



City of Laurel
Community Redevelopment Authority

Urban Redevelopment Plan

**ADOPTED BY THE
MAYOR AND CITY COUNCIL OF LAUREL
MAY 30, 2012 – ORDINANCE NO. 1745**

**8103 SANDY SPRING ROAD
LAUREL, MARYLAND 20707**

TABLE OF CONTENTS

	Page
<hr/>	
<u>Project Description</u>	
Plan Objectives	1
Types of proposed Redevelopment Action.....	1
Land Use Plan	1
<u>Revitalization Overlay Areas</u>	
Purpose and Intent	2
Types and Location of Revitalization Overlay Areas	4
Revitalization Areas	7
<u>Techniques to be used to achieve Plan Objectives</u>	
Community Design Standards	7
Waiver of Community Design Standards.....	9
Design guidelines for Historic District	9
Appeals from decisions of the Historic District Commission	10
Review of development/redevelopment plans	11
Properties not in compliance with Property Maintenance Code.....	12
Means of appeal of Property Maintenance Code	12
Period of compliance.....	12
<u>Conditions under which property will be acquired</u>	13
Actions to be followed upon acquisition of properties	13
<u>New construction within the Project Area</u>	14
<u>Other provisions necessary to meet requirements of City Codes</u>	
Zoning	15
Reasons for the various provisions of this Plan	15
Historic District Commission	15
<u>Duration of provisions and requirement</u>	16
<u>Procedures for changes in approved Plan</u>	16
<u>Severability</u>	16
<u>Exhibits</u>	
Map 1 City of Laurel Zoning Map, dated July 1, 2011	17
Map 2 Revitalization Overlay Map, dated August 2006	18
Map 3 City of Laurel Historic District Map, dated April 2007	19

URBAN REDEVELOPMENT PLAN

Project Description

Plan Objectives

The goal of the Urban Redevelopment Plan is the revitalization of identified areas within the City of Laurel in order to upgrade existing residential neighborhoods and to provide for a balanced economy with a mix of office, retail, and industrial uses in order to ensure continued fiscal well-being and to provide employment opportunities for City residents. The objectives of this plan include:

1. Establishing a positive and identifiable image for the City revitalization areas;
2. Promoting new retail business activity in revitalization areas;
3. Establishing minimum, Community Design Standards that will enhance revitalization areas through private investment;
4. Bring about a general physical improvement of the area through coordinated public improvements;
5. Achieving a balance between Neighborhood Business and Community Commercial uses; and
6. Providing a safe and pleasant environment for consumers, merchants, and property owners.

Types of Proposed Redevelopment Action

1. Property rehabilitation, redevelopment, and new construction that shall comply with the Unified Land Development Code of the City of Laurel, and the requirements set forth in this plan, and;
2. Coordinated public improvements.

Land Use Plan

The location and boundaries of zones established in the City are shown on the map entitled “City of Laurel Zoning Map.” This map is dated July 1, 2011 (Map No. 1) and may be amended upon recommendation of the Laurel Planning Commission and adoption by the Mayor and City Council after due public notice and public hearings as prescribed in Sections 20-24.5. Form of application to amend zoning map, and accompanying papers, through Section 20-24.10. Conditional Zoning, of the Laurel Unified Land Development Code.

No use shall be permitted or allowed unless such use is expressly allowed in the appropriate zone as shown on the Zoning Map of the City of Laurel. Any use that is not mentioned or provided for in any particular zone is expressly prohibited.

No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building or structure be used, designed or arranged for use for any purpose or in any manner not included among the uses hereinafter listed as permitted, in the zone in which such building, structure, or land is located.

No building or structure shall be erected; nor shall any existing building or structure be altered, enlarged or rebuilt; nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the yard, lot, area, and building location regulations contained in the Laurel Unified Land Development Code designated for the zone in which such building or open space is located except as otherwise specifically provided.

Revitalization Overlay Areas

Purpose and Intent

Many older residential and commercial areas within the City are in need of revitalization. On March 22, 2004 the Mayor and City Council adopted Ordinance Number 1423 amending the City Zoning Ordinance designating Revitalization Overlay Areas (Map No. 2) in the City to seek development and redevelopment of these older areas and to create additional economic development opportunities within the City.

It is the purpose and intent of Revitalization Overlay (RO) to be an alternative form of development or redevelopment designed to:

1. Create additional economic development opportunities for property owners within the City of Laurel to upgrade, enhance, demolish or revitalize their properties using additional flexibility offered in the overlay zone, by, among others, offering superior amenities, land uses, or achieving superior land design to warrant intensification or increased density of properties in areas that are targeted for their potential for economic development.
2. Enhance the redevelopment of the business corridors within the City of Laurel, and to allow the upgrading of various housing opportunities, which, by their age or state of disrepair, have become obsolete, increasingly vacant, or become contributing to destabilizing property values within the City.
3. Enhance opportunities for improvements to the retail, housing, employment or entertainment offerings within the City limits, which are necessary to maintain economic balance and continued prosperity of the City.
4. Allow for increased, consolidated, or integrated development in order to meet the need for certain targeted land uses, which may be deficient or missing within the current marketplace.
5. Permit the development for a hierarchy of overlay types, which reflect the location and conditions contained within specific areas within the City.

6. The conditions and restrictions of such an overlay is considered an optional form of development, which is in addition to the land uses and restrictions contained within the base zoning of any property located within a revitalization overlay.
7. Acknowledge that the development and approval of any revitalization overlay zone is a unique and specific approval to a unique parcel of groups of parcels, whose approval is conditioned upon meeting the objectives and specific goals of using such an overlay option.
8. Facilitate redevelopment and provisions of specific land uses, configurations, which are recommended for the continued development and economic health, well-being and stability of the neighborhoods of the City.
9. Allow intensification or changes in land uses, mixes of land uses, and access based on the ability of the provision of municipal and other public services, the general adequacy of transportation capacity to accomplish such development approvals as deemed necessary by the Mayor and City Council.
10. Retain the stability of the retail, restaurant, and entertainment establishments by providing development consistent with the demographics and income characteristics of City residents, and to reduce the exportation of the consumer spending potential of City residents by providing improved offerings to retain the spending by City residents for consumer products and services within City limits, where possible.
11. Encourage integrated development, consolidation of properties, in order to reduce access points to major highways; reduce visual confusion inherent in older commercial highway corridors such as U. S. Route 1.
12. Improve the attractiveness of the City in order to increase its potential in the areas of employment creation, tourism development, and improvements to its retail and restaurant offerings for business development, stabilization and improvement of its neighborhoods.
13. Create a stable redevelopment of the core area of the existing City limits, to make potential annexation of areas which may petition the City to compliment the core area by providing complimentary land uses to build on existing development.
14. Revitalization overlays are not permitted by right, but reflect a negotiated development agreement that is unique to a specific proposal, or development that reflects the applicant's ability to achieve the goals and objectives of this alternative form of development. The Mayor and City Council is not obligated to approve any form of optional development if it concludes that the proposal does not meet with the purpose and intent of these regulations. Approvals within any overlay do not usurp or diminish the jurisdiction of the City's Historic District Commission, if the overlay is located within their jurisdiction.
15. Setbacks of any type will not be waived, modified, or amended unless alternate methods will provide equal or superior protection to surrounding uses.

16. To conclude that the use of this overlay option does not diminish, modify, or in any way alter the applicant's right to development of their property using the conventional base zone affixed to the property.

Types and Location of Revitalization Overlay Areas

Because of the distinct nature of sections of the City, which may be located within a revitalization area, RO Zones are distinguished by the characteristics or goals of the area in which they are located. The general description of the proposed function of each area is as follows:

City Center Overlay Area – RO-1

The overlay encompassing this area shall reflect an intensity, which would permit the highest potential for a comprehensive and integrated redevelopment of uses which include, but are not limited to retail, restaurant, entertainment, major employment, professional offices, and commercial services. They may also include immediately adjacent multifamily complexes. Ideally, these uses would be located within an integrated complex or complexes, which may contain structured parking and comprehensively designed access points, directional signage, and other amenities to allow intensification above the base density of the parcel or parcels in which they are located. Examples of targeted or desired land uses within the City center overlay include but are not limited to the following:

1. Retail, including apparel, traditional department stores, specialty apparel and shoe stores, as well as establishments selling electronic, computer and telecommunication products.
2. Entertainment, specifically multi-plex cinemas, which utilize state-of-the-art technology, design, and amenities. Karaoke when in conjunction with a standard restaurant. All other entertainments facilities must be included within a set of uses approved by the Mayor and City Council in conjunction with a conceptual plan of revitalization overlay.
3. Restaurants, full service sit-down facilities, delicatessens and other specialty food retailers, which may include prepared food in a retail setting, providing they are not freestanding.
4. Employment uses, including research, general office, financial firms, and the like, which may contain ancillary retail, restaurant and commercial services facilities within their building, or be located above, retail complexes or entertainment facilities.
5. Housing, which would primarily consist of upscale rental apartments or condominiums, generally located above the aforementioned facilities, or integrated into a mixed-use complex.

The City Center is intended to be the highest intensity of the six (6) redevelopment overlay areas. The reality of blight and the deterioration of U.S. Route 1, and Laurel Mall in particular, have left the City with a substandard retail base that does not match the changes in the City's demographics and housing.

The area, as shown on the Revitalization Map (see Map 2) contains areas on both sides of U.S. Route 1, with Bear Branch creek on the east, Cherry Lane on the south, Gorman Avenue on the north, and 4th Street on the west (except for the Emerson at Cherry Lane apartment complex).

It is the intent of the City Center Redevelopment Overlay to restore Laurel's place as a regional destination for a variety of activities. The current trend in mixed-use development/residential housing, especially located in close proximity to retail uses, is also important.

The location and parameters of City Center are intended to create an area of redevelopment that personifies all of the elements of Maryland Smart Growth. Smart Growth promotes the re-use of land in older developed areas, rather than continually sprawling outward. A principal Smart Growth objective is the re-use of older properties that have become deteriorated, obsolete, or not used to their full potential. Laurel Mall is a prime example of the needed re-use of commercial property and is critical to investment in the City.

The Laurel Mall property consists of approximately 35.5 acres and contains 825,919 gross square feet of building area. After its completion in 1979, the mall contained a total of approximately one-hundred stores, which included JC Penney's, Hecht's, and Montgomery Ward as its anchor stores. At the time of its completion the Laurel Mall operated in the scale of a smaller sized regional mall, and supported among the range of its tenant base, several national chain stores. However, as time passed and the age of the Mall increased, nearby larger regional malls including the Annapolis Mall, Columbia Mall, and Arundel Mills Mall either emerged or kept enlarging the size of their footprints, as well as modernizing and updating their infrastructure.

Because of conditions relating to the advancing age and overall condition of the mall and its infrastructure, coupled with the increased competition from much newer or expanded shopping opportunities, the Laurel Mall has suffered by losing many of its higher-end tenants, and as a result, most of its customer traffic. As of the date of this plan there is only one tenant in the mall, Burlington Coat Factory.

To add to the mall's perceived problems, the pedestrian walkway from the upper deck of the rear parking garage collapsed in 2005. The subsequent closing of the upper decks to both the front and back parking garages further exacerbated the public's perception that the mall is in poor condition.

The mall property was purchased in February 2006 by Laurel Rising, LLC. The members of the LLC are AEW Capital Management and Somera Capital Management with the intent of developing the site as mixed use. The proposed development included a maximum of 800,000 square feet of nonresidential uses which would include general retail commercial uses, and a food market, general commercial office space and a health club, a maximum of 500 multi-family residential units, and a maximum of 4,000 parking spaces including structured and surface parking. The project was approved by the Mayor and City Council on December 10, 2007. However, because of the recession of 2008-2012 funding for the project was withdrawn.

Now that the redevelopment is once more viable, it is imperative that this project proceed to completion. The redevelopment of the Laurel Mall site into a thriving mixed-use/residential City

Center is currently the highest priority project of the Mayor and City Council within redevelopment areas.

Highway Corridor or Activity Nodes – RO-2

The area utilizing this overlay would consist primarily of properties, which line the U.S. Route One area, or along MD 198. These parcels are usually characterized by their lack of property depth, and generally consist of smaller properties which all maintain separate highway access. However, they may also contain existing shopping centers of moderate size. The overlay is specifically recommended to encourage the consolidation of these properties, where possible, and to create mixed-use business and residential complexes, especially in the bifurcated sections of U.S. Route One, where multiple access points have created issues of public safety, given the volume of traffic volume and speed on this facility. Recommended uses for the properties in this overlay would be as follows:

1. Retail facilities, either freestanding, or accessory uses located within a mixed-use complex or structure.
2. Restaurants, preferably full service, located within mixed-use complexes, which may include karaoke establishments, subject to the definition and restrictions on such use in conjunction with a standard restaurant.
3. Professional and business offices.
4. Accessory apartments located on upper floors of mixed-use complexes.

U. S. Route 1 Historic District and gateway approaches – RO-3

This overlay area is unique and defined generally as the area along U.S. Route 1 from the Howard County line southward. This area is specifically recommended for development of transit-oriented development, which relates to services and establishments, as well as housing, that would benefit from being in close proximity to the MARC Rail station of the Camden Line of the Maryland Transit Administration. Typical uses recommended for this area include the following:

1. Retail and commercial service uses located within mixed-use complexes which may be designed to serve, among others, the rail commuters, bus users, or others within the Main Street business district.
2. Offices and other business establishments typically located within mixed-use structures.
3. Ancillary rental apartments and condominiums, typically located above commercial establishments. This could also include high density attached housing as well.

Existing Multifamily and Attached Housing Areas – RO-4

These areas are generally characterized as older multifamily facilities located adjacent or in close proximity to commercial complexes and along arterial roadways.

1. Land uses within these areas are generally limited to housing, specifically rental apartment communities.
2. To balance and upgrade its housing stock in these areas, redevelopment of existing facilities is encouraged and additional density may be allowed subject to meeting the intent and purpose of these regulations.

Main Street historic area and neighborhood commercial nodes – RO-5

This area is defined as being the limits of Main Street from those properties, which do not face U.S. Route 1 westerly to Seventh Street (MD 216). It also includes areas zoned for Commercial Neighborhood, C-N, uses, which are presently used for commercial and services uses. It is intended that the area benefit from the potential flexibility of the overlay which relates to the inclusion of apartments above commercial buildings.

Patuxent River Transit-Oriented Development Overlay – RO-6

This specific area is defined by side streets along Main Street, beginning on the west by Avondale Street, and continuing easterly including "C", "B", and "A" Streets. The intent of the specificity of this area is to encourage redevelopment of the area in order to:

1. Create redevelopment opportunities which serve to reconnect the Main Street business community with its Patuxent River origins.
2. Allow mixed-use development to exploit the increased use of the Riverfront Park without any environmental effects of new development.
3. Explore the potential for additional restaurant development along the river.
4. Develop additional business and housing opportunities to reinforce Main Street business development and increased business expansion which complements the Main Street community.

Revitalization Areas

The entire project area is made up of the six (6) designated Revitalization Overlay Areas. Property owners will be required to undertake property maintenance of those structures which are capable of being brought up to the Property Maintenance Code standards as contained in Chapter 18 Buildings and Building Regulations of the City of Laurel Code.

Techniques to be used to achieve Plan Objectives

Community Design Standards

It is the general purpose and intent of the City to foster the use and development of land in an orderly manner by both private and public interests with special consideration given to the appearance of the community as a result of such development. It is recognized that the appearance of property has a direct bearing on the economic value of such property and also the

economic value of adjacent and surrounding property. The appearance of a single property affects not only surrounding property, but also the cumulative effect is to enhance or diminish the appearance of the City, and consequently the values of property within the City.

This division provides a procedure by which development of property within the City may be reviewed and modified in order to enhance the aesthetics of the City, and consequently, the economic value of property and general welfare of its citizens. Specific purposes of this division include:

1. To provide for the orderly and functional arrangement of land uses and buildings.
2. To establish standards for the orderly development or redevelopment within the City of Laurel.
3. To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the City.
4. To conserve and protect the taxable value of land and buildings in the City.
5. To protect the air, water and land resources within the City from the hazards of pollution and misuse.
6. To protect land and buildings from natural hazards including flooding, erosion and fire.
7. To preserve, protect and encourage the development of buildings, groups of buildings and development sites of distinguished architectural character and appearance.

Community Design Standards contained in Chapter 20 Land Development and Subdivision, Article I. Zoning, Division 16, Community Design Standards of the City Code, also known as the "Land Development Code" shall apply to all development in the following Zoning Districts, which development requires the issuance of a permit by the City. Development does not include interior building repairs or modifications. No permit shall be issued except upon approval of the development plan in conformance with the procedures and standards set forth in this division. Maintenance standards in the division apply to all development approved pursuant to this division. Zoning districts which are subject to Community Design Standards are as follows:

1. P-I - Public institutional zone.
2. R-5 - One-family detached zone.
3. R-55 - One-family detached zone.
4. R-20 - One-family semi-detached, two-family detached, one-family triple-attached zone.
5. R-T - Townhouse, -plexes zone.
6. R-30 - Low density multifamily zone.
7. R-18 - Medium density multifamily zone.
8. R-10 - High density multifamily zone.

9. R-H - High-rise multifamily zone.
10. R-MD - Single-family detached medium density zone.
11. C-N - Commercial neighborhood zone.
12. C-C - Commercial community zone.
13. C-V - Commercial village zone.
14. C-VAC - Commercial village activity center zone.
15. O-B - Office building zone.
16. I-CS - Industrial commercial service zone.
17. I-G - Industrial general zone.
18. M-X-T - Mixed use-Transportation oriented zone.

Exceptions.

1. In the R-5, R-55, R-20, and R-T zones, this division only applies to the development that involves a special exception.
2. Hard surfaces dedicated to equipment, product, or merchandise storage are exempt from the parking lot interior landscaping requirements set forth in Section 20-27.1, Standards of the Land Development Code.
3. The I-G district is excluded from the Building Design Standards established in Subsection 20-28.7(a) of the Land Development Code.

Waiver to Community Design Standards

Application may be made to the Department of Community Planning and Business Services for a waiver to the Community Design Standards.

The applicant must describe in detail the reasons for the waiver request and the type of development/redevelopment that will be completed as an alternative to the Community Design Standards.

The Community Design Review Committee as authorized by Chapter 20 Land Development and Subdivision, Article I. Zoning, Division 16. Community Design Standards, Sec. 20-28.3. Community Design Review Committee of the City Code, may waive any of the standards and submittal requirements where such standards and submittals are not necessary to review a proposed development. Any waiver must not adversely affect the objective of this Urban Redevelopment Plan.

**Design guidelines for Historic District
(See Map 3 - City of Laurel Historic District)**

The purpose of Historic District guidelines is to:

1. Safeguard the heritage of the City of Laurel by preserving sites, structures, or districts therein which reflect elements of cultural, social, economic, political, archeological, or architectural history;
2. Stabilize and improve property values of such sites, structures, or districts;
3. Foster civic pride;
4. Strengthen the local economy; and
5. Promote the preservation and appreciation of the sites, structures, and districts for the education and welfare of the residents of the City.
6. The provisions contained within Chapter 20 Land Development and Subdivision, Article I. Zoning, Division 14. Design Guidelines for Historic District Commission are guidelines only and not meant to be absolute requirements and will be interpreted by the Laurel Historic District Commission of the City Code in accordance with the requirements of Article 66B of the Annotated Code of Maryland, as amended.

In reviewing applications, the Historic District Commission shall provide consideration to:

1. The historic, archeological, or architectural significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area;
2. The relationship of the exterior architectural features of a structure to the remainder of the structure and the surrounding area;
3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used; and
4. Any other factors including aesthetic factors which the Historic District Commission deems pertinent.

The Historic District Commission shall consider only exterior features of a structure and shall not consider any interior arrangements. The Historic District Commission shall not disapprove an application except with respect to the considerations specified above.

The documentation and information provided by the applicant to the Planning Commission shall be sufficient for the Historic District Commission's review of the application unless the Historic District Commission requests specific additional documentation and information, in accordance with Section 20-26.6. Documentation of Chapter 20, Article I, Division 14 of the City Code.

Appeals from decisions of the Historic District Commission

Appeals from decision of the Historic District Commission shall be to the City of Laurel Board of Appeals. Such appeals shall be governed by the provisions of Chapter 20 Land Development and Subdivision, Article I. Zoning, Division 4 Board of Appeals and such rules of procedure as

the Board of Appeals of the City Code (Land Development Code) may promulgate from time to time.

Review of development/redevelopment plans

It shall be the responsibility of the Department of Community Planning and Business Services to enforce those portions of this Urban Redevelopment Plan dealing with Community Design Standards, Design guidelines for Historic District, code enforcement and inspection. The property owner must obtain all other applicable approvals and permits in addition to those required by this Plan.

The role of the Department of Community Planning and Business Services (Department) is as follows:

1. Meet with applicants, if requested, to review the provisions of the Urban Redevelopment Plan prior to the applicant seeking approval from the Planning Commission.
2. The Department will provide written recommendations to the applicant on all permit applications within the Redevelopment area which propose:
 - New construction, additions, and alterations
 - Exterior renovation and repairs
 - Changes to zoning districts or amendments to this Plan
 - Demolition of any structure
 - Replacement materials for architectural details
 - Paint colors as recommended by the Historic District Commission for properties within the Historic District.
 - Signs
 - Awnings
 - Murals, sculpture, and monuments
 - Drive-in or pick-up services
3. The Department, if requested, will review applications for extensions in the compliance period for owners of occupied buildings and all waiver requests.
4. The Department will identify and issue correction orders for violations of this Urban Redevelopment Plan.
5. The Department will publish an annual report of its activities for the previous year and make recommendations for improving the implementation of this Urban Redevelopment Plan.

Designs for all improvements, modifications, repair, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, demolition, and new construction shall be submitted for written approval by the Department before proceeding with the work. It shall be the responsibility of the property owner or an authorized agent to secure all necessary permits in order to undertake the proposed work. The Department must review all plans for repairs, rehabilitation, new construction, and additions to

existing buildings and storefronts. The Planning Commission retains final authority to approve or disapprove all plans. The Mayor and City Council retains final authority to approve, grant, or withhold development priorities, disposing of redevelopment land through procedures established by the City Charter or Code.

In reviewing all permit requests, the Department must consider the objective of this Urban Redevelopment Plan, Design guidelines for Historic District, and the Community Design Standards.

Properties not in compliance with Property Maintenance Code

The International Property Maintenance Code (IPMC), most current edition, as published by the International Code Council, has been adopted by the City of Laurel (Chapter 18 Buildings and Building Regulations, Article X. Property Maintenance Code, of the City Code as may amended from time to time) for the purpose of protecting the public health, safety and welfare by establishing certain minimum standards for the maintenance of properties within the City.

The provisions of the IPMC apply to all existing residential and nonresidential structures and all existing premises (a lot, plot or parcel of land, easement or public way, including any structure(s) thereon) and constitute minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance.

Existing structures and premises that do not comply with the IPMC shall be altered or repaired to provide a minimum level of health and safety as required by the code. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the provisions of the International Building Code (IBC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC), and National Fire Protection Association Codes (NFPAC), most current editions, as may be amended from time to time.

Means of appeal of Property Maintenance Code

Any person aggrieved by an administrative decision by the Chief Building Official may appeal that decision to the City of Laurel Board of Construction Appeals pursuant to the procedures set forth in Chapter 18 Buildings and Building Regulations, Article I. Administration, Sec. 18-20 Appeals from administrative decision of the City Code.

Period of Compliance

Buildings that are vacant on the effective date of this ordinance must meet the requirements of this Urban Redevelopment Plan within twelve (12) months from the adoption date of this ordinance.

The work necessary to meet the requirements of this Urban Redevelopment Plan shall be completed within three (3) years from the effective date of this plan, unless specifically outlined elsewhere in this plan. No work, alterations or improvements shall be undertaken after enactment of this plan which does not conform to the requirements herein.

Owners of occupied buildings may apply to the Department of Community Planning and Business Services for a one (1) year extension to the compliance period. To receive an extension, the owner must submit a plan detailing how violations of the Community Design Standards will be corrected. An application for an extension must be made at least 60 days before the three (3) year compliance period expires.

Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other City Codes.

Conditions under which property will be acquired

It may be necessary to acquire by purchase or condemnation, for urban redevelopment purposes, the fee simple interest or any lesser interest in and to properties in the project area not specifically designated for acquisition as may be deemed necessary and proper by the Community Redevelopment Authority to effect the proper implementation of the project. This may include:

1. Non-salvable.

Any property in areas designated for redevelopment containing a non-salvable structure, i.e., a structure which, in the opinion of the Community Development Authority, cannot be economically rehabilitated.

2. Properties not in compliance with property maintenance standards.

Any property in the project area may be acquired by the Mayor and City Council if 12-months have elapsed since receipt by the owner of such property of the final notice from the Department of Community Planning and Business Services requiring with respect to such property, compliance with the provisions of any codes, ordinance or regulation of the City and the requirements set forth in said notice have not been met.

Actions to be followed upon acquisition of properties

1. Rehabilitate/redevelop the property in conformance with the codes and ordinances of the City and the Community Design Standards and objectives set forth in this plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation/redevelopment is accomplished, units shall be rented pending continuing sale efforts; or,
2. Sell or lease the property subject to rehabilitation/redevelopment in conformance with the codes, ordinances, and regulations of the City and the community standards and objectives set forth in this Plan; or,
3. Demolish the structure or structures thereon and dispose of land for redevelopment for uses consistent with this Plan.

New construction within the Project Areas

1. Any plans for new construction (exterior rehabilitation and changes in use) on any property within the project area shall be submitted to the Department of Community Planning and Business Services for review. Upon finding that the proposed plans are consistent with the objectives of the Urban Redevelopment Plan and with the standards set forth in the Plan and after approval by the Planning Commission, the Department of Community Planning and Business Services shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to, and not in lieu of, all other applicable codes, ordinances, and regulations relating to new construction.
 - a. In order to maintain the walkable, urban quality of the C-V Commercial Village Zoning District, new buildings must be constructed at the front property line along the entire length of Main Street. Establishments with pick-up services must not interrupt the streetscape introducing new curb cuts in midblock. These standards are intended to preserve the integrity of the street and to prevent development that would be in conflict with the goals of this Urban Redevelopment Plan.
 - b. New buildings must be designed with a facade that is consistent with the storefront designs in the C-V Zoning District. The building front must include glass fronted show windows on the first level, a main entrance, and, when appropriate, upper story windows. Side walls visible from public streets must have windows and other detailing.
 - c. Exterior building materials are limited to brick, masonry, or stucco and appropriate trim materials.
2. Parking lots shall be paved with a hard, dust-free surface and shall be properly illuminated. Parking lots, except those in rear yards must be screened from all adjacent streets by dense planting strips on the outside of masonry screening walls, or Signs identifying points of ingress and egress shall not be more than 6 square feet, and shall carry no message other than the identification of the lot.
3. All applications for demolition permits shall be submitted to the Department of Community Planning and Business Services for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Redevelopment Plan, the Department of Community Planning and Business Services shall authorize the issuance of the necessary permit. If the Department of Community Planning and Business Services finds that the proposal is inconsistent with the Urban Redevelopment Plan and therefore denies the issuance of the permit, the Department Director shall, within 90 days of such denial, seek approval of the Mayor and City Council to acquire for and on behalf of the Community Redevelopment Authority (CRA) the property, in whole or in part on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation; rehabilitation and disposition thereof. In the event that the Mayor and City Council does not authorize the acquisition, the Department of Community Planning and Business Services shall without delay, issue the demolition permit.

Other provisions necessary to meet requirements of City Codes

1. Zoning.

All appropriate provisions of the City Unified Land Development Code shall apply to properties within the project area. No zoning district changes are proposed by this Plan. Existing Zoning Districts are indicated on Map No. 1, City of Laurel Zoning Map.

2. Reasons for the various provisions of this Plan.

4. Existing land uses within the project area are predominantly commercial.
- b. Structures proposed for rehabilitation are basically sound and appropriate for commercial use.
- c. Plan objectives can best be achieved by rehabilitation for commercial use.

3. Historic District Commission.

In reviewing applications, the Historic District Commission shall apply these guidelines and give consideration to:

- a. The historic, archeological, or architectural significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area;
- b. The relationship of the exterior architectural features of a structure to the remainder of the structure and to the surrounding area;
- c. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used; and
- d. Any other factors including aesthetic factors which the Historic District Commission deems pertinent.
- e. The Historic District Commission shall consider only exterior features of a structure and shall not consider any interior arrangements.

Documentation and information provided by the applicant to the Planning Commission shall be sufficient for the Historic District Commission's review of the application unless the Commission requests specific additional documentation and information. Any such documentation or information must be necessary for the Historic District Commission to review the application in accordance with one (1) or more sections of the *Design Guidelines for Historic District Commission*, Chapter 20, Article I, Division 14 of the Unified Land Development Code.

Duration of provisions and requirements

The provisions and requirements of this plan shall be in effect for a period of not less than twenty (20) years following the date of approval of this plan by the Mayor and City Council.

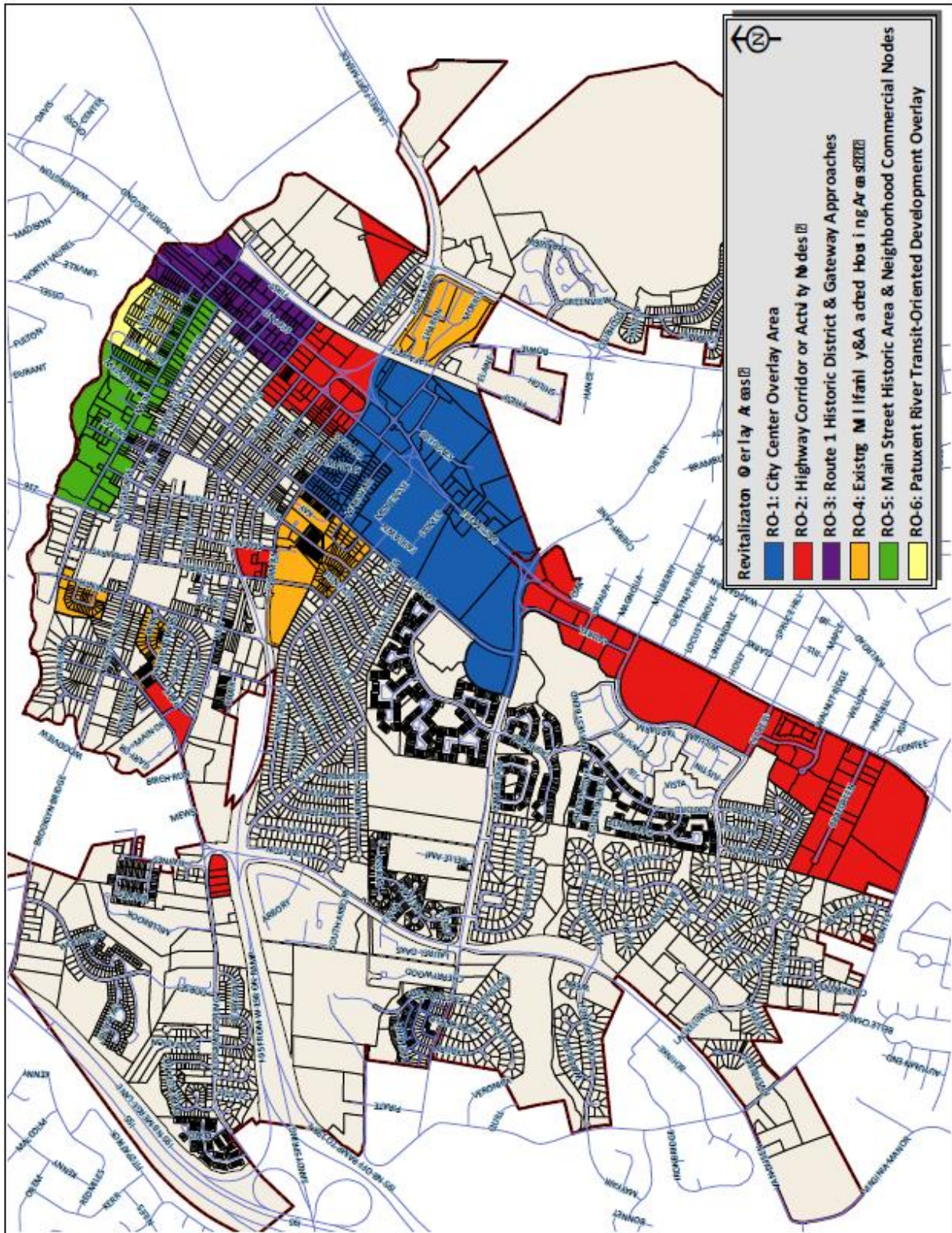
Procedures for changes in approved Plan

1. The Urban Redevelopment Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the Plan, a public hearing shall be held.
2. The Department of Community Planning and Business Services shall submit to the Planning Commission, for its review, comments, and recommendation all proposed amendments to the Urban Redevelopment Plan.
3. The Planning Commission may propose amendments to this Plan. A review of the Urban Redevelopment Plan shall take place no less than every five (5) years. Any proposed amendment must be presented at a public hearing.

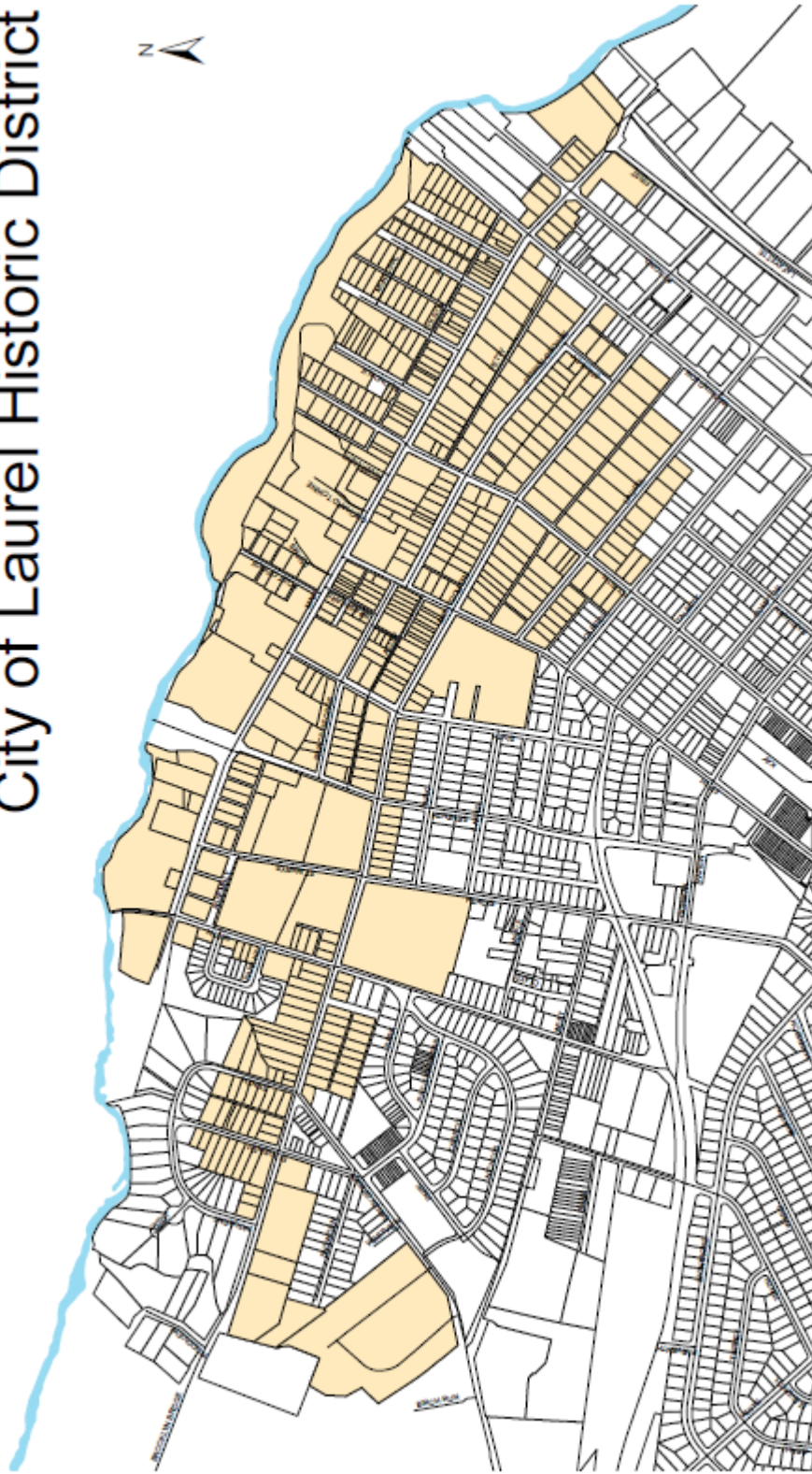
Severability

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this plan or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.

Map No. 2- City of Laurel Revitalization Overlay Areas



City of Laurel Historic District



Source: Department of Community Planning and Business Services
April 2007