

ATTACHMENT C

Proposed amendments to the text of the 2009 Adopted Subregion 4 Master Plan and Endorsed SMA for the Proposed Columbia Park Industrial Development District Overlay Zone (DDOZ)

A. NEW INSERT

Plan text page 348 (after Opportunity Site 11), insert the following:

Opportunity Site 12 (Zone 1): Columbia Park Industrial District

Vision

Living Area B within Subregion 4 is envisioned to become a health and wellness zone. As such, Columbia Park Industrial District, which is adjacent to Living Area B, should complement and comply with the health and wellness zone criteria as laid out in Chapter 5. Environmental considerations are paramount in planning and developing Columbia Park Industrial District, as they have a direct link to the welfare of this portion of the subregion.

Goal: Redevelop existing commercial and industrial properties with low- to medium-intensity commercial and industrial uses that support the economic, social, and physical well-being of the subregion, and Living Area B in particular.

LAND USE CHARACTERISTICS:

The Columbia Park Industrial District promotes low- to medium-intensity business buildings including retail, office, flex space for business services, manufacturing, wholesaling, warehousing and distribution. This character area requires high standards for site design and operations to ensure that the area is environmentally sound and business uses are attractive, as well as functional. Moderate-scale, one- to three story buildings shall be constructed of durable materials. Close attention will be paid to ensure that environmentally harmful uses will be prohibited and to provide attractive retail frontage, as well as, the installation and restoration of landscaping and screening along public roads and on interior open spaces.

B. NEW INSERT


Plan text page 513, add an additional SMA change to the SMA Change Table and an SMA Change Map identifying the properties proposed for Development District Overlay Zone (DDOZ) Columbia Park Industrial District.

C. NEW INSERT

Plan text page 534, following the Development District Use Table for the Urban Residential and Mixed Use Commercial Character Areas, insert the following use table for the I-/DDOZ and (See Attachments D).

Amendment 14

Legend

 Development District Overlay Zone Boundary



Attachment C-1

Properties Proposed for the Columbia Park Industrial Development

Item #	Tax Account	Acres	TAX MAP/ GRID	LOT	BLOCK	SECTION	PARCEL	Address
1	2122166	1.5552	066A1				005544	SHERIFF RD
2	2048494	0.1722	066A1		7		005410	FARMINGDALE PL
3	2066777	0.0574	066A1	22	7		005420	FARMINGDALE PL
4	2013340	0.1607	066A1		7		000000	KINDLEWOOD AVE
5	2013340	0.1607	066A1		7		000000	KINDLEWOOD AVE
6	1986959	0.5682	066A1		C		001208	MARBLEWOOD AVE
7	1986959	0.5682	066A1		C		001208	MARBLEWOOD AVE
8	2006393	0.6887	059A4		C		000000	KINDLEWOOD AVE
9	2015220	0.3561	066A1		C		001330	MARBLEWOOD AVE
10	2006351	0.9183	059A4		C		000000	KINDLEWOOD AVE
11	2099943	0.3808	066A1		C		001410	MARBLEWOOD AVE
12	2006328	0.0275	059A4		C		001502	MARBLEWOOD AVE
13	2112878	0.1618	059A4		C		000000	MARBLEWOOD AVE
14	2812923	2.57	066A1	39			001309	OATES PL
15	2070928	0.3546	066A1				36 000000	OATES PL
16	1986942	0.5682	066A1		C		001208	MARBLEWOOD AVE
17	1986942	0.5682	066A1		C		001208	MARBLEWOOD AVE
18	2013076	0.1722	066A1		7		000000	KINDLEWOOD AVE
19	2013050	0.3214	066A1		7		000000	KINDLEWOOD AVE
20	2006377	0.2296	066A1	23	C		000000	KINDLEWOOD AVE
21	2008308	0.3788	066A1		C		001222	MARBLEWOOD AVE
22	2077071	0.0227	066A1		C		001420	MARBLEWOOD AVE
23	1990712	0.3791	059A4		C		001500	MARBLEWOOD AVE
24	2006336	0.0844	059A4		C		001504	MARBLEWOOD AVE
25	2112886	0.4858	059A4		C		001504	MARBLEWOOD AVE
26	2006344	0.3821	059A4		C		001506	MARBLEWOOD AVE

27	2112894	0.2017	059A4		C			000000	MARBLEWOOD	AVE
28	2017598	0.1873	066A1		C			005524	SHERIFF	RD
29	2017598	0.1873	066A1		C			005524	SHERIFF	RD
30	2013449	0.1722	066A1		7			000000	KINDLEWOOD	AVE
31	2013076	0.1722	066A1		7			000000	KINDLEWOOD	AVE
32	2006369	0.4591	066A1		C			000000	KINDLEWOOD	AVE
33	2006393	0.6887	059A4		C			000000	KINDLEWOOD	AVE
34	2006385	0.0227	066A1		C			000000	MARBLEWOOD	AVE
35	2021475	0.3834	066A1		C			001420	MARBLEWOOD	AVE
36	2112886	0.4858	059A4		C			001504	MARBLEWOOD	AVE
37	2006336	0.0844	059A4		C			001504	MARBLEWOOD	AVE
38	2006336	0.0844	059A4		C			001504	MARBLEWOOD	AVE
39	2112886	0.4858	059A4		C			001504	MARBLEWOOD	AVE
40	2017598	0.1873	066A1		C			005524	SHERIFF	RD
41	2048494	0.1722	066A1		7			005410	FARMINGDALE	PL
42	2048494	0.1722	066A1		7			005410	FARMINGDALE	PL
43	2045714	0.1148	066A1		7			005416	FARMINGDALE	PL
44	2045714	0.1148	066A1		7			005416	FARMINGDALE	PL
45	2013043	0.3214	066A1		7			000000	KINDLEWOOD	AVE
46	2013043	0.3214	066A1		7			000000	KINDLEWOOD	AVE
47	2013043	0.3214	066A1		7			000000	KINDLEWOOD	AVE
48	2006369	0.4591	066A1		C			000000	KINDLEWOOD	AVE
49	2112902	0.1722	059A4		C			000000	KINDLEWOOD	AVE
50	2006401	0.7461	059A4		C			000000	KINDLEWOOD	AVE
51	2017317	0.5682	066A1		C			001300	MARBLEWOOD	AVE
52	2006393	0.6887	059A4		C			000000	KINDLEWOOD	AVE
53	2085934	0.3788	066A1		C			001310	MARBLEWOOD	AVE
54	2048346	0.3788	066A1		C			001320	MARBLEWOOD	AVE
55	2077063	0.1894	066A1		C			001420	MARBLEWOOD	AVE
56	2099943	0.3808	066A1		C			001410	MARBLEWOOD	AVE
57	2013068	0.1722	066A1		7			000000	KINDLEWOOD	AVE
58	2017317	0.5682	066A1		C			001300	MARBLEWOOD	AVE

59	2085934	0.3788	066A1		C			001310	MARBLEWOOD	AVE
60	2006351	0.9183	059A4		C			000000	KINDLEWOOD	AVE
61	2013449	0.1722	066A1		7			000000	KINDLEWOOD	AVE
62	2013068	0.1722	066A1		7			000000	KINDLEWOOD	AVE
63	2013050	0.3214	066A1		7			000000	KINDLEWOOD	AVE
64	2109643	0.4591	066A1		C			000000	KINDLEWOOD	AVE
65	2109643	0.4591	066A1		C			000000	KINDLEWOOD	AVE
66	2017317	0.5682	066A1		C			001300	MARBLEWOOD	AVE
67	2015212	0.3788	066A1		C			001340	MARBLEWOOD	AVE
68	2006351	0.9183	059A4		C			000000	KINDLEWOOD	AVE
69	2077089	0.1894	066A1		C			001400	MARBLEWOOD	AVE
70	2006351	0.9183	059A4		C			000000	KINDLEWOOD	AVE
71	1986942	0.5682	066A1		C			001208	MARBLEWOOD	AVE
72	1986959	0.5682	066A1		C			001208	MARBLEWOOD	AVE
73	2013050	0.3214	066A1		7			000000	KINDLEWOOD	AVE
74	2006401	0.7461	059A4		C			000000	KINDLEWOOD	AVE
75	2112902	0.1722	059A4		C			000000	KINDLEWOOD	AVE
76	2008308	0.3788	066A1		C			001222	MARBLEWOOD	AVE
77	1990712	0.3791	059A4		C			001500	MARBLEWOOD	AVE
78	2006344	0.3821	059A4		C			001506	MARBLEWOOD	AVE
79	2013050	0.3214	066A1		7			000000	KINDLEWOOD	AVE
80	2013043	0.3214	066A1		7			000000	KINDLEWOOD	AVE
81	2006401	0.7461	059A4		C			000000	KINDLEWOOD	AVE
82	2006401	0.7461	059A4		C			000000	KINDLEWOOD	AVE
83	2048346	0.3788	066A1		C			001320	MARBLEWOOD	AVE
84	2015212	0.3788	066A1		C			001340	MARBLEWOOD	AVE
85	2006310	0.3561	066A1		C			001350	MARBLEWOOD	AVE
86	2021475	0.3834	066A1		C			001420	MARBLEWOOD	AVE
87	2006344	0.3821	059A4		C			001506	MARBLEWOOD	AVE
88	2112894	0.2017	059A4		C			000000	MARBLEWOOD	AVE
89	2037752	3.1058	059A3			11		005600	COLUMBIA PARK	RD
90	2079697	3.0195	059A3			11		005610	COLUMBIA PARK	RD

91	1487958	0.0396	059A3		A	12			COLUMBIA PARK	RD
92	1549815	0.6339	059A3		A	12		005618	COLUMBIA PARK	RD
93	1487941	0.1643	059A3		A	12		005620	COLUMBIA PARK	RD
94	1379585	5.9441	059B3				34	005800	COLUMBIA PARK	RD
95	1535327	0.4857	059B3				14	000000	COLUMBIA PARK	RD
96	2037737	0.5791	059A3				70	000000	64TH	AVE
97	1440627	2.6107	059B3				203		MARYLAND	BLVD
98	1390863	3.5979	059A3			12			COLUMBIA PARK	RD
99	1390871	4.9362	059A3			12		005716	COLUMBIA PARK	RD