

"
"

Requested Zoning

Search Street:

OLD RT 108

Next

Property Information:

Amendment No.: 30.002

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 1402245485

Map: 30

Grid: 9

Parcel: 51

Lot: 13 15

Acres: 0.673

Address: 9590 OLD RT 108

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: SPICER WILLIAM D & WF

Email:

Phone:

Mailing Address: 9590 OLD ROUTE 108

City/State/Zip: ELLICOTT CITY, MD 21042

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

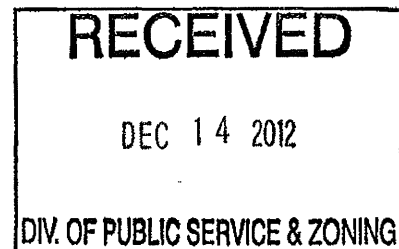
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

1 Address / Street (Only) 9590 Old Route 108
2 Tax Map Number 30 Grid 9
3 Parcel(s) 51
4 Lot(s) 13, 14, 15
5 Tax Account Data: District 02 Account # 245485
6 Size of Property: Acres Square feet 29,315
7 The Property is currently zoned: R-20
I request that the Property be rezoned to: High Density Residential, R-A-15 or higher

B. Owner Information

8 Owner Name William David Spicer, Norma Faye Spicer
9 Mailing street address or Post Office Box 9590 Old Route 108
City, State Ellicott City, Maryland
ZIP Code 21042
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail



C. Representative Information

11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)

Fax 410-964-2008

E-Mail

soh@talkin-oh.com

12 Association with Owner Attorneys

D. Alternate Contact [If Any]

Name

Telephone

E-Mail

E. Explanation of the Basis / Justification for the Requested Rezoning

13 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 30, Grid 9, as Parcels 51 (Lots 13-15), 52 (Lots 16-18), 53 (Lot 23 and half of 24), 54 (Lots half of 24 and 25), 55 (Lots 26-30), and 288 (Lots 19-22) (the "Original Application").

The subject Property is currently underdeveloped, containing several small single family detached dwellings and religious structures. Given the Property's location near the Dorsey Search Village Center and the Route 29/108 interchange, and its prominent visibility along Route 108, the Property has the potential for a substantial development. Redeveloping the Property under its current R-20 zoning, however, would not be the most appropriate use of the Property. See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

G. Signatures

15 Owner Original signatures in Original Application Owner (2)

Date

Date

Additional owner signatures? X the box to the left and attach a separate signature page.

16 Representative Signature

Sy W. al

Date

12.14.12

DPZ Use Only	<i>WLL</i>	Amendment No.	30.002
Notes			

Continuation Sheet

E. Explanation of the Basis / Justification for the Requested Rezoning

- 13 The subject Property is currently underdeveloped, containing several small single family detached dwellings and religious structures. Given the Property's location near the Dorsey Search Village Center and the Route 29/108 interchange, and its prominent visibility along Route 108, the Property has the potential for a substantial development. Redeveloping the Property under its current R-20 zoning, however, would not be the most appropriate use of the Property.

The Property is in the Planned Service Area for water and sewer and could accommodate a well-planned, high density residential development. The Property is also in close proximity to the commercial and institutional areas of Dorsey Search. A multifamily apartment development would support the businesses of the Village Center, which in turn would provide convenient retail and service opportunities to residents of the development.

Additionally, the Property provides easy commuter access to both Routes 108 and 29. High density, multifamily apartment dwellings have proven successful in high visibility, transit-convenient areas such as the Gateway Village Apartments near the intersections of Route 32 and 95, and the Avalon at Fairway Hills Apartments on Columbia Road near the intersections of Routes 29 and 175. Furthermore, apartment units on the Property would create a diverse mix of housing in the area to complement the single family homes to the west of Columbia Road and along Woodland Road, and the townhome community of Dorsey Crossing.

The proposed rezoning is also consistent with PlanHoward 2030, which recognizes the need for the County to provide a diverse mix of housing opportunities. PlanHoward 2030 provides that housing experts believe that over the next 20 years, more than 60 percent of new housing demand will be for multifamily dwelling units. This projected trend is due both to an increasing ratio of smaller households and to the financial inability of many residents to afford single-family housing. PlanHoward 2030, p. 140.

Between 1990 and 2010, the number of residents living alone increased by 75 percent. "[T]he single-family detached house is no longer preferred by many households. Smaller-sized housing will be in greater demand in the future. The data shows a demographic shift that aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact higher-density residential development. From this perspective, condominium and rental apartments and townhome developments will be a greater portion of new homes built in the County in the future." PlanHoward 2030, pp. 140-42.

The County's demographic shift was also noted in a recent Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. commissioned by the County (the "RCLCO Study"). The RCLCO Study found that "the true demand for multifamily units is indeed much higher than historical permitting trends and that there is likely 2X or more demand for multifamily units in the County overall based on the increase in 1- and 2-person households as the primary drivers of housing demand in addition to increased acceptance of and desire for high density housing product types." RCLCO Study, p. 7. The RCLCO Study also recommended that, to reduce residential development pressure on the Route 1 Corridor and to satisfy County demand, "Where feasible, in areas west of I-95, and to further serve the market now being served in the Route 1 corridor, the County should seek opportunities for more housing, especially multi-family housing." RCLCO Study, p. 18.

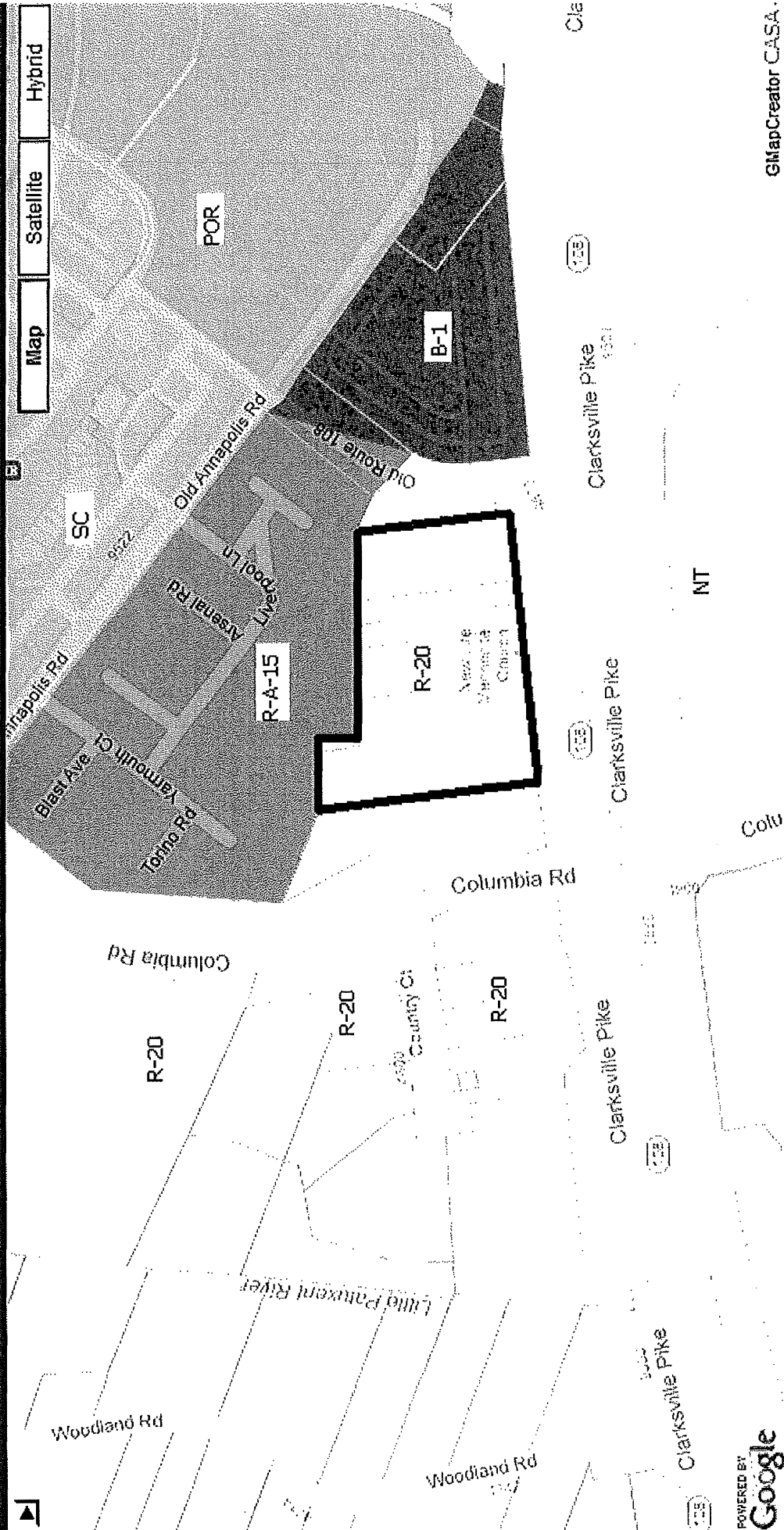
In addition to recognizing the County's need for more multifamily housing, PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. Current trends in the County are "shifting the focus from past patterns where single-family detached homes dominated to a current mix that includes more townhouses and apartments, a trend that can help increase affordable housing choices." PlanHoward 2030, p. 136. Multi-family housing is inherently more affordable than large single-family residences, and the trend towards an increase in multifamily housing opportunities should help to ensure that an ample supply of affordable housing is available for County residents. Additionally, the Zoning Regulations require that developments in most high density residential districts provide at least 10 percent of their dwelling units as moderate income housing units, which is a policy that would most likely apply to any redevelopment of the subject Property.

In order to ensure that the housing demands of the County's shifting demographics are met, suitable locations for affordable, multifamily dwellings should not be passed over. The subject Property is one such location. Given its access to major roadways, its visibility along Route 108, and its proximity to the amenities of Dorsey Search, the Property would be most appropriately redeveloped with high density apartment units.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid



POWERED BY Google

GMapCreator C.A.S.A.



Howard County Council

George Howard Building
3461 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

William and Norma Spicer
9590 Old Route 108
Ellicott City, MD 21042

Dear Mr. and Mrs. Spicer:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

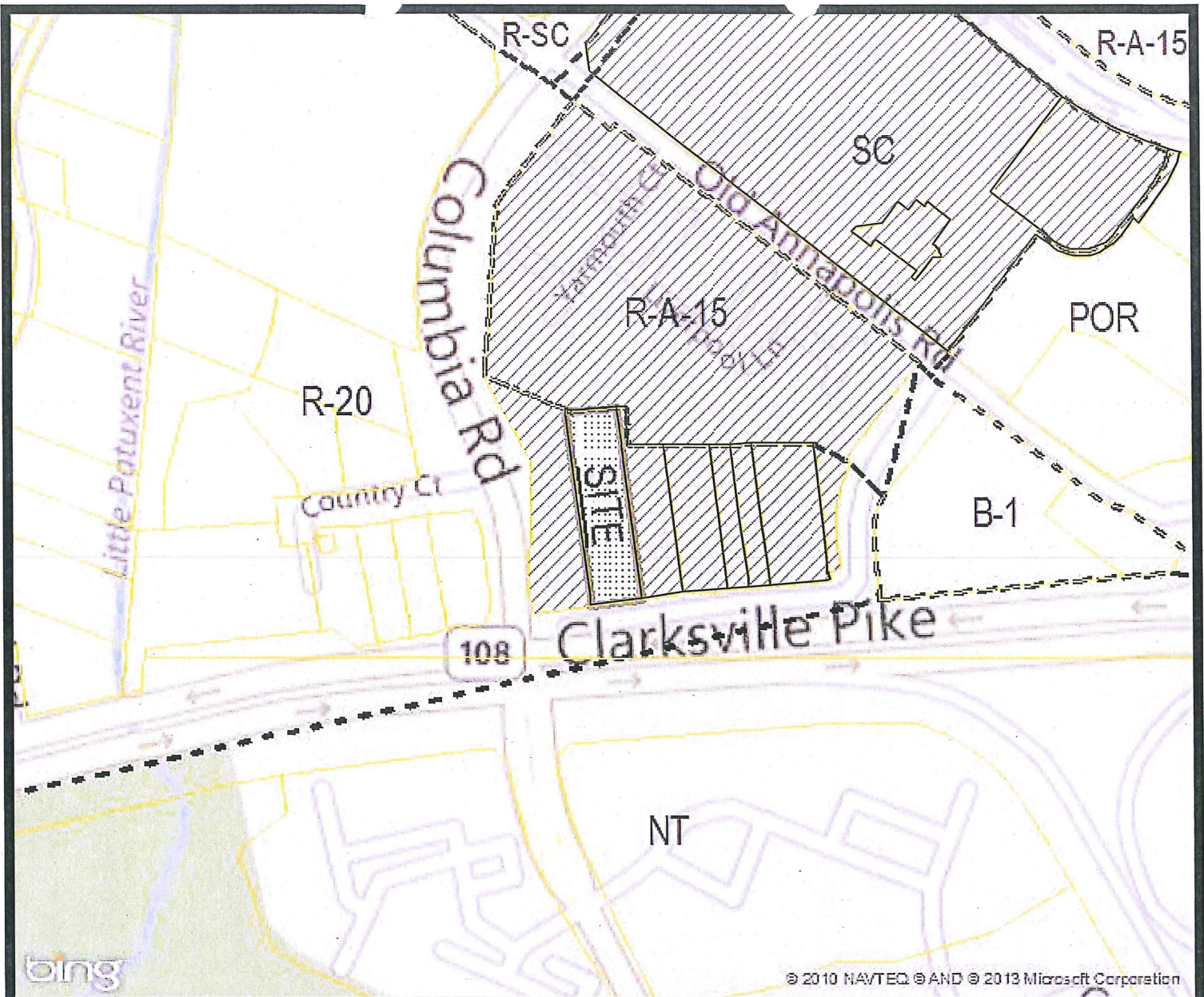
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official.**"

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator

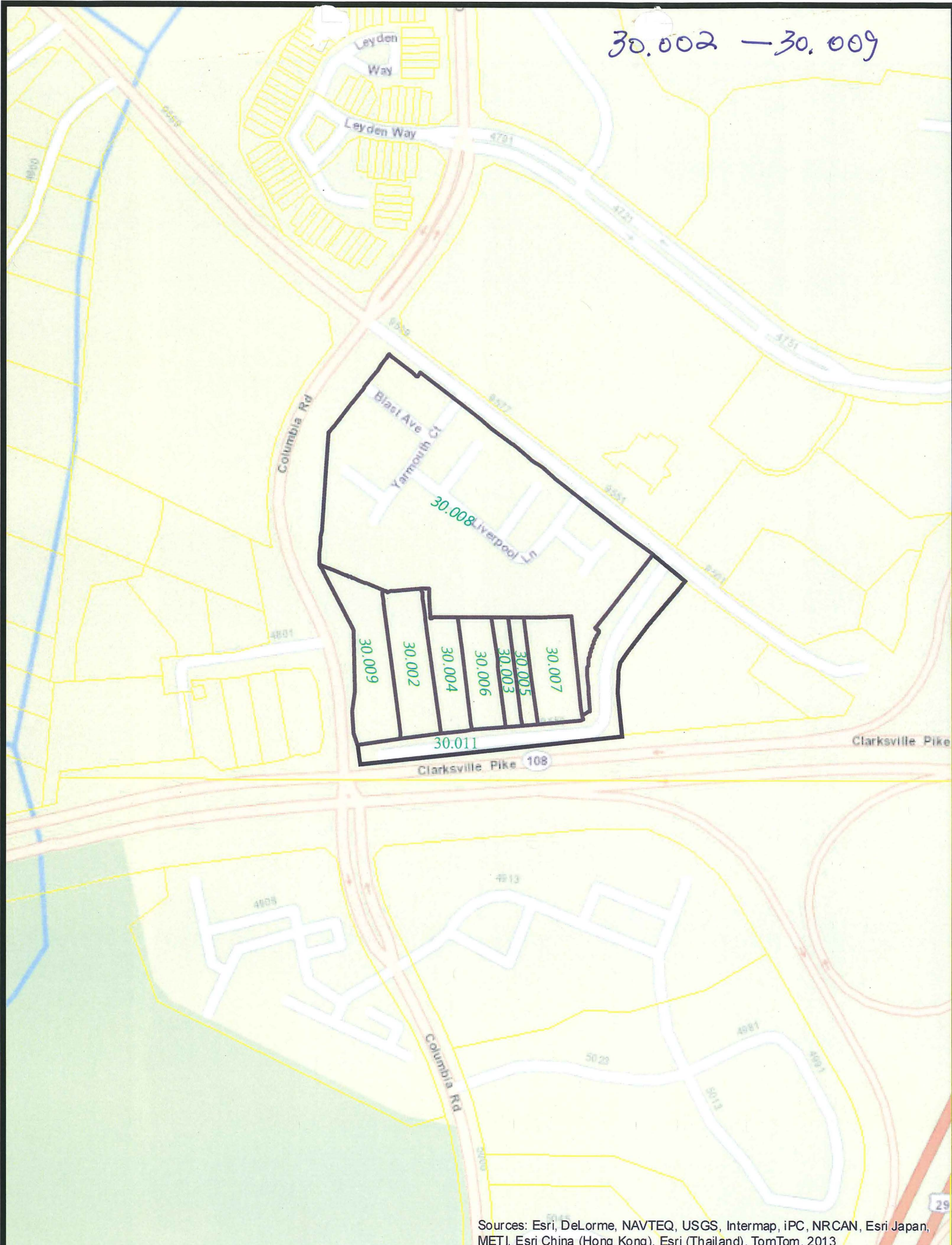


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Zoning Map General Plan Amendment: 30.002 Tax ID: 1402245485
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 51 Lot: 13 15
 Address: 9590 OLD RT 108

30.002 - 30.009



Regner, Robin

From: Tolliver, Sheila
Sent: Wednesday, June 19, 2013 2:10 PM
To: Regner, Robin
Subject: FW: Testimony in Opposition to Proposals 30.002-009
Attachments: CC Testimony for 6-17 hearing submitted in writing.docx

For file

From: Andrea LeWinter [<mailto:alewinter@taylorlegal.com>]
Sent: Wednesday, June 19, 2013 1:22 PM
To: CouncilMail
Subject: Testimony in Opposition to Proposals 30.002-009

Dear County Council:

Please find attached written testimony on behalf of the Dorsey Crossing HOA. I testified on the HOA's behalf on 6/17/13 but did not have copies prepared for the Council members that night. The attached testimony includes my verbal testimony as well as additional information that I was not able to address in my time-limited presentation.

I appreciate your consideration of the HOA's position. If any additional information is needed, please do not hesitate to contact me.

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW

5850 WATERLOO ROAD, SUITE 140
COLUMBIA, MARYLAND 21045

Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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The IRS restricts written federal tax advice from lawyers and accountants. This statement is included in all outbound emails because even inadvertent violations may be penalized by the IRS. Nothing in this message is intended to be used, or may be used, to avoid any penalty under federal tax laws. This message was not written to support the promotion or marketing of any transaction. Katherine L. Taylor, P.A. does not provide formal written federal tax advice.

Testimony on Behalf of Dorsey Crossing HOA
in Opposition to Amendments 30.002-009

I represent the Home Owners Association of Dorsey Crossing, a community of 95 townhomes that abuts these 7 parcels, parcels located at the corner of 108 and Columbia Road.

As the Council is well aware, the purpose of Comprehensive Zoning is not to *per se* facilitate specific projects for prospective developers, but to look broadly at what zoning designations are in the best interests of our communities and the County as a whole. The Dorsey Crossing HOA does not disagree that the older homes currently on these parcels are not ideal. But, just because a developer is prepared to make an investment in these parcels does not make that developer's plan the appropriate or best land use. The developer's stated intent is to build a high-density apartment complex under R-A-25 zoning. However, this zoning in this particular location will undermine the needs of the Dorsey Search Community and the County.

On behalf of the HOA, I had the privilege of meeting with Councilwoman Sigaty and we discussed a number of very legitimate community concerns, including the great impact a high density development will have on the already overcapacity and dangerous Route 108 and on the Columbia Road intersection, as well as the strain it will place on overburdened schools and other public facilities. We were also very clear with Ms. Sigaty that the Dorsey Crossing community **champions** the creation of affordable housing and sustainable, smart growth and wants to see a growing, vibrant residential community that supports a strong village center. But, what the HOA does NOT want to see is a project that will not work and will not be an asset to the community. We believe

that the project that this developer intends is very risky and, if it is successful, will not bring the affordable housing or the impetus for mass transit that the County desires. Instead, it will create unacceptable and unnecessary stressors on public facilities that will jeopardize the integrity of the existing neighborhood; it could hurt the Dorsey Search community. We do not believe that these are the right parcels or that this is the right time for a high density apartment complex on Route 108 and Columbia Road.

We believe this because we have real concerns about the viability and intent of the developer's proposed project. We have been told by the developer that the project is on a very tight profit margin, that the price to buy these parcels is so high that only apartments that can be rented at a high price point are economically viable. The developer informed us he wants to create a luxury complex with 1 bedroom apartments renting for \$2500/mo. We have examined current apartment rental rates in the County, and even other "luxury" apartments rent for significantly lower than this amount, and these other buildings are in far more desirable spots, like downtown Columbia, not fronting a congested highway, as this project will.

If creation of luxury buildings is the real goal, it is inconsistent with what the developer has put forth in his zoning applications and is inconsistent with the County's need for affordable housing. \$2500/mo will NOT provide affordable housing for our County's teachers, police officers, and other employees.

We have been left to wonder whether the developer is being disingenuous in its applications to the County or in its negotiations with us.

If this project fails, what becomes of the parcels and what impact will this have on the fabric of the community? The HOA has worked very hard to create a sense of

community. This proposed development will abut the townhomes and the developer would actually like egress through the community, so apartment residents will definitely have an impact on Dorsey Crossing, and the HOA wants the impact of development to be positive, not disruptive.

If this project succeeds economically for the developer, but does not provide any measurable affordable housing – we do understand that 15% of the units will be MIHU – and/or it does not have any measurable impact on the Dorsey Search Village Center, what is the cost to the community in terms of stressors on roads and facilities? We think the costs will be unacceptably high.

We believe that looking at these parcels practically and in terms of community and County needs should result different zoning choices. Far more appropriate zones are R-A-15¹, R-SC, POR, or OT (Office Transition). Under R-A-15 or R-SC, the Dorsey Crossing townhome community could be expanded. The existing townhomes have sold well and new townhomes would generate far less traffic than high-density apartments but would still provide increased residential to support the village center.

POR or OT zones would fit with the medical building directly to the east. Commercial development would create a different traffic pattern and so would not add to the rush hour situation and would not impact public facilities.

It must be noted that General Plan 2030 explicitly does NOT target the Route 108 corridor for high intensity development. One can only assume that this is because the corridor simply cannot handle additional capacity and traffic. To accommodate high-

¹ R-A-15 would allow for townhomes or apartments, albeit apartment buildings of smaller scale. Any construction of lower density than R-A-25 is preferable, but even lower density townhomes would still be a better fit than apartments.

density residential development, the County should be looking to Route 1 and Route 40, areas with sufficient infrastructure.

The Council should know that the HOA has been trying to work with the developer and has been very open and continues to be open to proposals. HOA leadership has met multiple times and remains willing to meet with the developer's representatives. However, the developer has taken his time in providing any kind of site plan and just informed the HOA leadership last week that there is a plan ready to be presented to the community. As a result, the HOA has not had sufficient time to organize the community to consider a proposal, although we hope to do so very soon.

To be more specific about traffic, the current rush hour traffic on Route 108 is horrible, frustrating, and dangerous; some studies place the road at more than 3 times overcapacity and the slated expansion of 108 will not impact this area in the least. The turn from Route 108 onto Columbia Road is especially bad and the intersection simply cannot handle an additional rush hour load.

Dorsey Crossing and others in Dorsey Search like to walk and take advantage of their proximity to Centennial Park. This will become increasingly impossible if the traffic escalates. It will be such a dangerous situation, current residents will be forced to drive even more, just to get to the park.

Realistically, while many residents also walk to the Village Center to take advantage of the restaurants and other small businesses, they drive to the Giant Supermarket, as modern grocery shopping is really not conducive to carrying multiple bags without a car. An increase in local Village Center car traffic with a high density development is, therefore, inevitable. In situations where walking is feasible, the HOA

does not want to see a new development create the perverse incentive of making driving easier and safer than walking.

Aesthetically, this complex would be a significant change. It would be the first and only apartment complex actually fronting Route 108 and would differ substantively from the open fields, low intensity commercial development, and older single family homes that now line Route 108.

The HOA also strongly disputes the developer's contention that there is a need for apartment development in this area. We do not dispute the general proposition that the County requires a diversity of housing and more rental housing, but in this area there are already literally thousands of affordable apartment units directly across the street on Columbia Road between Route 108 and 175. Any marginal benefit that a luxury complex can provide is far offset by the increased stressors on limited public facilities.

With respect to parcel 30.008, the Council should note that this actually community property owned by the Dorsey Crossing HOA. No application for a rezoning of this parcel was submitted by Dorsey Crossing or any entity, but initially DPZ proposed that this section be rezoned. We believe that DPZ made this recommendation following discussions with the prospective developer, who informed DPZ that he believes that he will need parcel 30.008 for egress from the proposed apartment complex. Dorsey Crossing opposes any rezoning of its own property. To date, Dorsey Crossing has made no agreement in any form to sell or cede parcel 30.008.

In determining the zoning for these parcels, we urge the Council NOT to start with what is most beneficial for this one prospective developer and instead to consider what will fit with the fabric of the existing neighborhood and the constraints of traffic and schools as well as what will most benefit the community long term. Dorsey Crossing maintains that you should rezone these parcels R-A-15, R-SC, POR or OT, not take a chance on a risky high density development that will not meet a community or County need.

Thank you for your time and consideration.

Regner, Robin

From: Tolliver, Sheila
Sent: Monday, July 15, 2013 8:26 AM
To: Tom Brubaker
Cc: Regner, Robin
Subject: RE: Comp Zoning

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver
Council Administrator
Howard County Council
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

From: Tom Brubaker [<mailto:tbrubaker@gmail.com>]
Sent: Sunday, July 14, 2013 9:19 PM
To: Sigaty, Mary Kay
Cc: CouncilMail
Subject: Comp Zoning

Dear Council Member Sigaty,

My name is Tom Brubaker. I am an eight-year Howard County resident who volunteers twice a week at our number-one ranked library and jogs almost every day in Centennial Park. I love Howard County and consider myself a steward of our community.

My first experience with ten-year comp zoning has me concerned. As the process draws to a close, I want to comment on two proposals in particular:

PB-399 would develop the "Mason Property" adjacent to Centennial Park. The North Entrance to the park is a rare quiet space but it is actually quite narrow. Its beauty depends much on its surroundings. Perhaps this would be an opportunity to expand the park rather than encroach upon it. If the property is developed this may be the last such opportunity for the county to acquire any land to grow the park as the county grows. When Columbia/Ellicott City are featured in "best places to live" lists, the feature photo is usually one of Centennial Park.

Map Amendments 30.002-30.009 would develop high density apartments facing route 108. I follow this proposal because I live next to it in Dorsey Crossing. The role of the developer and disinterest from DPZ saddened me. R-A-25 was created for the first time this year, allowing taller apartment buildings than possible under R-A-15. Many of us have wondered whether this is because the developer insisted on taller structures to meet required profit margins for this otherwise narrow property. DPZ also recommended rezoning of land owned by the neighboring townhome association (in which I live) on its own, prior to input from the residents. Apparently the suggestion is that the townhomes should sell this open space to the apartment developer. When our legal council disclosed this during public testimony, the whole crowd of Howard County

voters took notice -- not just the neighbors affected. The disgust in the room was palpable, but DPZ was unmoved.

Both of these development proposals would make use of the same major roads. Many of us wrote to the planning board with traffic concerns, which may have been drowned out by all the other claims of traffic that I'm sure take place during comp zoning. Please consider the attached photos showing the traffic situation as it exists already at route 108 and Columbia Road.

In general, I hope to see the zoning process work to keep Howard County the livable place it is. If the process is ineffective, then perhaps it would be more efficient to abolish zoning and let developers make these decisions directly. Your website says you "Established a Zoning Regulation Amendment (ZRA) web page," which is great.

According to:

<http://cc.howardcountymd.gov/WorkArea/linkit.aspx?LinkIdentifier=id&ItemID=6442462443&libID=6442462441>

I count that **only a single Map Amendment proposed by a residential developer has been rejected by DPZ**. Is this correct? Will the council's decisions follow the same path? Comp zoning will be relatively fresh in voters' minds at the next election and this has the potential to be a very interesting metric to publicize. I hope it isn't still "one.":

I hope this input helps with what I'm sure is no small undertaking. Thank you for your service to Howard County.

Sincerely,

Tom Brubaker
9501 Liverpool Lane
Ellicott City, MD 21042

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:49 PM
To: Regner, Robin
Subject: FW: Re-zoning 30.002-30.009 Dorsey Crossing

From: Sigaty, Mary Kay
Sent: Tuesday, July 30, 2013 4:55 PM
To: Tolliver, Sheila
Subject: FW: Re-zoning 30.002-30.009 Dorsey Crossing

From: "lee.eybel@verizon.net<mailto:lee.eybel@verizon.net>" <lee.eybel@verizon.net<mailto:lee.eybel@verizon.net>>
Date: Sun, 19 May 2013 09:44:45 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>
Subject: Re: RE: Re-zoning 30.002-30.009 Dorsey Crossing

Thanks Mary, can we schedule a meeting with you to discuss this rezoning petition ahead of the June meetings? We can meet in your offices or here in the community.

Thanks for your help

On 05/17/13, Sigaty, Mary Kay<mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>> wrote:

Good afternoon,

Thank you for sharing your views regarding the applications submitted by Mr. Phippen for Comprehensive Zoning.

The Planning Board continues its review of all submitted applications for map amendments (such as those submitted by Mr. Phippen) and amendments to the Zoning Regulations (known as text amendments). The Council expects the Planning Board to offer recommendations on the applications and text amendments by the end of May.

The Council will conduct public hearings on Comprehensive Zoning in June. It is expected that the applications for 30.002 – 30.009 will be included on the public hearing agenda scheduled for June 17, 2013 beginning at 5:00 p.m. in the Banneker Room of the George Howard Building, 3430 Courthouse Drive, Ellicott City 21043. I will ask my assistant to share more information with you as it is available.

If you would like to learn more about the Comprehensive Zoning process, please visit the County Government's Comprehensive Zoning webpage<<http://www.howardcountymd.gov/compzoning.aspx?id=6442466051>>. The Council will share information about Comprehensive Zoning legislation as it becomes available.

I hope that you find this information helpful.

Have a great weekend.....MK

Mary Kay Sigaty
Howard County Council
District 4
(410) 313-2001

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:49 PM
To: Regner, Robin
Subject: FW: Zoning for 30.002

From: Sigaty, Mary Kay
Sent: Tuesday, July 30, 2013 4:56 PM
To: Tolliver, Sheila
Subject: FW: Zoning for 30.002

From: "vmeckel@comcast.net<mailto:vmeckel@comcast.net>"
<vmeckel@comcast.net<mailto:vmeckel@comcast.net>>
Date: Mon, 1 Apr 2013 23:20:38 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>
Subject: Zoning for 30.002

Hi Ms Signaty,

I am concerned about the upcoming zoning of 30.002. It's is zoned for residential and trying to be changed to high density. That would only add to the traffic problems, on 108 and Columbia Road. I am beginning to look around Howard County, and think, where am I? Is this Howard or Montgomery County? Any assistance, you can offer would be appreciated. I did vote for you. Thank-you!

V.Meckel

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:49 PM
To: Regner, Robin
Subject: FW: Comments re Rezoning Amendments 30.001-30.009

From: Sigaty, Mary Kay
Sent: Tuesday, July 30, 2013 4:55 PM
To: Tolliver, Sheila
Subject: FW: Comments re Rezoning Amendments 30.001-30.009

On 6/21/13 11:29 AM, "Clay, Mary" <mclay@howardcountymd.gov> wrote:

>Sang and Mary Kay,

>

>Please see the comments below from Mrs. Fahrendorf.

>

>Thanks!

>

>Mary

>

>-----Original Message-----

>From: Sarah Richardson Fahrendorf

>[mailto:sarahbeth@alumni.virginia.edu]

>Sent: Friday, June 21, 2013 11:25 AM

>To: Clay, Mary

>Subject: FW: Comments re Rezoning Amendments 30.001-30.009

>

>

>

>On 4/10/13 2:23 PM, "Boone, Laura" <lboone@howardcountymd.gov> wrote:

>

>>Ms. Fahrendorf:

>>Thank you for taking the time to contact the Planning Board. I just

>>wanted to confirm that they have received your testimony and will

>>considerate it when making their recommendation to County Council on

>>the Comprehensive Zoning Plan.

>>

>>Thanks,

>>

>>Laura Boone

>>Howard County Government

>>Department of Planning and Zoning

>>3430 Court House Drive

>>Ellicott City, MD 21043

>>410-313-4303

>>

>>

>>

>>

>>-----Original Message-----

>>From: Boone, Laura

>>Sent: Friday, April 05, 2013 9:59 PM

>>To: PlanningBoard

>>Subject: FW: Comments re Rezoning Amendments 30.001-30.009

>>

>>

>>

>>From: Sarah Richardson Fahrendorf [sarahbeth@alumni.virginia.edu]

>>Sent: Friday, April 05, 2013 5:14 PM

>>To: Boone, Laura

>>Cc: Eybel, Lee E; Meghan Leimenstoll

>>Subject: Comments re Rezoning Amendments 30.001-30.009

>>

>>Ms. Boone,

>>

>>I am a resident of Howard County who lives in Dorsey Crossing (the
>>neighborhood adjacent to the properties in question). My top concerns
>>center on traffic, and I will detail these below. Because of these
>>concerns, it is my opinion that a better use of the property is some
>>sort of commercial use such as professional office space, or even
>>better, as Storage. Storage units are not exactly attractive, but
>>they do not invite the same intensity of traffic at peak hours. I also
>>strongly recommend that a playground be included in the redesign of
>>the parcels.

>>

>>I am gravely concerned about the traffic here, even before the
>>possible addition of apartments. First, I will tell you about our
>>immediate neighborhood and the accidents waiting to happen here,
>>particularly along Old Annapolis Road. Then, a little further below, I
>>will tell you about the dangers we face along routes 108/ 29 and
>>Columbia Road for the commute back home.

>>

>>(1) Accidents Waiting to Happen - this neighborhood. Dorsey Crossing
>>is positioned mainly along a road (Old Annapolis) which is used
>>commercially for the village center, Medical Center, Lee Lynn's
>>(restaurant), and All View Liquors. This is a residential neighborhood
>>where lots of young families live (read = lots of little kids who
>>might venture into traffic inadvertently).

>>

>>Current traffic conditions are already unacceptable: there are no
>>speed bumps or other means of traffic calming on Old Annapolis, and
>>only recently did we get a speed limit sign (30 mph). We need a
>>speeding camera set up, and set to a very low limit. Children have
>>been seen running into the road after balls-even older ones who should know better.
>>We need a formal crosswalk (possibly with a light, for traffic
>>calming) to the shopping center from our immediate neighborhood.
>>There is a lot of traffic, especially during rush hour in the morning
>>and evening-- sometimes even at lunch. Lots of impatient drivers who
>>may not take an extra minute to look for pedestrians. Not to mention
>>the fact that we ourselves need to get out of our own neighborhood to go to work.

>>

>>High density residential apartments are not going to improve this
>>conflict; more cars in and out of the area at these peak times will
>>only make it worse.

>>

>>Commercial usage of the property would be somewhat better because the
>>traffic would come from a different direction, but volume is still a
>>concern.

>>

>>We sometimes especially feel the traffic dangers because we have no
>>playground nearby, so, parents (who have the time) walk to Centennial
>>Park or to another park. These trips require crossing heavy traffic on
>>Columbia Road or else cutting through the Giant parking lot. All our
>>neighbors who we know from walking have either been cut off or else
>>almost hit by a driver who was either indifferent or not paying
>>attention.

>>

>>A great use of the properties in question should include a playground
>>for little kids (like the one at the base of the dam at Centennial) so
>>that it's less risky for a distracted parent to get themselves and all
>>of their kids across the road without getting hit. It's very
>>difficult to make a trip to one of the playgrounds at the end of a
>>work day --- the roads are too congested and it's dangerous.

>>

>>(2) Traffic from 29/108 onto Columbia Road - Nowhere To Run To, Baby.
>>Finally, I am very concerned about the traffic coming onto Columbia
>>Road from Route 108, particularly as impacted by merging traffic from
>>Route 29 South. I commute home in a westward direction from Route 108.

>>

>>In the evening, I have two kids in the car (ages 2 and 4)---this
>>situation presents its own distractions. Therefore, to be as safe as
>>possible, I do what I can to avoid sketchy traffic. For example, to
>>avoid the dangerous multiple lane switch from Route 100 to 29 South to
>>Route 108 West, I do not use route 100 in the evening. I take only Route
>>108. But I still have to turn onto Columbia Road from Route 108, and
>>this is hard in the evenings when so many cars are merging off Route
>>29 South onto 108 and they want to veer left at the same points along
>>the short stretch of road where I want to veer right to make the turn
>>onto Old Columbia. My neighbor's friend had her car totaled on Route
>>108 when someone piled into her. She was unable to steer her car out
>>of harm.

>>The traffic is dense; there is nowhere to go if someone is about to
>>hit you from behind or from the side. This is a very, very short
>>stretch of road and adding more cars that will need to turn onto Old
>>Columbia Road will worsen traffic density at these crucial pinch-points.

>>

>>Thank you for considering my concerns,

>>

>>Sarah Fahrendorf, Esq.
>>4802 Portsmouth Road
>>Ellicott City, MD 21042

>>

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:49 PM
To: Regner, Robin
Subject: FW: Comprehensive Rezoning
Attachments: image001.gif

From: Sigaty, Mary Kay
Sent: Tuesday, July 30, 2013 4:56 PM
To: Tolliver, Sheila
Subject: FW: Comprehensive Rezoning

From: Kimberley MacLean <kmaclean@actavis.com<mailto:kmaclean@actavis.com>>
Date: Tue, 19 Mar 2013 10:11:10 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>
Subject: Comprehensive Rezoning

Ms. Sigaty, as a resident of Dorsey Hall Condominiums I am quite concerned about the rezoning of the parcels fronting Rt. 108 and near the intersection with Columbia Road from R-20 to a new high density R-A-25, and plans to develop rental apartments. There are no rental units in Dorsey's Search on the NW side of Rt. 108, and I feel inclusion of such units negatively affects the character of the nearby properties which have already suffered significant loss in value. While I agree that the current zoning is inappropriate, I would like to see condominiums, townhomes or additional office/medical space which would be in keeping with the current character of the area. I would appreciate any feedback you can provide.

Regards,

Kimberley MacLean
Sr. Specialist, R&D QA

[cid:image001.gif@01CE2489.66C4B510]

Actavis
10065 Red Run Blvd t +1 443 316 4210 @ kmaclean@actavis.com<mailto:kmaclean@actavis.com>
Owings Mills , MD 21117 United States w www.actavis.com<http://www.actavis.com/>
Internal VoIP number t 122 4210

Please note that this e-mail and its attachments are intended for the named addressee only and may contain information that is confidential and privileged. If you have by coincidence or mistake or without specific authorization received this e-mail and its attachments we request that you notify us immediately that you have received them in error, uphold strict confidentiality and neither read, copy, nor otherwise make use of their content in any way Please note that the sender of this e-mail and its attachments is solely responsible for its content if it does not concern the operations of Actavis Group or its subsidiaries.

30.002 -
30.009

Clay, Mary

From: Sigaty, Mary Kay
Sent: Friday, May 17, 2013 4:36 PM
To: Eybel, Lee E; Clay, Mary; Meghan Leimenstoll; Andrea LeWinter (alewinter@taylorlegal.com); Heather Hayne; Tom Alps; Dinesh; Karen McCloskey
Cc: lee.eybel@verizon.net; Jackie Felker (jfelker@columbiavillages.org)
Subject: RE: Re-zoning 30.002-30.009 Dorsey Crossing

Good afternoon,

Thank you for sharing your views regarding the applications submitted by Mr. Phippen for Comprehensive Zoning.

The Planning Board continues its review of all submitted applications for map amendments (such as those submitted by Mr. Phippen) and amendments to the Zoning Regulations (known as text amendments). The Council expects the Planning Board to offer recommendations on the applications and text amendments by the end of May.

The Council will conduct public hearings on Comprehensive Zoning in June. It is expected that the applications for 30.002 – 30.009 will be included on the public hearing agenda scheduled for June 17, 2013 beginning at 5:00 p.m. in the Banneker Room of the George Howard Building, 3430 Courthouse Drive, Ellicott City 21043. I will ask my assistant to share more information with you as it is available.

If you would like to learn more about the Comprehensive Zoning process, please visit the County Government's [Comprehensive Zoning webpage](#). The Council will share information about Comprehensive Zoning legislation as it becomes available.

I hope that you find this information helpful.

Have a great weekend.....MK

Mary Kay Sigaty
Howard County Council
District 4
(410) 313-2001

From: Eybel, Lee E [mailto:Lee.E.Eybel@msgraystone.com]
Sent: Friday, May 17, 2013 2:02 PM
To: Clay, Mary; Meghan Leimenstoll; Andrea LeWinter (alewinter@taylorlegal.com); Heather Hayne; Tom Alps; Dinesh; Karen McCloskey
Cc: Sigaty, Mary Kay; lee.eybel@verizon.net
Subject: Re-zoning 30.002-30.009 Dorsey Crossing

Mary and Mary,

As I'm sure you are aware the parcel of land behind our community on route 108 has been petitioned for re-zoning by developer Chris Phippen.

To be clear, we are not opposed to re-developing this parcel only that apartments seem ill fitted given the current community fabric.

Our stance as a community is...

We are in agreement this parcel of land could be better utilized if re-developed.

We do not oppose a development that complements the existing fabric of the community.

We believe developing Dorsey Crossing II, townhomes, is a natural solution (same developer same community), fits nicely.

We believe an extension of the existing medical or professional buildings also makes sense and fits nicely.

We DO NOT believe apartments are the "best use" solution. There are no apartments in Dorsey Hall, these would be the first. There are no 108 facing apartments from Route 175 to the Montgomery County line, this would be the first. Having lived in Dorsey Crossing since its inception (and Dorsey Hall since 1986), we have collectively worked hard to establish a sense of community, apartments do not naturally create a sense of "neighborhood" and may in fact conflict with the existing fabric of our community.

As a neighborhood we are uncomfortable with a development/design concept based solely on financial feasibility rather than concepts strengthening a community.

Traffic in the area (especially at rush hour) is frustrating and dangerous. The intersection at Columbia Road and Old Annapolis is stressed even with the recent redesign. Any project that creates more traffic at peak hours will make this intersection more frustrating and dangerous. This is a very real concern as our neighborhood would prefer to walk to Centennial Park. If this intersection is not made safer we will have no choice but to drive. Trying to escort a stroller, bike, two kids and a dog across Columbia (even with the pedestrian right of way) to get to a path to the park is stressful to say the least.

Additionally, our neighborhood is being used by "thru" commuters trying to get out to routes 40 and 70. Motorists are using 29 S to 108 W, to Columbia Road to Old Annapolis to Centennial Lane, to Frederick Road to 40 and beyond as an alternate to 100 to 29N to 40/70 west.

We have been given assurances by the developer, and his attorney Sang Ho, they want us involved and will work with us developing a plan and project which will not materially impact (negatively) our community. As a community we are concerned these assurances may wane over time and that best intentions presently may not be enforced later.

Help us better understand how your office can assist our community in representing our best interests as this rezoning petition and redevelopment plan progresses. Your office has a standing invitation to attend our future community meetings. We will forward the date for our next meeting once determined.

In the meantime we look forward to working with your office as this rezoning petition winds its way through the county council this summer.

Kind Regards,

Lee Eybel, President
HOA Dorsey Crossing

Important Notice to Recipients:

Please do not use e-mail to request, authorize or effect the purchase or sale of any security or commodity. Unfortunately, we cannot execute such instructions provided in e-mail. Thank you.

"
"

Requested Zoning

Search Street:

OLD RT 108

Property Information:

Amendment No.: 30.003

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 1402218259

Map: 30

Grid: 9

Parcel: 53

Lot: 23 24

Acres: 0.278

Address: 9570 OLD RT 108

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: MILLER DANIEL L

Email:

Phone:

Mailing Address: 12075 OLD FREDERICK RD

City/State/Zip: MARRIOTTSVILLE, MD 21104

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

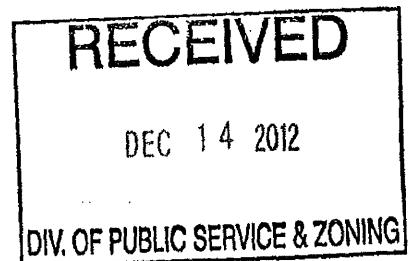
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) 9570 Old Route 108
2 Tax Map Number 30 Grid 9
3 Parcel(s) 53
4 Lot(s) 23, one-half 24
5 Tax Account Data: District 02 Account # 218259
6 Size of Property: Acres 0,278 Square feet 12,109
7 The Property is currently zoned: R-20
I request that the Property be rezoned to: High Density Residential, R-A-15 or higher

B. Owner Information

- 8 Owner Name Daniel L. Miller, Kathryn A. Miller
9 Mailing street address or Post Office Box 12075 Old Frederick Road
City, State Marriottsville, Maryland
ZIP Code 21104
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail



C. Representative Information

- 11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)

Fax 410-964-2008

E-Mail

soh@talkin-oh.com

12 Association with Owner Attorneys

D. Alternate Contact [If Any]

Name

Telephone

E-Mail

E. Explanation of the Basis / Justification for the Requested Rezoning

13 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 30, Grid 9, as Parcels 51 (Lots 13-15), 52 (Lots 16-18), 53 (Lot 23 and half of 24), 54 (Lots half of 24 and 25), 55 (Lots 26-30), and 288 (Lots 19-22) (the "Original Application").

The subject Property is currently underdeveloped, containing several small single family detached dwellings and religious structures. Given the Property's location near the Dorsey Search Village Center and the Route 29/108 interchange, and its prominent visibility along Route 108, the Property has the potential for a substantial development. Redeveloping the Property under its current R-20 zoning, however, would not be the most appropriate use of the Property. See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

G. Signatures

15 Owner Original signatures in Original Application Owner (2)

Date

Date

Additional owner signatures? X the box to the left and attach a separate signature page.

16 Representative Signature

[Handwritten Signature]

Date

12-14-12

DPZ Use Only	<i>2/c</i>	Amendment No.	30.003
Notes			

Continuation Sheet

E. Explanation of the Basis / Justification for the Requested Rezoning

- 13 The subject Property is currently underdeveloped, containing several small single family detached dwellings and religious structures. Given the Property's location near the Dorsey Search Village Center and the Route 29/108 interchange, and its prominent visibility along Route 108, the Property has the potential for a substantial development. Redeveloping the Property under its current R-20 zoning, however, would not be the most appropriate use of the Property.

The Property is in the Planned Service Area for water and sewer and could accommodate a well-planned, high density residential development. The Property is also in close proximity to the commercial and institutional areas of Dorsey Search. A multifamily apartment development would support the businesses of the Village Center, which in turn would provide convenient retail and service opportunities to residents of the development.

Additionally, the Property provides easy commuter access to both Routes 108 and 29. High density, multifamily apartment dwellings have proven successful in high visibility, transit-convenient areas such as the Gateway Village Apartments near the intersections of Route 32 and 95, and the Avalon at Fairway Hills Apartments on Columbia Road near the intersections of Routes 29 and 175. Furthermore, apartment units on the Property would create a diverse mix of housing in the area to complement the single family homes to the west of Columbia Road and along Woodland Road, and the townhome community of Dorsey Crossing.

The proposed rezoning is also consistent with PlanHoward 2030, which recognizes the need for the County to provide a diverse mix of housing opportunities. PlanHoward 2030 provides that housing experts believe that over the next 20 years, more than 60 percent of new housing demand will be for multifamily dwelling units. This projected trend is due both to an increasing ratio of smaller households and to the financial inability of many residents to afford single-family housing. PlanHoward 2030, p. 140.

Between 1990 and 2010, the number of residents living alone increased by 75 percent. "[T]he single-family detached house is no longer preferred by many households. Smaller-sized housing will be in greater demand in the future. The data shows a demographic shift that aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact higher-density residential development. From this perspective, condominium and rental apartments and townhome developments will be a greater portion of new homes built in the County in the future." PlanHoward 2030, pp. 140-42.

The County's demographic shift was also noted in a recent Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. commissioned by the County (the "RCLCO Study"). The RCLCO Study found that "the true demand for multifamily units is indeed much higher than historical permitting trends and that there is likely 2X or more demand for multifamily units in the County overall based on the increase in 1- and 2-person households as the primary drivers of housing demand in addition to increased acceptance of and desire for high density housing product types." RCLCO Study, p. 7. The RCLCO Study also recommended that, to reduce residential development pressure on the Route 1 Corridor and to satisfy County demand, "Where feasible, in areas west of I-95, and to further serve the market now being served in the Route 1 corridor, the County should seek opportunities for more housing, especially multi-family housing." RCLCO Study, p. 18.

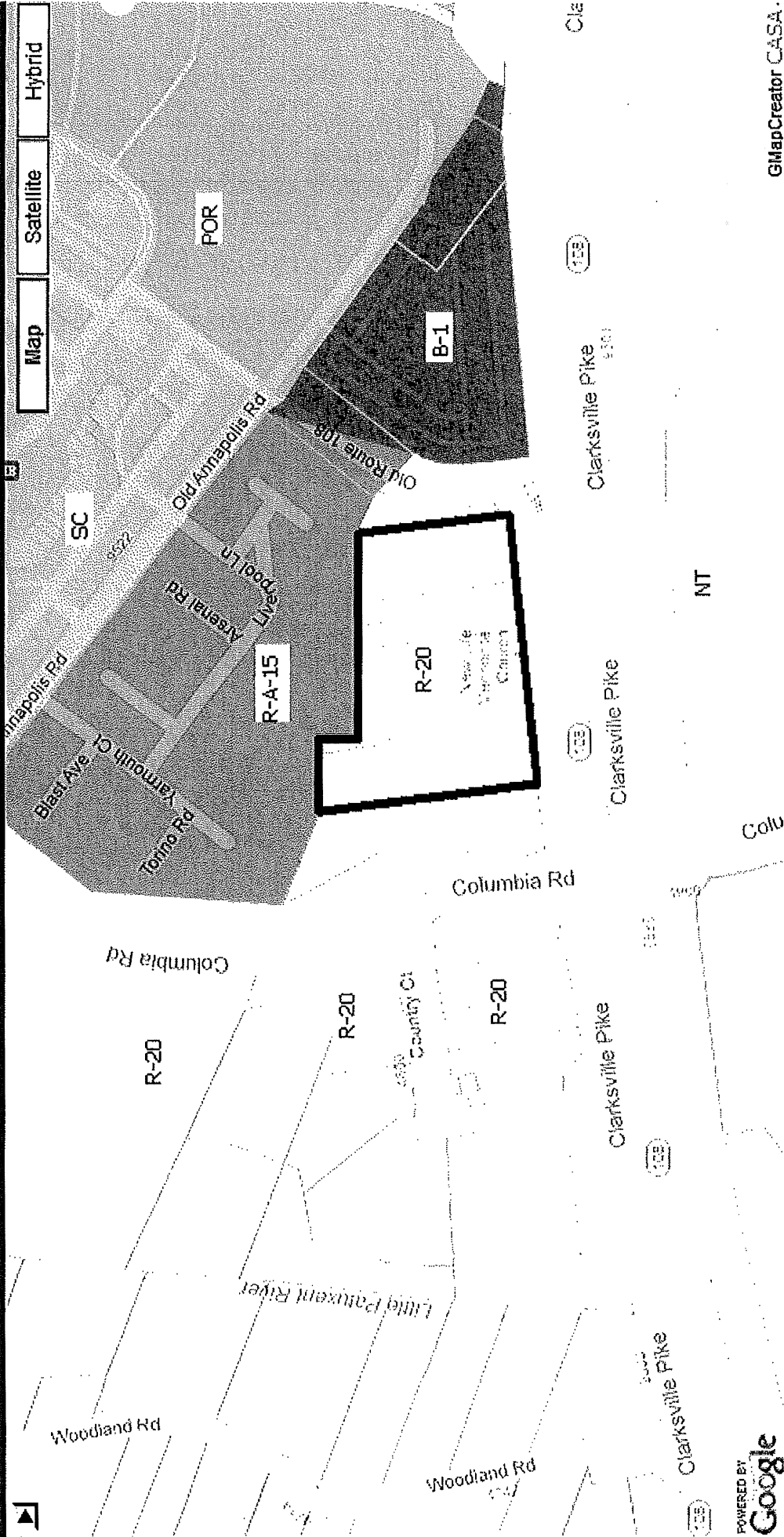
In addition to recognizing the County's need for more multifamily housing, PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. Current trends in the County are "shifting the focus from past patterns where single-family detached homes dominated to a current mix that includes more townhouses and apartments, a trend that can help increase affordable housing choices." PlanHoward 2030, p. 136. Multi-family housing is inherently more affordable than large single-family residences, and the trend towards an increase in multifamily housing opportunities should help to ensure that an ample supply of affordable housing is available for County residents. Additionally, the Zoning Regulations require that developments in most high density residential districts provide at least 10 percent of their dwelling units as moderate income housing units, which is a policy that would most likely apply to any redevelopment of the subject Property.

In order to ensure that the housing demands of the County's shifting demographics are met, suitable locations for affordable, multifamily dwellings should not be passed over. The subject Property is one such location. Given its access to major roadways, its visibility along Route 108, and its proximity to the amenities of Dorsey Search, the Property would be most appropriately redeveloped with high density apartment units.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid



POWERED BY
Google

GMapCreator C.A.S.A.



Howard County Council

George Howard Building
3462 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Daniel and Kathryn Miller
12075 Old Frederick Road
Marriottsville, MD 21104

Dear Mr. and Mrs. Miller:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

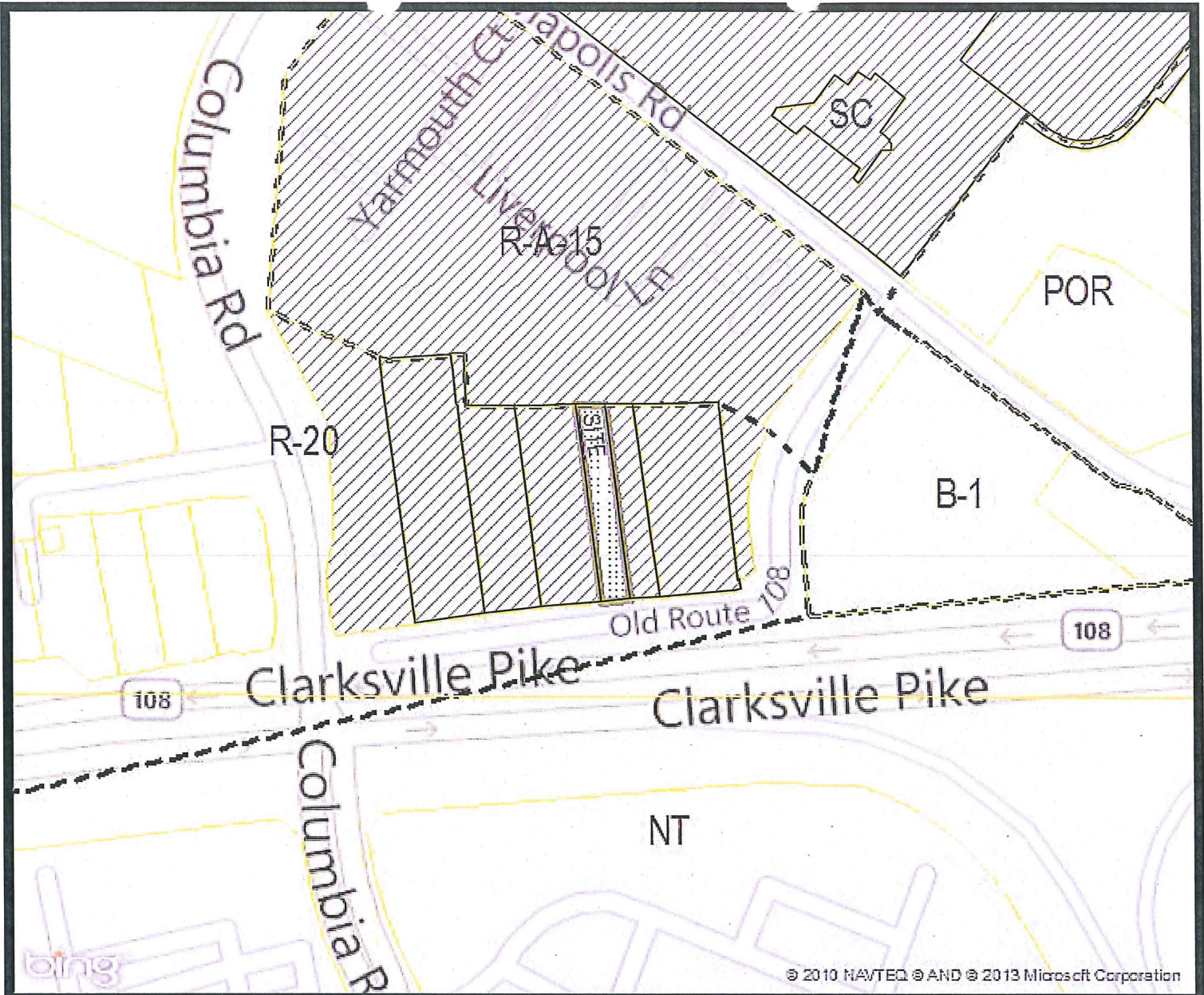
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official.**"

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 30.003 Tax ID: 1402218259
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 53 Lot: 23 24
 Address: 9570 OLD RT 108

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108

(testimony for 30.002-30.009)

"
"

Requested Zoning

Search Street:

OLD RT 108

Property Information:

Amendment No.: 30.004

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 193922

Map: 30

Grid: 9

Parcel: 52

Lot:

Acres: 0

Address: 9584 OLD RT 108

City/State/Zip: , MD

Owner:

Name: Dorothy A. Harmon

Email:

Phone:

Mailing Address:

City/State/Zip: ,

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

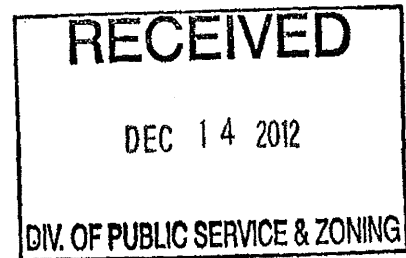
[Word 2007 Version]
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Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) 9584 Old Route 108
- 2 Tax Map Number 30 Grid 9
- 3 Parcel(s) 52
- 4 Lot(s) 16, 17, 18
- 5 Tax Account Data: District 02 Account # 193922
- 6 Size of Property: Acres 0.52 Square feet 22,651
- 7 The Property is currently zoned: R-20
I request that the Property be rezoned to: High Density Residential, R-A-15 or higher

B. Owner Information

- 8 Owner Name Dorothy A. Harmon
- 9 Mailing street address or Post Office Box 9584 Old Route 108
City, State Ellicott City, Maryland
ZIP Code 21042
Telephone (Main)
Telephone (Secondary)
Fax
- 10 E-Mail



C. Representative Information

- 11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)

Fax 410-964-2008

E-Mail

soh@talkin-oh.com

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Telephone

E-Mail

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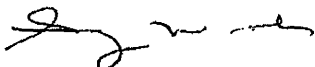
15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? X the box to the left and attach a separate signature page.

16 Representative Signature



Date

12-14-12

DPZ Use Only		Amendment No.	30.004
Notes			

Continuation Sheet

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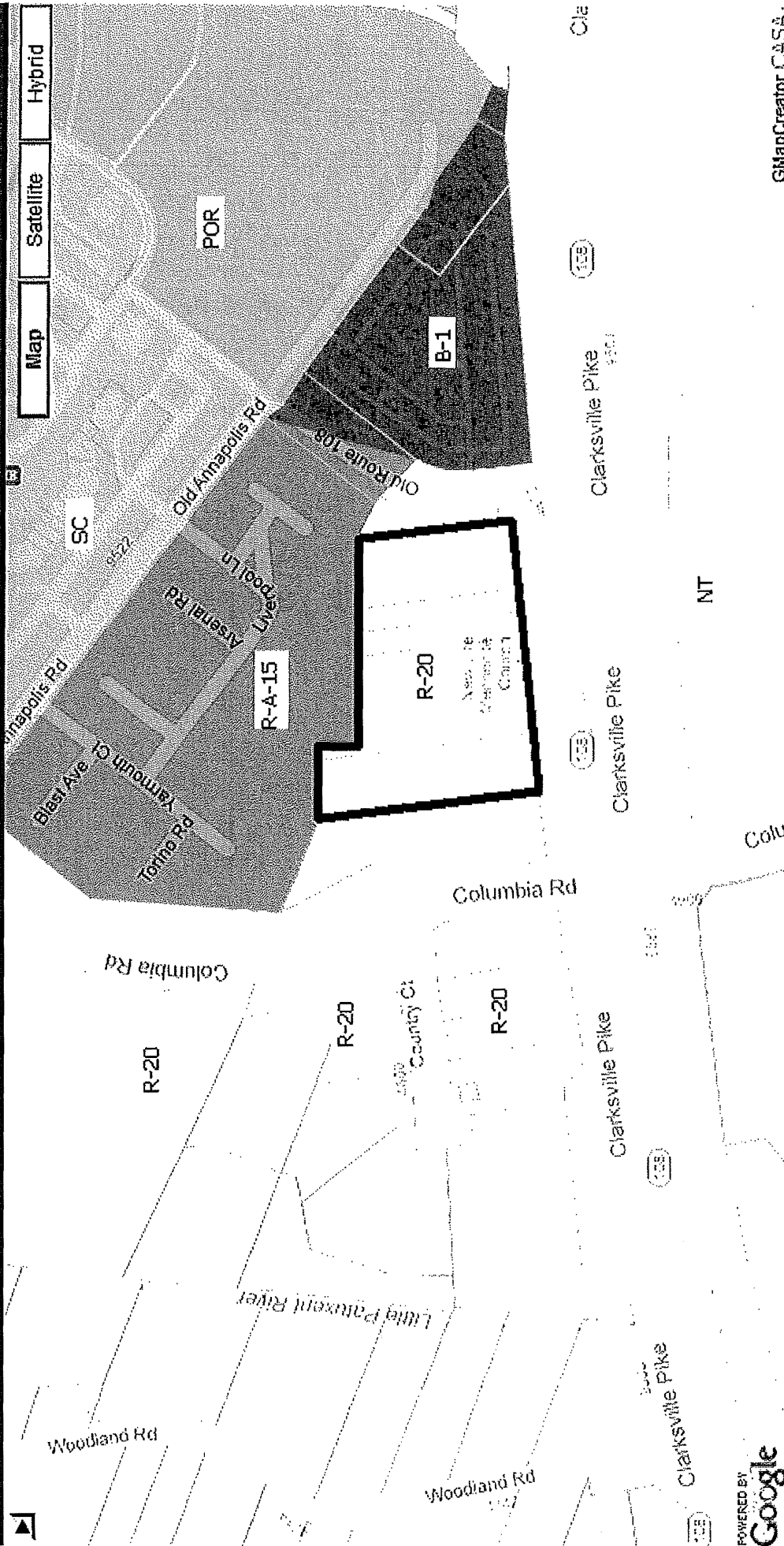
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Howard County, MARYLAND

Street View | Help





Howard County Council

George Howard Building
3463 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Ms. Dorothy Harmon
9584 Old Route 108
Ellicott City, MD 21042

Dear Ms. Harmon:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

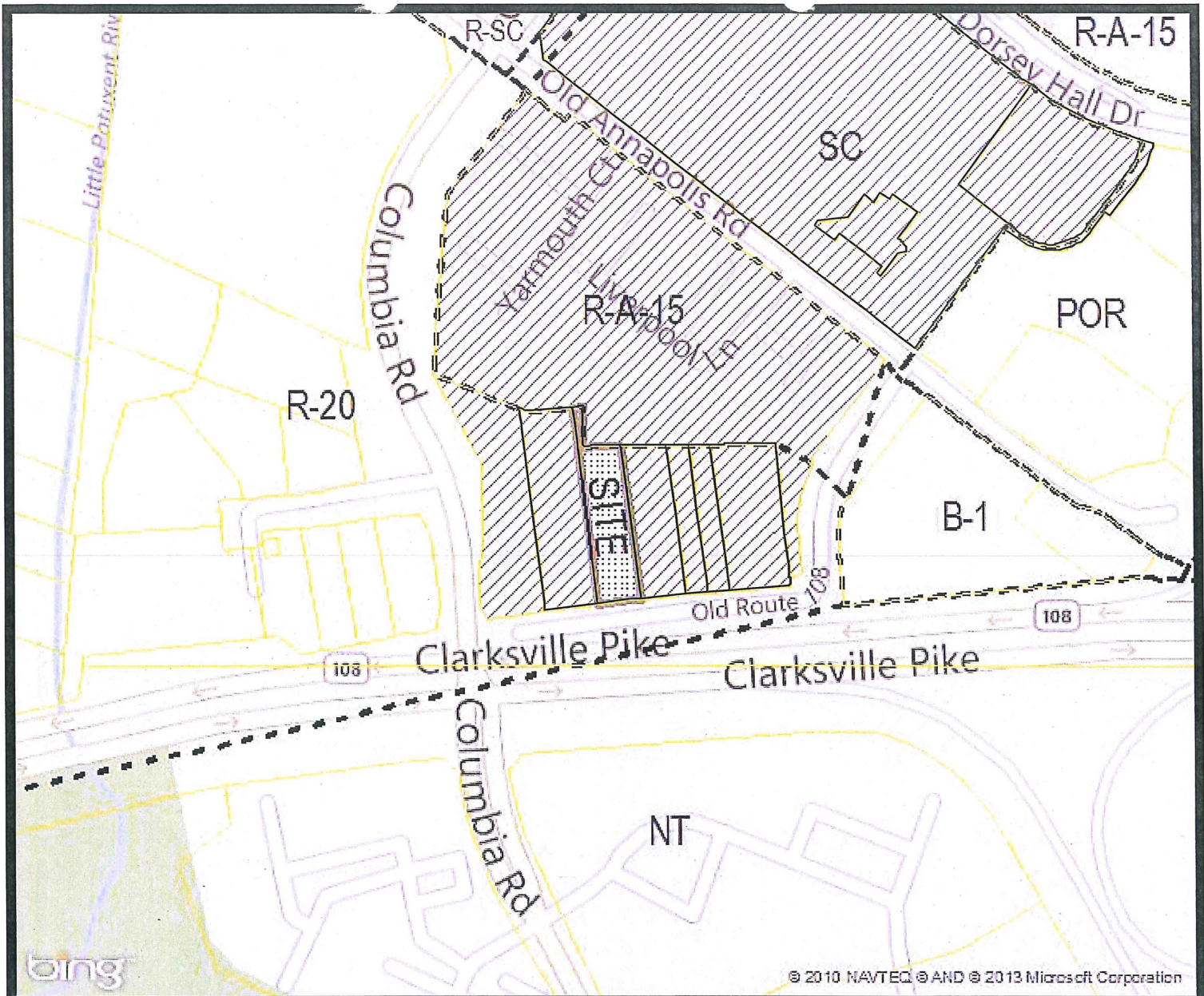
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Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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Zoning Map General Plan Amendment: 30.004 Tax ID: 1402193922
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 52 Lot: N/A
 Address: 9584 OLD RT 108

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)

"
"

Requested Zoning

Search Street:

OLD RT 108

Property Information:

Amendment No.: 30.005

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 1402252465

Map: 30

Grid: 9

Parcel: 54

Lot: 25

Acres: 0.244

Address: 9566 OLD RT 108

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: NEW LIFE MENNONITE CHURCH INC

Email:

Phone:

Mailing Address: 9580 OLD ROUTE 108

City/State/Zip: ELLICOTT CITY, MD 21042

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

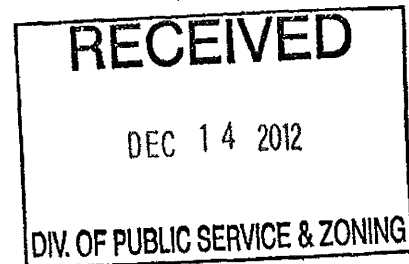
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) 9566 Old Route 108
- 2 Tax Map Number 30 Grid 9
- 3 Parcel(s) 54
- 4 Lot(s) One half 24, 25
- 5 Tax Account Data: District 02 Account # 252465
-
- 6 Size of Property: Acres Square feet 10,632
-
- 7 The Property is currently zoned: R-20
I request that the Property be rezoned to: High Density Residential, R-A-15 or higher

B. Owner Information

- 8 Owner Name New Life Mennonite Church, Inc.
- 9 Mailing street address
or Post Office Box 9580 Old Route 108
City, State Ellicott City, Maryland
ZIP Code 21042
Telephone (Main)
Telephone (Secondary)
Fax
- 10 E-Mail



C. Representative Information

- 11 Name Talkin & Oh, LLP
Mailing street address
or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)

Fax 410-964-2008

E-Mail

soh@talkin-oh.com

12 Association with Owner Attorneys

D. Alternate Contact [If Any]

Name

Telephone

E-Mail

E. Explanation of the Basis / Justification for the Requested Rezoning

13 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 30, Grid 9, as Parcels 51 (Lots 13-15), 52 (Lots 16-18), 53 (Lot 23 and half of 24), 54 (Lots half of 24 and 25), 55 (Lots 26-30), and 288 (Lots 19-22) (the "Original Application").

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F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

G. Signatures

15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? X the box to the left and attach a separate signature page.

16 Representative Signature

[Handwritten Signature] W. Oh

Date

12-14-12

DPZ Use Only	JRC	Amendment No.	30.005
Notes			

Continuation Sheet

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Additionally, the Property provides easy commuter access to both Routes 108 and 29. High density, multifamily apartment dwellings have proven successful in high visibility, transit-convenient areas such as the Gateway Village Apartments near the intersections of Route 32 and 95, and the Avalon at Fairway Hills Apartments on Columbia Road near the intersections of Routes 29 and 175. Furthermore, apartment units on the Property would create a diverse mix of housing in the area to complement the single family homes to the west of Columbia Road and along Woodland Road, and the townhome community of Dorsey Crossing.

The proposed rezoning is also consistent with PlanHoward 2030, which recognizes the need for the County to provide a diverse mix of housing opportunities. PlanHoward 2030 provides that housing experts believe that over the next 20 years, more than 60 percent of new housing demand will be for multifamily dwelling units. This projected trend is due both to an increasing ratio of smaller households and to the financial inability of many residents to afford single-family housing. PlanHoward 2030, p. 140.

Between 1990 and 2010, the number of residents living alone increased by 75 percent. "[T]he single-family detached house is no longer preferred by many households. Smaller-sized housing will be in greater demand in the future. The data shows a demographic shift that aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact higher-density residential development. From this perspective, condominium and rental apartments and townhome developments will be a greater portion of new homes built in the County in the future." PlanHoward 2030, pp. 140-42.

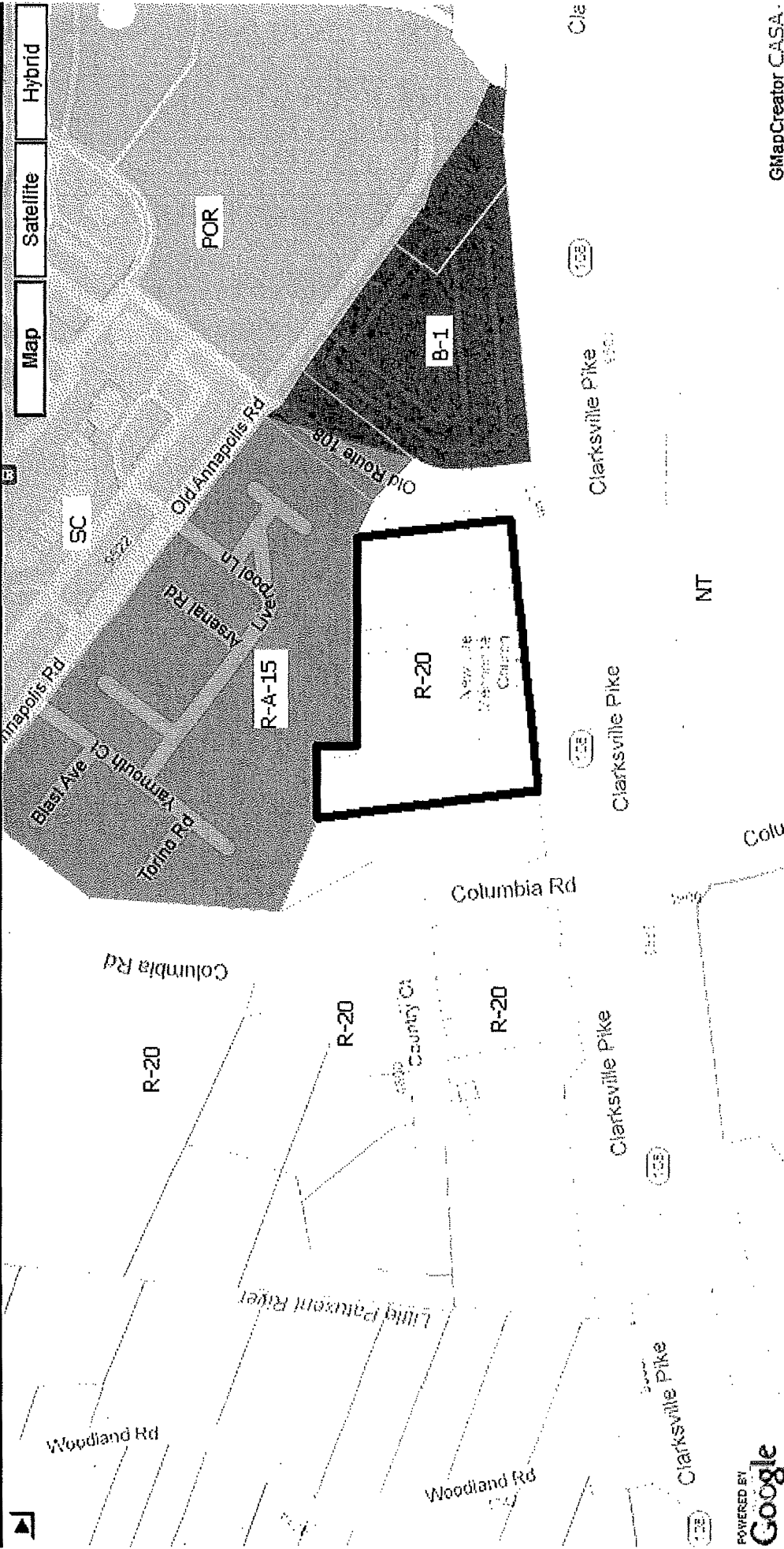
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In addition to recognizing the County's need for more multifamily housing, PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. Current trends in the County are "shifting the focus from past patterns where single-family detached homes dominated to a current mix that includes more townhouses and apartments, a trend that can help increase affordable housing choices." PlanHoward 2030, p. 136. Multi-family housing is inherently more affordable than large single-family residences, and the trend towards an increase in multifamily housing opportunities should help to ensure that an ample supply of affordable housing is available for County residents. Additionally, the Zoning Regulations require that developments in most high density residential districts provide at least 10 percent of their dwelling units as moderate income housing units, which is a policy that would most likely apply to any redevelopment of the subject Property.

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Howard County, MARYLAND

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Howard County Council

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Ellicott City, Maryland 21043-4392

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March 11, 2013

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9580 Old Route 108
Ellicott City, MD 21042

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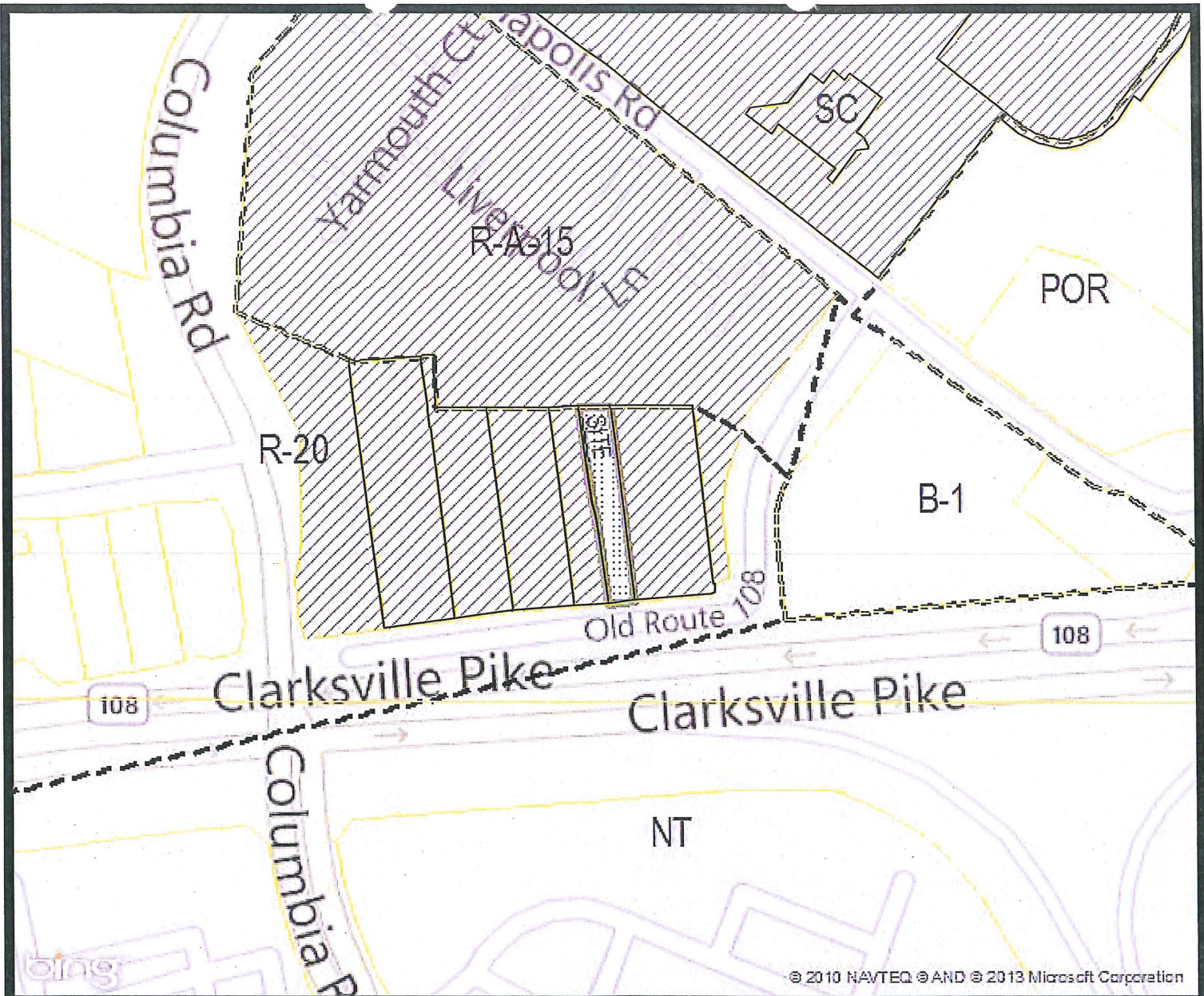
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Zoning Map General Plan Amendment: 30.005 Tax ID: 1402252465
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 54 Lot: 25
 Address: 9566 OLD RT 108

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)

"
"

Requested Zoning

Search Street:

OLD RT 108

Property Information:

Amendment No.: 30.005

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 1402252465

Map: 30

Grid: 9

Parcel: 54

Lot: 25

Acres: 0.244

Address: 9566 OLD RT 108

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: NEW LIFE MENNONITE CHURCH INC

Email:

Phone:

Mailing Address: 9580 OLD ROUTE 108

City/State/Zip: ELLICOTT CITY, MD 21042

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

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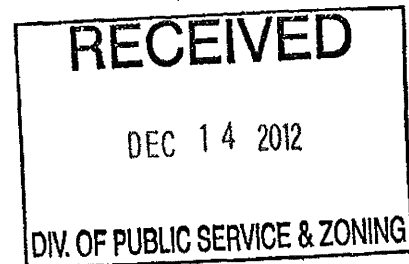
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- 9 Mailing street address
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City, State Ellicott City, Maryland
ZIP Code 21042
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Name

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DPZ Use Only	<i>JRC</i>	Amendment No.	30.005
Notes			

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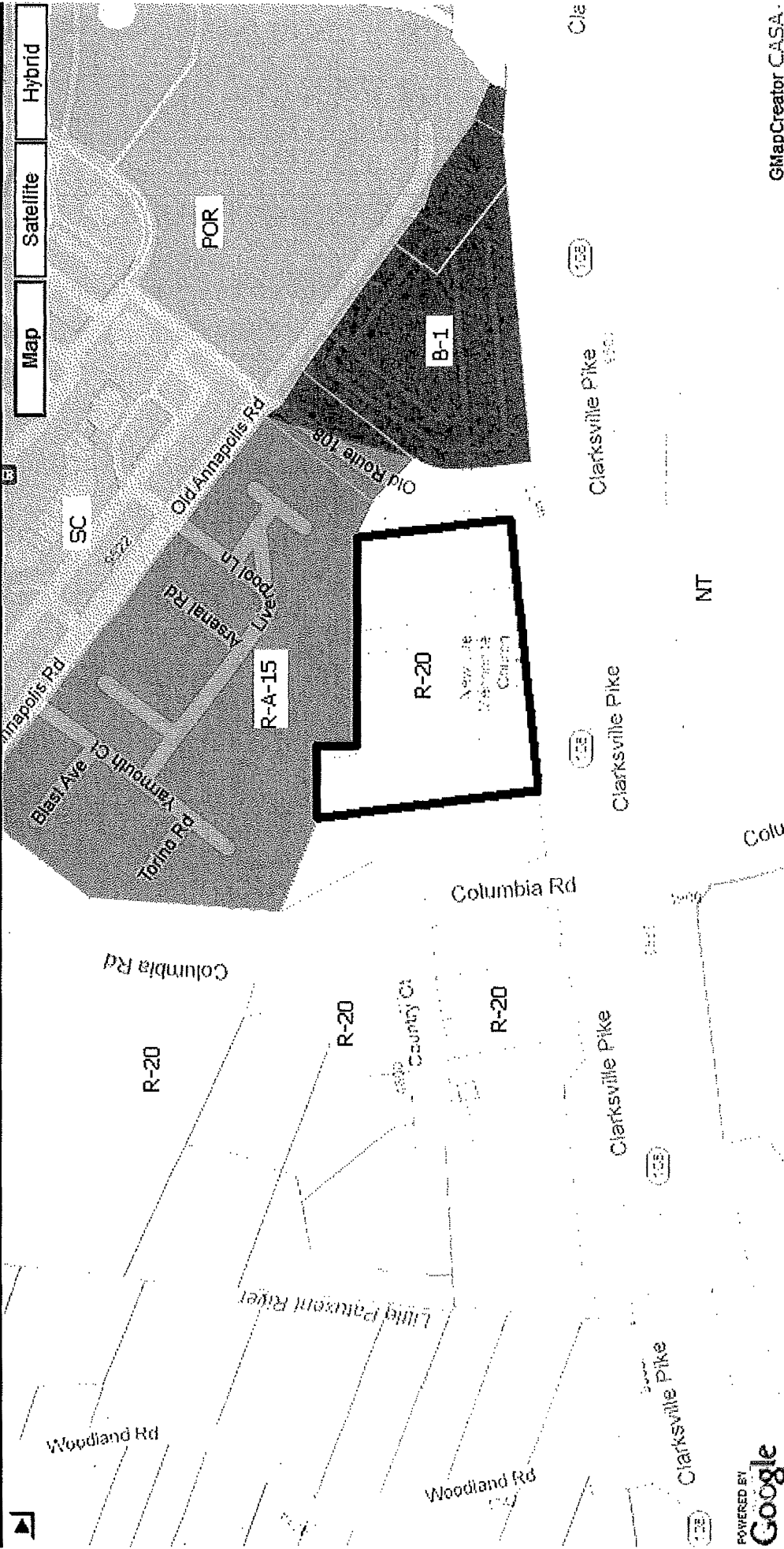
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Howard County, MARYLAND

Street View | Help



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COUNCILMEMBERS

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March 11, 2013

New Life Mennonite Church, Inc.
9580 Old Route 108
Ellicott City, MD 21042

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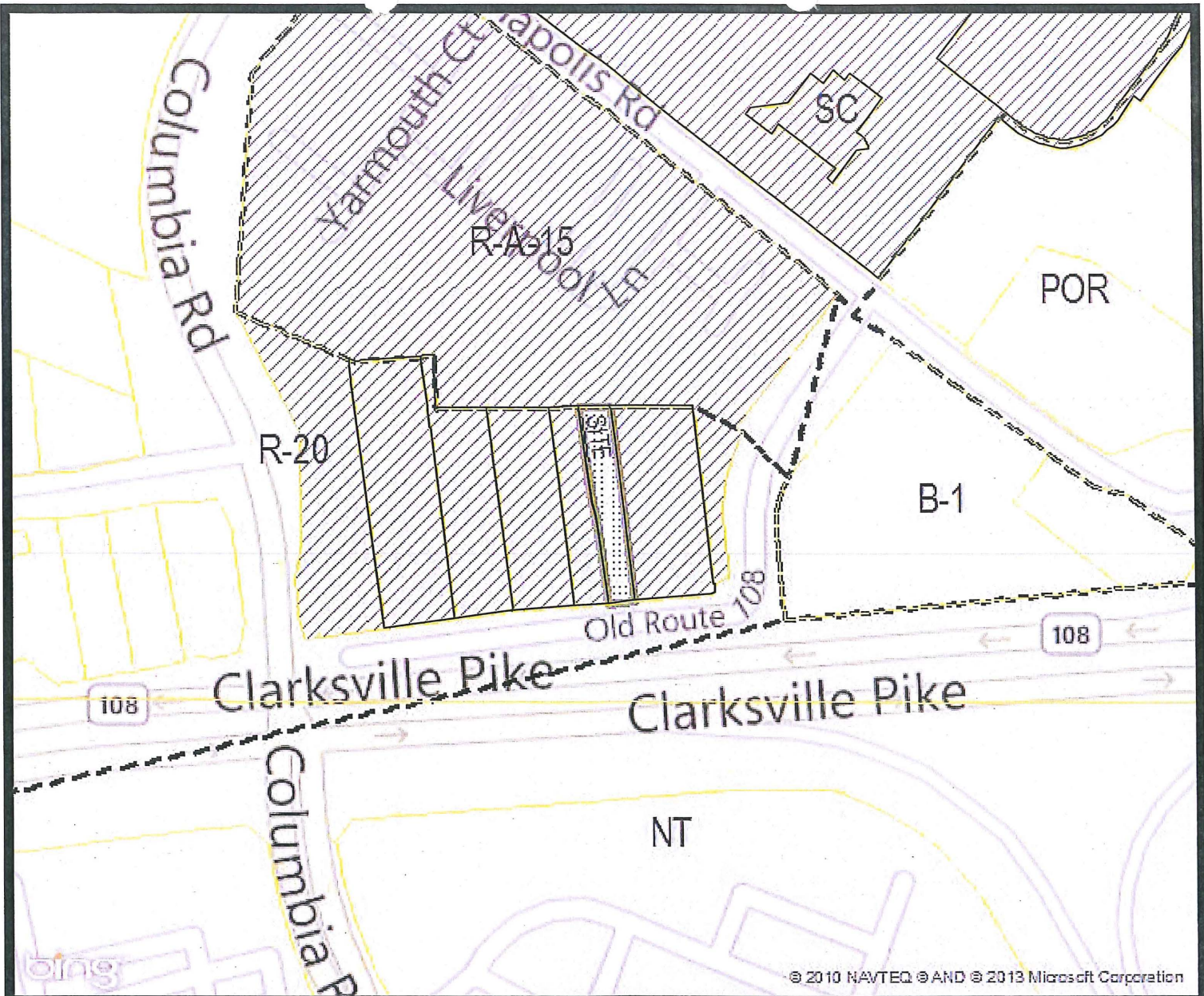
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Administrator



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Zoning Map General Plan Amendment: 30.005 Tax ID: 1402252465
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 54 Lot: 25
 Address: 9566 OLD RT 108

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)

"
"

Requested Zoning

Search Street:

OLD RT 108

Property Information:

Amendment No.: 30.006

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 1402257432

Map: 30

Grid: 9

Parcel: 288

Lot: 19 22

Acres: 0.52

Address: 9580 OLD RT 108

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: NEW LIFE MENNONITE CHURCH INC

Email:

Phone:

Mailing Address: 9580 OLD ROUTE 108

City/State/Zip: ELLICOTT CITY, MD 21042

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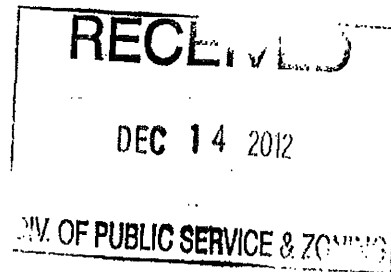
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A. Property Information

- 1 Address / Street (Only) 9580 Old Route 108
- 2 Tax Map Number 30 Grid 9
- 3 Parcel(s) 288
- 4 Lot(s) 19, 20, 21, 22
- 5 Tax Account Data: District 02 Account # 257432
-
- 6 Size of Property: Acres Square feet 22,651
-
- 7 The Property is currently zoned: R-20
I request that the Property be rezoned to: High Density Residential, R-A-15 or higher

B. Owner Information

- 8 Owner Name New Life Mennonite Church, Inc.
- 9 Mailing street address or Post Office Box 9580 Old Route 108
City, State Ellicott City, Maryland
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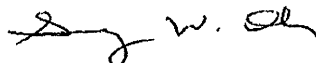
Owner (2)

Date

Date

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Date

12-14-12

DPZ Use Only	JW	Amendment No.	30-006
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Between 1990 and 2010, the number of residents living alone increased by 75 percent. "[T]he single-family detached house is no longer preferred by many households. Smaller-sized housing will be in greater demand in the future. The data shows a demographic shift that aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact higher-density residential development. From this perspective, condominium and rental apartments and townhome developments will be a greater portion of new homes built in the County in the future." PlanHoward 2030, pp. 140-42.

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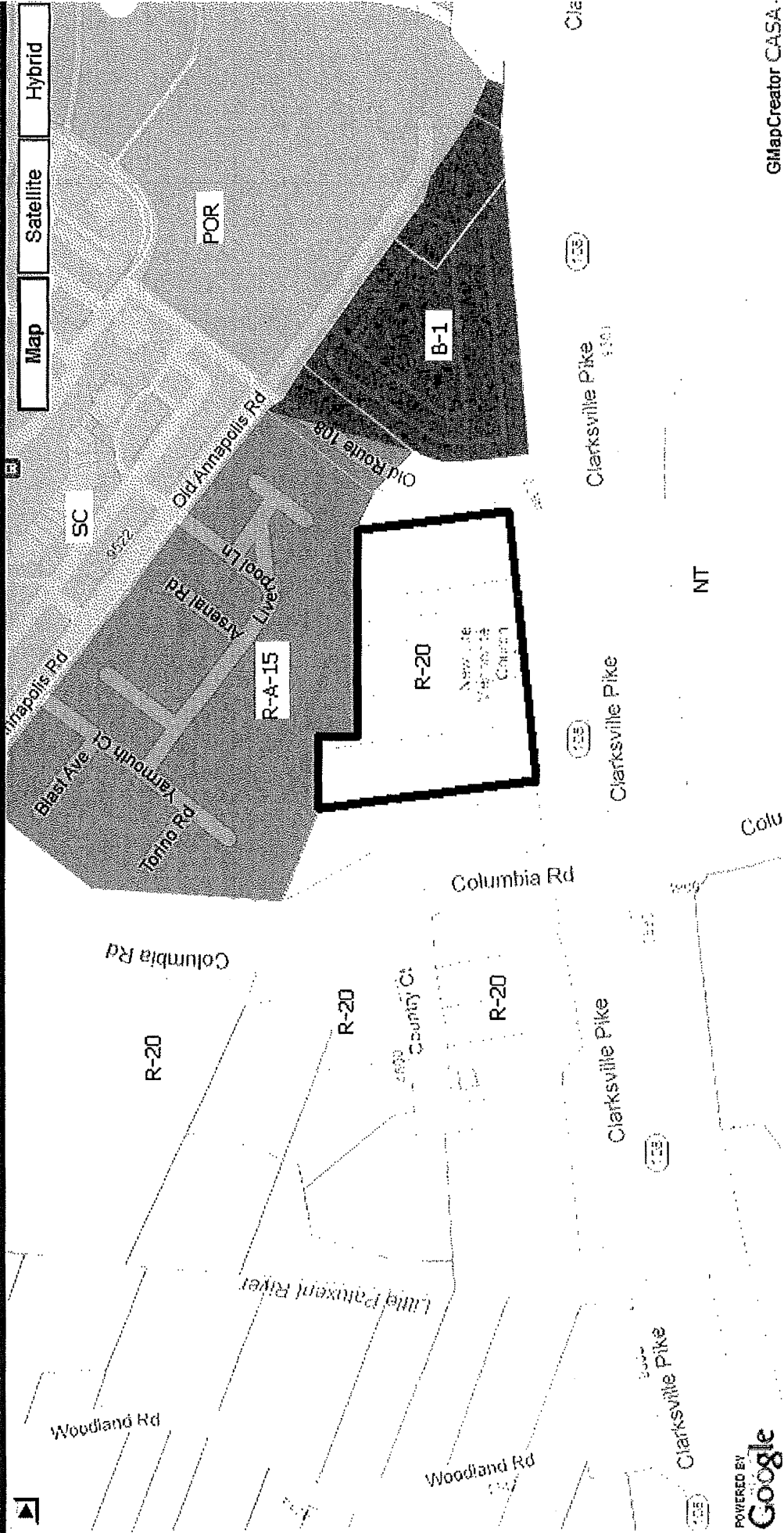
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In order to ensure that the housing demands of the County's shifting demographics are met, suitable locations for affordable, multifamily dwellings should not be passed over. The subject Property is one such location. Given its access to major roadways, its visibility along Route 108, and its proximity to the amenities of Dorsey Search, the Property would be most appropriately redeveloped with high density apartment units.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid





Howard County Council

George Howard Building
3464 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

New Life Mennonite Church, Inc.
9580 Old Route 108
Ellicott City, MD 21042

Dear Sir or Madam:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

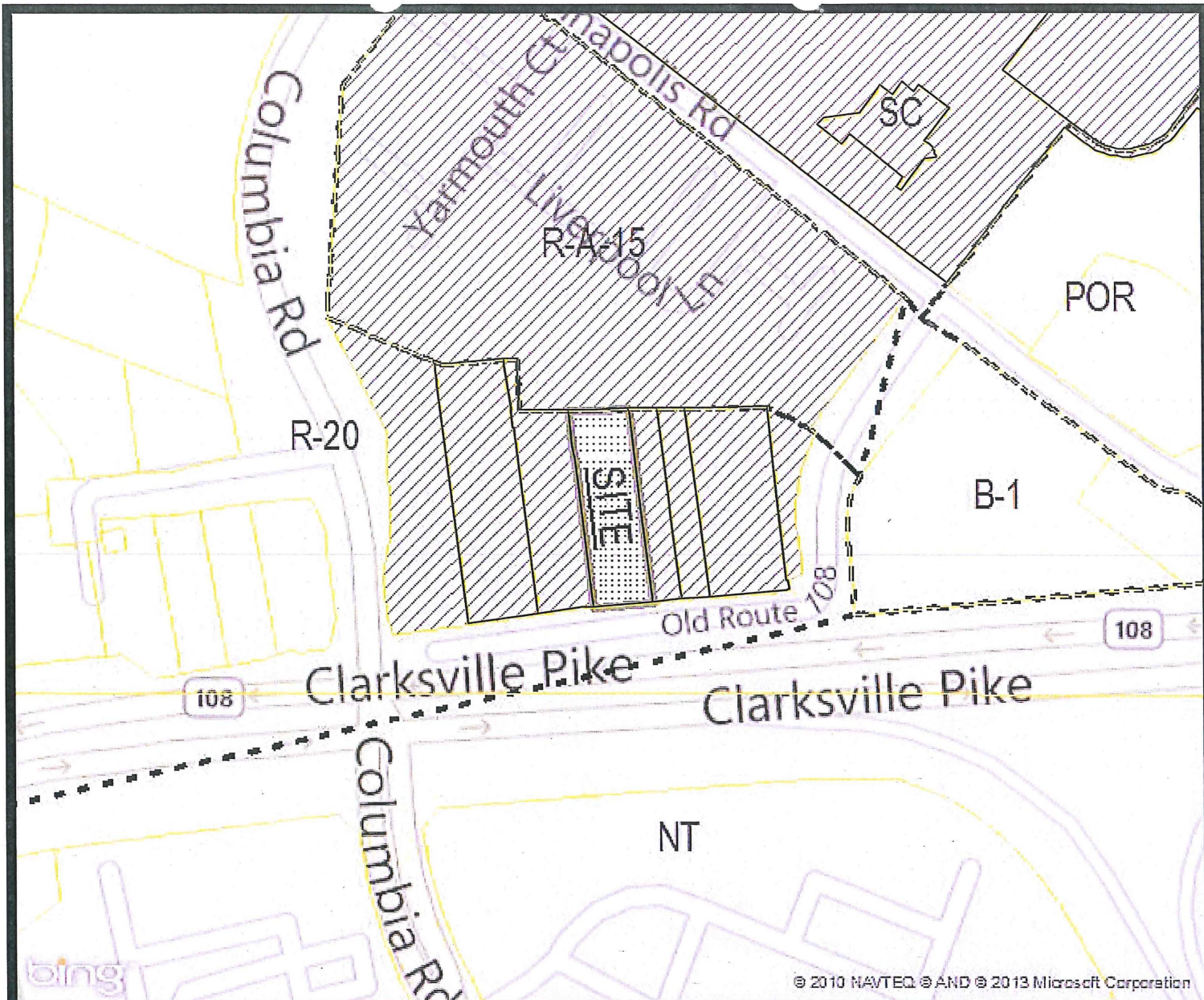
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official."**

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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		45	46	47	48	
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Zoning Map General Plan Amendment: 30.006 Tax ID: 1402257432
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 288 Lot: 19 22
 Address: 9580 OLD RT 108

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)

"
"

Requested Zoning

Search Street:

OLD RT 108

Property Information:

Amendment No.: 30.007

Current Zoning: R-20

Requested Zoning: R-A-15

Tax Account ID.: 1402254212

Map: 30

Grid: 9

Parcel: 55

Lot: 26 30

Acres: 0.792

Address: 9562 OLD RT 108

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: NEW LIFE MENNONITE CHURCH, INC.

Email:

Phone:

Mailing Address: 9562 N OLD ROUTE 108

City/State/Zip: ELLICOTT CITY, MD 21042

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

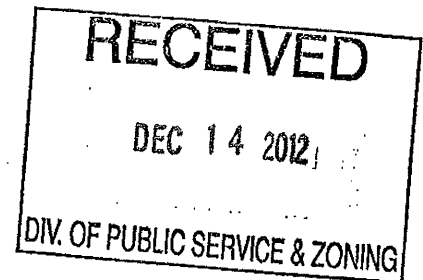
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) 9562 Old Route 108
2 Tax Map Number 30 Grid 9
3 Parcel(s) 55
4 Lot(s) 26, 27, 28, 29, 30
5 Tax Account Data: District 02 Account # 254212
- 6 Size of Property: Acres Square feet 34,495
- 7 The Property is currently zoned: R-20
I request that the Property be rezoned to: High Density Residential, R-A-15 or higher

B. Owner Information

- 8 Owner Name New Life Mennonite Church, Inc.
9 Mailing street address or Post Office Box 9580 Old Route 108
City, State Ellicott City, Maryland
ZIP Code 21042
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail



C. Representative Information

- 11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)

Fax 410-964-2008

E-Mail

soh@talkin-oh.com

12 Association with Owner Attorneys

D. Alternate Contact [If Any]

Name

Telephone

E-Mail

E. Explanation of the Basis / Justification for the Requested Rezoning

13 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 30, Grid 9, as Parcels 51 (Lots 13-15), 52 (Lots 16-18), 53 (Lot 23 and half of 24), 54 (Lots half of 24 and 25), 55 (Lots 26-30), and 288 (Lots 19-22) (the "Original Application").

The subject Property is currently underdeveloped, containing several small single family detached dwellings and religious structures. Given the Property's location near the Dorsey Search Village Center and the Route 29/108 interchange, and its prominent visibility along Route 108, the Property has the potential for a substantial development. Redeveloping the Property under its current R-20 zoning, however, would not be the most appropriate use of the Property. See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

G. Signatures

15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature

[Handwritten Signature]

Date

12-14-12

DPZ Use Only	<i>[Handwritten Initials]</i>	Amendment No.	30.007
Notes			

Continuation Sheet

E. Explanation of the Basis / Justification for the Requested Rezoning

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The Property is in the Planned Service Area for water and sewer and could accommodate a well-planned, high density residential development. The Property is also in close proximity to the commercial and institutional areas of Dorsey Search. A multifamily apartment development would support the businesses of the Village Center, which in turn would provide convenient retail and service opportunities to residents of the development.

Additionally, the Property provides easy commuter access to both Routes 108 and 29. High density, multifamily apartment dwellings have proven successful in high visibility, transit-convenient areas such as the Gateway Village Apartments near the intersections of Route 32 and 95, and the Avalon at Fairway Hills Apartments on Columbia Road near the intersections of Routes 29 and 175. Furthermore, apartment units on the Property would create a diverse mix of housing in the area to complement the single family homes to the west of Columbia Road and along Woodland Road, and the townhome community of Dorsey Crossing.

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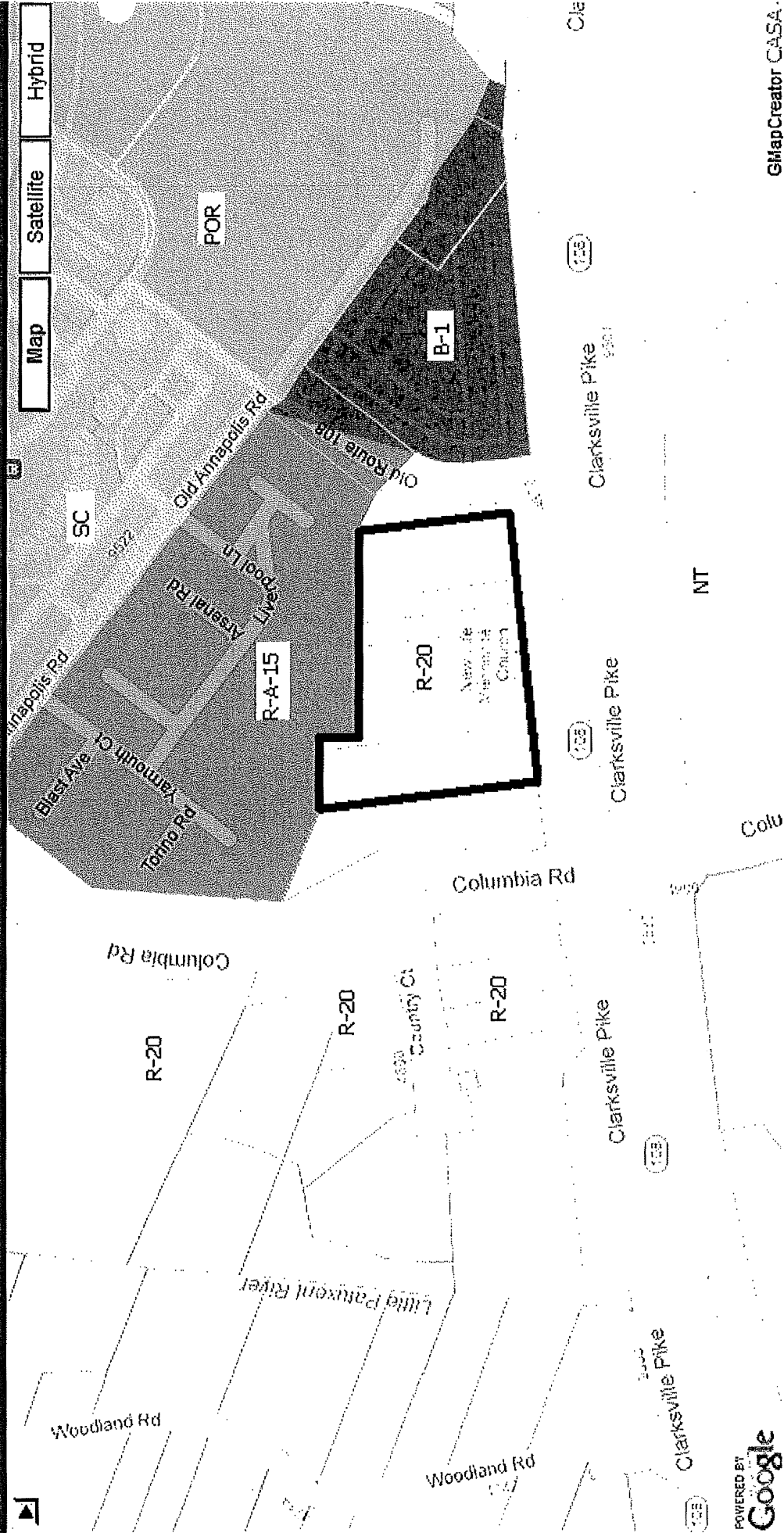
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Howard County, MARYLAND

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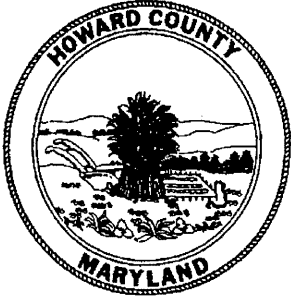


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Maryland Department of Assessments and Taxation Real Property Data Search (v6.2A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier:		District - 02 Account Number - 254212	
Owner Information			
Owner Name:	NEW LIFE MENNONITE CHURCH INC	Use:	EXEMPT
Mailing Address:	12075 OLD FREDERICK RD MARRIOTTSVILLE MD 21104-	Principal Residence:	NO
		Deed Reference:	1) /13336/ 00058 2)
Location & Structure Information			
Premises Address		Legal Description	
9562 N OLD ROUTE 108 ELLCOTT CITY 21042-0000		P/O LOT 26 TO 30 34,495 SQ' 9562 OLD ROUTE 108 COLUMBIA WOODLANDS	
Map	Grid	Parcel	Sub District
0030	0009	0055	
			Subdivision
			0000
			Section
			Block
			Lot
			26 30
			Assessment Area
			1
			Plat No:
			Plat Ref:
Special Tax Areas		Town	NONE
		Ad Valorem	104
		Tax Class	
Primary Structure Built		Enclosed Area	Property Land Area
1947		1,176 SF	34,495 SF
Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BLOCK	
Value Information			
	Base Value	Value	Phase-in Assessments
		As Of	As Of
		01/01/2010	07/01/2012
			07/01/2013
Land	185,000	185,000	
Improvements:	88,100	88,100	
Total:	273,100	273,100	273,100
Preferential Land:	0		
Transfer Information			
Seller:	YOUNG RANDOLPH	Date:	07/14/2011
Type:	ARMS LENGTH IMPROVED	Deed1:	/13336/ 00058
		Price:	\$375,000
		Deed2:	
Seller:		Date:	12/30/1899
Type:		Deed1:	/00189/ 00436
		Price:	50
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		Deed2:	
Exemption Information			
Partial Exempt Assessments		Class	07/01/2012
County:		700	273,100.00
State:		700	273,100.00
Municipal:		700	0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:	CHURCHES, SYNAGOGUES, & PARSONAGES	NONE	
Homestead Application Information			
Homestead Application Status:	No Application		



Howard County Council

George Howard Building
3464 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
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District 5

March 11, 2013

New Life Mennonite Church, Inc.
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Ellicott City, MD 21042

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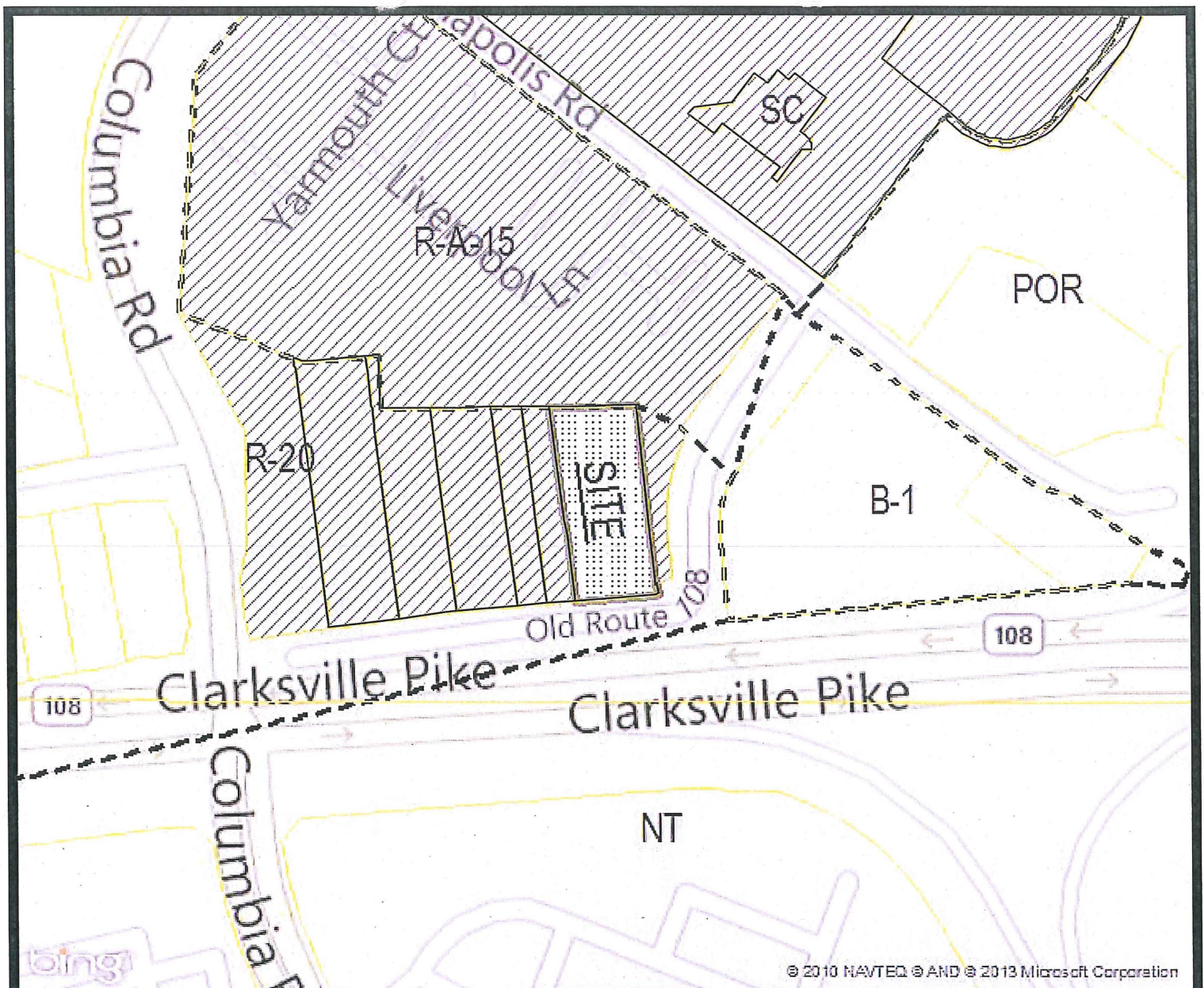
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Very truly yours,

Stephen M. LeGendre
Administrator



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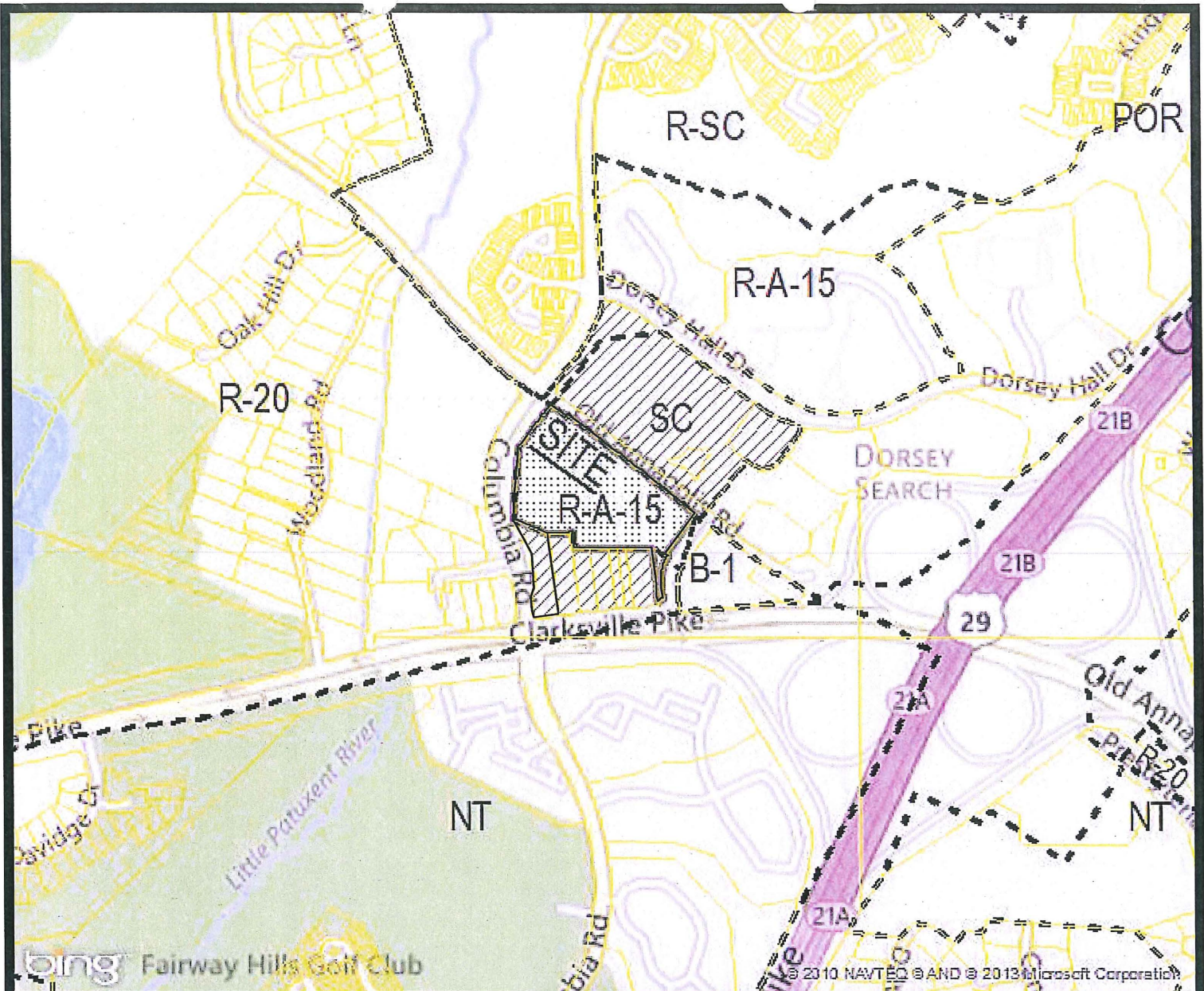


Zoning Map General Plan Amendment: 30.007 Tax ID: 1402254212
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 55 Lot: 26 30
 Address: 9562 OLD RT 108

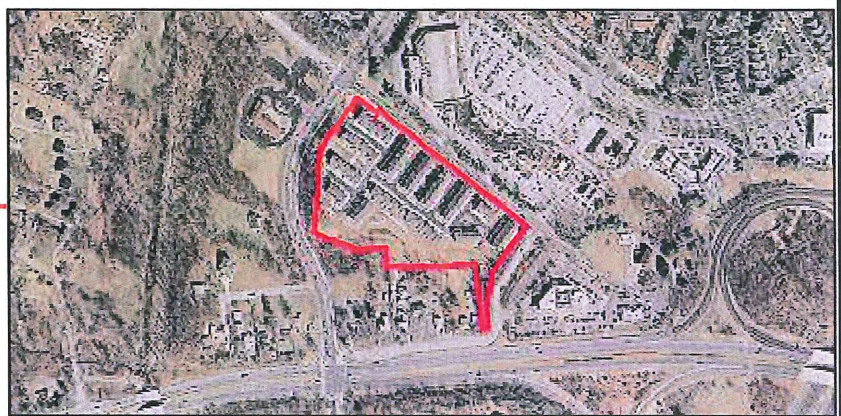
SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)

30.008 Recommendation by DPZ

CURRENT ZONING	DPZ RECOMMENDATIONS	NOTES
R-20	R-A-25	Adjoins 30.002-30.007

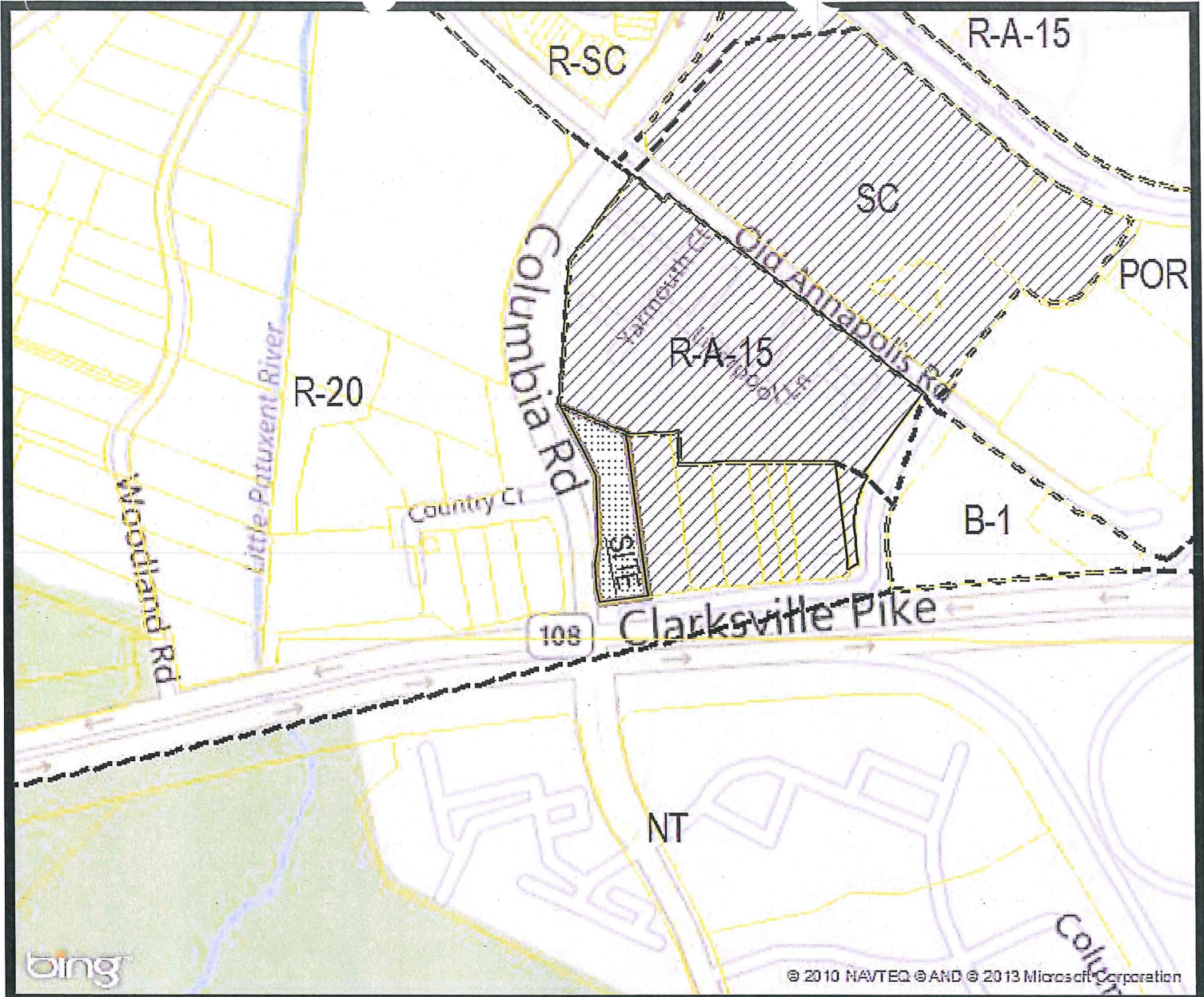


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Zoning Map General Plan Amendment: 30.008 Tax ID: 1402222310
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 65 Lot: N/A
 Address: 9429 Ashton Villa

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)



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Zoning Map General Plan Amendment: 30.009 Tax ID: 1402206692
 Current Zoning: R-20 Council District: 4
 Tax Map: 30 Grid: 9 Parcel: 67 Lot: N/A
 Address: 9598 Old Route 108

SEE RELATED TESTIMONY IN FILE 30.002 – 9590 Old Route 108
(testimony for 30.002-30.009)

