



City of Cambridge
Cambridge, Maryland

ORDINANCE NO. 1052

ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND TO AMEND THE OFFICIAL ZONING MAPS OF THE CITY OF CAMBRIDGE FOR PARCEL NO. 405, TAX MAP 30, IMPROVEMENTS KNOWN AS 1506 GLASGOW STREET, FROM R (RESIDENTIAL) TO GC (GENERAL COMMERCIAL) DISTRICT

WHEREAS, pursuant to Findings of Fact attached hereto as Exhibit A, and incorporated herein by reference, the Commissioners concluded that a mistake had occurred during the comprehensive rezoning of 2014 for the property shown on tax map No. 30, Parcel No. 405, the improvements thereon being known and designated as 1506 Glasgow Street, Cambridge, Maryland (the "Property"); and

WHEREAS, the Commissioners have concluded that the proper zoning designation for the Property should have been GC, "General Commercial," and that said zoning classification is consistent with the relevant provisions of the City Comprehensive Plan;

WHEREAS, on June 2, 2015, the City Planning Commission held a public hearing and issued recommendations regarding the amended zoning of the Property. The Planning Commission unanimously recommended that the Commissioners of Cambridge approve the rezoning of Property from R (Residential) to GC (General Commercial) based upon a mistake made during the most recent city-wide comprehensive rezoning in 2014;

WHEREAS, the Commissioners of Cambridge find that it is in the best interest of the City to amend the Official Zoning Map of the City to provide for a zoning classification of GC (General Commercial) for Parcel No. 405, Tax Map No. 30; and

WHEREAS, the Commissioners of Cambridge held a duly noticed public hearing on this proposed Re-Zoning on July 13, 2015, in compliance with the requirements of Section 4-203 of the Land Use Article, Annotated Code of Maryland, notification of said public hearing having been published in the Star Democrat on June 26, and July 3, 2015;

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Commissioners of Cambridge, that:

SECTION ONE: The Official Zoning Maps of the City of Cambridge are hereby amended for that certain real property located at the intersection of the south side of Glasgow Street, and being the same property as delineated as Parcel No. 405 on Tax Map No. 30, the improvements thereon being known and designated as 1506 Glasgow Street, City of Cambridge in Dorchester County, from R "Residential" to GC "General Commercial."

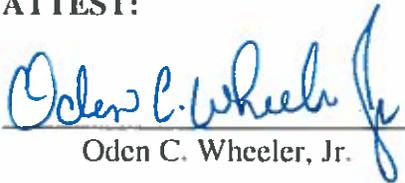


City of Cambridge
Cambridge, Maryland

SECTION TWO: Effective Date. This ordinance shall become effective ten (10) days following the date of adoption of this Ordinance by the Commissioners of Cambridge.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE



Oden C. Wheeler, Jr.

By:  (SEAL)

Victoria Jackson-Stanley, Mayor

Introduced the 27th day of **JULY, 2015**
Adopted the 10th day of **AUGUST, 2015**
Effective the 20th day of **AUGUST, 2015**



City of Cambridge
Cambridge, Maryland

EXHIBIT A

FINDINGS OF FACT RE: REZONING OF 1506 GLASGOW STREET

In accordance with Sections 4-203 and 4-204 of the Land Use Article, Annotated Code of Maryland, the Commissioners of Cambridge make the following findings of fact:

1. Public Hearing. That a public hearing was held before the Commissioners of Cambridge on July 13, 2015 at 7:00 p.m., with a summary of same having been published in the Star Democrat on June 26, and July 3, 2015.
2. Population Change. The proposed commercial zoning would not permit substantial residential development. The general commercial zoning (GC) established by this Ordinance would be located on a parcel of property which has been used for commercial purposes since the 1960s. Glasgow Street is a heavily traveled corridor, which has accommodated the commercial uses on the site without any problems, and can continue to accommodate the commercial traffic associated with this Property without any upgrades or improvements. The proposed rezoning is not anticipated to directly generate population changes in the City or County.
3. Adequacy and Availability of Public Facilities. The property is, and has been for many years, serviced by City water/sewer and all other public services. No new construction is anticipated.
4. Present and Future Transportation Patterns. As set forth in Item No. 2 above, the Property is located on a road, which can easily accommodate the traffic generated by commercial activity associated with this Property. As stated, the property has been in commercial use for several decades without incident or need for improvements to the road or traffic patterns.
5. Compatibility with existing and proposed development for area. The subject property is located adjacent to other commercial uses on Glasgow Street. The uses permitted by the proposed are compatible with existing and proposed development in the area. The site and the adjoining parcel have been commercial uses for several decades.
6. Recommendation of the Planning Commission – The City Planning Commission unanimously recommended the proposed re-zoning.
7. Relationship to City Comprehensive Plan – The location of commercial activity at this site would be compatible and consistent with the City's Comprehensive Plan.
8. Fiscal Impact upon the City Government. As set forth in Item No. 3 above, the Property as a commercially-zoned parcel will not result in the need for any additional services, and therefore, will not adversely impact the City's finances. The continuation of the property as a commercial structure will likely result in greater revenues being generated for the City.
9. Suitability of the Subject Property for the Uses Permitted Under Existing and Proposed Zoning Classifications. The subject property is well-suited for the uses permitted under the proposed zoning of General Commercial. It was clearly a mistake, during the process of the Comprehensive Rezoning in 2014, that the zoning classification was not changed at that time to GC (General Commercial) as the existing commercial establishment has been located on site for many years. The proposed rezoning to GC (General Commercial) is needed to correct that error. The Annexation Resolution for this area also designated the parcel as GC. Therefore, it is clear that the continued commercial use of the property would be suitable for uses permitted under the General Commercial (GC) District classification, and that it was a mistake during the comprehensive rezoning in 2014 not to have been classified as General Commercial.