

"  
"

## Requested Zoning

**Search Street:**

CEDAR LN

**Property Information:**

Amendment No.: 35.003

Current Zoning: R-SC

Requested Zoning: POR

Tax Account ID.: 1405354544

Map: 35

Grid: 17

Parcel: 108

Lot:

Acres: 0.68

Address: 6333 CEDAR LN

City/State/Zip: COLUMBIA, MD 21044

**Owner:**

Name: MANGIONE PETER M

Email: louism@mfe.bz

Phone: 410-825-8400

Mailing Address: 1205 YORK RD PH SUITE

City/State/Zip: TIMONIUM, MD 21093

**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) 6333 Cedar Lane  
2 Tax Map Number 35 Grid 17  
3 Parcel(s) 108  
4 Lot(s) N/A  
5 Tax Account Data: District 05 Account # 354544  
  
6 Size of Property: Acres Square feet 29,621  
  
7 The Property is currently zoned: R-SC  
I request that the Property be rezoned to: POR

### B. Owner Information

8 Owner Name Peter T. Mangione, Joseph M. Juras, Rosemary M. Juras  
9 Mailing street address or Post Office Box 1205 York Road  
City, State Lutherville, Maryland  
ZIP Code 21093  
Telephone (Main) 410-825-8400  
Telephone (Secondary)  
Fax 410-825-8407  
10 E-Mail louism@mfe.bz

### 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 35, Grid 17, as Parcels 108, 109, and 137 (the "Original Application").

The subject Property is currently zoned R-SC and was included within the planning area of the Hickory Ridge Village Center Community Plan (the "Community Plan"). "The R-SC zoned parcel north of Freetown Road was included [within the Community Plan study area]. This undeveloped property was rezoned in the last county-wide comprehensive rezoning but could be a candidate for a change in zoning at a later date." Community Plan, p. 12. In order to best meet the recommendations of the Community Plan, a rezoning of the Property to the POR district is necessary. See attached Continuation Sheet.

**F. List of Attachments/Exhibits**

14 1. Continuation Sheet. 2. Map of the Property from the County's website. 3. Hickory Ridge Village Center Community Plan Excerpts.

**G. Signatures**

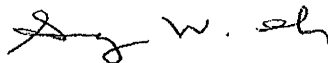
15 Owner Original signatures in Original Application Owner (2)

Date

Date

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

16 Representative Signature



Date

12-14-12

DPZ Use Only	Amendment No. 35.003
Notes	

**Continuation Sheet**

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

- 13 The subject Property is currently zoned R-SC and was included within the planning area of the Hickory Ridge Village Center Community Plan (the "Community Plan"). "The R-SC zoned parcel north of Freetown Road was included [within the Community Plan study area]. This undeveloped property was rezoned in the last county-wide comprehensive rezoning but could be a candidate for a change in zoning at a later date." Community Plan, p. 12. In order to best meet the recommendations of the Community Plan, a rezoning of the Property to the POR district is necessary.

The Property is identified as a portion of Area I on Page 18 of the Community Plan. In discussing the planning recommendations for the Property, the Community Plan provides that "[u]ses that may be appropriate include multi-family residential, medical/professional offices, or institutional uses such as those in Area K [i.e., Harmony Hall and Lorien Nursing Home] if they are approved according to a Conditional Use process." Community Plan, p. 22.

The Petitioners agree with the Community Plan's recommendation that the Property should be developed with offices or institutional uses similar to Harmony Hall and Lorien. Given its location at the intersection of Cedar Lane, a minor arterial roadway, and Freetown Road, a major collector, an office or institutional development of the Property would be the most appropriate use of the Property and would be preferable to the residential uses permitted in the R-SC district.

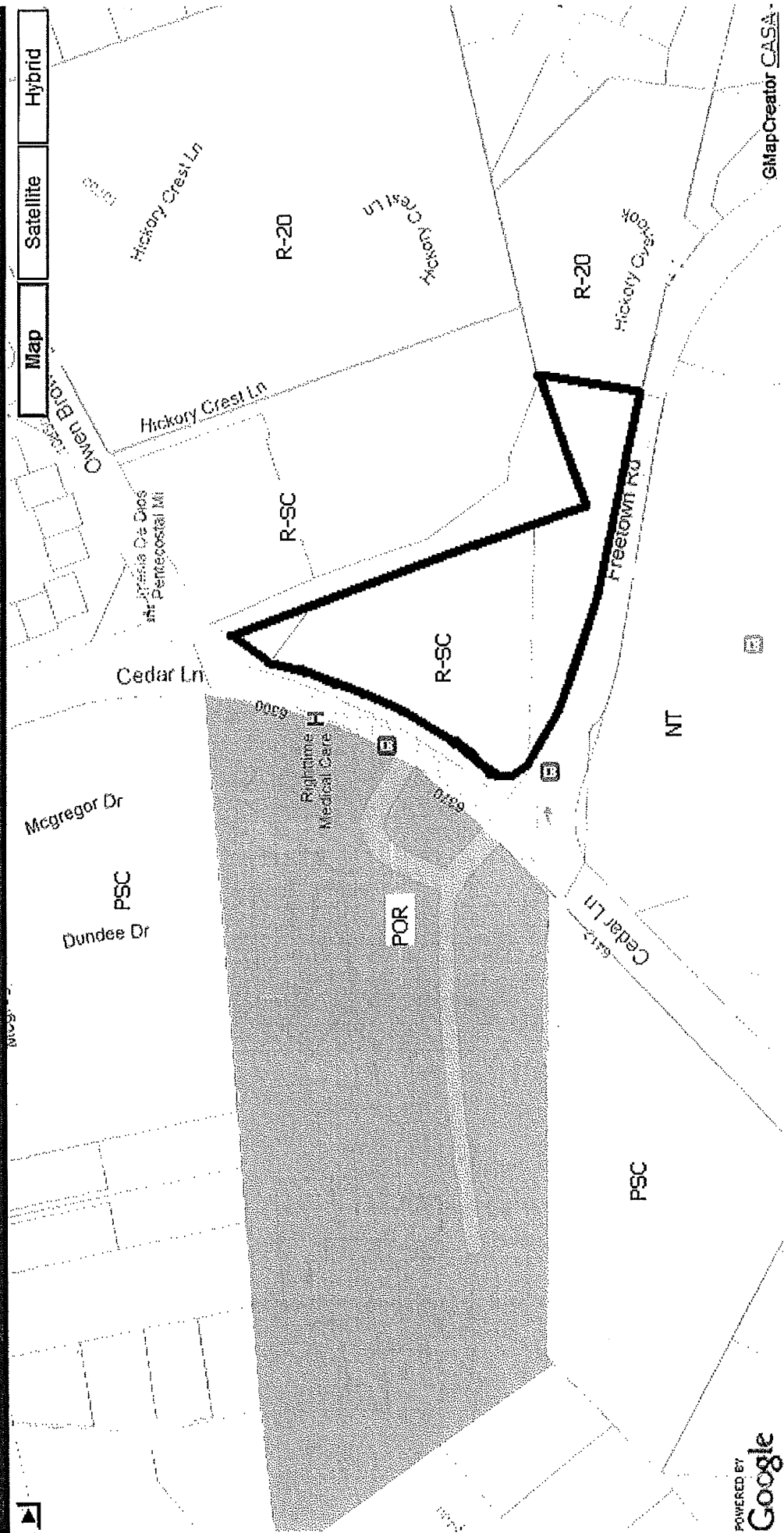
Institutional uses such as nursing homes and residential care facilities are only allowed through the conditional use process of the R-SC district. Professional and medical offices are not permitted in the R-SC district at all. In order for the Petitioners to have assurance that they would be able to develop the Property with one of these uses, a rezoning to the POR district is necessary.

Furthermore, one of the principal concerns of the Community Plan is the allowance of additional retail in the area that could detract from the Village Center core. While the POR district permits limited retail uses, the Petitioners have no current plans to develop the Property other than with office or institutional uses that would create a synergy with Harmony Hall and Lorien. A rezoning of the Property to the POR district will not detract in any way from the Village Center retail.

# Howard County, MARYLAND

Street View | Help

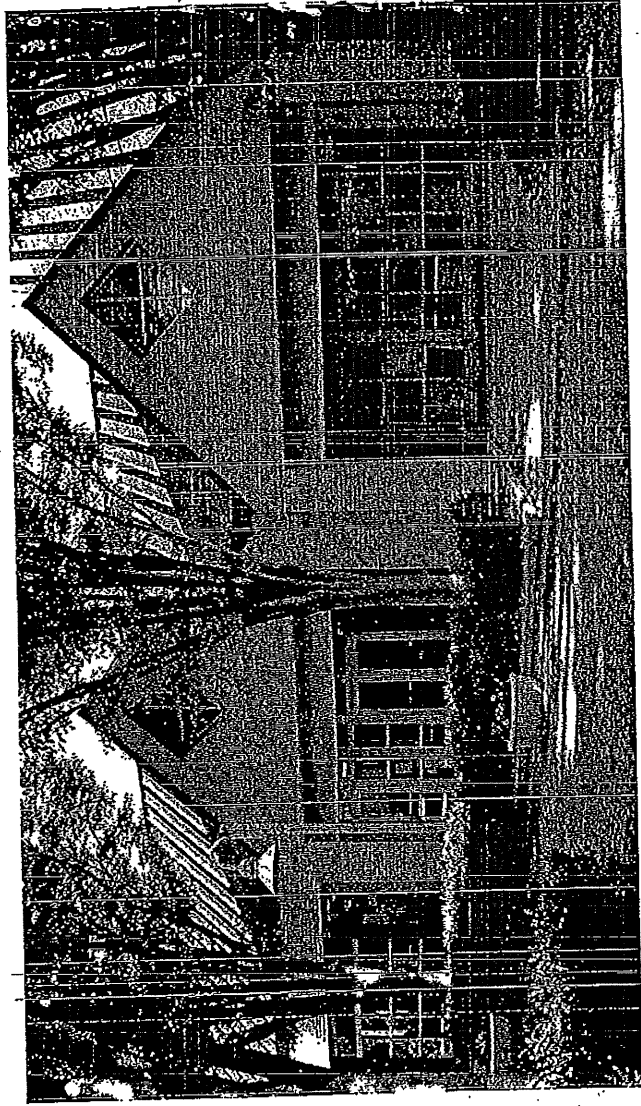
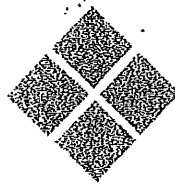
Map Satellite Hybrid



Hickory Ridge Village Center

# COMMUNITY PLAN

Developed by the Hickory Ridge Village Center Visualization Committee  
December 2011



Through the public engagement process and plan development process, the following issues were identified:

- *Vibrancy of the Hickory Ridge Village Center*
- *Parcels that should be within the village center boundary.*
- *Commercial establishments to meet the daily needs of the community*
- *Potential uses for the Columbia Association-owned parcel with recreational, cultural, and/or community uses appropriate to the residents of the area*
- *Identification of locations for professional offices and residential areas*
- *Enhanced signage for the retail core*
- *Signature features of the retail core*
- *Environmental impacts of potential development*
- *Pedestrian and bike path connections to the neighborhood and the nearby Robinson Nature Center*
- *Building heights, setback requirements, lighting, parking needs, short and long term improvements to the retail core*

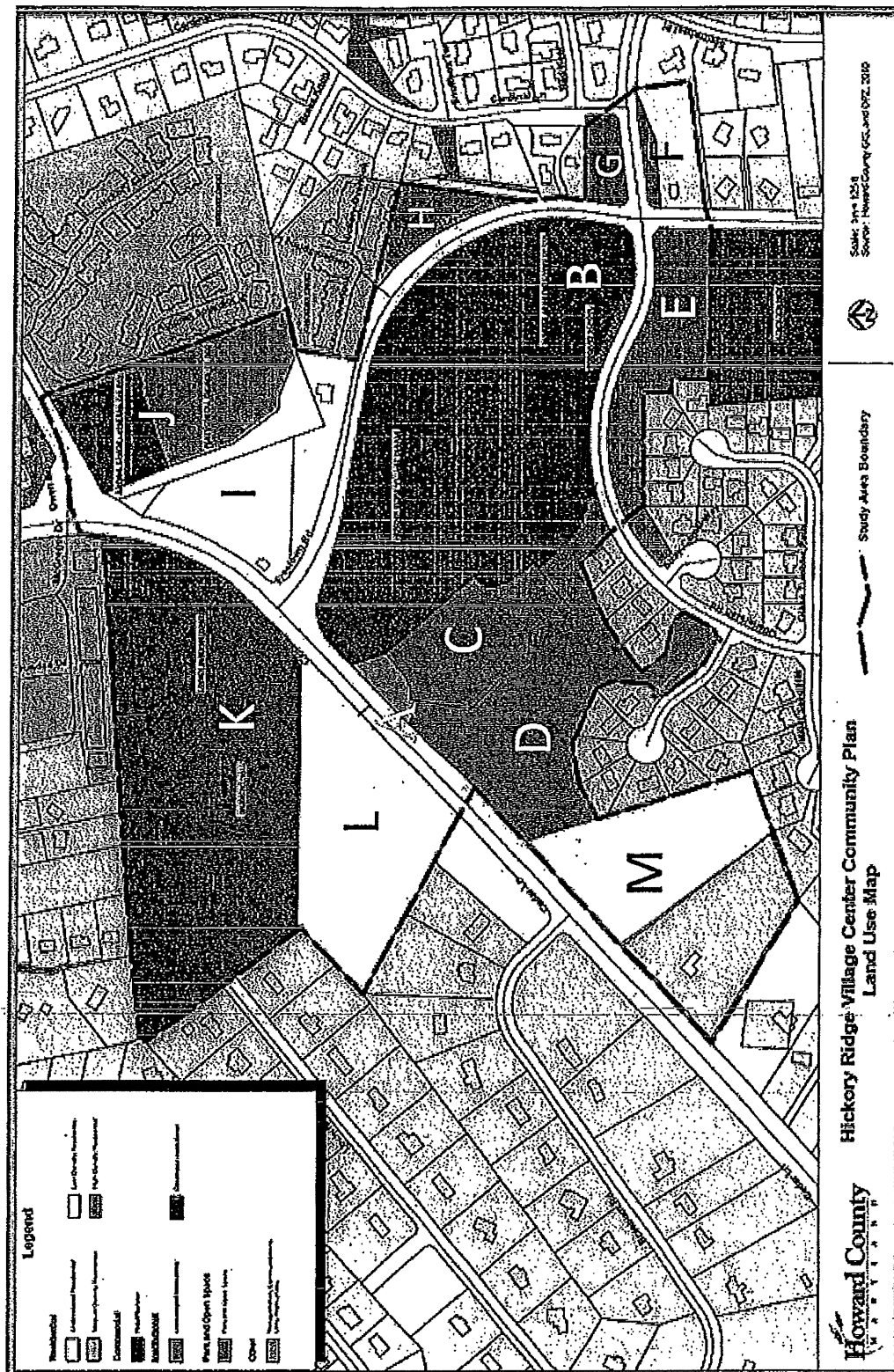
## BOUNDARIES

The zoning regulations for Village Center Redevelopment require the establishment of boundaries for consideration of what defines the village center. The definition of **Village Center, New Town** in the Howard County Zoning Regulations is "a Mixed-Use Development in the New Town District which is in a location designated on the New Town Preliminary Development Plan as a 'Village Center', which is designed to be a community focal point and gathering place for the surrounding village neighborhoods." The village center should include outdoor

gathering spaces, stores, shops, offices, space for community and/or institutional uses and possibly residential uses. The regulations are otherwise silent on what should or should not be included in the boundaries of the village center. However, as part of its deliberations on a Major Village Center Redevelopment plan, the zoning board shall make a decision on the Village Center boundaries.

Early in its deliberations, the Village Center Visualization Committee discussed what should be the boundaries for the village center. In addition to the actual New Town zoned commercial site, the committee recommended including several adjacent parcels within the boundary. Each parcel was carefully discussed as to current and possible future uses. The map on page 13 shows the existing zoning with the village center community plan study area. Existing land use is shown on the map on page 14.

- The R-SC zoned parcel north of Freetown Road was included. This undeveloped property was rezoned in the last county-wide comprehensive rezoning but could be a candidate for a change in zoning at a later date.
- The POR zoned site northwest of Cedar Lane (Lorien/Harmony Hall) was included because of the potential uses for a POR zoned property, which could negatively affect the community.
- The PSC zoned parcel (Scor's Glen south) immediately west across Cedar Lane was included because it is undeveloped, and with the changing needs within the county for senior housing, it may be a candidate for a zoning change that could negatively affect the village center businesses.
- Two R-20 zoned parcels immediately south of the existing commercial and fronting on Cedar Lane were included.



Land Use Map identifying boundaries and Sub-Areas within the VCCP.



appropriate in this area. Identity signage at the corner of Freetown and Quarterstaff roads may be the only structure that should be considered for this area and that signage should be ground mounted and lower intensity scale than signage that might be located on Cedar Lane. Minimal planting along the frontage on Freetown Road should be required to provide adequate sight distance at the intersection.

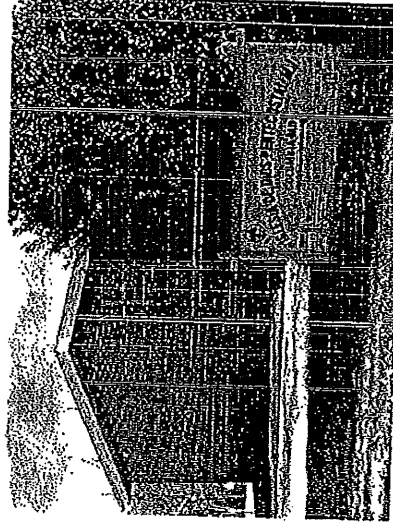
**Area G** is a NT zoned open space parcel on the northeast corner of Freetown and Quarterstaff roads. The NT open space designation is appropriate. The strip of open space between the residential parcel and Quarterstaff Road should be maintained. No buildings, structures, parking or any active improvements are recommended for this area. Passive use of the parcel should be considered only if it does not disturb the tree cover that buffers the adjacent residential neighbors. Pathways that are designed to maintain tree cover are the only improvement considered appropriate for this area. Some community planting and perhaps identity signage at the corner of Freetown and Quarterstaff Roads might be the only structure that should be considered for this area. Any signage should be ground mounted, no higher than six feet and lower intensity in scale than signage that might be located on Cedar Lane.

**Area H** is the open space area on the northeast side of Freetown Road across from the village center core. The parcel transitions and buffers the institutional uses of the village center to the adjacent residential single family areas. It contains features including trees, steep slopes, SWM and utility right-of-ways that need to be preserved. It is important that this parcel be maintained and even enhanced in an effort to preserve this transition area. No buildings, structures, parking or any active improvements are recommended for this area. Passive use of the parcel should be considered only if it does not disturb the tree cover that buffers the adjacent residential uses.

Pathways that are designed to maintain tree cover are the only improvement considered appropriate for this area. This parcel is appropriate for reforestation.

**Area I** is the area located at the northeast corner of Freetown Road and Cedar Lane. Currently zoned R-SC, various uses may be appropriate for this area under certain conditions. Uses that may be appropriate include multi-family residential, medical/professional offices, or institutional uses such as those in Area K if they are approved according to a Conditional Use process. No fast food, bank, car repair, gas station or similar retail should be permitted on this corner. Any development should be designed with a good pedestrian connection to the village center retail core (Area A). This may necessitate additional connecting pedestrian walkways in Area A.

**Area J** is zoned R-SC and is accessed via Owen Brown Road. It is already partially developed with one church and a second church site approved under a conditional use. This type of institutional use is appropriate for this area as long as the requirements imposed under the conditional use evaluation are met.



**Parcel J is developed with the Abiding Savior Lutheran Church.**

Maryland Department of Assessments and Taxation  
 Real Property Data Search (vw3.1A)  
 HOWARD COUNTY

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[GroundRent](#)  
[Redemption](#)  
[GroundRent](#)  
[Registration](#)

**Account Identifier:** District - 05 Account Number - 454557

**Owner Information**

**Owner Name:** ABIDING SAVIOR LUTHERAN CHURCH **Use:** EXEMPT  
**Principal Residence:** NO  
**Mailing Address:** 10689 OWEN BROWN RD **Deed Reference:** 1) /00421/ 00243  
 COLUMBIA MD 21044-3838 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
 OWEN BROWN RD PAR A 1.1385 A.  
 COLUMBIA 21044-0000 OWEN BROWN RD  
 ABIDING SAVIOR LUTHERAN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	20653
0035	0018	0238		0000			PAR A	2	Plat Ref:	

**Special Tax Areas**  
**Town** NONE  
**Ad Valorem** 103  
**Tax Class**

**Primary Structure Built** **Enclosed Area** **Property Land Area** **County Use**  
 1.1300 AC 000000

**Stories** **Basement** **Type** **Exterior**

**Value Information**

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013	
<b>Land</b>	146,400	125,700			
<b>Improvements:</b>	0	0			
<b>Total:</b>	146,400	125,700	125,700	125,700	
<b>Preferential Land:</b>	0			0	

**Transfer Information**

**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	700	125,700.00	125,700.00
<b>State</b>	700	125,700.00	125,700.00
<b>Municipal</b>	700	0.00	0.00

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** CHURCHES, SYNAGOGUES, & PARSONAGES **NONE**

**Homestead Application Information**

**Homestead Application Status:** No Application

Maryland Department of Assessments and Taxation Real Property Data Search (v13.1A) HOWARD COUNTY	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">GroundRent</a> <a href="#">Redemption</a> <a href="#">GroundRent</a> <a href="#">Registration</a>
--	---

**Account Identifier:** District - 05 Account Number - 347866

**Owner Information**

<b>Owner Name:</b>	LLG LIMITED PARTNERSHIP	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	1205 YORK RD PH LUTHERVILLE MD 21093-6247	<b>Deed Reference:</b>	1) /03754/ 00194 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
6367 CEDAR LN COLUMBIA 21044-0000	2.99 A 6367 CEDAR LN CEDAR ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref.
0035	0017	0109		0000				2	

<b>Special Tax Areas</b>	<b>Town</b>	NONE
	<b>Ad Valorem</b>	104
	<b>Tax Class</b>	

<b>Primary Structure Built</b>	<b>Enclosed Area</b>	<b>Property Land Area</b>	<b>County Use</b>
		2.9900 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
<b>Land</b>	225,920	195,900		
<b>Improvements:</b>	0	0		
<b>Total:</b>	225,920	195,900	195,900	195,900
<b>Preferential Land:</b>	0			0

**Transfer Information**

<b>Seller:</b>	DAY KATHERINE E	<b>Date:</b>	06/21/1996	<b>Price:</b>	\$240,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/03754/ 00194	<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	

**Exemption Information**

<b>Partial Exempt Assessments</b>	<b>Class</b>	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00

<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	NONE

**Homestead Application Information**

**Homestead Application Status:** No Application

Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">GroundRent</a> <a href="#">Redemption</a> <a href="#">GroundRent</a> <a href="#">Registration</a>
--	---

**Account Identifier:** District - 05 Account Number - 377870

**Owner Information**

<b>Owner Name:</b>	LORIEN AT HOWARD COUNTY HEALTH PARK LLC	<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>	1205 YORK RD LUTHERVILLE MD 21093-6210	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1)/13730/ 00119 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
6334 CEDAR LN COLUMBIA 21044-0000	LOT 9 4.2802 A. 6334 CEDAR LN HEPDING PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	21207
0035	0017	0365		0000			9	2	Plat Ref:	21655

<b>Special Tax Areas</b>	<b>Town</b>	NONE
	<b>Ad Valorem</b>	104
	<b>Tax Class</b>	

<b>Primary Structure Built</b>	<b>Enclosed Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1988	95045	4.2800 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
		HOME FOR THE ELDERLY	

**Value Information**

	Base Value	Value		
		As Of	Phase-in Assessments	
		01/01/2011	As Of	As Of
<b>Land</b>	932,100	932,100	07/01/2012	07/01/2013
<b>Improvements:</b>	7,577,400	7,145,300		
<b>Total:</b>	8,509,500	8,077,400	8,077,400	8,077,400
<b>Preferential Land:</b>	0			0

**Transfer Information**

<b>Seller:</b>	LORIEN AT HOWARD COUNTY	<b>Date:</b>	01/20/2012	<b>Price:</b>	\$0
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/13730/ 00119	<b>Deed2:</b>	
<b>Seller:</b>	MANGIONE MARY C PERS REP	<b>Date:</b>	08/25/2011	<b>Price:</b>	\$0
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/13405/ 00227	<b>Deed2:</b>	
<b>Seller:</b>	MANGIONE MARY C PERS REP	<b>Date:</b>	08/25/2011	<b>Price:</b>	\$0
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/13405/ 00223	<b>Deed2:</b>	

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00

<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>		NONE

**Homestead Application Information**

**Homestead Application Status:** No Application



# Howard County Council

George Howard Building  
3469 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

Mr. Peter Mangione  
1205 York Road  
Timonium, MD 21093

Dear Mr. Mangione:

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.

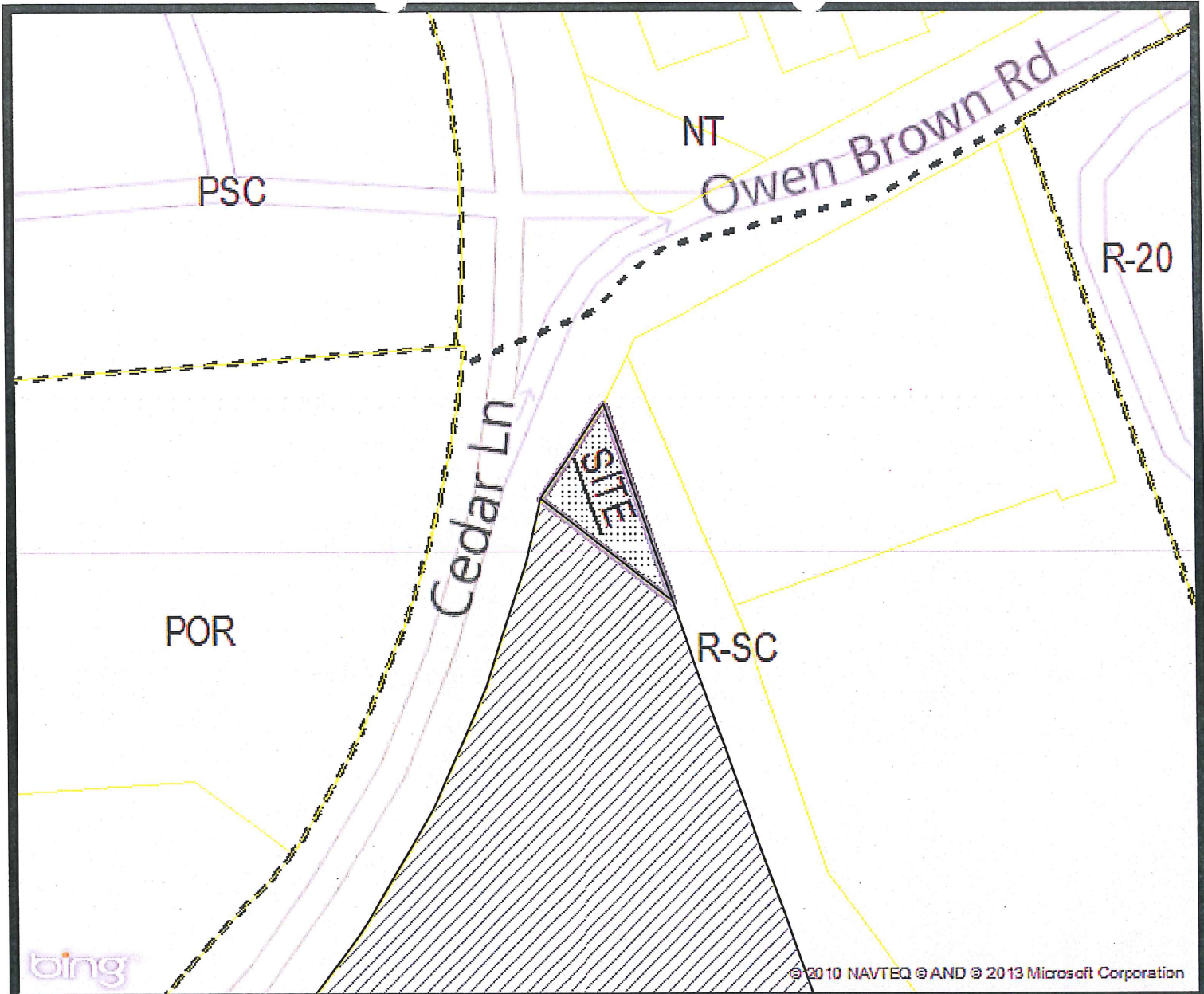
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

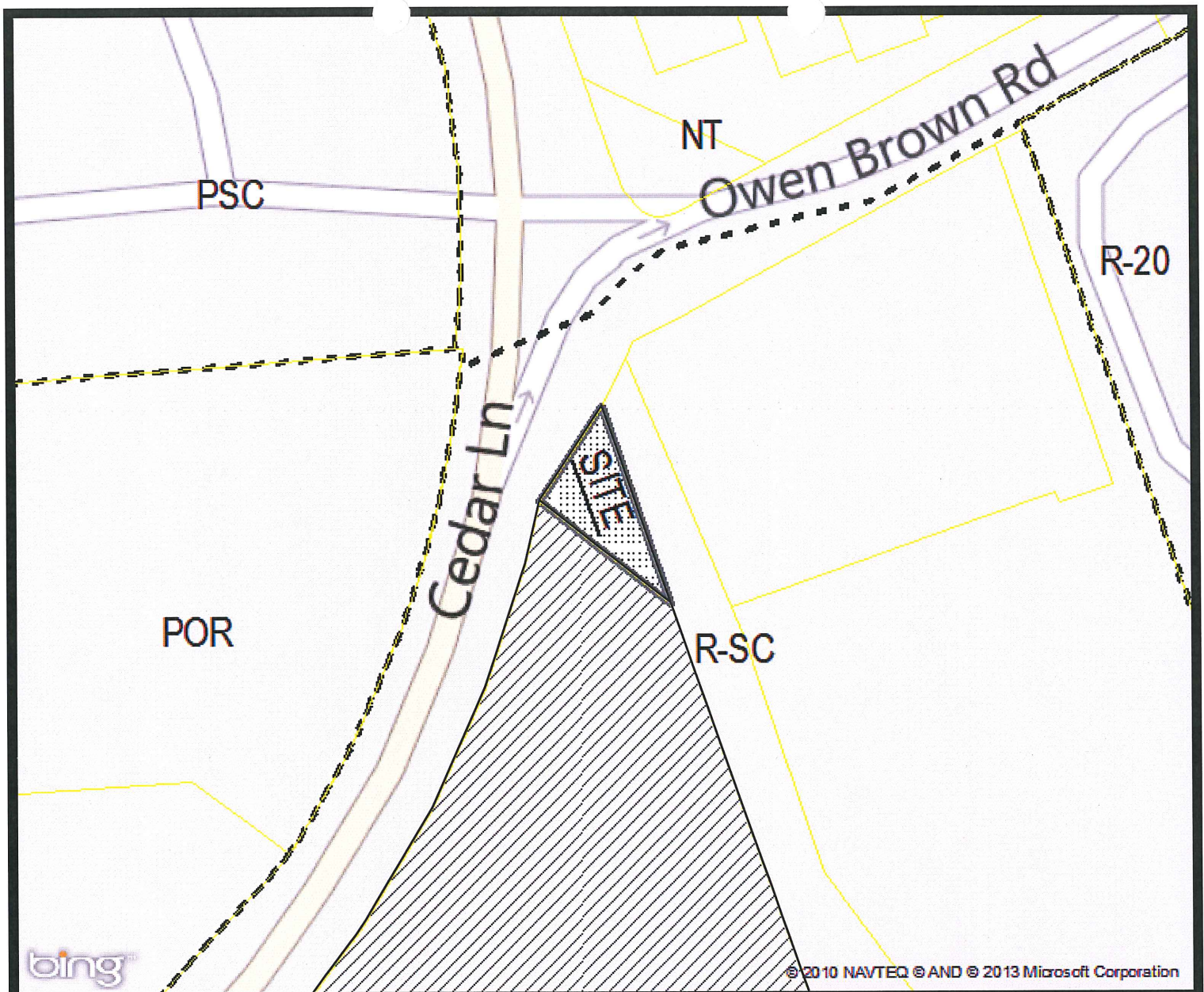
Stephen M. LeGendre  
Administrator



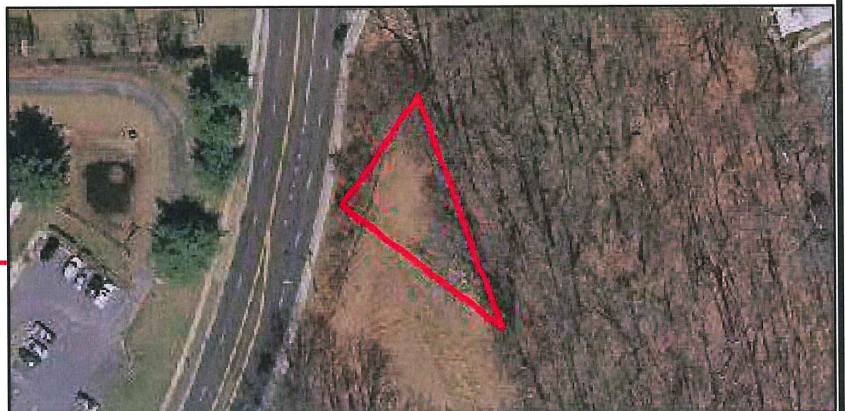
1	2	3	4	5		
6	7	8	9	10	11	
12	13	14	15	16	17	18
19	20	21	22	23	24	25
	27	28	29	30	31	32
	33	34	35	36	37	38
	39	40	41	42	43	44
		45	46	47	48	
			50			



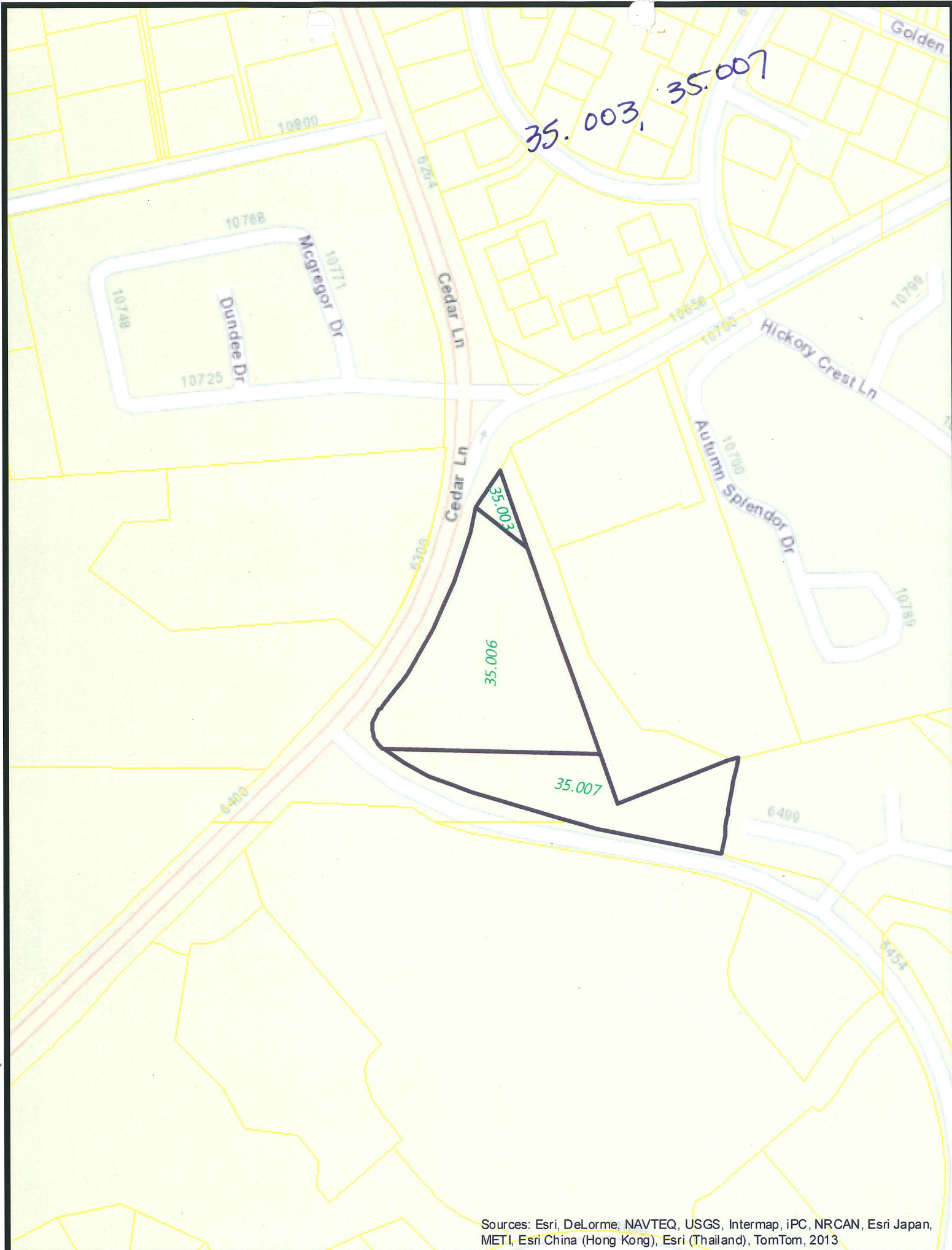
Zoning Map General Plan Amendment: 35.003 Tax ID: 1405354544  
 Current Zoning: R-SC Council District: 4  
 Tax Map: 35 Grid: 17 Parcel: 108 Lot: N/A  
 Address: 6333 CEDAR LN



1	2	3	4	5		
6	7	8	9	10	11	
12	13	14	15	16	17	18
19	20	21	22	23	24	25
	27	28	29	30	31	32
	33	34	35	36	37	38
	39	40	41	42	43	44
		45	46	47	48	
						50



Zoning Map General Plan Amendment: 35.003 Tax ID: 1405354544  
 Current Zoning: R-SC Council District: 4  
 Tax Map: 35 Grid: 17 Parcel: 108 Lot: N/A  
 Address: 6333 CEDAR LN



35.003, 35.007



**ADJOINING PROPERTY OWNERS FOR 6367 CEDAR LANE**

Abiding Savior Lutheran Church  
10689 Owen Brown Road  
Columbia, MD 21044-3838  
(35.003)(35.006) (35.007)

Lorien at Howard County  
Health Park LLC  
1205 York Road  
Lutherville, MD 21093-6210  
(35.003)(35.006)

Mangione Family Enterprises of  
Turf Valley Limited Partnership  
1205 York Road, PH  
Lutherville, MD 21093-6247  
(35.006)

Harmony Hall @ Howard County  
Health Park, LLC  
c/o Commercial Contractors, Inc.  
1205 York Road  
Lutherville, MD 21093-6210  
(35.006)

Peter Mangione  
Joseph Juras  
1205 York Road,  
Timonium, MD 21093-6247  
(35.006)

"  
"

## Requested Zoning

**Search Street:**

CEDAR LN

**Property Information:**

Amendment No.: 35.006  
Current Zoning: R-SC  
Requested Zoning: POR  
Tax Account ID.: 1405347866  
Map: 35  
Grid: 17  
Parcel: 109  
Lot:  
Acres: 2.99  
Address: 6367 CEDAR LN  
City/State/Zip: COLUMBIA, MD 21044

**Owner:**

Name: LLG LIMITED PARTNERSHIP  
Email: louism@mfe.bz  
Phone: 410-825-8400  
Mailing Address: 1205 YORK RD PH  
City/State/Zip: LUTHERVILLE, MD 21093

**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.

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5 Tax Account Data: District 05 Account # 347866

6 Size of Property: Acres 2.99 Square feet

7 The Property is currently zoned: R-SC  
I request that the Property be rezoned to: POR

### B. Owner Information

8 Owner Name LLG Limited Partnership  
9 Mailing street address or Post Office Box 1205 York Road  
City, State Lutherville, Maryland  
ZIP Code 21093  
Telephone (Main) 410-825-8400 (Louis Mangione)  
Telephone (Secondary)  
Fax 410-825-8407  
10 E-Mail louism@mfe.bz

### 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**

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**G. Signatures**

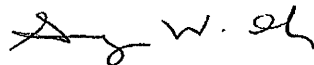
15 Owner Original signature in Original Application Owner (2)

Date

Date

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

16 Representative Signature



Date

12-14-12

DPZ Use Only	Amendment No. 35.006
Notes	

**Continuation Sheet**

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The Property is identified as a portion of Area I on Page 18 of the Community Plan. In discussing the planning recommendations for the Property, the Community Plan provides that "[u]ses that may be appropriate include multi-family residential, medical/professional offices, or institutional uses such as those in Area K [i.e., Harmony Hall and Lorien Nursing Home] if they are approved according to a Conditional Use process." Community Plan, p. 22.

The Petitioners agree with the Community Plan's recommendation that the Property should be developed with offices or institutional uses similar to Harmony Hall and Lorien. Given its location at the intersection of Cedar Lane, a minor arterial roadway, and Freetown Road, a major collector, an office or institutional development of the Property would be the most appropriate use of the Property and would be preferable to the residential uses permitted in the R-SC district.

Institutional uses such as nursing homes and residential care facilities are only allowed through the conditional use process of the R-SC district. Professional and medical offices are not permitted in the R-SC district at all. In order for the Petitioners to have assurance that they would be able to develop the Property with one of these uses, a rezoning to the POR district is necessary.

Furthermore, one of the principal concerns of the Community Plan is the allowance of additional retail in the area that could detract from the Village Center core. While the POR district permits limited retail uses, the Petitioners have no current plans to develop the Property other than with office or institutional uses that would create a synergy with Harmony Hall and Lorien. A rezoning of the Property to the POR district will not detract in any way from the Village Center retail.

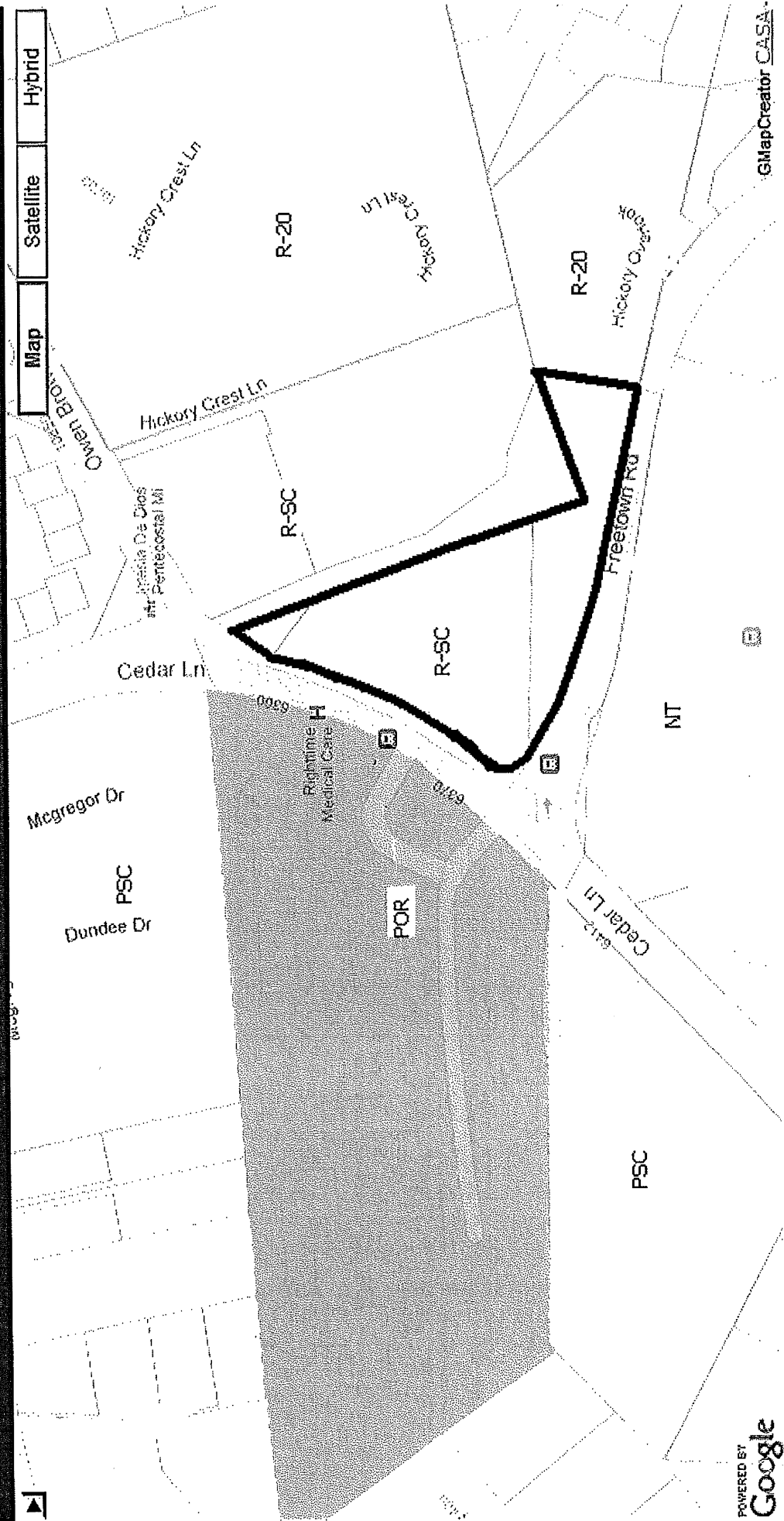
# Howard County, MARYLAND

Street View | Help

Map

Satellite

Hybrid

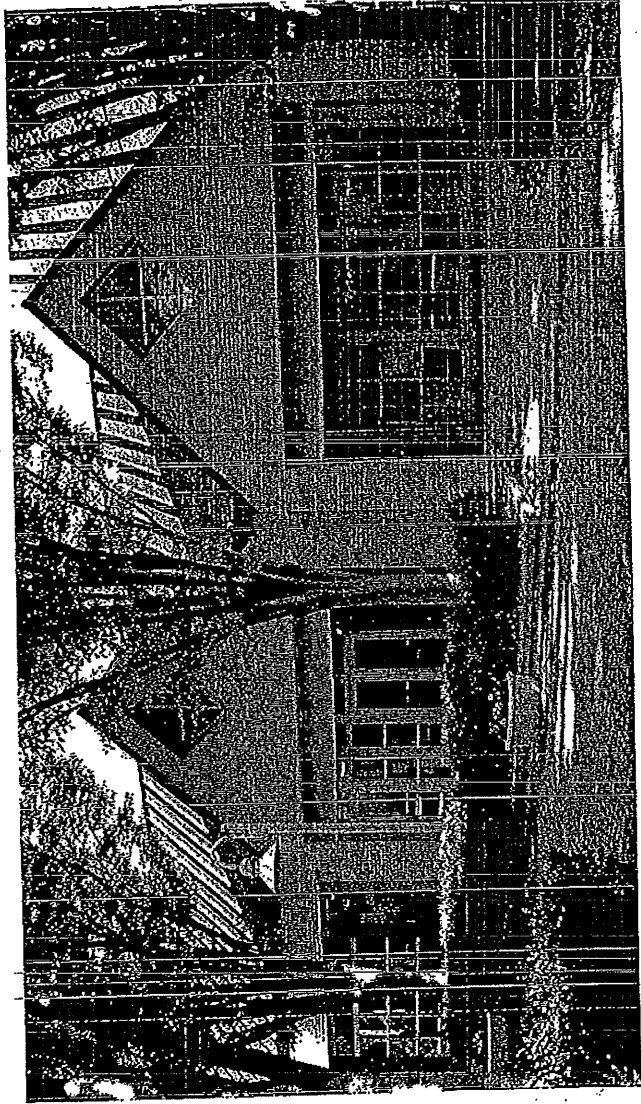
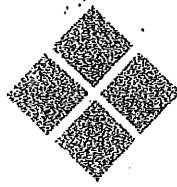


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GMapCreator CASA

# Hickory Ridge Village Center COMMUNITY PLAN

Developed by the Hickory Ridge Village Center Visualization Committee  
December 2011



Through the public engagement process and plan development process, the following issues were identified:

- *Vibrancy of the Hickory Ridge Village Center*
- *Parcels that should be within the village center boundary.*
- *Commercial establishments to meet the daily needs of the community*
- *Potential uses for the Columbia Association-owned parcel with recreational, cultural, and/or community uses appropriate to the residents of the area*
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- *Enhanced signage for the retail core*
- *Signature features of the retail core*
- *Environmental impacts of potential development*
- *Pedestrian and bike path connections to the neighborhood and the nearby Robinson Nature Center*
- *Building heights, setback requirements, lighting, parking needs, short and long term improvements to the retail core*

## **BOUNDARIES**

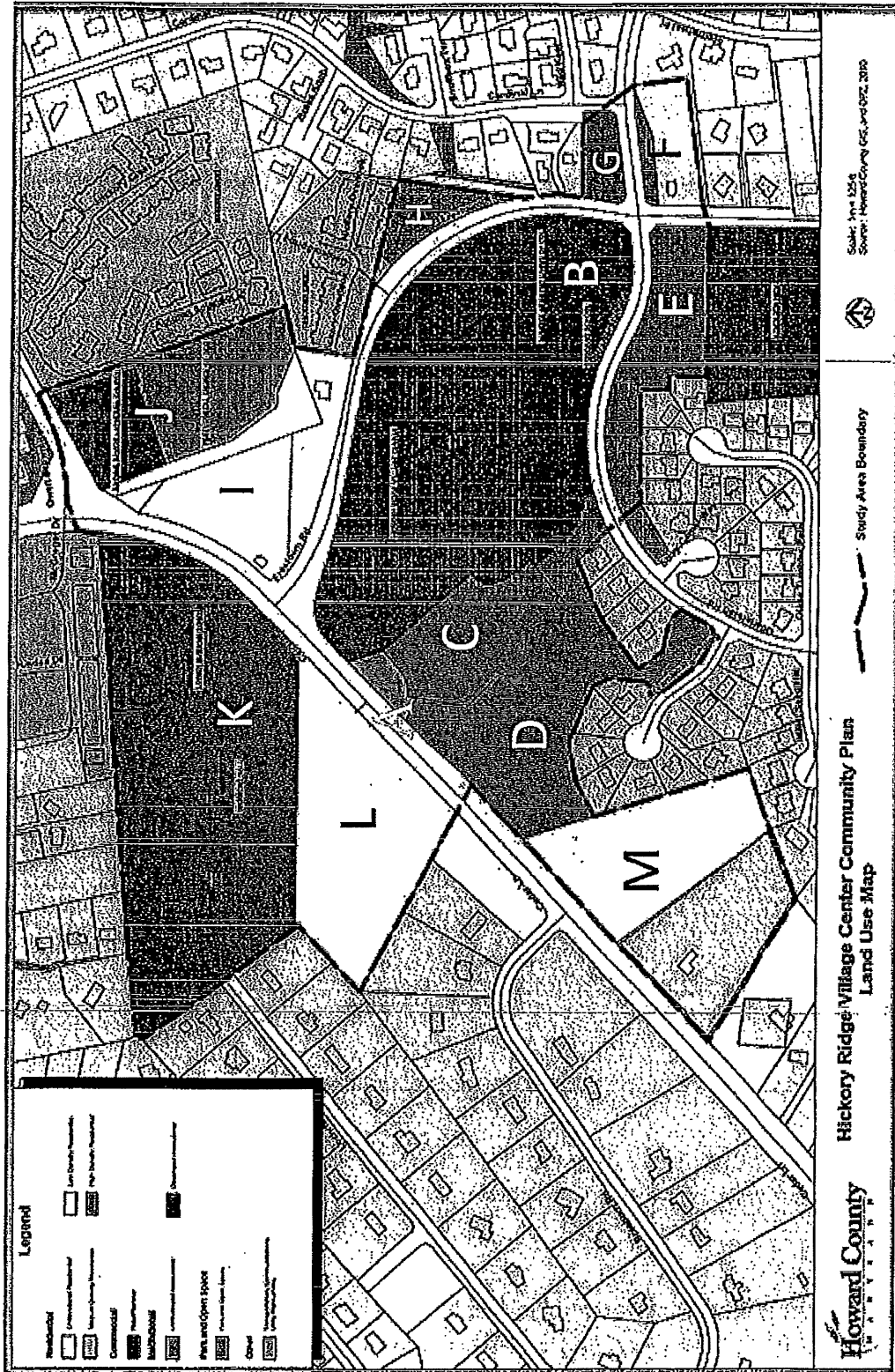
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Early in its deliberations, the Village Center Visualization Committee discussed what should be the boundaries for the village center. In addition to the actual New Town zoned commercial site, the committee recommended including several adjacent parcels within the boundary. Each parcel was carefully discussed as to current and possible future uses. The map on page 13 shows the existing zoning with the village center community plan study area. Existing land use is shown on the map on page 14.

- The R-SC zoned parcel north of Freetown Road was included. This undeveloped property was rezoned in the last county-wide comprehensive rezoning but could be a candidate for a change in zoning at a later date.
- The POR zoned site northwest of Cedar Lane (Lorien/Harmony Hall) was included because of the potential uses for a POR-zoned property, which could negatively affect the community.
- The PSC zoned parcel (Scott's Glen south) immediately west across Cedar Lane was included because it is undeveloped, and with the changing needs within the county for senior housing, it may be a candidate for a zoning change that could negatively affect the village center businesses.
- Two R-20 zoned parcels immediately south of the existing commercial and fronting on Cedar Lane were included.





Land Use Map identifying boundaries and Sub-Areas within the VCCP.

appropriate in this area. Identity signage at the corner of Freetown and Quarterstaff roads may be the only structure that should be considered for this area and that signage should be ground mounted and lower intensity scale than signage that might be located on Cedar Lane. Minimal planting along the frontage on Freetown Road should be required to provide adequate sight distance at the intersection.

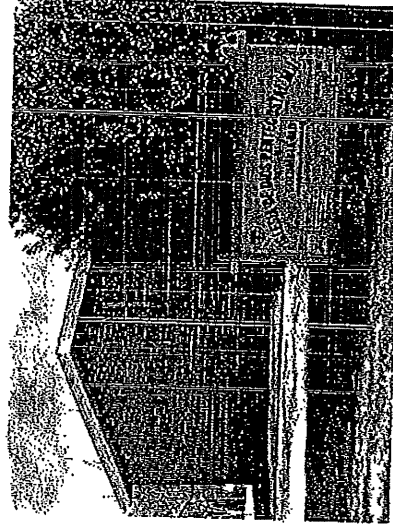
**Area G** is a NT zoned open space parcel on the northeast corner of Freetown and Quarterstaff roads. The NT open space designation is appropriate. The strip of open space between the residential parcel and Quarterstaff Road should be maintained. No buildings, structures, parking or any active improvements are recommended for this area. Passive use of the parcel should be considered only if it does not disturb the tree cover that buffers the adjacent residential neighbors. Pathways that are designed to maintain tree cover are the only improvement considered appropriate for this area. Some community planting and perhaps identity signage at the corner of Freetown and Quarterstaff Roads might be the only structure that should be considered for this area. Any signage should be ground mounted, no higher than six feet and lower intensity in scale than signage that might be located on Cedar Lane.

**Area H** is the open space area on the northeast side of Freetown Road across from the village center core. The parcel transitions and buffers the institutional uses of the village center to the adjacent residential single family areas. It contains features including trees, steep slopes, SWM and utility right-of-ways that need to be preserved. It is important that this parcel be maintained and even enhanced in an effort to preserve this transition area. No buildings, structures, parking or any active improvements are recommended for this area. Passive use of the parcel should be considered only if it does not disturb the tree cover that buffers the adjacent residential uses.

Pathways that are designed to maintain tree cover are the only improvement considered appropriate for this area. This parcel is appropriate for reforestation.

**Area I** is the area located at the northeast corner of Freetown Road and Cedar Lane. Currently zoned R-SC, various uses may be appropriate for this area under certain conditions. Uses that may be appropriate include multi-family residential, medical/professional offices, or institutional uses such as those in Area K if they are approved according to a Conditional Use process. No fast food, bank, car repair, gas station or similar retail should be permitted on this corner. Any development should be designed with a good pedestrian connection to the village center retail core (Area A). This may necessitate additional connecting pedestrian walkways in Area A.

**Area J** is zoned R-SC and is accessed via Owen Brown Road. It is already partially developed with one church and a second church site approved under a conditional use. This type of institutional use is appropriate for this area as long as the requirements imposed under the conditional use evaluation are met.



**Parcel J is developed with the Abiding Savior Lutheran Church.**



# Howard County Council

George Howard Building  
3472 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

LLG Limited Partnership  
1205 York Road  
Lutherville, MD 21093

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.

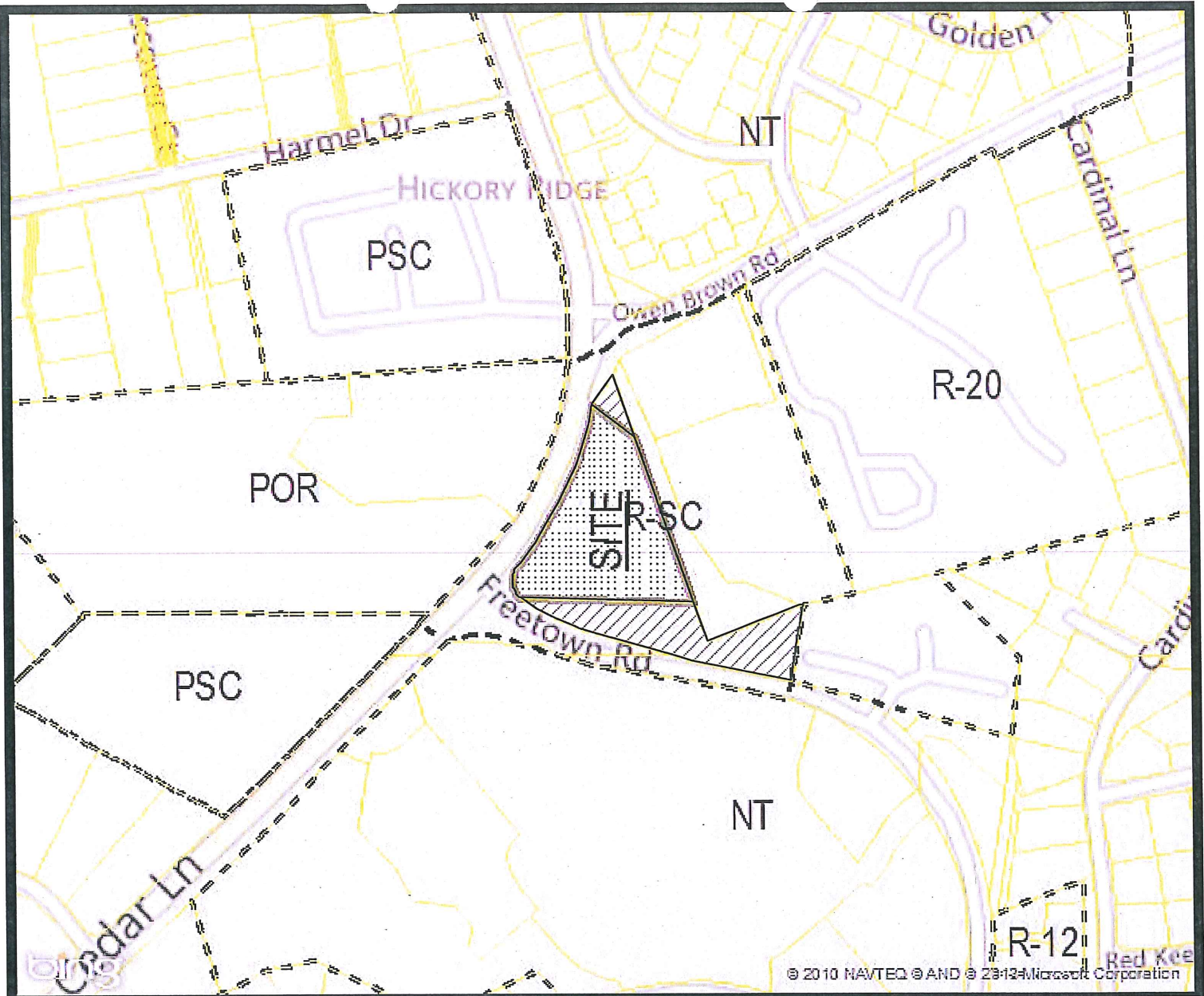
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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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				50		



Zoning Map General Plan Amendment: 35.006 Tax ID: 1405347866  
 Current Zoning: R-SC Council District: 4  
 Tax Map: 35 Grid: 17 Parcel: 109 Lot: N/A  
 Address: 6367 CEDAR LN

"  
"

## Requested Zoning

**Search Street:**

FREETOWN RD

**Property Information:**

Amendment No.: 35.007

Current Zoning: R-SC

Requested Zoning: POR

Tax Account ID.: 1405362962

Map: 35

Grid: 17

Parcel: 137

Lot:

Acres: 0.85

Address: 6441 FREETOWN RD

City/State/Zip: COLUMBIA, MD 21044

**Owner:**

Name: MANGIONE FAMILY ENTERPRISES OF

Email: louism@mfe.bz

Phone: 410-825-8400

Mailing Address: 1205 YORK RD PH

City/State/Zip: LUTHERVILLE, MD 21093

**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) 6441 Freetown Road  
2 Tax Map Number 35 Grid 17  
3 Parcel(s) 137  
4 Lot(s) N/A  
5 Tax Account Data: District 05 Account # 362962

6 Size of Property: Acres Square feet 37,026

7 The Property is currently zoned: R-SC  
I request that the Property be rezoned to: POR

### B. Owner Information

8 Owner Name Mangione Family Enterprises of Turf Valley Limited Partnership  
9 Mailing street address or Post Office Box 1205 York Road  
City, State Lutherville, Maryland  
ZIP Code 21093  
Telephone (Main) 410-825-8400 (Louis Mangione)  
Telephone (Secondary)  
Fax 410-825-8407  
10 E-Mail louism@mfe.bz

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Mailing street address or Post Office Box 5100 Dorsey Hall Drive  
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Date

Date

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Date

12-14-12

DPZ Use Only	Amendment No. 35.007
Notes	

## Continuation Sheet

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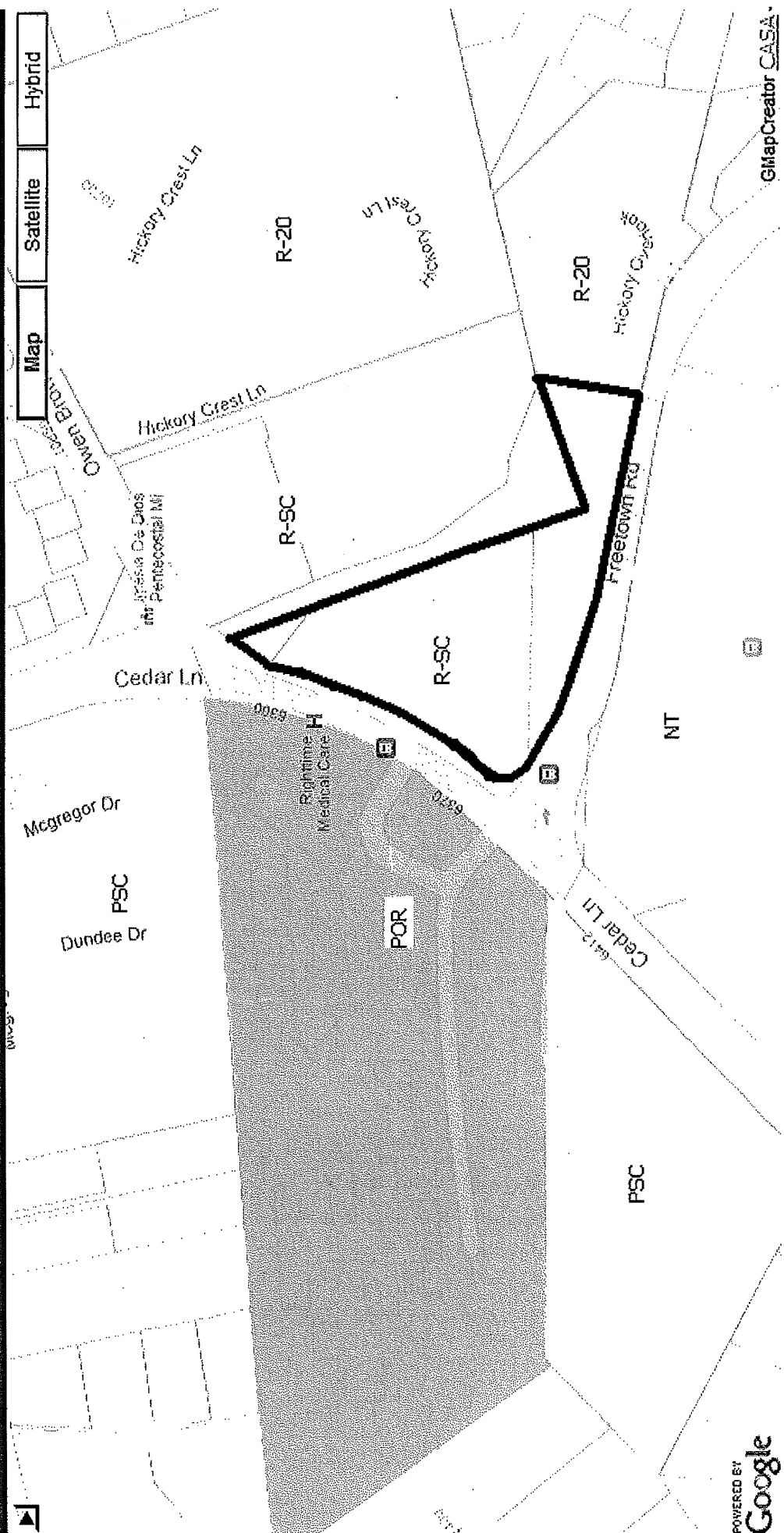
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# Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid

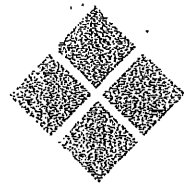


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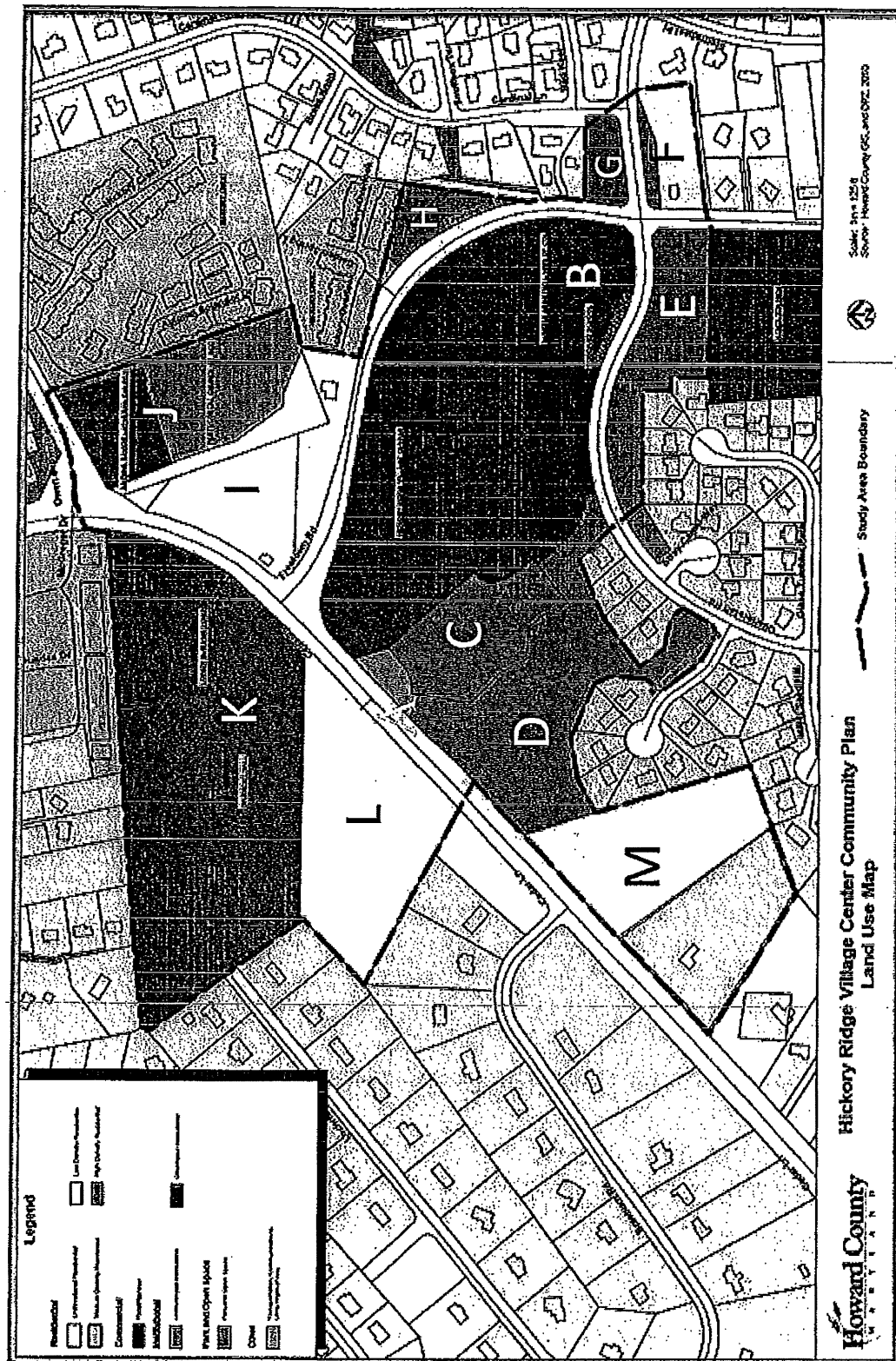
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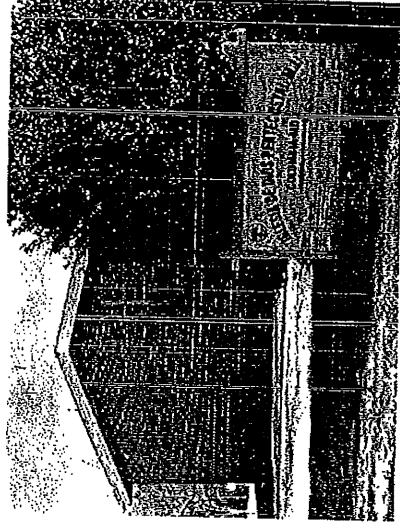
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## COUNCILMEMBERS

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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

Mangione Family Enterprises of  
Turf Valley Limited Partnership  
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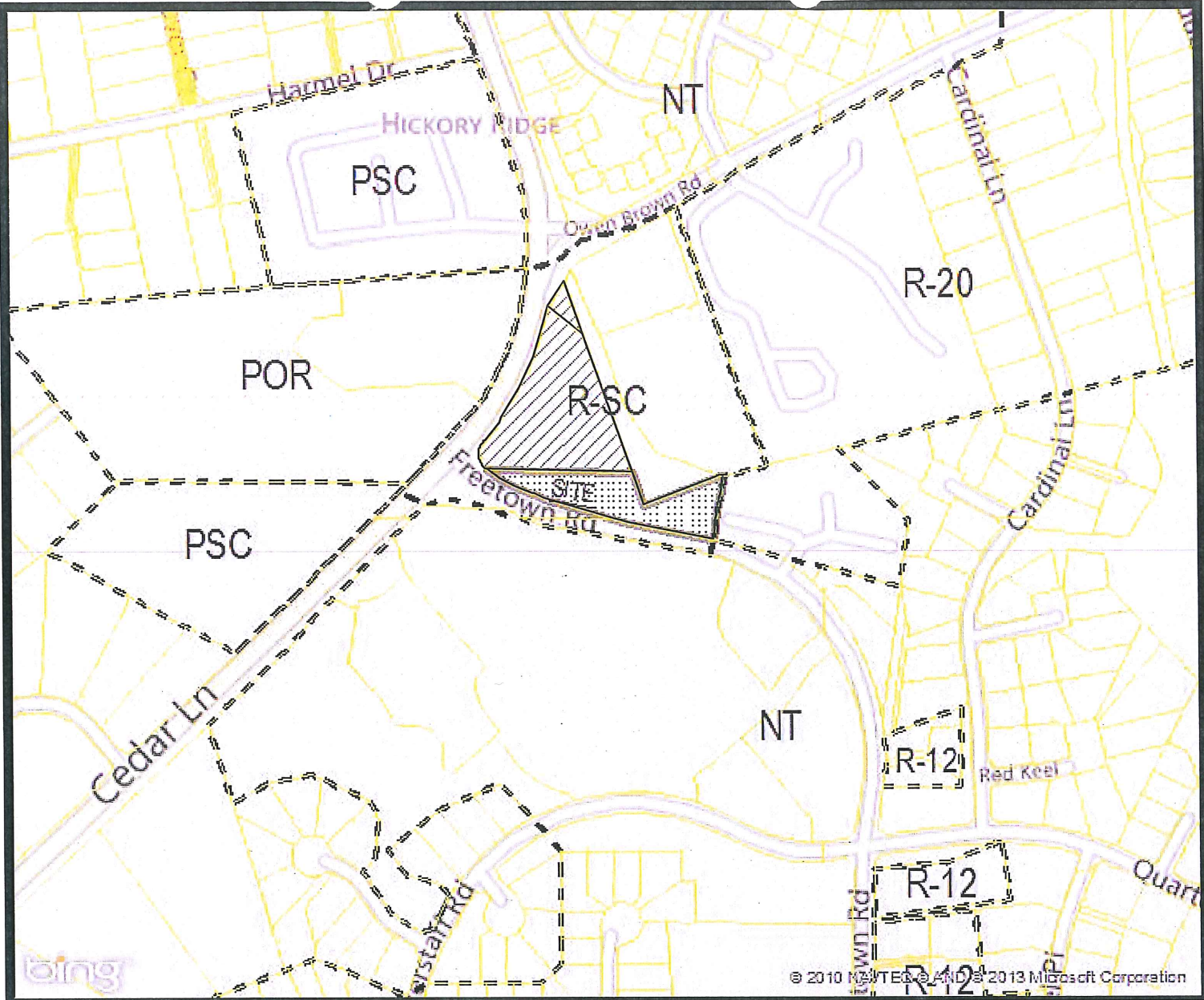
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Zoning Map General Plan Amendment: 35.007 Tax ID: 1405362962  
 Current Zoning: R-SC Council District: 4  
 Tax Map: 35 Grid: 17 Parcel: 137 Lot: N/A  
 Address: 6441 FREETOWN RD