

Introduced 04-06-2026
Public Hearing 04-20-2026
Council Action 05-04-2026
Executive Action 05-14-2026
Effective Date 07-14-2026

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 5

Bill No. 23 -2026 (ZRA-221)

Introduced by: The Chairperson at the request of Northeast Properties Developers, LLC.

SHORT TITLE: Adaptive Reuse of Existing Motel/Hotel Sites – Route 1 Corridor

AN ACT amending Section 128.0 of the Howard County Zoning Regulations to add a new subsection entitled “Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor”; establishing criteria for the redevelopment & adaptive reuse of existing hotel & motel sites along Route 1; and generally related to the Zoning Regulations.

Introduced and read first time April 6, 2026. Ordered posted and hearing scheduled.
By order Michelle Harrod
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on April 20, 2026.
By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on May 4, 2026 and Passed , Passed with amendments _____, Failed _____.
By order Michelle Harrod
Michelle Harrod, Administrator

Scaled with the County Seal and presented to the County Executive for approval this 5 day of May, 2026 at 5 a.m./p.m.
By order Michelle Harrod
Michelle Harrod, Administrator

Approved by the County Executive May 14, 2026
Calvin Ball
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard
2 County Zoning Regulations are amended as follows:

3 By adding:

4 Section 128.0. - "Supplementary Zoning District Regulations"

5 New Subsection P. - "Adaptive Reuse and Redevelopment of Existing
6 Hotel/Motel Sites in the Route 1 Corridor"

7
8 **Howard County Zoning Regulations**

9 **Section 128.0 – Supplementary Zoning District Regulations**

10 **P. ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING HOTEL/MOTEL SITES IN THE ROUTE**
11 **1 CORRIDOR**

12 1. PURPOSE AND APPLICABILITY.

13 THE PURPOSE OF THIS SUBSECTION IS TO FACILITATE THE REDEVELOPMENT OR ADAPTIVE
14 REUSE OF LEGACY-HOTEL OR MOTEL SITES ALONG U.S. ROUTE 1 CONSISTENT WITHIN THE
15 ROUTE 1 CORRIDOR PLAN AND THE ROUTE 1 MANUAL. THIS SUBSECTION APPLIES ONLY
16 TO PARCELS FRONTING U.S. ROUTE 1 THAT, ON OR BEFORE DECEMBER 1, 2025, HAD A
17 LAWFULLY ESTABLISHED HOTEL OR MOTEL AS A PRINCIPAL USE AND THAT MEET THE
18 CONDITIONS SET FORTH IN SECTION 128.0.P.2 BELOW.

19
20 2. CONDITIONS OF ELIGIBILITY.

21 THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A
22 REDEVELOPMENT OR ADAPTIVE REUSE PROJECT:

23 A. DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND

24 B. BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND
25 CURRENT SITE DEVELOPMENT REQUIREMENTS.

26
27 3. ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT.

28 NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE
29 FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE
30 REDEVELOPMENT:

- 1 A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING
2 PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1 SUBJECT
3 TO THE RESIDENTIAL DENSITY PERMITTED UNDER SECTION 127.5.D.1. A
4 DEVELOPMENT 2 ACRES OR LARGER THAT HAS A RESIDENTIAL USE SHALL
5 INCLUDE AN AMENITY AREA, SUBJECT TO SECTION 127.5.E.1.
- 6 B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATTER OF
7 RIGHT UNDER SECTION 127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC)
8 DISTRICT.

9
10 4. MODERATE INCOME HOUSING UNITS.

11 AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION
12 SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION
13 IN SECTION 13.402B.

14
15 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland that***
16 ***this Act shall become effective 61 days after its enactment.***



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
 www.howardcountymd.gov

DPZ Office Use only:

Case No: ZRA-221
 Date Filed: 11/13/2025

Zoning Regulation Amendment Petition

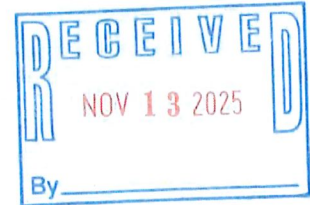
Petition Request

Description of Proposed Amendment:

Amend Section 128.0 of the Howard County Zoning Regulations to add a provision titled Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor.

Petitioner's Representative Information

Petitioner's Representative Name: Mandee Heint
Address: 1001 Fleet Street, Baltimore, MD, 21202
Phone: (443) 797-3076
Email: mandee.heint@saul.com
Profession: Attorney



Petitioner Information

Petitioner Name: Himanshu Amin
Petitioners Business Name/Trading As: Northeast Properties Developers LLC
Address: 8815 Centre Park Drive, Columbia, MD, 21045
Phone: (443) 797-3076
Email: vhamin65@gmail.com
Petitioner's Interest in Subject Property: Sole Owner
If the petitioner is not the property owner, please explain:

Zoning Regulation Amendment Information

Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:

The Petitioner seeks to redevelop 7436 Washington Blvd, 7439 Roosevelt Blvd, 6260 Washington Blvd, and 9822 Washington Blvd, all obsolete motels no longer contributing to the Route 1 Corridor. The amendment promotes adaptive reuse of blighted sites, addressing zoning gaps by allowing flexibility across districts and permitting limited new uses where motel structures are removed or reused and sites meet the Route 1 Manual and development standards.

The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.

The amendment advances public health, safety, and welfare by promoting the redevelopment of obsolete motels along Route 1 into functional, safe, and well-designed sites. It encourages economic reinvestment and flexibility across zoning districts, supports mixed-use and employment uses, and reduces blight, aligning with County goals for revitalization, economic vitality, and inclusive housing opportunities.

Provide the address, Tax Map, and Parcel Number for any parcel(s) of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.

Property Address: 7436 Washington Boulevard, Elkridge, Maryland 21075 Tax Map: 0043 Grid: 0004 Parcel: 0375
 Property Address: 7439 Roosevelt Boulevard, Elkridge, Maryland 21075 Tax Map: 0043 Grid: 0005 Parcel: 0375 Property
 Address: 6260 Washington Boulevard, Elkridge, Maryland 21075 Tax Map: 0038 Grid: 0002 Parcel: 0875 Property
 Address: 9822 Washington Boulevard N, Laurel, Maryland 20723 Tax Map: 0050 Grid: 0004 Parcel: 0397

Zoning Regulation Amendment Criteria

Describe the compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

The amendment encourages redevelopment and adaptive reuse of hotel and motel sites on Route 1 to create a vibrant, mixed-use corridor that supports economic vitality and community needs. It allows limited new uses consistent with the Route 1 Manual, promotes design quality, mitigates impacts, and ensures compatibility. Overall, it supports reinvestment, high-quality design, and a cohesive, functional corridor aligned with County planning goals.

Provide an overview of the properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.

All motel and hotel sites fronting US Route 1, that, on or before December 1, 2025, had a lawfully established hotel or motel as a principal use.

Describe any conflicts that would occur in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

The amendment aligns with the structure and intent of the Howard County Zoning Regulations and addresses a gap related to the redevelopment of obsolete motels along Route 1. It establishes clear, limited standards for redevelopment under defined conditions, integrating seamlessly with existing use and design provisions. The amendment strengthens the cohesiveness and consistency of the regulations pertaining to Route 1, ultimately supporting the County's revitalization and planning goals.

Describe the compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

The amendment aligns with HoCo By Design and the Route 1 Corridor Plan, advancing goals for sustainable growth, economic vitality, and community livability. It promotes adaptive reuse and reinvestment in existing properties, supporting compact, well-designed redevelopment that reduces blight and enhances corridor safety. See attached supplemental information.

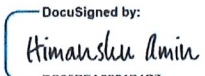
If the zoning regulation text amendment would impact eight (8) parcels of land or less, please provide the following:

- (i) A list of those impacted parcels;**
- (ii) The address of each impacted parcel;**
- (iii) The ownership of each impacted parcel; and**
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.**

N/A; this amendment would impact more than eight (8) parcels.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

DocuSigned by:

 Petitioner's Signature _____ Date 11/11/2025
BC85BFA0261B4C7...
 Himanshu Amin, as Authorized Signatory of
 Northeast Properties Developers LLC

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Mandee Heintz
Signature Date: 2025-11-10 12:59:35

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043
TEL: 410.313.2350

**Zoning Regulation Amendment Petition
Supplemental Information**

Zoning Regulation Amendment Request

Amend Section 128.0, titled Supplementary Zoning District Regulations, of the Howard County Zoning Regulations to add a new provision titled Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor. This provision shall permit a limited set of additional land uses when a county-approved redevelopment or adaptive reuse project of a Route 1 Corridor hotel/motel site (a) demolishes or reuses the hotel/motel structure and (b) bring the site into confirmation with the Route 1 Manual and current site development requirements. The amendment shall also establish an optional affordability path, under which the project shall require fifteen percent (15%) MIHU. This amendment shall apply only to parcels fronting Route 1 that, on or before December 1, 2025, had a lawfully established hotel or motel as a principal use and that meet the aforementioned conditions of eligibility.

Zoning Regulation Amendment Information

Explain the reason the requested amendment is being proposed.

The Petitioner seeks to redevelop the properties located at 7436 Washington Boulevard, Elkridge, Maryland 21075, 7439 Roosevelt Boulevard, Elkridge, Maryland 21075, 6260 Washington Boulevard, Elkridge, Maryland 21075 and 9822 Washington Boulevard N, Laurel, Maryland 20723 (collectively, the “Properties”), in Howard County (the “County”), consistent with the planning goals and objectives set forth in HoCo By Design and the Route 1 Corridor Plan. This amendment promotes strategic reinvestment, adaptive reuse of underutilized and blighted hotel and motel sites, compact mixed-use activity centers and improved corridor design to support a vibrant, walkable, and economically sustainable environment.

The Properties are currently occupied by obsolete motel uses that no longer contribute to the vitality or vision for the Corridor. In response, the Petitioner proposes a targeted approach to facilitate the retirement of such outdated uses and to encourage their transformation into active, economically productive sites that contribute to the long-term success of the Route 1 Corridor. Specifically, the Petitioner envisions redeveloping the sites with a mix of retail, restaurant, office, and employment-supporting flex space, consistent with the community’s need for services, jobs, and corridor reinvestment.

Additionally, the Petitioner seeks to provide Moderate Income Housing Units, in support of the County’s housing goals while also ensuring financial feasibility for redevelopment projects that serve diverse community needs.

Accordingly, the Petitioner respectfully requests an amendment to Section 128.0 of the Howard County Zoning Regulations, titled Supplementary Zoning District Regulations, to add a new provision titled “Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor.” This new provision would permit a limited set of additional land uses when a county-approved redevelopment or adaptive reuse project of a Route 1 Corridor hotel/motel site (a)

demolishes or reuses the hotel/motel structure and (b) bring the site into conformation with the Route 1 Manual and current site development requirements.

The proposed amendment directly supports the County's efforts to revitalize the Route 1 Corridor by enabling practical, policy-aligned redevelopment of aging motel and hotel properties, increasing housing affordability and accessibility, and attracting reinvestment that enhances the environment and community well-being.

The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of ...preserving and promoting the health, safety and welfare of the community. Provide a detailed justification statement demonstrating how the proposed amendment will be in harmony with this purpose and the other issues in Section 100.0.A.

The proposed amendment supports the intent of Section 100.A of the Howard County Zoning Regulations by advancing public health, safety, and welfare through targeted redevelopment of obsolete, blighted motel and hotel properties along the Route 1 Corridor.

The amendment facilitates the replacement of legacy motels with redevelopment that enhances site functionality, accessibility, safety, and integration with the County's goals for the Route 1 Corridor. By promoting redevelopment that meets current design, circulation, and façade standards, the proposal fosters a more connected, and visually cohesive corridor.

The amendment further supports economic reinvestment along Route 1 by encouraging the redevelopment of aging hotel and motel sites into active, employment-supporting, and service-oriented uses. The flexibility provided by the amendment applies across all zoning districts that span the Route 1 Corridor—including those that permit commercial, employment, mixed-use, and residential activity—allowing each site to evolve in a way that complements its surrounding context. This approach encourages a diverse mix of uses that strengthen the local economy, expand access to goods and services, and reduce vacancy and blight within one of the County's most visible and strategically significant corridors.

In addition, the amendment incorporates an affordability path designed to deliver long-term Moderate Income Housing Units as part of qualifying redevelopment projects. This provision advances the housing goals of HoCo By Design and the Route 1 Corridor Plan by expanding access to attainable housing opportunities for a range of income levels. By integrating MIHUs into mixed-use redevelopment, the amendment supports inclusive, equitable growth while maintaining the financial feasibility needed to attract reinvestment.

In sum, the proposed amendment reflects a clear alignment with the legislative intent of Section 100.A by improving corridor design, encouraging employment-based redevelopment, and supporting long-term housing affordability. It promotes the health, safety, and welfare of the community while advancing key General Plan and Route 1 Corridor goals.

Zoning Regulation Amendment

The compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

The purpose of the proposed amendment is to encourage thoughtful redevelopment and adaptive reuse of existing hotel and motel properties on Route 1, to create a vibrant, mixed-use corridor that balances economic vitality with community needs. The amendment to Section 128.0 is consistent with these objectives by permitting a limited and clearly defined set of additional land uses for existing hotel and motel sites along Route 1, facilitating their transition into productive, high-quality redevelopment consistent with the Route 1 Manual and applicable development standards. The range of uses permitted under this amendment is intentionally limited and aligned with the Route 1 Corridor's established commercial and employment character to prevent potential adverse impacts. These uses serve existing businesses and residents, provide essential services, and create new employment opportunities while maintaining compatibility with the surrounding development pattern.

To further promote compatibility, the amendment incorporates design and operational safeguards intended to mitigate potential adverse impacts. The requirement to bring sites into conformance with the Route 1 Manual ensures that redevelopment contributes to a cohesive and visually unified corridor while minimizing conflicts between new and existing uses.

Taken together, these provisions work to ensure redevelopment under the amendment will enhance the overall function and appearance of the Route 1 Corridor. The amendment promotes sustainable reinvestment that strengthens the local economy, supports high-quality design, and improves compatibility between new development and surrounding land uses, thereby advancing both community and County planning objectives.

Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

The proposed amendment has been carefully designed to align with the intent and structure of the existing Regulations. Rather than creating conflicts, this amendment addresses a notable gap in the redevelopment and adaptive reuse of blighted hotel and motel properties by allowing a carefully tailored set of uses, which will improve the appearance, safety, vitality and economic impact of the Corridor. The amendment language is incorporated into Section 128.0 (Supplementary Regulations) and carefully cross-references existing definitions, parking categories and uses allowed under the Corridor Activity Center (CAC) District. It creates a corridor-specific pathway designed to integrate seamlessly within the current zoning framework without generating conflicts or inconsistencies.

The compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

The proposed zoning regulation amendment is consistent with the policies and objectives of the Howard County General Plan, HoCo By Design, and the Route 1 Corridor Plan, particularly those emphasizing sustainable growth, economic vitality, and community livability.

By promoting adaptive reuse and reinvestment in existing commercial properties, the amendment advances the County's vision for a revitalized Route 1 Corridor that supports compact, well-designed, and economically productive redevelopment while reducing blight and improving corridor safety and aesthetics.

The amendment also introduces an affordability path to require the inclusion of Moderate Income Housing Units (MIHUs), advancing equitable and inclusive housing opportunities along the Corridor.

QBD-1 Policy Statement: Prioritize character and design in future development, recognizing variations in Howard County's unique areas.

QBD-1(1) Implementing Action: Identify areas to investigate character-based zoning concepts and consider the use of pattern books, design guidelines and manuals, or a hybrid approach to establish an intended character and design elements for different character areas in Howard County.

QBD-4 Policy Statement: Develop context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses, and to encourage compatibility of small-scale infill within established neighborhoods.

QBD-4 Implementing Action: Explore the implementation of form-based or character-based districts and neighborhood compatibility standards that emphasize massing and form over use type.

RTE 1-1 Policy Statement: Support, retain, and grow the Route 1 Corridor's employment base.

RTE 1-1(8) Implementing Action: Target new retail development in the mixed-use activity centers to support the needs of new and existing residents in the Corridor.

RTE 1-2 Policy Statement: Attract public investment in the Route 1 Corridor.

RTE 1-2(7) Implementing Action: Provide incentives for development that generates economic activity in locations that offer amenities and public transportation access.

RTE 1-3 Policy Statement: Foster revitalization in the Route 1 Corridor.

RTE 1-3 Implementing Actions:

(2) Implement zoning changes to achieve the vision of the Corridor:

...
(b) Consider more flexibility.

(3) Improve access to neighborhood services by connecting neighborhoods to retail in the Corridor.

(4) Encourage land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County's long-term development strategy.

(5) Encourage property maintenance and the reduction of blight.

RTE 1-4 Policy Statement: Increase opportunities for reinvestment of commercial and industrial properties in the Route 1 Corridor to address blight through new and existing zoning tools and tax credits.

RTE 1-5 Policy Statement: Adopt new tools to enhance the Route 1 Corridor's competitiveness and attract new industries while working to retain existing businesses.

RTE 1-9 Policy Statement: Revise the Route 1 Manual and County regulations to implement the HoCo By Design and Route 1 Corridor Plan development and redevelopment recommendations.

RTE 1-9(1) Implementing Action: Revise the Zoning Regulations and Subdivision and Land Development Regulations to support corridor wide new development and redevelopment.

RTE 1-17 Policy Statement: Catalyze the redevelopment of activity centers in the Route 1 Corridor and ensure they allow a mix of uses.

RTE 1-17 Implementing Actions:

...
(2) Develop a new industrial mixed-use zone (or combination of zones) that allows desired uses, including residential, commercial, and light industrial, in the Industrial Mixed-Use Activity Center character area.

...
(7) Evaluate and revise the Corridor Activity Center (CAC), Corridor Employment (CE), and Continuing Light Industrial (CLI) Overlay Zoning Districts to ensure the zones are appropriately located within activity centers and the districts allow for a mix of uses that support the vision of each character area.

(8) Encourage a mix of housing types available at different price points in activity centers to create more missing middle and affordable housing opportunities in the County.

Petitioner’s Proposed Text

**Amendment to Section 128.0 (Supplementary Zoning Regulations) Adding Section 128.0.P:
“Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1
Corridor”**

Amend Section 128.0 as follows:

SECTION 128.0: SUPPLEMENTARY ZONING DISTRICT REGULATIONS.

**ADD NEW §128.0.P ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING
HOTEL/MOTEL SITES IN THE ROUTE 1 CORRIDOR**

1. **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO FACILITATE THE REDEVELOPMENT OR ADAPTIVE REUSE OF LEGACY HOTEL OR MOTEL SITES ALONG U.S. ROUTE 1 CONSISTENT WITHIN THE ROUTE 1 CORRIDOR PLAN, AND THE ROUTE 1 MANUAL. THIS SUBSECTION APPLIES ONLY TO PARCELS FRONTING US ROUTE 1 THAT, ON OR BEFORE DECEMBER 1, 2025, HAD A LAWFULLY ESTABLISHED HOTEL OR MOTEL AS A PRINCIPAL USE AND THAT MEET THE CONDITIONS SET FORTH IN §128.0.P.2 BELOW.
2. **CONDITIONS OF ELIGIBILITY.** THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A REDEVELOPMENT OR ADAPTIVE REUSE PROJECT (A) DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND (B) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE DEVELOPMENT REQUIREMENTS.
3. **ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:** NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:
 - A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1 SUBJECT TO THE RESIDENTIAL DENSITY PERMITTED UNDER §127.5.D.1.
 - B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATTER OF RIGHT UNDER §127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC) DISTRICT.
4. **MODERATE INCOME HOUSING UNITS.** AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION IN §13.402B.

Example of How Text of Section 128.0.P Would Appear if Adopted:

**§128.0.P Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1
Corridor**

1. **Purpose and Applicability.** The purpose of this subsection is to facilitate the redevelopment or adaptive reuse of legacy hotel or motel sites along U.S. Route 1 consistent within the Route 1 Corridor Plan, and the Route 1 Manual. This subsection applies only to parcels fronting US Route 1 that, on or before December 1, 2025, had a lawfully established hotel or motel as a principal use and that meet the conditions set forth in §1280.0.P.2 below.

2. **Conditions of Eligibility.** The additional uses prescribed herein are permitted only when a redevelopment or adaptive reuse project: (a) Demolishes or reuses the hotel/motel structure; and (b) Brings the site into conformance with the Route 1 Manual and current site development requirements.
3. **Additional Uses Permitted by Right in an Eligible Redevelopment:**
Notwithstanding the permitted uses of the underlying zoning district, the following shall be additional uses permitted by right in an eligible redevelopment:
 - A. Dwellings, multi-family or multiplex or in a mixed-use building providing ground-floor nonresidential frontage on Route 1 subject to the residential density permitted under §127.5.D.1.
 - B. All commercial, industrial, and retail uses permitted as a matter of right under §127.5.B, the Corridor Activity Center (CAC) District.
4. **Moderate Income Housing Units.** At least fifteen percent (15%) of the dwellings provided for in this Section shall be moderate income housing units subject to the mixed-income option in §13.402B.



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

**For Petitions to Amend the Zoning Regulations, Zoning Maps
 and Preliminary Develop Plans of Howard County**

Amendment to Section 128.0 to add §128.0.P, “Adaptive Reuse and
 Zoning Matter: Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor”

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS
 ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General
 Provisions Article Sections 5-852 through 5-854**

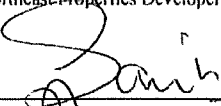
ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS
 APPLICABLE

- I, Northeast Properties Developers LLC the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief HAVE / HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I AM / AM NOT currently **Engaging in Business** with an **Elected Official**.
- I, the **Applicant** or a **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Himanshu Amin
(Print Full Name)
Himanshu Amin, as Authorized Signatory of
Northeast Properties Developers LLC

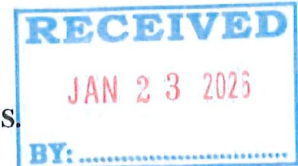

(Sign full name & indicate legal
capacity, if applicable)
Himanshu Amin, as Authorized Signatory
of Northeast Properties Developers LLC

Nov. 7th 2025
Date

Petitioner’s Proposed Text

**Amendment to Section 128.0 (Supplementary Zoning Regulations) Adding Section 128.0.P:
“Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1
Corridor”**

Amend Section 128.0 as follows:



SECTION 128.0: SUPPLEMENTARY ZONING DISTRICT REGULATIONS.

**ADD NEW §128.0.P ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING
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2. **CONDITIONS OF ELIGIBILITY.** THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A REDEVELOPMENT OR ADAPTIVE REUSE PROJECT (A) DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND (B) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE DEVELOPMENT REQUIREMENTS.
3. **ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:** NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:
 - A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1 SUBJECT TO THE RESIDENTIAL DENSITY PERMITTED UNDER §127.5.D.1. A DEVELOPMENT 2 ACRES OR LARGER THAT HAS A RESIDENTIAL USE SHALL INCLUDE AN AMENITY AREA, SUBJECT TO §127.5.E.1.
 - B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATTER OF RIGHT UNDER §127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC) DISTRICT.
4. **MODERATE INCOME HOUSING UNITS.** AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION IN §13.402B.

Example of How Text of Section 128.0.P Would Appear if Adopted:

§128.0.P Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor

1. **Purpose and Applicability.** The purpose of this subsection is to facilitate the redevelopment or adaptive reuse of legacy hotel or motel sites along U.S. Route 1 consistent within the Route 1 Corridor Plan, and the Route 1 Manual. This subsection applies only to parcels fronting US Route 1 that, on or before December 1, 2025, had a

lawfully established hotel or motel as a principal use and that meet the conditions set forth in §1280.0.P.2 below.

2. **Conditions of Eligibility.** The additional uses prescribed herein are permitted only when a redevelopment or adaptive reuse project: (a) Demolishes or reuses the hotel/motel structure; and (b) Brings the site into conformance with the Route 1 Manual and current site development requirements.
3. **Additional Uses Permitted by Right in an Eligible Redevelopment:**
Notwithstanding the permitted uses of the underlying zoning district, the following shall be additional uses permitted by right in an eligible redevelopment:
 - A. Dwellings, multi-family or multiplex or in a mixed-use building providing ground-floor nonresidential frontage on Route 1 subject to the residential density permitted under §127.5.D.1. A development 2 acres or larger that has a residential use shall include an amenity area, subject to §127.5.E.1.
 - B. All commercial, industrial, and retail uses permitted as a matter of right under §127.5.B, the Corridor Activity Center (CAC) District.
4. **Moderate Income Housing Units.** At least fifteen percent (15%) of the dwellings provided for in this Section shall be moderate income housing units subject to the mixed-income option in §13.402B.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of March 5, 2026

Case No./Petitioner: ZRA-221 – Himanshu Amin (Northeast Properties Developers LLC)

Request: To amend Section 128.0, Supplementary Zoning District Regulations, by creating a new subsection titled “Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor”. This subsection would apply only to parcels with frontage on Route 1 (Washington Boulevard), that on or before December 1, 2025, had a lawfully established hotel or motel as a principal use. This would allow existing hotel or motel properties to be redeveloped with multi-family or multi-plex dwellings and/or with all commercial, industrial and retail uses permitted by right in the CAC (Corridor Activity Center) zoning district, in addition to the uses permitted by right in the underlying base zone.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

Hotel and Motels:

In 1953, the zoning regulations permitted hotel uses within the R-2, B-1, B-2, M-1 and M-2 districts and motel uses in the B-2 district. Over the years, the zoning regulations were amended to revise the definition of hotel and motels and allow them in various zoning districts.

CAC (Corridor Activity Center) Zoning District:

In 2004, the Comprehensive Zoning Plan incorporated the CAC zoning district along the Route 1 corridor with the purpose to “...provide for the development of pedestrian-oriented, urban activity centers with a mix of retail, service, office and residential uses. These centers should be located near to Route 1 and...will result in the development that will strengthen nearby communities, provide for safe and convenient pedestrian travel, and improve the streetscape of Route 1 and intersecting roads.” The uses in the CAC zoning district have remained mostly unchanged since 2004, except flex space, roof top solar, and self-storage facilities have been added as a permitted use by right.

Supplementary Zoning District Regulations:

In 1954, the Comprehensive Zoning Plan introduced a Supplementary Zoning District section to the zoning regulations to provide additional rules that apply across different zoning districts alongside the base zoning codes that can address bulk regulation exceptions, special uses and design exceptions.

Multi-Family and Multi-Plex Uses:

A multi-family dwelling includes apartments, whether rental or condominiums, and single-family attached dwellings (townhouses). Apartments are permitted in the R-SA-8, R-A-15, R-APT, R-

MH, R-SI, R-VH, HO, HC, PGCC, MXD, PSC, TOD, CAC-CLI and TNC zoning districts. Single-family attached dwellings are permitted in the R-ED, R-SC, R-SA-8, R-H-ED, R-A-15, R-MH, R-VH, HO, HC, PGCC, MXD, PSC, TOD, CAC-CLI and TNC zoning districts. A multi-plex dwelling is a building that resembles a large, single-family detached dwelling, but is divided internally into three or four units. Multi-plex dwellings are not permitted by right in any zoning district but may be permitted as an age-restricted adult housing conditional use.

II. DESCRIPTION OF PROPOSAL

This section contains a summary of the Petitioner’s proposed amendment. The Petitioner’s proposed amendment text is attached as Exhibit A.

The Petitioner states that the intent of the proposed amendment is to allow the redevelopment of several obsolete hotel and motel sites that no longer contribute to the Route 1 Corridor. The Petitioner has an interest in the following properties: 6260, 7436, 9822 Washington Boulevard and 7439 Roosevelt Boulevard. The amendment will promote the adaptive re-use of blighted sites and will permit limited new uses where motel and hotel structures are removed or reused, and the site meets the Route 1 Manual and other development requirements.

Sec. 128.0.

The section contains the supplemental regulations for zoning districts with Sections A-O outlining different provisions for certain zoning districts.

The petitioner proposes adding a new subsection “P” to encourage the redevelopment and adaptive reuse of hotel and motel sites with frontage on Route 1, subject to the following criteria:

- 1) The Property must have frontage on Route 1.
- 2) The Property must have a lawfully established hotel or motel principal use in existence on or before December 1, 2025.

Properties that meet the above criteria can demolish or reuse the hotel/motel structure and be developed with the following permitted uses if the development complies with the Route 1 Manual and current site development plan requirements:

- 1) Multi-family or multi-plex dwellings, individually or within a mixed-use building that has ground-floor nonresidential frontage on Route 1.
 - a. The permitted residential density follows the CAC district residential density requirements:
 - i. Developments of at least 5 acres within 2,000 feet of a MARC Station and at least 1,000 feet of frontage on the Route 1 right-of-way: 50 units per net acre.
 - ii. Developments of at least 2 gross acres: 25 units per net acre.
 - iii. Developments of less than 2 gross acres: 15 units per net acre.
 - b. An amenity area is required for residential developments 2 acres or larger. The amenity area follows the CAC amenity area requirements:
 - i. Developments of less than 20 acres provide 10% net acreage of open space which must be designed as amenity area open to the public.

- ii. Developments 20 acres or larger provide 20% of net acreage as open space of which at least 50% must be designed as amenity area open to the public.
 - iii. No amenity area shall be smaller than 0.25 acres.
 - c. At least 15% of the dwellings provided shall be Moderate Income Housing Units subject to the mixed-income option in Moderate Income Housing Units code.
- 2) All commercial, industrial and retail uses permitted by right in the CAC district.

III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-221 in accordance with Section 16.208.(d) of the Howard County Code.

1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.

This amendment allows for the reuse and redevelopment of established hotel and motel sites with frontage on Route 1 to be redeveloped with multi-family or multi-plex dwellings, and with all commercial, industrial and retail uses permitted by right in the CAC zoning district, in addition to the uses permitted by right in the underlying base zone. The proposed Zoning Regulation Amendment could potentially impact approximately 16 properties that are either zoned B-1, B-2, CE-CLI or CAC-CLI. Adoption of this legislation may permit residential uses or other commercial uses that are not permitted within the same base zoning district. However, many zones along Route 1 encourage a mix of residential and commercial uses.

2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.

The Petitioner has an interest in 6260, 7436, 9822 Boulevard and 7439 Roosevelt Boulevard, depicted by the map shown in Attachment A. However, this ZRA will apply to other properties developed with hotel and motel uses provided that the Property has frontage on Route 1 (Washington Boulevard) and has been lawfully existing on or before December 1, 2025. The proposed Zoning Regulation Amendment could potentially impact at approximately 16 properties, depicted by the map shown in Attachment B.

3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment.

While there are no obvious conflicts within the Zoning Regulations, this proposed ZRA would allow uses permitted in the CAC district without applying all the CAC design standards. Multi-family and multi-plex residential units would be developed using the CAC density requirements, amenity space requirements for developments over 2 acres and 15% Moderate Income Housing Unit requirement but not require a mix of housing types or first floor commercial retail. The ZRA would also permit commercial uses that are only permitted in the CAC district without applying the CAC design standards—such first-floor retail or service space adjacent to Route 1.

4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

The General Plan does not specifically address the redevelopment or adaptive reuse of motels along Route 1; however, the General Plan does provide guidance describing the future “character” of areas along Route 1 and identifies two areas, referred to as “Activity Centers”, for higher-intensity mixed use redevelopment.

Three sites are within proximity to the future Activity Centers depicted on the HoCo By Design Future Land Use Map (FLUM). HoCo By Design suggests that, “focused activity centers throughout the Corridor [should] create compact, walkable environments that serve broader economic, entertainment, and housing needs in the community, including an Industrial Mixed-Use Activity Center character area” (Page EP-22). The other 13 potentially impacted properties are located in proximity to areas depicted as Suburban Commercial on the FLUM. HoCo By Design describes Suburban Commercial areas as “land contributing to the County’s office employment base and serving the daily retail needs of office users and surrounding residential neighborhoods...In some cases, Suburban Commercial areas may offer the opportunity to include a limited number of residential units above storefronts, in addition to other housing types. Residential uses are secondary to commercial uses in terms of the size, scale, footprint, or intensity of development in Suburban Commercial areas.... New or redeveloped Suburban Commercial areas should include a common green and other public spaces throughout the development to encourage community gathering, outdoor dining, and people-watching. Cross access between Suburban Commercial destinations should also be provided via internal roads with provisions for mobility access between buildings that support a park-once mentality (or walk-to, bike-to environment from surrounding residential neighborhoods). (HoCo By Design, page TAB-31).

Additionally, the General Plan calls for more affordable and diverse housing throughout the County.

- DN-1 Policy Statement - Increase opportunities for missing middle housing through the creation and use of zoning tools and incentives.
- DN-6 Policy Statement - Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.

Like HoCo By Design, the Route 1 Corridor Plan recognizes that “the Corridor... presents opportunities to target redevelopment within a variety of mixed-use activity centers where future infrastructure and investment can achieve the greatest impact. These activity centers are envisioned to be vibrant, livable, and walkable places that include a mix of uses characterized by improved pedestrian, bicycling, and transit mobility.” (Route 1 Corridor Plan, Page 3) The Plan describes how various factors were considered as selection criteria in locating and designating the two Activity Centers along Route 1. Among these factors were existing land uses that undervalue the highest and best use of the property – including older motels.

The plan also recognizes a need for revitalization and connectivity in and around various neighborhoods throughout the Corridor. Many of the potentially impacted properties are located in proximity to existing, newer mixed-use and residential developments or older neighborhoods. The Route 1 Corridor Plan calls for a need for revitalization and enhanced connectivity along Route 1 and recommends it be achieved by:

RTE 1-3 Policy Statement: Foster revitalization in the Route 1 Corridor

- Implementing Action #1 - Establish activity centers as identified on the Future Land Use Map that will concentrate future residential, commercial retail, light industrial, and traditional office development
- Implementing Action #3 - Improve access to neighborhood services by connecting neighborhoods to retail in the Corridor

Additionally, the Plan sees opportunities to grow the Route 1 Corridor’s employment base.

RTE 1-1 Policy Statement: Support, retain, and grow the Route 1 Corridor’s employment base.

- Implementing Action #3 - Promote development of new light industrial and flex spaces along Route 1 through guidelines, zoning updates, and county incentives. Establish a clear definition of flex spaces in the updated Zoning Regulations and identify optimal locations for them in the Corridor
- Implementing Action #10 - Target new retail development in the mixed-use activity centers to support the needs of new and existing residents in the Corridor

At the same time, the Plan recognizes hotels and motels as legacy uses along the Route 1 Corridor and highlights the importance of placemaking in revitalizing the Corridor. For example, the Plan suggests that vintage-style signs and materials on facades for retail in mixed-use projects would help define and highlight the corridor’s amenities. These suggestions may potentially be applicable to adaptively reused or redeveloped motels.

Conclusion

Therefore, to the extent that future adaptive reuse or redevelopment of these hotels/motels supports the revitalization of Route 1 through place-making, retail, employment opportunities or mixed-use redevelopment in activity centers, increases the supply of affordable housing, or enhances connectivity between future developments with amenities and their surrounding existing neighborhoods, this proposed ZRA may help advance General Plan goals.

Environmental Policies and Objectives

The proposed ZRA-221 is not in conflict with the environmental policies and objectives in HoCo By Design. The proposed ZRA-221 would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

DocuSigned by:

Lynda D. Eisenberg, AICP, Director 2/19/2026 Date

Exhibit A

Petitioner’s Proposed Text

(CAPITALS indicate text to be added; text in [[brackets]] indicates text to be deleted.)

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Howard County Zoning Regulations.

Section 128.0. Supplementary Zoning District Regulations

P. ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING HOTEL/MOTEL SITES IN THE ROUTE 1 CORRIDOR

1. PURPOSE AND APPLICABILITY.

THE PURPOSE OF THIS SUBSECTION IS TO FACILITATE THE REDEVELOPMENT OR ADAPTIVE REUSE OF LEGACY HOTEL OR MOTEL SITES ALONG U.S. ROUTE 1 CONSISTENT WITHIN THE ROUTE 1 CORRIDOR PLAN, AND THE ROUTE 1 MANUAL. THIS SUBSECTION APPLIES ONLY TO PARCELS FRONTING US ROUTE 1 THAT, ON OR BEFORE DECEMBER 1, 2025, HAD A LAWFULLY ESTABLISHED HOTEL OR MOTEL AS A PRINCIPAL USE AND THAT MEET THE CONDITIONS SET FORTH IN §128.0.P.2 BELOW.

2. CONDITIONS OF ELIGIBILITY.

THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A REDEVELOPMENT OR ADAPTIVE REUSE PROJECT (A) DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND (B) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE DEVELOPMENT REQUIREMENTS.

3. ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE

REDEVELOPMENT: NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:

A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1, SUBJECT TO THE RESIDENTIAL DENSITY PERMITTED UNDER §127.5.D.1. A DEVELOPMENT 2 ACRES OR LARGER THAT HAS A RESIDENTIAL USE SHALL INCLUDE AN AMENITY AREA, SUBJECT TO §127.5.E.1.

B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATIER OF RIGHT UNDER§127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC) DISTRICT.

4. MODERATE INCOME HOUSING UNITS. AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION IN§ 13.402B.

Attachment A



Zoning & Vicinity

7436 Washington Blvd &
7439 Roosevelt Blvd



0 0.01 0.03 mi.

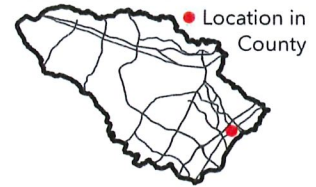
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ZRA-221

Zoning

- CAC-CLI
- CE-CLI
- M-1

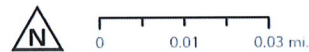
Subject parcels





Zoning & Vicinity

6260 Washington Blvd

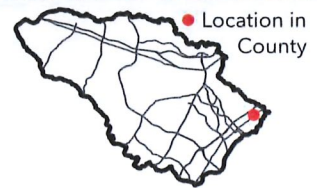


Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ZRA-221

- Zoning
- B-1
 - B-2
 - CAC-CLI

- M-1
- R-12
- R-ED
- Subject parcels





Zoning & Vicinity

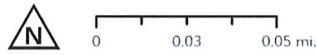
9822 Washington Blvd

ZRA-221

Zoning

- CAC-CLI
- CE-CLI
- CE-CLI-CR

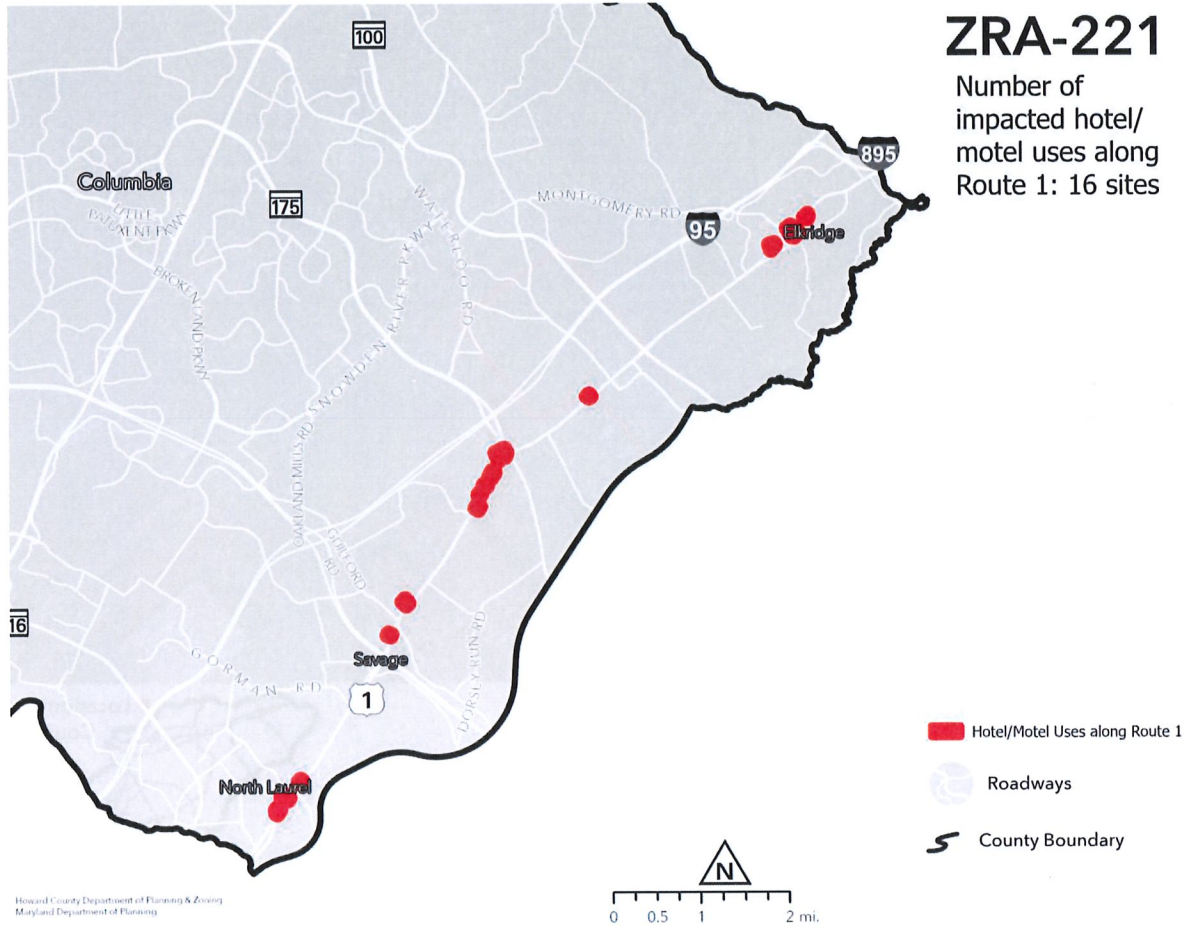
- M-1
- R-MH-CR
- R-SC
- Subject parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Attachment B



1 **HIMANSHU AMIN** * **BEFORE THE**
 2 **NORTHEAST PROPERTIES DEVELOPERS, LLC** * **PLANNING BOARD OF**
 3 **PETITIONER** * **HOWARD COUNTY, MARYLAND**
 4 **ZRA-221** *

5
 6
 7 * * * * *

8 **MOTION: Recommend approval of ZRA-221**

9 **ACTION: *Approved; Vote 5-0.***

10 * * * * *

11 **RECOMMENDATION**

12 On March 5, 2026, the Planning Board of Howard County, Maryland, considered the petition of
 13 Himanshu Amin (Northeast Properties Developers, LLC, the Petitioner, to amend the Supplemental
 14 Regulations, Sec. 128.0, of the Howard County Zoning Regulations by adding a new provision “P” titled
 15 “Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor”. The purpose of
 16 this ZRA is to facilitate the redevelopment of adaptive reuse of legacy hotel or motel sites along the Route 1
 17 Corridor that have been lawfully established on or before December 1, 2025.

18 The Planning Board considered the petition and the Department of Planning and Zoning’s (DPZ)
 19 Technical Staff Report (TSR).

20 **Testimony**

21
 22 Mr. Justin Tyler, DPZ staff member, presented the proposed Zoning Regulation Amendment (ZRA).
 23 He explained the proposed text changes, and the history of hotel/motel uses and how the use has evolved since
 24 it was established in 1953. He discussed the multiple properties the Petitioner has interest in and listed the
 25 current zoning districts that permit hotel/motel uses by right. Mr. Tyler discussed the review criteria and
 26 explained that the proposed changes may permit residential or commercial uses that are not permitted within
 27 the same base zoning district. He also explained the compatibility of the proposed ZRA with the policies of the
 28 General Plan and the Route 1 Corridor Manual, specifically the policies that support revitalization within the
 29 Route 1 Corridor.

30 Following DPZ’s presentation of the proposed amendment, Mr. Cecil, Planning Board Chair, asked the
 31 Planning Board if they had questions for DPZ. Board Vice Chair, Mr. Godsey asked about what uses in the
 32 CAC district were permitted. Mr. Tyler outlined the uses within the CAC district. Ms. Mande Heinl, the
 33 Petitioners representative, presented the proposed ZRA on behalf of the Petitioner, Mr. Himanshu Amin
 34 (Northeast Properties Developers, LLC). She stated that the purpose of this ZRA is to create zoning tools for

1 practical redevelopment and reinvestment along the Route 1 Corridor. She explained that this ZRA would be
2 in line with the County’s adopted plans that encourage redevelopment of the Route 1 Corridor. She described
3 how this ZRA would expand the eligibility for redevelopment along the Route 1 Corridor and how most hotel
4 and motel sites are currently underutilized. Ms. Heidl then outlined the four subject properties the Petitioner
5 has an interest in. She asserted that this area spans multiple Council districts and that the ZRA would be a
6 Corridor wide solution. She stated that ZRA will also expand missing middle housing options and explained
7 how residential uses are already permitted within the Corridor Activity Center (CAC) District. She concluded
8 with describing how this ZRA will establish eligibility criteria for redevelopment and how this amendment is
9 in harmony with the Howard County General Plan, HoCo By Design, and the Route 1 Manual.

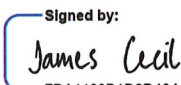
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11 Board Discussion and Recommendation

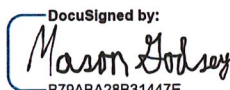
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13 Board Chair, Mr. Cecil, expressed his concern about the development authority along Route 1 and
14 inquired if sites would be aggregated with other sites in order to increase the development of areas. Ms. Lynda
15 Eisenberg, AICP, Planning Director and Planning Board Executive Secretary, outlined the development
16 authority and the adaptive reuses. Ms. Heidl explained that this amendment would streamline the development
17 process for property owners and provide them with additional tools. No other Board members had any
18 additional questions or concerns with the proposed text amendments.


19 Ms. Mosier motioned to recommend approval of ZRA-221. Vice-Chair Mr. Godsey seconded the
20 motion. The motion passed 5-0.

21 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 14th day of March
22 2026, recommends that ZRA-221, as described above, be APPROVED.

23
24 HOWARD COUNTY PLANNING BOARD

25 Signed by:
26 
27 7DA1123B1D2D404
James Cecil, Chair

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Mason Godsey, Vice-chair

31 Signed by:
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34 Barbara Mosier

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Signed by:
Lynn Moore
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Lynn Moore (Virtual)

Signed by:
William Tilburg
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Willam Tilburg

ATTEST:

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Lynda Eisenberg
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Lynda Eisenberg, AICP, Executive Secretary

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on May 14, 2026.

Michelle R. Harrod
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2026.

Michelle R. Harrod, Administrator to the County Council