



City of Cambridge
Department of Public Works
Planning and Zoning Division
1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
410-228-1955
Planning and Zoning
Staff Report
August 4, 2020

I. BACKGROUND INFORMATION:

P & Z Case No.: P&Z TA # 2021-007

- II. NATURE OF THE REQUEST:** To amend section §4.2.3 A. to add subsection (13) to allow Community Center Multi-family Use within the Institutional Zoning District as a Permitted Use with Conditions, to change the Permitted Land Use Table and Off Street Parking (Table 4) requirements to reflect that change.

DISCUSSION: Del Marva Community Service DCS, Inc. *“is a multi-service organization dedicated to assisting local residents in maintaining their dignity and independence.*

We assist people to live as independently as possible, by providing optimal services in care giving, transportation and other areas to help individuals discover and maintain independent lifestyles.”

Project History:

In 2009, the property had two zoning designations, Highway Commercial and R-3. The applicant, Santo Grande, President of Delmarva Community Services (DCS), requested that the entire property be rezoned to R-3, to allow for the development of an intergeneration community with 88 residential units. The proposal included a variety of family dwelling units and a community center on the 30.4 acre property.

In 2010, the DCS began its development review process for the property and in 2015 received final approval for all phases.

In 2017, The plans for the community center were approved and construction of that facility is now in process.

With the adoption of the UDC in 2015, the property received an Institution Zoning District designation. This district does not allow for multi-family residences. The proposed amendment is to reinstate multi-family uses on the property to allow for the future phases to be developed as originally approved under the R-3 designation.

Staff Recommendation: Staff recommends that the Planning Commission view this request favorably and recommend that Council approve this text amendment.

Please see attached.



CITY OF CAMBRIDGE APPLICATION FOR TEXT AMENDMENT

Application No. _____

Date referred from City Commissioners: _____

The undersigned, on behalf of Delmarva Community Services, Inc. (“Owner”), does hereby respectfully make application to and petition the City Commissioners of the City of Cambridge, Maryland for a text amendment to the City of Cambridge Unified Development Code and use table as hereinafter requested. In support of this application, the following information is given:

1. The Owner has a committed financial, contractual or proprietary interest in real property located within the City’s zoning jurisdiction, that interest being: Ownership of 29.78 acres of land within the City limits of Cambridge, Maryland (Tax Map 306, Parcel 5813).
2. The Sections of the Unified Development Code proposed for change are: Section 9.2 (defining “Community Center Multi-Family” use); Section 4.2.3(A) (providing supplementary standards for Community Center Multi-Family use); Table 1: Permitted Uses by Zoning District (supplementing the Permitted Use Table with an additional use under “Institutional Residence or Care of Confinement Facilities”); and Table 4: Schedule of Minimum Off-Street Parking Requirements by Land Use (to add “Community Center Multi-Family” use and prescribe a parking standard).
3. It is requested that the proposed change be as follows: See attached.
4. Purpose of Proposed Change:
To authorize the City to permit use, occupancy and improvement of multifamily facilities in connection with Owner’s existing non-profit institutional use within the Institutional zone.

Signature of Applicant _____ Date _____

Address c/o Ryan D. Showalter, Esq. McAllister, DeTar, Showalter & Walker LLC, 100 N. West Street, Easton, MD 21601

Phone (410) 820-0259 Date Fee Paid _____ Amount _____

- 1. Amend Section 9.2 to define the term “Community Center Multi-Family” as follows:**

Community Center Multi-Family – Multi-Family Dwellings constructed on or adjacent to a property improved by an intergenerational, senior or special needs community center or facility.

- 2. Amend Section 4.2.3(A) to add subsection (13) to include the following supplemental criteria for the “Community Center Multi-Family” use:**

(13) Community Center Multi-Family

Subject to the following conditions, Community Center Multi-Family dwellings shall be a Permitted Use with Conditions (C) within the I District.

- Community Center Multi-Family uses must be located upon a Lot, or contiguous Lots in common ownership, at least 2.5 acres in size.
- Must be located on the same Lot as, or on a Lot contiguous to, an existing Nursing Care Institution, Intermediate Care Institution, Handicapped or Infirm Institution, or other intergenerational, senior or special needs community center or facility.
- Residential Density for Community Center Multi-Family dwellings in the I District shall not exceed fifty (50) units per acre.
- Community Center Multi-Family buildings are permitted to exceed the otherwise prescribed maximum height of the I District, but shall not exceed 60’ in height.

Insertions designated by underline; deletions designated by strikethrough

3. Amend Table 1: Permitted Uses by Zoning District to include Community Center Multi-Family as a use permitted, subject to conditions (C) in the Institutional zoning district.

Table of Permitted Uses by Zoning District
City of Cambridge, Maryland

Land Use	Zoning Districts									Use Regs.
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
TABLE 1: PERMITTED USES BY ZONING DISTRICT P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions										

Institutional Residence or Care or Confinement Facilities										
<u>Community Center Multi-Family</u>			<u>C</u>							<u>§ 4.2.3(A)(13)</u>

4. Amend Table 4: Schedule of Minimum Off-Street Parking Requirements by Land Use to include the Community Center Multi-Family use.

Schedule of Minimum Off-Street Parking Requirements by Land Use

Use	Minimum Required Parking Spaces
Institutional	
<u>Community Center Multi-Family</u>	*

* Minimum parking shall be 1 space per staff plus spaces in number as determined by Approving Authority to serve the visiting/resident public.