

ADJOINING PROPERTY OWNERS FOR 7136 MONTEVIDEO ROAD

Howard County MD
3430 Court House Drive
Ellicott City, MD 21043-4300
(43.008)
(43.006)

Run Deep, LLC
c/o Delta MDI LLC
P.O. Box 173382
Denver Co. 80217-0382
(43.008)
(43.006)

Thines, LLC
7146 Montevideo Road
Jessup, MD 20794-93-9
(43.006)

"
"

Requested Zoning

Search Street:

MONTEVIDEO RD

Property Information:

Amendment No.: 43.006
Current Zoning: CE-CLI
Requested Zoning: B-1
Tax Account ID.: 1401177028
Map: 43
Grid: 10
Parcel: 16
Lot: PAR A
Acres: 4.04
Address: 7136 MONTEVIDEO RD
City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: MONTEVIDEO ROCK LLC
Email: amnimal@aol.com
Phone: 410-579-2442
Mailing Address: 6800 DEERPATH RD STE 100
City/State/Zip: ELKRIDGE, MD 21075

Representative:

Name: Talkiin & Oh, LLP
Email: soh@talkin-oh.com
Phone: 410-964-0300
Mailing Address: 5100 Dorsey Hall Dr.
City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:
Planning Board Vote:
Council Decision:
Council Vote:

Zoning Map Amendment Request Form

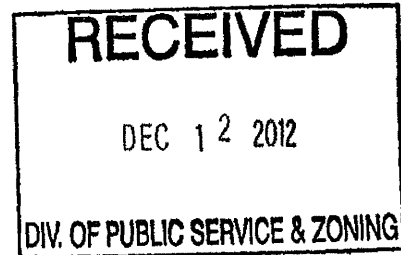
Howard County Comprehensive Zoning Plan Department of Planning and Zoning

[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) 7136 Montevideo Road
2 Tax Map Number 43 Grid 10
3 Parcel(s) 16
4 Lot(s) Par A
5 Tax Account Data: District 01 Account # 177028
6 Size of Property: Acres 4.04 Square feet

7 The Property is currently zoned: CE-CLI
I request that the Property be rezoned to: B-1



B. Owner Information

8 Owner Name MIT-Montevideo, LLC
9 Mailing street address or Post Office Box 8850 Columbia Parkway #400
City, State Columbia, Maryland
ZIP Code 21045
Telephone (Main) 410-579-2442 (Mark Levy)
Telephone (Secondary)
Fax
10 E-Mail amnimal@aol.com

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 The purpose of the CE district is "to encourage the development and redevelopment of unused or underutilized land near U.S. Route 1." HOWARD COUNTY ZONING REGULATIONS § 127.2.A. Pursuant to the Zoning Regulations, development in the CE district should provide for new office, flex, and light industrial uses.

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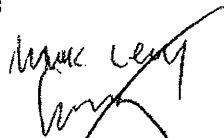
See attached Continuation Sheet.

F. List of Attachments/Exhibits

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

G. Signatures

15 Owner



Owner (2)

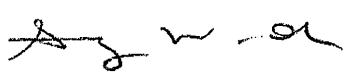
Date

12/5/12

Date

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

16 Representative Signature



Date

12-10-12

DPZ Use Only	JBL	Amendment No.	43.006
Notes			

Continuation Sheet

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

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Several problems arise regarding the CE-CLI zoning of the Property. First, PlanHoward 2030 provides that land assembly should be encouraged in the Route 1 Corridor to advance redevelopment efforts. PlanHoward 2030, p. 59. The Property is currently one of only three CE parcels in the area to the west of Montevideo Road. Other nearby parcels are zoned M-2. After the proposed relocation of Montevideo Road, the Property will be even more physically isolated from other CE properties. Given this separation, the likelihood of any land assembly including the subject Property is extremely low.

Furthermore, PlanHoward 2030 provides that the demand for office space is significantly lower than supply. "Through 2030, the demand for commercial development and office space is expected to peak at just over three million square feet. This demand is low when compared to the 14.1 million square feet of approved office space in the pipeline in Howard and Anne Arundel Counties." PlanHoward 2030, p. 58.

Given these figures, redevelopment of the Property for office space or similar commercial uses is not economically feasible. Additionally, the Property is already developed and operating with a profitable industrial use. Under its current zoning, no incentive exists for a redevelopment requiring an office use that has no market demand. It is not in the best interests of the Petitioner, the surrounding community, or the County to require the Petitioner to redevelop with untenable structures.

A recent Market Analysis and Strategic Implementation Analysis of the Route 1 Corridor by Robert Charles Lesser & Co. (the "RCLCO Study") found that the "CE zoning districts along Route 1 may actually be counterproductive to [Route 1's] future development and positioning. . . . CE zonings do not readily support the type of business support infrastructure – including large format retail – that may help Route 1 compete for potential future demand." RCLCO Study, p. 4. The RCLCO Study ultimately recommends removing the CE and CE-CLI districts but applying alternative measures "to reduce the unsightly image problem along parts of the [Route 1] corridor." RCLCO Study, p. 16.

The current industrial use on the Property is one that would most likely be considered to contribute to the perceived "image problem" of the Route 1 corridor. A redevelopment of the Property would certainly be in the best interests of the County and surrounding area. In order for any redevelopment of the Property to be viable, however, the Property must have productive zoning that will enable a redevelopment to be economically feasible. As the RCLCO Study provides, the Property's CE zoning may in fact be counterproductive to the future of Route 1.

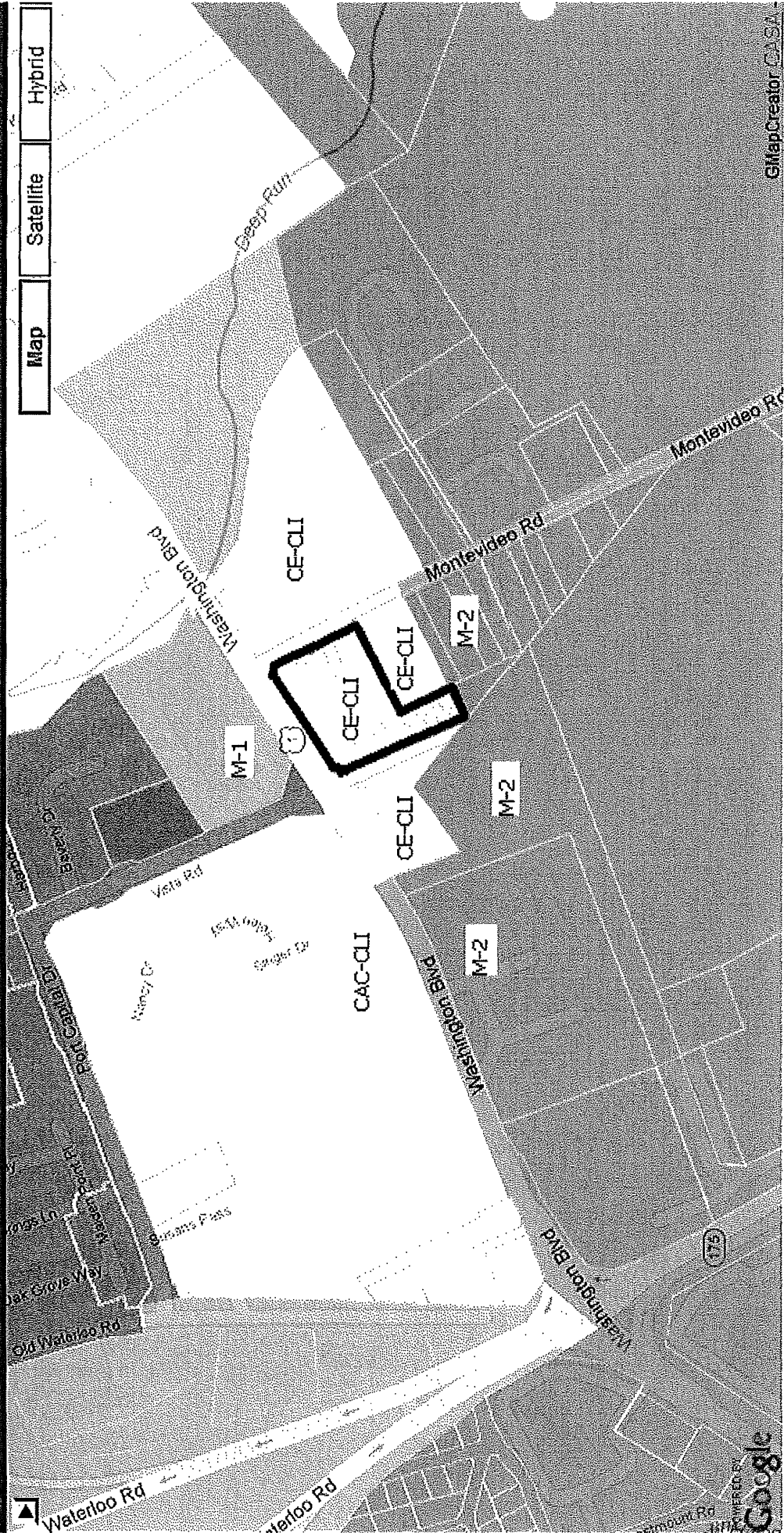
The B-1 zone requested would allow for an attractive redevelopment of the Property that would contribute to "reduc[ing] the unsightly image problem" identified by the RCLCO Study. While some of the uses permitted in the B-1 district may be inapposite to the planning goals of the Route 1 corridor, the Property's current use, which will continue indefinitely under current

zoning, is certainly contrary to the redevelopment goals for the area. A rezoning to the B-1 district would allow the best possibility for redevelopment of the Property, which would contribute to an overall increase in the vitality of the Route 1 corridor in the vicinity.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid





Howard County Council

George Howard Building
3512 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

MIT-Montevideo, LLC
8850 Columbia Parkway # 400
Columbia, MD 21045

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.

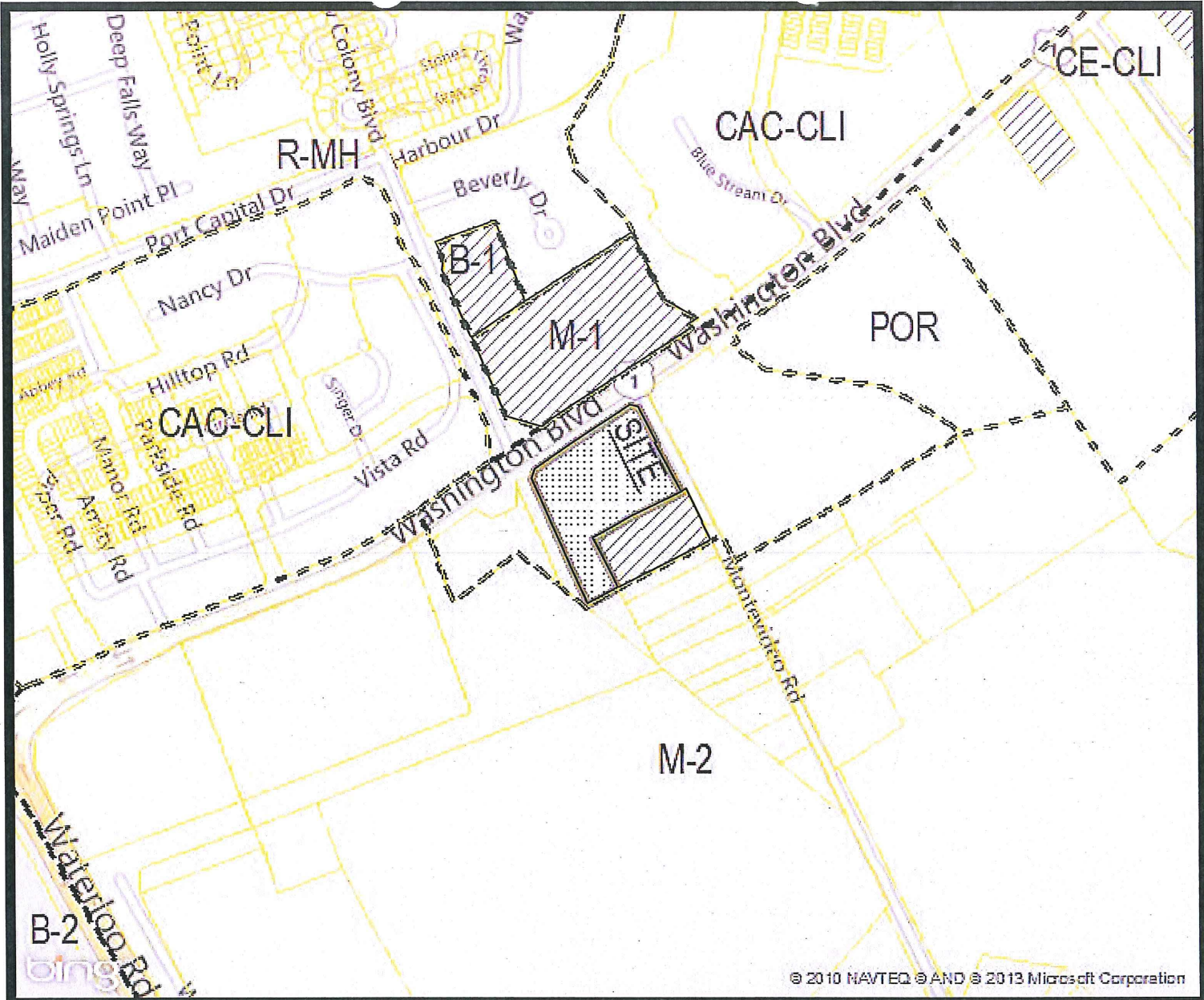
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

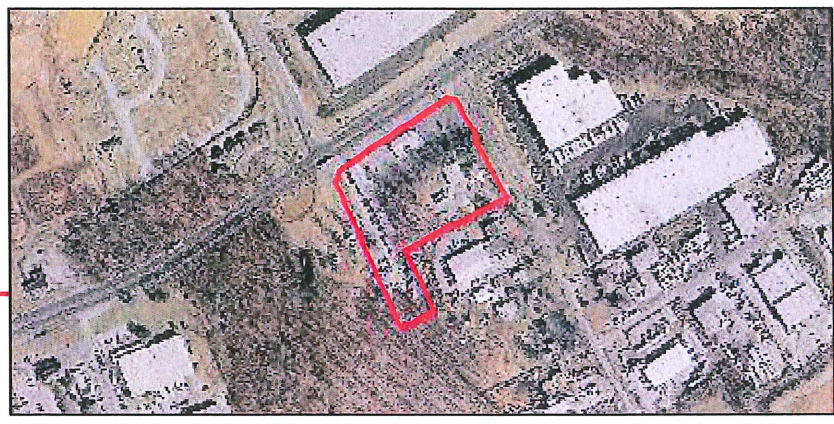
Very truly yours,

Stephen M. LeGendre
Administrator



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							50



Zoning Map General Plan Amendment: 43.006 Tax ID: 1401177028
 Current Zoning: CE-CLI Council District: 2
 Tax Map: 43 Grid: 10 Parcel: 16 Lot: PAR A
 Address: 7136 MONTEVIDEO RD

ADJOINING PROPERTY OWNERS FOR 7146 MONTEVIDEO ROAD

Howard County MD
3430 Court House Drive
Ellicott City, MD 21043-4300
(43.008)

John Barrass
7150 Montevideo road
Jessup, MD 20794-9309
(43.008)

Run Deep, LLC
c/o Delta MDI LLC
P.O. Box 173382
Denver Co. 80217-0382
(43.008)

Mit-Montevideo, LLC
8850 Columbia Pkwy # 400
Columbia, MD 21045
(43.008)

"
"

Requested Zoning

Search Street:

MONTEVIDEO RD

Select Address:

7146 MONTEVIDEO RD

Property Information:

Amendment No.:	Current Zoning:	Requested Zoning:
43.008	CE-CLI	B-1
Tax Account ID.:	Map:	Grid:
1401182811	43	10
	Parcel:	Lot:
	19	PAR A
	Acres:	1.75

Address:

7146 MONTEVIDEO RD
City/State/Zip:
JESSUP, MD 20794

Owner:

Name:	Email:	Phone:
THINES LLC		410-365-9071

Mailing Address:

7146 MONTEVIDEO RD
City/State/Zip:
JESSUP, MD 20794

Representative:

Name:	Email:	Phone:
Talkin & Oh, LLP	soh@talkin-oh.com	410-964-0300

Mailing Address:

5100 Dorsey Hall Dr
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

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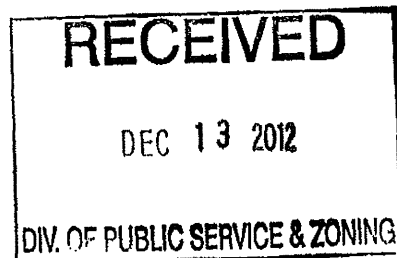
A. Property Information

1 Address / Street (Only) 7146 Montevideo Road
2 Tax Map Number 43 ✓ Grid 10 ✓
3 Parcel(s) 19 ✓
4 Lot(s) Par A ✓
5 Tax Account Data: District 01 Account # 182811 ✓
6 Size of Property: Acres 1.7556 ✓ Square feet

7 The Property is currently zoned: CE-CLI ✓
I request that the Property be rezoned to: B-1

B. Owner Information

8 Owner Name Thines, LLC
9 Mailing street address or Post Office Box 7146 Montevideo Road
City, State Jessup, Maryland
ZIP Code 20794
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail



410-365-9071 (Ty Hines)

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

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G. Signatures

15 Owner Ty Hines

Owner (2)

Date

Ty Hines
10/10/12

Date

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

16 Representative Signature

Syvel

Date

12-12-12

DPZ Use Only		Amendment No.	43,008
Notes			
2/12/13			

Continuation Sheet

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Several problems arise regarding the CE-CLI zoning of the Property. First, PlanHoward 2030 provides that land assembly should be encouraged in the Route 1 Corridor to advance redevelopment efforts. PlanHoward 2030, p. 59. The Property is currently the southernmost CE parcel in its area, adjoining M-2 zoned land to the south. After the proposed relocation of Montevideo Road, the Property will be physically separated from adjoining CE land. Given this separation, along with the Property's CE zoning differing from that of adjoining parcels, the likelihood of any land assembly including the subject Property is extremely low.

Furthermore, PlanHoward 2030 provides that the demand for office space is significantly lower than supply. "Through 2030, the demand for commercial development and office space is expected to peak at just over three million square feet. This demand is low when compared to the 14.1 million square feet of approved office space in the pipeline in Howard and Anne Arundel Counties." PlanHoward 2030, p. 58.

Given these figures, redevelopment of the Property for office space or similar commercial uses is not economically possible. Even if the market for office space was not oversaturated in the area, the subject Property, at only 1.7 acres, is too small for an office redevelopment envisioned by the CE district. Additionally, the Property is already developed and operating with a profitable industrial use. Under its current zoning, no incentive exists for a redevelopment requiring the imposition of an office use that is unsuitable for the property and that has no market demand.

A recent Market Analysis and Strategic Implementation Analysis of the Route 1 Corridor by Robert Charles Lesser & Co. (the "RCLCO Study") found that the "CE zoning districts along Route 1 may actually be counterproductive to [Route 1's] future development and positioning. . . . CE zonings do not readily support the type of business support infrastructure – including large format retail – that may help Route 1 compete for potential future demand." RCLCO Study, p. 4. The RCLCO Study ultimately recommends removing the CE and CE-CLI districts but applying alternative measures "to reduce the unsightly image problem along parts of the [Route 1] corridor." RCLCO Study, p. 16.

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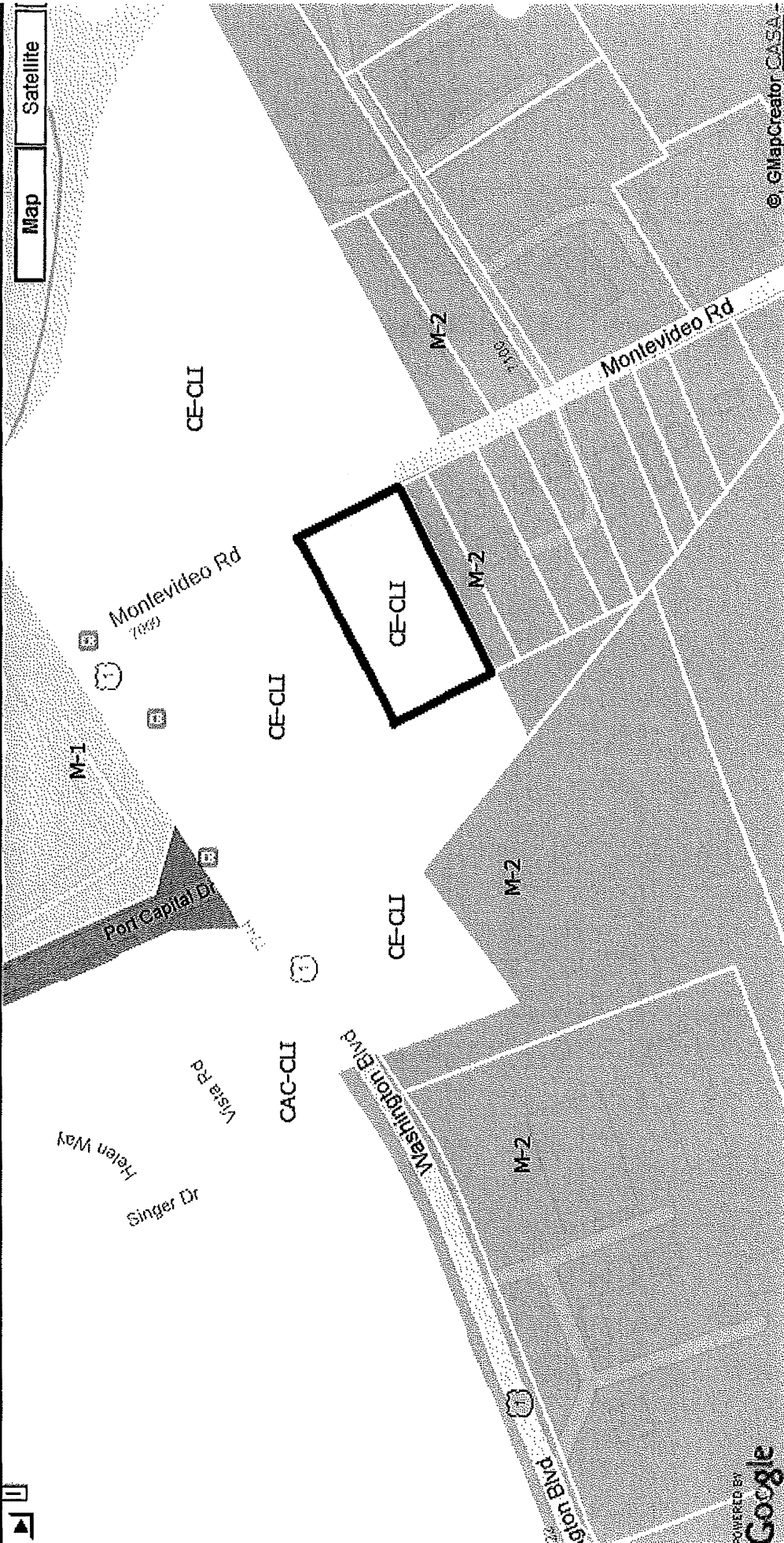
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Howard County, MARYLAND

Street View | Help

Map Satellite



POWERED BY Google

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George Howard Building
3514 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
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March 11, 2013

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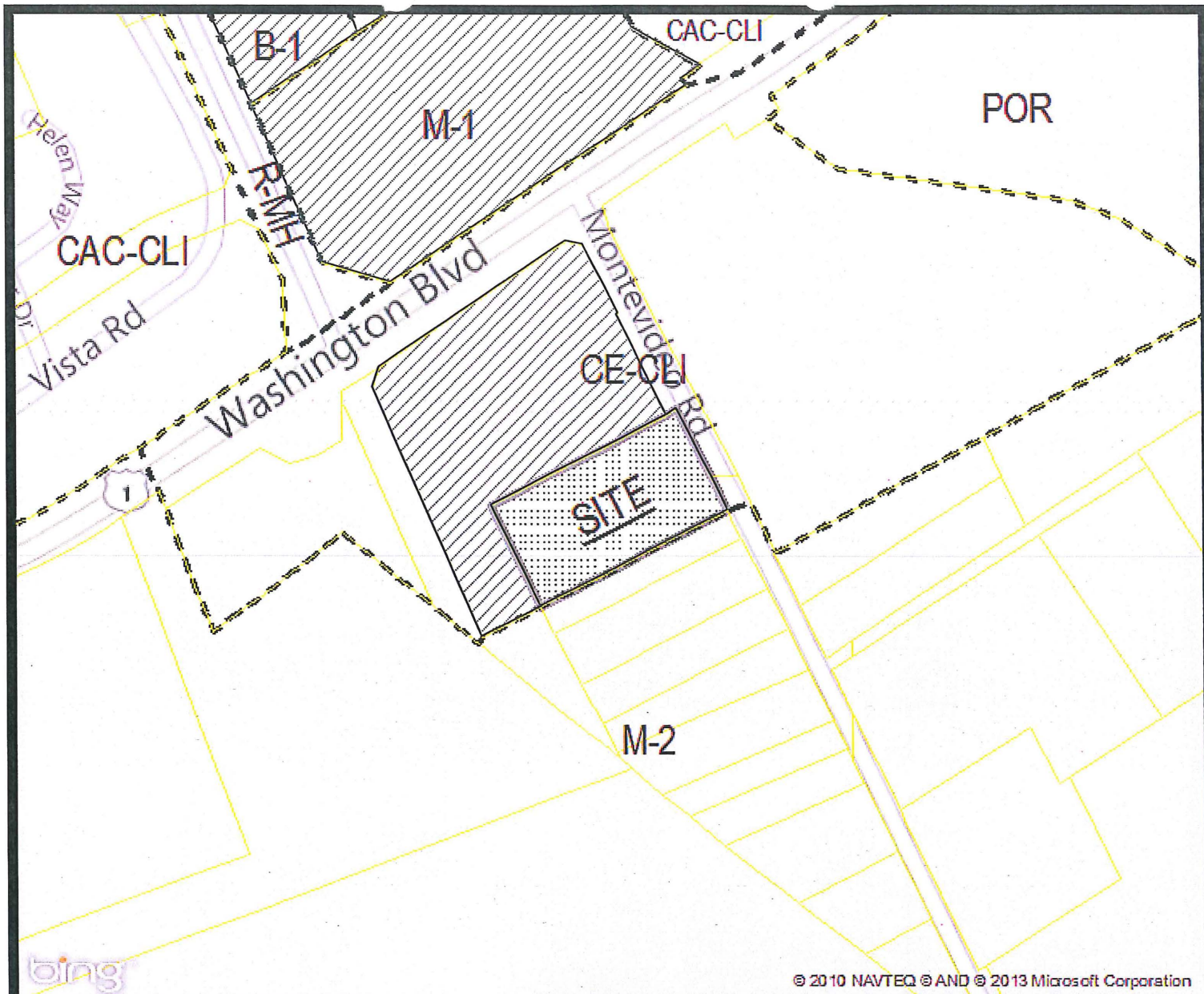
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