

**Amendment 11 to Council Bill 59-2009 (as amended)**

By: Calvin Ball  
Mary Kay Sigaty  
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Legislative Day No. 2

Date: February 1, 2010

And at the request of the County Executive

Amendment No. 11

*(This amendment reorganizes language, and adds submission requirements and Planning Board approval criteria relating to the Final Development Plan.)*

On page 2, in line 36, strike from “ENHANCEMENT” through “AS” in line 2 on page 3 and substitute “RESTORATION: PROJECTS WITHIN DOWNTOWN COLUMBIA THAT ARE IDENTIFIED IN COLUMBIA TOWNCENTER MERRIWEATHER AND CRESCENT ENVIRONMENTAL ENHANCEMENTS STUDY OR BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUNDI WATERSHEDS INVOLVING”.

On page 3, in line 23, strike “COMMONS.” and substitute “COMMONS AS CONTEXT FOR THE EVALUATION OF THE FINAL DEVELOPMENT PLANS.”

On page 31, strike line 3 through line 7 on page 39, and substitute:

1. REQUIRED PROCESS FOR DOWNTOWN REVITALIZATION AND RELATION TO PRIOR ADOPTED NEW TOWN DOCUMENTS

THE FOLLOWING DEVELOPMENT REVIEW PROCESS IS REQUIRED FOR ALL DOWNTOWN REVITALIZATION, WITH THE EXCEPTION OF DOWNTOWN ENVIRONMENTAL RESTORATION PROJECTS THAT ARE NOT PART OF A PLAN THAT INCLUDES OTHER USES. THE FEE SIMPLE OWNER OF ANY PROPERTY LOCATED IN DOWNTOWN COLUMBIA USING THE DOWNTOWN REVITALIZATION PROCESS SHALL SUBMIT A FINAL DEVELOPMENT

1 PLAN OR FINAL DEVELOPMENT PLAN AMENDMENT TO THE DEPARTMENT OF PLANNING  
2 AND ZONING FOR APPROVAL BY THE PLANNING BOARD. AN AMENDMENT TO THE  
3 PRELIMINARY DEVELOPMENT PLAN OR ANY PREVIOUSLY APPROVED APPLICABLE  
4 COMPREHENSIVE SKETCH PLAN OR FINAL DEVELOPMENT PLAN IS NOT REQUIRED  
5 BECAUSE FINAL DEVELOPMENT PLANS FOR DOWNTOWN REVITALIZATION WILL  
6 SUPERSEDE PREVIOUS NEW TOWN DOCUMENTS.

7  
8 2. PRE-SUBMISSION REQUIREMENTS

9 PRIOR TO FILING A FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN  
10 AMENDMENT IN EACH NEIGHBORHOOD FOR DOWNTOWN REVITALIZATION:

11  
12 A. A PRE-SUBMISSION COMMUNITY MEETING IS REQUIRED USING THE SAME  
13 PROCEDURES ESTABLISHED IN SECTIONS 16.128(B) – (G) OF THE  
14 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION,  
15 NOTICE IN ACCORDANCE WITH SECTIONS 16.128(B) – (G) MUST ALSO BE  
16 GIVEN TO EACH VILLAGE BOARD AND THE COLUMBIA ASSOCIATION. THE  
17 CONCEPT PLANS AND MATERIALS REQUIRED UNDER SECTION 125.E.4.A  
18 MUST BE PRESENTED AT THE PRESUBMISSION COMMUNITY MEETING.

19  
20 B. THE PETITIONER IS REQUIRED TO SUBMIT PROPOSED DOWNTOWN  
21 NEIGHBORHOOD DESIGN GUIDELINES FOR REVIEW BY THE DESIGN  
22 ADVISORY PANEL, FOR ITS RECOMMENDATIONS IN ACCORDANCE WITH THE  
23 APPLICABLE PROVISIONS IN TITLE 16, SUBTITLE 15 OF THE COUNTY CODE.  
24 THE DESIGN ADVISORY PANEL SHALL BASE ITS REVIEW AND  
25 RECOMMENDATIONS ON THE DOWNTOWN-WIDE DESIGN GUIDELINES. FOR  
26 NEIGHBORHOODS WITH APPROVED DESIGN GUIDELINES, SUBSEQUENT FINAL  
27 DEVELOPMENT PLANS OR FINAL DEVELOPMENT PLAN AMENDMENTS THAT  
28 DO NOT PROPOSE MODIFICATIONS TO THE GUIDELINES DO NOT REQUIRE  
29 FURTHER DESIGN ADVISORY PANEL REVIEW.

30 3. NOTICE TO OTHER NEIGHBORHOOD PROPERTY OWNERS

31 NOT LATER THAN TEN (10) DAYS AFTER THE FILING OF A FINAL DEVELOPMENT PLAN

1 OR FINAL DEVELOPMENT PLAN AMENDMENT FOR DOWNTOWN REVITALIZATION, THE  
2 PETITIONER SHALL MAIL NOTICE OF THE FILING OF THE PETITION AND A COPY OF THE  
3 PROPOSED NEIGHBORHOOD CONCEPT PLAN TO THE OWNER OF EACH PROPERTY  
4 LOCATED WITHIN THE SAME DOWNTOWN COLUMBIA PLAN NEIGHBORHOOD AS  
5 REFLECTED ON THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND  
6 TAXATION PUBLIC RECORDS. ANY FAILURE TO RECEIVE THE PROPOSED  
7 NEIGHBORHOOD CONCEPT PLAN SHALL NOT BE CAUSE FOR POSTPONEMENT OF THE  
8 HEARING IF THE PETITION HAS BEEN PROPERLY ADVERTISED.

9  
10 4. FINAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS

11 THE PETITION FOR A FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN  
12 AMENDMENT SHALL INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE, FOR  
13 THE LAND AREA COVERED BY THE PLAN:

14 A. THE FOLLOWING NEIGHBORHOOD DOCUMENTS ARE ONLY BINDING ON  
15 PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE FINAL  
16 DEVELOPMENT PLAN AND ARE INTENDED TO PROVIDE A CONTEXT FOR  
17 EVALUATION OF THE INITIAL FINAL DEVELOPMENT PLAN AND GUIDANCE  
18 FOR FUTURE FINAL DEVELOPMENT PLAN PETITIONS:

19  
20 (1) A NEIGHBORHOOD CONCEPT PLAN COVERING AN ENTIRE  
21 NEIGHBORHOOD OF DOWNTOWN COLUMBIA AS DEPICTED ON  
22 EXHIBIT E: THE NEIGHBORHOODS:

23 (A) A NEIGHBORHOOD CONCEPT PLAN MUST SHOW HOW THE  
24 PLAN CONFORMS WITH THE NEIGHBORHOOD AS DESCRIBED IN  
25 THE STREET AND BLOCK PLAN, THE NEIGHBORHOODS PLAN,  
26 THE MAXIMUM BUILDING HEIGHT PLAN, THE PRIMARY  
27 AMENITY SPACE FRAMEWORK DIAGRAM, THE STREET  
28 FRAMEWORK DIAGRAM, THE BICYCLE AND PEDESTRIAN  
29 CIRCULATION PLAN, AND THE DOWNTOWN OPEN SPACE  
30 PRESERVATION PLAN OF THE DOWNTOWN COLUMBIA PLAN;

1                   (B)     THE NEIGHBORHOOD CONCEPT PLAN MUST REFLECT ANY  
2                             PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN FOR  
3                             DOWNTOWN REVITALIZATION, AND ANY APPROVED SITE  
4                             DEVELOPMENT PLAN FOR DOWNTOWN ENVIRONMENTAL  
5                             RESTORATION WITHIN THE SAME DOWNTOWN  
6                             NEIGHBORHOOD; AND

7                   (C)     EACH NEIGHBORHOOD CONCEPT PLAN THAT IS PART OF AN  
8                             APPROVED FINAL DEVELOPMENT PLAN MUST BE RECORDED  
9                             WITH THE FINAL DEVELOPMENT PLAN.

10  
11                   (2)     NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES

12                             FOR NEW DEVELOPMENT OR REDEVELOPMENT, NEIGHBORHOOD  
13                             SPECIFIC DESIGN GUIDELINES MUST BE SUBMITTED FOR AN  
14                             INDIVIDUAL NEIGHBORHOOD WITH THE FINAL DEVELOPMENT PLAN  
15                             AND SHALL ADDRESS THE FOLLOWING:

16                   (A)     URBAN DESIGN, INCLUDING SCALE AND MASSING, BLOCK  
17                             CONFIGURATION, PARKING AND SERVICE FUNCTIONS,  
18                             BUILDING ENTRANCES, AND STREET LIGHTING AND  
19                             FURNITURE;

20  
21                   (B)     STREET DESIGN AND FRAMEWORK;

22  
23                   (C)     DOWNTOWN COMMUNITY COMMONS AND DOWNTOWN  
24                             PARKLAND;

25  
26                   (D)     ARCHITECTURAL DESIGN;

27  
28                   (E)     GREEN BUILDING AND GREEN SITE DESIGN;  
29

1 (F) PEDESTRIAN AND BICYCLE CIRCULATION FEATURES; AND

2  
3 (G) SIGNAGE.

4  
5 (3) NEIGHBORHOOD SPECIFIC IMPLEMENTATION DOCUMENT

6 A NEIGHBORHOOD-SPECIFIC IMPLEMENTATION PLAN, IN  
7 CONFORMANCE WITH THE DOWNTOWN REVITALIZATION PHASING  
8 PLAN AND THE DOWNTOWN COMMUNITY ENHANCEMENTS,  
9 PROGRAMS AND PUBLIC AMENITIES IMPLEMENTATION CHART  
10 APPROVED AS PART OF THE DOWNTOWN COLUMBIA PLAN, WHICH  
11 ADDRESSES THE IMPLEMENTATION SCHEDULE AND BENCHMARKS  
12 FOR THE FOLLOWING:

13 (A) THE BALANCE OF USES WITHIN EACH IMPLEMENTATION  
14 PHASE;

15 (B) THE PHASING OF DOWNTOWN MIXED-USE DEVELOPMENT;

16 (C) THE PHASING OF DOWNTOWN COMMUNITY COMMONS  
17 SPACES;

18 (D) THE PHASING OF THE TRANSPORTATION AND CIRCULATION  
19 FACILITIES;

20 (E) THE PHASING OF THE REQUIRED INFRASTRUCTURE  
21 INCLUDING PUBLIC WATER AND SEWER;

22 (F) TRANSPORTATION AND CIRCULATION FACILITIES;

23 (G) ENVIRONMENTAL RESTORATION;

24 (H) DOWNTOWN ARTS, CULTURAL AND COMMUNITY USES; AND

25 (I) ANY OTHER ITEMS AS SPECIFIED IN THE DOWNTOWN

COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC  
AMENITIES IMPLEMENTATION CHART;

B. AN EXPLANATION AND RATIONALE FOR ANY CHANGE FROM THE  
DOWNTOWN COLUMBIA PLAN EXHIBITS OR ANY NEIGHBORHOOD  
DOCUMENTS AND MATERIALS THAT WERE PART OF A PREVIOUSLY  
APPROVED FINAL DEVELOPMENT PLAN. LIMITED CHANGE TO BUILDING  
HEIGHT IS ALLOWED BASED ON COMPATIBILITY, CHARACTER AND HEIGHT OF  
NEARBY EXISTING AND PLANNED DEVELOPMENT AND REDEVELOPMENT,  
AND OPEN SPACES IN THE AREA. HOWEVER, IN NO EVENT SHALL THE  
MAXIMUM BUILDING HEIGHT FOR DOWNTOWN REVITALIZATION EXCEED  
TWENTY STORIES;

C. BOUNDARIES OF THE PROPERTY COVERED BY THE FINAL DEVELOPMENT  
PLAN;

D. EXISTING TOPOGRAPHY, WOODLANDS, AND 100-YEAR FLOODPLAIN AREAS;

E. A CONTEXT PLAN SHOWING EXISTING ROAD CONNECTIONS, MAJOR  
PEDESTRIAN NETWORKS, LAND USES AND MAJOR STORM WATER  
MANAGEMENT FACILITIES, AND OPEN SPACE WITHIN THE ENTIRE PLAN AREA  
AND ADJOINING LAND WITHIN 500 FEET;

F. TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN;

G. LOCATION OF DEVELOPED AND UNDEVELOPED LAND AND PARCELS;

H. FROM APPROVED SITE DEVELOPMENT PLANS FOR THE AREA COVERED BY  
THE PLAN;

(1) SUMMARY OF ALL EXISTING AND APPROVED DEVELOPMENT;

(2) THE SQUARE FOOTAGE OF PROPOSED OFFICE, RETAIL, AND HOTEL  
SPACE;

1                                   (3) THE SQUARE FOOTAGE OF ANY OTHER NON-RESIDENTIAL USES;

2                                   (4) THE NUMBER OF PROPOSED HOTEL AND MOTEL ROOMS; AND

3                                   (5) THE NUMBER OF PROPOSED DWELLING UNITS;

4           I.     THE APPROXIMATE LOCATION AND TOTAL LAND AREA OF THE FOLLOWING  
5           EXISTING AND/OR PROPOSED LAND USES:

6                                   (1)     DOWNTOWN ARTS AND ENTERTAINMENT PARKS;

7                                   (2)     DOWNTOWN COMMUNITY COMMONS;

8                                   (3)     DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS;

9                                   (4)     DOWNTOWN PUBLIC FACILITIES;

10                                  (5)     DOWNTOWN PARKLANDS; AND

11                                  (6)     DOWNTOWN MIXED-USES;

12           J.     THE GENERAL LOCATION OF EXISTING AND PROPOSED DOWNTOWN  
13           SIGNATURE BUILDINGS;

14           K.     TRAFFIC AND TRANSIT CIRCULATION SYSTEMS SHOWING EXISTING AND  
15           PROPOSED STREETS, ROUTES AND FACILITIES;

16           L.     A TRAFFIC STUDY AS SPECIFIED IN THE HOWARD COUNTY ADEQUATE  
17           PUBLIC FACILITIES ORDINANCE FOR THE EVALUATION OF THE ADEQUACY  
18           OF TRANSPORTATION FACILITIES;

19           M.     AN EXPLANATION OF HOW THE PROPOSED DEVELOPMENT ADDRESSES THE  
20           ENVIRONMENTAL CONCEPTS OF THE DOWNTOWN COLUMBIA PLAN, AND  
21           SPECIFICALLY ADDRESSING THE CONCEPTS OF GREEN BUILDINGS AND GREEN  
22           SITE DESIGN;

1           N.     THE LOCATIONS AND DESCRIPTIONS OF HISTORIC AND CULTURALLY  
2                     SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, AND PUBLIC ART  
3                     AND AN EXPLANATION OF THE METHODS PROPOSED TO RETAIN AND  
4                     PRESERVE THESE ITEMS;

5           O.     A STATEMENT DESCRIBING HOW THE PETITIONER PROPOSES TO FULFILL THE  
6                     PUBLIC ART REQUIREMENT;

7  
8           P.     LAYOUT OF THE EXISTING AND PROPOSED BICYCLE AND PEDESTRIAN  
9                     CIRCULATION SYSTEMS;

10          Q.     CONCEPTUAL STORM WATER MANAGEMENT PLAN;

11  
12          R.     A PROPOSED PLAN FOR FULFILLING REQUIRED COMMUNITY  
13                     ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES APPLICABLE TO THE  
14                     FINAL DEVELOPMENT PLAN; AND

15  
16          S.     TEXT MATERIAL REGULATING THE FOLLOWING:

17                     (1)     MAXIMUM NUMBER AND UNIT TYPES OF NET NEW  
18                     DWELLINGS;

19                     (2)     MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL  
20                     OFFICE USES AND COMMERCIAL RETAIL USES;

21                     (3)     MAXIMUM NUMBER OF NET NEW HOTEL ROOMS;

22                     (4)     MAXIMUM BUILDING HEIGHTS;

23                     (5)     MAXIMUM SIZE OF A RETAIL-USE FOOTPRINT;

24                     (6)     A DESCRIPTION OF THE COMMUNITY COMMONS THAT WILL  
25                     BE INCLUDED IN THE DEVELOPMENT;



1                   (7) A STATEMENT IDENTIFYING (I) THE CUMULATIVE AMOUNT  
2                   OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER  
3                   SECTION 125.A.9, AND (II) THE STATUS OF ANY COMMUNITY  
4                   ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES,  
5                   DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY  
6                   COMMONS, AND INFRASTRUCTURE AS ADDRESSED IN THE  
7                   DOWNTOWN COLUMBIA PLAN;

8                   (8) PROPOSED LOCATIONS FOR ENVIRONMENTAL RESTORATION;  
9                   AND

10                  (9) PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER  
11                  DOCUMENTS INDICATING A PLAN TO HOLD, OWN, AND  
12                  MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON,  
13                  QUASI-PUBLIC AMENITY USE AND PUBLIC ART BUT NOT  
14                  PROPOSED TO BE IN PUBLIC OWNERSHIP.

15           3. PLANNING BOARD REVIEW AND APPROVAL CRITERIA

16           THE PLANNING BOARD SHALL CONSIDER THE FINAL DEVELOPMENT PLAN OR FINAL  
17           DEVELOPMENT AMENDMENT AT A PUBLIC HEARING. THE PLANNING BOARD SHALL  
18           APPROVE, APPROVE WITH CONDITIONS, OR DENY THE PETITION BASED ON WHETHER  
19           THE PETITION SATISFIES THE FOLLOWING CRITERIA:

20  
21           A. THE DOWNTOWN NEIGHBORHOOD CONCEPT PLAN, THE NEIGHBORHOOD  
22           SPECIFIC DESIGN GUIDELINES, AND THE NEIGHBORHOOD SPECIFIC  
23           IMPLEMENTATION PLAN CONFORM WITH THE DOWNTOWN-WIDE DESIGN  
24           GUIDELINES, THE DOWNTOWN COLUMBIA PLAN, THE STREET AND BLOCK  
25           PLAN, THE NEIGHBORHOODS PLAN, THE MAXIMUM BUILDING HEIGHTS  
26           PLAN, THE PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM, THE STREET  
27           FRAMEWORK DIAGRAM, THE BICYCLE AND PEDESTRIAN PLAN, THE  
28           NEIGHBORHOODS PLAN, AND THE OPEN SPACE PRESERVATION PLAN, OR  
29           THAT ANY PROPOSED CHANGE(S) WILL NOT BE DETRIMENTAL TO THE

1 OVERALL DESIGN CONCEPT AND PHASING FOR DOWNTOWN REVITALIZATION.  
2 BUILDING HEIGHTS PROPOSED DO NOT EXCEED THE MAXIMUM BUILDING  
3 HEIGHT LIMITS FOR DOWNTOWN REVITALIZATION;  
4

5 B. THE NEIGHBORHOOD DESIGN GUIDELINES SUBMITTED WITH THE FINAL  
6 DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN AMENDMENT OFFER  
7 SUFFICIENT DETAIL TO GUIDE THE APPEARANCE OF THE NEIGHBORHOOD  
8 OVER TIME, AND PROMOTE DESIGN FEATURES THAT ARE ACHIEVABLE AND  
9 APPROPRIATE FOR DOWNTOWN REVITALIZATION IN ACCORDANCE WITH THE  
10 DESIGN GUIDELINES AND THE DOWNTOWN COLUMBIA PLAN;  
11

12 C. THE FINAL DEVELOPMENT PLAN CONFORMS WITH THE NEIGHBORHOOD  
13 DOCUMENTS, THE REVITALIZATION PHASING PLAN, THE COMMUNITY  
14 ENHANCEMENTS, PROGRAMS, AND PUBLIC AMENITIES IMPLEMENTATION  
15 CHART AND FLEXIBILITY PROVISIONS, THE DOWNTOWN-WIDE DESIGN  
16 GUIDELINES, THE DOWNTOWN COLUMBIA PLAN, THE STREET AND BLOCK  
17 PLAN, THE NEIGHBORHOODS PLAN, THE MAXIMUM BUILDING HEIGHTS  
18 PLAN, THE PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM, THE STREET  
19 FRAMEWORK DIAGRAM, THE BICYCLE AND PEDESTRIAN PLAN, THE  
20 NEIGHBORHOODS PLAN, AND THE OPEN SPACE PRESERVATION PLAN;  
21

22 D. THE FINAL DEVELOPMENT PLAN, WHEN CONSIDERED IN THE CONTEXT OF  
23 SURROUNDING PLANNED OR EXISTING DEVELOPMENT, PROVIDES A  
24 BALANCED MIX OF HOUSING, EMPLOYMENT, AND COMMERCIAL AND ARTS  
25 AND CULTURAL USES THROUGHOUT EACH PHASE;  
26

27 E. IF HOUSING IS PROPOSED, THE PLAN INCLUDES:  
28 (A) AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME  
29 HOUSING UNITS PROVIDED ON-SITE; OR

1 (B) AN ALTERNATE METHOD OF PROVIDING MODERATE INCOME HOUSING  
2 UNITS IN DOWNTOWN COLUMBIA, SUBJECT TO THE PROCEDURES IN SECTION  
3 13.402 OF THE HOWARD COUNTY CODE;  
4

5 F. THE BICYCLE, PEDESTRIAN, AND TRANSIT NETWORK CREATES CONVENIENT  
6 CONNECTIONS THROUGHOUT THE SUBJECT AREA AND CONNECT, WHEREVER  
7 POSSIBLE, TO EXISTING AND PLANNED SIDEWALKS, PATHS, AND ROUTES  
8 ADJOINING THE DEVELOPMENT;  
9

10 G. THE FINAL DEVELOPMENT PLAN PROTECTS LAND COVERED BY LAKES,  
11 STREAMS OR RIVERS, FLOOD PLAINS AND STEEP SLOPES, AND PROVIDES  
12 CONNECTIONS, WHERE POSSIBLE TO EXISTING AND PLANNED OPEN SPACE  
13 WITHIN THE NEIGHBORHOOD AND IN SURROUNDING AREAS;  
14

15 H. THE FINAL DEVELOPMENT PLAN PROVIDES THE LOCATION OF DOWNTOWN  
16 COMMUNITY COMMONS REQUIRED UNDER SEC. 125.A.9.H AS INDICATED IN  
17 THE NEIGHBORHOOD CONCEPT PLAN;  
18

19 I. THE FINAL DEVELOPMENT PLAN IS IN HARMONY WITH EXISTING AND  
20 PLANNED VICINAL LAND USES. IN MAKING THIS DETERMINATION, THE  
21 PLANNING BOARD SHALL CONSIDER, IF APPROPRIATE:  
22

23 (1) LANDSCAPE FEATURES ON THE BOUNDARY OF THE PLAN AREA,  
24 WHICH MAY INCLUDE PROTECTION OF EXISTING VEGETATION OR  
25 GRADE CHANGES THAT PROVIDE A NATURAL SEPARATION, OR  
26 LANDSCAPE PLANTING;

27 (2) THE SIZE OF BUILDINGS ALONG THE EDGES OF THE PLAN AREA  
28 THROUGH LIMITS ON BUILDING HEIGHT OR OTHER REQUIREMENTS;

29 (3) THE USE AND DESIGN OF NEARBY PROPERTIES AND

1                   (4) THE ADOPTED DOWNTOWN COLUMBIA PLAN RECOMMENDATIONS  
2                   FOR HEIGHT, BUILDING MASSING AND SCALE, AND NEIGHBORHOOD  
3                   CONNECTIVITY;

4  
5                   J. THE DEVELOPMENT PROPOSED BY FINAL DEVELOPMENT PLAN IS SERVED  
6                   BY ADEQUATE PUBLIC FACILITIES, INCLUDING ANY PROPOSED MITIGATION  
7                   OR DEVELOPMENT STAGING IN ACCORDANCE WITH THE ADEQUATE PUBLIC  
8                   FACILITIES ORDINANCE(TITLE 16, SUBTITLE 11 OF THE HOWARD COUNTY  
9                   CODE);

10  
11                  K. THE FINAL DEVELOPMENT PLAN PROTECTS ENVIRONMENTALLY SENSITIVE  
12                  FEATURES AND PROVIDES ENVIRONMENTAL RESTORATION IN ACCORDANCE  
13                  WITH THE DOWNTOWN COLUMBIA PLAN;

14  
15                  L. THE FINAL DEVELOPMENT PLAN PROTECTS ANY HISTORIC OR CULTURALLY  
16                  SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, AND PUBLIC ART;

17  
18                  M. THE FINAL DEVELOPMENT PLAN PROPOSES AN APPROPRIATE PLAN TO  
19                  SATISFY THE REQUIREMENT FOR PUBLIC ART;

20  
21                  N. THE FINAL DEVELOPMENT PLAN PROVIDES A PLAN TO HOLD, OWN, AND  
22                  MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC  
23                  AMENITY USE AND PUBLIC ART THAT IS NOT PUBLICALLY OWNED,  
24                  INCLUDING, WITHOUT LIMITATION, ANY DOWNTOWN COMMUNITY  
25                  COMMONS, DOWNTOWN PARKLAND, DOWNTOWN ARTS, CULTURAL AND  
26                  COMMUNITY USE, AND DOWNTOWN NEIGHBORHOOD SQUARE SHOWN ON  
27                  THE FINAL DEVELOPMENT PLAN; AND

28  
29                  O. TO BETTER ENSURE CONFORMANCE WITH THE COMMUNITY  
30                  ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES PROVISIONS, THE  
31                  FINAL DEVELOPMENT PLAN PROVIDES FOR A PLAN TO ESTABLISH

1 MEMBERSHIP IN THE DOWNTOWN COLUMBIA PARTNERSHIP. EACH FINAL  
2 DEVELOPMENT PLAN SHALL SHOW A CONSISTENT MEANS OF CALCULATING  
3 AND PROVIDING THE REQUIRED CHARGES.

4  
5 4. WITHDRAWAL

6 AT ANY TIME PRIOR TO FINAL ACTION AND WITHIN 30 DAYS AFTER FINAL ACTION  
7 BY THE PLANNING BOARD ON A FINAL DEVELOPMENT PLAN OR FINAL  
8 DEVELOPMENT PLAN AMENDMENT, THE PETITIONER MAY WITHDRAW THE PETITION.

9  
10 5. RECORDATION OF FINAL DEVELOPMENT PLAN AND NEIGHBORHOOD CONCEPT PLAN

11 THE APPROVED FINAL DEVELOPMENT PLAN CONTAINING THE NEIGHBORHOOD  
12 CONCEPT PLAN, THE NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES AND THE  
13 NEIGHBORHOOD SPECIFIC IMPLEMENTATION PLAN SHALL BE RECORDED IN THE  
14 LAND RECORDS OF HOWARD COUNTY

15  
16 6. SITE DEVELOPMENT PLAN REQUIRED

17 PLANNING BOARD APPROVAL OF A SITE DEVELOPMENT PLAN SHALL BE REQUIRED  
18 FOR ALL DOWNTOWN REVITALIZATION.