZMP 2024 Zoning Issues

Issue: 3-030

Location: 1447 York Rd

Area south of the Galleria Tower

Petitioner:

Seminary Galleria, LLC

Existing Zoning & Acres

BL, 2.54 Acres

Requested Zoning & Acres

BM CCC, 2.54 Acres

Justification

We are seeking to rezone the property to BM CCC to accomplish a mix of uses including multifamily residential

Zoning Codes

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, and Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place Class A, Theatre.

CZMP 2024 Zoning Issues

BM CCC (Business Local, Commercial, Community Core District)

Typical Uses Permitted by Right:

Uses Permitted In Bl, Service Garage, Hotel/Motel, Theatre, Warehouse, Automobile Sales, Night Club.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Bus Terminal, Striptease Business

Intent:

To provide for centers of shopping and auxiliary commercial activity on land zoned BL, BM, and/or BR and intended to serve an area of between 30,000 and 50,000 persons. Shopping opportunities are provided for convenience goods, appliances, furniture, and may include department stores or variety stores.

CZMP 2024 Zoning Issues

Issue: 3-051

Location: 1215 York Rd & 1301 York Rd

Heaver Plaza, Fire Museum, part of Galleria property and Proposed Royal Farms

Petitioner:

Baltimore County Council

Existing Zoning & Acres

BL, 8.64 Acres

DR 1, 0.86 Acres

DR 5.5, 0.8

Requested Zoning & Acres

BL, 8.64 Acres

DR 1, 0.86 Acres

DR 5.5, 0.8

Justification

To facilitate discussion

Zoning Codes

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, and
Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course,
Driving Range, Animal Boarding Place Class A, Theatre.

CZMP 2024 Zoning Issues

DR 1 (Density Residential; 1 Unit/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

DR 5.5 (Density Residential; 5.5 Units/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex, Single Family Attached, And Multifamily Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

CZMP 2024 Zoning Issues

Issue: 3-017

Location: 130 Ridgely Rd

Lutherville Station (Old Caldor)

Petitioner:

Lutherville Station LLC

Existing Zoning & Acres

BL, 12.76 Acres

ML IM, 0.84 Acres

DR 1, 0.01 Acres

Requested Zoning & Acres

BL CCC 13.61 Acres

Justification

The Lutherville Station property is improved with a 55 year old former department store building and is now zoned BL. The request is to redevelop the site with a mixed-use town square concept that will be transformative for the surrounding area and include office and retail space, dining establishments, all season / multi-purpose open space, and multi-family residential. The BL-CCC zone is the zoning classification that will facilitate this redevelopment vision and transform a decades-long underperforming property into a vibrant one.

Zoning Codes

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, and Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place Class A, Theatre.

CZMP 2024 Zoning Issues

ML IM (Manufacturing, Light - Industrial, Major District)

Typical Uses Permitted by Right:

Industrial Uses Requiring Assembly, Production, Processing, Packaging, Or Treatment Of Various Elements, Laboratory, Office, Medical Clinic, Excavation Not Involving Explosives, Equipment And Material Storage Yard, Brewery.

Typical Uses Permitted by Special Exception:

Excavation Using Explosives, Landfill, Truck Stop And Trucking Facility.

Intent:

To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM.

DR 1 (Density Residential; 1 Unit/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

CZMP 2024 Zoning Issues

BL CCC (Business Local, Commercial, Community Core District)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, And
Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course,
Driving Range, Animal Boarding Place Class A, Theatre.

Intent (CCC):

To provide for centers of shopping and auxiliary commercial activity on land zoned
BL, BM, and/or BR and intended to serve an area of between 30,000 and 50,000
persons. Shopping opportunities are provided for convenience goods, appliances,
furniture, and may include department stores or variety stores.

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CZMP 2024 Zoning Issues

Issue: 3-059

Location: Yorkridge Shopping Center, Ridgely Plaza & Lutherville Station

Lutherville Station (Old Caldor), Yorkridge Shopping Center & Ridgely Plaza

Petitioner:

Baltimore County Council

Existing Zoning & Acres

BL, 41.43 Acres

DR 1, 0.01 Acres

Requested Zoning & Acres

BL, 41.43 Acres

DR 1, 0.01 Acres

Justification

To facilitate discussion

Zoning Codes

BL (Business Local)

Typical Uses Permitted by Right:

Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, and Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place Class A, Theatre.

DR 1 (Density Residential; 1 Unit/Acre)

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).