



May 24, 2012

TECHNICAL STAFF REPORT

*Petition Accepted on May 24, 2012
Planning Board Meeting of June 21, 2012
County Council Hearing to be scheduled*

Case No./Petitioner: ZRA - 139 – Marsha McLaughlin, Director, Department of Planning and Zoning

Request: To amend Section 125.A.9.f. (New Town District - Downtown Columbia Revitalization Zoning Regulations) to add an alternative means for the provision of affordable housing units.

Department of Planning and Zoning Recommendation:

APPROVAL

I. DESCRIPTION OF PROPOSAL

- The Petitioner proposes one amendment to the Zoning Regulations. The Downtown Columbia Plan already requires a one-time, per unit affordable housing payment upon issuance of residential building permits. The proposal would add a new subsection, Section 125.A.9.f.(3) which would establish an alternative for meeting the affordable housing obligation.
- The purpose of the proposed amendment is to afford greater flexibility in the means of providing affordable housing units. This flexibility would allow a provision for an affordable housing unit as an alternate to providing the affordable housing fee.
- The complete proposed amendment text is attached to this Technical Staff Report as Attachment A (Petitioner's Proposed Text).

II. EXISTING AND PROPOSED REGULATIONS

- A new subsection, Section 125.A.9.f. (3) would be added in order to allow the alternative means for providing affordable housing.
- Existing Final Development Plan approval criteria pertaining to affordable housing would remain the same.

III. BACKGROUND INFORMATION

A. Scope of Proposed Amendments

- The proposed amendment would apply only to properties within Downtown Columbia.

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IV. EVALUATIONS AND CONCLUSIONS

- There is public benefit to increasing potential opportunities for providing affordable housing units and the amendment would support General Plan 2000 goals related to affordable housing and the growth of Columbia as the County's urban center.

V. RECOMMENDATION

APPROVAL

For the reasons noted above, the Department of Planning and Zoning recommends that ZRA-139 be **APPROVED**.


Marsha S. McLaughlin, Director


Date

NOTE: The file is available for public review at the Department of Planning and Zoning Public Information Counter.

MM:ZLK/zlk

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Marsh McLaughlin, Director,
Department of Planning and Zoning, Petitioner

ZRA 139 - Attachment A

Petitioner's Proposed Text

(CAPITALS indicate text to be added)

SECTION 125 (New Town Downtown Columbia Revitalization) District Regulations

A. Definitions, Requirements, and Restrictions Applicable to NT Districts

9. Downtown Revitalization

f. Additional Requirements.

- (3) ALL RESIDENTIAL DEVELOPMENT HAS AN AFFORDABLE HOUSING OBLIGATION REQUIRING A ONE TIME PER UNIT PAYMENT TO THE DOWNTOWN COLUMBIA COMMUNITY HOUSING FOUNDATION UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS IN ACCORDANCE WITH COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES #26 IN THE DOWNTOWN COLUMBIA PLAN OR ALTERNATELY 15% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS.**

