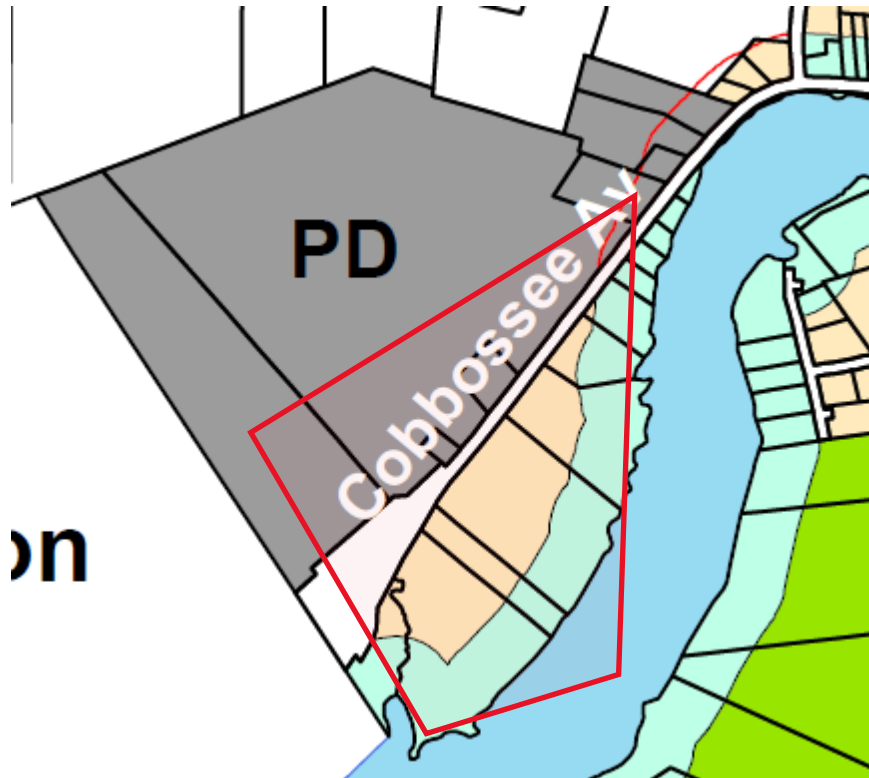To: Ordinance Review Committee
From: Joel Greenwood
Subject: Proposed zoning change – Cobbossee Ave
Date: August 9, 2022

The Ordinance Review Committee is asked to consider making the recommendation of changing the zoning district shown below from HDR High Density Residential to PD Planned Development.

This would match the Land Use designation on the northern side of Cobbossee Avenue and fit the purpose of that Planned Development District to allow land to be used for both commercial and residential use. Allowing uses that include a wide range of residential uses as well as many nonresidential uses. The development standards allow development that is appropriate for a busy corridor while ensuring that new buildings are attractive.

Conversely that area does not contain the dense residential character described in the HDR district, containing single family homes on larger lots:

The lot sizes in that area are seemingly appropriate to the Planned Development district dimensional requirements. Additionally, there is not a great deal of difference in allowed uses between the two Zones, and certainly none that seem inappropriate for this area as it exists at present.

For reference here are the Zone Descriptions:

High Density Residential District

Includes land areas which are already predominantly residential in character. It incorporates many of the older and developed residential areas of the city with a mix of single and multifamily homes, schools, hospitals, and some existing commercial uses.

Planned Development District

Includes the portion of the outer Brunswick Avenue corridor from the four-way intersection with Old Brunswick Road to Blueberry Hill as well as part of Cobbossee Avenue. This district includes land to be used for both commercial and residential use. Allowed uses include a wide range of residential uses as well as many nonresidential uses. The development standards allow development that is appropriate for a busy corridor while ensuring that new buildings are attractive.