

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

County Council of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 10

Bill No. 62 -2017

Introduced by the Chairperson at the request of the County Executive

AN ACT amending *PlanHoward 2030*, the general plan for Howard County, to reduce the number of allocations in the Growth and Revitalization category and to increase the number of allocations in the Established Communities category, beginning in 2020; and generally relating to planning, zoning and land use in Howard County.

Introduced and read first time _____, 2017. 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 _____, 2017.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2017 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 _____, 2017 at ___ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2017

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**, in the summer of 2015, the County Executive appointed an Adequate
2 Public Facilities Ordinance review task force (the “APFO Task Force”); and

3
4 **WHEREAS**, the Task Force held multiple meetings, work sessions and public hearings
5 and made recommendations to amend *PlanHoward2030*, the general plan for Howard County,
6 and the Howard County Adequate Public Facilities Act, codified at Title 16, Subtitle 11 of the
7 Howard County Code; and

8
9 **WHEREAS**, Council Bill No.____-2017 is being considered in conjunction with this Act
10 and proposes changes to the Howard County Adequate Public Facilities Act; and

11
12 **WHEREAS**, in accordance with the Task Force’s recommendations, this Act amends
13 Figure 6-10, and related text, contained in *PlanHoward2030* in order to reduce the number of
14 Growth and Revitalization allocations from 1,200 to 1,000 per year and to increase the number of
15 Established Communities allocations from 400 to 600 per year, beginning in the 2020 allocation
16 year; and

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18 **WHEREAS**, the APFO Task Force recommended this change in the numbers of
19 Established Communities and Growth and Revitalization allocations in conjunction with
20 dissolving the shared Growth and Revitalization and Established Communities allocation pool,
21 which has been proposed in CB____-2017; and

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23 **WHEREAS**, Figure 6-10 of PlanHoward 2030 is the basis of the annual allocations chart
24 adopted by the County Council each year.

25
26 **NOW, THEREFORE,**

27
28 *Section 1. Be It Enacted by the County Council of Howard County, Maryland, that*

1 *PlanHoward2030, as amended by Council Bill No. 25-2017, is hereby amended as follows:*

- 2 1. *Amend page 74 as shown in the attached; and*
- 3 2. *Amend the Growth and Revitalization column and the Established Communities*
4 *column in figure 6-10, Howard County APFO Allocations Chart, as follows:*

Year	Growth and Revitalization	Established Communities
2015	1,200	400
2016	1,200	400
2017	1,200	400
2018	1,200	400
2019	1,200	400
2020	[[1,200]] 1,000	[[400]] 600
2021	[[1,200]] 1,000	[[400]] 600
2022	[[1,200]] 1,000	[[400]] 600
2023	[[1,200]] 1,000	[[400]] 600
2024	[[1,200]] 1,000	[[400]] 600
2025	[[1,200]] 1,000	[[400]] 600
2026	[[1,200]] 1,000	[[400]] 600
2027	[[1,200]] 1,000	[[400]] 600
2028	[[1,200]] 1,000	[[400]] 600
2029	[[1,200]] 1,000	[[400]] 600
2030	[[1,200]] 1,000	[[400]] 600
20 Year Totals	[[19,200]] 17,000	[[6,400]] 8,600

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Source: Howard County DPZ

7 **Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland that the
8 Director of the Department of Planning and Zoning may correct obvious errors, capitalization,
9 spelling, grammar, headings and similar matters and may publish this amendment to PlanHoward
10 2030 by adding or amending covers, title pages, a table of contents, and graphics to improve
11 readability.

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

16 **Section 4. And Be It Further Enacted** by the County Council of Howard County, Maryland, that
17 this Act shall become effective 61 days after its enactment.

Downtown Columbia. These allocations are based on the Downtown Columbia Plan adopted in 2010, and subsequently amended in 2016. The annualized pace of growth shown in Figure 6-10 is based on the housing unit allocation chart adopted by the County Council. Figure 6-10.1 represents the extrapolated allocations specific to Downtown Columbia through 2030 and beyond. Over the 16-year allocation period from 2015 through 2030, 3,750 Downtown Columbia allocations are available. Including the 950 allocations that were made available in the 2013 and 2014 allocation years in previous allocation charts, a total of 4,700 of the 6,244 ultimate approved Downtown units will be allocated, reflecting the maximum units allowed in the first two of the four total growth phases in the Downtown Plan.

Targeted Growth and Revitalization. These areas are defined on Map 6-2 and include the Route 1 Corridor, the Snowden River Parkway area, Maple Lawn, Emerson, Turf Valley, Waverly Woods, Columbia Village Centers, nodes along the Route 40 Corridor, and other locations. These are areas where current policies, zoning, and other regulations, as well as policies suggested in *PlanHoward 2030*, seek to focus most future County growth. Allocations for the entire Targeted Growth and Revitalization area are set at 1,200 housing units per year. BEGINNING IN 2020, THE ALLOCATIONS FOR THIS AREA ARE SET AT 1,000 PER YEAR.

Established Communities. These areas are also defined on Map 6-2 and consist of already established residential and commercial areas in the eastern portion of the County where limited growth is expected, primarily through residential infill development. This entire area is much larger than the entire Targeted Growth and Revitalization area, but has much less growth capacity and *[[at]] IS SET TO 400 units per year [[contains only a third of the phased growth compared to the Targeted Growth and Revitalization area]].* BEGINNING IN 2020, THE ALLOCATIONS FOR THIS AREA ARE SET AT 600 PER YEAR.

Green Neighborhood. This category replicates the Green Neighborhood set-aside in the currently adopted APF allocation chart. This set-aside was first added to the allocation chart in 2007. These units can be built anywhere in the County if the proposed plans meet Green Neighborhood standards as defined in the Howard County Subdivision and Land Development Regulations. The current APF chart includes 100 Green Neighborhood allocations per year. *PlanHoward 2030* increases the annual number to 150 with the goal of promoting more green development in Howard County.

Rural West. This area is outside of the Priority Funding Area, is not served by public water and sewer. The current APF chart includes 150 Rural West allocations per year. *PlanHoward 2030* decreases the annual number to 100, slowing future development in the West through 2030. There are, however, currently a significant number of grandfathered lots.

The total annual pace in Figure 6-10 for all areas combined is based on the current adopted APF allocation totals through 2020, with the same pace extended through 2030. Development