Comments for 2020 CZMP Planning Board Hearing For Issues 2-012 and 2-031

Good evening, and thank you members of the Planning Board for your time. I am Michael Greenspun and I represent Glyndon Watch Utilities, Co, which owns the Tax Certificate to a property covered by downzoning requests 2-012 and 2-031 at 33 Stocksdale Ave. I am here to speak against the proposed zoning change from DR 3.5/DR 2 to all DR 2. As a matter of housekeeping, the property was properly sign posted as required for this hearing for issue 2-031, but not for issue 2-012.

The County Council put forward issue 2-031 largely I believe as a result of this particular parcel, specifically justified by stating "narrow feeder streets make this property and area more fitting for lower density zoning." If the property were to have ingress and egress only to the adjoining Stocksdale Ave., I can understand the Council's concerns to a degree.

As a map of the area from My Neighborhood shows, this six acre property has two adjoining drainage and utility easements with available storm drain and sewer connections for this property. It was obviously intended for this property to be developed one day. Furthermore, there is a vacant adjacent "Parcel S" which can provide ingress and egress for the property via Diploma Dr., which has an ample 35' wide paved section. This is much, much wider than Stocksdale Ave. and well suited to handle traffic to and from the property. This Parcel S is still owned by the original builder in the Franklin Station subdivision, and I have entered into negotiations with them to acquire this parcel.

Furthermore, the adjacent Franklin Station subdivision is mostly zoned DR 3.5, and even the smaller DR 2 section is physically laid out exactly as the DR 3.5 sections. Therefore, with access to Diploma Dr., not only should this property not be downzoned to DR 2 throughout, but I would like to request that it be changed to DR 3.5 throughout. This keeps it very compatible with the neighboring Franklin Station community, avoids the narrower Stocksdale Ave., and makes very efficient use of an infill parcel planned for development with available access to gravity sewer, water, stormwater outfall, and the nearby Main Street area of Reisterstown.

Thank you.