

MEMORANDUM

March 3, 2026

To: Arundel Planning Board
CC: Ann Tardif, Land Use Office Manager, Town of Arundel
Matthew Reid | Property Owner
From: Natasha Kypfer, Senior Planner, North Star Planning
Subject: Reid – Basketball Training Facility | Conditional Use – Preapplication

Overview

Matthew Reid has submitted a conditional use preapplication, to facilitate the request of a small indoor recreational basketball training facility, or “Recreational Facilities, Commercial” use. The subject property is a 1.55± acre parcel, with an existing 5,000± sq. ft. commercial building on-site, which is requesting to be partially converted (~2000± sq. ft.) into the basketball court use. The subject property is located at 19 Heavy Hammer Lane (Tax Map 4, Lot 23B).

The applicant requests two waivers, which are detailed in the submission:

- Waiver 1 – relief from Required Parking Spaces by Use, §5.12.4-2 (Table)
 - “1 space per 100 s.f. of gross floor area”
- Waiver 2 – relief from Conditional Use plenary standards, §10.5.2, 3.a. - 7.d.

Recommendation

The Planning Board may consider the following next step:

1. Provide feedback on the submission, in particular the requested waivers

Note, should the applicant submit a plenary application, a site plan application will also be required to be submitted in tandem with the Conditional Use application.

Zoning: Alfred Road Business District (AR)

The proposed development is within the Alfred Road Business District (AR). The use of a “Recreational Facilities, Commercial” is allowable so long as an approved Conditional Use application is on file with the Town, and the applicant meets all Conditions of Approval.

The application is subject to the general Site Plan Review standards (§10.6.4) and the Performance Standards for the AR District (§6.7); the Ordinance does not provide specific standards for the “Recreational Facilities, Commercial” use.