

1 ANNAPOLIS JUNCTION TOWN CENTER, LLC, * BEFORE THE
2 PETITIONER * PLANNING BOARD OF
3 ZRA-192 * HOWARD COUNTY, MARYLAND

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5 MOTION: Recommend approval to amend Sec. 127.4.E.2 as modified by the Department
6 of Planning and Zoning in Exhibit B.

7 ACTION: Recommended approval; Vote 4-1.

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10 RECOMMENDATION

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12 On October 1, 2020, the Planning Board of Howard County, Maryland, considered the petition of
13 Annapolis Junction Town Center, LLC (Petitioner) to amend Section 127.4.E.2. to increase the maximum
14 allowable height in the Transit Oriented Development (TOD) Zoning District to 200 feet provided the
15 structure has an additional 1-foot setback for the portion of the structure over 60 feet for every 2 feet of
16 height.

17 The Planning Board considered the petition and the Department of Planning and Zoning (DPZ)
18 Technical Staff Report and Recommendation. DPZ recommended approval of ZRA-192, with modifications
19 included in Exhibit B of the Technical Staff Report. DPZ’s proposed modifications would allow the height
20 to be increased to 180 feet provided the structure is within 750 feet of a MARC station platform and the
21 portion of the structure over 60 feet is setback 1 additional foot from a TOD zoning district boundary and a
22 public street right-of-way for every 2 feet of height above 60 feet.

23 Sang Oh testified on behalf of the Petitioner. Mr. Oh indicated that he thought the modifications
24 proposed by DPZ were well thought out and that the Petitioner agrees with the proposed modifications. He
25 provided the history of the MARC station, an overview of the Annapolis Junction Town Center (AJTC) site
26 and outlined requirements for developments in the TOD Zoning District. He answered questions from the
27 Board regarding specific details of the proposed development, the impact on school capacity, and residential
28 density.

29 Members of the public expressed opposition to constantly changing TOD requirements, allowing
30 increased building heights while MARC station services are being reduced, and amending the Zoning
31 Regulations while the process of drafting a new General Plan was currently underway. Additionally, there
32 was concern that the proposal would only benefit one site but affect all TOD sites in the county and
33 negatively impact existing infrastructure.

1 Board Discussion and Recommendation

2 In work session, the Board discussed the proposed amendment and concurred that additional building
3 height is appropriate near TOD MARC stations, as it will encourage dense mixed-use development near mass
4 transit and produce more affordable housing for county residents. The Board agreed that it was appropriate to
5 amend the regulations now rather than wait for the General Plan update and new Zoning Regulations, which
6 could take several years. One Planning Board member expressed concerns with the proposal and questioned
7 whether the AJTC plan had been thought through completely, since that area is congested. The Planning
8 Board member elaborated, that the concerns were related to lack of sufficient information regarding the AJTC
9 plan, rather than concerns with changes to the TOD district or to the proposed building height. DPZ clarified
10 that Planning Board was tasked with reviewing and making a recommendation on an amendment to the
11 Zoning Regulations and not a specific development proposal/plan. The Board discussed the need for a diverse
12 set of residential offerings throughout the County, and most members agreed that TOD was appropriate to
13 serve that need.

14 Mr. McAliley motioned that the Planning Board recommend that ZRA-192 be approved with
15 modifications as outlined in Exhibit B of DPZ's Technical Staff Report. Ms. Adler seconded the motion,
16 which passed 4-1, with Mr. Engelke opposed.

17 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 10th day of
18 November 2020, recommends that ZRA-192, as modified in Exhibit B of DPZ's Technical Staff Report, be
19 **APPROVED.**

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1 HOWARD COUNTY PLANNING BOARD

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DocuSigned by:

Erica Roberts

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Erica Roberts, Chair

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Edward T. Coleman

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Ed Coleman, Vice-chair

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Delphine Adler

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Delphine Adler

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Opposed

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Philips Engelke

DocuSigned by:

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Kevin McAliley

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Kevin McAliley

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14 ATTEST:

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Amy Gowan

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Amy Gowan, Executive Secretary

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