

1 THE LIPARINI COMPANY, \* BEFORE THE  
2 PETITIONER \* PLANNING BOARD OF  
3 ZRA 136 \* HOWARD COUNTY, MARYLAND

4 \* \* \* \* \*

5 MOTION: *To recommend denial of the petition in accordance with the Department of*  
6 *Planning and Zoning recommendation.*

7 ACTION: *Recommended denial; Vote 3 to 0.*

8 \* \* \* \* \*

9  
10 On October 20, 2011, the Planning Board of Howard County, Maryland, considered the petition of  
11 The Liparini Company for an amendment to the Zoning Regulations to amend Section 127.C.6.a. of the MXD  
12 District regulations to reduce the minimum percentage of employment use land area which may be used in  
13 MXD-6 developments that provide age-restricted adult housing from the current 9% to a proposed 7%.

14 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
15 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
16 of Planning and Zoning recommended denial of the petition based on findings that the proposed amendment,  
17 which would further reduce the relatively small amount of employment land within the two small MXD-6  
18 Mixed Use Developments, does diminish the important intent of the MXD District to have a true mix of uses  
19 in such developments.

20 The Petitioner was represented by Sang Oh. Mr. Oh stated that there are only two MXD-6 Mixed Use  
21 Developments and that this amendment specifically is meant for Parcel J of the Cherrytree Park development.  
22 He explained that this site was originally intended for an office development, but it is not a good site for  
23 offices. Mr. Oh noted that attempting to “force” commercial development through regulations is not being  
24 successful in other zoning districts, and that this amendment would allow the Cherrytree Park Mixed Use  
25 Development to develop in an appropriate manner by adding additional apartments.

26 The Board questioned whether there were other commercial uses other than offices that could be  
27 established in that location instead. It was stated that although an office use may not be the best use on Parcel  
28 J, the policy for having a certain amount of commercial uses as part of a mixed use site is a good one, and  
29 from a policy standpoint it is not good to change a regulation due to a short term need. It was also expressed  
30 by the Board that changing the regulations for an individual situation such as this is not recommended, and  
31 that it would be better for the intended changes to the Cherrytree Park Mixed Use Development to be  
32 achieved through a different process such as a Zoning Board case.  
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1 Mr. Santos made the motion to recommend denial of the petition, in accordance with the Department  
2 of Planning and Zoning recommendation. Mr. Tzucker seconded the motion. The motion passed by a vote of 3  
3 to 0.

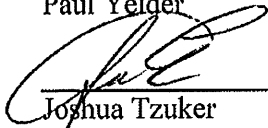
4 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ~~3rd~~<sup>1st</sup> day of  
5 ~~November~~<sup>December</sup>, 2011, recommends that ZRA 136, as described above, be DENIED.

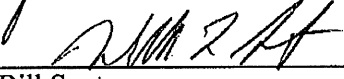
7 HOWARD COUNTY PLANNING BOARD

8 David Grabowski / JB  
9 David Grabowski, Chairman

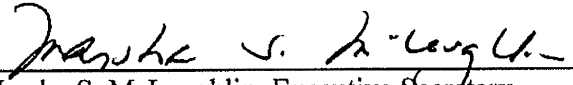
10 ABSENT

11 Paul Yelder

12   
13 Joshua Tzucker

14   
15 Bill Santos

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18  
19 ATTEST:

20   
21 Marsha S. McLaughlin, Executive Secretary