

Planning Commission Notes – October 29, 2020 – Submitted by Judd Vickers

The October 29th meeting of the Planning Commission was conducted via WebEx.

Support materials related to the meeting can be viewed at:

https://www.chooscambridge.com/AgendaCenter/ViewFile/Agenda/_10292020-848?packet=true

No Old or New Business

Public Hearings:

PZ2021-004 – Planning Commission voted unanimously to forward a recommendation of denial to the City Council based on compatibility and economic value (findings of fact to be drafted and approved by Planning Commission) for a proposed Master Development Plan Amendment for the RP-2 designation at the Residences at River Marsh at the Hyatt Regency Chesapeake Bay Resort.

As discussed at previous meetings, Quadrangle Development, one of the original Hyatt partners, is the owner of a parcel immediately adjacent to the hotel and requested a change to the master plan that would allow 200 multi-family type units. This is a zoning change request only and there is currently not a development plan pending, or even conceptualized. The change to the master plan was requested to make the property more marketable.

The HOA's for the adjacent Willow Oak Condominium, Persimmon Condominium/Townhouses, several property owners and representatives from MEDCO (another original Hyatt partner) all spoke against the change, citing density, parking, traffic and the absence of a current proposal that would reflect the ultimate outcome of the zoning change.

Only 1 single family home, 48 condominiums and 20 townhomes have been constructed since the project was developed over the last 20 years. The ability to construct 135 single family homes and 415 multi-family units currently remain in place, raising questions as to the need, and /or demand on the site for 200 additional multi-family units.

There is a great deal of additional detail on the Hyatt proposal in the support notes.

TA2021-007 – Planning Commission unanimously approved sending a Text Amendment to the City Council with a recommendation for approval that would permit multi-family uses in the Institutional Zone. Proposed amendment is requested to allow continuation of construction by the Dorchester Developmental Unit (DDU) for a 62 plus multi-family complex. Note: this project original started and was approved when the property was zoned R-3, which permitted multi-family. This was zoned as Institutional in the new UDC, which does not permit multi-

family in institutional zones. The proposed change would allow multi-family on institutionally zoned property greater than 2.5 acres that is connected with a community center type program, recreational facilities would not qualify as a community center.

TA2021-008 – Agenda amended to defer public hearing on an amendment to § 4.2.3 B. 4. of the City's Unified Development Code to add a condition to require that filling stations and service stations may not be located within one thousand five hundred (1,500) feet to a similar use.

Discussion Items:

Discussion and feedback only for a proposed Dollar General at the corner of Washington and High Street, which would be cited on several parcels (currently all vacant parcels). Portions of the proposed site are zoned General Commercial, Downtown Waterfront General and NC4. Staff would likely recommend that all parcels should potentially be converted to Downtown Waterfront General zoning district. Zoning changes could be justified due to the substantial redevelopment of the area, and absence of any current retail services for the adjacent neighborhoods. There were historically commercial uses at this intersection. Planning Commission members indicated they were supportive of moving forward to further consider this project.