11

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:



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

8837

1 Address / Street (Only)

-8830 Washington Boulevard

2 Tax Map Number

47

Grid

12

3 Parcel(s)

4 Lot(s)

503

District

N/A

Account #

395325

6 Size of Property:

Tax Account Data:

Acres

10.569

06

Square feet

7 The Property is currently zoned:

CE-CLI

I request that the Property be rezoned to:

CAC-CLI

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)

Telephone (Secondary)

Fax

10 E-Mail

DIV. OF PUBLIC SERVICE & ZONING

DEC 1 4 2012

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 Informa	ition		
	Telephone (Secondary)			
	Fax	410-964-2008		
	E-Mail	·		soh@talkin-oh.com
12	Association with Owner	Attorneys		
D.	Alternate Contact [If An	ıy]		
	Name			
	Telephone			
	E-Mail			
E.		s / Justification for the Requ		
13		itted in conjunction with the Co 7, Grid 12, as Parcels 503, 673,		ning Application for the properties iginal Application").
	portion of the Property zo and the portion zoned CE Property as a whole, no i	oned R-SA-8 is wooded and ur E-CLI is operating with a profit	ndeveloped, the port table commercial bus he Petitioner to rede	erchange of Routes 1 and 32. The tion zoned R-12 is underdeveloped, siness. Given the profitability of the evelop pursuant to the policy goals of eet.
E .	List of Attachments/Exh	ihiba		
			a the makaika	
14	1. Continuation Sheet, 2	2. Map of the Property from the	e County's website.	
•	-1			
	Signatures		_	
15	Owner Original Signatu	re in Original Application	Owner (2)	
	Date		Date	
	1	es? X the box to the left and at		ture page.
	1		-	•
16	Representative Signature	12-14-12		
	Date	12-14-12		
				•
DPZ	Z Use Only		Amendment No.	41.003
Not	es 2k			

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

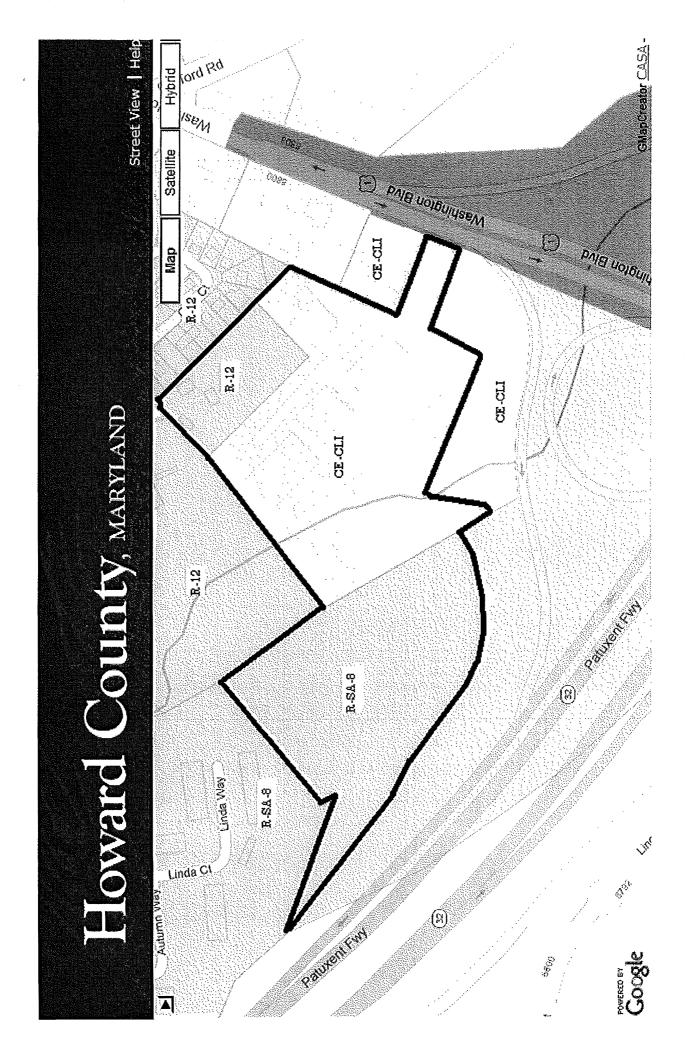
zoning. The RCLCO Study ultimately recommended removing the CE and CE-CLI districts. RCLCO Study, p. 16. PlanHoward 2030 also recognized the need to reevaluate the efficacy of the CE district and to consider more flexibility in the Route 1 Corridor. PlanHoward 2030, p. 58.

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.

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 Council

George Howard Building 3522 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

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."

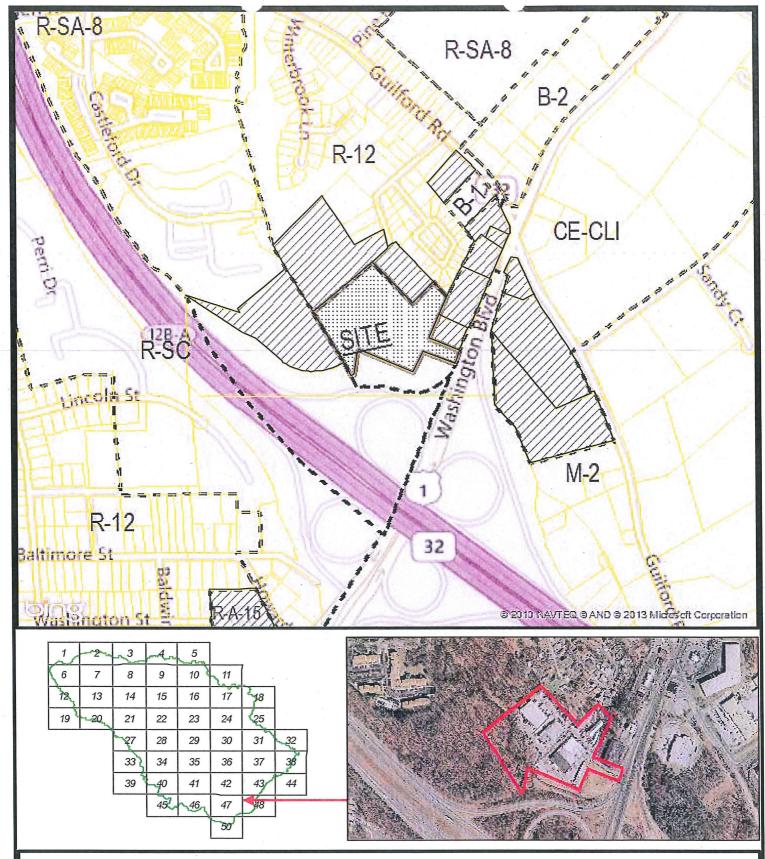
The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of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

Administrator



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

Next

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: 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)	8692	Pine 7	Гree Road		RECEIVED
2	Tax Map Number	47		Grld	6	RECEIVED
3	Parcel(s)	Part of 499		and a financial for the financial of the first terminal for the financial state of the first terminal for the firs		
4	Lot(s)					DEC 1 4 2012
5	Tax Account Data:	District	06	Account #	419631	
. 11144	armi (N.). Parti e relita kerana (190 eratuarana dan k.) ke kerana ara (1913) kerana ara (1	i managanaga a gana a managa gani in managa atau na badan		and a first section of the section o		DIV. OF PUBLIC SERVICE & ZONING
6	Size of Property	Acres		e1 Square	foot	

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-Mall	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.	C. Representative Information					
	Telephone (Secondary)					
-	Fax	410-964-2008				
	E-Mail	soh@talkin-oh.com				
12	Association with Owner	Attorneys				
D	Alternate Contact [If A	N/I				
ν.		17.1				
	Name					
	Telephone					
	E-Mail					
E,	Explanation of the Basis	/ Justification for the Requested Rezoning				
F.	Snowden River Corridors list of suggestions regar- recommendations of the "Route 32 will only grow potential for signature b	imissioned a Market Analysis and Strategic Implementation Analysis of the Route 1 and by Robert Charles Lesser & Co. (the "RCLCO Study"). The RCLCO Study compiled a ding future development of the Route 1 Corridor. One of the principal RCLCO Study was to redevelop high visibility employment areas along Route 1. In importance as a regional freeway between Westminster and Annapolis and the uildings along it (as has occurred along parts of Rte 100) can be realized over time." The attached Continuation Sheet.				
		2. Map of the Property from the County's website.				
	Signatures					
15	Owner Mark Levy Date Vision	Owner (2) Date				
	Additional owner signature	res? X the box to the left and attach a separate signature page.				
16	Representative Signature Date	9 W. ol 12.14-12				
DPZ	Z Use Only	Amendment No. 47.004				
Not	20 N. 20 P. A. C. A. A. A. A. C. C. C. C. C.					

Continuation Sheet

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

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.

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.

The RCLCO Study included 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.

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.

Washington Blvd Satellite Street View R-12 R-12 - R-58-8 2 A-8 なれる Casileford Dr Howard Hills Dr



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.

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."

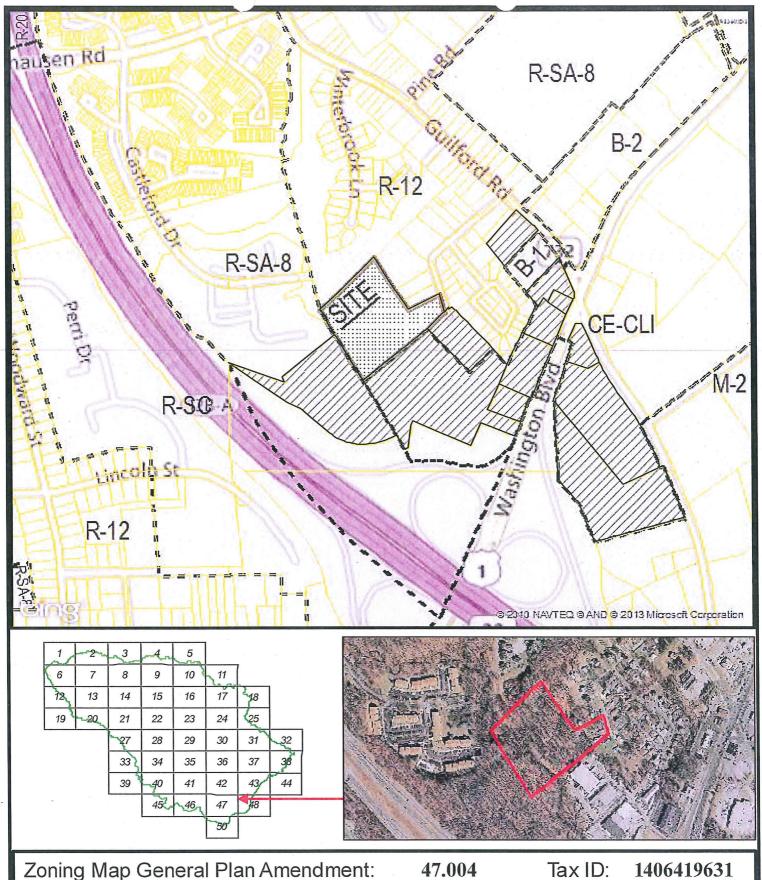
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre

Western Wledenhu

Administrator



Zoning Map General Plan Amendment:

Tax ID: 1406419631

Current Zoning: R-12

Tax Map:

Grid:

6 Parcel:

Council District:

499 Lot: N/A

47 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] Before filling out this form, please read the Instructions section at the end of the form.

A. Property Information

1 Address / Street (Only)

Pine Tree Road 8696

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.

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

DEC 1 4 2012

DIV. OF PUBLIC SERVICE & ZONING

RECEIVED

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)

301-980-1651

	Telephone (Secondary)			
	Fax	410-964-2008		
	E-Mail			soh@talkin-oh.com
12	Association with Owner	Attorneys		
D.	Alternate Contact [If Ar	[vy]	•	
	Name			
	Telephone			
	E-Mail			
E.	Explanation of the Basis	/ Justification for the Req	uested Rezoning	
13			Comprehensive Rezoning Applicat 3, and 1011 (the "Original Applica	
	portion of the Property z and the portion zoned CF Property as a whole, no	oned R-SA-8 is wooded and o E-CLI is operating with a prof	located near the interchange of indeveloped, the portion zoned Ritable commercial business. Given the Petitioner to redevelop pursuited Continuation Sheet.	t-12 is underdeveloped, on the profitability of the
F.	List of Attachments/Exh	ibits		
14	1. Continuation Sheet. 2	. Map of the Property from the	ne County's website.	
~	Ciamakana		·	
	Signatures			
15	Owner Original signatu	re in Original Application	Owner (2)	
	Date		Date	
Γ		and. Vika hawin the laft and	ettach a separate signature page.	
L	Additional owner signatur	esr A the box to the left and t	ictach a separate signature page.	
16	Representative Signature	& w. ol		
	Date	12-14-12		
Note	Use Only		Amendment No. 47.0	005
1100	es 3/c	28-hills film have him this same him him him him have have him		

C. Representative Information

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

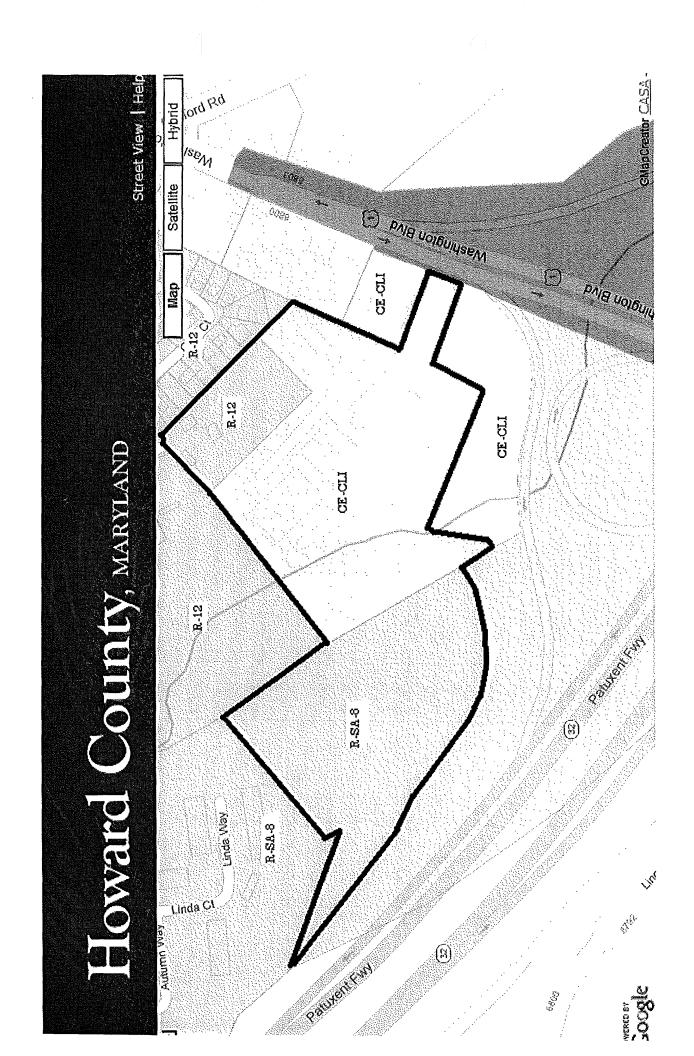
zoning. The RCLCO Study ultimately recommended removing the CE and CE-CLI districts. RCLCO Study, p. 16. PlanHoward 2030 also recognized the need to reevaluate the efficacy of the CE district and to consider more flexibility in the Route 1 Corridor. PlanHoward 2030, p. 58.

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.

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 Council

George Howard Building 3524 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

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."

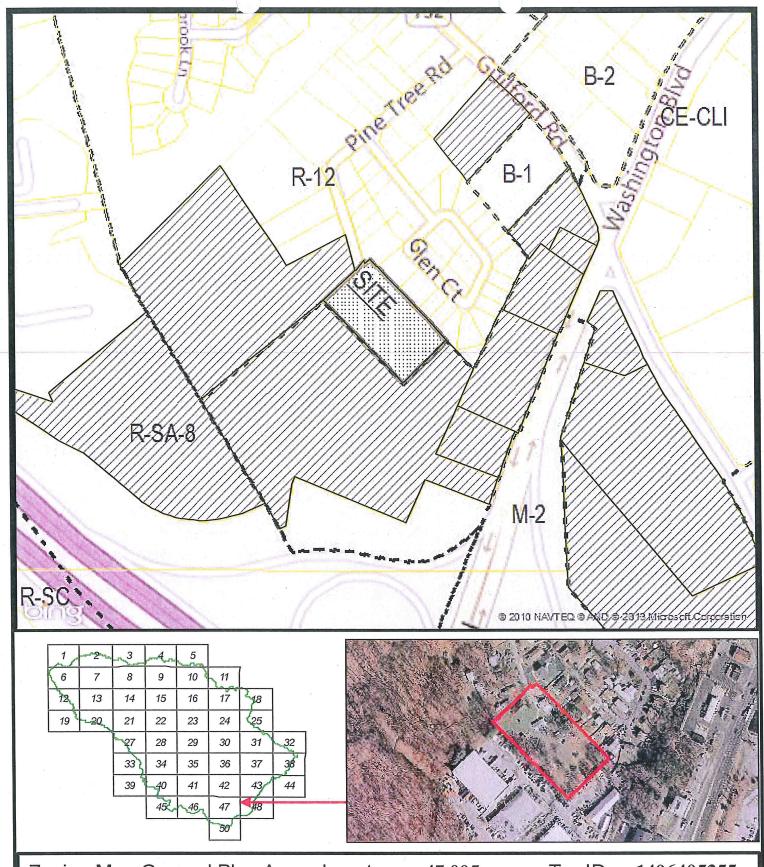
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre

Stephen Wlebendu

Administrator



Zoning Map General Plan Amendment:

47.005 Tax ID:

1406405355

Current Zoning: R-12

Council District:

Tax Map:

47

Grid:

12 Parcel: 673

Lot: N/A

Address: 8696 PINE TREE RD

11

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:

17:00%

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)	<i>~~</i>	N -Route 32		
2	Tax Map Number	47	Grid	12	antique de la companya de la company Companya de la companya de la compa
3	Parcel(s)	1011		n nga tang tang katawan di katawa katawa na katawa Katawa katawa katawa katawa katawa na katawa katawa na katawa katawa katawa na katawa katawa na katawa katawa	. 11. a.go. 17. m.a.c., a.c. 2010 a ya Malife ologia, maliana a. Malifeologia. a a ang malifeologia. Malifeologia. A
4	Lot(s)	N/A			
5	Tax Account Data:	District	06 Accou	unt # 527000	
6	Size of Property:	Acres	7.562	Square feet	RECEIVED
7	The Property is currently	zoned:		R-SA-8	DEC 1 4 2012
سمئلس ا	I request that the Proper	The State of the S		CAC-CLI	
		, , , , , , , , , , , , , , , , , , , ,		, <u> </u>	DIV. OF PUBLIC SERVICE & ZONING
В.	Owner Information				DIV. OF PUDLIC SERVICE & ZUMING
8	Owner Name	Cross Roads Par	k Limited Par	tnership	
9	Mailing street address or Post Office Box	10709 Staplefor		31 hitalian n'i Mella III redunt (mittaur), un finna a d	
	City, State	Potomac, Maryla	and	Secretary (1920)	
	ZIP Code	20854	g 🖒 - , aa ahagaya gaagaaaaniinaa	anamangada ara danamanangganagay ar medicara	and the summer of the second o
	Telephone (Main)				301-980-1651
	Telephone (Secondary)			gari, menera egenera e está distretamen.	, mining consequence on the territorial forms of the first section of the second contract o
	Fax				
10	E-Mail	тана подоство розграду породо градо у права батра. 1 1997:	eran er i vilori y		
C.	Representative Informa	ition			
11	Name	Talkin & Oh, LLF			
	Mailing street address or Post Office Box	5100 Dorsey Ha		· · · · · · · · · · · · · · · · · · ·	
	City, State	Ellicott City, Mar	yland		
****	ZIP	21042	Name :		
	Telephone (Main)				410-964-0300 (Sang Oh)

C. Representative Information		
Telephone (Secondary)		e e e e e e e e e e e e e e e e e e e
Fax 410-964-2008		
E-Mail:	u manana ang mga katalan sa	soh@talkin-oh.com
12 Association with Owner Attorneys		
en et traditioner tratigue somme les Mannese Meneroles som s en experi gione en les en experiences en la comment Les experiences de la commentation		en e
D. Alternate Contact [If Any]		
Name	en e	and the second s
Telephone		m magama ay maga ay a sa akasa.
E-Mail		for the second s
		and the second street of the second section of the second second second section of the section of the second section of the second section of the second section of the second section of the section
E. Explanation of the Basis / Justification for the Requ	iested Rezoning	
13 This application is submitted in conjunction with the C identified on Tax Map 47, Grid 12, as Parcels 503, 673	omprehensive Rezoning , and 1011 (the "Origin	Application for the properties al Application").
The subject Property consists of three parcels of land portion of the Property zoned R-SA-8 is wooded and u and the portion zoned CE-CLI is operating with a prof Property as a whole, no incentive currently exists for the Route 1 Manual and the CE-CLI district. See attack	ndeveloped, the portior table commercial busing he Petitioner to redevel	n zoned R-12 is underdeveloped, ess. Given the profitability of the lop pursuant to the policy goals of
F. List of Attachments/Exhibits 14 1. Continuation Sheet. 2. Map of the Property from the	e County's website.	
	determinent of the control of the co	on the second se
G. Signatures		
15 Owner Original Signature in Original Application	Owner (2)	e e e étable milliole de manier de manier de la compact
	n gerinder	
Date	Date	The state of the s
Additional owner signatures? X the box to the left and a		e page.
16 Representative Signature	ndyddiginad ganlyc cyfeiri (d. g. gwyrdd ddiggyr can 🧘 - g	in the second of
Date 12-14-12	er de de la companya	and the second of the second o
tu til til stort i til til stort samme til med mad mad sammallit flat med med stort som en stort som en stort Til stort stort stort stort som en stort stor		en anti-responsable de la companya del companya del companya de la
DPZ Use Only	Amendment No.	41.006
Notes &		11.000

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.

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.

Street View | Help lord Rd Ş: Hybrid lse_M Satellite Mashinglon Blvd E GE-CLI Pris uolouin Map . R-12。 ぐ R-12 CE-CLI Howard County, MARYLAND CE-CLI R-12 (E) R-SR-8 Clyda Visi R-S4-8 Linda Cl Service Control (8) Paluenteur **[**]



Howard County Council

George Howard Building 3522 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

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.

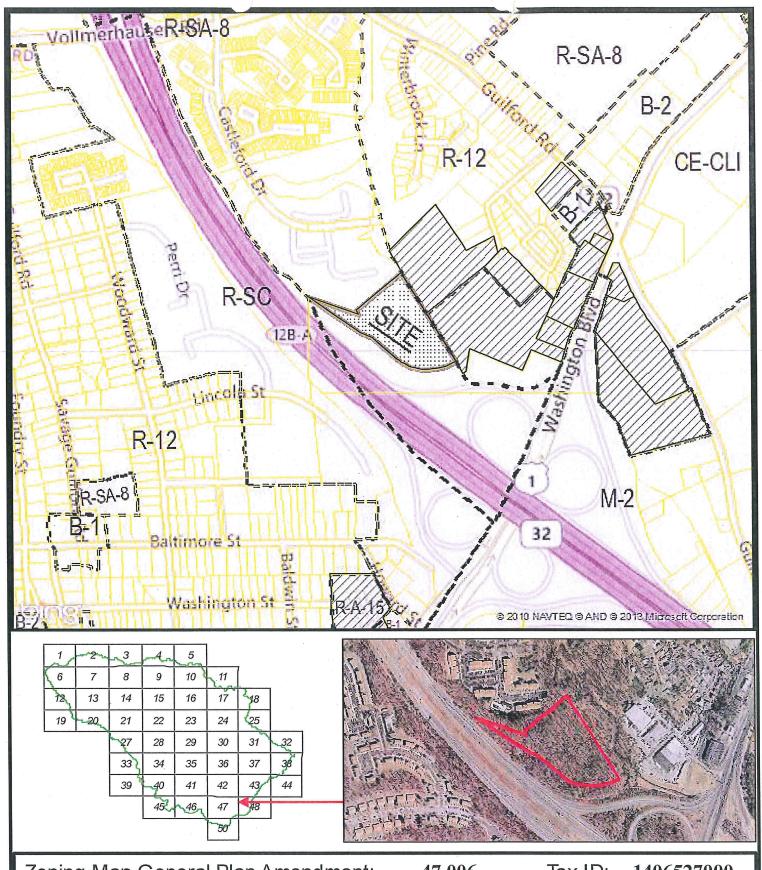
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



Zoning Map General Plan Amendment:

47.006

Tax ID: 1406527000

Current Zoning: R-SA-8

Council District:

Tax Map:

47

Grid: 12 Parcel:

1011

Lot: N/A

Address: 8334 LINDA CT