PARAMOUNTE
ENGINEERING, INC.

Date: August 7, 2020

Hoover Road Investments, LLC:

SUP Narrative

Please reference the supplemental application information and the narrative below describing the property as was submitted with the recent downzoning of the property.

Date March 19, 2020

Rezoning Narrative (for reference of project history)

The subject parcel is located approximately ±2,115 linear feet from Hoover Road and adjacent to the rear of the Sparrows Bend neighborhood in Hampstead. The subject property proposed for rezoning is formed from a recombination of an existing ±1.73 acre tract of land (PIN # 3293-03-2014-000) and the southeastern-most upland portion of the larger ±75.6 acre tract (PIN # 3283-94-9377-0000). Both are owned by Hoover Road Investments, LLC. The new combined tract acreage is ±6.5 acres.

The purposed rezoning takes the property from the existing RP and RM-CD-2 (1.73 acre tract only) to RA. This land will be downzoned property located at the rear of the Sparrows Bend development, and this rezoning will be step toward addressing the issued notice of violation on the current use of the property. The land was found to be used as a laydown yard for construction materials (with an open air covered structure to protect materials from elements) being used in the owners neighboring developments. The owner received a notice of violation indicating the current zone(s) do not allow for construction materials to be stored in the existing zoning. The owner is told his construction materials are classified as a "Miscellaneous Use – Storage of Merchandise, Materials or Equipment On Site Inside or Outside An Enclosed Building, Excluding Salvage". This use is only permitted in three zones – RA, IT, and GI. Since an industrial zone in the middle of residential areas does not fit with current land use, we are proposing a rezoning to RA. If rezoning is successful, the owner will pursue the required special use permit process to allow construction materials for his development to continue to be stored on this land.

It is understood that a general rezoning must assess all land uses allowed within the proposed zone. While the reason for the rezoning is the current use of the land, the applicant understands that a general rezoning must assess all land uses allowed withing the proposed zone. It is the location of the parcel we believe limits many of the proposed uses within the RA zone. The location of the property at the rear of the property and accessed by utility and access easement does not lend itself to many of the uses allowed in RA that thrive on visual access from a roadway. Access in the other directions would come off of a cul -de-sac road at the edge of Sparrows Bend and is deep within the residential road network of that residential neighborhood. So, while possible, permitted uses such as educational

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services, personal care services, public administration, child care center, and other commercial businesses will very likely not consider locating in the middle of wetlands and neighborhoods without main roadway visual access. Many uses in RA require special permit and will require additional review by staff and boards in the future. Other by-right permitted uses in RA include housing which is consistent with adjacent land uses.

Public services would have to connect from adjacent parcels, as required by the County's ordinances. Water and sewer are both in the vicinity of the project and would have to be connected at the owner's expense should they be required for the future use. The change in zoning does not damage or hinder ability for access to services for existing residences in the area.

The current land use is largely vacant land, except for the construction materials, and the parcel is separated on 3 sides from adjacent vacant uplands and developed neighborhoods (except Sparrows Bend) by approximately 30 acres of mapped wetlands. The future land use plan allocates this land as Regional Mixed Use and Medium Density Residential (1.73 acre tract only). The rezoning of the parcel to RA complies with the future land use in that it becomes a support property to the larger Hoover Road other adjacent tracts either by way of being a buffer or by way of being a tract that stores construction materials used in the development of the Regional mixed use properties owned by the applicant along Hoover Road. An RA zoning in the midst of current residential properties may provide buffer between these existing land uses and the more intense regional mixed use development the County projects in the future.

The proposed rezoning is reasonable as it relates to public interest in that it is a downzone into a zoning that promote like uses to those surrounding the subject parcel. The land is surrounded by many acres of wetlands and is not visible from most of the developed or potentially developed upland areas on adjacent properties. Therefore, the applicant asserts that any use of this parcel as allowed with in the proposed RA zone is not a threat to public safety and welfare or any other public interest.

We respectfully request your consideration of the information presented and of our rezoning request. If you have any additional questions, please contact Allison Engebretson at Paramounte Engineering, Inc.