



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

410-313-2350

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TECHNICAL STAFF REPORT

Planning Board Meeting of June 15, 2023

Case No./Petitioner: ZRA-205 – Corridor 70/32, LLC

Request: Amend the Flex space land use classification (Section 115.0.B.22) of the Planned Office Research (POR) zoning district by defining the light manufacturing uses permitted as a matter of right to include “Contractor’s Office and Outdoor or Indoor Storage Facility, Self-Storage Facilities, Warehouses, and Moving and Storage Establishments”. Section 115.0.B.22 would continue to limit flex space and light manufacturing uses in this classification to properties that are within 1,800 feet by road of an interstate highway ramp.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

Planned Office Research District:

The POR zoning district was added to the Zoning Regulations during the 1977 Comprehensive Zoning Plan. Flex Space was not included as a permitted use at that time.

The 2004 Comprehensive Zoning Map, approved February 2, 2004, rezoned a portion of the land at the northwest corner of the Route 32 and Route 144 intersection. (Attachment A) from the RC-DEO (Rural Conservation) to the POR zoning district.

ZRA-86 (CB80-2007), approved March 11, 2008, amended Section 115.B.21 of the Zoning Regulations, adding “Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District” to the list of uses permitted as a matter of right in the POR district.

II. DESCRIPTION OF PROPOSAL

This section contains a summary of the Petitioner’s proposed amendment. The Petitioner’s proposed amendment text is attached as Exhibit A.

The Petitioner asserts that the text of Section 115.0.B.22, as shown below, is confusing/complex and that the proposed amendment will clarify which light manufacturing uses are appropriate for the POR zoning district.

22. Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District.

The Petitioner states that there was a clear intent to allow light manufacturing uses in POR, but the adopted language was not the most effective approach. The proposed amendment identifies the specific light manufacturing land uses. The Petitioner contends that the proposed specified light manufacturing uses are compatible with POR and are similar to the site layout/building massing of flex space uses contemplated in the existing regulations.

Section 115.0.B.22:

This section permits the “Flex space” use classification as a matter of right in the POR zoning district provided the property is within 1,800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District. The Petitioner proposes to remove the reference to light manufacturing uses within the PEC District and add “contractor’s office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments” to this use classification.

III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-205 in accordance with Section 16.208.(d) of the Howard County Code.

1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.

The proposed amendment limits the permitted light manufacturing uses to those, which are similar to flex space uses/building design, predominantly storage and warehousing, and may have less impact on adjacent properties than other light manufacturing uses. Therefore, the amendment may result in less potential adverse impacts and conflict with existing and potential uses of surrounding areas when compared to the existing uses allowed in Section 115.0.B.22.

2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties

The proposed amendment will apply to properties within the POR zoning district that are within 1,800 feet by road of an interstate highway ramp. Based on a GIS analysis, DPZ identified two affected properties as shown in Attachment “A”.

3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment.

DPZ does not anticipate that this amendment will result in conflicts in the Zoning Regulations.

4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

PlanHoward 2030, the County’s general plan, has a goal to promote future job and business growth that responds to the market. PlanHoward 2030 also provides guidance in Policy 6.4 for recommending updating zoning regulations to address evolving job growth opportunities.

Policy 6.4 – Ensure that the County continues to capture future job and business growth opportunities. Implementing Action b. Zoning Regulations. Update zoning and other

regulations to address the evolving commercial and industrial markets and development trends.

Adding contractor’s office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments as permitted uses in the POR Zoning District could allow for additional employment and business growth opportunities in the County.

Environmental Policies and Objectives

The proposed amendment is not in conflict with the environmental policies and objectives in PlanHoward 2030, the County’s general plan.

- 5. If the zoning regulation text amendment would impact eight parcels of land or less:(i) A list of those impacted parcels;(ii) The address of each impacted parcel;(iii) The ownership of each impacted parcel; and(iv)The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.**

DPZ has identified the following properties impacted by the zoning text amendment:

Property 1

0 Route 32 West Friendship, MD 21794
Tax Map 15 Parcel 14

Corridor 70/32, LLC

Mayer Guttman, Resident Agent
1 West Pennsylvania Avenue
Suite 900
Towson, MD 21204

Property 2

12800 N Route 144
Tax Map 15 Parcel 184

West Friendship Center LLC

Mayer Guttman, Resident Agent
502 Washington Avenue
8th Floor
Towson, MD 21204

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Mary Kendall, Acting Director
6/1/2023
Date

Exhibit A

Petitioner's Proposed Text

Section 115.0.B:

22. Flex space, CONTRACTOR'S OFFICE AND OUTDOOR OR INDOOR STORAGE FACILITY, SELF-STORAGE FACILITIES, WAREHOUSES, AND MOVING AND STORAGE ESTABLISHMENTS, provided the property is within 1800 feet by road of an interstate highway ramp [and provided that the light manufacturing uses are limited to those uses permitted in the PEC District].

Example of how the text would appear normally if adopted:

Section 115.0.B:

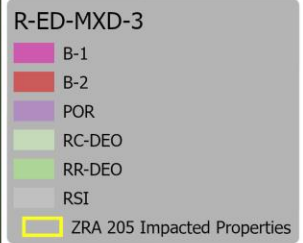
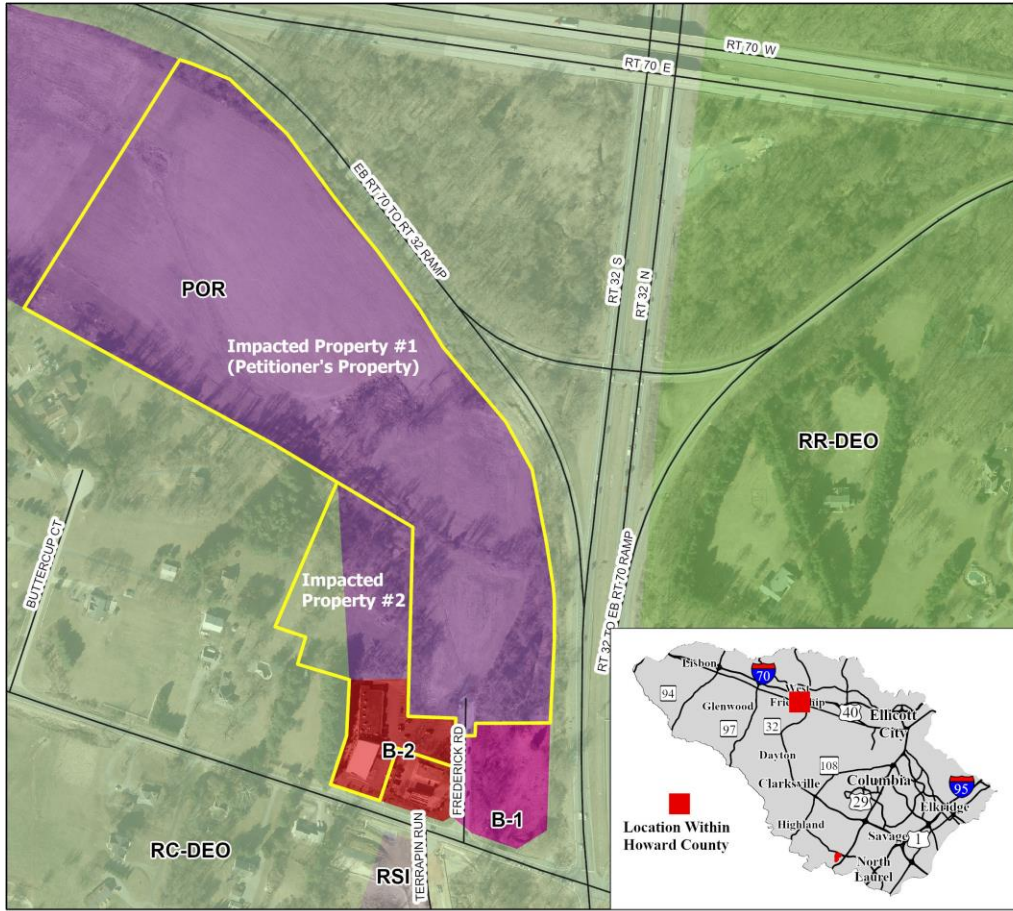
22. Flex space, contractor's office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments, provided the property is within 1800 feet by road of an interstate highway ramp.

Attachment A

Impacted Properties

ZRA-205

Potentially Affected Properties



Identified Properties Meet the Following Criteria:

- 1) Zoned POR
- 2) The property is within 1800 feet by road of an interstate highway ramp

May 22, 2023

