

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Next

Property Information:

Amendment No.: 47.003

Current Zoning: CE-CLI

Requested Zoning: CAC-CLI

Tax Account ID.: 1406395325

Map: 47

Grid: 12

Parcel: 503

Lot:

Acres: 10.56

Address: 8832 WASHINGTON BLVD

City/State/Zip: JESSUP, MD 20794

Owner:

Name: CROSS ROADS PARK LIMITED PARTSP

Email:

Phone: 301-980-1651

Mailing Address: 565 BENFIELD RD FL 4

City/State/Zip: SEVERNA PARK, MD 21146

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:

47.003
Done

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

8832

- 1 Address / Street (Only) ~~8830~~ Washington Boulevard
- 2 Tax Map Number 47 Grid 12
- 3 Parcel(s) 503
- 4 Lot(s) N/A
- 5 Tax Account Data: District 06 Account # 395325
- 6 Size of Property: Acres 10.569 Square feet

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

RECEIVED
DEC 14 2012
DIV. OF PUBLIC SERVICE & ZONING

B. Owner Information

- 8 Owner Name Cross Roads Park Limited Partnership
- 9 Mailing street address or Post Office Box 10709 Stapleford Hall Drive
- City, State Potomac, Maryland
- ZIP Code 20854
- Telephone (Main) 301-980-1651
- 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 47, Grid 12, as Parcels 503, 673, and 1011 (the "Original Application").

The subject Property consists of three parcels of land located near the interchange of Routes 1 and 32. The portion of the Property zoned R-SA-8 is wooded and undeveloped, the portion zoned R-12 is underdeveloped, and the portion zoned CE-CLI is operating with a profitable commercial business. Given the profitability of the Property as a whole, no incentive currently exists for the Petitioner to redevelop pursuant to the policy goals of the Route 1 Manual and the CE-CLI district. 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

Angie W. O.

Date

12-14-12

DPZ Use Only		Amendment No.	47.003
Notes	zk		

Continuation Sheet

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

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The County recently commissioned a Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. (the "RCLCO Study"). The RCLCO Study compiled a list of suggestions regarding future development of the Route 1 Corridor. One of the principal recommendations of the RCLCO Study was to redevelop high visibility employment areas along Route 1. "Route 32 will only grow in importance as a regional freeway between Westminster and Annapolis and the potential for signature buildings along it (as has occurred along parts of Rte 100) can be realized over time." RCLCO Study, p. 14.

The RCLCO Study also found that "[s]egmentation of the Route 1 Corridor is necessary, both to understand existing conditions and to plan for future land use opportunities." RCLCO Study, p. 4. "Moving forward, planning for the Route 1 corridor should therefore address its very different segments, both east and west of Route 1 and north and south along its length. Future planning and policy recommendations should be tuned to logical planning areas rather than be applied throughout." RCLCO Study, p. 13.

Figures 4 and 5 of the RCLCO Study identified the subject Property as an area that should be segmented for residential development. The RCLCO Study includes the Property as a part of Area 5, *Residential Central*, "north of Route 1 and east of Route 32 and west of Route 100; it includes newer residential development and significant areas designated for future residential and mixed use." RCLCO Study, p. 13.

PlanHoward 2030 accepted the RCLCO Study's recommendations regarding high quality development at major interchanges and the segmentation of the Route 1 Corridor. Policy 5.4 of PlanHoward 2030 is to "[e]nhance the Route 1 Corridor revitalization strategy to recognize the distinct character and market potential of diverse corridor segments, and the potential at various intersections, crossings, and nodes for additional retail, restaurant, and employment development as identified in the [RCLCO Study]." PlanHoward 2030, p. 58. PlanHoward 2030 also recommends "encourag[ing] land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County's long-term development strategy." PlanHoward 2030, p. 59.

The subject Property is an ideal location to realize the recommendations of the RCLCO Study and PlanHoward 2030. The Property is an assemblage of three parcels in an area identified for residential or mixed use development with high visibility and easy access to the interchange of Routes 1 and 32.

At the present, however, the Property is not suitable for redevelopment under its current CE-CLI

zoning. The RCLCO Study ultimately recommended removing the CE and CE-CLI districts. RCLCO Study, p. 16. PlanHoward 2030 also recognized the need to reevaluate the efficacy of the CE district and to consider more flexibility in the Route 1 Corridor. PlanHoward 2030, p. 58.

The proposed rezoning is also consistent with PlanHoward 2030's goal 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.

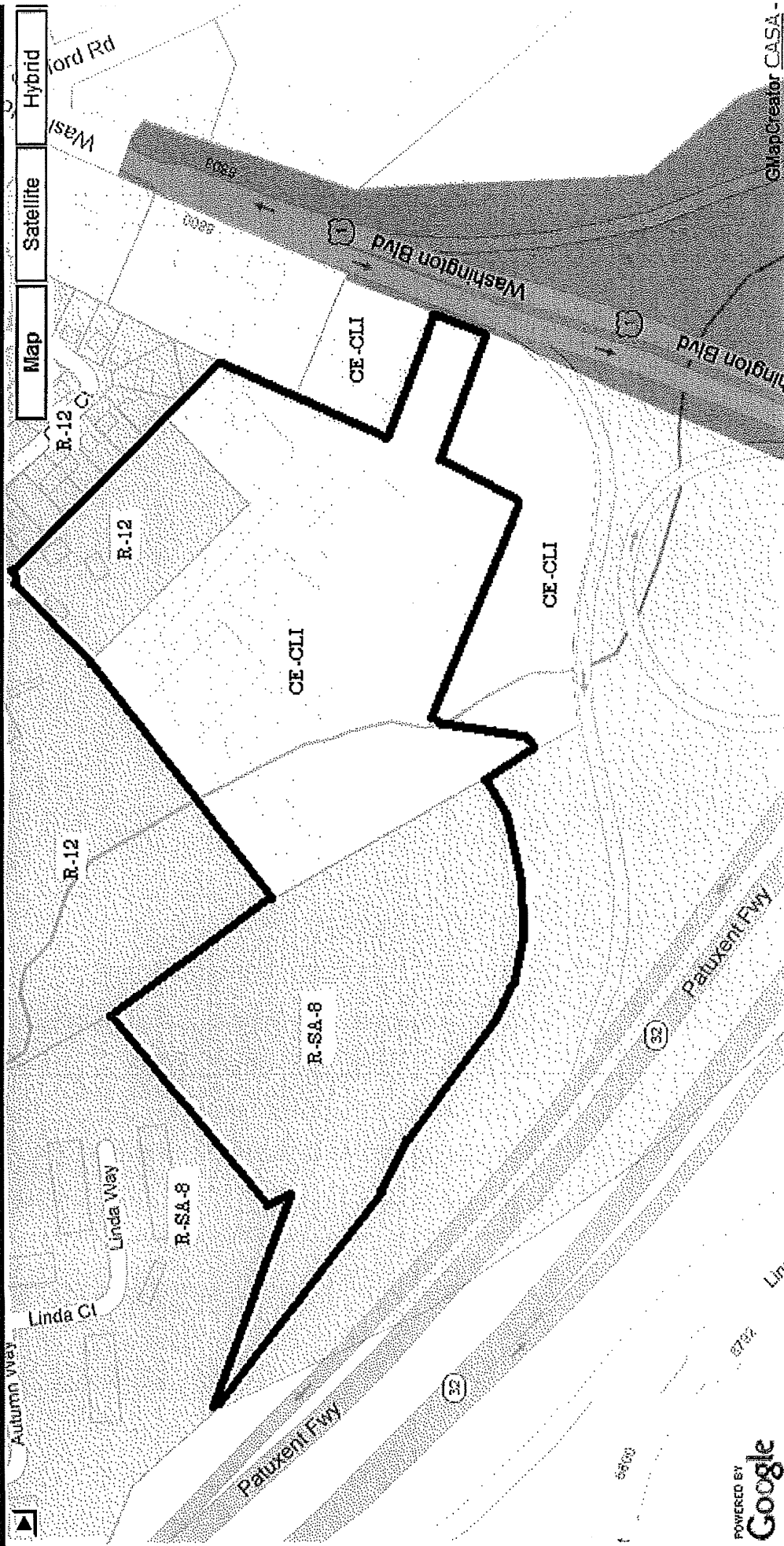
PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. The Zoning Regulations require that a residential development in the CAC district provide at least 15 percent of its dwelling units as moderate income housing units. HOWARD COUNTY ZONING REGULATIONS § 127.5.E.3.e.(1).

A zone allowing a mix of high density residential development and retail commercial development would be the most appropriate zoning district for the Property given its location along a major interchange. The allowance of residential development would incentivize a redevelopment of the profitable existing commercial business on the Property into a more attractive development befitting the County's vision for Route 1. The residential component would also permit the establishment of high-quality commercial uses that would be supported by the new residential units located in a mixed-use community.

Howard County, MARYLAND

Street view | Help

Map Satellite Hybrid



POWERED BY Google

MapCreator CASA-



Howard County Council

George Howard Building
3522 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

Cross Roads Park Limited Partnership
10709 Stapleford Hall Drive
Potomac, MD 20854

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.

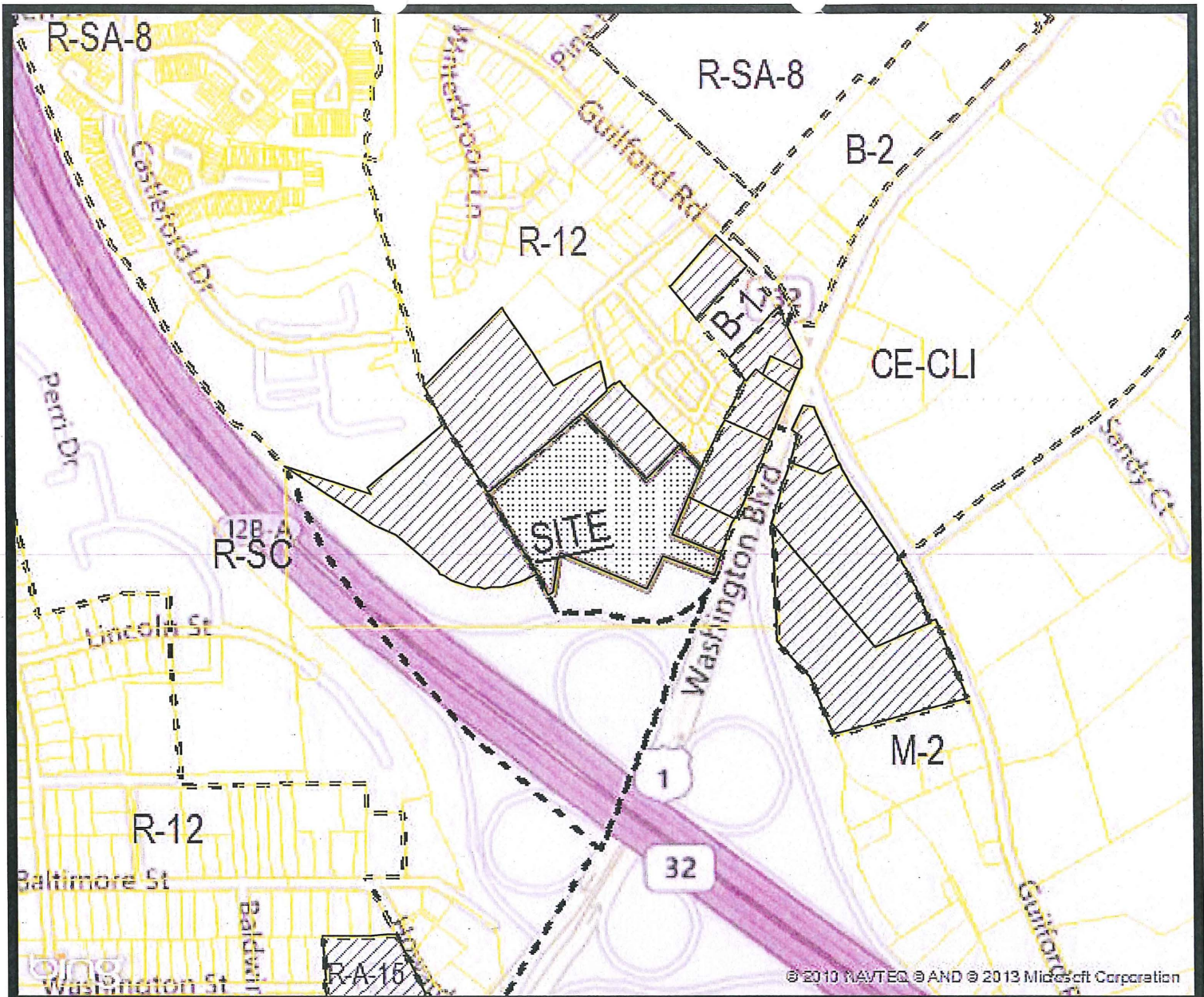
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

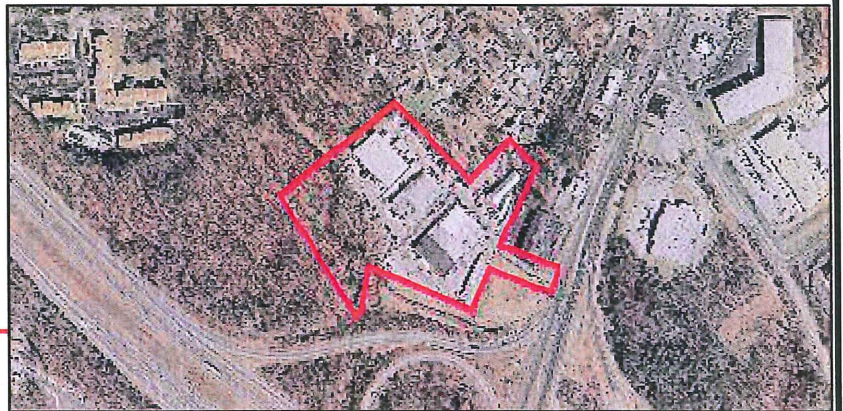
Very truly yours,

Stephen M. LeGendre
Administrator



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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 47.003 Tax ID: 1406395325
 Current Zoning: CE-CLI Council District: 3
 Tax Map: 47 Grid: 12 Parcel: 503 Lot: N/A
 Address: 8832 WASHINGTON BLVD

"
"

Requested Zoning

Search Street:

PINE TREE RD

Property Information:

Amendment No.: 47.004

Current Zoning: R-12

Requested Zoning: CAC-CLI

Tax Account ID.: 1406419631

Map: 47

Grid: 6

Parcel: 499

Lot:

Acres: 7.09

Address: 8692 PINE TREE RD

City/State/Zip: JESSUP, MD 20794

Owner:

Name: PLOGGER LLC

Email: amnimal@aol.com

Phone: 410-579-2442

Mailing Address: 5072 DORSEY HALL DR STE 202

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 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)	8692	Pine Tree Road	
2	Tax Map Number	47	Grid	6
3	Parcel(s)	Part of 499		
4	Lot(s)			
5	Tax Account Data:	District	06	Account # 419631
6	Size of Property:	Acres	≈ 1	Square feet

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

7	The Property is currently zoned:	R-12
	I request that the Property be rezoned to:	CAC-CLI

B. Owner Information

8	Owner Name	Plogger LLC ✓
9	Mailing street address or Post Office Box	6800 Deerpath Road Suite 150
	City, State	Elkridge, Maryland
	ZIP Code	21075
	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	<p>The subject Property is a portion of a 7.09 acre parcel of land located near the interchange of Routes 1 and 32. The County recently commissioned a Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. (the "RCLCO Study"). The RCLCO Study compiled a list of suggestions regarding future development of the Route 1 Corridor. One of the principal recommendations of the RCLCO Study was to redevelop high visibility employment areas along Route 1. "Route 32 will only grow in importance as a regional freeway between Westminster and Annapolis and the potential for signature buildings along it (as has occurred along parts of Rte 100) can be realized over time." RCLCO Study, p. 14. See attached Continuation Sheet.</p>
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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	Mark Levy	Owner (2)	
	Date	12/13/12	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	JBL	Amendment No.	47.004
Notes			

Continuation Sheet

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

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The subject Property is an ideal location to realize the recommendations of the RCLCO Study and PlanHoward 2030. The Property is in an area identified for residential or mixed use development with high visibility and convenient access to the interchange of Routes 1 and 32.

The proposed rezoning is also consistent with PlanHoward 2030's goal 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. The need for single family detached housing, such as is permitted in the R-12 district, is decreasing. "[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.

PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. The Zoning Regulations require that a residential development in the CAC district provide at least 15 percent of its dwelling units as moderate income housing units. HOWARD COUNTY ZONING REGULATIONS § 127.5.E.3.e.(1).

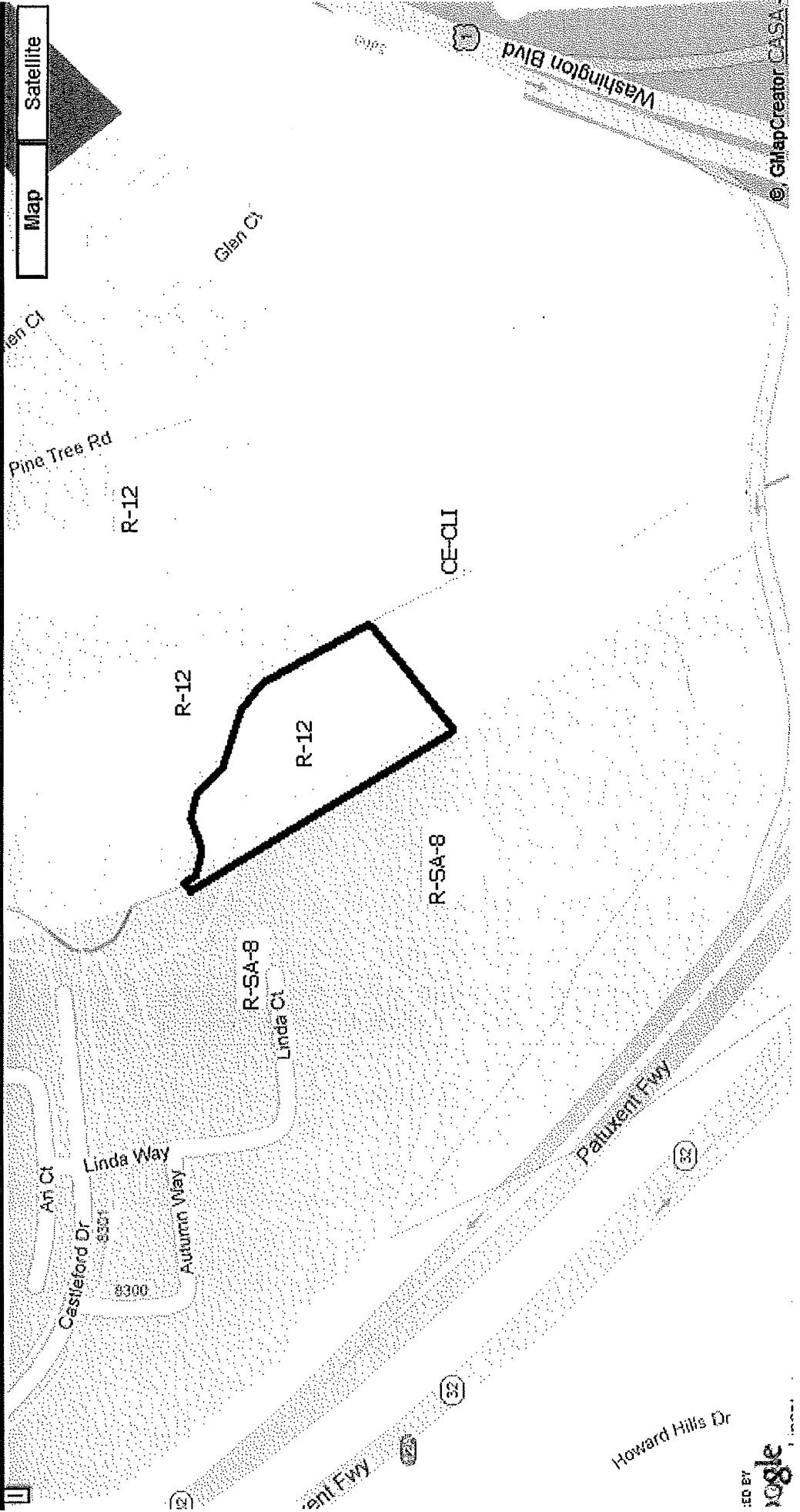
A zone allowing a mix of high density residential development and retail commercial development would be the most appropriate zoning district for the Property given its location along a major interchange. The subject Property adjoins Parcels 503 and 1011 of Tax Map 47, which have also been proposed for a rezoning to the CAC-CLI district during this comprehensive rezoning process. Together with these adjoining parcels, the allowance of high density residential development would incentivize a development of the Property befitting the County's vision for Route 1. The residential component would also permit the establishment of high-quality commercial uses that would be supported by the new residential units located in a mixed-use community.

Howard County, MARYLAND

Street View | Help

Map

Satellite





Howard County Council

George Howard Building
3523 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

Plogger, LLC
6800 Deerpath Road, Suite 150
Elkridge, MD 21075

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.

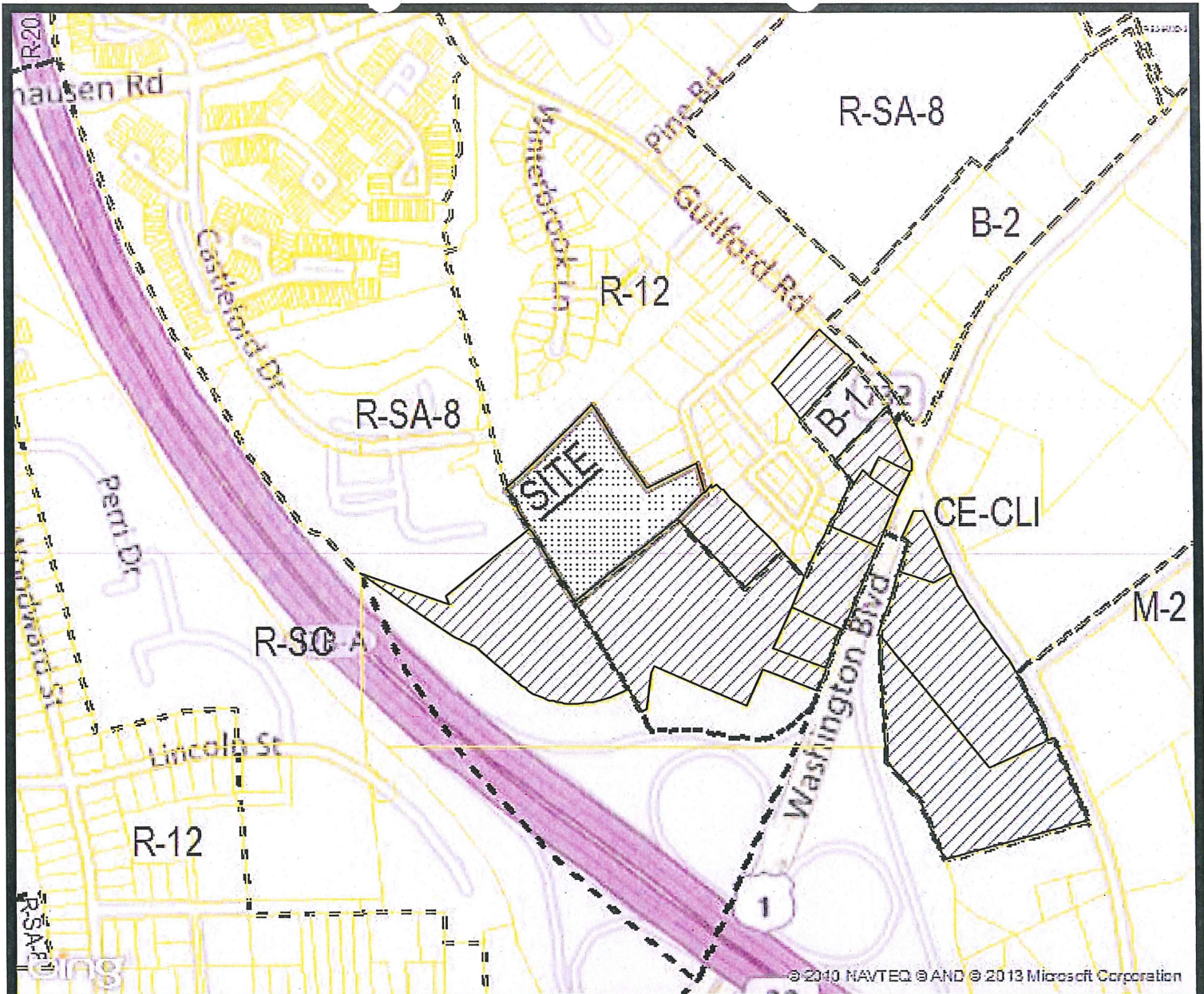
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Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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				50		



Zoning Map General Plan Amendment: 47.004 Tax ID: 1406419631
 Current Zoning: R-12 Council District: 3
 Tax Map: 47 Grid: 6 Parcel: 499 Lot: N/A
 Address: 8692 PINE TREE RD

"
"

Requested Zoning

Search Street:

PINE TREE RD

Next

Property Information:

Amendment No.: 47.005

Current Zoning: R-12

Requested Zoning: CAC-CLI

Tax Account ID.: 1406405355

Map: 47

Grid: 12

Parcel: 673

Lot:

Acres: 1.33

Address: 8696 PINE TREE RD

City/State/Zip: JESSUP, MD 20794

Owner:

Name: JOHN T. CARRUTHERS, JR.

Email:

Phone: 301-980-1651

Mailing Address: 10709 STAPLEFORD AHLL DRIVE

City/State/Zip: POTOMAC, MD 20854

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

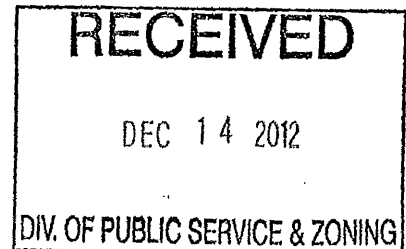
[Word 2007 Version]
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A. Property Information

1 Address / Street (Only) 8696 Pine Tree Road
2 Tax Map Number 47 Grid 12
3 Parcel(s) 673
4 Lot(s) N/A
5 Tax Account Data: District 06 Account # 405355

6 Size of Property: Acres 2.004 Square feet

7 The Property is currently zoned: R-12
I request that the Property be rezoned to: CAC-CLI



B. Owner Information

8 Owner Name John T. Carruthers Jr.
9 Mailing street address or Post Office Box 10709 Stapleford Hall Drive
City, State Potomac, Maryland
ZIP Code 20854
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail

301-980-1651

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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15 Owner Original signature in Original Application Owner (2)

Date

Date

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16 Representative Signature

[Handwritten Signature]

Date

12-14-12

DPZ Use Only		Amendment No.	47.005
Notes	zfc		

Continuation Sheet

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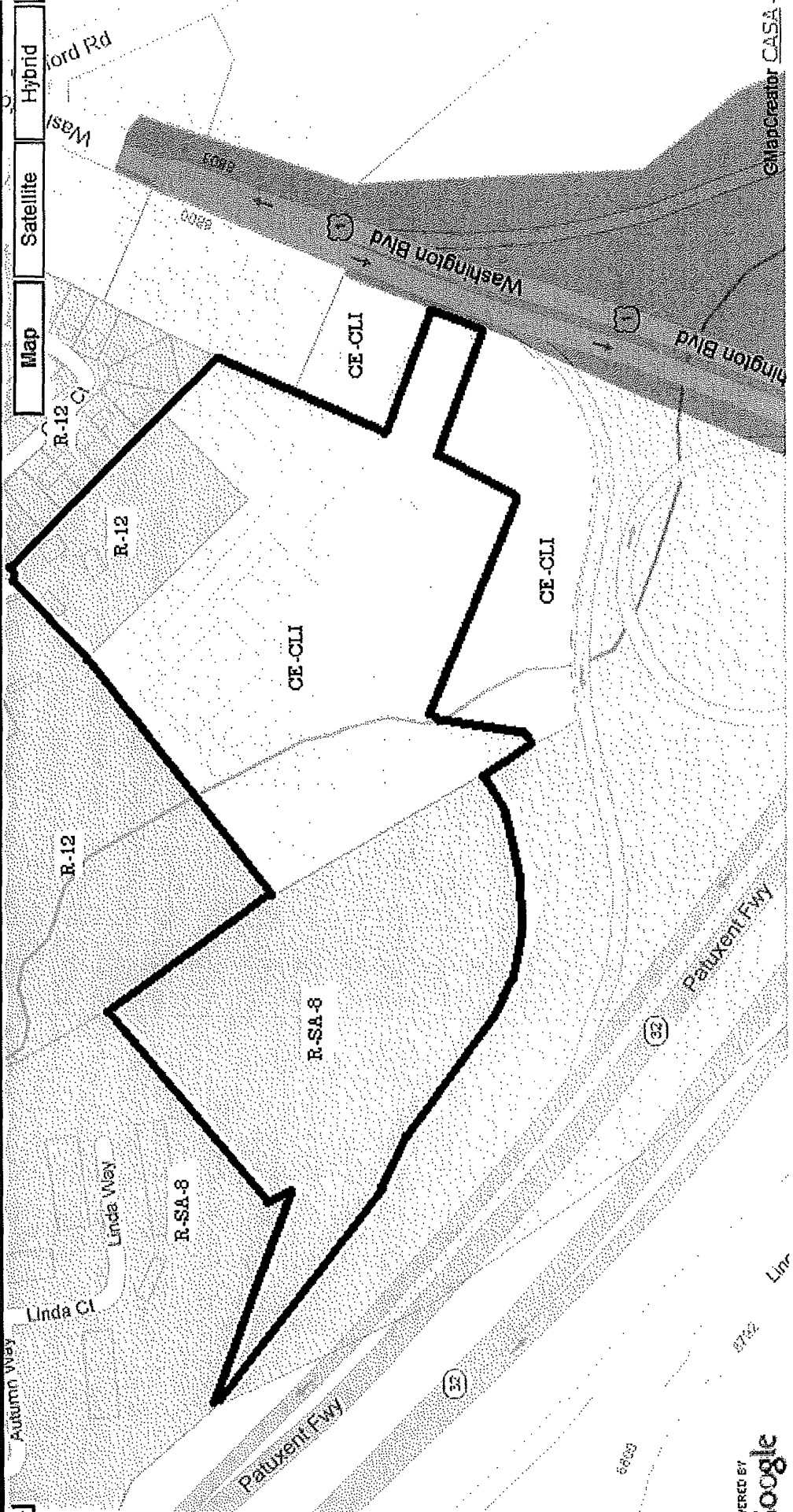
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A zone allowing a mix of high density residential development and retail commercial development would be the most appropriate zoning district for the Property given its location along a major interchange. The allowance of residential development would incentivize a redevelopment of the profitable existing commercial business on the Property into a more attractive development befitting the County's vision for Route 1. The residential component would also permit the establishment of high-quality commercial uses that would be supported by the new residential units located in a mixed-use community.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid





Howard County Council

George Howard Building
3524 Court House Drive
Ellicott City, Maryland 21043-4392

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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

John Carruthers, Jr.
10709 Stapleford Hall Drive
Potomac, MD 20854

Dear Mr. Carruthers:

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.

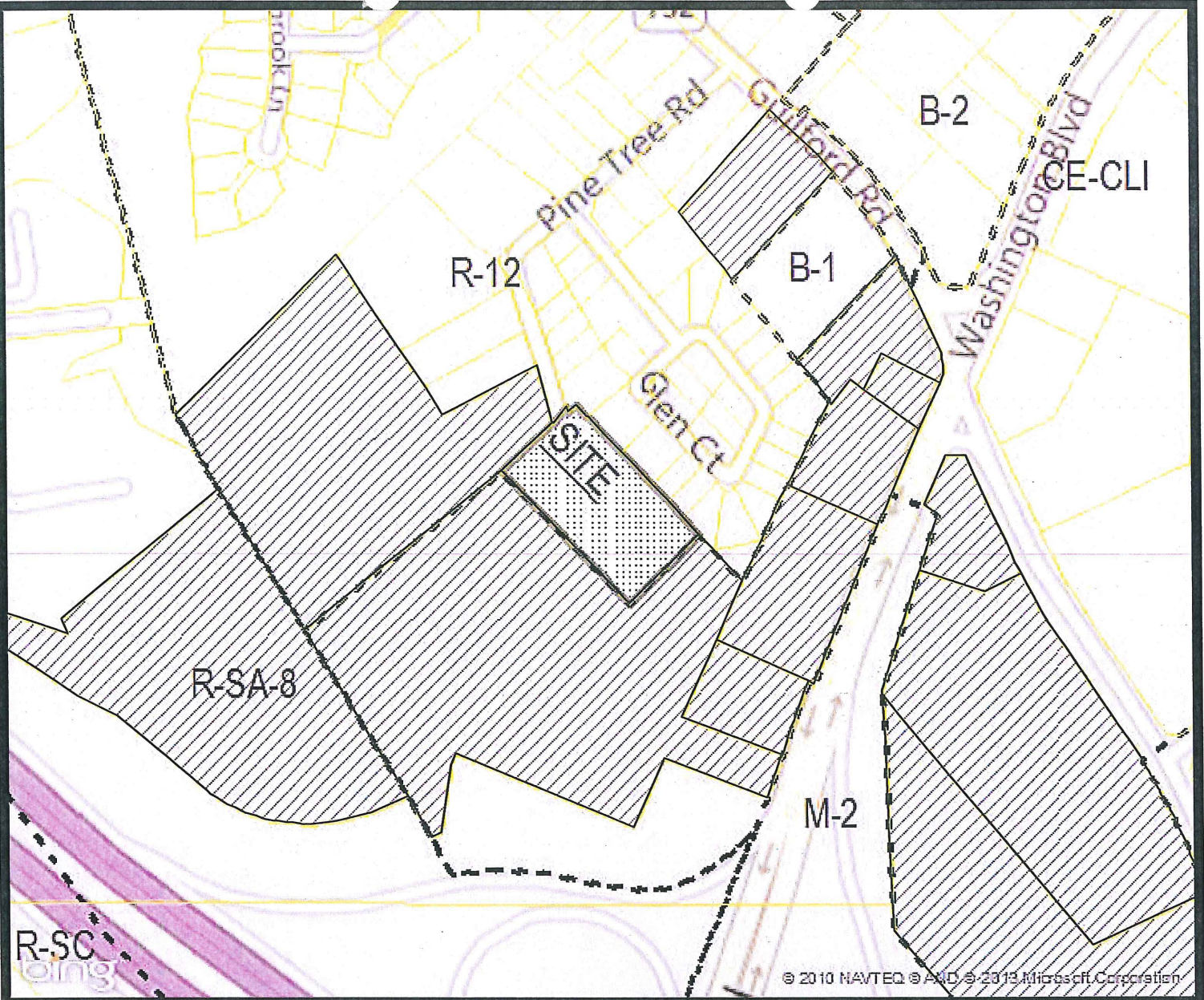
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

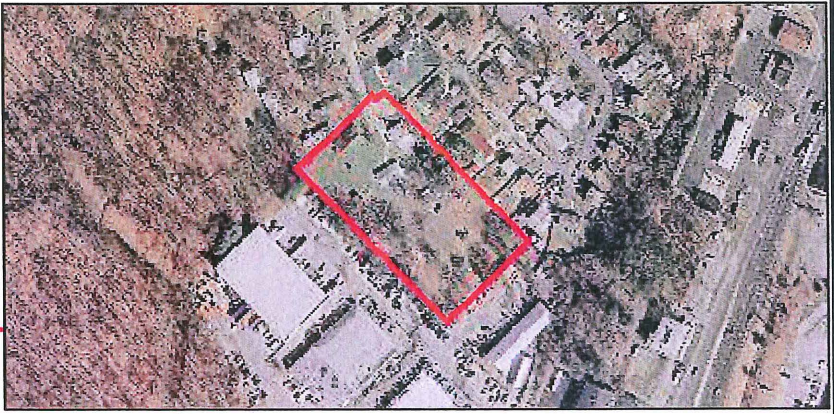
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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Zoning Map General Plan Amendment: 47.005 Tax ID: 1406405355
 Current Zoning: R-12 Council District: 3
 Tax Map: 47 Grid: 12 Parcel: 673 Lot: N/A
 Address: 8696 PINE TREE RD

"
"

Requested Zoning

Search Street:

LINDA CT Next

Property Information:

Amendment No.: 47.006
Current Zoning: R-SA-8
Requested Zoning: CAC-CLI
Tax Account ID.: 1406527000
Map: 47
Grid: 12
Parcel: 1011
Lot:
Acres: 7.56
Address: 8334 LINDA CT
City/State/Zip: SAVAGE, MD 20763

Owner:

Name: CROSSROADS PARK LIMITED PART.
Email:
Phone:
Mailing Address: 10709 Stapleford Hall Drive
City/State/Zip: Potomac, MD 20854

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:

47.006

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 *8334 Linda Court*

1 Address / Street (Only) *8334 Linda Court* ~~N. Route 32~~
2 Tax Map Number *47* Grid *12*
3 Parcel(s) *1011*
4 Lot(s) *N/A*
5 Tax Account Data: District *06* Account # *527000*

6 Size of Property: Acres *7.562* Square feet

7 The Property is currently zoned: *R-SA-8*
I request that the Property be rezoned to: *CAC-CLI*

RECEIVED
DEC 14 2012
DIV. OF PUBLIC SERVICE & ZONING

B. Owner Information

8 Owner Name *Cross Roads Park Limited Partnership*
9 Mailing street address or Post Office Box *10709 Stapleford Hall Drive*
City, State *Potomac, Maryland*
ZIP Code *20854*
Telephone (Main) *301-980-1651*
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 47, Grid 12, as Parcels 503, 673, and 1011 (the "Original Application").

The subject Property consists of three parcels of land located near the interchange of Routes 1 and 32. The portion of the Property zoned R-SA-8 is wooded and undeveloped, the portion zoned R-12 is underdeveloped, and the portion zoned CE-CLI is operating with a profitable commercial business. Given the profitability of the Property as a whole, no incentive currently exists for the Petitioner to redevelop pursuant to the policy goals of the Route 1 Manual and the CE-CLI district. 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

Ang W. Oh

Date

12-14-12

DPZ Use Only		Amendment No.	47.006
Notes	<i>jk</i>		

Continuation Sheet

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

- 13 The subject Property consists of three parcels of land located near the interchange of Routes 1 and 32. The portion of the Property zoned R-SA-8 is wooded and undeveloped, the portion zoned R-12 is underdeveloped, and the portion zoned CE-CLI is operating with a profitable commercial business. Given the profitability of the Property as a whole, no incentive currently exists for the Petitioner to redevelop pursuant to the policy goals of the Route 1 Manual and the CE-CLI district. Instead, a zoning district that would permit a mix of high density residential dwellings and retail commercial establishments would incentivize an attractive and high quality redevelopment of a Property that is located at one of the County's major interchanges.

The County recently commissioned a Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. (the "RCLCO Study"). The RCLCO Study compiled a list of suggestions regarding future development of the Route 1 Corridor. One of the principal recommendations of the RCLCO Study was to redevelop high visibility employment areas along Route 1. "Route 32 will only grow in importance as a regional freeway between Westminster and Annapolis and the potential for signature buildings along it (as has occurred along parts of Rte 100) can be realized over time." RCLCO Study, p. 14.

The RCLCO Study also found that "[s]egmentation of the Route 1 Corridor is necessary, both to understand existing conditions and to plan for future land use opportunities." RCLCO Study, p. 4. "Moving forward, planning for the Route 1 corridor should therefore address its very different segments, both east and west of Route 1 and north and south along its length. Future planning and policy recommendations should be tuned to logical planning areas rather than be applied throughout." RCLCO Study, p. 13.

Figures 4 and 5 of the RCLCO Study identified the subject Property as an area that should be segmented for residential development. The RCLCO Study includes the Property as a part of *Area 5, Residential Central*, "north of Route 1 and east of Route 32 and west of Route 100; it includes newer residential development and significant areas designated for future residential and mixed use." RCLCO Study, p. 13.

PlanHoward 2030 accepted the RCLCO Study's recommendations regarding high quality development at major interchanges and the segmentation of the Route 1 Corridor. Policy 5.4 of PlanHoward 2030 is to "[e]nhance the Route 1 Corridor revitalization strategy to recognize the distinct character and market potential of diverse corridor segments, and the potential at various intersections, crossings, and nodes for additional retail, restaurant, and employment development as identified in the [RCLCO Study]." PlanHoward 2030, p. 58. PlanHoward 2030 also recommends "encourag[ing] land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County's long-term development strategy." PlanHoward 2030, p. 59.

The subject Property is an ideal location to realize the recommendations of the RCLCO Study and PlanHoward 2030. The Property is an assemblage of three parcels in an area identified for residential or mixed use development with high visibility and easy access to the interchange of Routes 1 and 32.

At the present, however, the Property is not suitable for redevelopment under its current CE-CLI

zoning. The RCLCO Study ultimately recommended removing the CE and CE-CLI districts. RCLCO Study, p. 16. PlanHoward 2030 also recognized the need to reevaluate the efficacy of the CE district and to consider more flexibility in the Route 1 Corridor. PlanHoward 2030, p. 58.

The proposed rezoning is also consistent with PlanHoward 2030's goal 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.

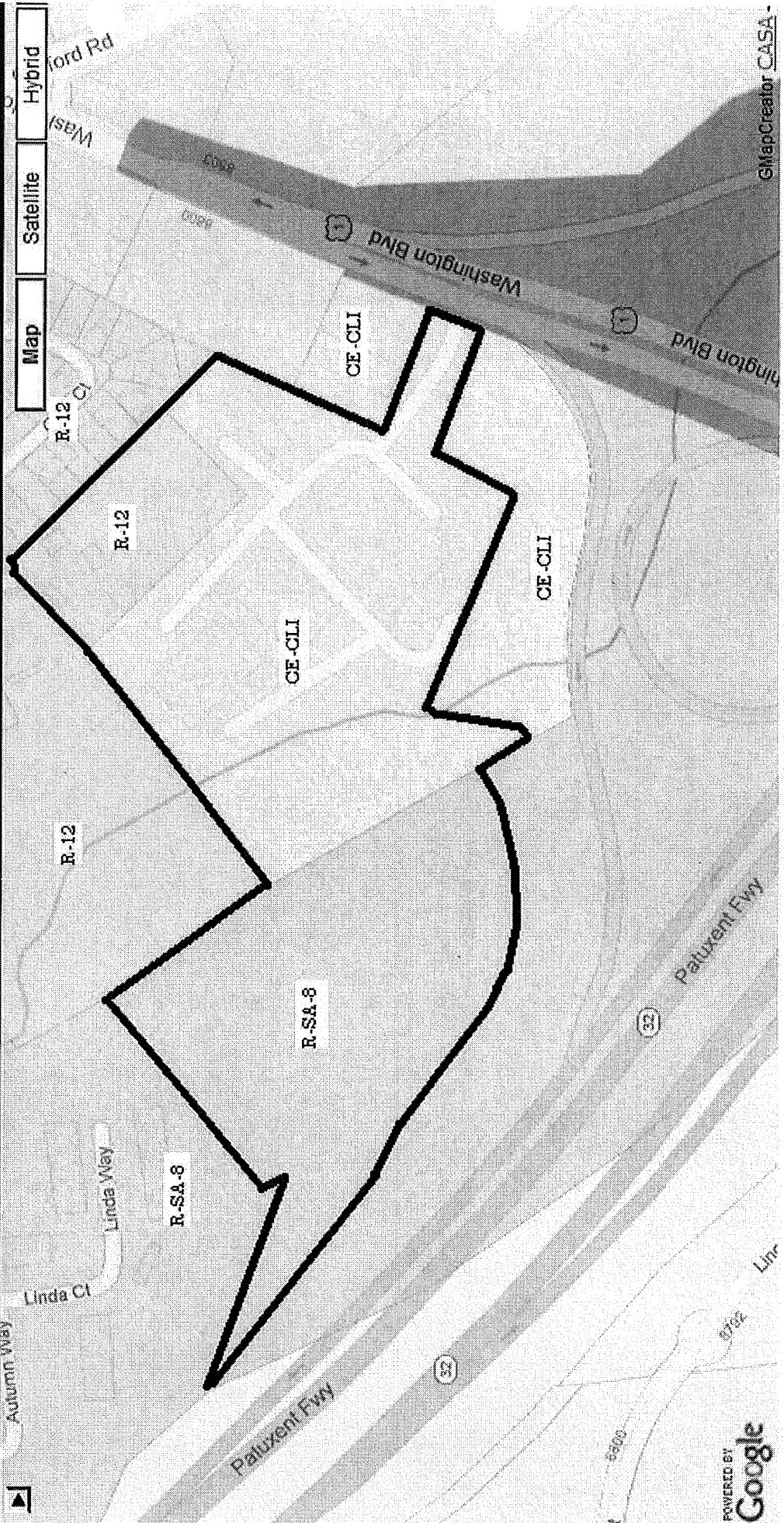
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Howard County, MARYLAND

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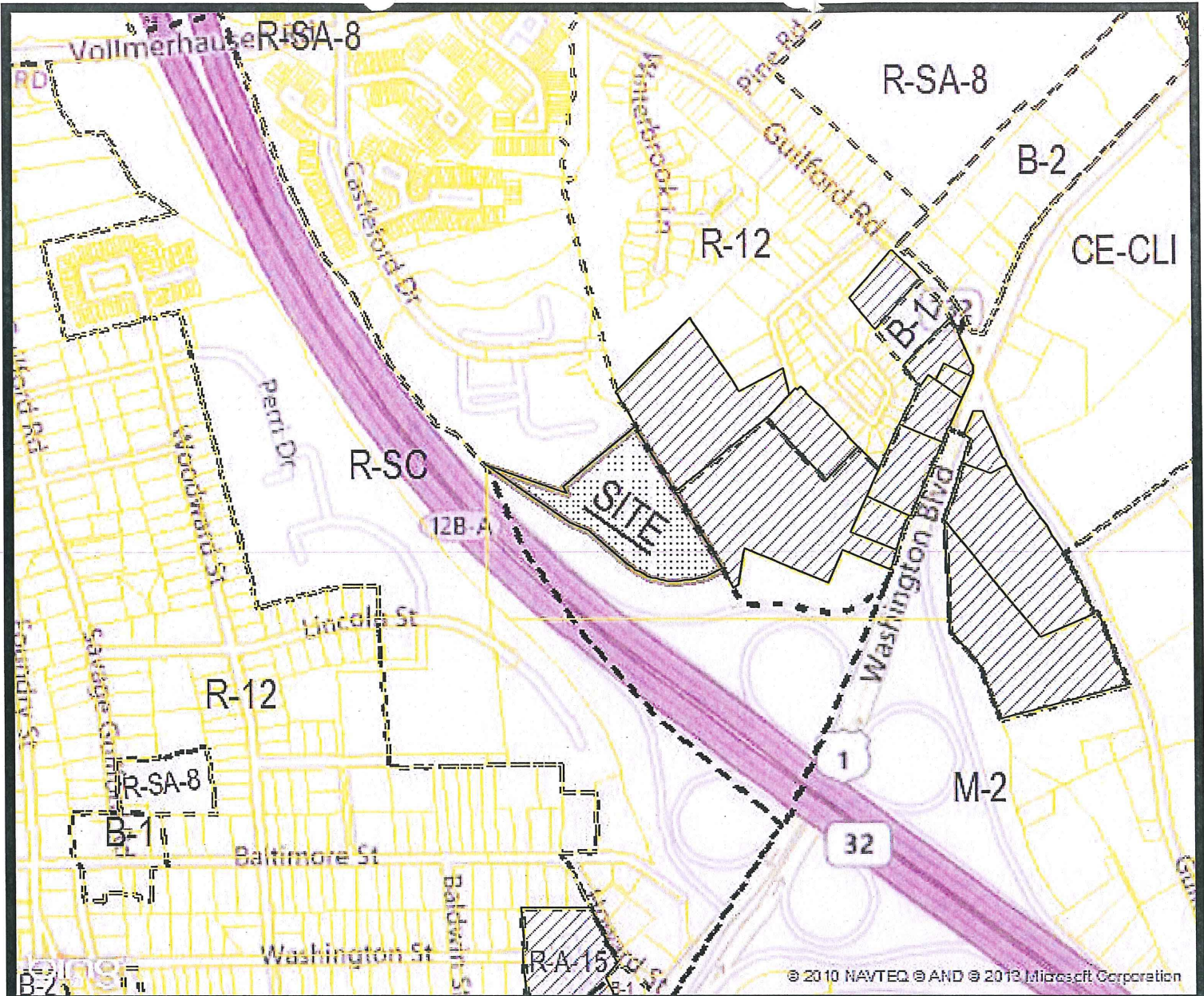
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