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WRITTEN SUBMITTAL IN OPPOSITION OF RE-ZONING REQUEST

To: Pete Gutwald (Secretary to the Planning Board)

From: Lawrence E. Schmidt (Attorney for Property owner) lschmidt@sgs-law.com

Property Address: Lafarge Property

Issue No.: 6-004

Tracking Number: CZMP20-00011

Property owner(s): Bardon Inc.

Applicants for zoning change: Essex Middle River Civic Council

Property size: 445.37+/- acres

Existing Zoning: MH-IM-M43 (312.09 acres), ML-M43 (67.15 acres), ML-IM-M43 (51.22 acres), RC 3 (13.92 acres), and RC 20 (0.99 acres)

Requested zoning: RC 8 (445.37 acres)

Staff recommendation: MH-IM-M43 (312.09 acres), ML-M43 (67.15 acres), ML-IM-M43 (51.22 acres), RC 3 (13.92 acres), and RC 20 (0.99 acres)

Existing/Historical use: The Property has historically been quarried for its underground resources of sand and gravel. The Property is suitable for reclamation and redevelopment.

Justification Against Zoning Change: The rezoning would significantly decrease the utility of the Property and is inconsistent with current Baltimore County goals regarding land use, growth management, and economic development. The Property is in close proximity to major transportation networks (I-95, 695, MARC Commuter, potential MTA connectivity) and Tradepoint Atlantic. The Property is located within the Chesapeake Enterprise Zone, which provides incentives for businesses, such as hiring tax credits. The Master Plan 2020 provides for six "Transect/T-zones" that reflect land use patterns and development objectives. The T-zones vary by the level of intensity and type of use. The Property contains a T-4 (General Urban Zone) designation which aligns to the existing zoning and is "characterized by mixed-use, but is primarily residential urban fabric." (Master Plan 2020, pg. 29). In addition to T-zones, Master Plan 2020 provides for land management recommendations that provide general direction for development. The Property's land management designation is a "Middle River Redevelopment Area," which features "employment-oriented with some residential development. It's among the largest employment centers in the Baltimore region and presents great potential for future growth." (Master Plan 2020, pg. 71). The existing zoning is consistent with Baltimore County's growth management goals and the Property is ideal for future mixed use redevelopment. The proposed zoning is unwarranted and inappropriate.

THE PROPERTY OWNER REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.