

## Council Agenda Report

**Date:** February 6, 2017  
**Submitted by:** Odie Wheeler, Director of Public Works  
**Prepared by:** Pat Escher, City Planner, A.I.C.P.

**SUBJECT:** A Map Amendment and a Rezoning of a property from Resource Conservation to General Commercial – Rte. 16 Map 307, Grid 0017, Parcel 5724.

**Recommendation:** That Council

- A. Introduce Ordinance No. 1093 by reading of title only; and
- B. Open the public hearing and continue to February 27, 2017 for second reading, public hearing and adoption of Ordinance No. 1092.

**Discussion:**

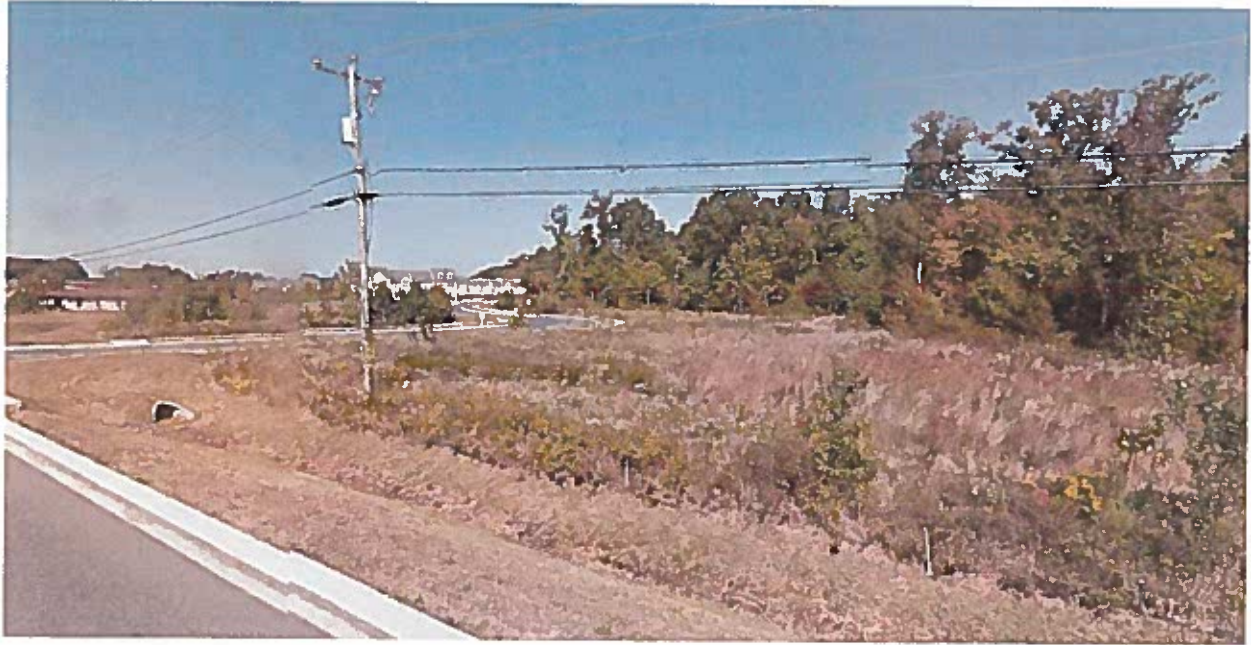
The Planning Commission unanimously recommended the City Council rezoned the property from Resource Conservation to General Commercial due to the subject property was zoned in error during the 2014 Unified Development Code adoption.

The property was formerly zoned General Commercial when it was subdivided in 2004. This lot was part of the Pintail Landing Subdivision, which was a mixed use development, with residential uses on Lot 1 and commercial uses on Lots 2 & 3. (See below) Lot 3 had portion of the lot designated for forest conservation.

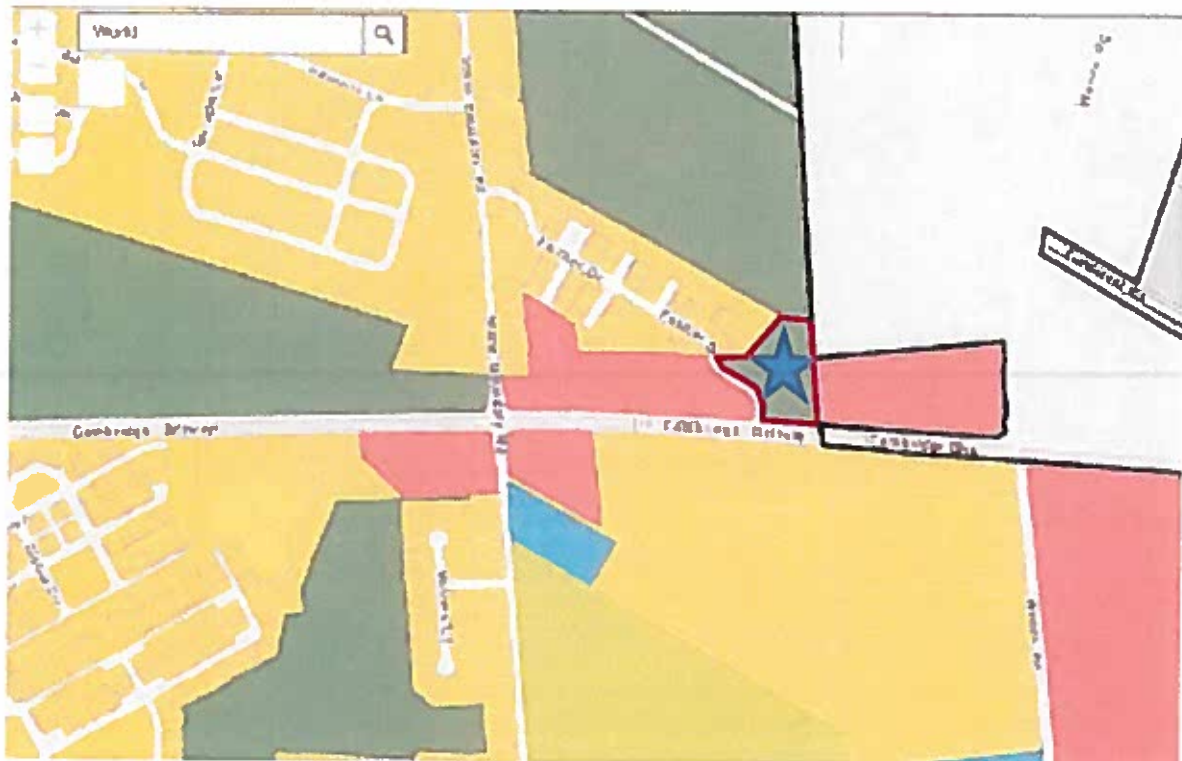
In 2008, Lot 3 was reviewed by the County and the City for a stormwater management and site grading plan. (See below) During this process stormwater pond was created and some infrastructure was installed, with intent to develop the property as a commercial development. Due to the market decline, the property remained undeveloped.

As economic conditions are now improving, the lot was placed on the market and the City received an inquiry about the property's zoning. The property owner was informed that the property was rezoned to Resource Conservation during the 2014 Citywide rezoning. The property owner asked staff to research the property and after internal discussions it was determined that the property was rezoned in error and included in the Resource Conservation property to the north. There are previous City approvals for commercial development and the necessary infrastructure has been reviewed and approved by the City. Furthermore, this portion of Rte. 16 has commercial designations on each side of the property.





The Site



As show by the zoning map above, all of the adjacent properties along Rte. 16 are zoned Commercial General. Previous City approvals are shown below.

**LAKE ENGINEERING, Inc.**  
 100 GARDNER - Lake Street - Cambridge, Mass.  
 617-452-1100

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**NOTES:**

1. THIS PLAN IS A REVISION OF THE PREVIOUS PLAN.
2. THE LOTS ARE TO BE CONVEYED TO THE CITY OF CAMBRIDGE.
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10. THE LOTS ARE TO BE CONVEYED TO THE CITY OF CAMBRIDGE.

**COMMITTEE'S CERTIFICATE**

I, the undersigned, being a member of the City of Cambridge Planning Board, do hereby certify that the above described plan is in accordance with the provisions of the City of Cambridge Zoning Ordinance, Chapter 21A, and that the same is in compliance with the provisions of the City of Cambridge Subdivision Ordinance, Chapter 21B.

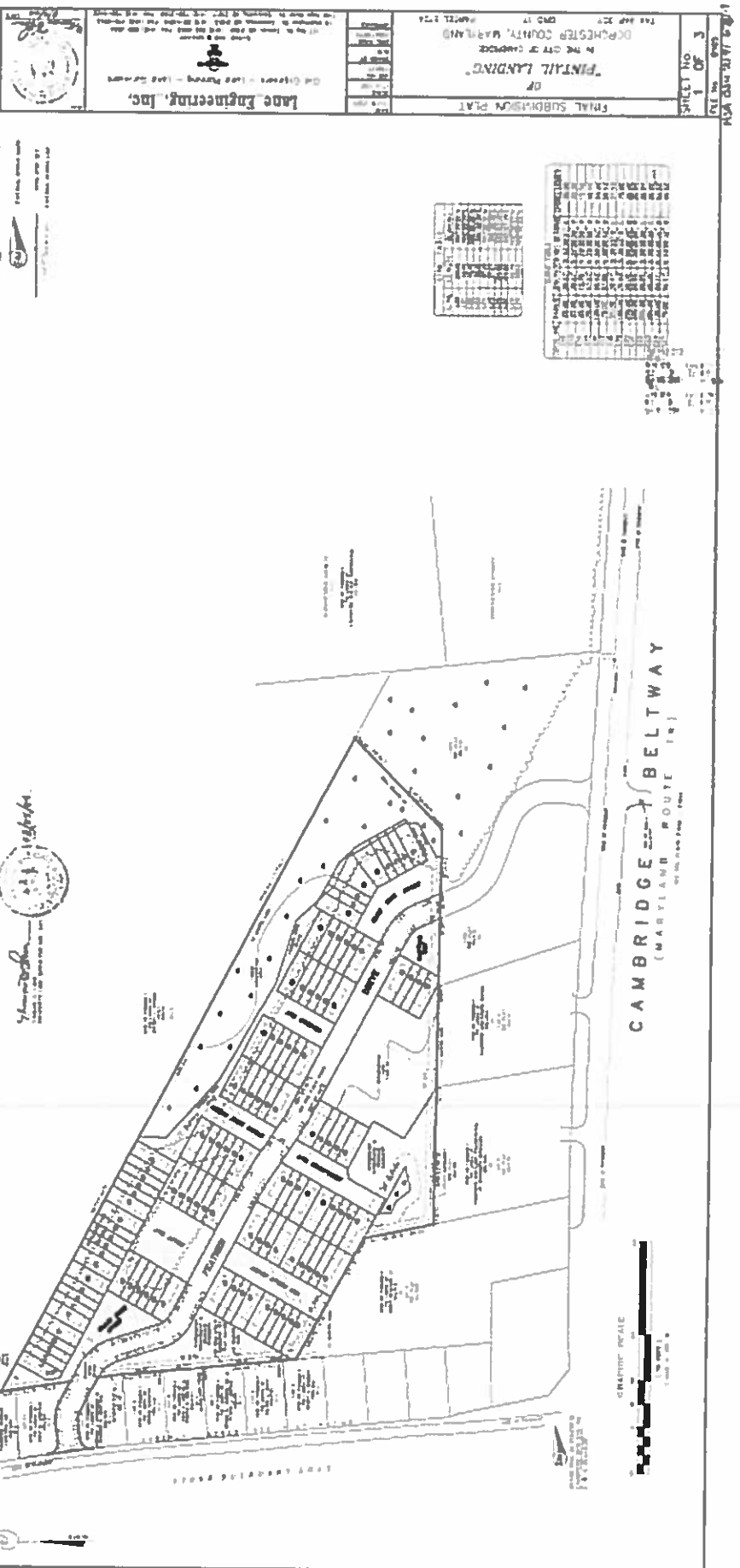
*[Signature]*  
 Planning Board Member

**ENGINEER'S CERTIFICATE**

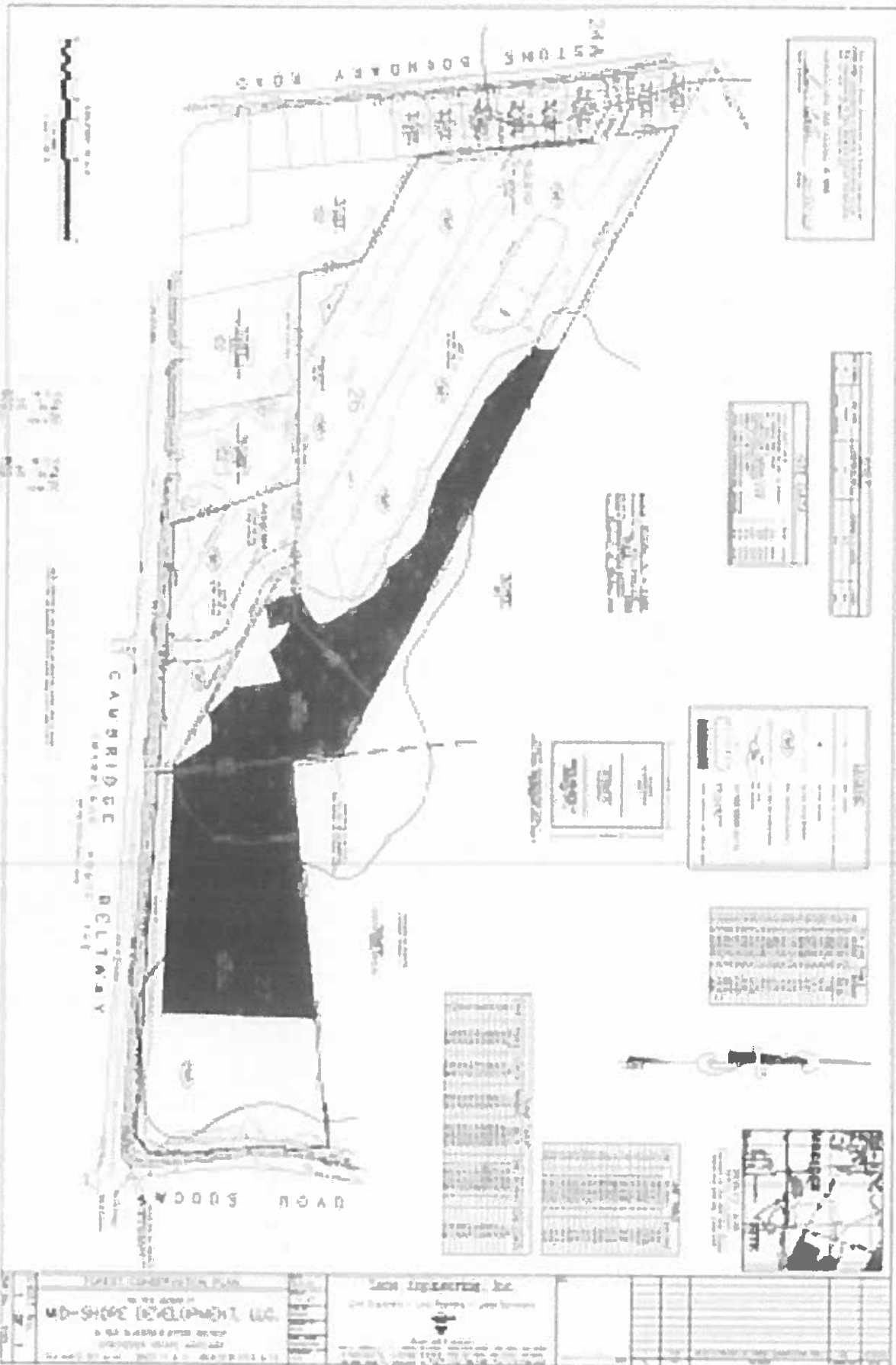
I, the undersigned, being a duly licensed Professional Engineer in the State of Massachusetts, do hereby certify that the above described plan is in accordance with the provisions of the City of Cambridge Zoning Ordinance, Chapter 21A, and that the same is in compliance with the provisions of the City of Cambridge Subdivision Ordinance, Chapter 21B.

*[Signature]*  
 Professional Engineer

**LAKE ENGINEERING, Inc.**  
 100 GARDNER - Lake Street - Cambridge, Mass.  
 617-452-1100



NO.	DESCRIPTION	DATE
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Sheet 1 of 2

Prepared by: [Name]  
 Date: [Date]  
 Scale: [Scale]

LAND ENGINEERING, Inc.  
 1234 Main Street  
 City, State, Zip



# SITE GRADING & STORM WATER MANAGEMENT FOR TIMBER HOLLOW DEVELOPMENT COMPANY, LLC. IN THE CITY OF CAMBRIDGE DORCHESTER COUNTY, MARYLAND

**GENERAL NOTES**

1. THE GRADING AND STORM WATER MANAGEMENT PLAN IS BASED UPON THE SURVEY DATA AND INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER'S FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SOILS OR ROCKS AT THE SITE. THE ENGINEER HAS ASSUMED THAT THE SOILS AND ROCKS AT THE SITE ARE AS SHOWN ON THE ATTACHED GEOTECHNICAL REPORT AND HAVE NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SOILS OR ROCKS AT THE SITE.

2. THE GRADING AND STORM WATER MANAGEMENT PLAN IS BASED UPON THE ASSUMPTION THAT THE SOILS AND ROCKS AT THE SITE ARE AS SHOWN ON THE ATTACHED GEOTECHNICAL REPORT AND HAVE NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SOILS OR ROCKS AT THE SITE.

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**SOIL EROSION AND SLOPE STABILIZATION TECHNIQUES AND SPECIFICATIONS**

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NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/15/2014	J. L. [Name]	[Name]
2	ISSUED FOR PERMIT	10/15/2014	J. L. [Name]	[Name]
3	ISSUED FOR PERMIT	10/15/2014	J. L. [Name]	[Name]
4	ISSUED FOR PERMIT	10/15/2014	J. L. [Name]	[Name]
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6	ISSUED FOR PERMIT	10/15/2014	J. L. [Name]	[Name]
7	ISSUED FOR PERMIT	10/15/2014	J. L. [Name]	[Name]
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**LEGEND**

1. EXISTING GRADE  
2. PROPOSED GRADE  
3. EXISTING CONCRETE  
4. PROPOSED CONCRETE  
5. EXISTING ASPHALT  
6. PROPOSED ASPHALT  
7. EXISTING GRAVEL  
8. PROPOSED GRAVEL  
9. EXISTING SAND  
10. PROPOSED SAND  
11. EXISTING CLAY  
12. PROPOSED CLAY  
13. EXISTING SILT  
14. PROPOSED SILT  
15. EXISTING LOESS  
16. PROPOSED LOESS  
17. EXISTING SILTSTONE  
18. PROPOSED SILTSTONE  
19. EXISTING SANDSTONE  
20. PROPOSED SANDSTONE  
21. EXISTING LIMESTONE  
22. PROPOSED LIMESTONE  
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25. EXISTING GNEISS  
26. PROPOSED GNEISS  
27. EXISTING SCHIST  
28. PROPOSED SCHIST  
29. EXISTING METAMORPHIC  
30. PROPOSED METAMORPHIC  
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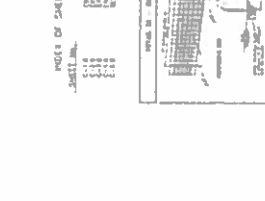
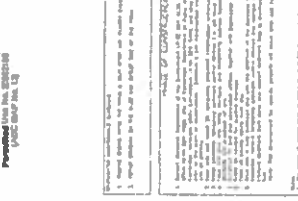


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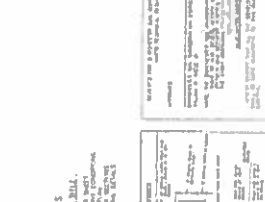


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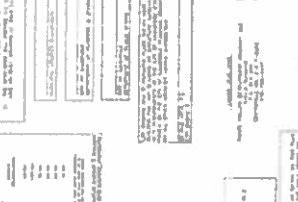


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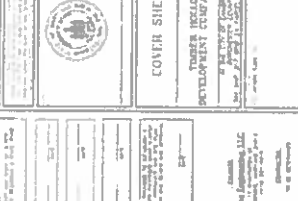


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**COVER SHEET**

**TIMBER HOLLOW DEVELOPMENT COMPANY, LLC**

1000 [Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

DATE: [Date]

SCALE: [Scale]

BY: [Name]  
CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

**LARK Engineering, LLC**

1000 [Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

DATE: [Date]

SCALE: [Scale]

BY: [Name]  
CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

**PROFESSIONAL ENGINEER**

[Name]  
[Title]  
[Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

DATE: [Date]

SCALE: [Scale]

BY: [Name]  
CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

**PROFESSIONAL ENGINEER**

[Name]  
[Title]  
[Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

DATE: [Date]

SCALE: [Scale]

BY: [Name]  
CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

**PROFESSIONAL ENGINEER**

[Name]  
[Title]  
[Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

DATE: [Date]

SCALE: [Scale]

BY: [Name]  
CHECKED: [Name]

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SEAL: [Seal]

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[Name]  
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APPROVED: [Name]

SEAL: [Seal]

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[Name]  
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Sheet No. [Number]

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SCALE: [Scale]

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CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

**PROFESSIONAL ENGINEER**

[Name]  
[Title]  
[Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

DATE: [Date]

SCALE: [Scale]

BY: [Name]  
CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

**PROFESSIONAL ENGINEER**

[Name]  
[Title]  
[Address]  
[City], [State] [Zip]

Project No. [Number]  
Sheet No. [Number]

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BY: [Name]  
CHECKED: [Name]

APPROVED: [Name]

SEAL: [Seal]

NO.	DESCRIPTION
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2	AS SHOWN ON SHEET 2 OF 4
3	AS SHOWN ON SHEET 3 OF 4
4	AS SHOWN ON SHEET 4 OF 4
5	AS SHOWN ON SHEET 5 OF 4

<b>DATE:</b>	1/14/2014
<b>SCALE:</b>	1" = 20'

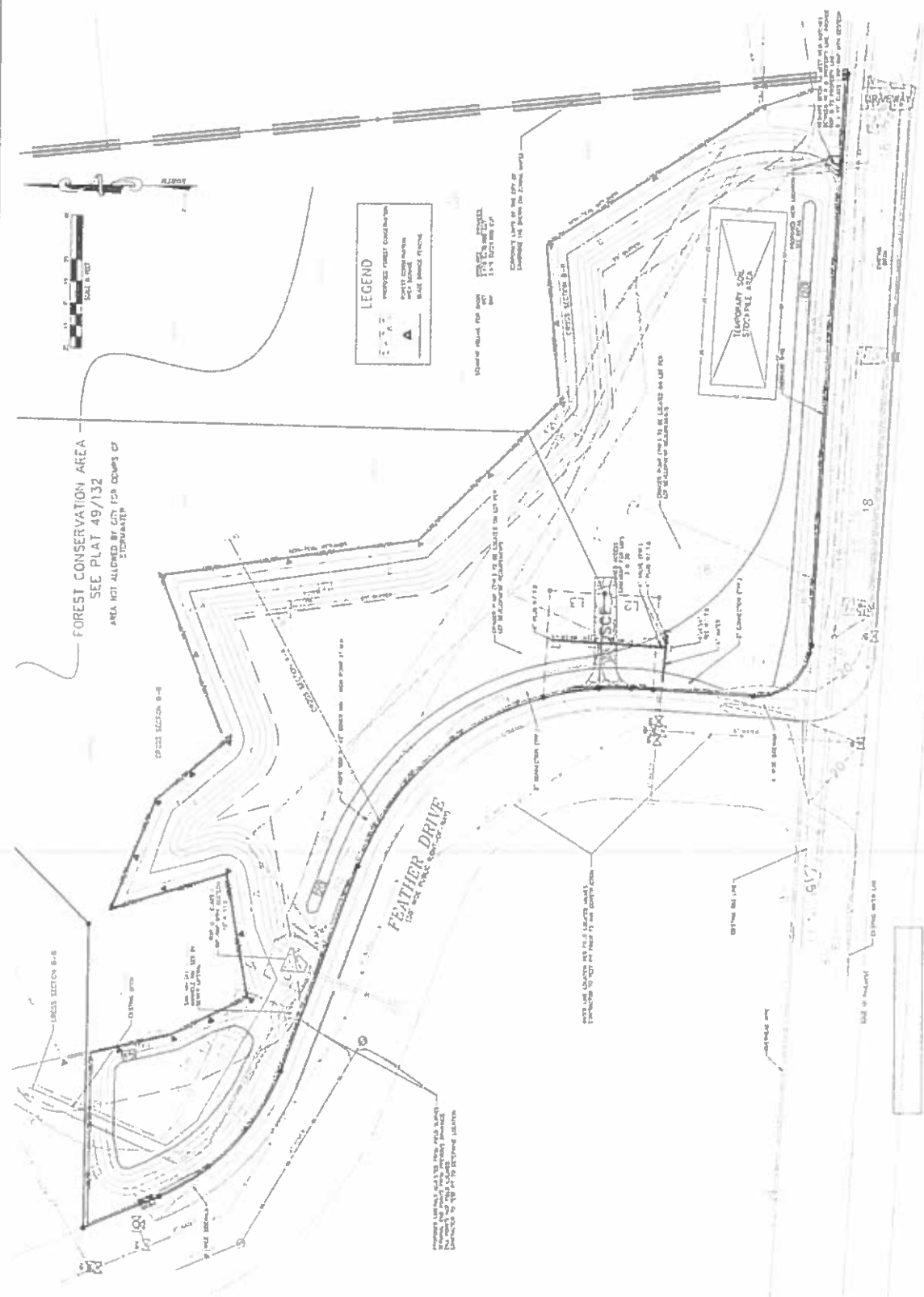
<b>CLIENT:</b>	TIMBER HOLLOW DEVELOPMENT COMPANY, LLC
<b>PROJECT:</b>	TIMBER HOLLOW DEVELOPMENT
<b>LOCATION:</b>	CHURCH CREEK ROAD, MD ROUTE 16

**Lattre Engineering, LLC**  
 ENGINEERING & ARCHITECTURE  
 1400 MAIN STREET, SUITE 100  
 ANNAPOLIS, MARYLAND 21403  
 PHONE: 410-291-5500  
 FAX: 410-291-5501  
 WWW.LATTEENGINEERING.COM



**SITE PLAN**  
**TIMBER HOLLOW DEVELOPMENT COMPANY, LLC**  
 PROJECT NO. THD-01  
 11400 MAIN STREET, SUITE 100, ANNAPOLIS, MD 21403  
 DATE: 1/14/2014

<b>C-3-D</b>	1	20
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FOREST CONSERVATION AREA  
 SEC PLAT 49/132  
 AREA NOT ALLOWED BY CCR FOR COWPS OF  
 STEAMWATER

CHURCH CREEK ROAD (MD ROUTE 16)  
 PUBLIC ROAD BY MD LAW ART. 24A, § 2-201 (b)(1) (3) (4) (5) (6) (7) (8)

Picture of the signed, approved plans.



I.