

Introduced 6/3/19
Public hearing 6/17/19
Council action 7/1/19
Executive action 7/5/19
Effective date 9/4/19

County Council of Howard County, Maryland

2019 Legislative Session

Legislative day # 8

BILL NO. 31-2019 (ZRA - 187)

Introduced by: The Chairperson
at the request of Paul Goldenberg

AN ACT amending the Howard County Zoning Regulations to require Age-Restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial road; to allow Age-Restricted Adult Housing as a Conditional Use in the Rural Conservation (RC) and Rural Residential (RR) zoning districts; and generally relating to Age-Restricted Adult Housing Conditional Uses.

Introduced and read first time June 3, 2019. Ordered posted and hearing scheduled.

By order Jessica Feldmark
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 June 17, 2019.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Bill was read the third time on July 1, 2019 and Passed , Passed with amendments , Failed .

By order Jessica Feldmark
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3rd day of July, 2019 at 4 a.m./p.m.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive July 5, 2019

Calvin Ball
Calvin Ball, 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
2 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Howard*
3 *County Zoning Regulations are hereby amended as follows:*

4
5 *By Amending:*

6 *Section 131.0: "Conditional Uses"*

7 *Subsection N. "Conditional Uses and Permissible Zoning Districts"*

8 *Number 1. "Age-Restricted Adult Housing"*
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10

11 **HOWARD COUNTY ZONING REGULATIONS**

12
13 **SECTION 131.0: Conditional Uses**

14
15 **N. Conditional Uses and Permissible Zoning Districts**

16 **1. Age-restricted Adult Housing**

17 a. Age-Restricted Adult Housing, General

18 A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC,
19 R-SA-8, R-H-ED, R-A-15 or R-APT District, for age-restricted adult housing,
20 provided that:

21 (1) Single-family detached, semi-detached, multi-plex, attached and
22 apartment dwelling units shall be permitted, except that only detached,
23 semi-detached, multi-plex and single-family attached units are
24 permitted in developments with less than 50 dwelling units in the RC,
25 RR, R-ED, R-20 and R-12 districts.

26 (2) In the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or
27 R-APT Districts the development shall have a minimum of 20 dwelling
28 units.

29 (3) ONLY DETACHED AND SEMI-DETACHED UNITS ARE PERMITTED IN THE RC
30 AND RR DISTRICTS.

31 (34) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20-49	4
	50 or more	5
R-12	20-49	5
	50 or more	6
R-SC	20-49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

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(4)(5) IF THE DEVELOPMENT RESULTS IN INCREASED DENSITY ACCORDING TO SUBSECTION (34) ABOVE, THE SITE MUST HAVE FRONTAGE ON AND DIRECT ACCESS TO A COLLECTOR OR ARTERIAL ROAD DESIGNATED IN THE GENERAL PLAN

([4]6) Site Design:

The landscape character of the site must blend with adjacent residential properties. To achieve this:

(a) Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.

(b) The project shall be compatible with residential development in the vicinity by providing either:

(i) An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to

1 neighboring dwellings as demonstrated by architectural
2 elevations or renderings submitted with the petition; or

3 (ii) Additional buffering along the perimeter of the site, through
4 retention of existing forest or landscaping, enhanced
5 landscaping, berms or increased setbacks.

6 (c) For projects with less than 50 dwelling units in the RC, RR, R-
7 ED, R-20 and R-12 Districts, setbacks from existing public streets
8 shall be the same as the setback required for residential uses on
9 adjacent properties.

10 [[5]]7) Bulk Requirements

11 (a) Maximum Height:

12 (i) Apartments 40 feet

13 Except in R-SA-8, R-A-15 and R-APT\55 feet

14 (ii) Other Principal Structures 34 feet

15 (iii) Accessory Structures 15 feet

16 (b) Minimum Structure and Use Setback:

17 (i) From Public Street Right-of-way 40 feet

18 (ii) From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC
19 Districts:

20 Apartments\100 feet

21 Single-family attached\75 feet

22 Single-family detached, semi-detached, and multi-plex\40 feet

23 (iii) From open space, multi-family or non-residential uses in RC,
24 RR, R-ED, R-20, R-12 or R-SC 30 feet

25 (iv) From zoning districts other than RC, RR, R-ED, R-20, R-12
26 or R-SC 20 feet

1 (c) Minimum structure setback from interior roadway or driveway for
2 units with garages 20 feet

3 (d) Minimum structure setback from lot lines for single-family
4 detached or multi-plex units

5 (i) Side 10 feet

6 Except zero lot line dwellings\0 feet

7 A minimum of 10 feet must be provided between structures

8 (ii) Rear 20 feet

9 (e) Minimum distance between single-family detached and/or
10 attached dwellings:

11 (i) For units oriented face-to-face 30 feet

12 (ii) For units oriented side-to-side 15 feet

13 (iii) For units oriented face-to-side or rear-to-side 20 feet

14 (iv) For units oriented rear-to-rear 40 feet

15 (v) For units oriented face-to-rear 100 feet

16 (f) Minimum distance between apartment buildings or between
17 apartment buildings and single-family dwellings:

18 (i) For units oriented face-to-face 30 feet

19 (ii) For units oriented side-to-side 15 feet

20 (iii) For units oriented face-to-side or rear-to-side 30 feet

21 (iv) For units oriented rear-to-rear 60 feet

22 (v) For units oriented face-to-rear 100 feet

23 (g) Apartment buildings and groups of single-family attached units
24 may not exceed 120 feet in length. However, the Hearing Authority
25 may approve a greater length, up to a maximum of 300 feet in R-
26 SA-8, R-A-15 and R-APT, or 200 feet in other districts, based on

1 architectural design that mitigates the visual impact of the increased
2 length.

3 (([6])8) At least 50% of the gross site area in the RC, RR, R-ED Districts,
4 at least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in
5 R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or
6 open area in accordance with the Subdivision and Land Development
7 Regulations. The open space or open area shall provide amenities such
8 as pathways, seating areas and recreation areas for the residents, and
9 shall be protective of natural features.

10 (([7])9) Accessory uses may include social, recreational, educational,
11 housekeeping, security, transportation or personal services, provided that
12 use of these services is limited to on-site residents and their guests.

13 (([8])10) At least one on-site community building or interior community
14 space shall be provided that contains a minimum of:

15 (a) 20 square feet of floor area per dwelling unit, for the first 99 units
16 with a minimum area of 500 square feet, and

17 (b) 10 square feet of floor area per dwelling unit for each additional
18 unit above 99.

19 (([9])11) Loading and trash storage areas shall be adequately screened
20 from view.

21 (([10])12) For a development that will be built in phases, open space areas,
22 recreational facilities and other accessory facilities shall be provided in
23 each phase to meet the needs of the residents. The developer shall
24 provide a schedule for the installation of facilities at the time the
25 Conditional Use is approved.

26 (([11])13) The petition shall establish how the age restrictions required
27 under the definition of this use will be implemented and maintained over
28 times. If the development will not be a rental community under single
29 ownership, an entity such as a condominium association or homeowners
30 association shall be established to maintain and enforce the age
31 restrictions in addition to County enforcement of zoning regulations.

1 ([12]14) All open space, common areas and related improvements shall
2 be managed and maintained by a common entity, either the owner of the
3 development, a condominium association, or a homeowners association.

4 ([13]15) The development shall incorporate universal design features
5 from the Department of Planning and Zoning guidelines that identify
6 required, recommended and optional features. The petition shall include
7 descriptions of the design features of proposed dwellings to demonstrate
8 their appropriateness for the age-restricted population. The material
9 submitted shall indicate how universal design features will be used to
10 make individual dwellings adaptable to persons with mobility or
11 functional limitations and how the design will provide accessible routes
12 between parking areas, sidewalks, dwelling units and common areas.

13 ([14]16) At least 10% of the dwelling units in the RC, RR, R-ED, R-20,
14 R-12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-
15 A-15 and R-APT Districts, shall be Moderate Income Housing Units.

16 ([15]17) Housing for the elderly special exceptions uses approved by the
17 Board of Appeals on or prior to July 12, 2001 and constructed under the
18 Zoning Regulations in effect at that time, may convert the existing
19 dwelling units to age-restricted adult housing uses, with respect to
20 minimum age restrictions only, without being subject to further hearing
21 authority review and approval under current Conditional Use
22 requirements, provided that the dwelling units are made subject to the
23 new covenants and other legal means of enforcing the age-restricted
24 adult housing minimum age restrictions, and that a copy of the recorded
25 new covenants is submitted to the Department of Planning and Zoning
26 to be filed in the original special exception case file.

27 ([16]18) The Conditional Use plan and the architectural design of the
28 building(s) shall have been reviewed by the Design Advisory Panel, in
29 accordance with Title 16, Subtitle 15 of the Howard County Code, prior
30 to the submission of the Conditional Use petition to the Department of
31 Planning and Zoning. The Petitioner shall provide documentation with
32 the petition to show compliance with this criterion.

1 b. Age-Restricted Adult Housing, Multi-Plex

2 A Conditional Use may be granted in the R-ED, R-20, R-12, R-SC, R-SA-8,
3 R-H-ED, R-A-15, R-APT, B-1 or B-2 Districts for age-restricted multi-plex
4 adult housing, provided that:

5 (1) The landscape character of the site must blend with adjacent residential
6 development. To achieve this:

7 (a) Grading and all landscaping shall retain and enhance elements that
8 allow the site to blend and be compatible with adjacent residential
9 development.

10 (b) The project shall be compatible with adjacent residential
11 development by providing either:

12 (i) An architectural transition with buildings near the perimeter
13 that are similar to neighboring dwellings in scale, materials and
14 architectural detail as demonstrated by architectural elevations
15 or renderings submitted with the petition, or

16 (ii) Additional buffering along the perimeter of the site, through
17 retention of existing forest or landscaping, enhanced
18 landscaping, berms or increased setbacks.

19 (2) The following criteria shall be met:

20 (a) In the residential districts, one multi-plex dwelling unit building is
21 permitted per acre. There shall be no more than five multi-plex
22 dwelling unit buildings in a development. In the B-1 and B-2
23 Districts, the density shall be determined by available water and
24 septic facilities.

25 (b) The net floor area of a multi-plex dwelling unit building is limited
26 to 5,000 square feet.

27 (c) The multi-plex dwellings are limited to age-restricted adult
28 housing. The petition must include copies of proposed deed
29 restrictions or covenants that establish how the age restrictions

1 required under the definition of age-restricted adult housing will be
2 implemented and maintained.

3 (d) The dwellings will incorporate universal design features from the
4 Department of Planning and Zoning Guidelines that identify
5 required, recommended, and optional features. The petition shall
6 include descriptions of the design features of proposed dwellings to
7 demonstrate their appropriateness for the age-restricted populations.
8 The materials submitted shall indicate how universal design features
9 will be used to make individual dwellings adaptable to persons with
10 mobility or functional limitations and how the design will provide
11 accessible routes between driveways, sidewalks, common areas and
12 dwelling units.

13 (e) Properties in the B-1 and B-2 Districts shall be outside of the
14 Planned Service Area and adjoin, or be within 200 yards of a
15 community shopping center development with a food store greater
16 than 15,000 square feet.

17 (f) The development has frontage on and direct access to a public road.

18 (g) The minimum lot size is one gross acre in R-ED and R-20 and
19 20,000 square feet in R-12.

20 (3) The development shall comply with the following bulk requirements:

21 (a) Maximum Height

22 (i) Principal Structures 34 feet

23 (ii) Accessory Structures 15 feet

24 (b) Minimum structure and use setback from perimeter of
25 development:

26 (i) From public street right-of-way 40 feet

27 (ii) From RC, RR, R-ED, R-20 or R-SC Districts, the setback
28 applicable in the underlying zoning district.

1 (iii) From Zoning districts other than RC, RR, R-ED, R-20 or R-
2 SC 20 feet

3 (c) Minimum structure setback from interior roadway or driveway for
4 units with garages 20 feet

5 (d) Minimum structure setback from lot lines:

6 (i) Side 10 feet

7 Except zero lot line dwellings\0 feet

8 A minimum of 10 feet must be provided between structures

9 (ii) Rear 10 feet

10 (e) Minimum distance between principal structures 10 feet

11 (4) At least 35% of the gross site area shall be open space or open area in
12 accordance with the Subdivision and Land Development Regulations.
13 The open space or open area shall provide amenities such as pathways,
14 seating areas and outdoor recreation areas for the residents, and shall be
15 protective of natural features.

16 (5) Accessory uses may include social, recreational, educational,
17 housekeeping, security, transportation or personal services, provided that
18 the use of these services is limited to on-site residents and their guests.

19 (6) For developments with more than five multi-plex dwelling unit
20 buildings, at least one on-site community building or interior community
21 space shall be provided that contains a minimum of 500 square feet.

22 (7) The Conditional Use plan and the architectural design of the building(s)
23 shall have been reviewed by the Design Advisory Panel, in accordance
24 with Title 16, Subtitle 15 of the Howard County Code, prior to the
25 submission of the Conditional Use petition to the Department of
26 Planning and Zoning. The Petitioner shall provide documentation with
27 the petition to show compliance with this criterion.

1 ~~Section 2. Be it further enacted by the County Council of Howard County, Maryland, that items~~
2 ~~4 through 16 of the Section 131.0 N.1.a of the Zoning Regulations are hereby renumbered to~~
3 ~~be items 5 through 17, respectively.~~

4 Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the
5 publisher of the Howard County Zoning Regulations is authorized hereby to amend the
6 Conditional Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning
7 Regulations in order to reflect the substantive changes made by this Act.

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9 *Section 3. Be it further enacted by the County Council of Howard County, Maryland, that this*
10 *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

July 5, 2019.

Jessica Feldmark
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 _____, 2019.

Jessica Feldmark, Administrator to the County Council

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 _____, 2019.

Jessica Feldmark, Administrator to the County Council

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

Jessica Feldmark, Administrator to the County Council

Amendment 1 to Council Bill No. 31 - 2019

BY: David Yungmann

Legislative Day No. 9

Date: July 1, 2019

Amendment No. 1

(This amendment adds Age-Restricted Adult Housing as a Conditional Use in the RC and RR zoning districts.)

On the title page, in line 3 of the title, after the semi-colon, insert the following:
"to allow Age-Restricted Adult Housing as a Conditional Use in the Rural Conservation (RC) and Rural Residential (RR) zoning districts:"

On page 1, in lines 18, 24, and 26, after "the", insert "RC, RR".

On page 1, immediately following line 27, insert the following:

"(3) ONLY DETACHED, AND SEMI-DETACHED AND MULTI-PLEX UNITS ARE PERMITTED IN THE RC AND RR DISTRICTS."

On page 1, in line 28, strike "3" and substitute "4".

On page 1, in the chart, immediately below the header row, insert the following:

<u>RC AND RR</u>	<u>20 OR MORE</u>	<u>1</u>
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".

On page 2, in line 2, strike "4" and substitute "5".

ADOPTED as amended 7/1/19
FAILED
SIGNATURE Jessica Feldmark

1 On page 2, in line 6, insert the following:

2 “([[4]]6) Site Design:

3 The landscape character of the site must blend with adjacent residential
4 properties. To achieve this:

5 (a) Grading and landscaping shall retain and enhance elements that allow
6 the site to blend with the existing neighborhood.

7 (b) The project shall be compatible with residential development in the
8 vicinity by providing either:

9 (i) An architectural transition, with buildings near the perimeter that
10 are similar in scale, materials and architectural details to
11 neighboring dwellings as demonstrated by architectural elevations
12 or renderings submitted with the petition; or

13 (ii) Additional buffering along the perimeter of the site, through
14 retention of existing forest or landscaping, enhanced landscaping,
15 berms or increased setbacks.

16 (c) For projects with less than 50 dwelling units in the **RC, RR, R-ED,**
17 R-20 and R-12 Districts, setbacks from existing public streets shall be
18 the same as the setback required for residential uses on adjacent
19 properties.

20 ([[5]]7) Bulk Requirements

21 (a) Maximum Height:

22 (i) Apartments 40 feet

23 Except in R-SA-8, R-A-15 and R-APT\55 feet

24 (ii) Other Principal Structures 34 feet

25 (iii) Accessory Structures 15 feet

26 (b) Minimum Structure and Use Setback:

27 (i) From Public Street Right-of-way 40 feet

1 (ii) From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC

2 Districts:

3 Apartments\100 feet

4 Single-family attached\75 feet

5 Single-family detached, semi-detached, and multi-plex\40 feet

6 (iii) From open space, multi-family or non-residential uses in RC,
7 RR, R-ED, R-20, R-12 or R-SC 30 feet

8 (iv) From zoning districts other than RC, RR, R-ED, R-20, R-12 or
9 R-SC 20 feet

10 (c) Minimum structure setback from interior roadway or driveway for
11 units with garages 20 feet

12 (d) Minimum structure setback from lot lines for single-family detached
13 or multi-plex units

14 (i) Side 10 feet

15 Except zero lot line dwellings\0 feet

16 A minimum of 10 feet must be provided between structures

17 (ii) Rear 20 feet

18 (e) Minimum distance between single-family detached and/or attached
19 dwellings:

20 (i) For units oriented face-to-face 30 feet

21 (ii) For units oriented side-to-side 15 feet

22 (iii) For units oriented face-to-side or rear-to-side 20 feet

23 (iv) For units oriented rear-to-rear 40 feet

24 (v) For units oriented face-to-rear 100 feet

1 (f) Minimum distance between apartment buildings or between apartment
2 buildings and single-family dwellings:

3 (i) For units oriented face-to-face 30 feet

4 (ii) For units oriented side-to-side 15 feet

5 (iii) For units oriented face-to-side or rear-to-side 30 feet

6 (iv) For units oriented rear-to-rear 60 feet

7 (v) For units oriented face-to-rear 100 feet

8 (g) Apartment buildings and groups of single-family attached units may
9 not exceed 120 feet in length. However, the Hearing Authority may
10 approve a greater length, up to a maximum of 300 feet in R-SA-8, R-
11 A-15 and R-APT, or 200 feet in other districts, based on architectural
12 design that mitigates the visual impact of the increased length.

13 ([6]8) At least 50% of the gross site area in the RC, RR, R-ED Districts, at
14 least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-
15 8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area
16 in accordance with the Subdivision and Land Development Regulations.
17 The open space or open area shall provide amenities such as pathways,
18 seating areas and recreation areas for the residents, and shall be protective
19 of natural features.

20 ([7]9) Accessory uses may include social, recreational, educational,
21 housekeeping, security, transportation or personal services, provided that
22 use of these services is limited to on-site residents and their guests.

23 ([8]10) At least one on-site community building or interior community
24 space shall be provided that contains a minimum of:

25 (a) 20 square feet of floor area per dwelling unit, for the first 99 units
26 with a minimum area of 500 square feet, and

27 (b) 10 square feet of floor area per dwelling unit for each additional unit
28 above 99.

1 ([9]11) Loading and trash storage areas shall be adequately screened from
2 view.

3 ([10]12) For a development that will be built in phases, open space areas,
4 recreational facilities and other accessory facilities shall be provided in each
5 phase to meet the needs of the residents. The developer shall provide a
6 schedule for the installation of facilities at the time the Conditional Use is
7 approved.

8 ([11]13) The petition shall establish how the age restrictions required under
9 the definition of this use will be implemented and maintained over times. If
10 the development will not be a rental community under single ownership, an
11 entity such as a condominium association or homeowners association shall
12 be established to maintain and enforce the age restrictions in addition to
13 County enforcement of zoning regulations.

14 ([12]14) All open space, common areas and related improvements shall be
15 managed and maintained by a common entity, either the owner of the
16 development, a condominium association, or a homeowners association.

17 ([13]15) The development shall incorporate universal design features from
18 the Department of Planning and Zoning guidelines that identify required,
19 recommended and optional features. The petition shall include descriptions
20 of the design features of proposed dwellings to demonstrate their
21 appropriateness for the age-restricted population. The material submitted
22 shall indicate how universal design features will be used to make individual
23 dwellings adaptable to persons with mobility or functional limitations and
24 how the design will provide accessible routes between parking areas,
25 sidewalks, dwelling units and common areas.

26 ([14]16) At least 10% of the dwelling units in the RC, RR, R-ED, R-20, R-
27 12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15
28 and R-APT Districts, shall be Moderate Income Housing Units.

1 (((15))17) Housing for the elderly special exceptions uses approved by the
2 Board of Appeals on or prior to July 12, 2001 and constructed under the
3 Zoning Regulations in effect at that time, may convert the existing dwelling
4 units to age-restricted adult housing uses, with respect to minimum age
5 restrictions only, without being subject to further hearing authority review
6 and approval under current Conditional Use requirements, provided that the
7 dwelling units are made subject to the new covenants and other legal means
8 of enforcing the age-restricted adult housing minimum age restrictions, and
9 that a copy of the recorded new covenants is submitted to the Department
10 of Planning and Zoning to be filed in the original special exception case file.

11 (((16))18) The Conditional Use plan and the architectural design of the
12 building(s) shall have been reviewed by the Design Advisory Panel, in
13 accordance with Title 16, Subtitle 15 of the Howard County Code, prior to
14 the submission of the Conditional Use petition to the Department of
15 Planning and Zoning. The Petitioner shall provide documentation with the
16 petition to show compliance with this criterion.

17 b. Age-Restricted Adult Housing, Multi-Plex

18 A Conditional Use may be granted in the ~~RC, RR,~~ R-ED, R-20, R-12, R-SC, R-
19 SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2 Districts for age-restricted multi-
20 plex adult housing, provided that:

21 (1) The landscape character of the site must blend with adjacent residential
22 development. To achieve this:

23 (a) Grading and all landscaping shall retain and enhance elements that
24 allow the site to blend and be compatible with adjacent residential
25 development.

26 (b) The project shall be compatible with adjacent residential development
27 by providing either:

28 (i) An architectural transition with buildings near the perimeter that
29 are similar to neighboring dwellings in scale, materials and

1 architectural detail as demonstrated by architectural elevations or
2 renderings submitted with the petition, or

3 (ii) Additional buffering along the perimeter of the site, through
4 retention of existing forest or landscaping, enhanced landscaping,
5 berms or increased setbacks.

6 (2) The following criteria shall be met:

7 (a) In the residential districts, one multi-plex dwelling unit building is
8 permitted per acre. There shall be no more than five multi-plex
9 dwelling unit buildings in a development. In the B-1 and B-2 Districts,
10 the density shall be determined by available water and septic facilities.

11 (b) The net floor area of a multi-plex dwelling unit building is limited to
12 5,000 square feet.

13 (c) The multi-plex dwellings are limited to age-restricted adult housing.
14 The petition must include copies of proposed deed restrictions or
15 covenants that establish how the age restrictions required under the
16 definition of age-restricted adult housing will be implemented and
17 maintained.

18 (d) The dwellings will incorporate universal design features from the
19 Department of Planning and Zoning Guidelines that identify required,
20 recommended, and optional features. The petition shall include
21 descriptions of the design features of proposed dwellings to
22 demonstrate their appropriateness for the age-restricted populations.
23 The materials submitted shall indicate how universal design features
24 will be used to make individual dwellings adaptable to persons with
25 mobility or functional limitations and how the design will provide
26 accessible routes between driveways, sidewalks, common areas and
27 dwelling units.

28 (e) Properties in the B-1 and B-2 Districts shall be outside of the Planned
29 Service Area and adjoin, or be within 200 yards of a community

1 shopping center development with a food store greater than 15,000
2 square feet.

3 (f) The development has frontage on and direct access to a public road.

4 (g) The minimum lot size is one gross acre in ~~RC, RR,~~ R-ED and R-20
5 and 20,000 square feet in R-12.

6 (3) The development shall comply with the following bulk requirements:

7 (a) Maximum Height

8 (i) Principal Structures 34 feet

9 (ii) Accessory Structures 15 feet

10 (b) Minimum structure and use setback from perimeter of development:

11 (i) From public street right-of-way 40 feet

12 (ii) From RC, RR, R-ED, R-20 or R-SC Districts, the setback
13 applicable in the underlying zoning district.

14 (iii) From Zoning districts other than RC, RR, R-ED, R-20 or R-SC
15 20 feet

16 (c) Minimum structure setback from interior roadway or driveway for
17 units with garages 20 feet

18 (d) Minimum structure setback from lot lines:

19 (i) Side 10 feet

20 Except zero lot line dwellings\0 feet

21 A minimum of 10 feet must be provided between structures

22 (ii) Rear 10 feet

23 (e) Minimum distance between principal structures 10 feet

24 (4) At least 35% of the gross site area shall be open space or open area in
25 accordance with the Subdivision and Land Development Regulations. The
26 open space or open area shall provide amenities such as pathways, seating

1 areas and outdoor recreation areas for the residents, and shall be protective
2 of natural features.

3 (5) Accessory uses may include social, recreational, educational,
4 housekeeping, security, transportation or personal services, provided that
5 the use of these services is limited to on-site residents and their guests.

6 (6) For developments with more than five multi-plex dwelling unit buildings,
7 at least one on-site community building or interior community space shall
8 be provided that contains a minimum of 500 square feet.

9 (7) The Conditional Use plan and the architectural design of the building(s)
10 shall have been reviewed by the Design Advisory Panel, in accordance with
11 Title 16, Subtitle 15 of the Howard County Code, prior to the submission of
12 the Conditional Use petition to the Department of Planning and Zoning. The
13 Petitioner shall provide documentation with the petition to show
14 compliance with this criterion.”.

15
16 On page 2, strike lines 7 – 9, and substitute the following:

17 “Section 2. Be it further enacted by the County Council of Howard County,
18 Maryland, that the publisher of the Howard County Zoning Regulations is authorized
19 hereby to amend the Conditional Uses and Permissible Zoning Districts chart
20 attached to Section 131 of the Zoning Regulations in order to reflect the substantive
21 changes made by this Act.”.

Amendment 1 to Amendment 1 to Council Bill No. 31 - 2019

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BY: David Yungmann

Legislative Day No. 9

Date: July 1, 2019

Amendment No. 1

(This amendment removes the option of having Multi-plexes as a Conditional Use in the RC and RR zoning districts.)

On page 1, in line 23, after the first "DETACHED" strike the comma and insert "AND".
Also, in the same line, strike "AND MULTI-PLEX".

On page 6, in line 18, strike "RC, RR".

On page 8, in line 4, strike "RC, RR".

ADOPTED
FAILED
SIGNATURE

7/1/19

James Feldman

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2019 Legislative Session

Legislative day #

8

BILL NO. 31 - 2019 (ZRA - 187)

Introduced by: The Chairperson
at the request of Paul Goldenberg

AN ACT amending the Howard County Zoning Regulations to require Age-Restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial road; and generally relating to Age-Restricted Adult Housing Conditional Uses.

Introduced and read first time _____, 2019. 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 _____, 2019.

By order _____

Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2019 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 _____, 2019 at ___ a.m./p.m.

By order _____

Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2019

Calvin Ball, 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
2 **Section 1.** *Be it enacted by the County Council of Howard County, Maryland, that the Howard*
3 *County Zoning Regulations are hereby amended as follows:*

4
5 *By Amending:*

6 *Section 131.0: "Conditional Uses"*

7 *Subsection N. "Conditional Uses and Permissible Zoning Districts"*

8 *Number 1. "Age-Restricted Adult Housing"*

9
10
11 **HOWARD COUNTY ZONING REGULATIONS**

12
13 **SECTION 131.0: Conditional Uses**

14
15 **N. Conditional Uses and Permissible Zoning Districts**

16 **1. Age-restricted Adult Housing**

17 **a. Age-Restricted Adult Housing, General**

18 A Conditional Use may be granted in the R-ED, R-20, R-12, R-SC, R-SA-8,
19 R-H-ED, R-A-15 or R-APT District, for age-restricted adult housing, provided
20 that:

21 (1) Single-family detached, semi-detached, multi-plex, attached and
22 apartment dwelling units shall be permitted, except that only detached,
23 semi-detached, multi-plex and single-family attached units are
24 permitted in developments with less than 50 dwelling units in the R-
25 ED, R-20 and R-12 districts.

26 (2) In the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT
27 Districts the development shall have a minimum of 20 dwelling units.

28 (3) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
R-ED and R-20	20-49	4
	50 or more	5

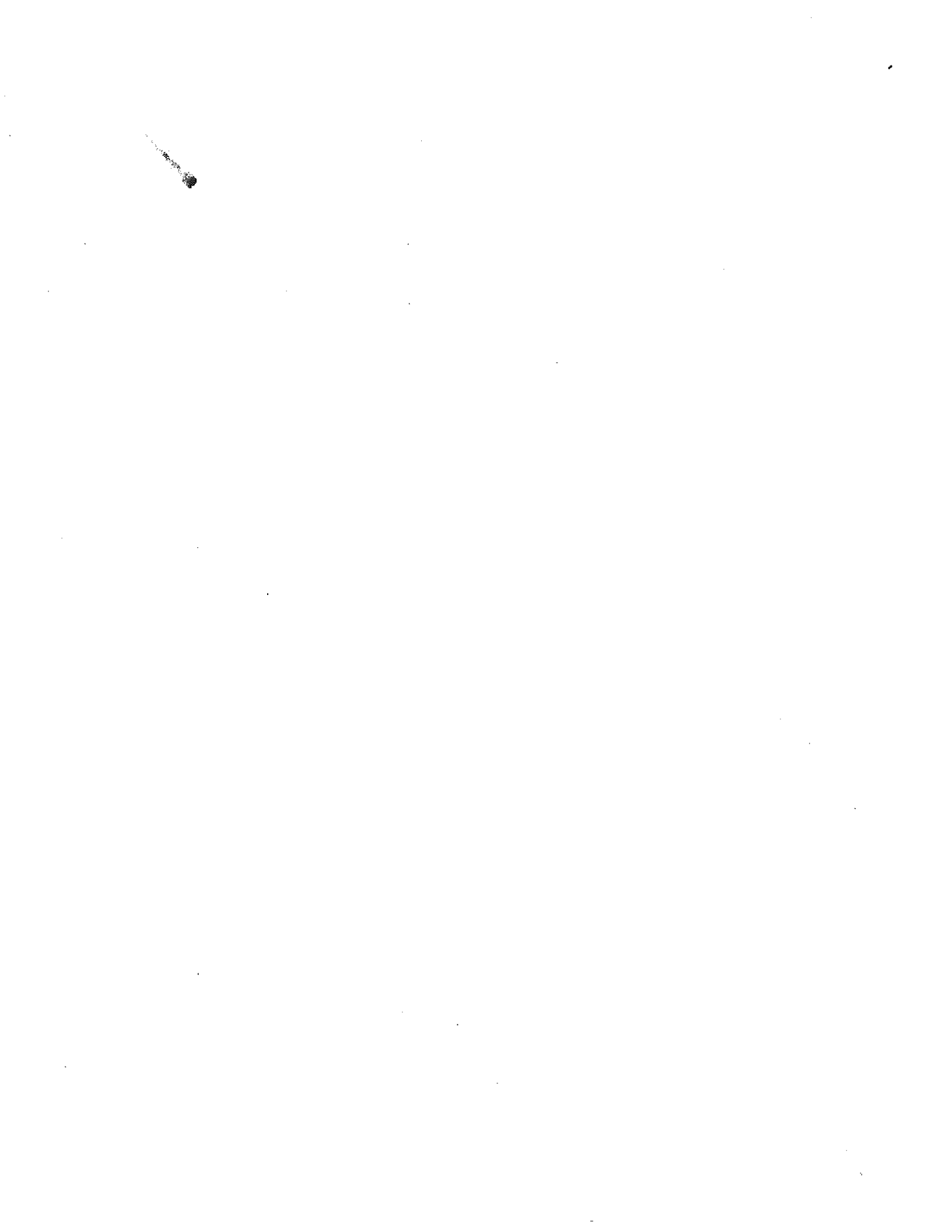
R-12	20-49	5
	50 or more	6
R-SC	20-49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

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(4) IF THE DEVELOPMENT RESULTS IN INCREASED DENSITY ACCORDING TO SUBSECTION (3) ABOVE, THE SITE MUST HAVE FRONTAGE ON AND DIRECT ACCESS TO A COLLECTOR OR ARTERIAL ROAD DESIGNATED IN THE GENERAL PLAN

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that items 4 through 16 of the Section 137.0 N.1.a of the Zoning Regulations are hereby renumbered to be items 5 through 17, respectively.

Section 3. Be it further enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.



Amendment 1 to Council Bill No. 31 - 2019

BY: David Yungmann

Legislative Day No. 9

Date: July 1, 2019

Amendment No. 1

(This amendment adds Age-Restricted Adult Housing as a Conditional Use in the RC and RR zoning districts.)

On the title page, in line 3 of the title, after the semi-colon, insert the following: “to allow Age-Restricted Adult Housing as a Conditional Use in the Rural Conservation (RC) and Rural Residential (RR) zoning districts;”.

On page 1, in lines 18, 24, and 26, after “the”, insert “RC, RR”.

On page 1, immediately following line 27, insert the following: “(3) ONLY DETACHED, SEMI-DETACHED AND MULTI-PLEX UNITS ARE PERMITTED IN THE RC AND RR DISTRICTS.”.

On page 1, in line 28, strike “3” and substitute “4”.

On page 1, in the chart, immediately below the header row, insert the following:

<u>RC AND RR</u>	<u>20 OR MORE</u>	<u>1</u>
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”.

On page 2, in line 2, strike “4” and substitute “5”.

1 (((15)))17) Housing for the elderly special exceptions uses approved by the
2 Board of Appeals on or prior to July 12, 2001 and constructed under the
3 Zoning Regulations in effect at that time, may convert the existing dwelling
4 units to age-restricted adult housing uses, with respect to minimum age
5 restrictions only, without being subject to further hearing authority review
6 and approval under current Conditional Use requirements, provided that the
7 dwelling units are made subject to the new covenants and other legal means
8 of enforcing the age-restricted adult housing minimum age restrictions, and
9 that a copy of the recorded new covenants is submitted to the Department
10 of Planning and Zoning to be filed in the original special exception case file.

11 (((16)))18) The Conditional Use plan and the architectural design of the
12 building(s) shall have been reviewed by the Design Advisory Panel, in
13 accordance with Title 16, Subtitle 15 of the Howard County Code, prior to
14 the submission of the Conditional Use petition to the Department of
15 Planning and Zoning. The Petitioner shall provide documentation with the
16 petition to show compliance with this criterion.

17 b. Age-Restricted Adult Housing, Multi-Plex

18 A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-
19 SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2 Districts for age-restricted multi-
20 plex adult housing, provided that:

21 (1) The landscape character of the site must blend with adjacent residential
22 development. To achieve this:

23 (a) Grading and all landscaping shall retain and enhance elements that
24 allow the site to blend and be compatible with adjacent residential
25 development.

26 (b) The project shall be compatible with adjacent residential development
27 by providing either:

28 (i) An architectural transition with buildings near the perimeter that
29 are similar to neighboring dwellings in scale, materials and

1 shopping center development with a food store greater than 15,000
2 square feet.

3 (f) The development has frontage on and direct access to a public road.

4 (g) The minimum lot size is one gross acre in RC, RR, R-ED and R-20
5 and 20,000 square feet in R-12.

6 (3) The development shall comply with the following bulk requirements:

7 (a) Maximum Height

8 (i) Principal Structures 34 feet

9 (ii) Accessory Structures 15 feet

10 (b) Minimum structure and use setback from perimeter of development:

11 (i) From public street right-of-way 40 feet

12 (ii) From RC, RR, R-ED, R-20 or R-SC Districts, the setback
13 applicable in the underlying zoning district.

14 (iii) From Zoning districts other than RC, RR, R-ED, R-20 or R-SC
15 20 feet

16 (c) Minimum structure setback from interior roadway or driveway for
17 units with garages 20 feet

18 (d) Minimum structure setback from lot lines:

19 (i) Side 10 feet

20 Except zero lot line dwellings\0 feet

21 A minimum of 10 feet must be provided between structures

22 (ii) Rear 10 feet

23 (e) Minimum distance between principal structures 10 feet

24 (4) At least 35% of the gross site area shall be open space or open area in
25 accordance with the Subdivision and Land Development Regulations. The
26 open space or open area shall provide amenities such as pathways, seating

Amendment 1 to Amendment 1 to Council Bill No. 31 - 2019

BY: David Yungmann

Legislative Day No. 9

Date: July 1, 2019

Amendment No. 1

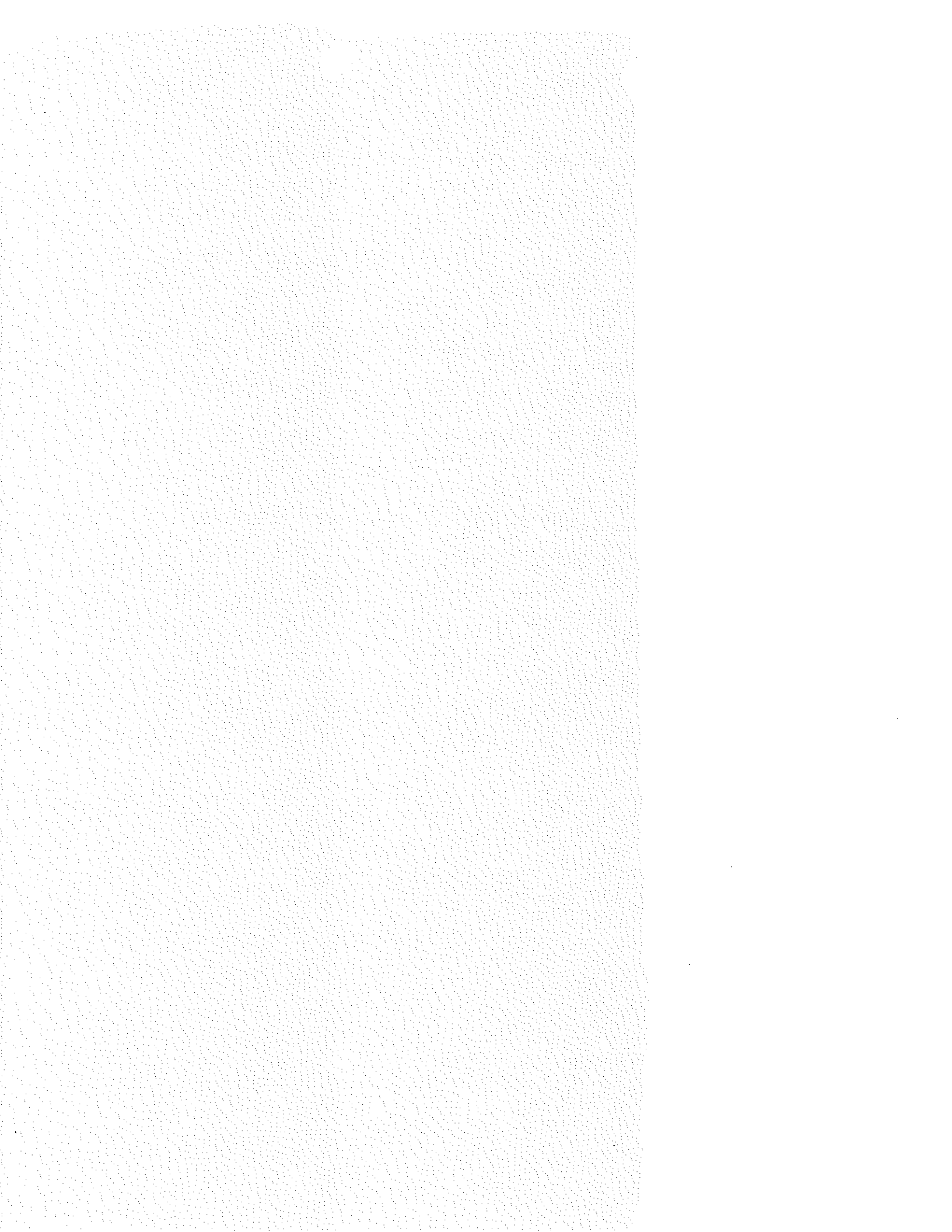
(This amendment removes the option of having Multi-plexes as a Conditional Use in the RC and RR zoning districts.)

On page 1, in line 23, after the first "DETACHED" strike the comma and insert "AND".

Also, in the same line, strike "AND MULTI-PLEX".

On page 6, in line 18, strike "RC, RR".

On page 8, in line 4, strike "RC, RR".



Amendment 1 to Council Bill No. 31 - 2019

BY: David Yungmann

Legislative Day No. 9

Date: July 1, 2019

Amendment No. 1

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On the title page, in line 3 of the title, after the semi-colon, insert the following:
"to allow Age-Restricted Adult Housing as a Conditional Use in the Rural Conservation (RC) and Rural Residential (RR) zoning districts;"

On page 1, in lines 18, 24, and 26, after "the", insert "RC, RR".

On page 1, immediately following line 27, insert the following:

"(3) ONLY DETACHED, SEMI-DETACHED AND MULTI-PLEX UNITS ARE PERMITTED IN THE RC AND RR DISTRICTS."

On page 1, in line 28, strike "3" and substitute "4".

On page 1, in the chart, immediately below the header row, insert the following:

<u>RC AND RR</u>	<u>20 OR MORE</u>	<u>1</u>
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"

On page 2, in line 2, strike "4" and substitute "5".

1 On page 2, in line 6, insert the following:

2 “[[4]]6) Site Design:

3 The landscape character of the site must blend with adjacent residential
4 properties. To achieve this:

5 (a) Grading and landscaping shall retain and enhance elements that allow
6 the site to blend with the existing neighborhood.

7 (b) The project shall be compatible with residential development in the
8 vicinity by providing either:

9 (i) An architectural transition, with buildings near the perimeter that
10 are similar in scale, materials and architectural details to
11 neighboring dwellings as demonstrated by architectural elevations
12 or renderings submitted with the petition; or

13 (ii) Additional buffering along the perimeter of the site, through
14 retention of existing forest or landscaping, enhanced landscaping,
15 berms or increased setbacks.

16 (c) For projects with less than 50 dwelling units in the RC, RR, R-ED,
17 R-20 and R-12 Districts, setbacks from existing public streets shall be
18 the same as the setback required for residential uses on adjacent
19 properties.

20 [[5]]7) Bulk Requirements

21 (a) Maximum Height:

22 (i) Apartments 40 feet

23 Except in R-SA-8, R-A-15 and R-APT\55 feet

24 (ii) Other Principal Structures 34 feet

25 (iii) Accessory Structures 15 feet

26 (b) Minimum Structure and Use Setback:

27 (i) From Public Street Right-of-way 40 feet

1 (ii) From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC

2 Districts:

3 Apartments\100 feet

4 Single-family attached\75 feet

5 Single-family detached, semi-detached, and multi-plex\40 feet

6 (iii) From open space, multi-family or non-residential uses in RC,
7 RR, R-ED, R-20, R-12 or R-SC 30 feet

8 (iv) From zoning districts other than RC, RR, R-ED, R-20, R-12 or
9 R-SC 20 feet

10 (c) Minimum structure setback from interior roadway or driveway for
11 units with garages 20 feet

12 (d) Minimum structure setback from lot lines for single-family detached
13 or multi-plex units

14 (i) Side 10 feet

15 Except zero lot line dwellings\0 feet

16 A minimum of 10 feet must be provided between structures

17 (ii) Rear 20 feet

18 (e) Minimum distance between single-family detached and/or attached
19 dwellings:

20 (i) For units oriented face-to-face 30 feet

21 (ii) For units oriented side-to-side 15 feet

22 (iii) For units oriented face-to-side or rear-to-side 20 feet

23 (iv) For units oriented rear-to-rear 40 feet

24 (v) For units oriented face-to-rear 100 feet

1 (f) Minimum distance between apartment buildings or between apartment
2 buildings and single-family dwellings:

3 (i) For units oriented face-to-face 30 feet

4 (ii) For units oriented side-to-side 15 feet

5 (iii) For units oriented face-to-side or rear-to-side 30 feet

6 (iv) For units oriented rear-to-rear 60 feet

7 (v) For units oriented face-to-rear 100 feet

8 (g) Apartment buildings and groups of single-family attached units may
9 not exceed 120 feet in length. However, the Hearing Authority may
10 approve a greater length, up to a maximum of 300 feet in R-SA-8, R-
11 A-15 and R-APT, or 200 feet in other districts, based on architectural
12 design that mitigates the visual impact of the increased length.

13 ([6]) At least 50% of the gross site area in the RC, RR, R-ED Districts, at
14 least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-
15 8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area
16 in accordance with the Subdivision and Land Development Regulations.
17 The open space or open area shall provide amenities such as pathways,
18 seating areas and recreation areas for the residents, and shall be protective
19 of natural features.

20 ([7]) Accessory uses may include social, recreational, educational,
21 housekeeping, security, transportation or personal services, provided that
22 use of these services is limited to on-site residents and their guests.

23 ([8]) At least one on-site community building or interior community
24 space shall be provided that contains a minimum of:

25 (a) 20 square feet of floor area per dwelling unit, for the first 99 units
26 with a minimum area of 500 square feet, and

27 (b) 10 square feet of floor area per dwelling unit for each additional unit
28 above 99.

1 [[9]]11) Loading and trash storage areas shall be adequately screened from
2 view.

3 [[10]]12) For a development that will be built in phases, open space areas,
4 recreational facilities and other accessory facilities shall be provided in each
5 phase to meet the needs of the residents. The developer shall provide a
6 schedule for the installation of facilities at the time the Conditional Use is
7 approved.

8 [[11]]13) The petition shall establish how the age restrictions required under
9 the definition of this use will be implemented and maintained over times. If
10 the development will not be a rental community under single ownership, an
11 entity such as a condominium association or homeowners association shall
12 be established to maintain and enforce the age restrictions in addition to
13 County enforcement of zoning regulations.

14 [[12]]14) All open space, common areas and related improvements shall be
15 managed and maintained by a common entity, either the owner of the
16 development, a condominium association, or a homeowners association.

17 [[13]]15) The development shall incorporate universal design features from
18 the Department of Planning and Zoning guidelines that identify required,
19 recommended and optional features. The petition shall include descriptions
20 of the design features of proposed dwellings to demonstrate their
21 appropriateness for the age-restricted population. The material submitted
22 shall indicate how universal design features will be used to make individual
23 dwellings adaptable to persons with mobility or functional limitations and
24 how the design will provide accessible routes between parking areas,
25 sidewalks, dwelling units and common areas.

26 [[14]]16) At least 10% of the dwelling units in the **RC, RR, R-ED, R-20, R-**
27 12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15
28 and R-APT Districts, shall be Moderate Income Housing Units.

1 ([15]17) Housing for the elderly special exceptions uses approved by the
2 Board of Appeals on or prior to July 12, 2001 and constructed under the
3 Zoning Regulations in effect at that time, may convert the existing dwelling
4 units to age-restricted adult housing uses, with respect to minimum age
5 restrictions only, without being subject to further hearing authority review
6 and approval under current Conditional Use requirements, provided that the
7 dwelling units are made subject to the new covenants and other legal means
8 of enforcing the age-restricted adult housing minimum age restrictions, and
9 that a copy of the recorded new covenants is submitted to the Department
10 of Planning and Zoning to be filed in the original special exception case file.

11 ([16]18) The Conditional Use plan and the architectural design of the
12 building(s) shall have been reviewed by the Design Advisory Panel, in
13 accordance with Title 16, Subtitle 15 of the Howard County Code, prior to
14 the submission of the Conditional Use petition to the Department of
15 Planning and Zoning. The Petitioner shall provide documentation with the
16 petition to show compliance with this criterion.

17 b. Age-Restricted Adult Housing, Multi-Plex

18 A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-
19 SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2 Districts for age-restricted multi-
20 plex adult housing, provided that:

21 (1) The landscape character of the site must blend with adjacent residential
22 development. To achieve this:

23 (a) Grading and all landscaping shall retain and enhance elements that
24 allow the site to blend and be compatible with adjacent residential
25 development.

26 (b) The project shall be compatible with adjacent residential development
27 by providing either:

28 (i) An architectural transition with buildings near the perimeter that
29 are similar to neighboring dwellings in scale, materials and

1 architectural detail as demonstrated by architectural elevations or
2 renderings submitted with the petition, or

3 (ii) Additional buffering along the perimeter of the site, through
4 retention of existing forest or landscaping, enhanced landscaping,
5 berms or increased setbacks.

6 (2) The following criteria shall be met:

7 (a) In the residential districts, one multi-plex dwelling unit building is
8 permitted per acre. There shall be no more than five multi-plex
9 dwelling unit buildings in a development. In the B-1 and B-2 Districts,
10 the density shall be determined by available water and septic facilities.

11 (b) The net floor area of a multi-plex dwelling unit building is limited to
12 5,000 square feet.

13 (c) The multi-plex dwellings are limited to age-restricted adult housing.
14 The petition must include copies of proposed deed restrictions or
15 covenants that establish how the age restrictions required under the
16 definition of age-restricted adult housing will be implemented and
17 maintained.

18 (d) The dwellings will incorporate universal design features from the
19 Department of Planning and Zoning Guidelines that identify required,
20 recommended, and optional features. The petition shall include
21 descriptions of the design features of proposed dwellings to
22 demonstrate their appropriateness for the age-restricted populations.
23 The materials submitted shall indicate how universal design features
24 will be used to make individual dwellings adaptable to persons with
25 mobility or functional limitations and how the design will provide
26 accessible routes between driveways, sidewalks, common areas and
27 dwelling units.

28 (e) Properties in the B-1 and B-2 Districts shall be outside of the Planned
29 Service Area and adjoin, or be within 200 yards of a community

1 shopping center development with a food store greater than 15,000
2 square feet.

3 (f) The development has frontage on and direct access to a public road.

4 (g) The minimum lot size is one gross acre in RC, RR, R-ED and R-20
5 and 20,000 square feet in R-12.

6 (3) The development shall comply with the following bulk requirements:

7 (a) Maximum Height

8 (i) Principal Structures 34 feet

9 (ii) Accessory Structures 15 feet

10 (b) Minimum structure and use setback from perimeter of development:

11 (i) From public street right-of-way 40 feet

12 (ii) From RC, RR, R-ED, R-20 or R-SC Districts, the setback
13 applicable in the underlying zoning district.

14 (iii) From Zoning districts other than RC, RR, R-ED, R-20 or R-SC
15 20 feet

16 (c) Minimum structure setback from interior roadway or driveway for
17 units with garages 20 feet

18 (d) Minimum structure setback from lot lines:

19 (i) Side 10 feet

20 Except zero lot line dwellings\0 feet

21 A minimum of 10 feet must be provided between structures

22 (ii) Rear 10 feet

23 (e) Minimum distance between principal structures 10 feet

24 (4) At least 35% of the gross site area shall be open space or open area in
25 accordance with the Subdivision and Land Development Regulations. The
26 open space or open area shall provide amenities such as pathways, seating

1 areas and outdoor recreation areas for the residents, and shall be protective
2 of natural features.

3 (5) Accessory uses may include social, recreational, educational,
4 housekeeping, security, transportation or personal services, provided that
5 the use of these services is limited to on-site residents and their guests.

6 (6) For developments with more than five multi-plex dwelling unit buildings,
7 at least one on-site community building or interior community space shall
8 be provided that contains a minimum of 500 square feet.

9 (7) The Conditional Use plan and the architectural design of the building(s)
10 shall have been reviewed by the Design Advisory Panel, in accordance with
11 Title 16, Subtitle 15 of the Howard County Code, prior to the submission of
12 the Conditional Use petition to the Department of Planning and Zoning. The
13 Petitioner shall provide documentation with the petition to show
14 compliance with this criterion.”.

15
16 On page 2, strike lines 7 – 9, and substitute the following:

17 “Section 2. Be it further enacted by the County Council of Howard County,
18 Maryland, that the publisher of the Howard County Zoning Regulations is authorized
19 hereby to amend the Conditional Uses and Permissible Zoning Districts chart
20 attached to Section 131 of the Zoning Regulations in order to reflect the substantive
21 changes made by this Act.”.

Amendment 1 to Council Bill No. 31 - 2019

BY: David Yungmann

Legislative Day No. 9

Date: July 1, 2019

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On page 1, immediately following line 27, insert the following:

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On page 1, in line 28, strike “3” and substitute “4”.

On page 1, in the chart, immediately below the header row, insert the following:

“

<u>RC AND RR</u>	<u>20 OR MORE</u>	<u>1</u>
------------------	-------------------	----------

”.

On page 2, in line 2, strike “4” and substitute “5”.

1 On page 2, in line 6, insert the following:

2 “([4])6 Site Design:

3 The landscape character of the site must blend with adjacent residential
4 properties. To achieve this:

5 (a) Grading and landscaping shall retain and enhance elements that allow
6 the site to blend with the existing neighborhood.

7 (b) The project shall be compatible with residential development in the
8 vicinity by providing either:

9 (i) An architectural transition, with buildings near the perimeter that
10 are similar in scale, materials and architectural details to
11 neighboring dwellings as demonstrated by architectural elevations
12 or renderings submitted with the petition; or

13 (ii) Additional buffering along the perimeter of the site, through
14 retention of existing forest or landscaping, enhanced landscaping,
15 berms or increased setbacks.

16 (c) For projects with less than 50 dwelling units in the RC, RR, R-ED,
17 R-20 and R-12 Districts, setbacks from existing public streets shall be
18 the same as the setback required for residential uses on adjacent
19 properties.

20 ([5])7 Bulk Requirements

21 (a) Maximum Height:

22 (i) Apartments 40 feet

23 Except in R-SA-8, R-A-15 and R-APT\55 feet

24 (ii) Other Principal Structures 34 feet

25 (iii) Accessory Structures 15 feet

26 (b) Minimum Structure and Use Setback:

27 (i) From Public Street Right-of-way 40 feet

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(ii) From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC

Districts:

Apartments\100 feet

Single-family attached\75 feet

Single-family detached, semi-detached, and multi-plex\40 feet

(iii) From open space, multi-family or non-residential uses in RC, RR, R-ED, R-20, R-12 or R-SC 30 feet

(iv) From zoning districts other than RC, RR, R-ED, R-20, R-12 or R-SC 20 feet

(c) Minimum structure setback from interior roadway or driveway for units with garages 20 feet

(d) Minimum structure setback from lot lines for single-family detached or multi-plex units

(i) Side 10 feet

Except zero lot line dwellings\0 feet

A minimum of 10 feet must be provided between structures

(ii) Rear 20 feet

(e) Minimum distance between single-family detached and/or attached dwellings:

(i) For units oriented face-to-face 30 feet

(ii) For units oriented side-to-side 15 feet

(iii) For units oriented face-to-side or rear-to-side 20 feet

(iv) For units oriented rear-to-rear 40 feet

(v) For units oriented face-to-rear 100 feet

1 (f) Minimum distance between apartment buildings or between apartment
2 buildings and single-family dwellings:

3 (i) For units oriented face-to-face 30 feet

4 (ii) For units oriented side-to-side 15 feet

5 (iii) For units oriented face-to-side or rear-to-side 30 feet

6 (iv) For units oriented rear-to-rear 60 feet

7 (v) For units oriented face-to-rear 100 feet

8 (g) Apartment buildings and groups of single-family attached units may
9 not exceed 120 feet in length. However, the Hearing Authority may
10 approve a greater length, up to a maximum of 300 feet in R-SA-8, R-
11 A-15 and R-APT, or 200 feet in other districts, based on architectural
12 design that mitigates the visual impact of the increased length.

13 ([6])8) At least 50% of the gross site area in the RC, RR, R-ED Districts, at
14 least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-
15 8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area
16 in accordance with the Subdivision and Land Development Regulations.
17 The open space or open area shall provide amenities such as pathways,
18 seating areas and recreation areas for the residents, and shall be protective
19 of natural features.

20 ([7])9) Accessory uses may include social, recreational, educational,
21 housekeeping, security, transportation or personal services, provided that
22 use of these services is limited to on-site residents and their guests.

23 ([8])10) At least one on-site community building or interior community
24 space shall be provided that contains a minimum of:

25 (a) 20 square feet of floor area per dwelling unit, for the first 99 units
26 with a minimum area of 500 square feet, and

27 (b) 10 square feet of floor area per dwelling unit for each additional unit
28 above 99.

1 (([9])11) Loading and trash storage areas shall be adequately screened from
2 view.

3 (([10])12) For a development that will be built in phases, open space areas,
4 recreational facilities and other accessory facilities shall be provided in each
5 phase to meet the needs of the residents. The developer shall provide a
6 schedule for the installation of facilities at the time the Conditional Use is
7 approved.

8 (([11])13) The petition shall establish how the age restrictions required under
9 the definition of this use will be implemented and maintained over times. If
10 the development will not be a rental community under single ownership, an
11 entity such as a condominium association or homeowners association shall
12 be established to maintain and enforce the age restrictions in addition to
13 County enforcement of zoning regulations.

14 (([12])14) All open space, common areas and related improvements shall be
15 managed and maintained by a common entity, either the owner of the
16 development, a condominium association, or a homeowners association.

17 (([13])15) The development shall incorporate universal design features from
18 the Department of Planning and Zoning guidelines that identify required,
19 recommended and optional features. The petition shall include descriptions
20 of the design features of proposed dwellings to demonstrate their
21 appropriateness for the age-restricted population. The material submitted
22 shall indicate how universal design features will be used to make individual
23 dwellings adaptable to persons with mobility or functional limitations and
24 how the design will provide accessible routes between parking areas,
25 sidewalks, dwelling units and common areas.

26 (([14])16) At least 10% of the dwelling units in the **RC, RR, R-ED, R-20, R-**
27 12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15
28 and R-APT Districts, shall be Moderate Income Housing Units.

1 (~~[[15]]17~~) Housing for the elderly special exceptions uses approved by the
2 Board of Appeals on or prior to July 12, 2001 and constructed under the
3 Zoning Regulations in effect at that time, may convert the existing dwelling
4 units to age-restricted adult housing uses, with respect to minimum age
5 restrictions only, without being subject to further hearing authority review
6 and approval under current Conditional Use requirements, provided that the
7 dwelling units are made subject to the new covenants and other legal means
8 of enforcing the age-restricted adult housing minimum age restrictions, and
9 that a copy of the recorded new covenants is submitted to the Department
10 of Planning and Zoning to be filed in the original special exception case file.

11 (~~[[16]]18~~) The Conditional Use plan and the architectural design of the
12 building(s) shall have been reviewed by the Design Advisory Panel, in
13 accordance with Title 16, Subtitle 15 of the Howard County Code, prior to
14 the submission of the Conditional Use petition to the Department of
15 Planning and Zoning. The Petitioner shall provide documentation with the
16 petition to show compliance with this criterion.

17 b. Age-Restricted Adult Housing, Multi-Plex

18 A Conditional Use may be granted in the **RC, RR, R-ED, R-20, R-12, R-SC, R-**
19 **SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2** Districts for age-restricted multi-
20 plex adult housing, provided that:

21 (1) The landscape character of the site must blend with adjacent residential
22 development. To achieve this:

23 (a) Grading and all landscaping shall retain and enhance elements that
24 allow the site to blend and be compatible with adjacent residential
25 development.

26 (b) The project shall be compatible with adjacent residential development
27 by providing either:

28 (i) An architectural transition with buildings near the perimeter that
29 are similar to neighboring dwellings in scale, materials and

1 architectural detail as demonstrated by architectural elevations or
2 renderings submitted with the petition, or

3 (ii) Additional buffering along the perimeter of the site, through
4 retention of existing forest or landscaping, enhanced landscaping,
5 berms or increased setbacks.

6 (2) The following criteria shall be met:

7 (a) In the residential districts, one multi-plex dwelling unit building is
8 permitted per acre. There shall be no more than five multi-plex
9 dwelling unit buildings in a development. In the B-1 and B-2 Districts,
10 the density shall be determined by available water and septic facilities.

11 (b) The net floor area of a multi-plex dwelling unit building is limited to
12 5,000 square feet.

13 (c) The multi-plex dwellings are limited to age-restricted adult housing.
14 The petition must include copies of proposed deed restrictions or
15 covenants that establish how the age restrictions required under the
16 definition of age-restricted adult housing will be implemented and
17 maintained.

18 (d) The dwellings will incorporate universal design features from the
19 Department of Planning and Zoning Guidelines that identify required,
20 recommended, and optional features. The petition shall include
21 descriptions of the design features of proposed dwellings to
22 demonstrate their appropriateness for the age-restricted populations.
23 The materials submitted shall indicate how universal design features
24 will be used to make individual dwellings adaptable to persons with
25 mobility or functional limitations and how the design will provide
26 accessible routes between driveways, sidewalks, common areas and
27 dwelling units.

28 (e) Properties in the B-1 and B-2 Districts shall be outside of the Planned
29 Service Area and adjoin, or be within 200 yards of a community

1 shopping center development with a food store greater than 15,000
2 square feet.

3 (f) The development has frontage on and direct access to a public road.

4 (g) The minimum lot size is one gross acre in RC, RR, R-ED and R-20
5 and 20,000 square feet in R-12.

6 (3) The development shall comply with the following bulk requirements:

7 (a) Maximum Height

8 (i) Principal Structures 34 feet

9 (ii) Accessory Structures 15 feet

10 (b) Minimum structure and use setback from perimeter of development:

11 (i) From public street right-of-way 40 feet

12 (ii) From RC, RR, R-ED, R-20 or R-SC Districts, the setback
13 applicable in the underlying zoning district.

14 (iii) From Zoning districts other than RC, RR, R-ED, R-20 or R-SC
15 20 feet

16 (c) Minimum structure setback from interior roadway or driveway for
17 units with garages 20 feet

18 (d) Minimum structure setback from lot lines:

19 (i) Side 10 feet

20 Except zero lot line dwellings\0 feet

21 A minimum of 10 feet must be provided between structures

22 (ii) Rear 10 feet

23 (e) Minimum distance between principal structures 10 feet

24 (4) At least 35% of the gross site area shall be open space or open area in
25 accordance with the Subdivision and Land Development Regulations. The
26 open space or open area shall provide amenities such as pathways, seating

1 areas and outdoor recreation areas for the residents, and shall be protective
2 of natural features.

3 (5) Accessory uses may include social, recreational, educational,
4 housekeeping, security, transportation or personal services, provided that
5 the use of these services is limited to on-site residents and their guests.

6 (6) For developments with more than five multi-plex dwelling unit buildings,
7 at least one on-site community building or interior community space shall
8 be provided that contains a minimum of 500 square feet.

9 (7) The Conditional Use plan and the architectural design of the building(s)
10 shall have been reviewed by the Design Advisory Panel, in accordance with
11 Title 16, Subtitle 15 of the Howard County Code, prior to the submission of
12 the Conditional Use petition to the Department of Planning and Zoning. The
13 Petitioner shall provide documentation with the petition to show
14 compliance with this criterion.”.

15
16 On page 2, strike lines 7 – 9, and substitute the following:

17 “Section 2. Be it further enacted by the County Council of Howard County,
18 Maryland, that the publisher of the Howard County Zoning Regulations is authorized
19 hereby to amend the Conditional Uses and Permissible Zoning Districts chart
20 attached to Section 131 of the Zoning Regulations in order to reflect the substantive
21 changes made by this Act.”.

AM
JF
MS

HOWARD COUNTY COUNCIL
RECEIVED

2019 JUN 17 PM 12:46 JUNE 13 2019

TO:
CHRISTIANA MERCER RIGBY
HOWARD COUNTY COUNCIL
DISTRICT 3

FROM:
BEVERLY ANDREASSEN
9217 OSPREY COURT
COLUMBIA MD 21045-1823

I FULLY SUPPORT THE REQUEST
ZRA-187 TO AMEND SECTION
131.6.M.1 TO REQUIRE AGE-
RESTRICTED ADULT HOUSING
CONDITIONAL USES WITH
DENIMITIES THAT EXCEED THE
BASE ZONING DISTRICT TO HAVE
FRONTAGE ON AND DIRECT ACCESS
TO A COLLECTOR OR ARTERIAL
ROAD.

THE HOWARD COUNTY DEPARTMENT
OF PLANNING AND ZONING
TECHNICAL STAFF REPORT
(APRIL 4, 2019) LAYS OUT THE
PURPOSE OF ZRA-187
WITH PRACTICAL CLARITY.

(1/2)
DA

AS A HOWARD COUNTY SENIOR
AND HOME OWNER/TAXPAYER
(SINCE FEBRUARY 4 1972), I
FEEL CONFIDENT THAT
ZRA-187 WILL EMPHASE
A HIGH-LEVEL QUALITY OF LIFE
FOR 55+ AGE RESTRICTED
ADULT HOUSING COMMUNITIES

ZRA-187 IS NECESSARY

WHEN THE HOWARD COUNTY
COUNCIL VOTES APPROVAL
FOR ZRA-187, I WILL BE
ABLE TO ENJOY A GENUINE
SENSE OF CIVIC PRIDE IN
MY COUNTY GOVERNMENT
CONCERNING THIS MATTER.

SINCERELY
Beverly Anderson
BEVERLY ANDERSON

(2/2/77)

Sayers, Margery

From: Steve Singer <sws@DedicatedResponse.com>
Sent: Monday, July 1, 2019 10:38 AM
To: CouncilMail
Subject: Yungmann amandment to Council Bill 31-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman Opel Jones
George Howard Building, 1st Floor
3430 Courthouse Drive
Ellicott City, MD 21043

Dear Councilman Jones:

In addition to my joint letter with Leila Mahlin, I am writing separately to request that you vote against Councilman Yungmann's proposed amendment to Council Bill 31-2019 (ZRA-187).

I am NOT opposed to adding rural districts of Howard County to those districts already open to age-restricted adult housing. Testimony at the June 17 Council meeting suggested there may be a need for it. Rather, I am concerned about the use of a precisely targeted zoning amendment as a vehicle to implement such a change without adequate time for public study and debate.

There are basically two strategies for fixing a problem: repair or replace. Software developers use the term "patch" for restricted repairs--a reference to much older textile technology.

ZRA-187, as proposed and written, is a paragraph-length patch to the zoning regulations and easily understood.

In contrast, Councilman Yungmann's amendment to add rural districts is eight pages of tweaks and twiddles, attempting to "re-weave" entire sections of the zoning regulations--those specifying all the requirements for age-restricted adult housing in various zoning districts. Why obfuscate? Why co-mingle? Why not replace those sections entirely in a separate zoning amendment and make it easy to compare and understand the implications of the change?

Please keep it (ZRA-187) simple.

Steve Singer
9430 Diamondback Drive
Columbia, Maryland 21045-1812

Telephone: +1 410 730 8722
Email: sws@DedicatedResponse.com

Sayers, Margery

From: Rigby, Christiana
Sent: Monday, July 1, 2019 10:14 AM
To: Sayers, Margery
Subject: FW: ZRA 187 Important Please Read From Several Howard County Citizens

Colette Gelwicks
Special Assistant

Councilwoman Christiana Mercer Rigby, District 3
Howard County Council
3430 Court House Drive, Ellicott City, MD 21043
cgelwicks@howardcountymd.gov
410.313.2421



[Sign up for our newsletter!](#)

From: LEILA MAHLIN <samlnbm@comcast.net>
Sent: Sunday, June 30, 2019 9:57 PM
To: Rigby, Christiana <crigby@howardcountymd.gov>
Cc: Neal Vanderlipp <nrv@xcal-sol.com>; bear72gate@gmail.com; pdonnelly@energetics.com; sws@dedicatedresponse.com; jimehle43@gmail.com; Libby Kumin <LKumin@loyola.edu>; Jonathan Lazar <Jlazar@umd.edu>; eraubach@verizon.net; hkatzen7@gmail.com; fmnf2000@yahoo.com
Subject: ZRA 187 Important Please Read From Several Howard County Citizens

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Member,

We became aware today of a proposed amendment to ZRA 187/ CB31-2019 that adds two districts to Conditional Use Age Restricted Over 55. While we have read and studied the several page amendment, we do not find there is sufficient time for us to take a formal position on it for the hundreds of people in Howard County who support ZRA 187/ CB31-2019.

Over the past year we have spent thousands of hours on research, meetings, planning and various other actions to come up with a logical, rational, solution to a problem that benefits seniors, existing communities, the environment, and the Howard County tax base. Our hope as citizens who perceived a problem and offered a solution, is that you will vote in favor of ZRA 187/ CB31-2019 with or without

the new proposed amendment. At the Planning Board when CEF (Floating Districts) were attempted to be added this well thought out solution could have become sidelined. Fortunately at that time DPZ recommended that if new CEF districts were considered it should be studied separately from ZRA 187. *We request that if there are concerns regarding the new amendment that the new portion be separated from our amendment and researched further. Please vote tomorrow for our ZRA 187/CB31-2019 on its merits.*

Below is a list of the community organizations that have supported this citizens' initiative over the past year, several of them more than once.

- Over four hundred citizens across the county, via signatures, email, comments, donations, attending up to 40 meetings, and making presentations before various groups or individuals
- Oakland Mills Village Board
- Howard County Citizens Association
- Columbia Association
- People's Voice
- Various citizens' advocates and experts ranging in scope from Civil Rights, Historic Preservation, Disability Advocacy, Senior Citizens, Environmental, Legal, Senior Housing Development, Political, and Geological

We respectfully implore you to vote Monday, July 1st to support ZRA 187/CB31-2019 because it supports reasonable development, the citizens, the environment and the tax base.

Sincerely,

(Several Howard County Citizens who testified on behalf of ZRA 187/CB31-2019)

Leila Mahlin

Neal Vanderlipp

Paul Goldenberg

Paget Donnelley

Steve Singer

Jim Ehle

Libby Kumin

Jonathan Lazar

Elaine Raubach

Harriett Katzen

Barry Gibson

Sayers, Margery

From: Sandy Cederbaum <manager@oaklandmills.org>
Sent: Thursday, June 27, 2019 3:37 PM
To: CouncilMail
Cc: jledelson.omca@gmail.com
Subject: Support of CB31-2019
Attachments: County Council _ZRA 187_CB31 2019.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is a letter from the Oakland Mills Board of Directors supporting CB 31-2019. Thank you in advance for your consideration and approval of CB31.

Sandy Cederbaum

Sandy Cederbaum, Village Manager

Oakland Mills Community Association
The Other Barn ~ 5851 Robert Oliver Place
Columbia, MD 21045

Office: 410-730-4610

fax: 410-730-4620

<http://oaklandmills.org> – follow link on right of web homepage to JOIN OUR LISTSERV

Visit us on Facebook at **Oakland Mills Village** and **The Other Barn**

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Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045
410-730-4610 • oaklandmills.org
Oakland Mills

June 27, 2019

Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

To the Members of the Howard County Council,

The Oakland Mills Board of Directors supports ZRA 187/CB 31 and asks the members of the County Council to approve CB 31-2019.

ZRA 187/CB 31 seeks to amend section 131.0.N.1a to require age-restricted conditional use developments that result in increased density when compared to their non-conditional use zoning district density to have frontage on and direct access to collector or arterial road designated in the General Plan.

Thank you in advance for your consideration.

Sincerely,

Jonathan L. Edelson, Chair
Oakland Mills Board of Directors

Good evening, thank you for introducing this- Council Chair Rigby. I'm Leila Mahlin from Columbia, for ZRA 187. My background is in Health Care Research and Administration as well as Education, with an MBA and Masters of Art. This combination of math, economics, healthcare, and liberal arts helps me to look at this situation holistically to benefit all.

Think of location, location, location

We extensively studied PlanHoward 2030 to ensure that our solution is compatible and supports these goals. They are referenced in the petition and TSR. This and months of research into Age Restricted Conditional Use in the county leads us to the arterial or collector road solution. This change will not present a hardship to developers, or prevent land owners from making a profit off their property

The advent of new information about people over age 55 *invalidates the previous paradigm* that justified *this* conditional use. One erroneous assumption that is often made regarding the need for Conditional Use of this type is based on data related to continuing care retirement communities, or CCRC not "over-55". Industry experts relayed that useful data does not exist that shows the *need or market penetration* for "Over 55" housing.* So when numbers are quoted regarding the need for regional or national senior housing.... it is not even comparing apples to oranges it is like calling an apple an orange! They are not referring to "Over 55" data!

Some *relevant* facts about "over 55" follow:

-Most "Over 55" communities are amenity sparse with little more offered than in any home via the County's \$2500 Livable Homes Tax Credit available to senior home owners.*

- 87% of those over 65 wish to age in place in their own home and community. The majority of the remainder aren't selecting an over 55 community.*

-In studies: ages 36 to 65 are bracketed together due to similar driving patterns.*

-Over age 65 "daily person trips" increased faster than any other age group over 20 years, and they are the only age group where daily trips did not decrease since 2009.*

The result? The over 55 population take more trips, and as they age and eventually drive less they need walkable access to services including public transportation to 1) medical services, 2) shopping areas, 3) recreation, and 4) other community services.

Being located on a major road will enable them to access these, in harmony with PlanHoward 2030 policy 9.4 which encourages aging in place by incorporating transportation options.*



Also, a significant increase occurred in the standard "elderly" dwelling size projection from 600 square feet in 1988 to what is now over 2,000 square feet in Howard County!* This combined with increased density means that onsite structure volumes are over 6 times the original, which results in far greater environmental impact than originally planned for.

This increase in square footage brought about three changes.

First not only dwelling unit size increased, but *second the foot print of the home on the environment increased* and *third the number of persons per household increased*. This resulted in: 1) increased population density and 2) increased traffic on local roads. Locating higher density development only on collector and arterial roads will protect the more environmentally sensitive areas deep within communities surrounding local roads.

Another change- retirement age increased with life expectancy meaning longer living seniors need support from the community for a *longer* time. A sad fact is that *one in four non-drivers over age 65 do not leave home most days*.* Locating less mobile seniors on non-local roads allows for easier support for required in-home services and makes it easier for them to be transported from their community.

This brings us back to **location, location, location**- In order to serve:

- 1) Seniors,
- 2) The environment,
- 3) The existing residents, and
- 4) The Howard County Tax base

... We have the solution.

Change the zoning regulations in Howard County to be such that *conditional use age restricted over 55 for listed residential districts only* be required to have frontage on and direct access to a collector or arterial road since they will be most directly and simply corrected by an amendment.

The ZRA petition provides a comprehensive supporting rationale.

Thank you

Leila Mahlin

*Refers to facts or information obtained from various sources. Please see the attached two pages (P3, P4) which note where some of these were found.

***Below Are Noted Some of the Sources or References For Facts -ZRA 187 p1/2**

As Presented by Co-Petitioner Leila Mahlin 6/17/2019 County Council Hearing

87 percent of adults age 65+ want to stay in their current home and community as they age. Among people age 50 to 64, 71 percent of people want to age in place. *Source: AARP PPI, "What is Livable? Community Preferences of Older Adults," April 2014*

More than 50 percent of non-drivers over age 65 do not leave home most days, partly because of a lack of transportation options. *Source: Aging in Place: A State Survey of Livability Policies and Practices, December 2011*

Interview (phone) on June 10th with Beth Mace The Chief Economist at NIC- National Investment Center for Seniors Housing & Care. Told me that useful data does not exist that shows the need or market penetration for this type of non-CCRC housing. The data that is usually cited relates to independent living within a context of a continuing care facility.

Interview (phone) on June 11 with the Executive Vice President & Director of Research of ProMatura. Told me that useful data does not exist that shows the need or market penetration for this type of non-CCRC housing. The data that is usually cited relates to independent living within a context of a continuing care facility.

Report link to information and study on Independent Living Penetration Rates. Note: This as well as other identified studies refer to independent living or over 55 only within a continuum of care model. This data can be misleading to some since it may appear to refer to "Over 55" communities
https://www.dhg.com/Portals/0/ResourceMedia/publications/Independent_Living_Penetration_Rates.pdf

- +Another erroneous assumption is that over age 55 driving was assumed to be much less than is now known by the U.S. DOT, and the Federal Highway Administration.
- +Over age 55 number of driving trips is much greater than was assumed
- +In studies ages 36 to 65 are bracketed together due to similar driving patterns. +Over age 65 daily trips increased faster than any age group from 1990 to 2009 and they are the only age group where daily trips did not decrease since 2009.
- + **Source- 2017 National Household Travel Survey, U.S. Department of Transportation, Federal Highway Administration**

***Below Are Noted Some of the Sources or References For Facts -ZRA 187 p2/2**

As Presented by Co-Petitioner Leila Mahlin 6/17/2019 County Council Hearing

Continued

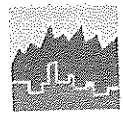
A significant change in projection of the standard "elderly" dwelling size increased from 600 square feet in 1988 to what is now over 2,000 square feet in Howard County. -- Howard County Government Technical Staff Report for ZRA 187 noted this as being over 2,100 square feet.

Most "Over 55" communities are amenity sparse with little more offered than in any home. ---From a review of several existing and proposed "Over-55" communities in Howard County.

County's \$2500 Livable Homes Tax Credit available to senior home owners. <https://www.howardcountymd.gov/Departments/Finance/FAQs/Livable-Home-Tax-Credit-FAQs>

Being located on a major road will enable them to access these, in harmony with PlanHoward 2030 policy 9.4 which encourages aging in place by incorporating transportation options. PlanHoward 2030, Policy 9.4

P5, p6 Are copies of two of the relevant pages from the 2017 National Household Travel Survey, U.S. Department of Transportation, Federal Highway Administration



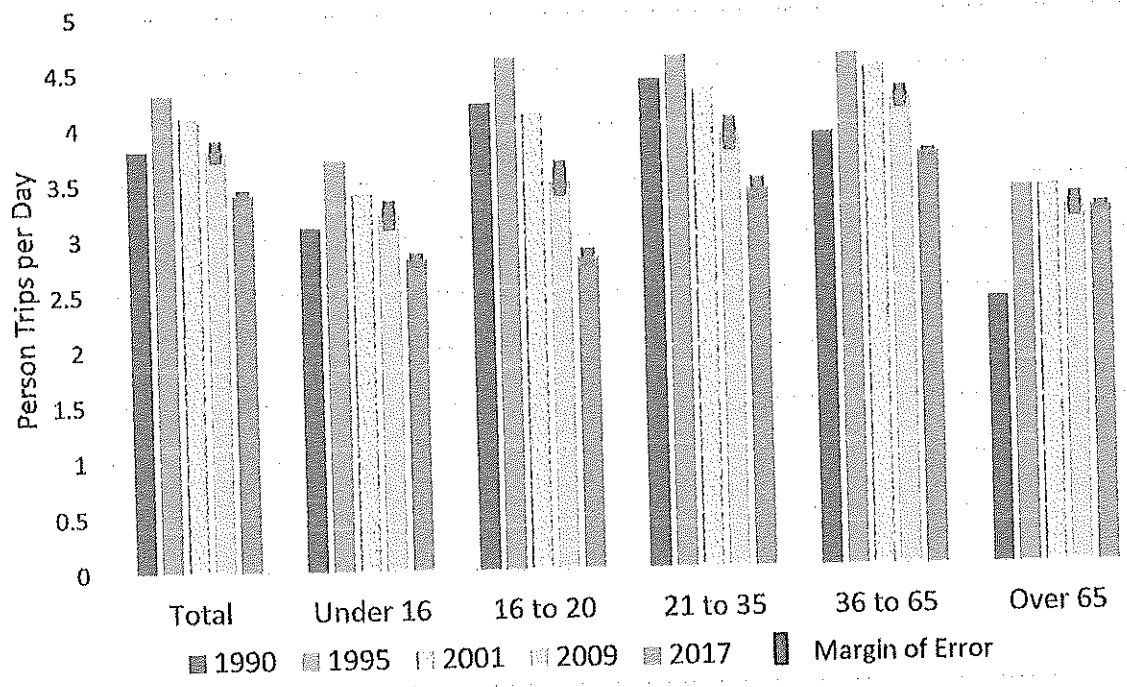
According to the 2017 NHTS estimates, all people younger than 65 reported significantly fewer trips in 2017 compared to 2009 (which was significantly lower than 2001, which was lower than 1995). Figure 4 shows that the 2017 estimate of person trips per person by age in these categories were lower than previous survey estimates, except for people aged 65 and older.

The data show that the decrease in trip-making was similar for both men and women, with men's trip-making declining by 21 percent and women's by 19 percent since 1995.

Some of the difference in reported trips in 2017 NHTS may be a result of moving to a self-completed questionnaire, compared to interview-assisted in previous surveys. For example, interviewers are trained to prompt for short stops and under-reported trips. Other factors, such as shifts related to online shopping may affect these estimates. Changes in household structure and other demographic trends may also play a role.

However, the trends over the last two decades clearly indicate that the NHTS estimates of overall trip-making are declining, with larger declines noted for younger people.

Figure 4. Trends in the Average Daily Person Trips by Age



Note:

- Totals in all tables can include cases that were not included in any table subcategory, for instance people who did not report their age are included in the total persons, but not in any age category.
- 1990 NPTS data were adjusted to make them more comparable with later surveys.
- 2001 NHTS sample included children 0 to 4 in the survey. The data shown here exclude them to be comparable with other survey years.
- 2009 NHTS sample did not include households without landlines telephones (CPO households).
- 2017 NHTS sample was address-based and included more urban and CPO households. This and other methods changes in the data series are outlined in Appendix B.



Table 13. Trends in the Average Daily Person Trips per Person by Age and Gender

Age	Total							
	1983	1990	1995	2001	2009	2009 MOE	2017	2017 MOE
TOTAL	2.9	3.8	4.3	4.1	3.8	0.03	3.4	0.04
Under 16	2.3	3.1	3.7	3.4	3.2	0.07	2.8	0.06
16 to 20	3.3	4.2	4.6	4.1	3.5	0.11	2.8	0.08
21 to 35	3.5	4.4	4.6	4.3	3.9	0.09	3.4	0.10
36 to 65	2.9	3.9	4.6	4.5	4.2	0.05	3.7	0.03
Over 65	1.8	2.4	3.4	3.4	3.2	0.07	3.2	0.04
Age	Men							
	1983	1990	1995	2001	2009	2009 MOE	2017	2017 MOE
TOTAL	2.9	3.7	4.3	4.1	3.7	0.04	3.3	0.06
Under 16	2.3	3	3.7	3.5	3.2	0.09	2.8	0.07
16 to 20	3.2	4.2	4.6	4.0	3.3	0.13	2.8	0.13
21 to 35	3.4	4.2	4.5	4.2	3.7	0.11	3.2	0.10
36 to 65	2.9	3.7	4.6	4.4	4.1	0.06	3.6	0.06
Over 65	2.2	2.8	3.9	3.8	3.5	0.10	3.4	0.05
Age	Women							
	1983	1990	1995	2001	2009	2009 MOE	2017	2017 MOE
TOTAL	2.9	3.8	4.3	4.1	3.8	0.04	3.4	0.04
Under 16	2.3	3.1	3.8	3.4	3.2	0.10	2.8	0.07
16 to 20	3.4	4.2	4.7	4.2	3.7	0.15	2.8	0.12
21 to 35	3.5	4.6	4.8	4.5	4.1	0.12	3.6	0.12
36 to 65	3	4.1	4.6	4.5	4.3	0.06	3.8	0.04
Over 65	1.5	2.2	3	3.1	2.9	0.09	3.0	0.06

Note:

- Totals in all tables can include cases that were not included in any table subcategory, for instance people who did not report their age are included in the total persons, but not in any age category.
- 1990 NPTS data were adjusted to make them more comparable with later surveys.
- 2001 NHTS sample included children 0 to 4 in the survey. The data shown here exclude them to be comparable with other survey years.
- 2009 NHTS sample did not include households without landlines telephones (CPO households).
- 2017 NHTS sample was address-based and included more urban and CPO households. This and other methods changes in the data series are outlined in Appendix B.



HCCA

Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

Date: June 17, 2019
Subject: CB31-2019 (ZRA-187)
Testimony in SUPPORT
By Paul Verchinski, HCCA Board Member

To: Howard County Council

There are a variety of age-restricted subdivisions which have been developed in the County under the conditional use provisions of the County Code. The existing age-restricted subdivisions range from the minimal 5 acres with about 20 housing units to many more acres with over 100 units. In the latter case, the age-restricted conditional use code provisions have incentivized developers to invest in large subdivision communities which in turn have provided many amenities for older adults. An example of a large one is Bethany Glen. Unfortunately, Bethany Glen is remote and mostly located on Bethany Lane, a 2 lane local road with no transit service available. The nearest transit stop is about 2-miles away on Route 40. When Older Adults can no longer drive they become dependent on transit.

Transit is an area where the smaller age-restricted subdivisions are extremely disadvantaged. Smaller subdivisions are much less likely to be sited near or at a transit stop when compared to the larger subdivisions. In most cases, these smaller, in-fill subdivisions are on local streets. Without a transit stop, older adults in these smaller subdivisions will receive much less benefit from the County transit system when traveling to medical appointments, continuing education, government facilities and meetings, shopping, and other activities available in the County. The County, which now provides free transit on its scheduled routes for the disabled and older adults will be required to pay for and provide Paratransit service which typically costs upwards of \$50 per trip.

Sites proposed for age-restricted housing which have frontage and direct access to a collector or arterial road are much more likely to have or receive scheduled transit service.

The Howard County Citizens Association requests that all County Council members vote in favor of CB31-2019.





HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, PAUL VERCHINSKI, have been duly authorized by
(name of individual)
Howard County Citizens Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)
County Council regarding CB - 31 - 2019 (ZRA - 187) to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Paul Verchinski

Signature: Paul Verchinski

Date: 6/17/2019

Organization: Howard County Citizens Association

Organization Address: PO Box 89, Ellicott City, MD 21041

Number of Members: 300+

Name of Chair/President: Stu Kohn

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Council Bill 31-2019

Lisa Markovitz The People's Voice Ellicott City

It is so refreshing and appreciated to see the DPZ and the Planning Board approve of this ZRA now Council Bill 31. For too long, there has been such frustration with the fact that zoning regulations allow an enormous increase in density over the base zone of a parcel when doing age-restricted housing. The consultants with Clarion, who did Phase One of the Zoning Regulation Assessment, had advised this was not a good policy to allow these increases.

There seldom seems to be serious review of the traffic effects of large density increases with developer-presented studies always saying everything is just fine. Even though age-restricted units likely produce less traffic, when you are increasing density by so much, it is bound to have a large effect. It makes perfect sense not to allow these huge increases in allowable units unless the road designations exist to accommodate it.

There is great interest in applying this rational and appreciated methodology to other zones, which we are hopeful will be taken up in separate legislation which we will request soon in more detail, such as CEF with customized densities. For now, it is good to see this level of pro-active planning occur.

Thank you.





**HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

I, Lisa MARKOVITZ, have been duly authorized by
(name of individual)

the People's Voice to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB31 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Lisa M Markovitz

Signature: [Handwritten Signature]

Date: 6/17/19

Organization: the People's Voice

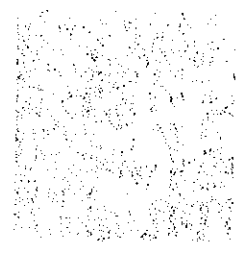
Organization Address: 3205 Corporate Ct 21042

Number of Members: 2844

Name of Chair/President: Csa Markovitz

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5780 SOUTH ELLIS AVENUE, CHICAGO, ILLINOIS 60637



1. Name of the donor:

Dr. [Name]

2. Address of the donor:

[Address]

3. City and State:

[City, State]

4. Date of the gift:

[Date]

5. Amount of the gift:

[Amount]

6. Name of the recipient:

[Name]

7. Name of the institution:

[Institution Name]

8. Name of the department:

[Department Name]

Good evening, I am Jim Ehle a Columbia resident. I support ZRA 187 as is. I know of Dr. Lazar's, submitted online testimony. He is an expert in the field of advocating for people with disabilities. He and I both are proponents for encouraging and accessing "green healthy and walkable communities" for all citizens as noted in the General Plan in the Housing Overview section p 123. The ZRA **as written** enhances accessibility for seniors. It also will diminish traffic congestion and reduce fuel consumption.

Location efficiency helps to achieve the Plan Howard goal of enhancing "access to jobs, services, and overall opportunities for greater quality of life." [This is from Plan Howard Goal Section: Housing, Location Efficiency pages 125-126]

As a show of support for this county wide initiative I wish to submit 24 pages of over 300 signatures that were obtained in every district of the county. Ten citizens from Howard county spent about 100 hours talking to our fellow Howard Countians at libraries, meetings, social events parks, and door to door to carefully and accurately explain the details of ZRA 187. We were impressed and pleased with the response. Would everyone who supports ZRA 187 please quietly stand in a show of support as I bring these up?

Thank you for your support.

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1.a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.

(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Bethany Otter	5650 Stevens Forest Rd	Oakland Mills	<i>[Signature]</i>	5/8/19
2	COURTNEY BURGL	5650 STEVENS FOREST RD	Oakland Mills	<i>[Signature]</i>	5/8/19
3	May Jane Dasher	8608 Rockcross Ct	Long Reach	<i>[Signature]</i>	5/8/19
4	Loni Jasser	8608 Rockcross Ct.	Long Reach	<i>[Signature]</i>	5/8/19
5	Sandra Queen	5439 Vantage Pt	Twin Creeks	<i>[Signature]</i>	5/8/19
6	Raid Sasser	8608 Rockcross Ct	Long Reach	<i>[Signature]</i>	5/8/19
7	MATT ANTES	8524 Main Glass Ct	Long Reach	<i>[Signature]</i>	5/9/19
8	Jenny Herzfeld	8100 Wanda Glen Ct	Woodland Village	<i>[Signature]</i>	5-10-19
9	Emily Barnard	4922 Wortington Way	Worthington	<i>[Signature]</i>	5-13-19
10	Lauren Giles	9605 Dapper Town Row	Emerson	<i>[Signature]</i>	5/18/19
11	Shannon Dudurka	6276 Duckets Ln	Elkridge	<i>[Signature]</i>	5/18/19
12	William Eder	6428 Jude Ann Drive	Hanover	<i>[Signature]</i>	5/18/19
13	VIRGINIA WASHBURN	5513 SUFFIELD CT	HICKORY RIDGE	<i>[Signature]</i>	5/18/19
14	dili Kujawa	3490 Sharp Rd	gleanwood	<i>[Signature]</i>	5/18/19
15	Jingmei Wang	10128 Kines Beach Ct	Worthington	<i>[Signature]</i>	5/18/19
16	Linda McGinnis	4829 Ellicott Wood	Worthington	<i>[Signature]</i>	5/18/19
17	Bob McGinnis	4829 Ellicott Wood	Worthington	<i>[Signature]</i>	5/18/19
18	Shannon Lambais	12195 Rilland Ct.	Ellicott City	<i>[Signature]</i>	5/18/19
19	Jeng HUAN OK	4904 Dawsons Way	Ellicott City	<i>[Signature]</i>	5/18/19
20	Jin Seob Kim	4904 Dawsons Way	Ellicott City	<i>[Signature]</i>	5/18/19

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	Printed Name	Address	Community	Signature	Date
1	Chad Hawthorne	6453 Sundown Trl, Columbia	Parkers Run	<i>[Signature]</i>	5/9/19
2	Zac Kerns	6433 Sundown Trl, Columbia	Parkers Run	<i>[Signature]</i>	9 May 19
3	NARSTIMBA Dossou	10111 Summer Olive	Emmersey	<i>[Signature]</i>	5/9/19
4	Andrew Howe	9232 Stream View Ln	Laurel	<i>[Signature]</i>	5/9/19
5	Benjamin Har	9232 Stream View Ln	Laurel	<i>[Signature]</i>	5/9/19
6	SUSAN MEONI	14125 Clarksville Pike	Highland	<i>[Signature]</i>	9 May 19
7	Jimmy McDonald	4927 Hughes Ave	Laurel	<i>[Signature]</i>	5/9/19
8	RAYMOND G. OHL	4992 CENTARZUS CT	DAYTON	<i>[Signature]</i>	5/9/19
9	Deborah Hefty	9323 Ridings Way	Laurel ^{Bowling Brook}	<i>[Signature]</i>	5/9/19
10	Chuck Maxs	9782 Early Spring Way	King's Contrivance	<i>[Signature]</i>	5/9/19
11	Adam Showshines	8143 Westside Blvd. ^{Filth}	Filth	<i>[Signature]</i>	5/9/19
12	Charlene Garant	10290 Leafy Screen	Columbia	<i>[Signature]</i>	5/9/19
13	ALLISON HALTE	7131 RIVERS EDGE Rd	Columbia	<i>[Signature]</i>	5-15-19
14	JAMES HUMPHREYS	9848 GARDEN RANGES	Laurel	<i>[Signature]</i>	5/16/19
15	Donald James Lango	6965 Mink Hoiba Rd	Highland	<i>[Signature]</i>	5/16/19
16	Samuel Birk	9314 Sombersby Ct	Laurel	<i>[Signature]</i>	5/16/19
17	Yachui cher	13700 Blvd Venture Dr	Glenelg	<i>[Signature]</i>	5/16/19
18	Eric Gerdes	4984 morning Str. Dr.	Dayton	<i>[Signature]</i>	5/16/19
19	Miguel Amador	8013 Aladdin Dr.	Laurel	<i>[Signature]</i>	5/16/19
20	Ming Du	4979 Wild Olive Ct.	Walnut Creek	<i>[Signature]</i>	5/16/19

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	Printed Name	Address	Community	Signature	Date
1	John SINGLETARY	4700 LEYDEN WAY	DORSEY SEARCH		5-14-19
2	Douna Wright	4718 Leyden Way	Dorsey Search		5-14-19
3	Griffin Corbett	4716 Leyden way	Dorsey Search		5-14-19
4	Glennah Shmu	4730 leyden Way	Dorsey Search		5-14-19
5	Sunit Mishra	4730 Leyden way	Dorsey Search		5-14-19
6	Nandita Mishra	4730 Leyden way	Dorsey Search		5-14-19
7	LISA DAM	4740 Leyden way	Dorsey Search		5/14/19
8	Sarah Hammel	4770 Leyden way	Dorsey Search		5/14/19
9	Paola Lagos	4783 leyden Way	Dorsey Search		5/14/19
10	Jane H. Weissenberg	4777 Leyden way	Dorsey S		5/14/19
11	Kathleen Reck	4773 Leyden way	"		5/14/19
12	RANDOL CAMPORA	4771 leyden way	Dorsey Search		5-14-19
13	Dorothea Newport	4767 Leyden way	" "		5-14-19
14	Clanessa Delacruz	4759 leyden way	Dorsey		5/15/19
15	Theresa Bosmani	4761 leyden way	Dorsey		5/15/19
16	Ji Li	4737 Leyden way	Dorsey		5/15/19
17	YEVGENIY TEREKHIN	4723 leyden way	Dorsey		5/15/19
18	Michael Cameron	4723 Leyden way	Dorsey		5/15/19
19	Kristin Bower	4719 Leyden way	Dorsey Search		5/15/19
20	Fathma Nangir	4717 leyden "	Dorsey Search		5/15/19

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	Printed Name	Address	Community	Signature	Date
1	JOHANNA KLEMA	13221 TRIADDELPHIA RD ELICOTT CITY MD 21042	Ellicott city	[Signature]	5-29-19
2	ARRY BERRKAN	13221 TRIADDELPHIA RD ELICOTT CITY MD 21042	Ellicott city	[Signature]	5-29-19
3	Megan Hopkin	3205 Knollwood Ct Edwood, MD 21338	Edwood	[Signature]	6-1-19
4	Kathy Ziegler	14701 Triadelphia Rd.	Glenelg	[Signature]	6-1-19
5	April Pacheco	6538 Haviland Mill Rd.	Clarksville	[Signature]	6/1/19
6	Kirsten Gick	2720 Jennings Chapel Rd	Woodbine	[Signature]	6/1/19
7	ROBERT RUSS	15096 Calvary Ct	Glenwood	[Signature]	6/1/19
8	John Panunzi	11804 Robin Lane Dr.	Ellicott City	[Signature]	6/1/19
9	Jen Spitzer	12495 Triadelphia Rd	Ellicott City	[Signature]	6/1/19
10	Jodi Bowen	10667 Beechwood Dr.	Woodstock	[Signature]	6/1/19
11	John Mc	10572 Woodburn	Ellicott City	[Signature]	6/1/19
12	James L. Scott	12018 Golden Oaks Dr	Ellicott City	[Signature]	6/1/19
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	Printed Name	Address	Community	Signature	Date
1	Ellen Ulube	8307 Spring CT Laurel MD	Howard	<i>[Signature]</i>	5/16/19
2	Scott Heffy	9323 Ridings Wigg Laurel, MD	Howard	<i>[Signature]</i>	5/16/19
3	Sang Lee	9927 Verlet Dawn	Howard	<i>[Signature]</i>	5/16/19
4	Chris Rose	10149 Cape Ann Dr	Howard	<i>[Signature]</i>	5/16/19
5	HOWARD WEISS	8735 Carriage Hill Dr	Kings Community	<i>[Signature]</i>	5/16/19
6	Barbara Lewis	5118 Herbert Dr.	Howard	<i>[Signature]</i>	5/20/19
7	PRESION STOUGH TOW	5122 HERBERT DR.	HOWARD	<i>[Signature]</i>	5/20/19
8	Greg Headen	5115 Herbert Dr	Columbia	<i>[Signature]</i>	5/20/19
9	Bonnie Barrett	5111 Herbert Drive	Columbia	<i>[Signature]</i>	5/20/19
10	Elizabeth Barrett	5111 Herbert Dr	Columbia	<i>[Signature]</i>	5/20/19
11	Dennis Barrett	5111 Herbert Dr	Columbia	<i>[Signature]</i>	5/20/19
12	Kathie Head	5115 Herbert Dr.	Columbia	<i>[Signature]</i>	5/20/19
13	Theresa Joseph	5106 Herbert A.	Columbia	<i>[Signature]</i>	5/20/19
14	Andrew Grogan	5106 Herbert Dr	Columbia	<i>[Signature]</i>	5/20/19
15	Warren B. Clayman	9402 N. Penfield	Columbia	<i>[Signature]</i>	5/20
16	Deborah Clayman	" "	"	<i>[Signature]</i>	5/20/19
17	Theresa Haines	9418 N. Penfield	"	<i>[Signature]</i>	5/20
18	Kim Pleskowitz	9409 N. Penfield	"	<i>[Signature]</i>	5/20/19
19	Philip Pleskowitz	9409 N. Penfield	"	<i>[Signature]</i>	5/20/19
20	Rodney Jokers	9401 N. Penfield Rd	"	<i>[Signature]</i>	05/20/19

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	Printed Name	Address	Community	Signature	Date
1	HARRIETT KATZEN	4905 CANVASBACK DR	DALTON	Harriett G Katzen	5/14/19
2	Kenneth A Katzen	4905 Canvasback Dr	Dalton	Kenneth A Katzen	5/16/2019
3	James W. Wain	4906 Canvasback Dr	Dalton	James W. Wain	5/16/2019
4	Wain B. Wain	4906 Canvasback Dr	Dalton	Wain B. Wain	5/12/2019
5	Betty Brown	9422 Dartmouth Rd	Dalton	Betty Brown	5/17/19
6	Dillon Brown	9422 DARTMOUTH	DALTON	Dillon Brown	5/17/19
7	ELLEN KERN	7335 Brookwood 207	ELKRIDGE	Ellen K Kern	5/17/19
8	Kathryn Marshall	10071 Windstream Dr. 4	Wild Lake	Kathryn Marshall	5-17-19
9	Wendy Downie	9051 Dunloggin Ct.	Dunloggin	Wendy Downie	5/17/19
10	Claire Matheny	5151 Darting Bird Lane	Wild Lake	Claire Matheny	5/17/19
11	Ellevy M. Miller JR	5647 Vantage Point Rd	Towson Center	Ellevy M. Miller	5/17/19
12	Richard Deutschmann	9485 Hickory Lane	Owens Branch	Richard Deutschmann	5/17/19
13	Adam Noyce	5151 Darting Bird Lane	Humming Brook	Adam Noyce	5/17/19
14	Vanessa Reutemann	9485 Hickory Lane	Owens Branch	Vanessa Reutemann	5/17/19
15	Elizabeth Fixsen	8394 Commercial St.	Savage	Elizabeth Fixsen	5/17/19
16	Jennifer Genesi	4910 Canvasback Dr	Dalton	Jennifer Genesi	5/15/19
17	Elaine Rombach	4917 Canvasback Dr	Dalton	Elaine Rombach	5/15/19
18	John G. Gentry	4922 "	"	John G. Gentry	5/19/19
19	Mania Becker	9302 Old Line D.	Columbia	Mania Becker	5/15/19
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	Printed Name	Address	Community	Signature	Date
1	SHARON L. PATTERSON	9430 DARTMOUTH RD	DALTON	<i>[Signature]</i>	5-5-19
2	<i>[Signature]</i>	9430 Diamondback Dr	Dalton	<i>[Signature]</i>	5-6-19
3	ALAN M. MINEAR	9433 DIAMONDBACK DR	DALTON	<i>[Signature]</i>	5/6/19
4	B. L. McCabe	4473 Diamondback Rd	Dalton	<i>[Signature]</i>	5/6/19
5	Dorothy Keifer	9425 Diamondback Dr.	Dalton	<i>[Signature]</i>	5-7-19
6	KEVIN RILEY	9421 Diamondback Dr	Dalton	<i>[Signature]</i>	5/7/19
7	Eric Van Stone	9426 Diamondback Dr	Dalton	<i>[Signature]</i>	5/7/19
8	Danielle van Stone	9426 Diamondback Dr	Dalton	<i>[Signature]</i>	5/7/19
9	Charles Gathu	9417 Diamondback Dr	Dalton	<i>[Signature]</i>	5/7/19
10	Allison Klare	9417 Diamondback Dr	Dalton	<i>[Signature]</i>	5/7/19
11	Cathy Lambert	9418 Diamondback Dr	Dalton	<i>[Signature]</i>	5/7/19
12	FCA COLETTA	9405 DIAMONDBACK DR	DALTON	<i>[Signature]</i>	5/9/19
13	Pily COLETTA	9405 DIAMONDBACK DR	DALTON	<i>[Signature]</i>	5/9/19
14	Calie D. Bryan	9389 Diamondback Dr	Chesler	<i>[Signature]</i>	5/7/19
15	Kevin Schubert	9331 Mellenbrook Rd	Thunder	<i>[Signature]</i>	5/7/19
16	<i>[Signature]</i>	9384 Diamondback Dr	Thunder Hill	<i>[Signature]</i>	5/7/19
17	Marcia White	9384 Diamondback Dr.	Thunder Hill	<i>[Signature]</i>	5/7/19
18	John Fuller	9441 Dartmouth Rd	Dalton	<i>[Signature]</i>	5/7/19
19	Jennifer Fuller	9441 Dartmouth Rd	Dalton	<i>[Signature]</i>	5/7/19
20	Charles Millington	9433 Dartmouth Rd	Dalton	<i>[Signature]</i>	5-9-19

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	Printed Name	Address	Community	Signature	Date
1	JoAnne Barnasky	8535 Pine Run Ct, EC		JoAnne Barnasky	5/8/19
2	Karen Lampron	9515 Mellenbrooke		Karen Lampron	5/11/19
3	Bruce Lampron	9515 Mellenbrook		Bruce Lampron	5/11/19
4	Choncia Edwards	5222 Hayledge Ct		Choncia Edwards	5/11/19
5	John Davidson	5226 Hayledge Ct		John Davidson	5/11/19
6	EDO MALLEY	5230 Hayledge Ct		Edo Malley	5/11/19
7	Jennifer Rittenhouse	5242 Hayledge Ct		Jennifer Rittenhouse	5/11/19
8	Stephen Payer	5200 Hayledge Ct		Stephen Payer	5-11-19
9	Cheryl Jones	5249 Hayledge Ct		Cheryl Jones	5/11/19
10	Steve Jones	5249 Hayledge Ct.		Steve Jones	5-11-19
11	Marie Lucas	5209 Hayledge Ct		Marie F. Lucas	5-11-19
12	Allison Massey	5225 Hayledge Ct		Allison Massey	5/11/19
13	CARL BUMILLER	5209 Farm Pond Ln		Carl Bumiller	5/11/19
14	NAVICIO BLENDET	5212 FARM POND LN		Navicio Blendet	5/11/19
15	MIMA BLENDET	5212 FARM POND LN		Mima Blendet	5/11/19
16	George Barnett	5216 FARM POND LN		George Barnett	5/11/19
17	Dandon Hack	5221 Farm Pond Ln		Dandon Hack	5/11/19
18	Emily Hack	5221 Farm Pond		Emily Hack	5/11/19
19	BARRY HOLLAND	5238 FARM POND LN		B. Holland	5/11/19
20	Roger Hinds	5237 Farm Pond Ln		Roger Hinds	5/11/19

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(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Beverly Beyer	3718 Bonnybridge Pl.	Braebrooke	Beverly Beyer	5/21/2019
2					
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	Printed Name	Address	Community	Signature	Date
1	Kittie Wright	9214 Osprey Ct	Thunderhill	Kittie Wright	5/17/19
2	Suzanne Anderson	5217 Osprey Ct	Thunderhill	Suzanne Anderson	5/17/19
3	Rebecca Anderson	9217 Osprey Ct	Thunderhill	Rebecca Anderson	5-17-19
4	Wendell Miles	9338 Snowsice Ln	Thunderhill	Wendell Miles	"
5	Christina Miles	"	"	Christina Miles	"
6	Christina Miles	"	"	Christina Miles	"
7	Riley Miles	"	"	Riley Miles	"
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cont 7

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1.a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.
(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	ANGELA TEVASSUEL	3117 ME Oaks Rd	ME Oaks	[Signature]	5/2/19
2	ALAN GAHARI	9195 Hitching Post Lane	whisky bottom	[Signature]	5/20/19
3	Steve Laddan	10338 Manly Wood Ln	wild horse	[Signature]	6/3/19
4	Will Hester	8542 Foxhollow Dr	foxhollow	[Signature]	6/3/19
5	BARRY GIBSON	9310 Old Line Dr	DALTON	[Signature]	6/4/19
6	Nancy Gibson	9310 Old Line Dr	Dalton	[Signature]	6/4/19
7	JANET VANDERLIP	9310 Old Line Dr	DALTON	[Signature]	6/4/19
8	STEPHEN MORRISON	4926 Canvasback Dr	Dalton	[Signature]	6/5/19
9	Don Morrison	4926 Canvasback Dr	Dalton	[Signature]	6/5/19
10	Linda Mahler	4926 Canvasback Dr	Dalton	[Signature]	6/5/19
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Community Petition To the Howard County Council To Pass ZRA 187


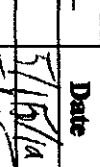
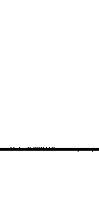

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(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Patricia Bylsma	9310 Wild Bees Lane	Thunder Hill	Patricia Bylsma	5/15/2019
2	Roger Bylsma	9310 Wild Bees Ln	Thunderhill	Roger Bylsma	5/15/2019
3	Aaron Tustin	9334 Mellenbrook Rd	Thunder-hill	Aaron Tustin	5/15/2019
4	Mary Parsons	9362 Mellenbrook Rd.	Thunder Hill	Mary Parsons	5/15/2019
5	BRANDON BARNES	9364 Mellenbrook Rd	Thunder Hill	Brandon Barnes	5/15/2019
6	Ruilin Ren	9364 Mellenbrook Rd	Thunder Hill	Ruilin Ren	5/15/2019
7	TOM Delehanty	4331 Mellenbrook Rd	Thunder Hill	Tom Dele	5/15/19
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Community Petition To the Howard County Council To Pass ZRA 187

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 (I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Tim Bachy	4714 Dancy Dr	Dancy Hill		5/16/14
2	Angonda	4720 Dancy Hill	Dancy Hill		5/15
3	Angela Spear	4720 Dancy Hill	Dancy Hill		5/15
4	Michelle Clay	4705 Dancy Hill Dr	Dancy Hill		5/15
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Community Petition To the Howard County Council To Pass ZRA 187

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(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Louise Tapuzano	9314 Wild Bees Lane	Thunderhill		5/7/19
2	Elizabeth Tapuzano	9314 Wild Bees Lane	Thunderhill		5/7/19
3	Michael Greenberg	9309 Wild Bees Lane	Thunderhill		5/7/19
4	Katie Greenberg	9309 Wild Bees Lane	Thunderhill		5/7/19
5	Jennifer Wall	9321 Wild Bees Ln.	Thunderhill		5/7/19
6	Andrew Wall	9321 Wild Bees Ln.	Thunderhill		5/7/19
7	Sony Smiles	9313 Wild Bees Ln	Thunderhill		5/7/19
8	Margaret McGillivray	9322 Wild Bees Ln	Thunderhill		5/7/19
9	Todd Stubbs	9322 Wild Bees Ln	Thunderhill		5/7/19
10	Elizabeth Ndiritu	9303 Mellenbrook Rd	Thunderhill		5/7/19
11	Alex Mutonyi	9303 Mellenbrook Rd	Thunderhill		5/7/19
12	Shawn Mitchell	4909 Camusback ct.	Thunderhill		5/14/19
13	Katie Mitchell	4909 Camusback ct.	Thunderhill		5/14/19
14	Richard Simonds	4908 Camusback ct	Thunderhill	Richard Simonds	5/14/19
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Community Petition To the Howard County Council To Pass ZRA 187

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 (I certify that I am 18 years of age or older and am a resident of Howard County)

	Printed Name	Address	Community	Signature	Date
1	EUGENIE A. RITZKE	5056 DRY WELL CT 21093	THUNDER HILL	S. A. Ritzke	5/17/19
2	ANNE FAIRBAIN	5048 DRY WELL CT 21093	THUNDER HILL	A. F. Fairbain	5/17/19
3	J. D. SEXTON	5056 NEITHER STONED TRAIL DR 21093	THUNDER HILL	J. D. Sexton	5/17/19
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—Attachments: _____

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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Christopher Coleclough	9316 Old Line Ct Community MD21045	Dalton	<i>Christopher Coleclough</i>	5/9/19
2	Caroline Coleclough	9316 Old Line Ct 31045	Dalton	<i>Caroline Coleclough</i>	5/9/19
3	Hubert Powell	9323 Old Line Ct	DALTON	<i>Hubert Powell</i>	5/9/19
4	Barbara Powell	9323 Old Line Ct	DALTON	<i>Barbara Powell</i>	5/9/19
5	W.E. Campbell	9308 Old Line Ct	"	<i>W.E. Campbell</i>	5/9/19
6	JOHN TAKOVICH	9309 Old Line Dr	"	<i>John Takovich</i>	5/9/19
7	TARA TAKOVICH	9309 Old Line Dr	DALTON	<i>Tara Takovich</i>	5/9/19
8	RITA BIRNBAUGH	9320 Old Line Ct	DALTON	<i>Rita Birnbaum</i>	5/9/19
9	Lawrence Rutledge	9319 Old Line Ct	"	<i>Lawrence Rutledge</i>	5/18/19
10	Colleen Coleclough	9316 Old Line Ct	Dalton	<i>Colleen Coleclough</i>	5/18/19
11	Conor Coleclough	9316 Old Line Ct	Dalton	<i>Conor Coleclough</i>	5/18/19
12	PRUDOLF BIRNBAUGH	9320 OLD LINE CT	DALTON	<i>Prudolf Birnbaum</i>	5-19-19
13	Susan Takovich	9309 Old Line Dr	DALTON	<i>Susan Takovich</i>	6-15-19
14	Essie Johnson	9305 Old Line Dr	DALTON	<i>Essie Johnson</i>	6-15-19
15	Tawanda Smith	9317 Old Line Dr	DALTON	<i>Tawanda Smith</i>	6-15-19
16	ANTHONY TAKOVICH	9309 Old Line Dr	DALTON	<i>Anthony Takovich</i>	6-15-19
17	DORRICK SMITH	9317 Old Line Dr	DALTON	<i>Dorrick Smith</i>	6-15-19
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Attachments:

Community Petition To the Howard County Council To Pass ZRA 187

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 (I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Kristin Wessner	4133 Darnwood Rd	Dalton	<i>[Signature]</i>	5/9/19
2	John M. DeWitt	5052 Dalton Ln.	Dalton	FRANCES DUNN	4-9-19
3	James Kraft	4998 Dalton Dr.	Dalton	<i>[Signature]</i>	4/29/19
4	RICHA KNIGHTS	4998 Dalton Dr.	DALTON	Rich. Knotts	4/29/19
5	Thomas Jackson	4986 Dalton Dr	Dalton	<i>[Signature]</i>	4/19/19
6	DAN BUNN	4575 Dalton Dr	DALTON	<i>[Signature]</i>	5/5/19
7	Paul Dinterroud	4979 Dalton Dr	DALTON	Paul Dinterroud	5/9/19
8	Lisa Winterson	4929 Dalton Dr.	DALTON	Lisa Winterson	5/2/19
9	Antonio Bouza	4989 Dalton Dr	DALTON	<i>[Signature]</i>	5/18/19
10	MARI FRANKLIN	4997 Dalton Dr	DALTON	<i>[Signature]</i>	5/16/19
11	Steve Frank	4947 Dalton Dr	DALTON	<i>[Signature]</i>	5/19/19
12	STORIA FRANKLIN	4997 Dalton Dr	DALTON	<i>[Signature]</i>	5/19/19
13	Sophia W. Singay	4934 Dalton Dr	DALTON	<i>[Signature]</i>	5/19/19
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	ELIZABETH A. MITCHELL	5032 DRY WELL CT ALBANY	THUNDER HILL	S. A. Mitchell	5/17/19
2	ANNE FAIRBARN	5048 DRY WELL CT 2045	THUNDER HILL	A. J. Fairbairn	5/17/19
3	J. D. SEXTON	5056 NETHERSTONE	THUNDER HILL	J. D. Sexton	5/17/19
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Monica May	9230 Snow Shoe Ln	Thunderhill	Monica May	5/6/19
2	Elizabeth May	9230 Snow Shoe Ln	Thunder Hill	Elizabeth May	5/6/19
3	ROBERT O'NEIL	9237 SNOWSHOELN	THUNDERHILL	Robert J. O'Neil	5/6/19
4	Ian Diamond	9241 Snow Shoe Ln	Thunderhill	Ian Diamond	5/6/19
5	Katherine Grastorf	9241 SNOW SHOE LN	Thunder Hill	Katherine Grastorf	5/6/19
6	Mary Gilbert	9226 Snow Shoe Ln	Thunder Hill	Mary Gilbert	5/6/19
7	Christopher May	9230 Snow Shoe Ln	Thunder hill	Christopher May	5/6/19
8	Michael May	9230 Snow Shoe Ln	Thunder Hill	Michael May	5/6/19
9	Fern J. Reitman	9234 Snow Shoe Ln	Thunderhill	Fern J. Reitman	5/7/19
10	BILL REITMAN	9234 Snow Shoe Lane	THUNDERHILL	Bill Reitman	5/7/19
11	MICHAEL BINDER	9231 SNOW SHOE LN	T-HILL	M.R. Binder	5/15/2019
12	MARILYN BINDER	9231 SNOW SHOE LN	T-Hill	Marilyn Binder	5/15/2019
13	KRISTIN MILES	9223 SNOW SHOE LN	Thunderhill	Kristin Miles	5/15/19
14	RODNEY MILES	9223 SNOW SHOE LN	Thunderhill	Rodney Miles	5/15/19
15	Tim Miles	9223 SNOW SHOE LN	Thunderhill	Tim Miles	5/15/19
16	Fred Cherry	9225 Osprey Ct	Thunderhill	Fred Cherry	5-15-19
17	Ava L. VanSickler	9237 Osprey Ct	Thunderhill	Ava L. VanSickler	5/15/19
18	Michael T VanSickler	9237 Osprey Ct	Thunderhill	Michael T VanSickler	5/15/19
19	DAVID T. JONES	9228 Osprey Ct	Thunder Hill	David T. Jones	5/17/19
20	David Casper	" " "	"	David Casper	"

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	Printed Name	Address	Community	Signature	Date
1	JAMES BEYER	518 Penfield Rd	Uninc'd Dors	[Signature]	5-19-
2	Glenn Berger	518 Penfield Rd	Uninc'd Dors	[Signature]	May 19
3	Sandra Harnecht	511-1 Penfield Way	Uninc'd Dors	[Signature]	5-19-19
4	William L. Harley	5110 West Coveley	"	[Signature]	5/19/19
5	Emi Henley	5110 West Penfield	"	[Signature]	5/19/19
6	Madeline Dumas	9449 Penfield Ct	"	[Signature]	5-19-19
7	Joseph S. Small	9429 N Penfield Rd	Cultural Dors	[Signature]	5/19/19
8	LARENCE RACHMAD	9436 N PENFIELD RD	"	[Signature]	5-19-19
9	Harriet Bachman	"	Uninc'd Dors	[Signature]	5/19/19
10	N. JORG GILMAN	5102 Penfield Rd	Uninc'd Dors	[Signature]	5-19-19
11	Jessica Pamer	5103 Penfield Rd	Uninc'd Dors	[Signature]	5/19/19
12	Don RAYNES	5199 PERRE CT	"	[Signature]	5-19-19
13	David RAYNES	5133 Apple Ct	Uninc'd Dors	[Signature]	5/19/19
14	Shelley Reynolds	5133 Apple Ct	Uninc'd Dors	[Signature]	5/19/19
15	Jeff MILLS	5134 Apple Ct	"	[Signature]	5/19/19
16	Cindy Miller	5134 Apple Ct	Uninc'd Dors	[Signature]	5/19/19
17	Lisa Beyer	4902 Cannonbrook Dr	Barton	[Signature]	5/19/19
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Michael Thompson	5060 Netherstone Ct	Thunder Hill	<i>[Signature]</i>	5/11/19
2	Micene Smith	5049 Netherstone Ct	Thunder Hill	<i>[Signature]</i>	5/11/19
3	DAVID MASTON	5052 Drywell Ct	Towne Home	<i>[Signature]</i>	5/11/19
4	LAWRENCE GRAEBER	5060 Drywell Ct	"	<i>[Signature]</i>	5/11/19
5	JOHN WALES	5068 Drywell Ct	"	<i>[Signature]</i>	5-11-19
6	Melissa Wales	5068 Drywell Ct	"	<i>[Signature]</i>	5/11/19
7	Helen Cooke	5067 Drywell Ct	"	<i>[Signature]</i>	5/11/19
8	Katie Koshkett	5094 Bucketfoot Ct	"	<i>[Signature]</i>	5/11/19
9	Yamela Nijck	5079 Bucketfoot Ct	"	<i>[Signature]</i>	5/11/19
10	JAMES CAFFEY	5075 Bucketfoot Ct	"	<i>[Signature]</i>	5-11-19
11	Taina Caffey	5075 Bucketfoot Ct	"	<i>[Signature]</i>	5-11-19
12	Fred Arntzenberg	5071 Bld. Bucketfoot Ct	"	<i>[Signature]</i>	5-11-19
13	Jill	5064 Bucketfoot Ct	"	<i>[Signature]</i>	5/11/19
14	Marcelino Bedotta	5059 Netherstone Ct.	"	<i>[Signature]</i>	5/16/19
15	Carolyn Bedotta	5059 Netherstone Ct.	"	<i>[Signature]</i>	5-16-19
16	Patricia Muhl	5041 Netherstone	"	<i>[Signature]</i>	5-16-19
17	Andrew Patra	5076 Drywell Ct	"	<i>[Signature]</i>	5-16-19
18	Memo Patrick	5070 Drywell Ct	"	<i>[Signature]</i>	5/16/19
19	JAMES TEFE	5075 Drywell Ct	"	<i>[Signature]</i>	5/16/19
20	GERI FLYNN	5072 Bucketfoot Ct	"	<i>[Signature]</i>	5/16/19

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Printed Name	Address	Community	Signature	Date
1. ANA KOTZ	10085 Colonial Drive 31142	Chesapeake	<i>Ana Kotz</i>	6/18/19
2. Michael Malchow	4220 Englewood Ct EC 2019 EC	EC	<i>Michael Malchow</i>	6/10/19
3. Michael Miller	2935 Tichenor Hills Ct. EC 21149 Int. Villed	Int. Villed	<i>Michael Miller</i>	6/10/19
4. Ann Demaree	5905 Dow Hill Corners EC	EC	<i>Ann Demaree</i>	6/19/19
5. Bruce Reid	3705 Peering Ln	EC	<i>Bruce Reid</i>	6/19
6. Judy Novak	14100 Maplewood	EC	<i>Judy Novak</i>	6/15/19
7. MARK McPHERSON	4826 Whitliffe Ln.	E.C.	<i>Mark McPherson</i>	6/13/19
8. LAUREN LACY	9621 Durand Ave	Laurel	<i>Lauren Lacy</i>	6/13/19
9. Lorea Singer	3324 Snow Chief Ln	Colebrook	<i>Lorea Singer</i>	6/13/19
10. [Name obscured]	5320 District Ln	Columbia	<i>[Signature]</i>	6/13/19
11. STEPHANIE GREEN	8512 Yewwood PARKWAY DRIVE	WILSONVILLE	<i>Stephanie Green</i>	6/13/19
12. SCOTT VANCE	1021 CANTON TOWN LN	WILSONVILLE	<i>Scott Vance</i>	6/13/19
13. MAEL GRIFFIN	5961 Waterbury Rd	Elliot City	<i>Mael Griffin</i>	6/13/19
14. Judy Mics Soko	3747 Roway Drive	EC	<i>Judy Mics Soko</i>	6/13/19
15. Eshe Arnsperger	3735 Pinehill Ln	Elliot City	<i>Eshe Arnsperger</i>	6/13/19
16. Safa Khan	8647 Whitfield Lane	Whitfield	<i>Safa Khan</i>	6/13/19
17. Erin Joyce Winn	3504 Bellport Dr	Elliot City	<i>Erin Joyce Winn</i>	6/13/19
18. [Name obscured]	11224 Northwood	Elliot City	<i>[Signature]</i>	6/13/19
19. Gweta Swanson	9277 Redwood Way	Elliot City	<i>Gweta Swanson</i>	6/13/19
20. REGINA R. CHANCE	4554 Kingshop Ct	Kingshop	<i>Regina R. Chance</i>	6/13/19

25

Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	THOMAS J. A. WREDD	10390 GUNBOSS RD	JESSUP		6-13-19
2	Sheila Gunn'steck	4014 Deer Jay Dr	E.C		6/13/19
3	Christine Staron	10017 Fox Den Rd	EC		6/13/19
4		21425 Briarwood	EC		6/13
5		6435 Greenfield	Elkridge		6/13
6	DINA NEUMEN	9998 Postwick Rd	Bethany		6/13/19
7	John Howard	10822 Timber Lane Ln	EC		6/13/19
8	Sheri Meisel	1242 Greenfield	Marysville		6-13-19
9	Jessica Wreffer	3235 Old Forge Rd.	EC		6-13-19
10	Tonell Marshall	3219 Blue Creek Ct	EC		6-13-19
11	Alex Hrusko	5078 Sumner St	EC		6-13-19
12	Denise Hyde	4066 Dosey Hill Dr	EC		6/13/19
13	Felicia Maceo	1291 Tilghman	Elkridge		6-13-19
14	RON JAMES	9000 Fairfax Loop	EC		6-13-19
15	Robert M. Kowalsky	4913 Concession Dr	Columbia		6/13/19
16	Paul Goklenberg	4913 Concession Dr	Columbia		6/13/19
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Libby Kumin- Testimony

Good evening I am Dr. Libby Kumin, I have lived in Howard County since 1972. I have been a professor at Loyola University Maryland since 1976, where I co-founded the Loyola Clinical Center in Columbia, Maryland. My experience in a career spanning 50 years working with people with disabilities has made me keenly aware of the importance of safe access to one's surroundings, and accessibility for citizens to needed services. I support ZRA 187. It will promote accessible housing on main roads with pedestrian access, while limiting such developments on minor roads with little pedestrian access.

Fire and rescue services are more likely to be required with greater frequency in an age-restricted community. If age-restricted communities are build on major and connector roads, they will be well situated to support fire and rescue services in the most efficient and least disruptive manner for the residents of the community and the surrounding businesses and residential areas.

Safe access to cross walks, bus routes, school routes, shopping and dedicated facilities is more likely to occur at collector routes via pedestrian connections and public transportation when Age Restricted Adult Housing is located with direct access to major routes. Seniors require access to health care, food shopping, and other shopping facilities, and facilities to exercise and to socialize on a frequent basis. Services will be able to easily get to the people who need those services, and the

people living in those communities will be able to access the services that they need when senior housing is located on non-local roads.

Supporting seniors as they age while ensuring the safety of existing residential neighborhoods is important to all of us.

ZRA 187 is targeted to do just that.

My name is Steve Singer; I have lived in Howard County since 1981 and have worked with computer hardware and software since high school (a very long time ago).

First, I want to make clear that, after studying this proposed amendment, I support it wholeheartedly. Second, I want to address a concern that some may have about this zoning amendment.

ZRA 187 will only affect conditional uses that allow increased density on in-fill lots of age-restricted adult housing (usually referred to as 55+) There are over sixty conditional uses listed in the Howard County zoning regulations that impact various zoning districts. This amendment would impact only certain residential districts under one condition. That condition is when an age-restricted development requests increased density and is not on a collector or arterial road.

ZRA 187 will not apply to other conditional uses and will only affect a small number of age-restricted developments asking for increased density. That precise, careful limiting of its effects makes it important not to change the amendment in any way. As is, it balances traffic safety, reduced trip times, and better access to transport with Howard County's need and desire to provide appropriate housing for seniors.

Thank you.

Good evening. My name is Paget Donnelly. I've lived in Howard County since 1976, and I hold a Master's in Urban and Regional Planning from Hopkins. I strongly support ZRA 187 because it limits *some* of the negative impacts that higher-density development can impose on the environment. New residential districts mentioned in the ZRA would be required to have direct access to *and* adequate frontage on a major collector or arterial road.

These higher-level roads are more likely to have their immediate surroundings adequately planned for extensive use. Requiring higher-density 55+ developments to directly access *these* roadways avoids overburdening small, local roads and the interior green areas of neighborhoods—thus reducing stress on environmental resources. This *access requirement* supports environmental protections and regulations, including those for watershed planning and management, wetlands, impervious surface targets, and National Pollutant Discharge Elimination Systems (NPDES). (*Policy 3.6 Safeguarding and Implementing Actions*)

The interiors of neighborhoods surrounding local roads are far *more likely* to be unmapped and may play a critical role in protecting water quality and remaining wetlands—if undisturbed. At the same time, runoff from collector and arterial roads is *less likely* to negatively impact the Chesapeake Bay, since the pollutants and sediments that can enter the Bay in *these* areas have typically already been anticipated and addressed during planning.

In addition, the deforestation, graded lawns, and increased impervious surfaces that come with higher-density development are more likely to adversely impact an interior community and its local environment, particularly as precipitation events increase in frequency and severity, as projected. High-density developments can aggravate existing issues with flood management, disrupt the water table, disturb previously unmapped wetlands, and affect the size and volume of springs. These water issues exist today across Howard County. We have the opportunity to support the General Plan, the future of our County, its resources, and its citizens by supporting this amendment, targeted specifically to the Conditional-Use, Age-Restricted Districts mentioned in ZRA 187.

I am Paul Goldenberg of Columbia, Md, speaking as one of the two petitioners advocating for ZRA187.

I recently retired from a forty-three year career with Siemens managing their fire alarm system business in the Washington/Baltimore area. Throughout that time and currently, I have been actively involved in a variety of community non-profit organizations both locally in Howard County and elsewhere. My concerns have consistently been to help following generations make their world a good place to live.

My testimony will be brief. As a result of my career, I have come to understand the importance of well-written regulations to insure that the common good is protected from unintended consequences. Building codes, in general, and fire protection codes specifically, put the safety of the public first, recognizing that even well intentioned construction can have grave consequences when safety concerns are not accounted for in both the design and approval processes. The same concern should apply holistically to the development process. Just as environmental regulations include requirements related to negative environmental impacts from major construction, local codes should ensure that negative impacts are limited by using generous engineering safety factors with an appropriate margin for error. The bill you are considering ensures that appropriate margins of error are required for higher than normal density developments, such as the application of the 55+ Active Adult Conditional Use.

Current conditional use regulations allow 2 to 2.5 times the normal residential density. While the regulations address reducing visual impacts, unfortunately they do not attempt to reduce negative environmental and transportation related community impacts on the intended senior development's residents. In those important areas the regulations do not provide a community safety factor other than for preventing traffic accidents.

The key to providing a community safety factor leverages the need for appropriate **access location** to developments. From the beginning of senior housing in the county in 1988 and until 2001, the regulations included language which could reduce negative impacts on the environment and transportation by requiring better **access locations** for higher density senior developments. Unfortunately, the language eliminated in 2001 required interpretation. The community safety factor was lost along with that language. This point was clearly recognized in the Department of Planning and Zoning Technical Staff Report recommending the adoption of ZRA 187.

In contrast to the eliminated interpreted language, the ZRA187 language is straightforward and does not require interpretation. **Access location** is the key. ZRA187 will achieve a reduction in negative impacts simply by requiring conditional use age-restricted higher density developments to be located only on non-local roads. This will provide better access to facilities for the intended senior residents and better access for those providing services to their homes. Environmental and transportation impacts will thereby be reduced.

ZRA 187 provides the communities of our county the missing community safety factor for higher density senior developments by requiring, as stated in the DPZ Technical Staff Report,

that

“...Age- restricted Adult Housing Conditional Uses with densities that exceed the base zoning district have frontage on, and direct access to, a collector or arterial.”

Please pass this ZRA as written, without amendment.

Thank you.

Good Evening, I am Harriett Katzen, from Columbia, Maryland, asking you to please support ZRA 187 as it is without modifications or changes. Don't allow the development of any age restricted projects with greater density unless these developments front onto and have direct access to non-local roads. This is for the safety of the residents of the age restricted development as well as their neighbors since it is more likely that emergency vehicles will be called to the age restricted development. These emergency vehicles should be able to get into and out of these development quickly and easily for the safety of the residents.

I am a long time resident of Howard County.

Testimony Provided By Elaine Raubach

To The Howard County Council on

June 17, 2019 in Support of

ZRA 187

My name is Elaine Raubach and I live at 4917 Canvasback Drive in the Dalton Community of Howard County. I am here tonight to support ZRA 187 which would restrict the construction of higher density age restricted housing to areas providing direct access to feeder or arterial roads.

I currently live in a community that would be affected by this change and I am a senior citizen who would be eligible to purchase this type of house. Therefore, I have looked at the proposal from both perspectives.

As a current homeowner, I am concerned about the strain that a higher density development would place on the existing infrastructure. The streets in my community would have trouble handling the traffic that would be created by the higher density housing. There would be too many cars for the streets and intersections. This would cause safety issues for both cars and pedestrians, but especially for children playing in the neighborhood. In addition, my community has experienced an increase in water problems over the last couple of years as rainfall levels have increased. I understand this has been a problem in much of Howard County. The increased density housing would increase the number of trees removed and the amount of impervious surface in the area which would make these problems worse.

As a senior citizen, I thought about the type of community that would interest me when I decide to give up my current residence. A major concern would be easy access to grocery stores, drug stores, and other services. As people age driving can become a problem. Therefore, access to public transportation becomes needed to ensure access to services. Neighborhood roads are not located on most public transportation routes. Therefore, restricting the placement of high density housing to communities with direct access to feeder or arterial roads would better meet my transportation needs.

In summary, as both a current resident of an established community and a senior citizen, I support ZRA 187 and believe it would better meet my needs than does the current regulation.

Thank you for your time and consideration.

Neal Vanderlipp Howard County Council ZRA Hearing Testimony 6/17/19

INTRO :30

I am Neal Vanderlipp, speaking as power of attorney for my mother Janet Vanderlipp of Columbia.

I'm a senior so by anyone's guess, she's a senior, too.

We whole heartedly support ZRA 187.

My College Park bachelor's degree is in computer science.

In my career I wrote tens of thousands of lines of nested conditional logic statements and led others.

Just as programs are instructions for computers, the regulations are instructions for the DPZ.

From my ZRA 187 research, I'm quite vested in interpreting those regulations.

Will Not Stop or Curtail Age Restricted Development :16

Only high density age restricted development will be prevented in certain districts when accessed from local roads. Normal density age restricted will not be affected regardless of road location. The ZRA petition rationale discusses how the general plan policy guidelines suggest restricting high density senior development on local roads.

Community Unity 1:14

By the signature page Leila Mahlin and Paul Goldenberg are co-petitioners on our ZRA, with Paul volunteering as the primary contact.

In terms of political philosophy, the co-petitioners and I are very far apart. Yet as neighbors we came together on this project because of rational agreement on the need to improve the County's conditional use senior housing regulations. We jointly decided to help our community and County. For most of the last year Leila and I have worked in concert on this project on a daily basis, including writing the supporting rationale for the ZRA petition before you now.

Many neighbors from different communities have also made significant efforts and contributions by dedicating their personal time, feedback, and resources towards our unified goals. In the concert of our efforts, tonight is the crescendo of our bipartisan public presence.

COMMUNITY UNITY (CONT) 1:18

The fact that individuals so different politically are so driven to work together and sacrifice so much personally can only mean that there is something intrinsically good about this ZRA as well as the scores of people supporting it.

Relatively speaking, as individuals we don't have much access to the decision makers.

But collectively we know that our voices are being heard.

If between now and the time to vote on this bill you hear new arguments against it, I think it's only fair to give the petitioners another chance to react to those arguments before you cast your vote.

We are here to help the County and the citizens who support positive legislative such as this ZRA.

Closing Points To The County Council :49

Since the citizen submission of ZRA 187
on March 29th this year,
the Department of Planning and Zoning
made an unconditional recommendation for it,
the Planning Board unanimously
made an unconditional recommendation for it,
And here we the people have proudly come before you to testify for it.

Now I dare to speak for so many others tonight
both inside and outside this government,
both paid and volunteer,
And concerned voters.

please

Respectfully please
promote the elegant 32 words of ZRA 187
into law
without ANY changes.

Do this, and we the people will appreciate you for it later.

So now I wish all of you the best with the important task of judgement
before you.

Frequently Asked Questions Compiled for Howard County Council ZRA Hearing 6/17/19

How Does ZRA 187 Support Established Communities ?

In the General Plan, Policy 10.1 directs to protect and enhance established communities through various means. These goals are enhanced by focusing age-restricted conditional use infill development on better supported collector and arterial roads. While doing so the character and setting of communities on our less traveled local roads will be preserved along with the environment.

How Does ZRA 187 Encourage Context Sensitive Redevelopment ?

The general plan executive summary for community design directs that well designed context sensitive redevelopment be encouraged. Obviously, high density age-restricted housing does not belong on local roads not built for high intensity use that collector and arterial roads are meant to support. Furthermore, the character and amenities of our local roads' surrounding neighborhoods are not compatible with dense population.

Why Are CEF District Types Not Included in, or Appropriate for ZRA 187 ?

Val Lazdins, Director of DPZ, advised the Planning Board at its April 18, 2019 ZRA 187 meeting that changes to floating zones (CEF) would be beyond the scope of ZRA 187 and would require DPZ to study and analyze CEF comprehensively before recommending any changes to CEF. The Planning Board agreed that if CEF regulations are to be changed it could be studied and done later via a separate ZRA. From my own regulations research the only place where a CEF residential or mixed development can be placed on a local road is where there is an undeveloped portion of a residential base district.

If desired later any further CEF restriction need only address that particular case within the CEF regulations, not via conditional use regulations or this ZRA.

Won't ZRA 187 Negatively Impact General Development in Howard County ?

The placement of the ZRA language in the conditional use regulations section means that it can only affect conditional use, specifically higher than normal density age restricted development. All other development will not be affected.

Will ZRA 187 Stop or Severely Curtail Age Restricted Development ?

Only high density age restricted development will be prevented in certain districts when accessed from local roads. Normal density age restricted will not be affected regardless of road location. The ZRA petition rationale discusses how the general plan policy guidelines suggest restricting high density senior development on local roads.

Is the ZRA 187 Language Lengthy and Complicated ?

This ZRA adds just 32 words to the regulations:

“If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.”

It is flawless.

Study of those 32 words shows the exacting and elegant precision within the County regulations that will adjust age-restricted conditional use to be

more efficient,

more appropriate,

and most importantly

more harmonious with the general plan.

Is The Petition In Harmony With PlanHoward2030? Should All Points Made Regarding the ZRA Be In Harmony With the Plan?

There was a lot of testimony supporting ZRA 187 which specifically demonstrates harmony with the general plan. The ZRA petition application process required us to provide specific resonance with PlanHoward2030.

Please consider the need to correlate all opposition arguments with the general plan just as we have done in testifying for this legislation.

PlanHoward2030 Is Expected to Change, Will This Impact the Appropriateness of the ZRA ?

The crux of this ZRA resonates with planhoward2030 mostly because of the environmental benefits and transportation efficiencies inherent with putting seniors closer to where they most often need to go, and closer to the people that need to come to them.

Even though we now know that there will soon be changes to the General Plan going forward, can anyone envision a updated general plan with less stringent environmental and transportation goals than PlanHoward2030 ? Regardless of what the county does with a future general plan, this ZRA will still be just as appropriate and probably even more so.

This ZRA language transcends any updates that may be made so the recently announced update to the general plan is not a factor with this bill.

Did Many People Come Together To Solve the Problem Presented by Age Restricted Conditional Use In Some Districts ?

By the signature page Leila Mahlin and Paul Goldenberg are co-petitioners on our ZRA, with Paul volunteering as the primary contact.

In terms of political philosophy, the co-petitioners and I are very far apart. Yet as neighbors we came together on this project because of rational agreement on the need to improve the County's conditional use senior housing regulations. We jointly decided to help our community and County. For most of the last year Leila and I have worked in concert on this project on a daily basis, including writing the supporting rationale for the ZRA petition before you now.

Many neighbors from different communities have also made significant efforts and contributions by dedicating their personal time, feedback, and resources towards our unified goals. In the concert of our efforts, tonight is the crescendo of our bipartisan public presence.

The fact that individuals so different politically are so driven to work together and sacrifice so much personally can only mean that there is something intrinsically good about this ZRA as well as the scores of people supporting it.

Relatively speaking, as individuals we don't have much access to the decision makers.

But collectively we know that our voices are being heard.

If between now and the time to vote on this bill you hear new arguments against it, I think it's only fair to give the petitioners another chance to react to those arguments before you cast your vote.

We are here to help the County and the citizens who support positive legislative such as this ZRA.

What Closing Points Should Be Made Regarding ZRA 187 To The County Council ?

Since the citizen submission of ZRA 187
on March 29th this year,
the Department of Planning and Zoning
made an unconditional recommendation for it,
the Planning Board unanimously
made an unconditional recommendation for it,
And here we the people have proudly come before you to testify for it.

Now I dare to speak for so many others tonight
both inside and outside this government,
both paid and volunteer,
And concerned voters.

please
Respectfully please
promote the elegant 32 words of ZRA 187
into law
without ANY changes.

Do this, and we the people will appreciate you for it later.
So now I wish all of you the best with the important task of judgement before you.

I'm Barry Gibson, a Columbia resident and small business person in lower Ellicott City for over 34 years.

I've been severely impacted twice by Ellicott City flooding, related to decades of loosely constrained development without concern for downstream impacts.

Now I'd like to talk about the inception of conditional use and how it is used in our county.

Historically, civilization development is based on best land use.

Even 6th grade Social Studies students are taught that civilizations were placed where land and climactic conditions were conducive for human settlement.

For example early Ellicott City development was driven by the only available power being from water flow for numerous mills.

That was the best land use at the time.

Nationally, the history of conditional use has been oriented towards utilizing the land in a way that was best suited *for the land*.

For example, a garden would be an appropriate use for a small plot in a residential area. Businesses such as a Child Day Care

Center, an outdoor Athletic Facility, or a Pet Day Care may be the perfect conditional use for a parcel of land.

Conditional use in Howard County is typically done in the later phase of land development after the most natural uses are not as profitable.

What does the history of civilization development, the flooding of old EC, and the intended conditional use of land have to do with ZRA 187 ?

It is that when we don't use land for what its physical geography indicates rather than forcing a use that is purely for immediate financial benefit, we do a disservice to the land, the people, and the local government.

This results in the need to remediate negative consequences of the unsuitable uses.

As I speak we are still struggling with remediating the Ellicott City flooding.

In the case of age restricted high density senior housing, the best land use is to place such developments on non-local roads.

The higher density population of seniors will be closer to their destinations, and to those who need to provide various services to

them.

Finally, the more sensitive environmental areas surrounding local roads will not be directly impacted by negative effects from higher density developments.

Please pass ZRA 187 without changes.

Thank you.

The County Council of Howard County
George Howard Building
Ellicott City, MD

SUBJECT: Amendment to Council Bill31-2019

Dear Council Members:

My Name is Nancy Smith. I came to Howard County in 1972.

Over the many years that have passed, I have been privileged to watch our county grow as I have seen families and individuals of all shapes and sizes move through various housing styles that represented their changing needs.

I have recently just completed a four year term on the Housing and Community Development Board and had the privilege of working with that amazing team to provide affordable housing to those wanting to take advantage of living where they work, and to participate in the benefits our community possesses.

The one area that is particularly close to my heart is our aging community. I am aware that Howard County acknowledges the urgent housing needs of this growing segment of our population in the General Plan and, more specifically, in the "Howard County Senior Housing Master Plan." But, it has come to my attention that that current legislation needs to be amended to allow housing to be provided for our senior residents in the western area of our county as their housing needs change.

Based on my experience with the HCD Board and my own personal experiences, I can attest that most residents want to remain in the community they currently enjoy as they age. Providing that option will be yet another acknowledgment of our focus on all members of our population.

Let us continue to explore ways to serve our aging community throughout our entire county.

Thank you for your consideration in your key role in making this happen.

Sincerely,

Nancy L. Smith

10001 Windstream Dr. #203
Columbia, MD 21044
Phone: 443-324-7042

CB 31-2019

Sayers, Margery

From: Jones, Opel
Sent: Monday, June 17, 2019 1:06 PM
To: Sayers, Margery
Subject: FW: A couple of questions

From: mbedolla@verizon.net <mbedolla@verizon.net>
Sent: Friday, June 14, 2019 5:30 PM
To: Jones, Opel <ojones@howardcountymd.gov>
Subject: A couple of questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman Jones,

Please support the grassroots initiative ZRA 2019 (Zoning Board) aka CB31-2019. Roads are too crowded now and schools are full.

Plan to prevent future flooding of EC via construction of a tunnel. 2 questions. 1, where can I locate a map showing where it will start and where it will end to dump the rain water?. Below or above the river level?
2. Is there a geologic report as to what material the construction of the tunnel will have to bore through?
From what I see above ground, there is a lot of granite around, and we only see what is above ground. How much granite is below ground to be bored through and will that affect the cost?

Oh, and I must have missed it but what will the increase in the fire tax be used for and is there data to support it?

Sayers, Margery

From: Jonathan K Lazar <jlazar@umd.edu>
Sent: Monday, June 17, 2019 4:49 PM
To: CouncilMail
Subject: Fwd: testimony
Attachments: ZRA_Jonathan_testimony.docx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I was originally hoping to come to the County Council meeting tonight to testify in favor of ZRA 187, however, I have a last-minute event that I'm required to be at for my work. Please accept the attached testimony and note that I am in FAVOR of ZRA 187

Best wishes, Jonathan Lazar, Ph.D., LL.M.

Testimony to the County Council, June 17, 2019

I am Jonathan Lazar, Ph.D, LL.M., and I have lived in Columbia for 44 years. I am a professor at the University of Maryland, specializing in technology accessibility for people with disabilities, where I serve as Associate Director of the Trace Center, the nation's oldest research center on technology and disability.

As an advocate for people with disabilities, I am a proponent for encouraging and accessing "green, healthy and walkable communities." (*Housing Overview p, p 123*) for all citizens, as noted in the General Plan. This ZRA 187 enhances accessibility since residents of high density developments - instead of being deep within communities and requiring extensive travel on local roads- can easily and immediately access major routes. Round trip distances will be shorter, and residents will be more likely to walk or use public transportation. This will also diminish traffic congestion, reduce fuel consumption, automobile maintenance, greenhouse gas, and air pollution. Location efficiency helps to achieve the Plan Howard goal of enhancing "access to jobs, services, and overall opportunities for greater quality of life." This also "reduces personal vehicle miles to improve air quality" which is another key Transportation priority. (*Plan 2030 Executive summary Transportation*).

As we plan for more senior housing we need to be focused on their future needs, as they may incur limitations that keep them from living a healthy life connected to the community. ZRA 187 focuses on placing 55+ age-restricted communities on arterial or connector roads, enhancing accessibility and reducing isolation for future residents.

Sayers, Margery

From: Jones, Opel
Sent: Monday, June 17, 2019 4:50 PM
To: Sayers, Margery
Subject: FW: ZRA 187

-----Original Message-----

From: mignon <mighale@hotmail.com>
Sent: Wednesday, June 12, 2019 8:31 PM
To: Jones, Opel <ojones@howardcountymd.gov>
Subject: ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Opel Jones,
Please support ZRA 187. I live near Jordan Overlook.

Thank you,

Mignon Hale

Sent from my iPhone

Sayers, Margery

From: Rigby, Christiana
Sent: Monday, June 17, 2019 5:38 PM
To: Sayers, Margery
Subject: FW: ZRA 187/CB-31 written testimony
Attachments: ZRA187LiMaVDPZCEFSpecific.docx

From: Neal Vanderlipp <nrv@xcal-sol.com>
Sent: Monday, June 17, 2019 5:10 PM
To: Rigby, Christiana <crigby@howardcountymd.gov>
Cc: Leila Mahlin <samlnbm@comcast.net>
Subject: Fwd: ZRA 187/CB-31 written testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Chair Rigby,

Attached you will find a discussion of CEF zoning previously sent to DPZ Director Val Lazdins as it relates to ZRA187. Director Lazdins subsequently recommended that we send the letter to the Council members.

Best regards,

Neal Vanderlipp nrv@xcal-sol.com
Leila Mahlin samlnbm@comcast.net

Begin forwarded message:

From: Neal Vanderlipp <nrv@xcal-sol.com>
Date: April 27, 2019 at 10:17:38 AM EDT
To: vlazdins@howardcountymd.gov
Cc: Opel Jones <ojones@howardcountymd.gov>, Leila Mahlin <samlnbm@comcast.net>, Paul Goldenberg <bear72gate@gmail.com>, mrharris@howardcountymd.gov, nbailey@howardcountymd.gov
Subject: ZRA 187, CEF

Director Lazdins,

Attached please find a letter that we composed concerning ZRA 187 and CEF districts.

Best regards,

Neal Vanderlipp (nrv@xcal-sol.com)

Leila Mahlin (samlnbm@comcast.net)
Paul Goldenberg (bear72gate@gmail.com)

April 26, 2019

Director Lazdins,

On April 18th, Ms. Lisa Markowitz provided testimony to the Planning Board towards amending ZRA 187 to add CEF district restricting language to the conditional use density table in Zoning Regulations Section 131.0.N.1.a.(3). Since that time we have done research on CEF district criteria and wish to provide our analysis to DPZ.

As you are aware the proposed ZRA 187 limits age restricted conditional use developments with higher than base district density to locations directly accessible by a collector or arterial road. ZRA 187 prohibits locating such developments on local roads.

Since a CEF is not considered a conditional use and is restricted by different criteria, regulations restricting its use are best located in Section 121.0, not in Section 131.0 as Ms. Markowitz suggests.

Below our signatures are relevant excerpts from the CEF district criteria related to location.

Section 121.0.1.2. already restricts CEF districts to collector or arterial roads except for CEF-R or CEF-M districts where the access location on a local road is not internal to an existing residential development. That leaves only eligible CEF locations of non-residential base districts or undeveloped portions of residential base districts.

Ms. Markowitz's proposal assumes that such a CEF-R or CEF-M base district location is a residential type which has a dwelling density for comparison to the CEF district dwelling density. If one also assumes as Ms. Markowitz appears to, that there is a dwelling density vs. suitable location access road classification problem, then one must also assume that those underlying CEF base districts which are non-residential and therefore do not have a dwelling density attribute will not be addressed by Ms. Markowitz's proposal.

Section 121.0.1.5 further limits CEF-R districts in non-residential base districts to only locations adjoining a residential district.

Section 121.0.1.6 prohibits all CEF districts from locations within residential neighborhoods of only single-family detached.

We oppose amending ZRA 187 at the County Council level as Ms. Markowitz proposed at the Planning Board. Restrictions on CEF related to dwelling density should be included in the CEF criteria regulations, and not in the conditional use section that ZRA 187 addresses. Assuming there is a problem with CEF related to dwelling density and location access road classification, Ms. Markowitz's proposal does not provide a comprehensive solution.

In addition to the concerns described above it was not consistently clear to us what the intent was of Ms. Markowitz's proposal. Upon evaluation of the testimony that she handed in and evaluation of the verbal testimony she gave at the April 18th planning board, there seem to be incongruities with some of her stated objectives. One could surmise a range of intent from changing access to all CEFs, which appear unnecessary, to an intent of limiting density increase and requiring direct access to major routes for all development in Howard County. We do not support this, and do not want the ZRA 187 associated with these ideas.

Sincerely,

Neal Vanderlipp (nrv@xcal-sol.com)
Leila Mahlin (samlbmc@comcast.net)
Paul Goldenberg (bear72gate@gmail.com)

From the Howard County Zoning Regulations:

SECTION 121.0: - CEF (Community Enhancement Floating) District

I. Criteria for a CEF District

The CEF District may be established at a particular location if the following criteria are met:

2. A proposed CEF-C District shall have frontage on and access to an arterial or major collector road. A proposed CEF-R or CEF-M District shall have frontage on and access to an arterial or collector roadway, or a local road if access to the local road is safe based on road conditions and accident history and the local road is not internal to a residential development.

5. A Proposed CEF-R District is not located in an existing non-residential zoning district unless the proposed CEF-R District adjoins a residential zoning district.

6. The proposed CEF District is not permitted within the interior of a neighborhood comprising only single-family detached dwellings.

AM
JF
MS

HOWARD COUNTY COUNCIL
RECEIVED

2019 JUN 17 PM 12:46

JUNE 12 2019

TO:

CHRISTIANA MERCER RIGBY
HOWARD COUNTY COUNCIL
DISTRICT 3

FROM:

BEVERLY ANDREASSEN
9217 OSPREY COURT
COLUMBIA, MD 21045-1823

I FULLY SUPPORT THE REQUEST
ZRA-187 TO AMEND SECTION
131.6.M.1 TO REQUIRE AGE-
RESTRICTED ADULT HOUSING
CONDITIONAL USES WITH
PENALTIES THAT EXCEED THE
BASE ZONING DISTRICT TO HAVE
FRONTAGE ON AND DIRECT ACCESS
TO A COLLECTOR OR ARTERIAL
ROAD.

THE HOWARD COUNTY DEPARTMENT
OF PLANNING AND ZONING
TECHNICAL STAFF REPORT
(APRIL 4, 2019) LAYS OUT THE
PURPOSE OF ZRA-187
WITH PRACTICAL CLARITY.

(1/2)
BR

AS A HOWARD COUNTY SENIOR
AND HOME OWNERS TAX PAYER
(SINCE FEBRUARY 4 1972), I
FEEL CONFIDENT THAT
ZRA-187 WILL EMPHASE
A HIGH LEVEL QUALITY OF LIFE
FOR 55+ AGE RESTRICTED
ADULT HOUSING COMMUNITIES.

ZRA-187 IS NECESSARY

WHEN THE HOWARD COUNTY
COUNCIL VOTES APPROVAL
FOR ZRA-187, I WILL BE
ABLE TO ENJOY A GENUINE
SENSE OF CIVIC PRIDE IN
MY COUNTY GOVERNMENT
CONCERNING THIS MATTER.

SINCERELY
Beverly Anderson
BEVERLY ANDERSON

(2/2/72)

Sayers, Margery

From: Jones, Opel
Sent: Tuesday, June 18, 2019 2:10 PM
To: Sayers, Margery
Subject: FW: testimony
Attachments: ZRA_Jonathan_testimony.docx

From: Jonathan K Lazar <jlazar@umd.edu>
Sent: Monday, June 17, 2019 4:51 PM
To: Jones, Opel <ojones@howardcountymd.gov>
Subject: Fwd: testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman Jones,

Thanks again for all of your past support of the residents!

I was originally hoping to come to the County Council meeting tonight to testify in favor of ZRA 187, however, I have a last-minute event that I'm required to be at for my work. Please accept the attached testimony and note that I am in FAVOR of ZRA 187.

Best wishes, Jonathan Lazar, Ph.D., LL.M.

Testimony to the County Council, June 17, 2019

I am Jonathan Lazar, Ph.D, LL.M., and I have lived in Columbia for 44 years. I am a professor at the University of Maryland, specializing in technology accessibility for people with disabilities, where I serve as Associate Director of the Trace Center, the nation's oldest research center on technology and disability.

As an advocate for people with disabilities, I am a proponent for encouraging and accessing "green, healthy and walkable communities." (*Housing Overview p, p 123*) for all citizens, as noted in the General Plan. This ZRA 187 enhances accessibility since residents of high density developments - instead of being deep within communities and requiring extensive travel on local roads- can easily and immediately access major routes. Round trip distances will be shorter, and residents will be more likely to walk or use public transportation. This will also diminish traffic congestion, reduce fuel consumption, automobile maintenance, greenhouse gas, and air pollution. Location efficiency helps to achieve the Plan Howard goal of enhancing "access to jobs, services, and overall opportunities for greater quality of life." This also "reduces personal vehicle miles to improve air quality" which is another key Transportation priority. (*Plan 2030 Executive summary Transportation*).

As we plan for more senior housing we need to be focused on their future needs, as they may incur limitations that keep them from living a healthy life connected to the community. ZRA 187 focuses on placing 55+ age-restricted communities on arterial or connector roads, enhancing accessibility and reducing isolation for future residents.

Sayers, Margery

From: Rigby, Christiana
Sent: Thursday, June 13, 2019 8:33 AM
To: Sayers, Margery
Subject: FW: Please Support CB31-2019/ ZRA-187

From: valerieleonard@comcast.net <valerieleonard@comcast.net>
Sent: Wednesday, June 12, 2019 7:31 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Ball, Calvin <cball@howardcountymd.gov>
Subject: Please Support CB31-2019/ ZRA-187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to ask that you support ZRA 187 now known as bill CB31 -2019. We do NOT need any more density In Howard County, especially Columbia. Think what density did to Ellicott City....shameful how Howard County is not thinking ahead to our futures, only about what money they can bring in today. PLEASE do the right thing and pass CB31 and stop density, at least when it comes to over 55 housing.

Thank you,

Valerie Leonard
Thunder Hill

Sayers, Margery

From: Rigby, Christiana
Sent: Thursday, June 13, 2019 8:29 AM
To: Sayers, Margery
Subject: FW: ZRA 187

-----Original Message-----

From: mignon <mighale@hotmail.com>
Sent: Wednesday, June 12, 2019 8:35 PM
To: Rigby, Christiana <crigby@howardcountymd.gov>
Subject: ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Christiana Mercer Rigby,
Please support ZRA 187.

Mignon Hale

Sent from my iPhone

Sayers, Margery

From: Rigby, Christiana
Sent: Monday, June 10, 2019 4:06 PM
To: Sayers, Margery
Subject: FW: CB31-2019 ZRA187 Petition Signatures
Attachments: CB31-2019 ZRA187PetitionSigsp4.jpg; CB31-2019 ZRA187PetitionSigsp3.jpg;
CB31-2019ZRA187 PetitionSigs2.jpg; CB31-2019 ZRA187PetitionSigs1.jpg

From: LEILA MAHLIN <samlnbm@comcast.net>
Sent: Thursday, June 6, 2019 10:01 AM
To: Rigby, Christiana <crigby@howardcountymd.gov>
Cc: Neal Vanderlipp <nrv@xcal-sol.com>; bear72gate@gmail.com
Subject: CB31-2019 ZRA187 Petition Signatures

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Chair Rigby,

Attached please find a sampling of some of the currently, under 300 petition signatures we gathered in support of CB31-2019, formerly ZRA 187. These signatures were gathered from different areas around the county. In order not to overwhelm your mailbox, the rest of them will be presented at the County Council Hearing on June 17th.

Best Regards,

Leila Mahlin samlnbm@comcast.net 410-627-4713

Paul Goldenberg bear72gate@gmail.com

Neal Vanderlipp nrv@xcal-sol.com

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1.a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.

(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	JOHANNA KLEMA	13221 TRIADDELPHIA RD ELLIOTT CITY MD 21042	Ellicott city	<i>[Signature]</i>	5-29-19
2	ARRY BERRKAN	13221 TRIADDELPHIA RD. ELLIOTT CITY MD 21042	Ellicott city	<i>[Signature]</i>	5-29-19
3	Megan Hopkin	3295 Knoll Ct Edmond, MD 21388	Edmond	<i>[Signature]</i>	6-1-19
4	Kathy Ziegler	14701 Triadelphia Rd.	Glenelg	<i>[Signature]</i>	6-1-19
5	April Pachica	6538 Haviland Mill Rd.	Clarksville	<i>[Signature]</i>	6/1/19
6	Kirsten Gick	2720 Jennings Chapel Rd	Woodbine	<i>[Signature]</i>	6/1/19
7	ROBERT ROSS	15296 Callaway Ct	Glenwood	<i>[Signature]</i>	6/1/19
8	John Pannicola	16809 Robin Lane Dr.	Ellicott City	<i>[Signature]</i>	6/1/19
9	Jen Spissel	12475 Triadelphia Rd	Ellicott City	<i>[Signature]</i>	6/1/19
10	Jody Berman	4667 Breezeview Dr	Woodstock	<i>[Signature]</i>	6/1/19
11	John Mc	10576 Woodman	Ellicott City	<i>[Signature]</i>	6/1/19
12	James L. Scott	12618 Golden Oak Dr	Ellicott City	<i>[Signature]</i>	6/1/19
13					
14					
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16					
17					
18					
19					
20					

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(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	John SINGLETARY	4700 LEYDEN WAY	DORSEY SEARCH	<i>[Signature]</i>	5-14-19
2	Douna Wright	4738 Leyden Way	Dorsey Search	<i>[Signature]</i>	5-14-19
3	Giffin Corbett	4716 Leyden way	Dorsey Search	<i>[Signature]</i>	5-14-19
4	Glenda Jimmu	4720 Leyden Way	Dorsey Search	<i>[Signature]</i>	5-14-19
5	Sujit Mishra	4730 Leyden way	Dorsey Search	<i>[Signature]</i>	5-14-19
6	Nandita Mishra	4730 Leyden way	Dorsey Search	<i>[Signature]</i>	5-14-19
7	LISA DAM	4710 Leyden way	Dorsey Search	<i>[Signature]</i>	5-14-19
8	Sarah Hammel	4770 Leyden way	Dorsey Search	<i>[Signature]</i>	5/14/19
9	Paola Lagos	4783 Leyden Way	Dorsey Search	<i>[Signature]</i>	5/14/19
10	Jane-Harriett Borge	4777 Leyden Way	Dorsey S	<i>[Signature]</i>	5/14/19
11	Kathleen Keck	4773 Leyden Way	"	<i>[Signature]</i>	5/14/19
12	RANDALL CAMPORA	4771 Leyden way	Dorsey Search	<i>[Signature]</i>	5/14/19
13	Dorothea Newport	4767 Leyden way	"	<i>[Signature]</i>	5-14-19
14	Clanessa DelaGtz	4759 Leyden way	Dorsey	<i>[Signature]</i>	5-15-19
15	Thangha Basamani	4761 Leyden way	Dorsey	<i>[Signature]</i>	5/15/19
16	Ji Li	4787 Leyden way	Dorsey	<i>[Signature]</i>	5/15/19
17	YEVGENIY TEREKHIN	4723 Leyden way	Dorsey	<i>[Signature]</i>	5/15/19
18	Michael Cameron	4723 Leyden way	Dorsey	<i>[Signature]</i>	5/15/19
19	Kristin Bauer	4719 Leyden way	Dorsey Search	<i>[Signature]</i>	5/15/19
20	Turkey Ngingari	4717 Leyden way	Dorsey Search	<i>[Signature]</i>	5/15/19

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1.a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.

(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Chad Hawthorne	6453 Sundown Trl, Columbia	Painters Run		5/9/19
2	Zac Kerns	6433 Sundown Trl, Columbia	Painters Run		9 May 19
3	NARSIMHA DASNA	10661 Summer Olive	Emmeren		5/9/19
4	Andrew Howe	9233 Stream View Ln	Laurel		5/9/19
5	Benjamin Hill	9252 Stream View Ln	Laurel		5/9/19
6	SUSAN MEONI	14125 Clarksville Pike	Highland		9 May 19
7	Jimmy McDonald	4927 Hughes Ave	Laurel		5/9/19
8	RAYMOND G. OHL	4952 CENTARZUS CT	DAYTON		5/9/19
9	Deborah Hefty	9323 Ridings Way	Laurel ^{Bowling Brook}		5/9/19
10	Chuck Maxx	9782 Early Spring Way	Kraig's Contrivance		5/9/19
11	Adam Shushines	8143 Westside Blvd. Filton	Filton		5/9/19
12	Charlene Garant	6290 Leafy Screen	Columbia		5/9/19
13	ALLISON HELTZ	7131 RIVERS EDGE Rd	Columbia		5-15-19
14	JAMES HUMPHREYS	7848 GARDEN RANGES	Laurel		5/16/19
15	Donald James Lango	6965 Mink Harbor Rd	Highland		5/16/19
16	Samuel Birk	9314 Somersby Ct	Laurel		5/16/19
17	Yachun Chen	13700 Bald Venture Dr	Glenelg		5.16.19
18	Eric Gerdes	4984 Morning Star Dr	Dayton		5/16/19
19	Miguel Amador	8013 Aladdin Dr.	Laurel		5/16/19
20	Ming Du	4979 Wild Olive Ct.	Walaw Creek		5/16/19

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1 a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.

(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Bethany Otter	5650 Stevens Forest Rd	Oakland Mills	<i>[Signature]</i>	5/8/19
2	COURTNEY BURGL	5650 STEVENS FOREST RD	Oakland Mills	<i>[Signature]</i>	5/8/19
3	Mary Jane Sasser	8608 Rockcross Ct	Long Reach	<i>[Signature]</i>	5/8/19
4	Loni Sasser	8608 Rockcross Ct.	Long Reach	<i>[Signature]</i>	5/8/19
5	Sandra Queen	5439 Vantage Pt	Tenm Cent	<i>[Signature]</i>	5/8/19
6	Raid Sasser	8608 Rockcross Ct	Long Reach	R. SASSER	5/8/19
7	MATT ANTES	8524 Main Glass Ct	Long Reach	<i>[Signature]</i>	5/9/19
8	Jenny Herzfeld	8100 Wooded Glen Ct	Woodland Village	<i>[Signature]</i>	5-10-19
9	Emily Barnard	4922 Worthington Way	Worthington	<i>[Signature]</i>	5-10-19
10	Lauren Giles	9605 Dapper Town Row	Emerson	<i>[Signature]</i>	5-13-19
11	Shannon Daburka	6276 Duckets Ln	Elkridge	<i>[Signature]</i>	5/18/19
12	William Eder	6428 Jude Ann Drive	Hanover	<i>[Signature]</i>	5/18/19
13	VIRGINIA WASHBURN	5513 SOFFIELD CT	HICKORY RIDGE	<i>[Signature]</i>	5/18/19
14	dili Kujawa	3490 Sharp Rd	gleaswood	<i>[Signature]</i>	5/18/19
15	Jingme Wang	10128 Kines Beach Ct	Worthington	<i>[Signature]</i>	5/18/19
16	Linda McGinnis	4829 Ellicott Wood	Washington	<i>[Signature]</i>	5/18/19
17	Bob McGinnis	4829 Ellicott Wood			
18	Shannon Lambaisd	12195 Riland Ct.	Ellicott City	<i>[Signature]</i>	5/18/19
19	Jeng Hyall Ok	4904 Dawsons Way	Ellicott City	<i>[Signature]</i>	5/18/19
20	Jin Seob Kim	4904 Dawsons Way	Ellicott City	<i>[Signature]</i>	5/18/19

Sayers, Margery

From: Joseph Gagliardi <njosephgagliardi@gmail.com>
Sent: Tuesday, May 28, 2019 3:24 PM
To: CouncilMail
Subject: ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am very much in favor of the council passing ZRA 187. It is necessary to limit growth in Howard County to preserve the beauty and charm of this wonderful county.

Thank you for your dedication to protecting the welfare of Howard County.

Dr Joseph Gagliardi

Sayers, Margery

From: Kyle Bradley <kbrad1964@yahoo.com>
Sent: Friday, May 24, 2019 2:23 PM
To: CouncilMail
Subject: Amendment ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the zoning regulation amendment ZRA 187 as is. Do not allow conditional use age restricted greater density without frontage on and direct access to a non local road.

Thank you,

Kyle Bradley

Sayers, Margery

From: Carol A Caronna <carolcaronna@icloud.com>
Sent: Thursday, May 9, 2019 8:21 PM
To: CouncilMail
Subject: SUPPORT ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I live in the Dalton neighborhood of Columbia and I am very concerned about the proposed Jordan Overlook development. This high density development would bring unsafe traffic conditions to our neighborhood, at the corner of Mellenbrook and Canvasback. I make the right turn off Mellenbrook onto Canvasback every day. It is a blind turn because of the angle and slope of Canvasback. If I am making that turn and a vehicle is coming out of that access road to the proposed development site, I can't imagine how I will have enough time to see the vehicle and stop. Anyone who jogs, walks their dogs, or tries to cross Canvasback at Mellenbrook knows what I mean.

I urge you to prohibit conditional use age restricted greater density without frontage on and direct access to a non-local road. If the county allows 20+ householders to access their homes from just one access road, just a few feet from a blind turn, then the county will be disregarding the safety of numerous Columbia residents. If other developers can then put in higher density housing without direct access to non-local roads, the safety of the entire county will be at risk.

Please support ZRA 187 as is.

Thank you,
Carol Caronna, Ph.D.
4989 Dalton Drive
Howard County resident and voter since 2005

Sent from my iPad

Sayers, Margery

From: Omari Franklin <o-n-e@prodigy.net>
Sent: Thursday, May 9, 2019 8:41 PM
To: CouncilMail
Subject: Important - SUPPORT ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This is too important for the entire county

Allowing conditional use age restricted greater density without frontage on and direct access to a non-local road is a tremendous mistake

Please do what's best for the county - pass ZRA 187 - a county wide initiative to limit the types of developments that can put increased density in infill lots

Your residents need you to do what's best - pass ZRA 187

Omari Franklin

Sent from my iPhone

Sayers, Margery

From: Rigby, Christiana
Sent: Friday, May 10, 2019 5:05 PM
To: Sayers, Margery
Subject: FW: Support ZRA 187

-----Original Message-----

From: Harriett Katzen <hkatzen7@gmail.com>
Sent: Friday, May 10, 2019 4:41 PM
To: Rigby, Christiana <crigby@howardcountymd.gov>
Subject: Support ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Councilperson Rigby,

Please support ZRA 187 as it is without modifications or changes. Don't allow the development of any age restricted projects with greater density unless these developments front onto and have direct access to non-local roads. This is for the safety of the residents of the age restricted development as well as their neighbors since it is more likely that emergency vehicles will be called to the age restricted development. These emergency vehicles should be able to get into and out of these development quickly and easily for the safety of the residents.

We are long time residents of Howard County and live in zip code 21045.

Thank you for your support of this amendment.

Sincerely,

Harriett and Ken Katzen,

Sayers, Margery

From: Antonio Bouza <ambouza@gmail.com>
Sent: Saturday, May 11, 2019 6:55 AM
To: CouncilMail
Subject: SUPPORT ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council,

I am a voter in Columbia, MD that supports Zoning Regulation Amendment (ZRA) 187 AS IS. I vote in all elections.

Please do not allow conditional use age restricted greater density unless there is frontage on and direct access to a non-local road.

The neighborhoods of Thunder Hill, Guilford Downs, and Dalton are an excellent place to live because there is a balance in growth. By supporting, ZRA 187 AS IS we are maintaining this critical balance in our community, between safety and our quality of life. These types of development would put increased densities in infill lots and change Columbia, Md not for the better but for the worst. Please support ZRA 187 AS IS.

Best Wishes,

Antonio Bouza
4989 Dalton Dr.
Columbia, MD 21045



HOWARD COUNTY COUNCIL
RECEIVED

2019 MAR 29 AM 11:11
**PETITION TO AMEND THE
ZONING REGULATIONS OF
HOWARD COUNTY**

DPZ Office Use Only:
Case No. ZRA-187
Date Filed: 3-29-19

1. Zoning Regulation Amendment Request

I (we), the undersigned, hereby petition the County Council of Howard County to amend the Zoning Regulations of Howard County as follows: _____

Amend section 131.0.N.1.a to require age-restricted conditional use developments that result in increased density when compared to their non-conditional use zoning district density to have frontage on and direct access to a collector or arterial road designated in the General Plan.

[You must provide a brief statement here. "See Attached Supplement" or similar statements are not acceptable. You may attach a separate document to respond to Section 1 in greater detail. If so, this document shall be titled "Response to Section 1"]

2. Petitioner's Name Paul Goldenberg

Address 4913 Canvasback Dr., Columbia, MD 21045

Phone No. ~~(410)~~ 410-330-3844 ~~(410)~~

Email Address bear72gate@gmail.com

3. Counsel for Petitioner N.A.

Counsel's Address _____

Counsel's Phone No. _____

Email Address _____

4. Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed _____

In order to provide more housing dedicated for senior citizens, conditional use age-restricted regulations currently allow for dwelling density of approximately double (or more) of the permitted density for the applicable zoning district. Increasing dwelling density in an existing development inherently increases local traffic volume, congestion, and traffic safety issues, and can dramatically change the character of the existing area. The impact of the increased traffic can best be reduced by requiring that the minimal road classification for the intensified development's frontage and direct access road to be either a collector or arterial road (as designated in the General Plan). This will provide better traffic flow and better access to and from the development, while protecting the character and safety of the existing community.

5. Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with current General Plan for Howard County See attached supplemental statement

[You may attach a separate document to respond to Section 5. If so, this document shall be titled "Response to Section 5"]

6. The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A. See attached supplemental statement.

[You may attach a separate document to respond to Section 6. If so, this document shall be titled "Response to Section 6."]

7. Unless your response to Section 6 above already addresses this issue, please provide an explanation of the public benefits to be gained by the adoption of the proposed amendment(s) . See attached supplement statement

[You may attach a separate document to respond to Section 7. If so, this document shall be titled "Response to Section 7."]

Response to Section 5

5. Please provide a detailed justification statement demonstrating how the proposed amendments will be in harmony with the current General Plan for Howard County.

1. Plan Howard 2030, Housing Overview 9, p 123, encourages "green, healthy, and walkable communities." The proposed zoning regulation amendment will preserve and protect the green, walkable character of low density residential neighborhoods. Requiring that high density conditional use age-restricted housing be developed on parcels with direct access to collector and arterial roads will prevent the inherent traffic and congestion of these developments from disrupting the pedestrian-accessible minor roads and the green spaces within low density neighborhoods. Creating this regulation will also help ensure that age-restricted high density housing is more "location efficient." Instead of being deep within communities and requiring extensive travel on local roads, residents of high density developments can immediately access major routes, shortening round trip distances, travel times, and traffic congestion. Since round trip distances will be shorter, these residents will be more likely to use bicycles, walk, or use public transit, which will encourage "less reliance on the automobile." Further, diminishing traffic congestion and the use of personal automobiles reduces fuel consumption, automobile maintenance, greenhouse gas, and air pollution while simultaneously encouraging the healthy exercise of walking or bicycling. Location efficiency will also achieve the Plan Howard goal of enhancing "access to jobs, services, and overall opportunities for greater quality of life."

Currently, the availability within the Zoning Regulations of higher dwelling density for age-restricted housing and the fact that such developments avoid APFO testing, incentivizes developers to focus on such specialized and intensive developments, to the detriment of achieving Plan Howard's goal of a "full spectrum of housing" (Housing Overview, p. 123).. The proposed ZRA will necessitate that developers ensure that high density age-restricted housing has full and easy access to appropriate infrastructure (suitable ingress and egress as well as public transit) and will encourage developers to look holistically at the best use of a space within communities and the County overall, not just at options that allow for the maximum density of development. For example, for parcels fronting only local roads, developers will be dissuaded from overburdening existing infrastructure and disregarding the character of a residential neighborhood. An additional hope is that the incentives to instead build low density developments with green features will be raised.

High density development requires greater infrastructure, even if schools are not involved. To contain negative impact on the surrounding area, high population housing requires easy access to major roads, for the transit and access of the residents and so that County services (fire, police, etc) can similarly easily respond to a greater needs area.

2. Plan 2030, Executive Summary, Transportation: "The County shall encourage well designed context sensitive redevelopment." Requiring frontage on and direct access to a collector or arterial road for high-density development supports context-sensitive redevelopment by

providing fuller access to public transportation, shops, and services, which are part of the design of these roads. It should also “reduce personal vehicle miles to improve air quality,” another key Transportation priority.

3. Plan 2030, Executive Summary, Community Design: “The County will encourage well designed context sensitive redevelopment.” Context sensitive redevelopment similarly requires taking into consideration the low density character and infrastructure of the neighborhoods surrounding local as opposed to collector or arterial roads. Requiring high density age-restricted housing to access the more major thruways recognizes that local roads are not built for high intensity use and the character and amenities of these local roads’ surrounding neighborhoods are not compatible with dense population.

4. Environment Overview: Environmental Protection is the first thing that most people think of when sustainability is discussed. Preserving and enhancing the natural world is the basis not only for protecting the air, water, and land resources, but it also plays an important supporting role towards both prosperity for the economy and health within the community. Ensuring that high density development does not overburden local infrastructure by diminishing and then over-utilizing green areas while increasing traffic and congestion is key to stewarding the natural environment of local, low density neighborhoods.

a. Watershed Planning and Management, p. 16: “Wetlands, another important water resource, are not currently mapped or assessed.” Focusing high density housing development near collector roadways is less likely to negatively impact existing wetlands. Interiors of neighborhoods surrounding local roads are far more likely to be unmapped and critical to preserving remaining wetland areas than major thoroughfares. Collector and arterial roads are also less likely to negatively impact the Chesapeake Bay Total Maximum Daily Loads (TMDL), which set limits on the amount of nitrogen, phosphorous and sediments that can enter the Chesapeake Bay, since planning and access to proper sediment control for a greater load, as well as proper flood management, for major roads is typically already anticipated and accounted for.

5. Policy 3.6, Safeguarding and Implementing Actions, Safeguard the environmental integrity of the region’s resource systems. Collector and arterial roads and their immediate surroundings were planned for extensive use. Thus, requiring high impact development to access these roads directly, as opposed to burdening local roads and the interiors and green areas of neighborhoods by allowing high density developments to initially feed onto local roads before funneling to the larger infrastructure, serves to undermine and stress, not protect and enhance, environmental resources..

Response to Section 6

6. The legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A

Included within Section 100.0.A.1. the guidance is to prevent "undue congestion of population". Section 100.0.A.3. guidance is to "promote the most beneficial relationship between the uses of land and structures, and the road system which serves these uses". It also directs to reduce traffic congestion and to "to promote safe and convenient vehicular and pedestrian traffic movements".

The proposed zoning regulation amendment will concentrate the populations of higher density conditional use age-restricted developments onto accessible parcels directly accessing collector and arterial roads. Locating higher density development access points on these types of roads will reduce the use of the lowest capacity local roads that are inherently deeper within the communities. For the greatest numbers of people possible the round trip distances, travel times, and traffic congestion will be reduced. Potential encounters between automobiles and pedestrians deep within the developments will be reduced while traffic safety increases. Population concentrated in more accessible areas closer to public transit and shopping is more likely to walk, bicycle, or use public transit, thereby reducing traffic congestion and increasing traffic safety.

Safe access to cross walks, bus routes, school routes, shopping, and medical facilities is more likely to occur at collector routes via pedestrian connections, and public transportation.

Fire and rescue services are more likely to be required with greater frequency in an age restricted community. A collector or arterial road is more likely to be well situated to support this in the most efficient and least disruptive manner for the residents in the community and the surrounding businesses and residential areas.

Response to section 7

Unless your response to Section 6 above already addresses this issue, please provide an explanation of the public benefits to be gained by the adoption of the proposed amendment(s).

The public benefits gained by the adoption of the proposed amendments are numerous. The benefits include:

- Preservation of the character and settings of existing neighborhoods on local roads
- More likely to be supportive of environmental protections including watershed planning and management regulations, wetlands, impervious surface targets, and National Pollutant Discharge Elimination System (NPDES)
- Less likely to negatively impact the Chesapeake Bay Total Maximum Daily Loads
- More likely to have walkable and safe pedestrian crossings
- Traffic waivers not as likely to be needed due to better road infrastructure
- Better support for over 55 lifestyle with fewer traffic trips and fewer driving miles can be expected

8. Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no? Yes, see supplemental statement attached.

If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

[You may attach a separate document to respond to Section 8. If so, this document shall be titled "Response to Section 8."]

9. If there are any other factors you desire the Council to consider in its evaluation of this amendment request, please provide them at this time. Please understand that the Council may request a new or updated Technical Staff Report and/or a new Planning Board Recommendation if there is any new evidence submitted at the time of the public hearing that is not provided with this original petition. _____

[You may attach a separate document to respond to Section 9. If so, this document shall be titled "Response to Section 9."]

Response to Section 8

8. Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no? YES

If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

The proposed amendment would affect the properties eligible for age restricted conditional use where the development results in increased density and does not have frontage on or does not have direct access to a collector or arterial road designated in the general plan. The rationale for the requested ZRA provided in the attached supplement applies equally to all such parcels.

10. You must provide the full proposed text of the amendment(s) as a separate document entitled "Petitioner's Proposed Text" that is to be attached to this form. This document must use this standard format for Zoning Regulation Amendment proposals; any new proposed text must be in CAPITAL LETTERS, and any existing text to be deleted must be in **[[Double Bold Brackets]]**. In addition, you must provide an example of how the text would appear normally if adopted as you propose.

After this petition is accepted for scheduling by the Department of Planning and Zoning, you must provide an electronic file of the "Petitioner's Proposed Text" to the Division of Public Service and Zoning Administration. This file must be in Microsoft Word or a Microsoft Word compatible file format, and may be submitted by email or some other media if prior arrangements are made with the Division of Public Service and Zoning Administration.

11. The Petitioner agrees to furnish additional information as may be required by the Department of Planning and Zoning prior to the petition being accepted for scheduling, by the Planning Board prior to its adoption of a Recommendation, and/or by the County Council prior to its ruling on the case.
12. The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information. If the Petitioner is an entity that is not an individual, information must be provided explaining the relationship of the person(s) signing to the entity.

PAUL GOLDENBERG
 Petitioner's name (Printed or typed)

Paul Goldenberg MARCH 28, 2019
 Petitioner's Signature Date

Leila E. Mahlin
 Petitioner's name (Printed or typed)

Leila E. Mahlin March 28, 2019
 Petitioner's Signature Date

~~Jonathan Lazar~~
 Petitioner's name (Printed or typed)

~~Jonathan Lazar Mar 28, 2019~~
 Petitioner's Signature Date

 Counsel for Petitioner's Signature
 [If additional signatures are necessary, please provide them on a separate document to be attached to this petition form.]

Petitioner's Proposed Text

Section 131.0.N.1.a. Age-Restricted Adult Housing

(4) IF THE DEVELOPMENT RESULTS IN INCREASED DENSITY ACCORDING TO SUBSECTION (3) ABOVE, THE SITE MUST HAVE FRONTAGE ON AND DIRECT ACCESS TO A COLLECTOR OR ARTERIAL ROAD DESIGNATED IN THE GENERAL PLAN.

Additionally, existing subsections (4) through (16) are re-numbered as (5) through (17).

Example of how text would appear normally if adopted as we propose:

Section 131.0.N.1.a Age-Restricted Adult Housing

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.

FEE

The Petitioner agrees to pay all fees as follows:

Filing fee\$695.00. If the request is granted, the Petitioner shall pay \$40.00 per 200 words of text or fraction thereof for each separate textually continuous amendment (\$40.00 minimum, \$85.00 maximum)

Each additional hearing night..... \$510.00*

* The County Council may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council that the payment of the fee would work an extraordinary hardship on the petitioner. The County Council may refund part of the filing fee for withdrawn petitions. The County Council shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

APPLICATIONS: One (1) original plus twenty (24) copies along with attachments.

For DPZ office use only:

Hearing Fee \$ _____

Receipt No. _____

PLEASE CALL 410-313-2395 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD

- As required by State Law, applicants are required to complete the **AFFIDAVIT AS TO CONTRIBUTION** that is attached, and if you have made a contribution as described in the Affidavit, please complete the **DISCLOSURE OF CONTRIBUTION** that is attached.
- If you are an applicant, Party of Record (i.e., supporter/protestant) or a family member and have made a contribution as described in the Affidavit, you must complete the **DISCLOSURE OF CONTRIBUTION** that is attached.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410-313-2395) or from the Department of Planning and Zoning.
- Completed form may be mailed to the Administrative Assistant to the Zoning Board at 3430 Courthouse Drive, Ellicott City, MD 21043.
- Pursuant to State Law, violations shall be reported to the Howard County Ethics Commission.

ZRA 187

PETITIONER: PAUL GOLDENBERG

AFFIDAVIT AS TO CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, PAUL GOLDENBERG, the applicant in the above zoning matter
_____, HAVE HAVE NOT

made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate or the treasurer of a political committee during the 48-month period before application in or during the pendency of the above referenced zoning matter.

I understand that any contribution made after the filing of this Affidavit and before final disposition of the application by the County Council shall be disclosed within five (5) business days of the contribution.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Printed Name: PAUL GOLDENBERG

Signature: Paul Goldenberg

Date: March 28, 2019

PETITIONER: PAUL GOLDENBERG
ZRA 187

AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, PAUL GOLDENBERG, the applicant in the above zoning matter

_____, AM AM NOT

Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Printed Name: PAUL GOLDENBERG

Signature: 

Date: March 28, 2019

PETITIONER: Leita E Mahlin
ZRA 157

AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, Leita E Mahlin, the applicant in the above zoning matter
_____, AM AM NOT

Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Printed Name: Leita E Mahlin
Signature: Leita E Mahlin
Date: 3/28/2019



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

April 4, 2019

TECHNICAL STAFF REPORT

Planning Board Meeting of April 18, 2019

Case No./Petitioner: ZRA-187 – Paul Goldenberg

Request: Amend Section 131.0.N.1 to require Age-restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial road.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

In 1988, "Housing for elderly and/or handicapped persons" was added to the Zoning Regulations as a Special Exception in seven residential zoning districts. The use allowed all dwelling unit types and was restricted to persons 60 years of age and older, or handicapped persons under the age of 60. The maximum allowed density was permitted to exceed the base zoning, as shown in the chart below, based on the assumption that this housing type would have less impact on public services such as schools and traffic due to the population's age and smaller household size.

Zoning District	Maximum Dwelling Units Per Acre - Base Zoning District	Maximum Dwelling Units Per Acre – Special Exception
R	.33	2
R-ED	2	5
R-20	2	5
R-12	3	6
R-SC	4	8
R-SA-8	8	12
R-A-15	15	15

Among the conditions required for approval was that "the site shall have access to roads adequate for the traffic expected to be generated by the development," and that "adequate access to medical services, shopping areas, recreational and other community services...shall be available."

In 1993, the "Housing for elderly and/or handicapped persons" Special Exception was revised to require that "safe public road access" and "transportation to medical services, shopping areas, recreational and other community services" be available if not provided on-site. These requirements recognized the need for seniors to have access to goods and services via safe roads and through public transit service.

In 2001, the Age-restricted Adult Housing (ARAH) Conditional Use was created and replaced the "Housing for elderly and/or handicapped persons" Special Exception category (Council Bill 11-2001). The definition of Age-restricted Adult Housing reduced the minimum age requirement to 55 and allowed persons less than 55 to live in the dwelling unit in certain situations.

Age-Restricted Adult Housing: A development that contains independent dwelling units, each with a full kitchen that is designed for and restricted to occupancy by households having at

least one member who is 55 years of age or older. An exception is allowed for up to five years following the death or departure, due to incapacity, of a household member 55 years or older, provided a surviving household member who is at least 50 years old continues to live in the unit. Children less than 18 years of age shall not reside in a dwelling unit for more than a total of 90 days per calendar year.

The amendment also eliminated the requirements for “safe public road access” and “transportation to medical services, shopping areas, recreational and other community services.” The maximum allowed density was amended as shown below:

Zoning District	Maximum Units Per Net Acre
RC or RR	1
R-20 or R-ED	5
R-12	6
R-SC	8
R-SA-8	12
R-A-15	25

II. DESCRIPTION AND EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-187. The Petitioner’s proposed amendment text is attached as Exhibit A, Petitioner’s Proposed Text.

Age-restricted Adult Housing (ARAH) is permitted as a Conditional Use in the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, and R-APT zoning districts. The R-ED, R-20, and R-12 zoning districts predominantly apply to single family detached and semi-detached neighborhoods. Through the Conditional Use process, ARAH developments can include single family detached, semi-detached, attached, and multi-plex dwellings at densities that exceed the base zoning district by up to 150%.

The Petitioner contends that the increased traffic resulting from higher density development associated with ARAH is not appropriate within established low density, single family neighborhoods because it diminishes the walkability of these neighborhoods and encourages more reliance on the automobile. The Petitioner further asserts that requiring frontage and access to a collector or arterial road will help encourage “green, healthy, and walkable communities” by diverting traffic away from pedestrian friendly minor roads and increasing access to public transportation, jobs, shops, services, and other community resources.

Additionally, the ZRA encourages context sensitive redevelopment by considering the low-density character and infrastructure of surrounding neighborhoods.

SECTION 131.0.N.1 Age-restricted Adult Housing

Proposed Amendment:

Require Age-restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on, and direct access to, a collector or arterial road.

The justification for allowing higher density ARAH developments within single family neighborhoods was based on assumptions and demographics that have change over time. The first age-restricted land use was added to the Zoning Regulations in 1988 (ZB 849R) as "Housing for elderly and/or handicapped persons," which restricted residency to persons 60 years or older. The use was allowed as a Special Exception in residential zoning districts at a density up to 250% or 2.5 times that of the base zoning. The additional density was based on the assumptions that dwelling unit size, peak hour traffic, and household size for residents over the age of 60 would be significantly less than typical households.

To support the density increase, the DPZ prepared a comparison of the size of "elderly" dwellings to typical single family detached dwellings in the R-ED and R-20 zoning districts. The analysis concluded that the standard "elderly" dwelling was 600 square feet and the typical single family detached dwelling was 1,500 square feet. Based on this analysis, DPZ proposed a density multiplier of 2.5 times the base zoning district. However, the single family attached dwellings in the most recent approved ARAH Conditional Use (BA-17-030C) were 2,187 square feet. Additionally, multiple ARAH Conditional Uses in process propose single family attached and detached dwellings that exceed 2,000 square feet. Given the change in development patterns and market conditions, the prior multiplier analysis no longer supports the ARAH density increase.

In 2001, ZRA-30/CB11-2001 replaced the "Housing for elderly and/or handicapped persons" Special Exception with the Age-restricted Adult Housing use, which reduced the minimum age requirement from 60 to 55. According to CDC data, the life expectancy for a person born in the United States in 1940 was 62.9; that life expectancy grew to 78.6 years for those born in 2017. This trend shows that in coming generations people will likely live longer than they do today, and it is important to plan ahead for their housing needs. Additionally, U.S. Census data shows that the average retirement age has increased from 62 in 1988 to 65 in 2018.

These changes suggest that residents in ARAH developments are likely to be active in the workplace and consequently impact peak hour traffic beyond that originally anticipated. The decrease in the minimum age requirement to 55 combined with changing demographics trends since 1988 warrants considering additional requirements for higher density age-restricted adult housing within established single family neighborhoods. The proposed ZRA to require frontage on and access to collector or arterial roads addresses these changes by reducing the impact of higher density developments on local residential roads.

ZRA-30/CB11-2001 also eliminated the requirement for "transportation to medical services, shopping areas, recreational and other community services." ARAH developments on local residential roads further limits access to these resources. Requiring ARAH developments to have frontage on and access to a collector or arterial road will put these developments in closer proximity to public transit routes, sidewalks, and shopping/community services, which are more frequently found on major roadways.

III. GENERAL PLAN

The amendment protects existing neighborhoods by promoting compatible infill within Established Communities. It places higher density age restricted development in closer proximity to public transportation and community services and increases access to these resources. Therefore, the proposed amendment is in harmony with the following PlanHoward 2030 policies that promote housing for the county's senior population near public transportation and encourages compatible infill development in established neighborhoods.

POLICY 7.4

Enhance the accessibility and quality of existing and future transit services.

Implementing Action f.

Land Use Decisions. Establish and enhance policies and regulations that integrate land use decisions with connectivity and transportation accessibility.

POLICY 9.4

Expand housing options to accommodate the County's senior population who prefer to age in place and people with special needs.

Implementing Action d.

Transportation and Transit. Incorporate transportation options.

POLICY 10.1

Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments.

Implementing Action d.

Flexible Infill. Consider zoning modifications that would provide more flexibility in order to allow limited, compatible infill that enhances an existing community.

PlanHoward2030 also addresses the types of uses that are appropriate for each road classification. Collectors and arterials, the two road classifications related to this petition, are described as follows:

- **Principal Arterial:** Provides for efficient and uninterrupted travel across state and metropolitan areas through elimination of intersections and signals.
- **Intermediate Arterial:** Provides access between principal arterial highways and major streets in highly developed areas through the limitation of the type and number of access points from adjacent land uses.

- **Minor Arterial:** Provides interconnection between principal and intermediate arterials, as well as access to or through high density residential, commercial, retail, or industrial land areas.
- **Major Collector:** Provides primary access to an arterial road for one or more neighborhoods, as well as travel through neighborhoods from external points.
- **Minor Collector:** Connects local roads to one or more major collectors. Provides direct access to abutting properties and internal trips within a neighborhood.

Local roads provide access to abutting land uses and do not offer the level of access as higher capacity/classification roads.

IV. RECOMMENDATION

For the reasons noted above, the Department of Planning and Zoning recommends that the ZRA-187 be **APPROVED**.

Approved by:

 4-4-19
Valdis Lazdins, Director Date

NOTE: The file is available for public review at the Department of Planning and Zoning Public Information Counter.

Exhibit A – Petitioner’s Proposed Text

CAPITALS indicates text to be added. [[Text in double brackets]] indicates text to be deleted.

SECTION 131.0: - Conditional Uses

Section 131.0.N .1.a. Age-restricted Adult Housing

A Conditional Use may be granted in the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15 or R-APT District, for age-restricted adult housing, provided that:

- (1) Single-family detached, semi-detached, multi-plex, attached and apartment dwelling units shall be permitted, except that only detached, semi-detached, multi-plex and single-family attached units are permitted in developments with less than 50 dwelling units in the R-ED, R-20 and R-12 districts.
- (2) In the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT Districts the development shall have a minimum of 20 dwelling units.
- (3) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
R-ED and R-20	20-49	4
	50 or more	5
R-12	20-49	5
	50 or more	6
R-SC	20-49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

- (4) IF THE DEVELOPMENT RESULTS IN INCREASED DENSITY ACCORDING TO SUBSECTION (3) ABOVE, THE SITE MUST HAVE FRONTAGE ON AND DIRECT ACCESS TO A COLLECTOR OR ARTERIAL ROAD DESIGNATED IN THE GENERAL PLAN



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

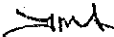
Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

Subject: Planning Board Recommendation
ZRA-187 (Paul Goldenberg)

To: Recipients of Planning Board Recommendations

From: Toni Sieglein 
Division of Public Service and Zoning Administration

Date: May 8, 2019

Attached is the Planning Board Recommendation for ZRA-187. Should you have any questions, please contact this office at 2350.

cc: Jessica Feldmark, County Council
Diane Wilson, Chief of Staff
Gary Kuc, County Solicitor
Paul Johnson, Deputy County Solicitor
Howard County Council
Robin Regner, Administrative Assistant to Zoning Board
Jennifer Sager, Legislative Coordinator
Theodore Wimberly – Legislative Assistant

:fms
Attachment

1 PAUL GOLDENBERG, * BEFORE THE
 2 PETITIONER * PLANNING BOARD OF
 3 ZRA-187 * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: *Amend Section 131.0.N.1 to require Age-restricted Adult Housing Conditional*
 6 *Uses with densities that exceed the base zoning district to have frontage on and*
 7 *direct access to a collector or arterial road.*

8 ACTION: *Recommended approval; Vote 4-0.*

9 * * * * *

10
 11 RECOMMENDATION

12
 13 On April 18, 2019, the Planning Board of Howard County, Maryland, considered the petition of Paul
 14 Goldenberg to amend Section 131.0.N.1 to require Age-restricted Adult Housing Conditional Uses with
 15 densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial
 16 road.

17 The Planning Board considered the petition and the Department of Planning and Zoning (DPZ)
 18 Technical Staff Report and Recommendation. DPZ recommended approval citing that the decrease in the
 19 minimum age requirement for age-restricted housing from 60 to 55 in 2001, combined with changing
 20 demographic trends warrant additional requirements for higher density age-restricted adult housing within
 21 established single family neighborhoods. According to DPZ, these changes suggest that residents in ARAH
 22 developments are likely to be more active in the workplace and consequently impact peak hour traffic beyond
 23 that originally anticipated. The proposed ZRA to require frontage on and access to collector or arterial roads
 24 addresses these changes by reducing the impact of higher density developments on local residential roads. It
 25 also locates these developments in closer proximity to public transit, sidewalks, and shopping/community
 26 services, which are more frequently found on major roadways.

27 Leela Malin spoke on behalf of herself and Petitioner Paul Goldenberg. Ms. Malin expressed support
 28 for certain residential districts to require age-restricted adult housing to have frontage on and direct access to a
 29 collector or arterial road. She explained that new information on the habits and needs of those ages 55 and
 30 older, explains why the paradigm that was used to justify this conditional use is no longer valid. Ms. Malin
 31 cited the U. S. Department of Transportation 2017 National Travel Safety research that suggests people age
 32 55 – 65 years generally work and drive as much as those in younger cohorts.

33 Ms. Malin discussed the need for age-restricted households to have access to community services
 34 through private vehicles, public transit, and walkability. She also noted increases in dwelling sizes for the

1 elderly population and the resulting increases to the footprint of the home on the environment, population
2 density and traffic on local roads.

3 Ten members of the public testified in support of the proposed amendment and one member of the
4 public was opposed. Supporters generally expressed agreement that locating age restricted housing of higher
5 densities on arterial or collector roads would protect neighbors and ensure that residents have access to
6 needed services as they age. One member of the public testified in opposition to the amendment, suggesting
7 that it has a potential unintended consequence of curtailing age restricted housing development by reducing
8 the number of parcels eligible for such development. Another member of the public requested that the
9 proposed amendment apply to floating zones, particularly the Community Enhancement Floating (CEF) zone.

10 Board Discussion and Recommendation

11 Board members considered whether the amendment should apply to floating zones. DPZ advised the
12 Board that such an amendment is beyond the scope of the proposed ZRA and would constitute a substantial
13 change that would need to be studied and analyzed. DPZ would need to evaluate the floating zones
14 comprehensively to recommend any changes to them. In work session, the Board expressed support for the
15 ZRA as proposed. One Board member expressed concern about limiting the number of parcels available and
16 consequently restricting age restricted housing supply. Another Board member suggested that age restricted
17 housing is allowed, but at lower densities and in other districts. The Board agreed that any study on the
18 expansion of the regulations to include CEF zones could take place later and under a separate amendment, if
19 desired.

20 Mr. Coleman made the motion to recommend approval ZRA 187 for the reasons stated in the staff
21 report; that it protects and enhances established communities through compatible infill, sustainability
22 improvements, and strategic public infrastructure investment. Mr. McAliley seconded the motion. The motion
23 passed by a vote 4 to 0.

24 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 2nd day of
25 May 2019, recommends that ZRA-187, as described above, be APPROVED.

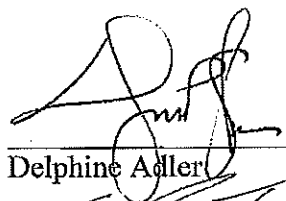
28 HOWARD COUNTY PLANNING BOARD

29 Absent

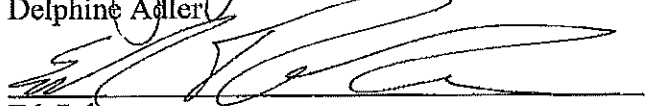
30 Phillips Engelke, Chair

31 Erica Roberts/gk
32 Erica Roberts, Vice-chair


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Delphine Adler




Ed Coleman



Kevin McAuley

ATTEST:



Valdis Laidins, Executive Secretary