



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

March 22, 2016

To: Members of the Howard County Council

From: Valdis Lazdins, Director, Department of Planning and Zoning

Re: ZRA-161 – Timothy Martins

The Department of Planning and Zoning (DPZ) is providing the following information as a supplement to the November 18, 2015 Technical Staff Report for Zoning Regulation Amendment (ZRA) 161- Pet Grooming.

ZRA 161 submitted by Petitioner Timothy Martins proposed to reduce the minimum lot size to grant conditional use approval of a pet grooming establishment in the R-20 Zoning District from 1.0 acre to .5 acres. As proposed in the ZRA, pet grooming businesses could potentially be allowed on an additional 6,966 lots between .5 and 1 acre. In the November 18, 2015 Technical Staff Report, DPZ recommended Denial of ZRA 161 citing issues concerning adequate buffering and compatibility of commercial uses in residential neighborhoods.

As an alternative to this proposal, DPZ conducted the same analysis using a 40,000 square foot (0.92 acre) minimum lot size requirement, the results of which are provided in the chart below and the attached map.

R-20 Zoned Lots/Parcels

Lot/Parcel Size (Acres)	Number of Lots/Parcels
40,000 sq. ft. (.92 Acres) to < 1.0 Acre	307
1.0 Acre Or Larger	1,370
40,000 sq. ft. (.92 Acres) Or Larger	1,677

Source: Land Use Database

Notes:

Includes R-20 residentially used land. (Parks and institutional uses are excluded.)
Lots/Parcels in the subdivision process are counted as one lot/parcel.

According to the data above, a 40,000 square foot minimum lot size significantly decreases the number of properties affected from nearly 7,000 lots to 307 lots between 40,000 square feet and 1 acre. This alternative proposal would slightly increase the number of parcels in the R-20 Zoning District that could apply for a conditional use for a pet grooming establishment from 1,370 to 1,677 parcels. This figure does not consider any private covenant restrictions associated with these lots.



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A reduction in the minimum lot size from 1.0 acre to 40,000 square feet (0.92 acre) would allow for adequate buffering necessary to address the impacts of commercial activity within a residential community. Further, this reduction would not result in any additional impacts to neighborhood character beyond a 1.0 acre minimum lot size. For the reasons stated above, the Department of Planning and Zoning supports a 40,000 square foot minimum lot size requirement for pet grooming establishments in the R-20 Zoning District.


Valdis Lazdins, Director

3-23-16

Date

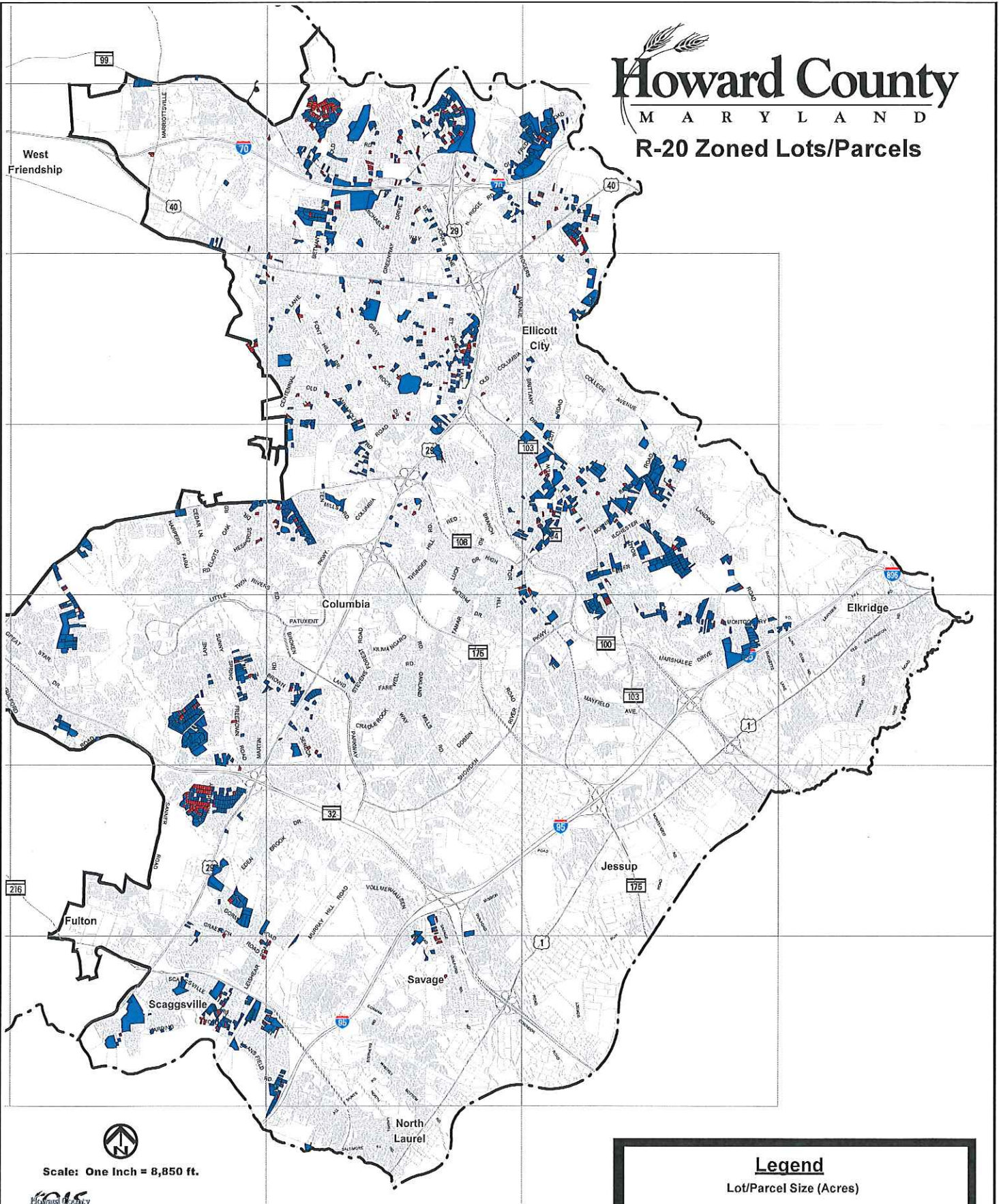
Attachment:

- 1) *Revised parcel map – R-20 Zoned Parcels greater than 0.92 acre*

Howard County

M A R Y L A N D

R-20 Zoned Lots/Parcels



Scale: One Inch = 8,850 ft.



Source: Howard County DPZ, Land Use Database

Notes:

Includes R-20 residentially used land. (Parks and institutional uses are excluded.)
 Lots/Parcels in the subdivision process are counted as one lot/parcel.

Legend

Lot/Parcel Size (Acres)

- Lots/Parcels 40,000 sq. ft. (.92 Acres) To Less Than One Acre
- Lots/Parcels One Acre Or Larger

