

1 **K2 PROPERTIES, LLC,** * **BEFORE THE**
2 **PETITIONER** * **PLANNING BOARD OF**
3 **ZRA-178** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of ZRA-178 with the revision recommended by*
6 *DPZ.*

7 **ACTION:** *Recommended Approval; Vote 3 to 0.*

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9 **RECOMMENDATION**

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11 On August 3, 2017, the Planning Board of Howard County, Maryland, considered the petition of K2
12 Properties, LLC to amend Section 103.0 of the Howard County Zoning regulations to revise the definition for
13 “Hotel or Motel” to allow extended-stay lodging for up to six months, and Section 118.0.B., Uses Permitted
14 as a Matter of Right, to establish “Hotels, Motels, Country Inns and Conference Centers” as a permitted use
15 category.

16 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical
17 Staff Report and Recommendation, and reviewing agency comments.

18 DPZ staff recommended a minimum lot size requirement of 1.5 acres for the Hotels, Motels, Country
19 Inns and Conference Centers land use category in the B-1 District. DPZ staff explained that there are small
20 properties in B-1 zoned areas and in Employment Center-Commercial sites in Columbia adjacent to
21 residential properties that would not be appropriate for hotels or motels. DPZ recommended approval of
22 ZRA-178 with this added revision.

23 Testimony

24 The Petitioner was represented by Thomas Coale. Mr. Coale stated that the Petitioner agrees with the
25 Technical Staff Report, and accepts DPZ’s recommended revision. Mr. Coale added that the proposed
26 definition will bring the use category for hotels and motels up-to-date. There was no testimony in opposition
27 to the petition.

28 Board Discussion and Recommendation

29 In work session, the Board concurred with the findings and recommendations in the Technical Staff
30 Report, as well as the requirement for a 1.5 acre minimum lot size in B-1.

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Motion and Vote

Ms. Adler made the motion to recommend approval of ZRA-178 with the revision recommended by DPZ. Mr. Coleman seconded the motion. The motion passed by a vote of 3 to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 7th day of September, 2017, recommends that ZRA-178, as described above, be APPROVED, with the revision recommended by DPZ.

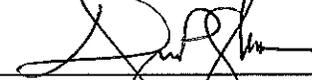
HOWARD COUNTY PLANNING BOARD

ABSENT

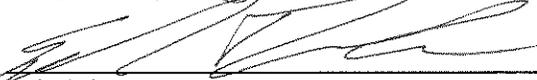
Phillips Engelke, Chair



Erica Roberts, Vice chair

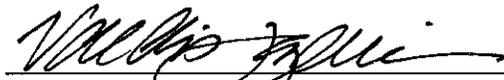


Delphine Adler



Ed Coleman

ATTEST:



Valdis Lazdins, Executive Secretary