



Howard County

Department of Planning and Zoning

Subject: Request to file legislation CB-____-2015
Amending the Howard County Code relating to the Design Advisory Panel

To: Lonnie R. Robbins, Chief Administrative Officer

From: ✓ Valdis Lazdins, Director
Department of Planning and Zoning

Date: October 14, 2015

The Department of Planning and Zoning supports Council Bill-____-2015 amending the Howard County Code to require that the Design Advisory Panel (DAP) review and provide advice on development and redevelopment projects within the Route 108 Corridor (“Clarksville Pike”) between Guilford Road and Trotter Road; requiring that the DAP consider the *Clarksville Pike Streetscape Plan and Design Guidelines* when considering certain guidelines and principles when reviewing certain types of development and redevelopment plans; and generally relating to the Design Advisory Panel.

In July 2008, the County Council approved CB-24-2008 establishing the Design Advisory Panel (DAP) and authorizing that body to review and comment on development projects within the Route 1 Corridor. The same bill acknowledged that future design manuals could also be subject to DAP review. The *Clarksville Pike Streetscape Plan and Design Guidelines*, once adopted by Council, will serve as a guide for developers, property owners, and the DAP as development and redevelopment occurs along Route 108.

The purpose of DAP review – with regards to projects within the Route 108 Corridor – is to uphold standards that reflect the unique nature of this portion of Howard County, and that will lead to sustainable, pedestrian-friendly and attractive development and redevelopment for years to come. PlanHoward2030 at Policy 10.6g provides for an expanded role of the DAP to include other commercial areas of the County which, like the Route 1 and Route 40 Corridors, exhibit the need for improved design and would benefit from the adaptation of appropriate design manuals or guidelines for the DAP to use in its reviews. The *Clarksville Pike Streetscape Plan and Design Guidelines* would provide such support to the DAP.

The Bill adds Zoning Districts where DAP review was added as part of the recent Comprehensive Rezoning process. As clean-up, the Bill removes certain redundant language. The Bill also clarifies the duties of the DAP and expands upon those principles used by members of the DAP in their review.

The Department of Planning and Zoning recommends approval of CB-____-2015 expanding the role of the Design Advisory Panel to include parcels within the Route 108 Corridor and making other clarifying amendments.

There are no budgetary considerations associated with this resolution.

cc: Jennifer Sager, Legislative Coordinator
Raj Kudchadkar, Deputy Director, DPZ
Randy Clay, DCCP