

County Council of Howard County, Maryland

2018 Legislative Session

Legislative day # 8

BILL NO. 40 - 2018

Introduced by: Jennifer Terrasa

An Act amending the Howard County Code to require presubmission community meetings for projects on publicly owned land and for projects that abut open space *certain nonresidential developments*; and generally relating to presubmission community meetings.

Introduced and read first time 4, 2018. Ordered posted	and hearing scheduled.
•	By order Jessica Feldmark, Administrator to the County Council
Having been posted & notice of time & place of hearing and title of Bill hav at a	ring been published according to Charter, the Bill was read for a second time
public hearing on	, 2018 .
This Bill was read the third time Zuly 2, 2018 and Passed_	By order Jessica Feldmark, Administrator to the County Council , Passed with amendments, Failed By order
Sealed with the County Seal and presented to the County Executive for approach	the Oliver
Approved vetoed by the County Executive on July 9, , 2018	By order Jessica Feldmark, Administrator to the County Council 8. Allan Kittleman, County Executive
	Anan Kittionan, County Executive

NOTE; [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.

Strikeout 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 Code is hereby amended as follows:
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4	By Amending:
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6	Title 16. "Planning, Zoning and Subdivisions and Land Development Regulations"
7	Subtitle 1. "Subdivision and Land Development Regulations"
8	Article I. "General"
9	Section 16.108. "Rules of Construction; Definitions."
10	and
11	Article V. "Procedures for Filing and Processing Site Development Plan Applications"
12	Section 16.156. "Procedures."
13	
14	Title 16. Planning, Zoning and Subdivisions and Land Development Regulations
15	Subtitle 1. Subdivision and Land Development Regulations
16	
17	Article I. General
18	
19	Section 16.108. Rules of Construction; Definitions.
19 20	Section 16.108. Rules of Construction; Definitions.
20 21	(b) Definitions. As used in these regulations, the following terms shall be defined as
202122	(b) <i>Definitions</i> . As used in these regulations, the following terms shall be defined as follows:
20212223	(b) Definitions. As used in these regulations, the following terms shall be defined as
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20212223	(b) Definitions. As used in these regulations, the following terms shall be defined as follows:(28.1) Initial plan submittal. For required presubmission community meetings,
2021222324	 (b) Definitions. As used in these regulations, the following terms shall be defined as follows: (28.1) Initial plan submittal. For required presubmission community meetings, the initial plan submittal is the:
202122232425	 (b) Definitions. As used in these regulations, the following terms shall be defined as follows: (28.1) Initial plan submittal. For required presubmission community meetings, the initial plan submittal is the: (i) Zoning petition, if it includes a site plan or a preliminary development plan;
 20 21 22 23 24 25 26 	 (b) Definitions. As used in these regulations, the following terms shall be defined as follows: (28.1) Initial plan submittal. For required presubmission community meetings, the initial plan submittal is the: (i) Zoning petition, if it includes a site plan or a preliminary development plan; (ii) Conditional use petition, if required;
20 21 22 23 24 25 26 27	 (b) Definitions. As used in these regulations, the following terms shall be defined as follows: (28.1) Initial plan submittal. For required presubmission community meetings, the initial plan submittal is the: (i) Zoning petition, if it includes a site plan or a preliminary development plan; (ii) Conditional use petition, if required; (iii) Sketch plan or preliminary equivalent sketch plan for a major subdivision;
20 21 22 23 24 25 26 27 28	 (b) Definitions. As used in these regulations, the following terms shall be defined as follows: (28.1) Initial plan submittal. For required presubmission community meetings, the initial plan submittal is the: (i) Zoning petition, if it includes a site plan or a preliminary development plan; (ii) Conditional use petition, if required; (iii) Sketch plan or preliminary equivalent sketch plan for a major subdivision; (iv) Final plan for a minor subdivision or resubdivision; [{or}]
20 21 22 23 24 25 26 27 28 29	 (b) Definitions. As used in these regulations, the following terms shall be defined as follows: (28.1) Initial plan submittal. For required presubmission community meetings, the initial plan submittal is the: (i) Zoning petition, if it includes a site plan or a preliminary development plan; (ii) Conditional use petition, if required; (iii) Sketch plan or preliminary equivalent sketch plan for a major subdivision; (iv) Final plan for a minor subdivision or resubdivision; [[or]] (v) Site development plan for single-family units on deeded parcels, or for

1	(VI) SITE DEVELOPMENT PLAN FOR A PROJECT THAT ABUTS PROPERTY OWNED BY
2	ANY GOVERNMENTAL UNIT; OR
3	(VII) SITE DEVELOPMENT PLAN FOR A PROJECT THAT ABUTS OPEN SPACE.
5	Article V. Procedures for Filing and Processing Site Development Plan Applications
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7 8	Section 16.156. Procedures.
9	(a) Presubmission Community Meetings, Required. Presubmission community
10	meetings in accordance with section 16.128 of this subtitle are required for the
11	following site plan submittals:
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12	(1) If the initial plan submittal for a residential development is a site development
13	plan; or
14	(2) If the site development plan submittal is for:
15	a. A new nonresidential development located within 200 feet of a residential
16	zoning district EXCEPT THAT A PRESUBMISSION COMMUNITY MEETING IS NOT
17	REQUIRED FOR COUNTY CAPITAL PROJECTS FOR WHICH A COMMUNITY
18	OUTREACH MEETING HAS BEEN HELD BY THE COUNTY OR THE HOWARD
19	COUNTY PUBLIC SCHOOL SYSTEM; {{or}}
20	b. An existing nonresidential development which is located within 200 feet of
21	a residential zoning district and proposed for a floor area expansion of more
22	than 25 percent EXCEPT THAT A PRESUBMISSION COMMUNITY MEETING IS NOT
23	REQUIRED FOR COUNTY CAPITAL PROJECTS FOR WHICH A COMMUNITY
24	OUTREACH MEETING HAS BEEN HELD BY THE COUNTY OR THE HOWARD
25	COUNTY PUBLIC SCHOOL SYSTEM; -{{.}};
26	C. A DEVELOPMENT THAT ABUTS PROPERTY OWNED BY ANY GOVERNMENTAL
27	UNIT; OR
28	D. A DEVELOPMENT THAT ABUTS OPEN SPACE.
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- Section 2. And be it further enacted by the County Council of Howard County,
- Maryland, that this Act shall become effective 61 days after its enactment.

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BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on
,2016.
Elessica Fildmark
Jessica Feldmark, 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, 2018.
Jessica Feldmark, Administrator to the County Council
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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, 2018.
prosentation, stands enacted on, 2016.
Jessica Feldmark, Administrator to the County Council
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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, 2018.
Jessica Feldmark, 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, 2018.
Jessica Feldmark, 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, 2018.
Jessica Feldmark, Administrator to the County Council