

DATE: 10/30/2019

DEPARTMENT OF PLANNING

2020 CZMP ISSUE ANALYSIS

ISSUE # 6-024 Sixth District

1801 Taylor Avenue

Wally Lippincott

SITE VISIT DATE: 10/28/2019

BASE INFORMATION	
SITE SIZE:	2.37 acres
EXISTING ZONING:	BL, CB
EXISTING USE:	Pappas carryout/shipping residential vacant residential
REQUESTED ZONING:	BL-AS
PROPOSED USE:	Convenience Store and gas
SURROUNDING ZONING North: BL South: RO/CB/DR 5.5 East: BLR/RO/DR 5.5 West: BL/DR 5.5	
SURROUNDING USES North: Auto service/restaurant South: Residential East: Commercial West: Commercial	
SITE CONDITIONS:	Neighborhood commercial in the area. Site not fully used with vacant residential and vacant lands.

DEVELOPMENT STATUS: N/A	
DOES THE SITE HAVE AN APPROVED DEVELOPMENT PLAN? No	
DOES THE SITE HAVE A PLAN THAT HAS BEEN SUBMITTED TO THE COUNTY? No	
IF SO, WHAT STAGE IN THE PROCESS? N/A	
GROWTH TIER: Tier I	
MASTER PLAN: Inconsistent	
LAND MANAGEMENT AREA: Community Conserv Area	
TRANSECT: T4 General Urban	
URDL: Inside	
WATER: W-1 Existing Service Area	SEWER: S-1 Existing Service Area
TRAFFIC SHED LOS: N/A	
VEHICULAR ACCESS: Taylor and Oakleigh	
OTHER ASSOCIATED TRAFFIC IMPROVEMENTS:	
COMMERCIAL REVITALIZATION DISTRICT: Yes Loch Raven	
DESIGN REVIEW PANEL AREA: Yes Loch Raven Commercial	
HISTORIC DISTRICT: None	
COMMUNITY ENHANCEMENT AREA: No	
SUSTAINABLE COMMUNITY AREA: Hillendale/Parkville/Overlea	
ADOPTED COMMUNITY PLANS: Hillendale Community Plan Eastern Baltimore County Pedestrian and Bicycle Access Plan	

IS THE PROPOSED USE PERMITTED UNDER THE EXISTING ZONING? No
SPECIAL EXCEPTION OR VARIANCE REQUIRED UNDER PROPOSED ZONING? No
IS THE PROPOSED USE COMPATIBLE WITH THE SURROUNDING AREA? No The proposed use is of a scale that is not compatible with the "neighborhood commercial" nature of the area.
COMMUNITY INVOLVEMENT REGARDING SITE? No
PREVIOUS CZMP ISSUES? Yes CZMP 1996 4-008
SCHOOLS Elementary School Name & Capacity: Oakleigh ES 111.69% Middle School Name & Capacity: Loch Raven Academy 85.35% High School Name & Capacity: Parkville HS 92.49%

ADDITIONAL COMMENTS:

Staff does not support the requested zoning change. The request for zoning change is inconsistent with the Baltimore County Master Plan 2020, surrounding zoning and land uses