



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Voice/Relay

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## TECHNICAL STAFF REPORT

March 16, 2017

Planning Board Meeting of March 30, 2017  
County Council Hearing to be scheduled

**Case No./Petitioner:** GPA 2017-01/Valdis Lazdins, Director, Department of Planning and Zoning

**Request:** Amendment of *PlanHoward 2030*, the general plan for Howard County, in order 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.

**Department of Planning and Zoning Recommendation:** Approval with Condition

### I. BACKGROUND

The 2015 Department of Planning and Zoning Transition Team Report recommended County Executive Kittleman review Howard County's Adequate Public Facilities Ordinance (APFO). Executive Order 2015-05 signed May 2015, established a 23 member Adequate Public Facilities Review Task Force, appointed by the County Executive and the County Council. The task force met over the course of 10 months, from June 2015 through March 2016. A final Task Force Report, submitted to the County Executive in April 2016, outlines recommendations which were passed by the APFO Task Force. The report contains additional information on task force membership and the process, as well as a history of APFO.

DPZ's technical analysis of each task force recommendation was presented as an informational item to the Planning Board in February 2017. For more information, refer to the Department of Planning and Zoning's January 18, 2017 [Technical Staff Report](#). Task Force Motion #5 recommended "removing the allowance to share allocations across the Established Communities and the Growth & Revitalization allocation areas." However, the recommendation was contingent on approval of Task Force Motion # 13- "Increase Established Communities annual allocations from 400 to 600 and decrease Growth and Revitalization annual allocations from 1,200 to 1,000." The staff report noted that Motion 13 will require an amendment to *PlanHoward 2030* (Figure 6-10 allocations chart) as well as to APFO. Pursuant to Tittle 16, Subtitle 9, Section 16.900, the Planning Board shall hold a public hearing prior to making recommendations to the County Council on the general plan.

### II. DESCRIPTION

The following summarizes GPA 2017-01 revisions to PlanHoward 2030.:

1. PlanHoward 2030, Chapter 6. Growth  
Figure 6-10 Howard County APFO Allocation Chart

APFO controls the annual pace of residential development to ensure adequacy of school and road capacity in relation to growth. The pace of growth is set through the APFO Housing Allocation Chart, which distributes housing allocations among five categories: Growth and Revitalization, Established Communities, Rural West, Downtown Columbia, and Green Neighborhood. GPA 2017-01 modifies the allocations chart by shifting 200 allocations from Growth and Revitalization to Established Communities. The adjustment would take effect in 2020, the next allocation year to be voted on by the County Council. The following excerpt chart provides the proposed changes to Figure 6-10:

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	<del>1,200</del> 1,000	<del>400</del> 600
2021	<del>1,200</del> 1,000	<del>400</del> 600
2022	<del>1,200</del> 1,000	<del>400</del> 600
2023	<del>1,200</del> 1,000	<del>400</del> 600
2024	<del>1,200</del> 1,000	<del>400</del> 600
2025	<del>1,200</del> 1,000	<del>400</del> 600
2026	<del>1,200</del> 1,000	<del>400</del> 600
2027	<del>1,200</del> 1,000	<del>400</del> 600
2028	<del>1,200</del> 1,000	<del>400</del> 600
2029	<del>1,200</del> 1,000	<del>400</del> 600
2030	<del>1,200</del> 1,000	<del>400</del> 600
<b>20 Year Totals</b>	<del>19,200</del> 17,000	<del>6,400</del> 8,600

Source: Howard County DPZ

2. PlanHoward 2030, Chapter 6. Growth Amount and Phasing of Future Residential Development

This section of the Plan describes the five categories of the allocation chart. GPA 2017-01 modifies the descriptions for the Growth and Revitalization and Established Communities categories to reflect changes in the chart. Modified text is indicated in CAPS.

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 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 AT 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.

## EVALUATION and CONCLUSIONS

GPA 2017-01 is consistent with and implements the following PlanHoward 2030 policies:

### Chapter 6. Growth

POLICY 6.1 Maintain adequate facilities and services to accommodate growth.

- c. Revise APF Regulations. Amend the current Adequate Public Facilities regulations to reduce allocation categories and reflect designated places.
- d. APF Housing Allocations. Incorporate the PlanHoward 2030 housing forecasts into the Adequate Public Facilities Housing Allocation Chart.

The proposed revisions to the housing allocation chart maintain the five allocation categories and the same proportionate amount of targeted growth over the life of the Plan. However, the distribution between Growth and Revitalization areas and Established Communities is modified.

Upon revising APFO in 2013 to reflect the Plan's allocation categories and distribution, the County Council added an amendment allowing a shared Growth and Revitalization and Established Communities allocation pool. The following chart excerpt provides a summary of the adopted 2016 allocation chart which includes the shared pool category:

**Allocation Chart**

Region	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Growth and Revitalization	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Established Communities	341	366	378	400	400	400	400	400	400	400
Green Neighborhood	283	255	203	150	150	150	150	150	150	150
Rural West	128	125	129	100	100	100	100	100	100	100
Shared G & R and Est.Comm (1)	366	320	96	0	0	0	0	0	0	0
<b>Total</b>	<b>2,318</b>	<b>2,266</b>	<b>2,006</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>

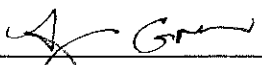
(1) Per Sec. 16.1110(o)(4) of APFO any unused allocations from the Growth & Revitalization and the Established Communities areas may be combined and redistributed using the rolling average into a single allocation category that may be used by development projects in either geographic area.

Source: Howard County DPZ

While not the subject of GPA 2017-01, the task force recommendation to redistribute allocations between the Growth and Revitalization and Established Communities categories was contingent on a separate recommendation to remove the shared allocation provision in the APFO regulations. Over time, the shared pool has grown as a result of unused Growth and Revitalization allocations. A growing shared pool could allow larger numbers of units to be concentrated in one area of the county and built in a short time-frame. This outcome would be inconsistent with PlanHoward 2030 land use and growth policies and the intent of APFO to allow for the planning and construction of adequate infrastructure by distributing units over time in different planning areas. As recommended by the task force, approval of GPA 2017-01 should be conditional based on removal of APFO's shared allocation provision.

### III. RECOMMENDATION

The Department of Planning and Zoning recommends approval of GPA 2017-01 with the condition that the shared allocation pool be eliminated from the Adequate Public Facilities Ordinance.

  
Valdis Lazdins, Director

sdh:

3-16-17

Date



## HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE

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**Subject:** Amendment to the General Plan (*PlanHoward 2030*) to Amend the Allocations Chart, Figure 6.10

**To:** Howard County Planning Board

**From:** Allan H. Kittleman  
Howard County Executive

**Date:** April 5, 2017

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### Purpose

This memorandum serves as a request to amend *PlanHoward 2030*, which is scheduled before the Planning Board on April 20, 2017. The Department of Planning and Zoning (DPZ) prepared and posted a Technical Staff Report (TSR) detailing this amendment on the Howard County government's website. The proposed amendment is consistent with the Adequate Public Facilities Task Force (APFO Task Force) item presented at the February 16, 2017 Planning Board meeting. The proposed amendment revises the allocations chart, Figure 6.10, to implement one of the APFO Task Force recommendations made in 2015.

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Allan H. Kittleman, County Executive