

Office of the County Auditor
Auditor's Analysis

Council Bill No. 7-2021 (ZRA 192)

Introduced: January 4, 2021

Auditor: Michael Martin

Fiscal Impact:

The fiscal impact of this legislation is currently unknown.

This legislation may result in increased tax revenues as new development occurs or if construction occurs on existing structures. There would be annual revenues from property taxes and income taxes. One-time sources of revenues would also be collected in the form of transfer taxes, recordation fees, school surcharges, and road excise taxes as new construction occurs. The County may also see an increase in non-general fund revenues, including fire taxes and ad valorem charges.

NOTE: Any additional incremental property tax revenue generated for the properties developed in the Annapolis Junction Town Center Tax Increment Financing (TIF) district is transferred to the Annapolis Junction TIF Fund at the end of each fiscal year, and is therefore unavailable for general fund purposes.

Expenditures could include costs of development as well as increased pupil costs should the amendment impact student population.

Purpose:

This bill amends the Howard County Zoning Regulations to allow structures within 750 feet of a MARC station platform to exceed 100 feet in height up to a maximum of 180 feet in height under certain circumstances in the Transit Oriented Development (TOD) Zoning District.

Other Comments:

The Department of Planning and Zoning (DPZ) - although they have not yet received official development submissions that would be impacted by this zoning amendment - did indicate that an increased height limit could result in increased residential density since height is currently a limiting factor of density.

There are three MARC stations (Dorsey, Laurel, and Savage) located in TOD Zoning Districts. Furthermore, based on DPZ's list of the 14 structures currently within 750 feet of a MARC

station, only five structures exceed one story, which is approximately 15 feet in height. Most of these existing structures do not come close to the current maximum height of 100 feet.

There are also six parcels of undeveloped land within 750 feet of a MARC station which could possibly take advantage of this new height limitation in the future. See **Exhibit A** below for additional details on these structures and parcels of land.

Exhibit A

<u>Structures</u>		
<u>Address</u>	<u>Building Type</u>	<u>Height</u>
10102 Junction Drive	Parking Garage	3 stories
10010 SE Junction Drive	Office	2 stories
10130 Junction Drive	Parking Garage	2 stories
10125 Junction Drive	Dwelling Units	4-5 stories
10150 Junction Drive	Restaurant	1 story
6865 Deerpath	Office	3 stories
6990 Connor	Storage Building	1 story
7000 Deerpath	MARC Station	1 story
28 Midway Ave	Manufactured Home	1 story
34 Midway Ave	Manufactured Home	1 story
36 Midway Ave	Manufactured Home	1 story
38 Midway Ave	Manufactured Home	1 story
40 Midway Ave	Manufactured Home	1 story
42 Midway Ave	Manufactured Home	1 story

<u>Undeveloped Land</u>	
<u>Address</u>	<u>Parcel ID</u>
10140 Junction Drive	N/A
Deerpath Rd	TM 37 Parcel 634
Connor Rd	TM 44 Parcel 4
Connor Rd	TM 44 Parcel 6
Laurel Park Blvd	TM 50 Parcel 384 Lot PAR C
Laurel Park Blvd	TM 50 Parcel 384 Lot PAR B