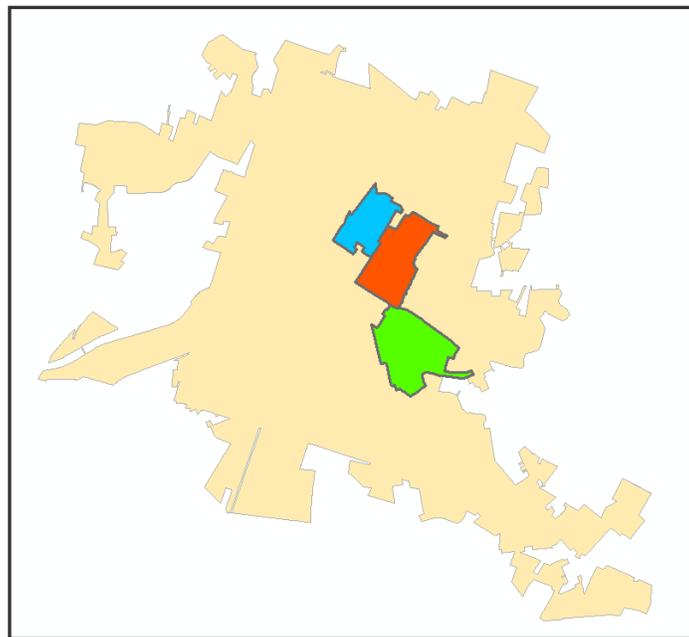


2010 SMALL AREAS PLAN

EAST END/HOSPITAL, JONATHAN STREET, LOCUST/MULBERRY STREET

AN ADDENDUM TO THE 2008 COMPREHENSIVE PLAN



CITY OF HAGERSTOWN, MARYLAND



MARCH 10, 2010 DRAFT

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This Plan was prepared by the Hagerstown Planning Commission with the assistance of the staff of the Hagerstown Planning Department, March 10, 2010.

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INTRODUCTION

Action 2-6 in the Growth Management and Land Use chapter of the 2008 Comprehensive Plan recommends a comprehensive look of the City’s Zoning Ordinance and Zoning Map in order to make the Zoning Map consistent with the Plan’s Future Land Use Map. In mid-2008, the Planning Department began to review the City Zoning Map and implementing the land use recommendations of the Comprehensive Plan. Planning Staff reviewed the Zoning Map. Given the number of identified areas of potential rezonings, the City was divided up into four (4) geographical areas, or phases, so as to divide the individual areas of rezonings into a more manageable workload for Planning Department Staff, the Planning Commission, and Mayor & City Council.

The fourth and final phase of the Comprehensive Rezoning process encompasses three (3) of the seven (7) Special Planning Areas identified in the Future Land Use Plan of the 2008 Comprehensive Plan. These areas were identified in the Comprehensive Plan as Special Planning Areas because they included portions of the City where the desired pattern of future land uses is much too fine-grained to be defined by the Future Land Use Map. Action 2-4 of the Comprehensive Plan calls for a detailed analysis of these Special Planning Areas and to develop small area plans to determine future land uses. It is the intent of the 2010 Small Areas Plan to fulfill Action 2-4 and be adopted as an addendum to the 2008 Comprehensive Plan.

The three (3) Special Planning Areas under review in the 2010 Small Areas Plan and in Phase IV of the Comprehensive Rezoning include the East End/Hospital Area, the Jonathan Street Area, and the Locust/Mulberry Street Area. A brief description of each Special Planning Area is provided in **Table 1**.

Table 1: Overview of the Special Planning Areas

Special Planning Area	Description
East End/Hospital	The Hagerstown East End Redevelopment Plan, prepared by a private-sector group, describes potential revitalization strategies, including the replacement of Municipal Stadium. This study needs public input before it can be adopted by the City. Further efforts should better define the desired future arrangement of land uses.
Jonathan Street	Once the commercial center of Hagerstown’s African American community, this neighborhood has a distinct character that has been negatively impacted by remaining industrial and rail-related uses.
Locust/Mulberry Street	This neighborhood stretches northeast of the downtown, between Fairgrounds Park and the Jonathan Street Special Planning Area.

Source: City of Hagerstown 2008 Comprehensive Plan

EAST END/HOSPITAL SPECIAL PLANNING AREA

This Special Planning Area is located to the south of Dual Highway and east of Frederick Street to the western bank of the Antietam Creek, with the southernmost extent being Eastern Boulevard. Some prominent features within this area include Washington County Hospital, Municipal Stadium, the former Municipal Electric Light Plant (MELP), and the former First Urban Fiber plant. The area contains a variety of densities for residential uses (single-family, duplex, townhouses, apartments), as well as some light industrial uses. Most of the commercial uses in this area are situated along the eastbound side of Dual Highway.



One of the most prominent non-residential uses in this area is the Washington County Hospital, which has encouraged medical offices and related uses to locate near the facility. A new hospital outside the City limits is currently under construction with an anticipated opening in late 2010. Upon the opening of the new Washington County Hospital, the old facility will be closed. It is possible that some of the neighboring medical uses ancillary to the Hospital will relocate, potentially leaving behind many building vacancies. A review to determine the appropriateness of the current zoning on and surrounding the hospital site largely depends on redevelopment opportunities of the hospital facility which have not been decided upon.

Outreach

The Planning Department reached out and met with representatives of the Washington County Hospital in mid-2009 to solicit their input into this process; however, the Hospital indicated they had no formal designs or plans for redevelopment. A mailing was distributed in mid-2009 to non-residential property owners in this Special Planning Area to determine how the properties are being used and what, if any, future plans owners have for these properties. The response to the mailings was good.

Hagerstown East End Redevelopment Plan

It is important that this Plan also reference the *Hagerstown East End Redevelopment Plan*, prepared by Brailsford & Dunlavey, May 2005, under contract from CHIEF. This document is a detailed redevelopment plan that includes an analysis of the site, market analysis for the various land uses, an outline building program, and a series of five potential development options.

These development options include some scenarios which are financially speculative and are beyond the scope of recommendations for the City's Small Area Plan; therefore, the Planning Department is not recommending an endorsement of any of the options. Cost analyses are no longer valid and there was never a consensus on a particular development scenario, particularly as associated with Municipal Stadium and the idea of a convention center. However, the Planning Department does support the Site Analysis (Chapter 2), and the associated conclusions should be noted for future reference. A partial summary includes the following (Brailsford & Dunlavey, pg 32):

- The Washington County Hospital is on a prominent site, which is ideal for private redevelopment.
- Hager Park is a natural amenity that can improve the marketability of the area.

- The area water feature, Town Run, has the potential to become a major amenity and can become a north-south artery that the area currently lacks.
- Any redevelopment of the area in general must take into account the existing housing stock and building patterns.
- Planning efforts should make a connection to the Downtown.

Existing Land Use

The East End/Hospital Special Planning Area consists of a variety of residential, commercial, and institutional, and industrial land uses. The majority of the residential uses in this area are either semi-detached (duplexes) or townhouses, and these uses are most commonly found in the eastern portions of the area and in close proximity of the Hospital. A portion of the US 40/ Dual Highway commercial corridor borders the East End area to the north. **Map 1** shows the land use of this area.

Existing Zoning

Map 2 shows the current zoning of this planning area. The East End/Hospital Area consists of residential, commercial, and industrial zoning. The majority of the commercial zoning is located along the Dual Highway corridor and reflects the general commercial and retail uses along there. The areas south of the Hospital are primarily zoned R4 (Residential), which allows for a variety of housing densities as well as some limited office uses. The neighborhoods along South Cannon Avenue, South Cleveland Avenue, and Radcliffe Avenue are zoned R2 (Residential) and is generally consistent with the residential development patterns of those areas.



In addition, approximately one-third of the Special Planning Area is zoned IR (Industrial Restricted). The two largest tracts that are zoned IR include the former Municipal Electric Light Plant (MELP) and the former First Urban Fiber plant, and both are vacant. The remainder of the IR-zoned land, located along South Cannon Avenue and East Antietam Street, is made up of a variety of light manufacturing, light warehousing, and office building uses.

Future Land Use Plan

The Future Land Use Plan analyzes the existing land use and the existing zoning patterns of the East End/Hospital Special Planning Area, as well as the results of a questionnaire mailed out to the owners of the non-residential properties located in this area. **Map 3** shows the Future Land Use Plan of the East End/Hospital Special Planning Area. It should be noted, however, that the future land uses of the Hospital, First Urban Fiber, and the old MELP Plant are not included in the 2010 Small Areas Plan, but will be subject to a future Small Areas Plan addendum when further study can be done in relation to identified plans for the re-occupation or redevelopment of these complex, use-specific buildings.



While many of the existing land uses in areas such as Hager Street, South Cleveland Avenue, Radcliffe Avenue, and the south side of Dual Highway are consistent with their current zoning classifications, other properties in the East End/Hospital Special Planning Area have zoning classifications inconsistent the character of the neighborhood. The purpose of the recommendations is to make the zoning consistent with the Future Land Use Plan of the Special Planning Area. Several areas of potential future land use changes are identified below:

- **Eastridge Townhomes Development** – This development currently reflects a Medium-Density Residential land use. While the current R4 zoning permits townhouses, this classification is intended for older neighborhoods with opportunities to allow higher-density residential and office uses. Because of the PUD (Planned Unit Overlay), the Commercial General land use is incompatible with the residential development. It is recommended to change the future land use to Medium-Density Residential to reflect the current development patterns of this area.
- **East Antietam Street (Cannon Ave. to Cleveland Ave.)** – The majority of the properties in this area are used for offices along with limited retail and branch bank activity. It is recommended to change the future land use to Business-Employment to reflect current land use as well as encourage more office uses.
- **South Cannon Avenue & South Cleveland Avenue** – This area, located across from Municipal Stadium, includes a building which houses primarily medical offices. Adjacent to this area are a restaurant/tavern (401 South Cannon Avenue) and a single-family detached dwelling (345 South Cleveland Avenue). It is recommended that this medical office property, as well as the property at 401 South Cannon, have a Commercial General future land use which would allow for zoning classifications that would allow these uses to be conforming. It is also recommended that the property at 345 South Cleveland Avenue have a Medium-Density Residential future land use in order to reflect the current use of the property and provide consistency with the adjacent residential land uses.
- **Mill Street Area** – This area generally includes properties on both sides of Mill Street between Hager Park and East Baltimore Street. The west side of Mill Street consists of primarily office-type uses, as well as several single-family residential uses. The eastern side of the street is made up of a large parking lot currently owned and used by the Hospital and an industrial storage business adjacent to Hager Park. Based on the land use analysis, it is recommended that this area have a Business-Employment future land use to encourage rezoning that would maintain conforming status of the office uses and allow for redevelopment opportunities for when the Hospital-owned parking lots are no longer being utilized.
- **West side of South Cleveland Avenue (305-333)** – This area was developed as townhouses in mid- to late-2000s. It is recommended that this area have a Medium-Density Residential future land use to reflect the current development pattern.
- **Antietam Creek, Hamilton Run, Marsh Run, & Town Run** – The East End/Hospital Special Planning Area contains portions of the four (4) water features mentioned above. The 2008 Comprehensive Plan recommends developing a new walking path/greenway along the Antietam Creek (Action 5-4) and, also, to develop linkages between parks, greenways, and linear parks along the Antietam Creek and Hamilton Run (Action 9-6). It is recommended that the Antietam Creek, Hamilton Run, Marsh Run, Town Run, and the forest conservation easement area of the Eastridge Townhomes development have a Parks/Open Space future land use in order to allow for future pedestrian, bicycle, and greenway facilities along the area's waterways, as well as to fulfill Actions 5-4 and 9-6 in the 2008 Comprehensive Plan.

JONATHAN STREET SPECIAL PLANNING AREA

The Jonathan Street Special Planning Area is the area to the north and west of Downtown. Jonathan Street and North Prospect Street are the main north and south routes, respectively, that serve this area. The area runs east from the industrial area located just east of Burhans Boulevard to the properties that front on North Potomac Street, and the area terminates to the north at the CSX railroads. This special planning area was once the commercial center of the African American community in Hagerstown, but over time, has been adversely impacted by the remaining industrial and railroad uses as well as changing commercial conditions available to the community. The Jonathan Street sewer line replacement and street resurfacing project was a major capital improvements project in 2008 and 2009 which created significant challenges for residents and businesses while under construction. This project is now complete, and the landscaping and utilities associated with the street have been improved. It is expected that the improvements will have a positive impact on the area.



Existing Land Use

The Jonathan Street Special Planning Area contains a variety and density of land uses. While much of the residential land uses in this area are single-family and duplexes, numerous public and subsidized apartment developments also exist within the neighborhood. The western and northern sections of the area contain industrial uses, along with some limited commercial uses. Once the commercial core of the neighborhood, very few commercial uses remain along Jonathan Street. **Map 4** shows the general land use of this area.

Existing Zoning

Map 5 shows the existing zoning of the special planning area. R2 (Residential) and R3 (Residential) encompasses the core of the area (almost entirely residential), while the northern and western sections have IR (Industrial Restricted) zoning that reflects the industrial character in those sections.

Jonathan Street Neighborhood Meetings & Outreach

In October and November of 2009, Hagerstown Planning Department staff held two neighborhood meetings for the Jonathan Street area. The purpose of these meetings was to give residents and interested persons of the Jonathan Street neighborhood an opportunity to discuss land use opportunities and issues for this Special Planning Area. The discussions at the first neighborhood meeting focused on several themes, including the increasing vacancy rates in housing, the lack of neighborhood-serving commercial uses, shortage of neighborhood parking, concerns about interests of industrial uses, and the challenges with reusing non-conforming commercial properties. The second neighborhood meeting focused on neighborhood-serving, or “Mom & Pop”, businesses. During this



meeting, neighborhood residents discussed several former neighborhood serving commercial uses along Jonathan Street and expressed a desire for some of these uses to return. Meeting participants suggested one site they would like to see a business return to and one site where they would not like to see a business reopen.

In conjunction with these meetings, a survey was distributed throughout the Jonathan Street neighborhood to seek input on land use issues important to the community. The survey included “yes or no”-type questions, including whether the community would like to see new neighborhood serving commercial businesses, whether they would like to see more or less apartments, and would they like to see zoning changed to limit the industrial activity in the area. The survey received minimal response.

A separate mailing was distributed to the owners of the industrially-zoned properties on the northern and western areas of the Special Planning Area to determine how the properties are being used and what, if any, future plans owners have for those properties. Response to the mailing was good.

Future Land Use Plan

The Future Land Use Plan for the Jonathan Street Special Planning Area was developed based on the four (4) types of considerations: the existing zoning and land use patterns, the input from the two neighborhood meetings, the results of the neighborhood questionnaire, and the results of a mailing sent to the owners of the industrially-zoned properties. Using the future land use categories established in the 2008 Comprehensive Plan, the Future Land Use Plan proposes several major land use objectives in the Special Planning Area:

- Limit the possibility of more High Density Residential along Jonathan Street
- Put in place land use regulations that would allow Neighborhood-Serving (“Mom & Pop”) businesses to open
- Maintain current Industrial land uses but adjust land use and zoning boundaries to eliminate split-property zoning discrepancies, most notably in the industrial areas along Pennsylvania Avenue and Forest Drive
- Concentrate the Downtown land uses along both sides of the 200 block of Jonathan Street
- Allow for more Medium Density Residential land uses that better reflect the character of housing in the neighborhood, most notably the residential areas on the west side of North Prospect Street

The proposed Future Land Use Plan for the Jonathan Street Special Planning Area is shown on **Map 6**. Based on the input from the neighborhood meetings, the neighborhood survey, and input from the owners of the industrially-zoned properties, changes to the Future Land Use Plan include the following:

- **West side of North Prospect Street (407-443, 597-617)** – This area contains some single-family detached and semi-detached residential uses. Similar residential land uses exist on the east side of North Prospect Street, opposite of this area. The proposed future land use for this residentially-developed area is Medium-Density Residential, which would better reflect the character of the neighborhood and could allow for consistency with the residential zoning on the opposite side of the street.
- **Forest Drive (645-651)** – The existing land use of the four lots in this area are semi-detached residential. It is recommended to change the future land use to Medium-Density Residential

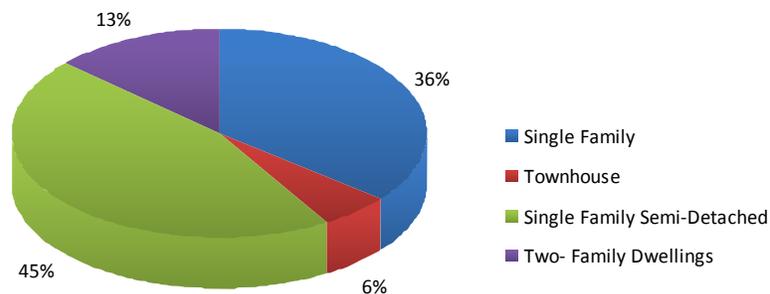
which would reflect the existing land uses and allow for a rezoning that would resolve a split-zone discrepancy between industrial zoning and residential zoning.

- **Forest Drive (701-711)** – The lots on the west side of Forest Drive contain semi-detached residential dwellings. The future land use should be changed to Medium-Density Residential to allow for rezonings that would make these residential uses conforming.
- **Jonathan Street, from Murph Avenue to Charles Street & West North Avenue** – This area was once the commercial core of the neighborhood, but now consists of mostly semi-detached residential dwellings, a small retail store, and a church. On the north side of West North Avenue between Jonathan Street and Sumans Avenue are residential townhouses. A future land use of Medium-Density Residential would encourage rezoning in this area to better preserve the character and density of the existing neighborhood.
- **200 Block of Jonathan Street & Bethel Street** – The 200 Block of Jonathan Street encompasses the northernmost extent of the Downtown future land use identified in the 2008 Comprehensive Plan. Currently only the western side of the street is identified with the Downtown future land use, as well as several residential dwellings on the south side of Bethel Street. The eastern side of Jonathan Street from Harmon Alley to Bethel Street currently is identified as Medium Density Residential. In order to concentrate mixed use development, it is proposed to change the Future Land Use Plan for the eastern side of Jonathan Street to Downtown. It is also recommended that the residential units on the south side of the 100 Block of Bethel Street, as well as a church property at 26 Bethel Street, have a Medium-Density Residential future land use to reflect the residential character of that area.
- **686 Pennsylvania Avenue** – The existing land use of this area is industrial, and it also covers two parcels. It is recommended to change the future land use to Industrial to better reflect the industrial use of the property as a whole and to allow for rezoning that would resolve the split-parcel zoning of IR (Industrial Restricted) and R2 (Residential).
- **South side of Prospect Avenue** – The south side of Prospect Avenue from Forest Drive to Pennsylvania Avenue contains primarily commercial uses, including a liquor store, retail, and offices. Small light industrial activities are conducted in the building at 241 Prospect Avenue, such as a cabinet making business. The three lots in this area are too small for any major industrial redevelopment and would require setback variances to do so. It is recommended to change the future land use to Commercial General. This change would encourage the area to be rezoned in order to make the commercial uses more conforming and to provide a better transition to the residential neighborhoods on the north side of Prospect Avenue.
- **Charles Street & Park Place Area** – The Charles Street and Park Place area consists of primarily single-family and semi-detached residential uses. Also in this area (on the northeast corner of Hamilton Lane and Charles Street) is an automotive repair business with an attached apartment dwelling. It is proposed to change the future land use to Medium-Density Residential in keeping with the overall goal of preserving the current density of residential in the neighborhood. It is also recommended that the property on the northeast corner of Hamilton Lane and Charles Street change to the Industrial future land use to allow for rezoning that reflect the adjacent industrial zoning and make the current use more conforming.

LOCUST/MULBERRY STREET SPECIAL PLANNING AREA

The Locust/Mulberry Street Special Planning Area is located to the north of East Avenue to the McComas Street industrial area, and east of North Potomac Street to Fairgrounds Park. This planning area is part of the urban core of Hagerstown that developed during the late 1800s through early 1900s. The North Locust/Mulberry Special Planning area is mainly comprised of single-family or two-family dwellings, along with a few small, commercial businesses. There is also some minor Industrial activity along the northernmost extent of the area on McComas Street. Most of the buildings were built and the lots established prior to the adoption of the City's current Zoning Ordinance (1977). This area is primarily residential, with most dwellings being single-family, two-family, or single-family semi-detached (duplex). **Figure 1** shows the distribution of residential dwelling types for this area.

Figure 1: Distribution of Housing Types, Locust/Mulberry Special Planning Area



Source: Hagerstown Planning Department, 2009

Northeast Quad Rejuvenation Plan

In 2008, the Community Development Department initiated the Northeast Quad Rejuvenation Plan, which covers most of the Locust/Mulberry Special Planning Area. The proposed Plan addresses needs and concerns identified from a neighborhood survey conducted in this area in June 2008. The survey included questions concerning crime, traffic, noise, recreational facilities, parking, etc. One of the recommendations that the proposed Plan calls for includes the need to create interior lots for neighborhood parking, “pocket parks” and other recreational facilities, and implement strategies to calm traffic. The Plan is on hold at this time due to funding issues.



Existing Land Use

A generalized Land Use of the planning area is shown on **Map 7**. The majority of this area is moderate- and medium-density residential with the majority of non-residential uses occurring just south of the railroad tracks near the McComas Street, North Potomac Street, and Potomac Avenue areas.

Existing Zoning

Map 8 shows the current zoning for the special planning area. While the majority of the special

planning area is zoned R2 (Residential) and R4 (Residential), the northernmost sections along Potomac Avenue and McComas Street are zoned C2 (Commercial General) and IR (Industrial Restricted), respectively.

Future Land Use Plan

The Future Land Use Plan for the Locust/Mulberry Special Planning Area is shown on **Map 9**. Because the majority of the Area is Medium-Density residential, no major modification of the Future Land Use Plan is necessary. No changes are proposed to the northern non-residentially zoned areas because it was felt that any change would negatively impact the existing businesses in that area. However, it is recommended that the industrially-zoned dwelling on the north side Valley Road have a Medium-Density Residential future land use to correct an oversight of the Future Land Use Plan in the 2008 Comprehensive Plan. The change to Medium-Density Residential will also encourage a zoning designation that will make the dwelling conforming and reflect the residential character of the neighborhood to the south.

As part of the Future Land Use Plan, Action 7-6 in the 2008 Comprehensive Plan recommends an exploration of zoning options that would take into account the lot sizes, setbacks, building heights, and other characteristics that are representative of the City’s older residential neighborhoods. In order to determine appropriate residential zoning alternatives for the Locust/Mulberry Special Planning Area, the current bulk requirements for R2 zoning were reviewed. The bulk requirements reviewed included front setbacks, lot size, and lot width.

Table 2 shows the average lot size of each residential dwelling type versus the current required minimum lot sizes for each of those types in the R2 (Residential) zoning within the North Locust/Mulberry Special Planning Area.

Table 2: Mean Lot Sizes for Residential Lots, Locust/Mulberry Special Planning Area

Dwelling Type	Current Minimum Lot Size Requirement	Average Lot Size
Single Family Detached	7,500 sq. ft.	5,589 sq. ft.
Two- Family	10,000 sq. ft.	5,372 sq. ft.
Single Family Semi-Detached	5,000 sq. ft.	2,979 sq. ft.
Townhouses	3,500 sq. ft.	2,444 sq. ft.

Source: Hagerstown Planning Department, 2009

The table above shows that the average lot sizes in residential units within the R2 zoning in this Special Planning Area do not conform to the current minimum lot sizes required by the Zoning Ordinance. In 2009, Planning Staff proposed changes to the bulk requirements for each of the residential zoning districts, including smaller lot sizes, shorter lot widths, and shallower setbacks that better reflect the City’s urban core, as well desired development densities for new developments. These “text” changes to the Zoning Ordinance will be proposed along with the comprehensive amendments of the Land Management Code in early 2010.

IMPLEMENTATION

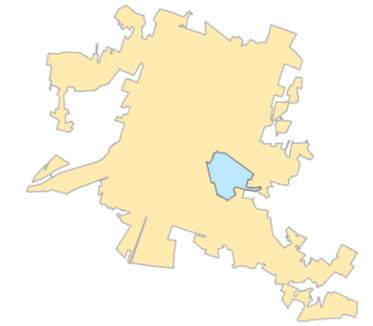
As stated earlier, the Hospital/East End, Jonathan Street, and Locust/Mulberry Special Planning Areas are part of the fourth and final phase of a City-wide comprehensive rezoning process that began in mid-2008. Maryland State Law requires local governments to have consistency between their zoning and future land use plans. Because the three (3) Special Planning Areas were identified for further study in the 2008 Comprehensive Plan, the Future Land Use Plans for these Areas must be in place as the Phase IV Comprehensive Rezoning occurs.

Table IM-1 in the 2008 Comprehensive Plan calls for a two (2) year timeframe in order to complete the Comprehensive Rezoning process. In order to achieve desired timeframe goals, the Planning Department proposes to begin the review process for the Small Areas Future Land Use Plan and Phase IV Comprehensive Rezonings simultaneously. A timetable for review, comment, and adoption is proposed in **Table 3**.

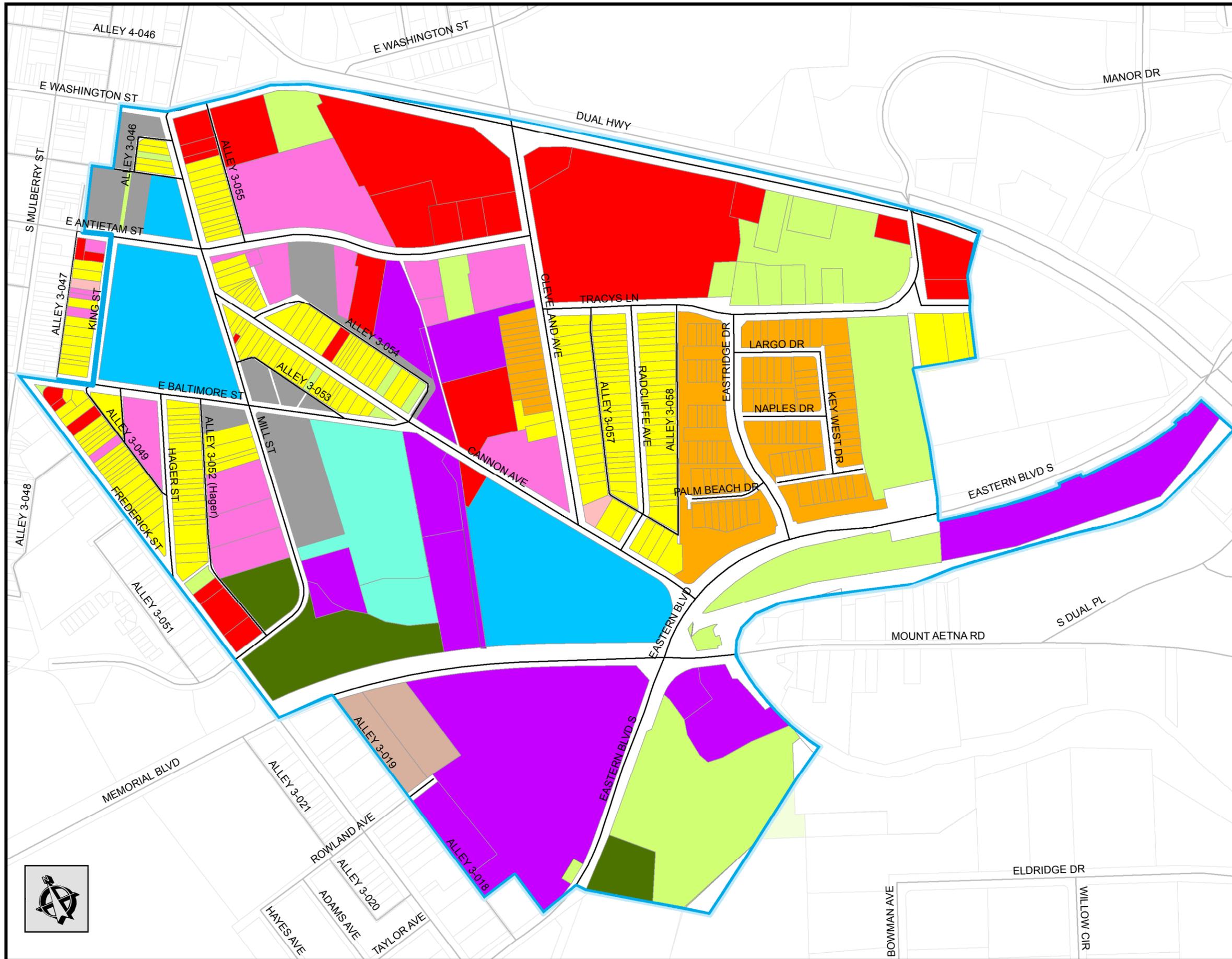
Table 3: Timetable for the 2010 Small Areas Plan & Phase IV Rezonings

Small Areas Plan	Phase IV Rezonings	Action	Proposed Date
X	X	Initial Review with Planning Commission	February 2010
X		Begin 60-day review process	March 2010
X	X	Public Review Meeting with the Planning Commission	May 2010
X	X	Planning Commission Recommendation to Mayor & City Council	June 2010
X	X	Initial Review with Mayor & City Council	July 2010
X	X	Mayor & City Council Public Hearing	August 2010
X	X	Review of Public Hearing Testimony with Mayor & City Council	September 2010
X		Adoption of Small Areas Plan by Mayor & City Council	September 2010
	X	Introduction for Adoption by Mayor & City Council	September 2010
	X	Adoption	October 2010
	X	Effective 30 Days after Adoption	November 2010

East End/Hospital Special Planning Area



Map 1: Existing Land Use



- City Street
- Tax Map Parcel
- Special Planning Area
- Existing Land Use**
- Residential (Single & Semi-detached)
- Residential, Townhouse
- Commercial
- Offices
- Mixed-Use
- Industrial
- Telecom
- Government
- Institutional
- Park
- Parking Lot
- Vacant/Other



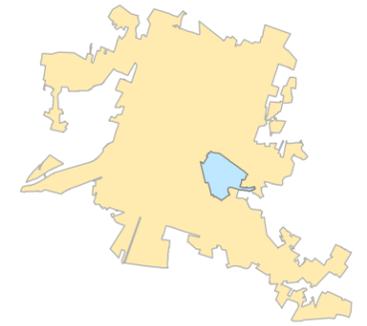
Map Projection:
NAD83 State Plane Maryland (feet)

Data Sources:
City of Hagerstown, 2009; MD Property View, 2008

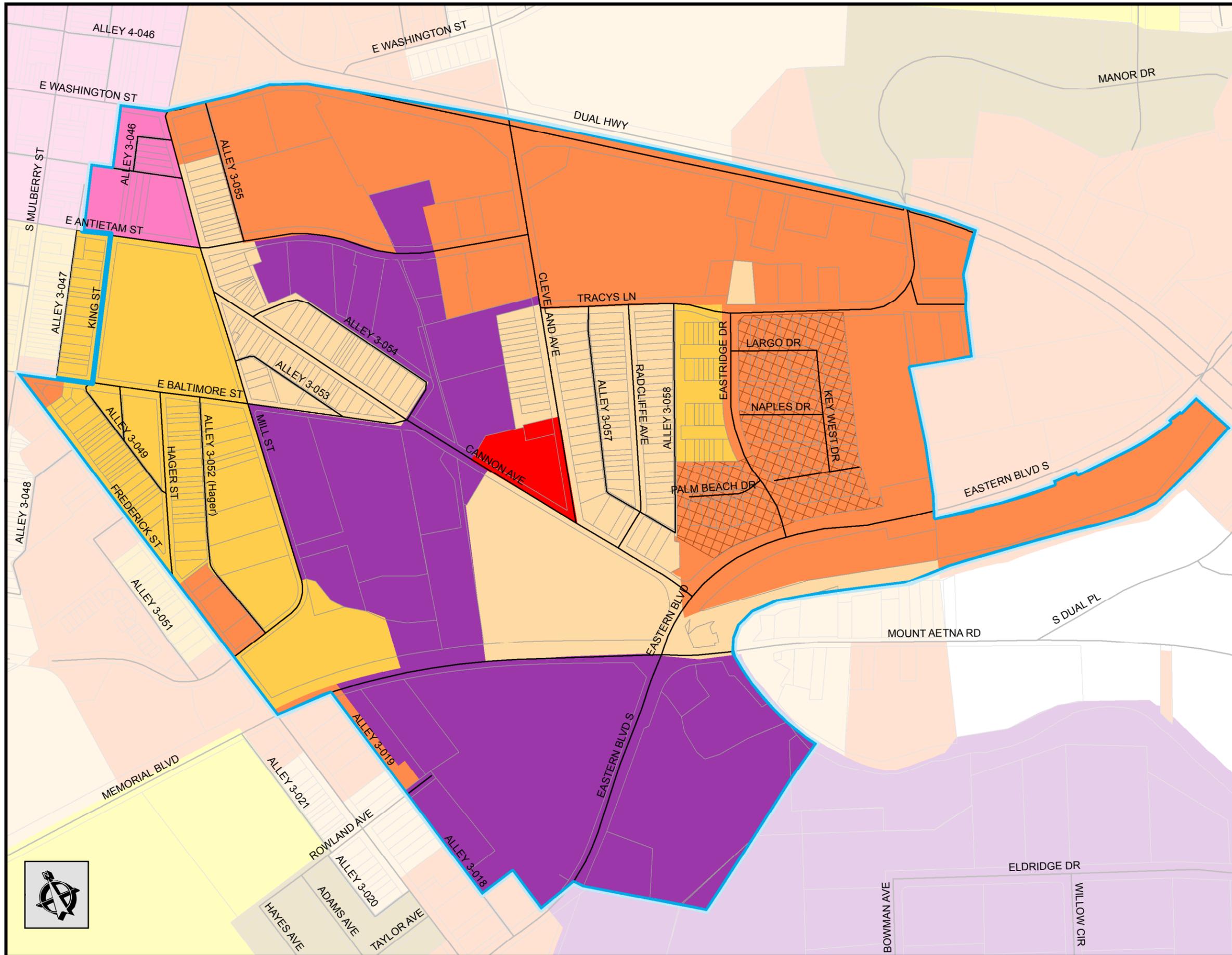
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Hagerstown Planning Dept, 01/13/10 (rev. 02/25/10)



East End/Hospital Special Planning Area



Map 2: Existing Zoning



- City Street
- Tax Map Parcel
- Special Planning Area
- Zoning District**
- AT (Agricultural Transitional)
- R1 (Residential)
- R2 (Residential)
- R3 (Residential)
- R4 (Residential)
- D-MU (Downtown-Mixed Use)
- C1 (Commercial Local)
- C2 (Commercial General)
- C4 (Regional Shopping Center)
- IR (Industrial Restricted)
- IG (Industrial General)
- Planned Unit Development



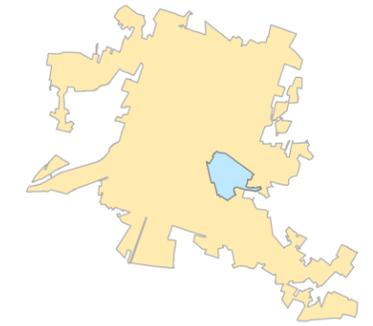
Map Projection:
NAD83 State Plane Maryland (feet)

Data Sources:
City of Hagerstown, 2009

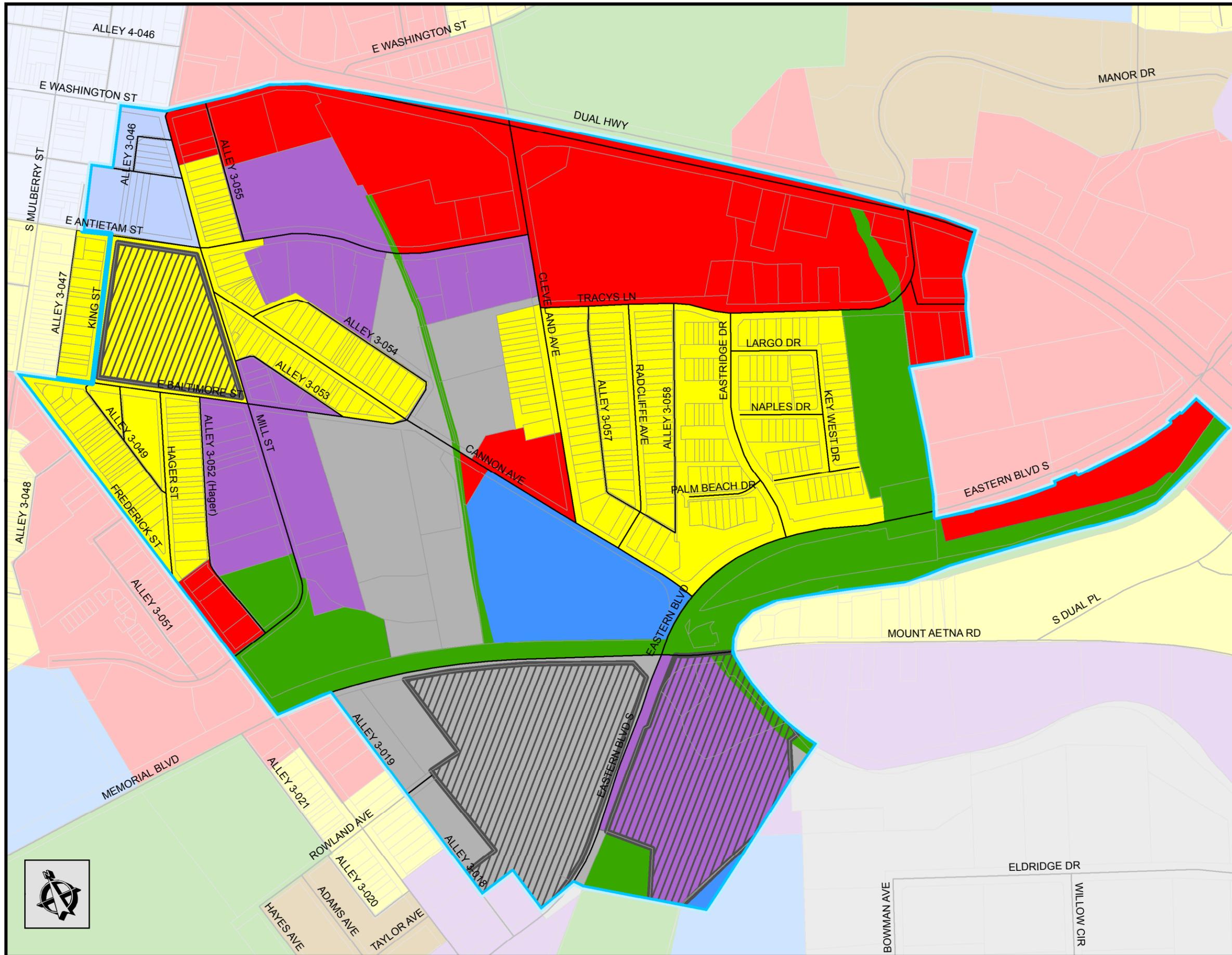
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East End/Hospital Special Planning Area



Map 3: Future Land Use



- City Street
- Tax Map Parcel
- Special Planning Area
- Future Land Use**
- Commercial General
- Business-Employment
- Industrial
- Downtown
- Medium Density Residential
- High Density Residential
- Institutional
- Parks/Open Space
- Excluded from Land Use Plan*

*The future land uses of the Hospital, First Urban Fiber, and old MELP Plant are not included in the 2010 Small Areas Plan, but will be subject to a future Small Areas Plan addendum when further study can be done in relation to identified plans for the re-occupation or redevelopment of these complex, use-specific buildings.

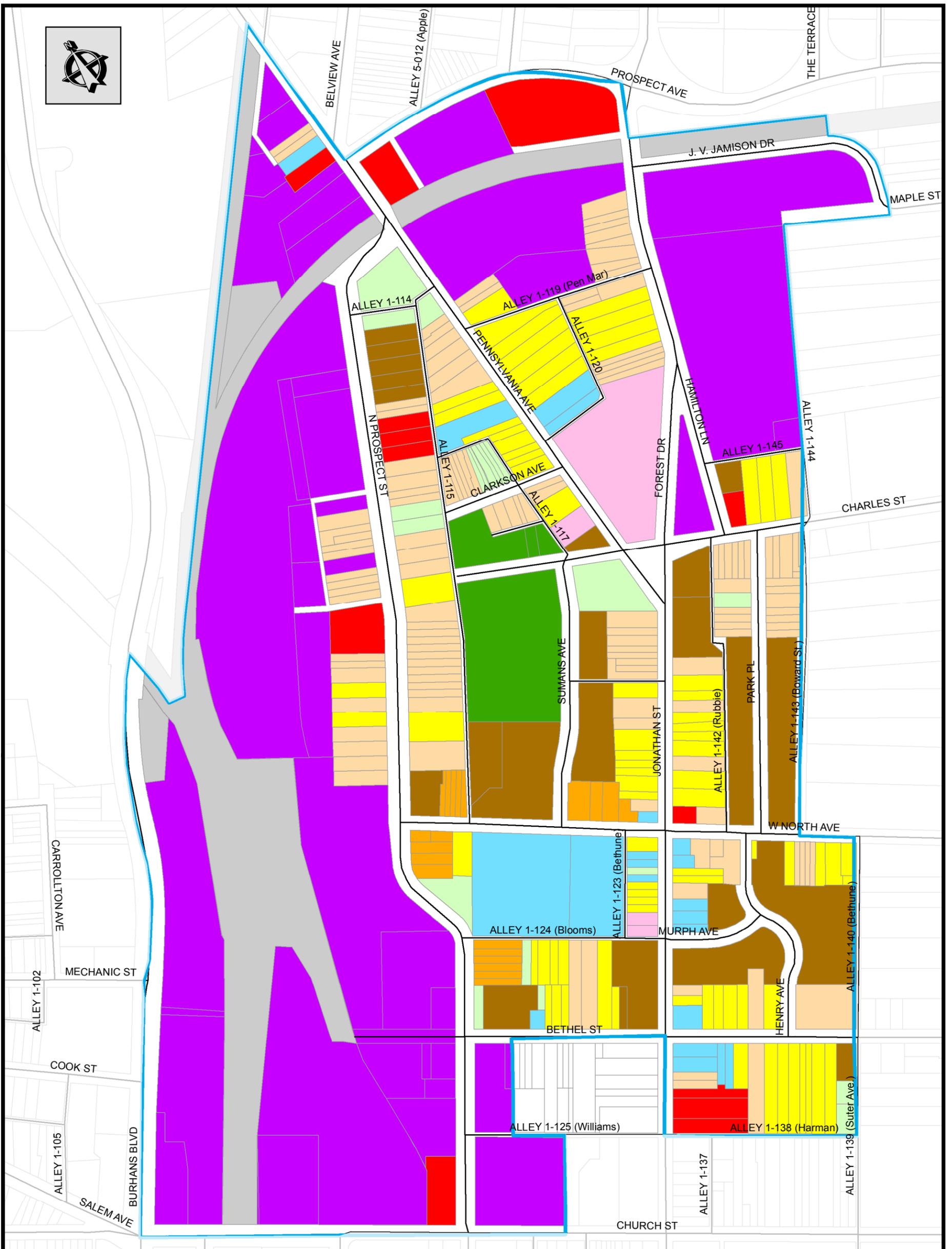


Map Projection:
NAD83 State Plane Maryland (feet)

Data Sources:
City of Hagerstown, 2009

Prepared By:
Hagerstown Planning Dept, 01/13/10 (rev. 03/11/10)





Jonathan Street Special Planning Area Map 4: Existing Land Use

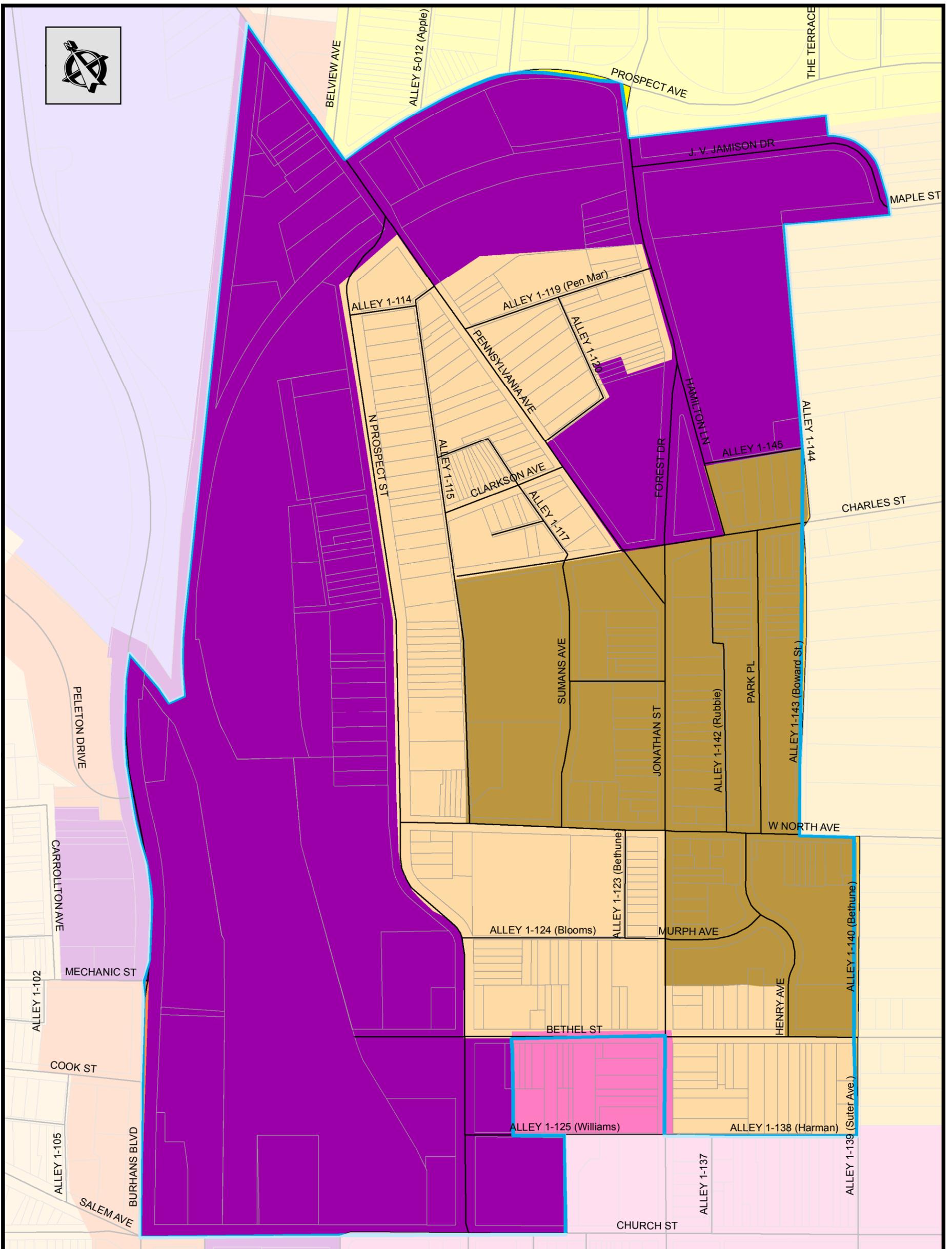
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- | | | |
|-----------------------------|-----------------------------------|--------------------------|
| City Street | Residential (Two-Family & Duplex) | Industrial |
| Tax Parcel | Residential (Townhouses) | Institutional |
| Special Planning Area | Residential (Apartments) | Park |
| Existing Land Use | Commercial | Transportation, Railroad |
| Residential (Single-Family) | Mixed-Use | Vacant/Other |

Map Projection:
NAD83 State Plane Maryland (feet)
Data Sources:
City of Hagerstown, 2009
MD Property View, 2008
Prepared By:
Hagerstown Planning Dept, 01/13/10





Jonathan Street Special Planning Area Map 5: Existing Zoning

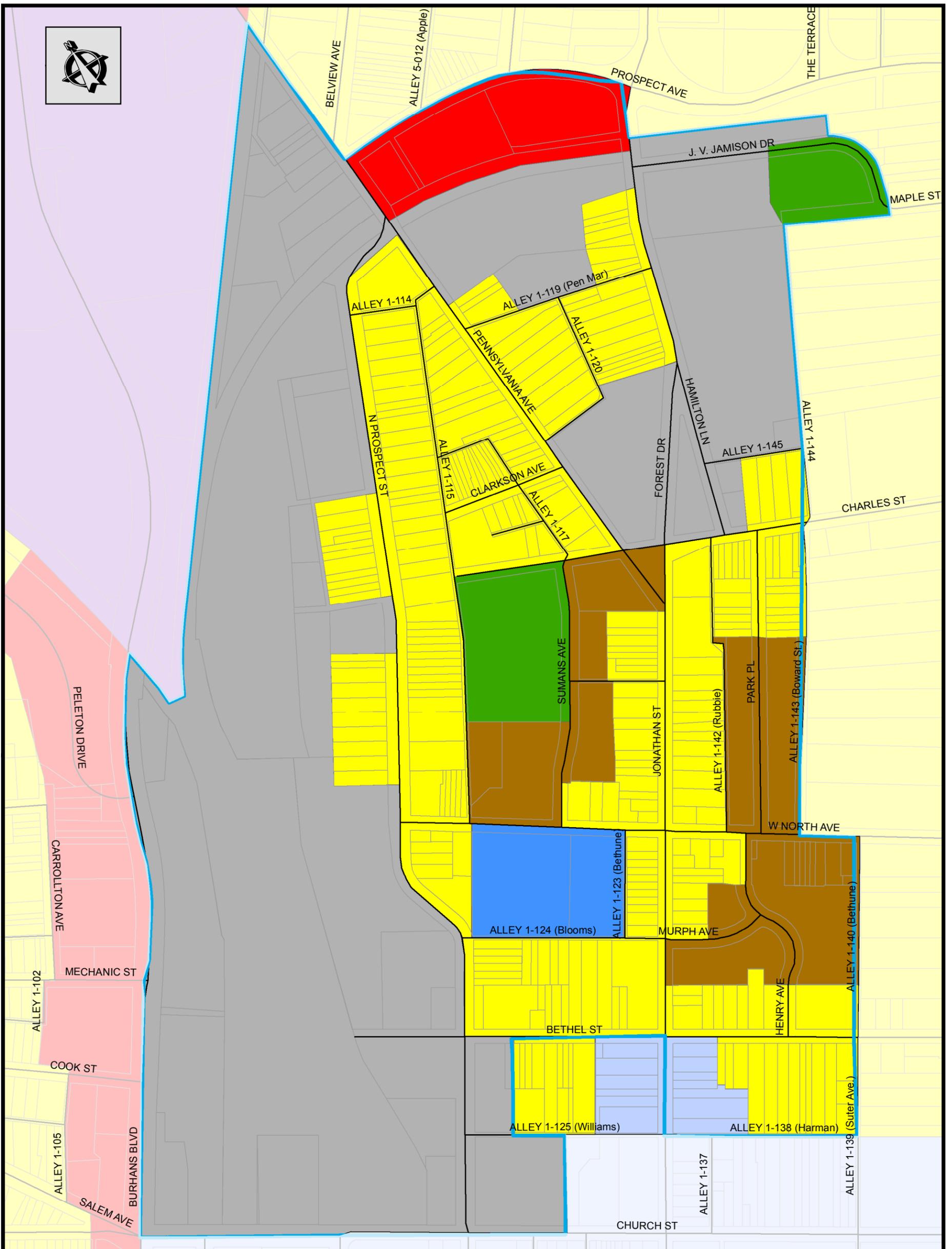
0 100 200 300 Feet



- | | | | |
|------------------------|-----------------------|--|-------------------------------|
| | City Street | | R4 (Residential) |
| | Tax Parcel | | C2 (Commercial General) |
| | Special Planning Area | | C4 (Regional Shopping Center) |
| Zoning District | | | IR (Industrial Restricted) |
| | R1 (Residential) | | IG (Industrial General) |
| | R2 (Residential) | | D-MU (Downtown-Mixed Use) |
| | R3 (Residential) | | |

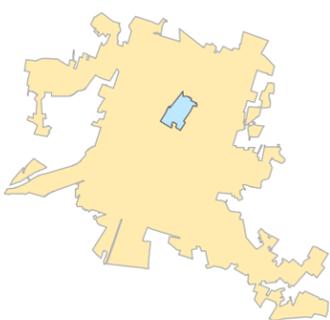
Map Projection:
NAD83 State Plane Maryland (feet)
Data Sources:
City of Hagerstown, 2009
Prepared By:
Hagerstown Planning Dept, 01/13/10





Jonathan Street Special Planning Area Map 6: Future Land Use

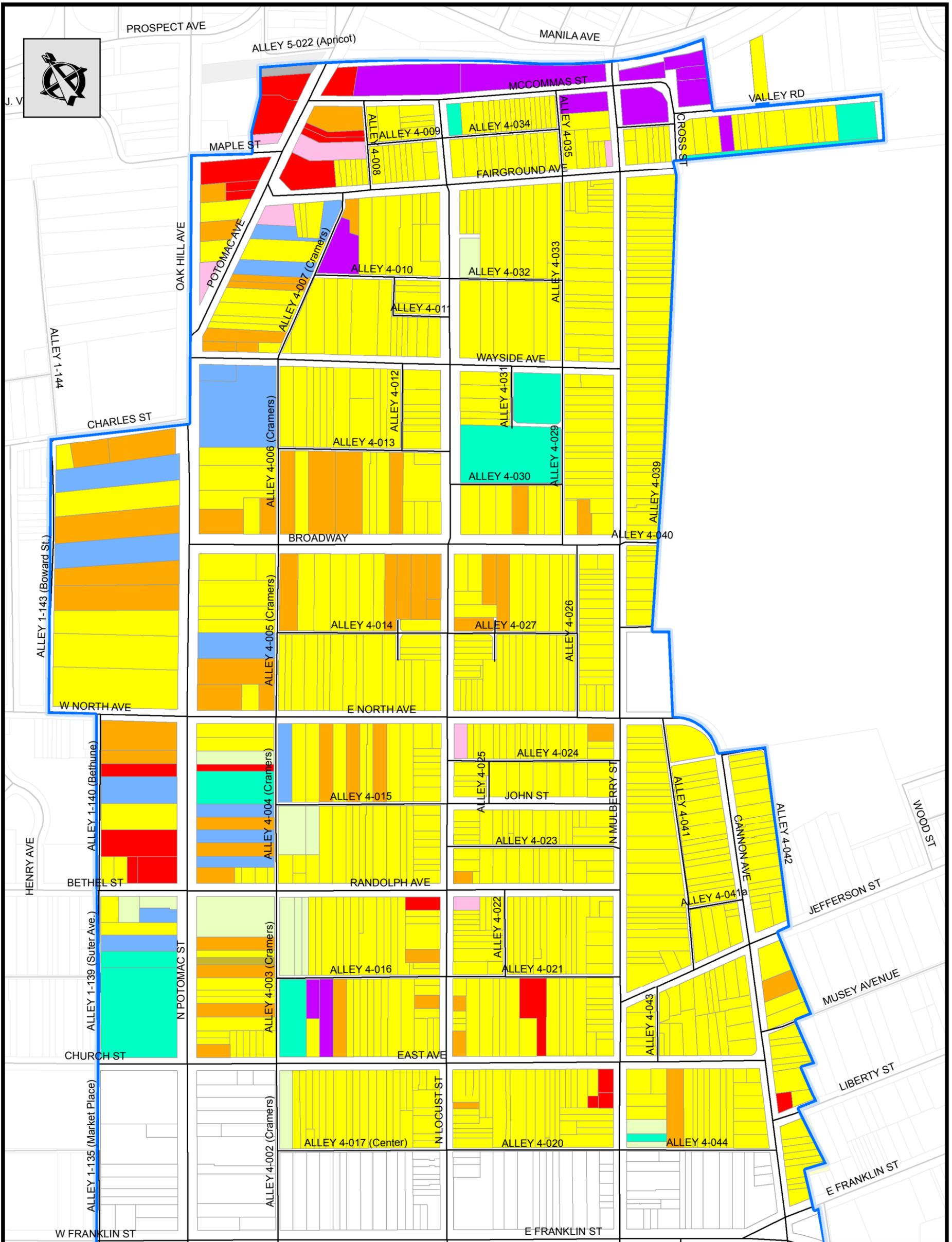
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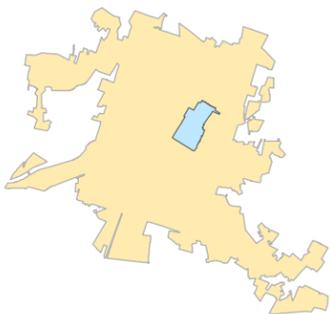
- | | | | |
|------------------------|-----------------------|--|----------------------------|
| | City Street | | Industrial |
| | Tax Parcel | | Downtown |
| | Special Planning Area | | Medium Density Residential |
| Future Land Use | | | |
| | Commercial General | | High Density Residential |
| | Business-Employment | | Institutional |
| | | | Parks/Open Space |

Map Projection:
NAD83 State Plane Maryland (feet)
Data Sources:
City of Hagerstown, 2009
Prepared By:
Hagerstown Planning Dept, 01/13/10





Locust/Mulberry Street Special Planning Area Map 7: Existing Land Use



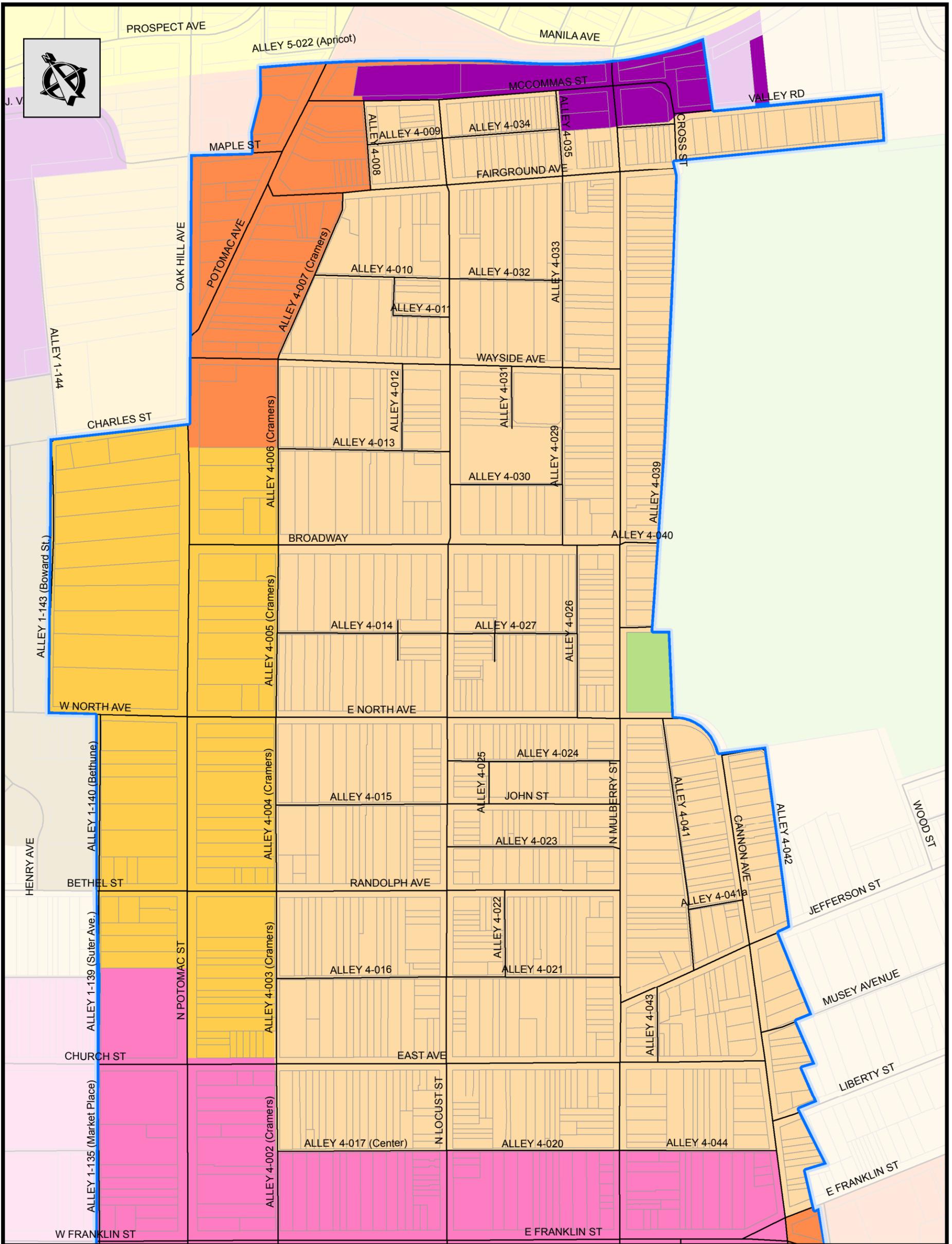
- | | | | |
|--------------------------|------------------------|--|----------------|
| | City Street | | Commercial |
| | Tax Parcel | | Offices |
| | Special Planning Area | | Industrial |
| Existing Land Use | | | |
| | Residential | | Institutional |
| | Residential Apartments | | Parking Lot |
| | Mixed Use | | Transportation |
| | | | Other |

Note: The Existing Land Use omits the Downtown which was covered under Phase I Comprehensive Rezoning.



Map Projection:
NAD83 State Plane Maryland (feet)
Data Sources:
City of Hagerstown, 2009
MD Property View, 2008
Prepared By:
Hagerstown Planning Dept, 01/14/10





Locust/Mulberry Street Special Planning Area Map 8: Existing Zoning

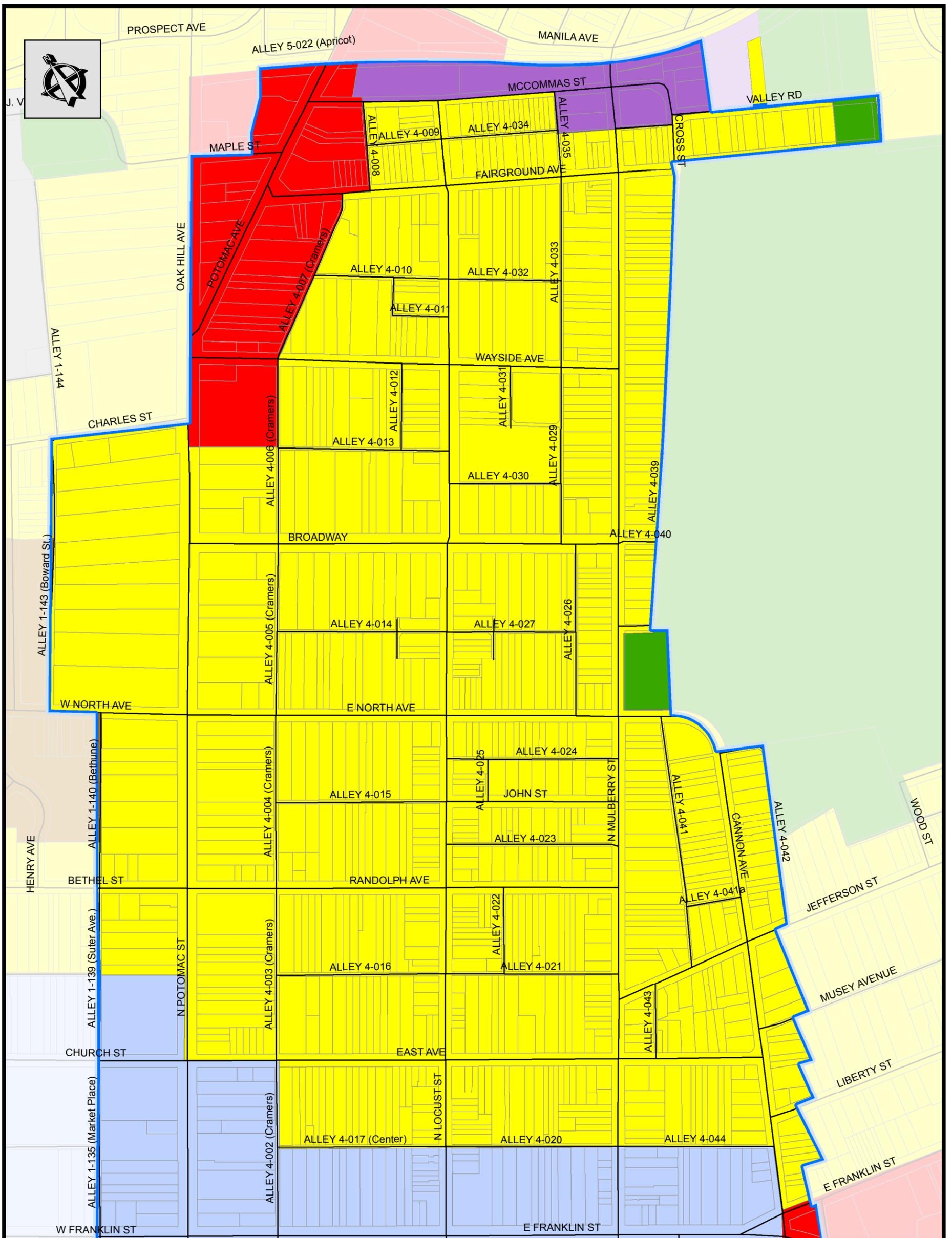


- | | |
|------------------------------|----------------------------|
| City Street | R2 (Residential) |
| Tax Parcel | R3 (Residential) |
| Special Planning Area | R4 (Residential) |
| Zoning District | D-MU (Downtown-Mixed Use) |
| AT (Agricultural Transition) | C2 (Commercial General) |
| R1 (Residential) | IR (Industrial Restricted) |



Map Projection:
NAD83 State Plane Maryland (feet)
Data Sources:
City of Hagerstown, 2009
Prepared By:
Hagerstown Planning Dept, 01/14/10





Locust/Mulberry Street Special Planning Area Map 9: Future Land Use



- | | | | |
|------------------------|-----------------------|--|----------------------------|
| | City Street | | Industrial |
| | Tax Parcel | | Downtown |
| | Special Planning Area | | Medium Density Residential |
| Future Land Use | | | |
| | Commercial General | | High Density Residential |
| | Business-Employment | | Institutional |
| | | | Parks/Open Space |



Map Projection:
NAD83 State Plane Maryland (feet)
Data Sources:
City of Hagerstown, 2009
Prepared By:
Hagerstown Planning Dept, 01/14/10

