



# Howard County

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## *Internal Memorandum*

**Subject:** *Testimony on Council Bill \_\_\_\_ - 2012 Community Enhancement Floating District (ZRA 144)*

**To:** *Lonnie Robbins  
Chief Administrative Officer*

**From:** *Marsha McLaughlin, Director  
Department of Planning and Zoning*

**Date:** *November 16, 2012*

The Department of Planning and Zoning supports adoption of Council Bill \_\_\_\_ - 2012 (ZRA 144) to create a new zoning district, the Community Enhancement Floating (CEF) District. The CEF district will provide flexibility to propose appropriate, well designed, context sensitive developments that reflect unique site, neighborhood and market conditions for certain properties within the Planned Service Area (PSA) for both Water and Sewer service.

*PlanHoward 2030* proposes the creation of floating or overlay zoning districts to accommodate future growth through the provision of flexibility that promotes well designed, context sensitive development (Policy 6.5, Action c).

*PlanHoward 2030* proposes the review of provisions of the Density Exchange Option zoning district during the Comprehensive Zoning process to help mitigate subdivision restrictions (Policy 6.1, Action f). Density transfer provisions are included in the proposed CEF district.

The proposed process for applying the CEF District to specific properties requires Zoning Board approval based on the criteria enumerated in Section 121.I. The Zoning Board may approve, approve with modifications, or deny such a petition.

There are no direct fiscal impacts associated with adoption of this bill. However, well designed, context and market appropriate new development should enhance property values for both the new CEF developments and surrounding properties.

cc: Jessica Feldmark, Chief of Staff  
Jennifer Sager, Legislative Coordinator  
Ray Wacks, Budget Administrator  
Kimberley Flowers, Deputy Director, DPZ  
Cindy Hamilton, Chief, Division of Public Service and Zoning Administration, DPZ