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Requested Zoning

Search Street:

GUILFORD RD Next

Property Information:

Amendment No.: 47.007
Current Zoning: CE-CLI
Requested Zoning: CR
Tax Account ID.: 1406400477
Map: 47
Grid: 12
Parcel: 59
Lot:
Acres: 7.94
Address: 10390 GUILFORD RD
City/State/Zip: LAUREL, MD 20723

Owner:

Name: TSC/ROUTE 32 LLC
Email:
Phone: 410-953-0222
Mailing Address: 8600 SNOWDEN RIVER PKWY ST 207
City/State/Zip: COLUMBIA, MD 21045

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 *10390*

1 Address / Street (Only) ~~14000 Block~~ Guilford Road

2 Tax Map Number 47 Grid 12

3 Parcel(s) 59

4 Lot(s) N/A

5 Tax Account Data: District 06 Account # 400477

6 Size of Property: Acres 8.0568 Square feet

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

B. Owner Information

8 Owner Name TSC/Route 32 L.L.C.

9 Mailing street address or Post Office Box 8600 Snowden River Parkway, Suite 207

City, State Columbia, Maryland

ZIP Code 21045

Telephone (Main) 410-953-0222 (Bruce Jaffe)

Telephone (Secondary)

Fax

10 E-Mail

C. Representative Information

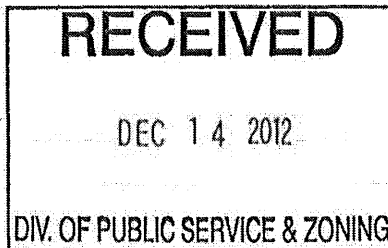
11 Name Talkin & Oh, LLP

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	<p>The subject Property consists of approximately 8.05 acres of land located near the interchange of Routes 1 and 32. Given the issues inherent with the Property's CE-CLI zoning as explained in more detail below, no potential currently exists for the Petitioner to develop the Property. 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 development of a Property that is located at one of the County's major interchanges.</p> <p>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.
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G. Signatures

15	Owner	<i>A. Ben Miller, Mark</i>	Owner (2)
	Date	12-12-12	Date

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

16	Representative Signature	<i>Jay W. O...</i>
	Date	12-14-12

DPZ Use Only	<i>JPL</i>	Amendment No.	47.007
Notes			

Continuation Sheet

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

- 13 The subject Property consists of approximately 8.05 acres of land located near the interchange of Routes 1 and 32. Given the issues inherent with the Property's CE-CLI zoning as explained in more detail below, no potential currently exists for the Petitioner to develop the Property. 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 development 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 on the border of residential and commercial segments proposed by the RCLCO Study. The Property was also included within area 'E' on Figure 6 as an area of High Visibility Employment Opportunity. The Property "enjoy[s] high visibility and excellent access to frontage roads which are accessed close to the Rte 32/Route 1 interchange. This is as close as the US 1 corridor can get to interchange-related redevelopment in the medium term." RCLCO Study, p. 14.

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 an area between segments identified for residential and commercial 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 development under its current CE-CLI zoning. As the RCLCO Study found, 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. 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.

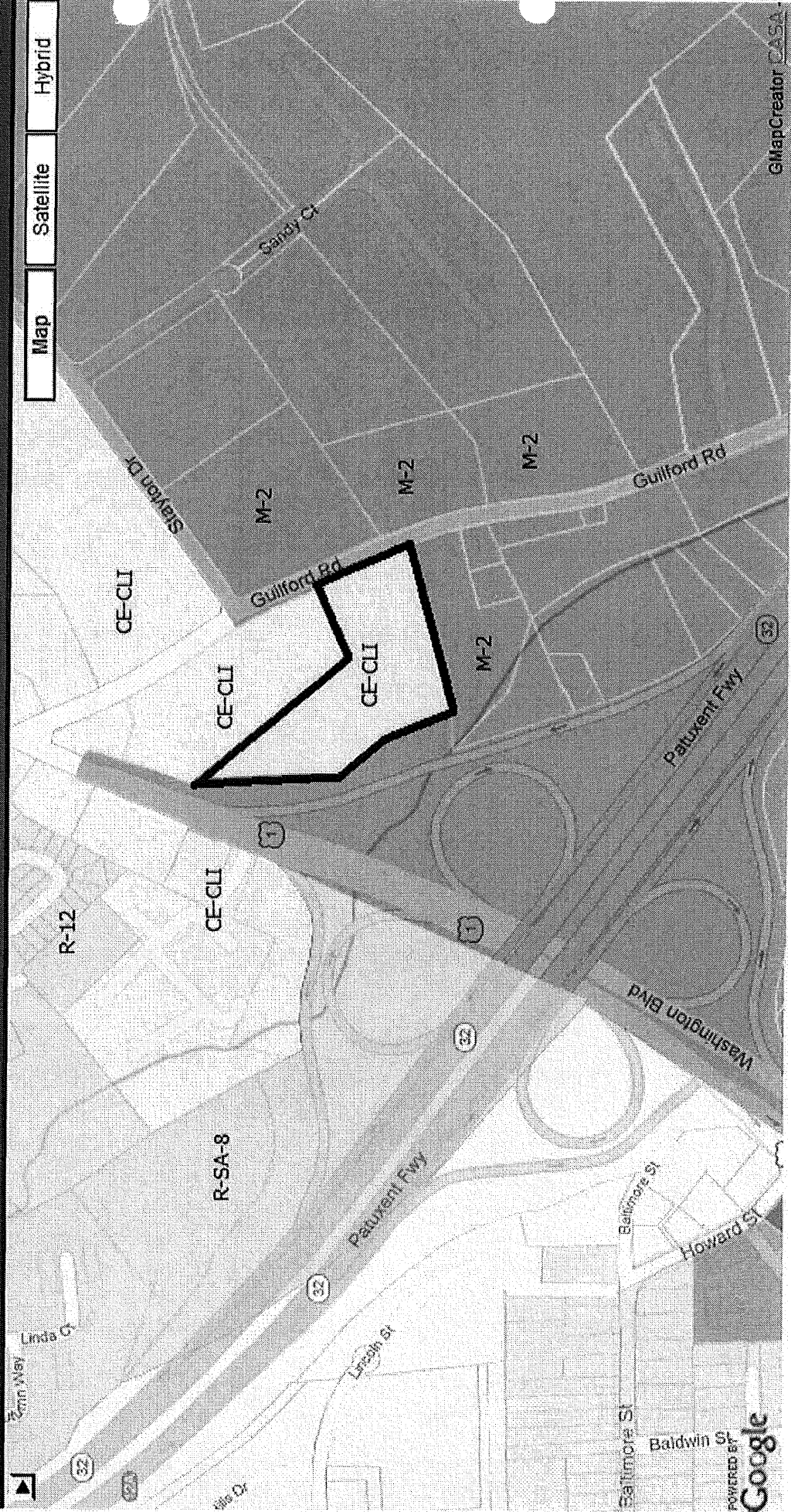
Furthermore, the purpose of the CE district is "to encourage the development and redevelopment of unused or underutilized land near U.S. Route 1." HOWARD COUNTY ZONING REGULATIONS § 127.2.A. Pursuant to the Zoning Regulations, development in the CE district should provide for new office, flex, and light industrial uses. PlanHoward 2030, however 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 the limited future demand for the types of development envisioned by the CE district, it is not economically feasible to develop the Property under its current zoning.

Instead of causing a relatively large parcel, located in a high visibility area along a major County interchange, to remain undeveloped for the foreseeable future, the Property should be rezoned to a district that can utilize its full potential. A zone allowing a mix of high density residential development and retail commercial development would be the most appropriate zoning district for the Property. The allowance of residential units would incentivize an attractive development of the Property befitting the County's vision for the Route 1 Corridor. 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



GMaPCreator

POWERED BY Google



Howard County Council

George Howard Building
3525 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

TSC/Route 32, LLC
8600 Snowden River Pkwy, Suite 207
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.

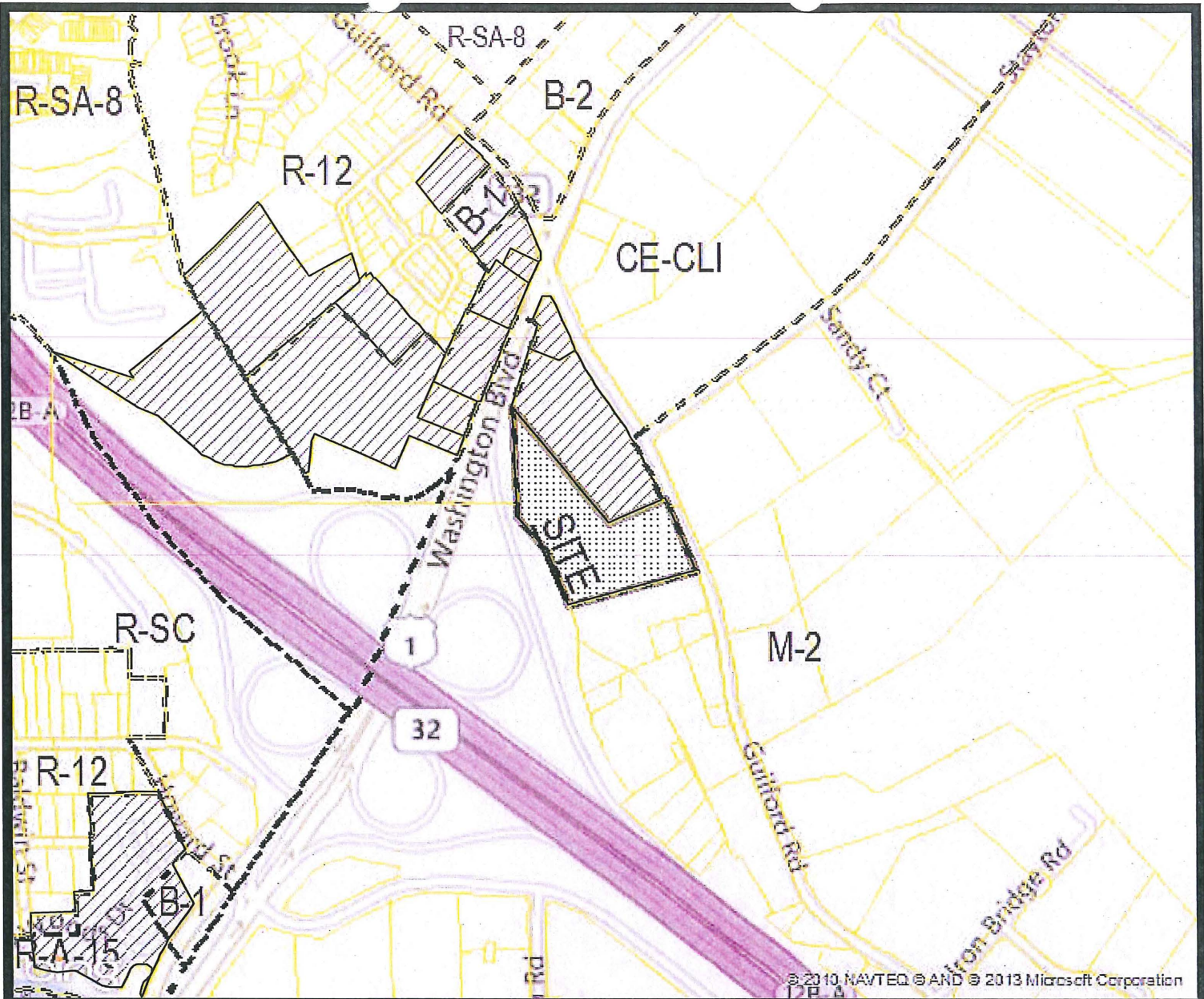
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

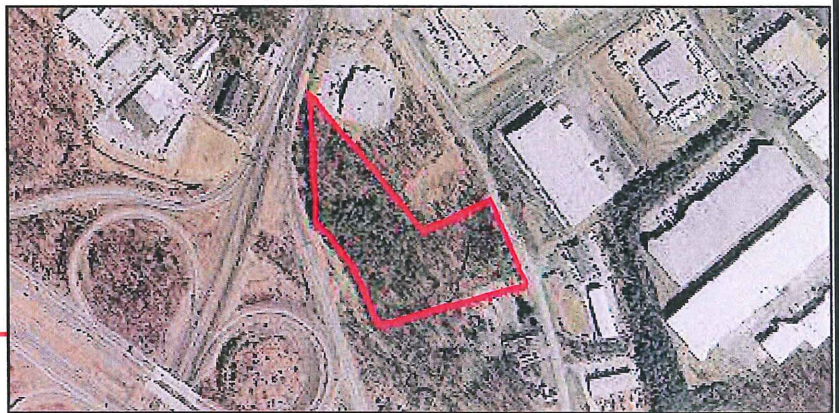
Very truly yours,

Stephen M. LeGendre
Administrator

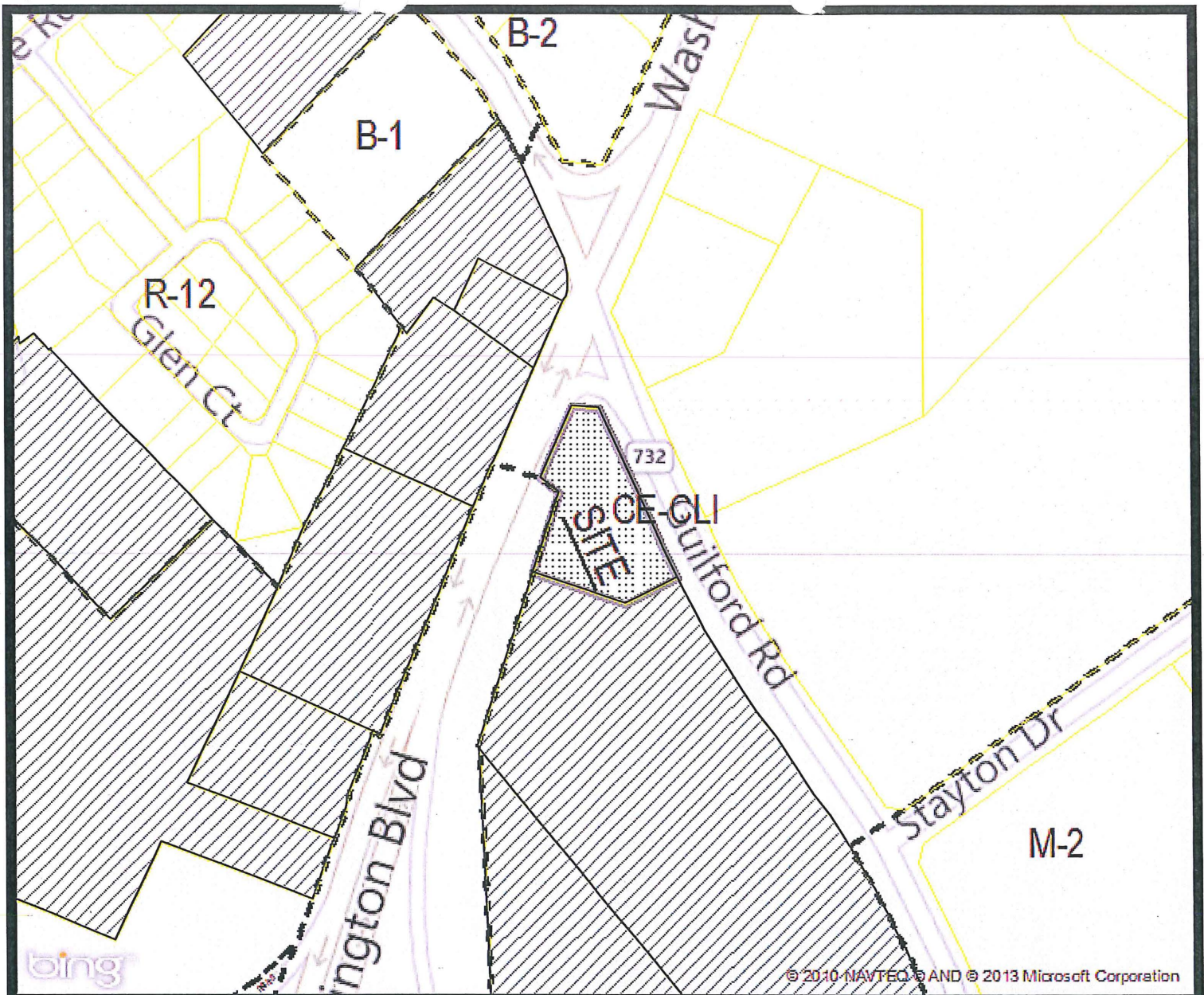


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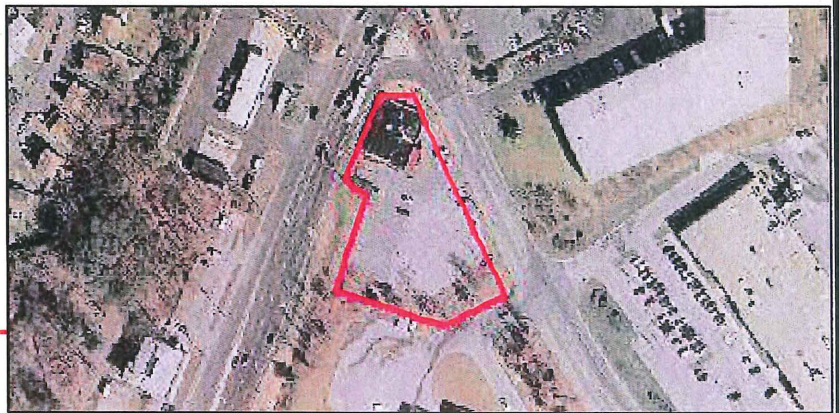
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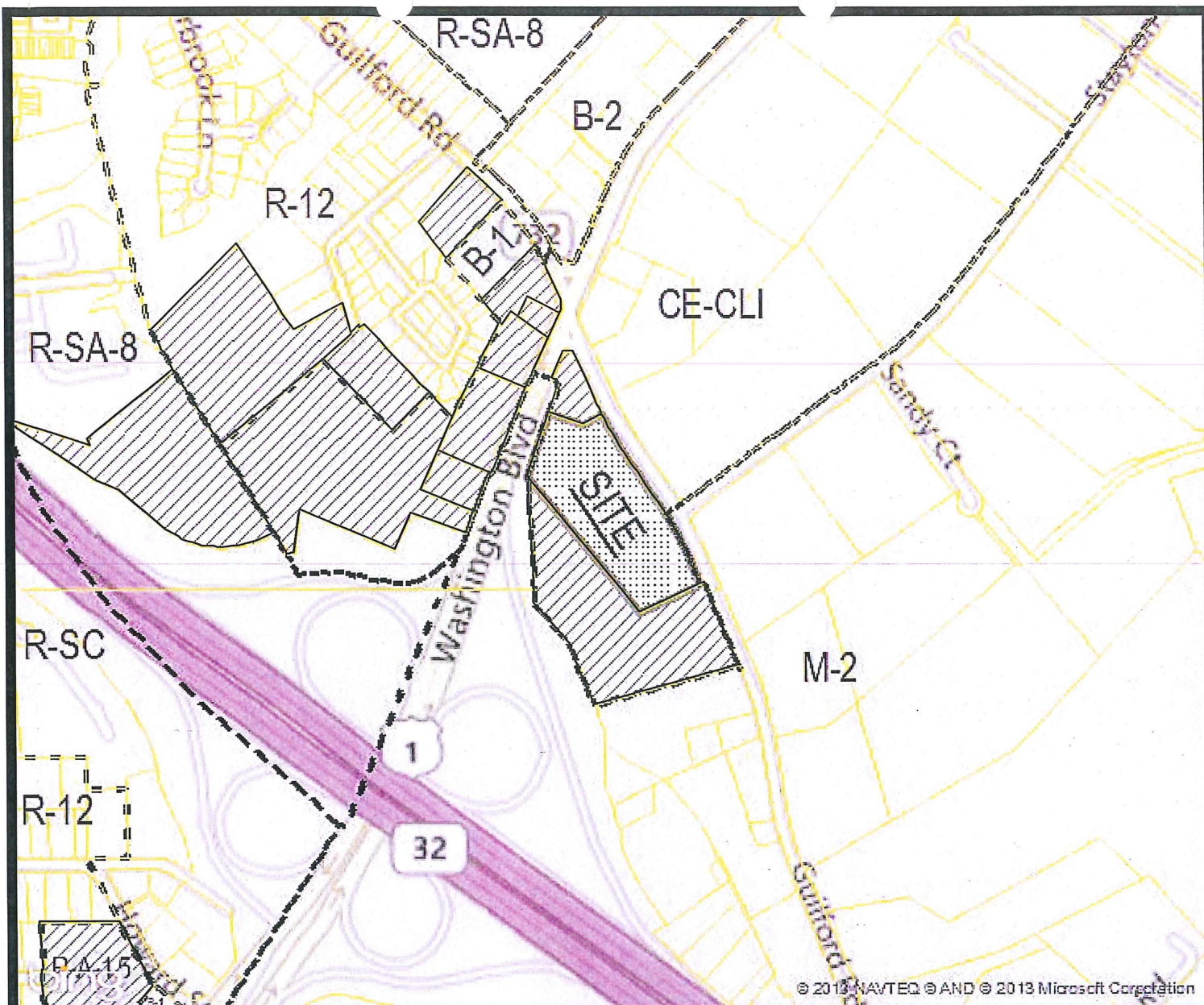
Zoning Map General Plan Amendment: 47.007 Tax ID: 1406400477
 Current Zoning: CE-CLI Council District: 3
 Tax Map: 47 Grid: 12 Parcel: 59 Lot: N/A
 Address: 10390 GUILFORD RD



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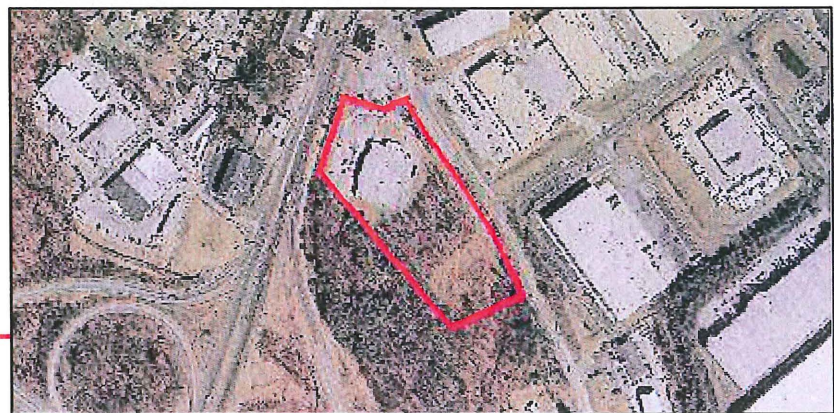


Zoning Map General Plan Amendment: 48.001 Tax ID: 1406402666
 Current Zoning: CE-CLI Council District: 3
 Tax Map: 48 Grid: 1 Parcel: 89 Lot: N/A
 Address: 8801 Washington Boulevard



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Zoning Map General Plan Amendment: **48.002** Tax ID: **1406405649**
 Current Zoning: **CE-CLI** Council District: **3**
 Tax Map: **48** Grid: **7** Parcel: **95** Lot: **N/A**
 Address: **10350 Guilford Road**