

Planning Commission Notes – August 3, 2021 – Submitted by Judd Vickers

The meeting of the Planning Commission was conducted via WebEx.

Support materials related to the meeting can be viewed at:

[Choosecambridge.com/AgendaCenter/ViewFile/Agenda/_08032021-996?packet=true](https://chooscambridge.com/AgendaCenter/ViewFile/Agenda/_08032021-996?packet=true)

Old Business

PZ 2022 – 001 – Mill Street School Concept/Preliminary Plan – deferred by the applicant to a future meeting

New Business

PZ 2022 – 002 – 628 Sunburst Highway – Planning Commission approved Architecture Review and Signage Program for proposed Aldi grocery at Shoal Creek Shopping Center, providing for only one monument sign. The Aldi will have a modern design and occupy the former spot where Save A Lot was located, as well as the space to be vacated by Advanced Auto store. Aldi will accommodate a Planning Commission request to add a bicycle rack.

University of Maryland Medical System, new Cambridge campus – Discussion of sign plan for new medical facility located in Cambridge Marketplace.

Public Hearing

PZ 2022 – 003 – Planning Commission sent a Master Plan amendment for the residential parcels at the Hyatt complex (to be called the Tides at River Marsh) to the City Council with a favorable recommendation, together with the following recommendations from staff:

- 1) All proposed development subject to Article III of the UDC and any other relevant sections;
- 2) Planning Commission shall set up an architectural review committee;
- 3) Proposed design shall be approved by the Planning Commission before any building permits are issued, and must be compatible with existing quality of construction; and
- 4) at least one amenity space must be constructed at the beginning of the development, which must include a pool at a minimum.

The Applicant (Fairchild Properties) controls a total of 311 units that can possibly be developed in six areas designated for residential development. Fairchild is proposing a mix of single family, townhouse and villa style homes, whose density will never increase above the 311 number. The residential areas are under study for additional amenity space (pool, pool house, tennis/pickle ball courts, etc.) as to not overburden the main amenity areas at the main resort complex. Next steps are approval of the Master Plan amendment by the City Council, then

Fairchild will return to the planning commission with more specific plans, architectural designs, etc. Several speakers supported the project and emphasized that the existing Hyatt amenities should not be over-burdened, and perhaps an over-arching amenity plan should be created for the entire property. Concerns over the existing residential properties ability to access amenities was raised as well, and the Fairchild indicated a desire to work toward a solution. Some concerns also raised as to only one means of ingress/egress from US50, condition of existing wooden bridges and rentals related to the new units to be constructed.

TA 2022 – 001 – Planning Commission approved sending a text amendment to the City Council with a positive recommendation to amend Section 4.4.4 of the UDC and Permitted Land Use Table 2 to allow storage buildings in the DWDD as a permitted use with conditions and amend Section 9.2 to align definitions with the amendment.

From 7/6/2021 meeting: Storage Structure vs Outside Storage – Planning Commission approved moving forward with a Text amendment to better define storage within the City, including definitions. Storage buildings are subject to approval by the Planning Commission, or by the Historic Preservation Commission if located within its boundaries. Storage buildings will not be permitted directly on the waterfront. This amendment also includes the ability to locate a storage building used primarily for support of an existing business on an adjacent parcel.

TA 2022 – 002 – Planning Commission approved sending a text amendment to the City Council with a positive recommendation to amend Section 4.2.3 D. to distinguish general processing of Medical Cannabis from the processing of Medical Cannabis Consumer Package Goods and to amend Permitted Land Use Table 1, to allow this use in the General Commercial Zoning District.

From 7/6/2021 meeting: Discussion of allowing “Medical Cannabis Processing Facility of Consumer Package Goods” as permitted a use with conditions in the General Commercial Zoning District. A limitation of the number of facilities is contemplated. A facility is proposed for 500 Henry Street that would use cannabis related products, to produce additional products, such as edibles. Zoning does not currently provide for this type of production.

Discussion Items

Sunseting older subdivisions and development approvals – discussion related to allowing older subdivision approvals that have never built out and are languishing to expire after a certain period of time, as opposed to having an entitlement without end. This is common in other communities. A five-year sunset provision might be considered. Issues to consider: Does the City want to sunset previously approved subdivisions that have never been built out, as well as placing sunset provisions on newer subdivisions that have yet to be approved?

Short-term rentals – Sample ordinances shared for Easton and Annapolis. Parking is a typical issue cited by residents related to short-term rentals. Potential requirement might be that owner resides on the property.

7 Cedar Street – Planning Commission confirmed the decision of the Planning Director that outside storage at this location ceased for a period greater than 90 days, is now a non-conforming use and must cease. Property owner can appeal to Board of Appeals. Background: Tenant was selling cars from the location, and also utilizing it for outside storage. The Planning Commission sent a letter of concern to the property owner/tenant regarding the appearance of the outside storage on a primary gateway. Car sales have ceased, and outside storage continues. Outside storage is not permitted in DWDD area. This property was once used for outside storage, but the City states the use ceased for a number of years, as evidenced by pictures showing the site vacant. Therefore, it is no longer permitted. The property owner asserts the use never ceased, and even though it was not rented, the outdoor storage use continued on parts of the property by the owner and provided a google earth map showing the storage use.

Dining in Industrial Zone (Chesapeake Drive) – Oyster processing facility in the industrial zone and would like to have a restaurant attached to/accompanying the facility. Dining is currently not permitted in the Industrial Zone. Options could be to permit a restaurant outright in the Industrial Zone, or perhaps allow a restaurant when it is ancillary or appurtenant to a facility. Planning Commission appeared to support the concept that a restaurant could be permitted when appurtenant.

Sunburst Center (to be renamed Cambridge Landing) – Older shopping center under renovation, discussion over signage. Planning Commission approved the monument sign to remain (without any sunset provision), with the requirement that the property take down taller Papa John's sign.