

Amendment to Council Bill No. 26-2012

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Amendment No. 23

(This amendment would emphasize protections for Village Center retail).

1 In PlanHoward 2030, as attached to the Bill, make the following changes: On pages 56
2 and 167, in “Policy 5.4”, in the section lettered “b”, after “uses”, delete “, and revise” and insert
3 the following:

4 “. Reduce strip commercial development along Route 1 frontage by directing retail uses
5 to retail centers and mixed use developments and by directing truck-oriented uses, uses
6 that require outdoor storage, and most auto-oriented retail uses such as gasoline service
7 stations, automobile repair facilities and similar uses to parts of the corridor not fronting
8 on Route 1 and not near residential areas. Revise”.

9
10 In PlanHoward 2030, as attached to the Bill, make the following changes: On page 57, in
11 the section entitled “Snowden River Parkway Area”, in the first paragraph, after the
12 second sentence, insert the following:

13 “Redevelopment plans for the Snowden River Parkway area need to consider the impact
14 that increased development along Snowden River Parkway would have on Columbia and
15 its village centers. Redevelopment of Snowden River Parkway should be discouraged
16 until revisions are made to the NT Zoning Regulations to ensure redevelopment is
17 consistent with well planned evolution of the Preliminary Development Plan for
18 Columbia, which balances changing market conditions and opportunities with the need to
19 avoid adverse impacts on Village Centers and surrounding properties. Redevelopment of
20 the Snowden River Parkway area must recognize the distinct characteristics of different
21 sub-areas.”.

22 In the same paragraph, at the end of the sentence which reads “Scattered, uncoordinated
23 redevelopment is already occurring along Snowden River Parkway”, before the period insert

1 “and needs a planning framework to guide redevelopment”.
2

3 In PlanHoward 2030, as attached to the Bill, make the following changes: On pages 57-
4 58 and 168,Strike Policy 5.6.a. entirely and replace with:

5 “a. **Plan for Coordinated Redevelopment.** Work with Snowden River Parkway and
6 east Columbia Village Center property owners, as well as other community
7 stakeholders to evaluate market conditions and redevelopment options to
8 determine how to best position redevelopment of different parts of the Snowden
9 River Parkway Area in relation to redevelopment of the Village Centers.”
10

11 In PlanHoward 2030, as attached to the Bill, make the following changes: On page 139,
12 in the first full paragraph ending with “time.”, in the third sentence, after “Village” strike
13 “Center”. After the same paragraph, insert the following:

14 “With the adoption of the Downtown Columbia Plan, the corresponding zoning
15 regulation amendments, and the new regulations to promote revitalization of older
16 Columbia Village Centers, there needs to be revisions to the NT Regulations to
17 discourage scattered, uncoordinated redevelopment.
18

19 When the existing zoning regulations were enacted, the original petitioner of the New
20 Town District, Howard Research and Development Corporation (HRD), owned all the
21 land in the New Town District and actively controlled development through Final
22 Development Plans and private covenants. The zoning regulations gave the original
23 petitioner control over an extensive development plan that currently only it can petition to
24 amend. Now, however, property owners within the New Town District do not have the
25 right to access the zoning directly, they are forced to seek permission from the original
26 petitioner. To ensure coordinated, well planned redevelopment and allow property
27 owners access to the zoning, the NT Zoning Regulations need to be revised to establish
28 clear criteria for redevelopment in New Town, including amendments to Final
29 Development Plans.”.
30

1 In PlanHoward 2030, as attached to the Bill, make the following changes: On pages 141
2 and 179, in Policy 10.2, add new action c, as follows:

3 **“c. Comprehensive Review of NT Zoning.** Revise the NT Zoning Regulations to
4 provide clear criteria for redevelopment of older residential, commercial, or
5 industrial areas outside of Downtown Columbia or the Village Centers.”

6 Renumber remaining actions.

7
8 In PlanHoward 2030, as attached to the Bill, make the following changes: On pages 143
9 and 179, in Policy 10.4, in the “Implementing Actions” section, insert a new letter “c” as
10 follows:

11 **“c. Updated Conditional Use Regulations.** Review and, as appropriate, amend the
12 County’s conditional use regulations to reflect updated land use policies. The
13 regulations should reflect current best practices and policies to minimize the
14 impact of development on the environment. For example, the regulations
15 regarding gasoline service stations need to reflect changes in the gasoline industry
16 in the last decade and the challenges of blight and environmental mitigation
17 required for redevelopment of abandoned gasoline stations.”

18
19 In PlanHoward 2030, as attached to the Bill, make the following changes: On pages 145
20 and 180, in Policy 10.6, in the “Implementing Actions” section, in Action 10.6.b., after
21 “Properties.” insert “Promote renovation or redevelopment of older commercial centers,
22 particularly those showing indications of decline.”. In the following sentence, after
23 “improvements”, delete “and renovation”.