



Issues on Bill 17-015 where FOH believes amendments are needed

DISTRICT A: No significant amendments.

DISTRICT B: **B002** (Pleasantville Rd) should remain AG not B1. It is outside the Development Envelope, not in a Rural Village, and conflicts with HarfordNEXT sections CPA3.1(b) and 3.3(b) of the Fallston Community Area Plan.

B012 and B014 (Aumar Village) should be R1, not R2, for several reasons. The property owner told the public he would ask for R1 when he wanted the development envelope expanded for his properties, and insisted he did not want the townhouses and condominiums that R2 will allow. R2 will have greater impacts than R1 on the adjacent farm in Agricultural Preservation and on the existing single-family homes surrounding these properties. HarfordNEXT says the Fallston Community Area should have single family homes, and R1 calls for this. *[for details, see attached notes]* In addition, B012 has significant environmental constraints, is in the 100-year floodplain, and the Stonybrook residential neighborhood across the road already floods (as has Route 1). Increased impervious surface and storm water run-off with R2 can be expected to make this worse.

DISTRICT C: **C001** (Conowingo Road) should remain R2, not CI. This now has a single-family home on ½ acre adjacent to other single-family homes in the neighborhood and across from other homes and small local businesses. It's also on a blind, dangerous bend on very busy Conowingo Road. There is already plenty of unused CI zoning less than a block away, including an empty car dealership.

C012 and C013 (Terrace Drive) should remain R2, not B2 or B3. Development of businesses on these properties would impact this stable residential neighborhood. There are significant vacancies in the shopping malls within easy walking distance so more Business zoning is not needed.

DISTRICT D: No significant amendments.

DISTRICT E: **E001 through E006** (on Rt. 22 in front of Ripken Stadium) should remain AG until Harford and Aberdeen decide the future of this area. It is surrounded by the City of Aberdeen and should not be rezoned by Harford. MO won't work even if all these properties are combined, because they would not meet the 20-acre minimum requirement for MO zoning. [reference: 267-61 Mixed Office District, paragraph C (2)]

E008 (Stepney Rd.) should remain R1, not R2. Property is surrounded by R1. Because it is in an environmentally sensitive area, R1 would be allowed a "NRD bump up" in development. Market-wise it makes no sense, as nearby Beechtree (even with a TIF) is failing to sell.

DISTRICT F: **F001** (88 acres) has a very small frontage on Route 40 at the intersection of Old Stepney Rd and should remain R4. It is adjacent to R2 and R3 residences to the NE and SW. The neighboring community strongly objects to GI, particularly the added truck traffic. The PAB split 2-2 about keeping this R4. There is a need for R4 residences and housing will also better protect the wetlands on and adjacent to the site that are part of the Cranberry Run watershed.

F004 (Philadelphia Rd) Although DPZ proposes splitting this into B2 and R2, we believe this will allow business to creep into a stable residential area near an already-failing intersection (and expanding the intersection would destroy existing businesses). Property is also across from historical buildings.

F016 and F017 (Chelsea Rd) should remain R1, not receive LI. This is in the middle of the south Perryman residential area, and LI would be extremely intrusive to the neighbors. Neighborhood strongly objects to LI. There are significant, major road problems already and LI would create major truck traffic going through residential neighborhoods and already-clogged, problematic intersections.

Why B012 and B014 should be given R1, not R2 zoning:

COMMUNITY WAS PROMISED R1

The owner is on record as repeatedly telling the Fallston community he would only request R1 zoning for these two properties. When local residents opposed expanding the development envelope to include these properties, the property owner, Mr. Euler, was reported in the April 19, 2016 Sun/Aegis ¹ as saying “he wouldn't put townhouses or condominiums on the property” and was “not opposed to the possibility of developing single-family homes on large lots.” On April 28, 2016 Sun/Aegis ² reported “Euler says he would not ask for business zoning, only R-1 low density residential, if the land use plan is approved as drafted”. On September 9, 2016, the Sun/Aegis ³ wrote “Euler claimed he was seeking water and sewer service to alleviate the area's failing septic system issues and would subsequently seek only R-1 low density zoning for his property”.

So, he's repeatedly told the public he would only ask for R1, which promotes single-family homes. He has said he doesn't want the townhouses or condominiums R2 would permit. We believe by requesting R2 zoning, he is violating his promises to the community.

IMPACT ON NEIGHBORS

B012 and adjacent B014 are at the outer edge of the newly expanded Development Envelope. On two sides are single family homes that have been there for decades. Along the longest side of B012 is a 57.5 acre working farm in Maryland agricultural preservation. R2 creates bigger impacts on these owners than R1.

On 23.9 acres, R1 would permit up to 47 homes, whereas R2 would permit up to 107 homes or else up to 167 apartments in 5-story buildings as Housing for the Elderly. It is wrong to risk R2 doubling or tripling the number of dwellings compared to R1, bordering a preserved farm and single-family homes.

HarfordNEXT MASTER PLAN

The Fallston Community Area Plan in HarfordNEXT called for future development in the Fallston community to be “single family homes with low intensity development”. These properties are in Fallston and should be R1, which calls for single family homes.

Conclusion: Bill 17-015 should be amended to change B012 and B014 from R2 to R1 zoning.

¹ [*‘Keep Fallston Rural’ petition aims to block expansion of development area around Aumar Village, [April 19, 2016 Sun/Aegis](#)*]

² [*Developer sues ‘Keep Fallston Rural’ organizers over petition names, claims; April 19, 2016 with correction on [April 28, 2016, 9:03pm Sun/Aegis](#)*]

³ [*Fallston developer drops lawsuit against ‘Keep Fallston Rural’ organizers, [September 9, 2016 Sun/Aegis](#)*]