



Subject: ZRA-212
Blackrock Capital Investors, LLC.

To: Howard County Council

From: Julia Sauer, Division Chief
Division of Public Service
and Zoning Administration

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Date: July 24, 2025

The Division of Public Service and Zoning Administration respectfully submits this memo informing the Howard County Council that the Technical Staff Report (TSR) regarding ZRA-212 prepared for the Planning Board meeting on June 26, 2025, evaluated the proposed zoning regulation amendment as initially submitted by the Petitioner, and not as amended.

The Petitioner amended the proposed language for ZRA-212 and presented the amended language at the June 26, 2025 Planning Board meeting. The Planning Board's discussion of the amended language is reflected in the Planning Board recommendation submitted to the Council.

The Petitioner's original language removed the 50-foot setback from adjoining residential-zoned properties. The Petitioner's amended language keeps the setback requirement and allows the Hearing Authority to reduce or eliminate the 50-foot setback for existing buildings and parking areas if adequate screening is provided. The amended language does not impact DPZ's evaluation of the proposal, as written in the TSR.