

B-L Zoning Amendment

May 20, 2003

City of Cumberland

<http://www.AdventureGovernment.com>

Purpose of Zoning Regulations

- “Zoning districts are established to provide appropriate locations for different types of land uses. The appropriate location for a particular land use is determined by *environmental suitability, the location of public facilities and services, land productivity, existing land uses in the vicinity and recommended guidelines in the Comprehensive Plan.*”



B-L Zone Definitions

- **B-L. Local-Business.**
 - “The purpose of this district is to provide areas adjacent to residential districts in which commercial uses are permitted *primarily* for the convenience shopping, professional service, and personal service needs of the *area* residents.”



B-L Zone Permitted Uses

- Physicians Offices
- Retail buildings (< 5k sq. ft)
- Repair services
- Restaurants (including fast food)
- Bars and nightclubs
- Banks and financial institutions
- Health clubs and spas
- Business services
- Child care centers
- Educational institutions
- Clubs and lodges
- Nurseries
- Government offices



History of B-L Zone

- Medical clinics were once a conditional use (pre-1998)
- Ambulatory Health Care terminology introduced and not permitted in B-L zone beginning in 1998.
- Tonight’s hearing considers allowing as a conditional use
- I propose amending the ordinance to make it a permitted use for reasons considered appropriate for zoning regulation changes.



Map of B-L Zones in City

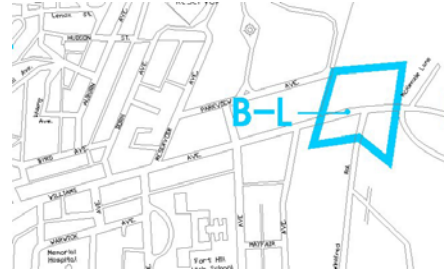
- B-L zones include areas in:
 - Williams Street (1) and Ave. (2)
 - Oldtown Road (3)
 - Virginia Avenue lower (6) and upper (7)
 - Frederick Street lower (4) and middle (5)
 - Greene Street (8)
 - Seton Drive (9)



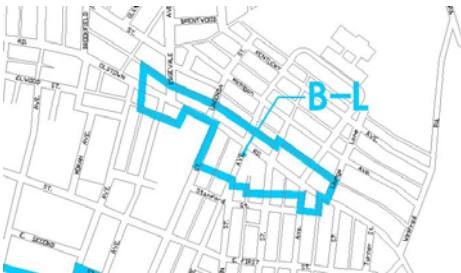
Williams Street



Williams Avenue



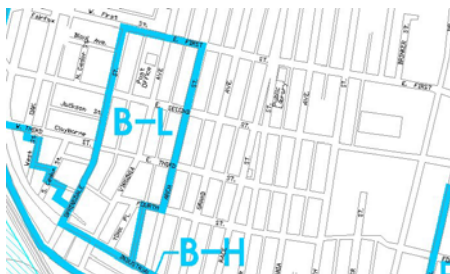
Oldtown Road



Lower Virginia Avenue



Upper Virginia Avenue



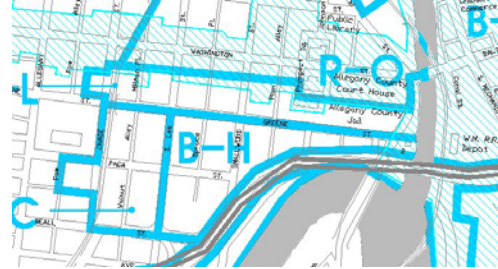
Lower Frederick Street



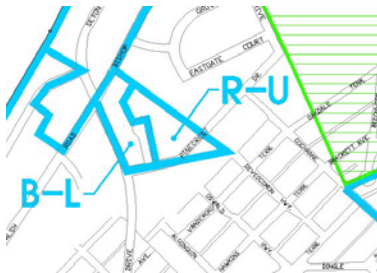
Middle Frederick Street



Greene Street



Seton Drive



Other Municipal Zoning Regulations

- Survey found that these municipalities have medical clinics (same as “ambulatory care”) as permitted uses in similar zones:
 - Frederick (52,767)
 - Gaithersburg (52,613)
 - Annapolis (35,838)
 - Salisbury (23,743)
 - Westminster (16,731)
 - Easton (11,708)



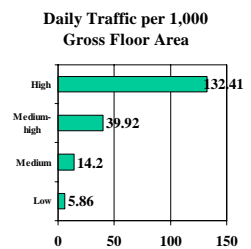
Environmental Suitability: Water Runoff

- The areas in question are already largely built-up—no major water runoff issues
- No major population or business changes have occurred in these zones
- Seton Drive Zone: Adjacent to area identified by Comprehensive Plan as possible residential subdivisions



Environmental Suitability: Traffic

- Medical clinics fall into the “Medium-volume non-residential” category of the Institute of Transportation Engineer’s Trip Generation Manual
 - (1) **Low Volume** (warehouses, manufacturing, industrial uses, furniture stores, and schools)
 - (2) **Medium** (churches, medical offices, and community centers)
 - (3) **Medium-high** (car sales, specialty retail, government office)
 - (4) **High** (super markets, restaurants, theaters, service stations, convenience markets)



Environmental Suitability: Traffic

- B-L zone already permits high traffic volume activities (categories 3 and 4) – Ambulatory care is category 2
- All of the B-L Zones are served by adequate arterial or collector roads



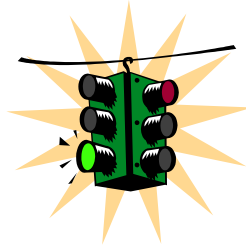
Availability of Public Facilities

- Greene Street
 - Canal Place improvements
- Lower Frederick Street
 - Carver Community Center (once considered as location for ambulatory care facility)
- Williams Avenue
 - WMHS Campus
- Lower Virginia Avenue
 - Mason Complex improvements
 - Municipal Service Center Improvements



Present and Future Transportation Patterns

- Rolling Mill road improvements are in progress (Williams Street zone)
- Canal Parkway has eased traffic on lower Virginia Avenue
- Intersection of Greene Street (Greene Street zone) at Washington Street identified as problem intersection. Improvements are planned.
- Traffic intersection study indicated that signal not presently needed (Seton Drive) but City will continue to monitor the situation.



Existing Land Uses in the Vicinity

- B-L zones on Greene Street, Williams Avenue, Middle Frederick Street, and Seton Drive either contain or are in close proximity to medical offices, clinics.
- Physicians offices are a permitted existing use



Relationship to Comprehensive Plan

- Consistent with Comprehensive Plan and current proposed updates of plan.
 - Objective 2.3 Encourage redevelopment of vacant and underutilized developed properties where compatible with adjacent land uses
 - Action 2.3.1 Amend the Zoning Ordinance to allow more flexibility in the redevelopment of vacant and underutilized developed properties provided that standards to minimize impacts on adjacent land uses are met.



Relationship to Comprehensive Plan

- Objective 5.10 Maintain the City's position as the regional center of the health care industry.
 - Support health care institutions within the City and work to accommodate future expansion needs, consistent with protecting adjacent neighborhoods.



Relationship to M&CC Policy Goals

- This zoning ordinance is part of series of zoning changes introduced by M&CC this year in order to:
 - Encourage business growth
 - Revitalize neighborhoods
 - Improve city tax base

