

Office of the County Auditor
Auditor's Analysis

Council Bill No. 62-2024 (ZRA-208)

Introduced: November 4, 2024

Auditor: Brenda Cachuela

Fiscal Impact:

Our office is unable to determine the future fiscal impact of this legislation because we cannot estimate the demand for commercial schools in the Office Transition (OT) zoning district.

According to the Department of Planning and Zoning (DPZ), currently there is only one parcel zoned OT in Howard County. The owner of the parcel is Demirel Plaza LLC.

Purpose:

The purpose of this legislation is to amend Section 117.3.C of the Howard County Zoning Regulations to allow commercial schools as a permitted use in OT zoning districts.

Other Comments:

The Planning Board unanimously recommended approval of Zoning Regulation Amendment (ZRA)-208.

The DPZ's Technical Staff Report indicated that there could be adverse impacts to existing and potential uses regarding parking availability as commercial schools have a higher parking demand than day care centers and nursery schools, and day treatment and care facilities. These impacts could be mitigated through an evaluation of the available parking and applying the shared parking adjustments outlined in Section 133.0.F to ensure adequate parking is provided for all uses on the parcel.

Last year, the petitioner requested for age-restricted adult housing (ARAH) as a permitted use in the OT zone at the same location. The request passed under CB6-2023 (ZRA-203). According to the DPZ, the plan for ARAH was submitted and is in process.