



CFFC Land Use Report 01/12/2020
Planning Commission January 16, 2020, Public Hearing

NO ACTION REQUIRED

1. [A Zoning Ordinance Text Amendment to Article 3 to Amend the Minimum District Size in the Business Park \(BP\) Zoning District.](#) Currently, the minimum district size for the Business Park (BP) Zoning District is five acres. The proposed text amendment would change the minimum district size to three acres.

County Staff Analysis:

In the past few years, there have been inquiries regarding the former New Baltimore Fire and Rescue Station property. The property consists of two parcels, with a total of 3.86 acres. They are zoned Residential, 1 Dwelling Unit per Acre (R-1) with a future land use designation of Office Park. There has been significant interest in these properties, specifically to rezone the parcels from R-1 to Business Park (BP), which would be in line with the New Baltimore Service District Plan's vision and encourage reuse of the property. However, the Zoning Ordinance requires a minimum district size of five acres to rezone to Business Park, which would require any interested buyer to incorporate additional land into the application. The surrounding parcels are small, generally one acre in size, and individually owned, making it a challenge to acquire the currently required five acres. County staff believes the five-acre minimum district size is potentially constraining the use of the properties as envisioned in the

Comprehensive Plan; whereas, the three acre district size would potentially encourage the envisioned development.

In researching this amendment, county staff analyzed the existing zoning and land use designation throughout the County's service districts. There are parcels in the New Baltimore Service District, Midland Service District and Catlett Service District that are less than five acres, are not zoned Industrial Park or Industrial General, and have a future land use designation of Mixed Use, Commercial/Industrial, Industrial or Office Park. Staff believes reducing the five-acre minimum size in the BP Zoning District could help facilitate the future plans for these service districts.

Definition of BP 3-200.12 The Business Park (BP) District is designed to accommodate a broad mix of commercial business uses as well as clean industrial uses occurring primarily within structures. While it is envisioned that the District will be utilized primarily in the Service Districts, the District may also be utilized within Villages where the proposed business development is intended to be located on a parcel of land specifically identified in the Comprehensive Plan as appropriate for such use and rezoning. Data Center uses should only be located within a Service District when determined an appropriate location.

NO CFFC ACTION REQUIRED

2. [Special Exception SPEX-19-012059 - Oak Spring Garden, LLC - An Application to Amend a Previously Approved Category 7 Special Exception \(SPEX-15-003758\) to Allow the Adaptive Re-Use of Existing Buildings for a Scholarly Research Center \(PIN 6063-64-3117-000, Marshall District\)](#)

County Staff Analysis:

The Applicants are seeking to amend a previously approved Category 7 Special Exception for the Adaptive Re-Use of several existing structures to establish a Scholarly Research Center (SPEX-15003758). The Zoning Ordinance defines a Scholarly Research Center as “a facility providing resources for scholars and experts in a specific field of study to collaborate and conduct research. A Scholarly Research Center may include facilities for temporary housing and boarding up to 30 scholars and experts engaged in research.”

The Oak Spring Garden Foundation is dedicated to inspiring and facilitating scholarship and public dialogue on the history and future of plants, including the culture of gardens and landscapes and the importance of plants for human well-being. The Oak Spring Garden Library serves as a reference source for scholars and is currently being digitized to increase public access to the collection.

In order to expand the Scholarly Research Center and better serve its needs and the public, Oak Spring Garden has requested an amendment to the Special Exception Plat to include all 35 structures on the property for the Adaptive Re-Use, rather than the previous limited number. The Applicant is also requesting revisions to several of the conditions of the November 2015 approval.

In addition to the Applicant’s request, county staff has cleaned-up the previous conditions of approval. Some of the previous conditions have been eliminated because they have been satisfied. Other conditions have been combined to minimize confusion. Additionally, some of the Applicant’s requested conditions have been reworded to provide clarity. All of the potential changes to the conditions have been verified by the Applicant.

NO CFFC ACTION REQUIRED

