

1 **NORMANDY VENTURE LIMITED** * **BEFORE THE**
 2 **PARTNERSHIP, PETITIONER** * **PLANNING BOARD OF**
 3 **ZRA-207** * **HOWARD COUNTY, MARYLAND**

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6 **MOTION: Recommend approval of ZRA-207.**

7 **ACTION: *Recommend Approval with amendment; Vote 5-0.***

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 10 **RECOMMENDATION**

11 On June 6, 2024, the Planning Board of Howard County, Maryland, considered the petition of
 12 Normandy Venture Limited Partnership (Petitioner) to amend the Howard County Zoning Regulations to add
 13 indoor self-storage facilities as a Conditional Use in the B-2 (Business: General) zoning district subject to the
 14 following criteria:

- 15 a. The use is located on a lot or parcel that is five (5) acres or larger.
- 16 b. The use is located on a lot or parcel that is located within the planned service area for public water
 17 and public sewer services.
- 18 c. The use adjoins and has direct access to a public road classified as a minor collector or higher in the
 19 general plan.
- 20 d. Individual indoor self-storage units shall be located entirely within a building structure.
- 21 e. No outdoor storage is permitted.

22 The Planning Board considered the petition and the Department of Planning and Zoning (DPZ)
 23 Technical Staff Report.

24 **Testimony**

25 Mr. Rob Moxley presented testimony stating that the intent of the amendment is threefold: To increase
 26 the use options for underutilized properties located within the B-2 zoning District, to reduce the overall housing
 27 cost burden through additional options to store personal property off-site allowing such residents to reduce the
 28 size of their dwelling units, and to preserve industrial zoned land in the M-1 and M-2 zoning districts for
 29 industrial uses. He further elaborated on the proposed specific criteria and why they were included, for example
 30 the prohibition on outdoor storage to prevent potential adverse visual impact on adjacent residential uses.

31 Finally, speaking in response to questions about impacts on activity centers, he showed architectural
 32 renderings depicting a retail frontage along the self-storage building oriented toward the existing commercial
 33 buildings. He asserted that this design integrates the self-storage building into the pedestrian orientated activity

1 center. He pointed out that many proposed activity centers are located along roadways that are subject to the
2 County’s Design Manuals. He concluded by mentioning that there is also demand for self-storage space from
3 small business and retail start-ups.

4 Responding to Board members questions, Mr. Moxley stated they believe that there is sufficient
5 demand to provide a self-storage at the Normandy Shopping center. He added that they didn’t include criteria
6 for activity centers as they have not yet been incorporated into the zoning code.

7 Two members of the public that live near the Normandy shopping center testified about the petition.
8 They had questions about the impact of the proposal on the shopping center in terms of traffic circulation and
9 retail uses. They expressed concern about the size and dimensions of a storage facility. Despite these concerns
10 for the site development at the Normandy Shopping center, they did express support for the proposal.

11 Board Discussion and Recommendation

12 In work session, Board members expressed concern that this ZRA may result in a standalone self-
13 storage facility in a mixed-use development, since many B-2 zoned properties are designated as an Activity
14 Center on the Future Land Use Map of the General Plan (HoCo-By-Design). Mr. Cecil questioned whether
15 this is consistent with the General Plan policies. He proposed the inclusion of a reference to the concept of
16 Activity Centers. While not opposed to the proposal, the Board members discussed how the proposal could be
17 modified to avoid a standalone facility throughout the B-2 district and ensure that the building structure is
18 designed to enhance and be compatible with surrounding neighborhoods.

19 Mr. McAliley motioned to recommend approval of ZRA-207, with the amendment that additional
20 Conditional Use criteria should be included to require an evaluation by the Hearing Authority of whether a
21 proposed self-storage development project proposes a site design, building form, and location that contribute
22 to a cohesive walkable place and is compatible with the envisioned community. Ms. Mosier seconded the
23 motion. The motion passed 5-0.

24 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 19th day of
25 June 2024, recommends that ZRA-207, with an amendment as described above, be **APPROVED**.

27 HOWARD COUNTY PLANNING BOARD

28 DocuSigned by:

28 *Edward T. Coleman*

29 Ed Coleman, Chair

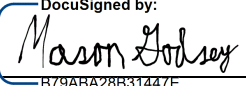
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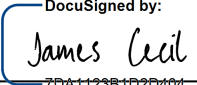
30 *Kevin McAliley*

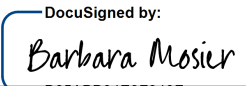
31 Kevin McAliley, Vice-chair

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 James Cecil
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ATTEST:

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 Jessica Bellah
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Jessica Bellah, Acting, Executive Secretary