

REZONING APPLICATION

DATE FILED: 9/6/2016 PC MTG: 11/21/16
AMT. PD: 5250.00 COM.MTG: _____
ACCEPTED BY: STO FILE NO: 2016-06
OK# 1002

APPLICANT INFORMATION

OWNER REPRESENTATIVE _____

Martin Imperial
APPLICANT NAME - please print clearly (additional names can be listed on page 2)
2712 North East Rd North East MD 21901
ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? YES NO

538 Blueball Rd Elkton MD 21921 10.5 (rezone .50)
SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY
3 020215 305 12 41
ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: M-2 REQUESTED ZONING: BG

PRESENT LAND USE DESIGNATION: Medium High Density REQUESTED LAND USE DESIGNATION: Employment

PRESENT USE OF PROPERTY: Salvage Yard PROPOSED USE OF PROPERTY: Auto Sales

PREVIOUS ZONING CHANGE? YES NO If yes, explain: _____

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: Immediate

REASON FOR REZONING REQUEST

MISTAKE IN THE COMPREHENSIVE REZONING OF MAY 1, 2011? YES NO
IF YES, PLEASE EXPLAIN: _____

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? YES NO
IF YES, PLEASE EXPLAIN: Cleaned up area from salvage yard to business use + surrounding properties have rezoned to auto sales.

MISTAKE IN CHESAPEAKE BAY CRITICAL AREA LAND USE DESIGNATION OF JULY 5, 1988 YES NO
IF YES, PLEASE EXPLAIN: _____

ADDITIONAL COMMENTS (attached sheet if necessary): _____

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

REZONINGS

FILE NO: 2016-06

APPLICANT: Martin Imperial

LOCATION: 538 Blueball Rd Elkton, MD 21921 (Tax Account ID 08-03-020215)

REQUEST: Rezone 0.5 +/- acres from Heavy Industrial (M-2) to Business General (BG).

STAFF RECOMMENDATION: Approval based on a demonstrated a mistake in the 2011 Comprehensive Rezoning.

PLANNING COMMISSION RECOMMENDATION: Approval based on a demonstrated mistake in the 2011 Comprehensive Rezoning.

FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within 1/2 mile radius of the subject parcel. The neighborhood has M2 zoned properties to the West. UR properties are zoned to the north, south, & east and limits of the radius to the south include portions of the Town of Elkton. Two BL properties and one BG property (south) are also within the radius.

CHANGES IN AREA: There have not been any rezonings in the area since the 2011 Comprehensive Rezoning.

POPULATION CHANGES:	<u>2000</u>	<u>2010</u>	<u>% of Change</u>
Cecil County	85,951	101,108	17.7%
Census Tract: 305.03	4,622	5,076	9.82%

AVAILABILITY OF PUBLIC FACILITIES: Neither Public Water nor Public Sewer is available for this site. The property located in the S-2 and W-2 future water and sewer service areas as shown on the County's adopted Master Water & Sewer Plan.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: The property is located on the state portion of Blue Ball Rd.(MD RTE 545) and entrance to this site would be subject to State Highway Administration approval. If approved, the change in zoning classification would not have a substantial change to traffic patterns, character, and volume in this area.

COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT IN THE AREA: The proposed rezoning should be compatible with existing and proposed development

COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: The parcel is located within the Medium-High Density Growth Area land use district of the Comprehensive Plan.. The intent of the Medium-High Density Growth Area is envisioned as pedestrian friendly areas that provide a transition in density from High to Medium. Commercial uses generally serve the local population but can be regional in nature if located along major roads.

COMPATIBILITY WITH THE PURPOSES OF ANY SPECIAL DISTRICT IN WHICH THE AREA REQUESTED TO BE REZONED IS LOCATED: The proposed rezoning is not located within any special district.