

**Amendment 1 to Amendment 1
Council Bill No. 36-2012**

BY: Jennifer Terrasa

**Legislative Day No: 15
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Amendment No. 1 to Amendment 1

(This amendment would revise the application process to add an initial Zoning Board public meeting).

1 On page 3, strike lines 5 through 19 and substitute the following:

2 "In page 6, line 12, after the period, insert "THE INITIAL CEF PLAN SHALL INCLUDE:

3 A. A MAP DELINEATING THE BOUNDARY OF THE COMMUNITY SURROUNDING THE PROPOSED CEF DISTRICT,
4 WHICH INCLUDES:

5 (1) A JUSTIFICATION FOR SUCH BOUNDARY AND A SUMMARY DESCRIPTION OF THE COMMUNITY IN
6 TERMS OF LAND-USE MIX AND INTENSITY AND ANY IMPORTANT NATURAL OR MAN MADE
7 FEATURES THAT DEFINE THE CHARACTER OF THE COMMUNITY;

8
9 (2) THE LOCATION OF THE PROPOSED CEF DISTRICT IN RELATION TO THE SURROUNDING
10 COMMUNITY; AND

11
12 (3) AN EXPLANATION OF ANY KEY ENVIRONMENTAL, INFRASTRUCTURE OR OTHER RELATIONSHIPS
13 BETWEEN THE PROPOSED CEF DISTRICT AND THE SURROUNDING COMMUNITY.

14
15 B. A CONCEPTUAL PLAN THAT INCLUDES:

16 (1) IMMEDIATELY ADJOINING PARCELS AND USES;

17
18 (2) EXISTING ON-SITE NATURAL AND DEVELOPMENT FEATURES, CLARIFYING THOSE TO BE RETAINED
19 OR REMOVED;

20
21 (3) THE PROPOSED DEVELOPMENT ENVELOPE;

- 1 (4) PROPOSED PERMITTED USES AND THEIR GENERAL LOCATIONS, INCLUDING THE PROPOSED
2 SQUARE FOOT AREA OF NON-RESIDENTIAL USES, THE NUMBER OF RESIDENTIAL UNITS, AND THE
3 UNIT TYPES;
- 4
- 5 (5) THE GENERAL LOCATIONS OF ROAD, PEDESTRIAN, AND BICYCLE CONNECTIONS TO THE
6 SURROUNDING COMMUNITY;
- 7
- 8 (6) A DESCRIPTION OF PROPOSED COMMUNITY ENHANCEMENTS; AND
- 9
- 10 (7) A STATEMENT AS TO HOW THE PROPOSED DEVELOPMENT CONCEPT PLAN CONFORMS TO THE
11 PURPOSE STATEMENT FOR THE CEF DISTRICT AND HOW THE PROPOSED CEF DISTRICT WILL
12 HAVE A GREATER BENEFIT TO HOWARD COUNTY AND THE SURROUNDING COMMUNITY THAN A
13 CONVENTIONAL DEVELOPMENT OF THE PROPERTY USING THE EXISTING ZONING DISTRICT
14 REGULATIONS.”.
15

16 On page 6, line 13, delete “DETERMINE” and insert “EVALUATE”.

17

18 On page 6, after line 14, insert:

- 19 “3. AFTER THE PETITIONER HAS CONFERRED WITH THE DEPARTMENT OF PLANNING AND ZONING AND PRIOR TO THE
20 PETITIONER PREPARING A DETAILED CEF PLAN AND APPLICATION, THE ZONING BOARD SHALL HOLD AN INITIAL
21 MEETING ON THE INITIAL CEF PLAN.
- 22 A. THE PURPOSE OF THE INITIAL MEETING IS TO REVIEW THE PETITIONER’S INITIAL CEF PLAN, REVIEW THE
23 DEPARTMENT OF PLANNING AND ZONING’S PRELIMINARY EVALUATION, AND TO ALLOW CITIZENS AND
24 THE ZONING BOARD TO ASK QUESTIONS, RAISE CONCERNS, AND MAKE SUGGESTIONS REGARDING THE
25 INITIAL CEF PLAN PRIOR TO THE APPLICANT PREPARING THE DETAILED CEF PLAN.
- 26
- 27 B. AT THE MEETING THE PETITIONER SHALL PRESENT THE INITIAL CEF PLAN.

