

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2009 Legislative Session

Legislative day # 7

BILL NO. 29 – 2009 (ZRA – 102)

**Introduced by: The Chair
at the request of the Wilde Lake Business Trust**

AN ACT amending the Howard County Zoning Regulations to allow the owner of any portion of a Village Center in the New Town zoning district to petition to amend certain approved development plans for the owner's property; establishing public notice, information, and justification requirements for such petitions; establishing standards to be used by the Zoning Board in evaluating and considering such petitions; and generally relating to the New Town zoning district.

Introduced and read first time _____, 2009. Ordered posted and hearing scheduled.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2009 and concluded on _____, 2009.

By order _____
Stephen M. LeGendre, Administrator to the County Council

This Bill was read the third time _____, 2009 and Passed ___, Passed with amendments ___, Failed ___.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2009 at _____ a.m./p.m.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2009.

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.
~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

Section 1. Be it enacted by the County Council of Howard County, Maryland, that new Numbers 168 through 170, of Subsection A, of Section 103 “Definitions”, and new Subsections F “Village Center Redevelopment, Major” and Subsection G “Village Center Redevelopment, Minor” of Section 125 “NT (New Town) District”, are hereby added to the Howard County Zoning Regulations, to read as follows:

Howard County Zoning Regulations

SECTION 103: Definitions

168. VILLAGE CENTER, NEW TOWN – A MIXED-USE DEVELOPMENT IN THE NEW TOWN DISTRICT WHICH IS IN A LOCATION DESIGNATED ON THE NEW TOWN PRELIMINARY DEVELOPMENT PLAN AS A “VILLAGE CENTER”, WHICH IS DESIGNED TO BE A COMMUNITY FOCAL POINT AND GATHERING PLACE FOR THE SURROUNDING VILLAGE NEIGHBORHOODS BY INCLUDING THE FOLLOWING ITEMS:

A. AN OUTDOOR, PUBLIC, VILLAGE GREEN, PLAZA OR SQUARE, WHICH HAS BOTH HARDSCAPE AND SOFTSCAPE ELEMENTS. THIS PUBLIC SPACE SHALL BE DESIGNED TO FUNCTION AS AN ACCESSIBLE, PRIMARILY PEDESTRIAN-ORIENTED PROMENADE CONNECTING THE VARIOUS VILLAGE CENTER BUILDINGS AND SHALL INCLUDE PUBLIC SEATING FEATURES;

B. STORES, SHOPS, OFFICES OR OTHER COMMERCIAL USES WHICH PROVIDE OPPORTUNITIES TO FULFILL THE DAY-TO-DAY NEEDS OF THE VILLAGE RESIDENTS, SUCH AS FOOD STORES, SPECIALTY STORES, SERVICE AGENCIES, FINANCIAL INSTITUTIONS, PERSONAL SERVICES, MEDICAL SERVICES, AND RESTAURANTS;

C. SPACE FOR COMMUNITY USES AND/OR INSTITUTIONAL USES; AND

D. IF APPROPRIATE TO SUPPORT AND ENHANCE OTHER USES IN THE VILLAGE CENTER, RESIDENTIAL USES.

1
2 169. VILLAGE CENTER REDEVELOPMENT, MAJOR - A REDEVELOPMENT OF A NEW TOWN
3 VILLAGE CENTER THAT INCLUDES ANY PROPOSAL TO ADD RESIDENTIAL USES, OR TO
4 ESTABLISH NEW USES THAT ARE NOT CURRENTLY PERMITTED, WITHIN THE BOUNDARIES
5 OF A NEW TOWN VILLAGE CENTER, FOR WHICH AN AMENDMENT TO THE NEW TOWN
6 PRELIMINARY DEVELOPMENT PLAN IS REQUIRED IN ACCORDANCE WITH SECTION 125.F.
7

8 170. VILLAGE CENTER REDEVELOPMENT, MINOR - A REDEVELOPMENT OF A NEW TOWN
9 VILLAGE CENTER WHICH IS NOT A MAJOR VILLAGE CENTER REDEVELOPMENT, IN
10 ACCORDANCE WITH SECTION 125.G., AND WHICH REQUIRES APPROVAL IN ACCORDANCE
11 WITH SECTIONS 125.C., 125.D., OR 125.E. AS APPROPRIATE.
12
13

14 **SECTION 125: NT (New Town) Districts**

15
16

17 **F. VILLAGE CENTER REDEVELOPMENT, MAJOR**

18

19 1. ANY PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO
20 AMEND AN APPROVED PRELIMINARY DEVELOPMENT PLAN, COMPREHENSIVE SKETCH
21 PLAN, FINAL DEVELOPMENT PLAN AND/OR SITE DEVELOPMENT PLAN IN ACCORDANCE
22 WITH THIS SECTION, FOR THAT PORTION OF LAND WHICH THEY OWN. THE OWNER
23 (“PETITIONER”) MAY PROPOSE AMENDMENTS TO THE APPROVED PRELIMINARY
24 DEVELOPMENT PLAN, COMPREHENSIVE SKETCH PLAN, FINAL DEVELOPMENT PLAN AND
25 SITE DEVELOPMENT PLAN TO ALLOW ANY USE OR DENSITY, SUBJECT TO THE FOLLOWING
26 LIMITATIONS:
27

28 A. THE AMENDMENT SHALL COMPLY WITH SECTION 125.A.5.A. CONCERNING M-2
29 AND R-MH USES;
30

31 B. USES NOT CURRENTLY PERMITTED BY THE ZONING REGULATIONS ARE
32 PROHIBITED; AND
33

1 C. THE AMENDMENT SHALL COMPLY WITH SECTION 125.A.4. CONCERNING THE
2 MAXIMUM RESIDENTIAL DENSITY OF 2.5 DWELLING UNITS PER ACRE IN THE NT
3 DISTRICT.
4

5 2. PRE-SUBMISSION COMMUNITY MEETINGS AND REQUESTS FOR
6 COMMUNITY RESPONSE STATEMENTS
7

8 A. PRIOR TO PETITIONING TO AMEND THE PRELIMINARY DEVELOPMENT PLAN, THE
9 PETITIONER IS REQUIRED TO HOLD A PRE-SUBMISSION COMMUNITY MEETING IN
10 ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128. IN ADDITION TO
11 THE WRITTEN NOTICE REQUIREMENTS OF HOWARD COUNTY SECTION 16.128(C),
12 THE PETITIONER SHALL ALSO NOTIFY IN WRITING:
13

14 (1) ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE
15 DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES WITHIN
16 THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS PROPOSED
17 BY THE PETITIONER; AND
18

19 (2) THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE
20 "VILLAGE BOARD") OF SAID VILLAGE CENTER.
21

22 ALTHOUGH SECTION 16.205 ORDINARILY REQUIRES ONLY ONE PRE-SUBMISSION
23 COMMUNITY MEETING, A PETITIONER FOR A MAJOR VILLAGE CENTER
24 REDEVELOPMENT PROPOSAL IS REQUIRED TO HOLD A MINIMUM OF TWO SUCH
25 MEETINGS, THE SECOND OF WHICH SHALL BE HELD AT LEAST 30 DAYS AFTER THE
26 INITIAL MEETING, ALLOWING THE PETITIONER TO ADDRESS ANY CONCERNS OR
27 SUGGESTIONS EXPRESSED AT THE INITIAL MEETING.
28

29 B. WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MAJOR VILLAGE
30 CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND ZONING SHALL
31 SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN WHICH THE VILLAGE
32 CENTER PETITIONING FOR REDEVELOPMENT IS LOCATED. THE NOTICE SHALL
33 REQUEST THAT THE VILLAGE BOARD SUBMIT A COMMUNITY RESPONSE

1 STATEMENT OUTLINING ITS COMMENTS ON THE REDEVELOPMENT PROPOSAL.

2 THE NOTICE SHALL DIRECT THE VILLAGE BOARD TO:

3
4 (1) ADDRESS ITS COMMENTS IN TERMS OF ANY SPECIFIC APPROVAL
5 CRITERIA THE VILLAGE BOARD RECOMMENDS BE INCLUDED BY THE
6 ZONING BOARD IN ITS DECISION ON THE MAJOR VILLAGE CENTER
7 REDEVELOPMENT; AND

8
9 (2) PROVIDE ITS RESPONSES TO THE SECTION 125.F.3.A.(6) CRITERIA.

10
11 C. TO BE ELIGIBLE TO HAVE ITS COMMENTS ADDRESSED IN THE TECHNICAL STAFF
12 REPORT ON THE MAJOR VILLAGE CENTER REDEVELOPMENT, THE VILLAGE
13 BOARD SHALL SUBMIT ITS COMMUNITY RESPONSE STATEMENT TO THE
14 DEPARTMENT OF PLANNING AND ZONING NO LATER THAN 45 DAYS AFTER THE
15 DATE OF THE NOTICE. A SUBMITTED COMMUNITY RESPONSE STATEMENT
16 BECOMES PART OF THE PUBLIC RECORD FOR THE MAJOR VILLAGE CENTER
17 REDEVELOPMENT CASE, AND WILL BE FORWARDED TO THE PLANNING BOARD
18 PRIOR TO ITS INITIAL MEETING ON THE ZONING BOARD CASE.

19
20 3. PETITION INFORMATION

21
22 A. THE PETITION FOR AMENDMENT OF THE PRELIMINARY DEVELOPMENT PLAN
23 SHALL BE TO THE ZONING BOARD AND SHALL CONTAIN THE FOLLOWING INFORMATION:

24
25 (1) THE INFORMATION SET FORTH IN HOWARD COUNTY ZONING
26 REGULATIONS SECTIONS 125.B.1.A, B AND C AND 125.B.2.

27
28 (2) A GENERAL DESCRIPTION OF THE GEOGRAPHIC BOUNDARIES, AS
29 PROPOSED BY THE PETITIONER, OF THE VILLAGE CENTER WHICH IS THE SUBJECT MATTER OF THE
30 PETITION.

31
32 (3) A DESCRIPTION OF THE VILLAGE CENTER INCLUDING, THE NAMES OF ALL
33 PROPERTY OWNERS WITHIN THE VILLAGE CENTER, THE EXISTING BUILDINGS AND USES WITHIN THE
34 VILLAGE CENTER, AND THE PROPOSED BUILDINGS AND USES.

1
2 (4) A CONCEPT PLAN THAT SETS FORTH AN INFORMATIVE, CONCEPTUAL
3 AND SCHEMATIC REPRESENTATION OF THE PROPOSED REDEVELOPMENT IN A SIMPLE, CLEAR AND LEGIBLE
4 MANNER THAT PROVIDES INFORMATION INCLUDING, BUT NOT LIMITED TO THE GENERAL SITE LAYOUT,
5 PROPOSED BUILDING TYPES AND USES, PROPOSED NUMBER OF DWELLING UNITS, SQUARE FOOTAGE FOR
6 NON-RESIDENTIAL PROJECTS, PARKING AND TRAFFIC, PEDESTRIAN CIRCULATION, PROPOSED OPEN SPACE,
7 GENERAL LOCATION AND SIZE OF SIGNAGE, LANDSCAPE CONCEPT, ANY SIGNIFICANT CHANGES TO
8 TOPOGRAPHY AND SURFACE DRAINAGE, AND THE GENERAL LOCATION OF NATURAL FEATURES. IN
9 ADDITION, THE CONCEPT PLAN SHALL ALSO COMPLY WITH THE PLAN INFORMATION REQUIREMENTS
10 SPECIFIED IN SECTION 100.G.2.A OF THE ZONING REGULATIONS.

11
12 (5) PROPOSED DESIGN GUIDELINES WHICH WILL BE IMPOSED UPON THE
13 MAJOR VILLAGE CENTER REDEVELOPMENT; AND

14
15 (6) A JUSTIFICATION STATEMENT WHICH IDENTIFIES THE IMPACTS OF THE
16 PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT ON THE NATURE AND PURPOSE OF THE VILLAGE
17 CENTER AND ITS RELATION TO THE SURROUNDING COMMUNITY. THE JUSTIFICATION STATEMENT SHALL
18 ADDRESS THE FOLLOWING CRITERIA:

19
20 A. THE MAJOR VILLAGE CENTER REDEVELOPMENT WILL FOSTER ORDERLY GROWTH
21 AND PROMOTE THE PURPOSES OF THE VILLAGE CENTER IN ACCORDANCE WITH
22 THE PLANNED CHARACTER OF THE NT DISTRICT;

23
24 B. THE AMOUNT OF COMMERCIAL BUSINESS FLOOR AREA CONTAINED IN THE
25 VILLAGE CENTER REDEVELOPMENT IS APPROPRIATE TO PROVIDE RETAIL AND
26 COMMERCIAL SERVICE TO THE VILLAGE CENTER AS A LOCATION FOR
27 CONVENIENT, DIVERSE COMMERCIAL BUSINESS USES WHICH SERVE THE LOCAL
28 NEIGHBORHOODS OF THE VILLAGE;

29
30 C. THE MAJOR VILLAGE CENTER REDEVELOPMENT WILL FOSTER THE PURPOSE OF A
31 VILLAGE CENTER AS A COMMUNITY FOCAL POINT PROVIDING GOOD
32 OPPORTUNITIES FOR COMMUNITY INTERACTION AND COMMUNICATION;
33

1 D. THE LOCATIONS AND THE RELATIVE PROPORTIONS OF THE PERMITTED USES FOR
2 COMMERCIAL BUSINESSES, DWELLINGS, AND OPEN SPACE USES, AND THE
3 PROJECT DESIGN WILL ENHANCE THE EXISTING DEVELOPMENT SURROUNDING
4 THE MAJOR VILLAGE CENTER REDEVELOPMENT;

5
6 E. THE MAJOR VILLAGE CENTER REDEVELOPMENT PROVIDES ACCESSIBLE USEABLE
7 LANDSCAPED AREAS SUCH AS COURTYARDS, PLAZAS OR SQUARES;

8
9 F. THE MAJOR VILLAGE CENTER REDEVELOPMENT IS COMPLIANT WITH ALL
10 APPLICABLE ENVIRONMENTAL POLICIES AND REQUIREMENTS, AND PROVIDES
11 NEW ENVIRONMENTAL IMPROVEMENTS TO THE REDEVELOPMENT AREA
12 THROUGH THE USE OF METHODS SUCH AS, BUT NOT LIMITED TO, GREEN
13 BUILDING STANDARDS, WATER CONSERVATION, NATURAL DRAINAGE SYSTEMS,
14 THE PLANTING OF NATIVE VEGETATION, THE REMOVAL OF EXISTING INVASIVE
15 PLANTS, THE IMPROVEMENT OF STORMWATER DEFICIENCIES, AND FOLLOWING
16 LOW IMPACT DEVELOPMENT PRACTICES;

17
18 G. THE MAJOR VILLAGE CENTER REDEVELOPMENT FOSTERS PEDESTRIAN AND
19 BICYCLE ACCESS; AND

20
21 H. PUBLIC TRANSIT OPPORTUNITIES ARE APPROPRIATELY INCORPORATED INTO THE
22 DEVELOPMENT.

23
24 4. ZONING BOARD ACTION

25 A. IN ITS EVALUATION OF THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT, THE
26 ZONING BOARD SHALL MAKE FINDINGS ON THE FOLLOWING:

27
28 1. WHETHER THE PETITION COMPLIES WITH THE APPLICABLE GENERAL GUIDES AND
29 STANDARDS SET FORTH IN HOWARD COUNTY ZONING REGULATIONS SECTION
30 125.B.3;

31
32 2. WHETHER THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES
33 WITH THE SPECIFIC DEFINITION FOR A NEW TOWN VILLAGE CENTER;

1 3. WHETHER THE PETITION COMPLIES WITH THE MAJOR VILLAGE CENTER
2 REDEVELOPMENT CRITERIA IN SECTION 125.F.3.A.(6); AND

3
4 4. REGARDLESS OF THE ZONING BOARD’S FINDINGS ON SUBSECTIONS 4.A.1
5 THROUGH 3 ABOVE, WHETHER THE PETITIONER’S PROPOSED BOUNDARIES OF THE
6 NEW TOWN VILLAGE CENTER, OR SOME OTHER PROPOSED BOUNDARIES, ARE THE
7 APPROPRIATE BOUNDARIES FOR THE VILLAGE CENTER.

8
9 B. REGARDLESS OF WHETHER THE ZONING BOARD CONDITIONALLY APPROVES OR DENIES
10 THE PETITION, IT SHALL MAKE A DECISION ON THE VILLAGE CENTER BOUNDARIES.

11
12 C. THE PETITION SHALL BE GRANTED ONLY IF THE ZONING BOARD FINDS THAT THE
13 PETITION COMPLIES WITH THESE REGULATIONS AND THAT THE AMENDMENT TO THE
14 PRELIMINARY DEVELOPMENT PLAN SHALL BE PERMITTED AT THE PROPOSED SITE.

15
16 D. IF THE ZONING BOARD APPROVES THE PETITION, THE DECISION AND ORDER OF THE
17 ZONING BOARD SHALL:

18
19 1. APPROVE THE DESIGN GUIDELINES FOR THE VILLAGE CENTER;

20
21 2. APPROVE THE CONCEPT PLAN; AND

22
23 3. ESTABLISH MINIMA, MAXIMA, PRECISE VALUES OR SPECIFIC REQUIREMENTS
24 CONCERNING AMENITY AREAS, BUILDING HEIGHT(S), PARKING, DENSITY AND
25 PERMITTED USES.

26
27 E. IN THE DECISION AND ORDER, THE ZONING BOARD MAY MAKE ANY AMENDMENTS OR
28 MODIFICATIONS TO THE PROPOSED BOUNDARIES OF THE VILLAGE CENTER, THE
29 PROPOSED DESIGN GUIDELINES AND THE PROPOSED CONCEPT PLAN AND MAY ESTABLISH
30 ANY OTHER CRITERIA WHICH IT DEEMS TO BE APPROPRIATE. ALL LATER APPROVALS AND
31 DECISIONS FOR THE PROPERTIES INCLUDED IN THE CONCEPT PLAN ARE BOUND BY AND
32 MUST BE CONSISTENT WITH THE DECISION AND ORDER OF THE ZONING BOARD.
33

1 F. IF THE PETITION IS GRANTED, REPRODUCIBLE COPIES OF ALL APPROVED PLANS, AND
2 COPIES OF ALL APPROVED SUPPORTING DOCUMENTS SUCH AS ANY DEVELOPMENT
3 GUIDELINES AND STANDARDS AND THE DESIGN GUIDELINES, SHALL BE CERTIFIED AS
4 APPROVED BY THE ZONING BOARD AND VERIFIED COPIES OF THE SAME SHALL BE
5 FORWARDED TO THE DEPARTMENT OF PLANNING AND ZONING AND THE PETITIONER.
6

7 5. IF THE AMENDMENT OF THE PRELIMINARY DEVELOPMENT PLAN IS APPROVED BY THE ZONING
8 BOARD, THEN THE PETITIONER IS AUTHORIZED TO SUBMIT THE AMENDMENTS TO THE
9 COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH
10 HOWARD COUNTY ZONING REGULATIONS SECTION 125.C. HOWEVER, PRIOR TO THE SUBMITTAL
11 OF THE COMPREHENSIVE SKETCH PLAN TO THE PLANNING BOARD, THE PETITIONER SHALL
12 PRESENT A SKETCH PLAN OR ITS EQUIVALENT TO THE DESIGN ADVISORY PANEL FOR ITS
13 EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE
14 COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE FORWARDED TO
15 THE PLANNING BOARD FOR ITS CONSIDERATION OF THE COMPREHENSIVE SKETCH PLAN FOR THE
16 MAJOR VILLAGE CENTER REDEVELOPMENT AND THE ASSOCIATED SUBSEQUENT PLANS.
17

18 6. IF THE COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN ARE APPROVED IN
19 ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS SECTION 125.F.5, THEN THE
20 PETITIONER IS AUTHORIZED TO SUBMIT A SITE DEVELOPMENT PLAN IN ACCORDANCE WITH
21 HOWARD COUNTY ZONING REGULATIONS SECTION 125.E.
22

23 7. ADDITIONAL PLANNING BOARD REVIEW CRITERIA FOR MAJOR VILLAGE CENTER
24 REDEVELOPMENTS
25

26 IN ADDITION TO THE ESTABLISHED CRITERIA USED BY THE PLANNING BOARD IN ITS EVALUATION
27 AND APPROVAL OF COMPREHENSIVE SKETCH PLANS, FINAL DEVELOPMENT PLANS, AND SITE
28 DEVELOPMENT PLANS, FOR MAJOR VILLAGE CENTER REDEVELOPMENT PROPOSALS THE
29 PLANNING BOARD SHALL MAKE FINDINGS ON WHETHER THE COMPREHENSIVE SKETCH PLAN,
30 FINAL DEVELOPMENT PLAN, AND SITE DEVELOPMENT PLAN IS IN CONFORMANCE WITH ALL THE
31 FINDINGS AND CONCLUSIONS OF THE ZONING BOARD DECISION AND ORDER FOR THE MAJOR
32 VILLAGE CENTER REDEVELOPMENT.
33
34

1 G. VILLAGE CENTER REDEVELOPMENT, MINOR

2
3 1. UNLESS AN AMENDMENT TO THE APPROVED COMPREHENSIVE SKETCH PLAN AND THE
4 APPROVED FINAL DEVELOPMENT PLAN IS REQUIRED UNDER SECTION 125.F, ANY
5 PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO AMEND AN
6 APPROVED SITE DEVELOPMENT PLAN FOR THAT PORTION OF LAND WHICH THEY OWN,
7 SUBJECT TO PLANNING BOARD APPROVAL IN ACCORDANCE WITH SECTION 125.E.1 OF
8 THE ZONING REGULATIONS AND SECTION 1.106 OF THE RULES OF PROCEDURE OF THE
9 HOWARD COUNTY PLANNING BOARD.

10
11 2. ANY PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO
12 AMEND AN APPROVED COMPREHENSIVE SKETCH PLAN OR FINAL DEVELOPMENT PLAN
13 FOR THAT PORTION OF LAND WHICH THEY OWN, BUT ONLY INVOLVING THE OPEN SPACE,
14 COMMERCIAL, OR OTHER USES LAND USE CATEGORIES AS DESCRIBED IN THE SECTION
15 125.A.8 CHART. SUCH AN AMENDMENT TO THE APPROVED COMPREHENSIVE SKETCH
16 PLAN OR THE FINAL DEVELOPMENT PLAN SHALL COMPLY WITH THE FOLLOWING
17 REQUIREMENTS:

18
19 A. PRE-SUBMISSION COMMUNITY MEETINGS AND REQUESTS FOR COMMUNITY
20 RESPONSE STATEMENTS

21
22 (1) PRIOR TO PETITIONING TO AMEND THE PRELIMINARY DEVELOPMENT PLAN,
23 THE PETITIONER IS REQUIRED TO HOLD A PRE-SUBMISSION COMMUNITY
24 MEETING IN ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128.
25 IN ADDITION TO THE WRITTEN NOTICE REQUIREMENTS IN HOWARD COUNTY
26 CODE SECTION 16.128(c), THE PETITIONER SHALL ALSO NOTIFY IN WRITING:

27
28 (A) ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE
29 DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES
30 WITHIN THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS
31 PREVIOUSLY DETERMINED BY THE DEPARTMENT OF PLANNING AND
32 ZONING; AND
33

1 (B) THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE
2 "VILLAGE BOARD") OF SAID VILLAGE.

3
4 (2) WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MINOR
5 VILLAGE CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND
6 ZONING SHALL SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN
7 WHICH THE VILLAGE CENTER PETITIONING FOR REDEVELOPMENT IS
8 LOCATED. THE NOTICE SHALL REQUEST THAT THE VILLAGE BOARD SUBMIT
9 A COMMUNITY RESPONSE STATEMENT OUTLINING ITS COMMENTS ON THE
10 REDEVELOPMENT PROPOSAL. THE NOTICE SHALL DIRECT THE VILLAGE
11 BOARD TO:

12
13 (A) ADDRESS ITS COMMENTS IN TERMS OF ANY SPECIFIC APPROVAL
14 CRITERIA THE VILLAGE BOARD RECOMMENDS BE INCLUDED BY THE
15 PLANNING BOARD IN ITS DECISION ON THE MINOR VILLAGE CENTER
16 REDEVELOPMENT; AND

17
18 (B) PROVIDE ITS RESPONSES TO THE SAME CRITERIA USED FOR MAJOR
19 VILLAGE CENTER REDEVELOPMENTS IN SECTION 125.F.3.A.(6).

20
21 TO BE ELIGIBLE TO HAVE ITS COMMENTS ADDRESSED IN THE TECHNICAL STAFF
22 REPORT ON THE MINOR VILLAGE CENTER REDEVELOPMENT, THE VILLAGE
23 BOARD SHALL SUBMIT ITS COMMUNITY RESPONSE STATEMENT TO THE
24 DEPARTMENT OF PLANNING AND ZONING NO LATER THAN 45 DAYS AFTER THE
25 DATE ON THE NOTIFICATION.

26
27 (3) A SUBMITTED COMMUNITY RESPONSE STATEMENT BECOMES PART OF THE
28 PUBLIC RECORD FOR THE MINOR VILLAGE CENTER REDEVELOPMENT CASE, AND
29 WILL BE FORWARDED TO THE PLANNING BOARD PRIOR TO ITS INITIAL MEETING
30 ON THE ZONING BOARD CASE.

1 (4) PROCEDURES AND APPROVAL CRITERIA
2

3 A REQUEST FOR AN AMENDMENT TO AN APPROVED COMPREHENSIVE
4 SKETCH PLAN OR AN APPROVED FINAL DEVELOPMENT PLAN FOR A MINOR
5 VILLAGE CENTER REDEVELOPMENT SHALL BE REVIEWED IN ACCORDANCE
6 WITH THE SECTION 125.C REQUIREMENTS, EXCEPT THAT THE CRITERIA TO BE
7 USED IN THE PLANNING BOARD EVALUATION SHALL BE THE SAME AS THOSE
8 IN SECTION 125.F.3.A.(6), (A) THROUGH (H) THAT ARE NOT RELATED TO
9 RESIDENTIAL USES.
10
11

12 *Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland, that*
13 *the remainder of Section 103 of the Zoning Regulations be renumbered accordingly.*
14

15 *Section 3. And Be It Further Enacted by the County Council of Howard County, Maryland, that*
16 *the provisions of this Act shall become effective 61 days after enactment.*
17
18