

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. 8

Bill No. 53 -2016

Introduced by the Chairperson at the request of the County Executive

AN ACT amending *PlanHoward 2030*, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County.

Introduced and read first time _____, 2016. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, 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 _____, 2016.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2016 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ____ day of _____, 2016 at ____ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2016

Allan H. Kittleman, 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 **WHEREAS**, this Act amends certain provisions of *PlanHoward 2030*, the general plan
2 for Howard County, in order to align with amendments made to the Downtown Columbia Plan, a
3 General Plan Amendment, that accomplish the goals of providing a broad spectrum of affordable
4 housing in Downtown Columbia; and

5
6 **WHEREAS**, on May 10, 2016, the Howard County Planning Board recommended
7 approval of the *PlanHoward 2030* amendments included in this Act and the Downtown
8 Columbia Plan amendments with modifications.

9
10 **NOW, THEREFORE,**

11
12 *Section 1. Be It Enacted by the County Council of Howard County, Maryland, that*
13 *PlanHoward2030 is hereby amended as follows and as more specifically shown in the attached*
14 *pages:*

15 1. *Text on page 74 is amended as follows:*

16
17 **Downtown Columbia.** These allocations are based on the Downtown Columbia
18 Plan adopted in 2010, AND SUBSEQUENTLY AMENDED IN 2016. The annualized
19 pace of growth shown in Figure 6-10 is based on the housing unit allocation chart
20 adopted by the County Council. FIGURE 6-10.1 REPRESENTS THE EXTRAPOLATED
21 ALLOCATIONS SPECIFIC TO DOWNTOWN COLUMBIA THROUGH 2030 AND BEYOND.
22 Over the 16-year allocation period from 2015 through 2030, [[3,750]]4,519
23 Downtown Columbia allocations are available. [[Including the 950 allocations
24 that were made available in the 2013 and 2014 allocation years in previous
25 allocation charts, a total of 4,700 of the 5,500 ultimate approved Downtown units
26 will be allocated, reflecting the maximum units allowed in the first two of the
27 three total growth phases in the Downtown Plan.]]

28
29 2. *Remove figure 6-10, Howard County APFO Allocations Chart, from PlanHoward*

1 2030 and substitute a revised Figure 6-10 as attached to this Act.
2

3 **Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland that the
4 Director of the Department of Planning and Zoning may correct obvious errors, capitalization,
5 spelling, grammar, headings and similar matters and may publish this amendment to PlanHoward
6 2030 by adding or amending covers, title pages, a table of contents, and graphics to improve
7 readability.

8
9 **Section 3. And Be It Further Enacted** by the County Council of Howard County, Maryland,
10 that this amendment be attached to and made part of PlanHoward 2030.

11
12 **Section 4. And Be it Further Enacted** by the County Council of Howard County, Maryland that
13 if any provision of this Act or the application thereof to any person or circumstance is held
14 invalid for any reason in a court of competent jurisdiction, the invalidity shall not affect other
15 provisions or any other application of this Act which can be given effect without the invalid
16 provision or application, and for this purpose the provisions of this Act are severable.

17
18 **Section 45. And Be It Further Enacted** by the County Council of Howard County, Maryland,
19 that this Act shall become effective 61 days after its enactment.

**Figure 6-10
Howard County APFO Allocations Chart**

Year	Downtown Columbia	Growth and Revitalization	Established Communities	Green Neighborhood	Rural West	Total County
2015	400	1,200	400	150	100	2,250
2016	350	1,200	400	150	100	2,200
2017	300	1,200	400	150	100	2,150
2018	100	1,200	400	150	100	1,950
2019	288	1,200	400	150	100	2,138
2020	284	1,200	400	150	100	2,134
2021	440	1,200	400	150	100	2,290
2022	390	1,200	400	150	100	2,240
2023	340	1,200	400	150	100	2,190
2024	265	1,200	400	150	100	2,115
2025	240	1,200	400	150	100	2,090
2026	240	1,200	400	150	100	2,090
2027	240	1,200	400	150	100	2,090
2028	220	1,200	400	150	100	2,070
2029	210	1,200	400	150	100	2,060
2030	212	1,200	400	150	100	2,062
20 Year Totals	4,519	19,200	6,400	2,400	1,600	34,119

**Figure 6-10.1 -- EXTRAPOLATED CURRENT CHART
Howard County APFO Allocations Chart**

Year	Downtown Columbia	Max Phase I (1)			
2013	500				
2014	450				
2015	400				
2016	350				
2017	300				
2018	100				
2019	100				
2020	96	2,296			
2021	400				
2022	350				
2023	300				
2024	225				
2025	200				
2026	200				
2027	200				
2028	179				
2029	175				
2030	175		2,404		
				Cumulative Ph. I & II	
				4,700	
					Max Phase III & IV (1)
					1,544
					Cumulative Ph. I, II III, & IV
					6,244
Post 2030 (2)	1,544				
Total	6,244				

(1) The proposed changes to Figure 6-10 in *PlanHoward 2030* increase total residential units from 5,500 to 6,244. The 744 additional units are added with an additional Phase IV included in the Downtown Columbia Phasing Progression Chart. Figure 6-10.1 is an extrapolated chart showing the years before and after the 2015 to 2030 *PlanHoward 2030* housing unit allocation timeframe.

(2) Figure 6-10 in *PlanHoward 2030* only goes to the year 2030 given that is the end projection year of the plan. To reach the 6,244 units total an additional 1,544 units will need to be allocated for the years after 2030.