Docusign Envelope ID: 7AEE7ACA-2DC3-8F1D-82D8-6D0B2EDA0A84

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Lynda D. Eisenberg, AICP, Director FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of November 5, 2026

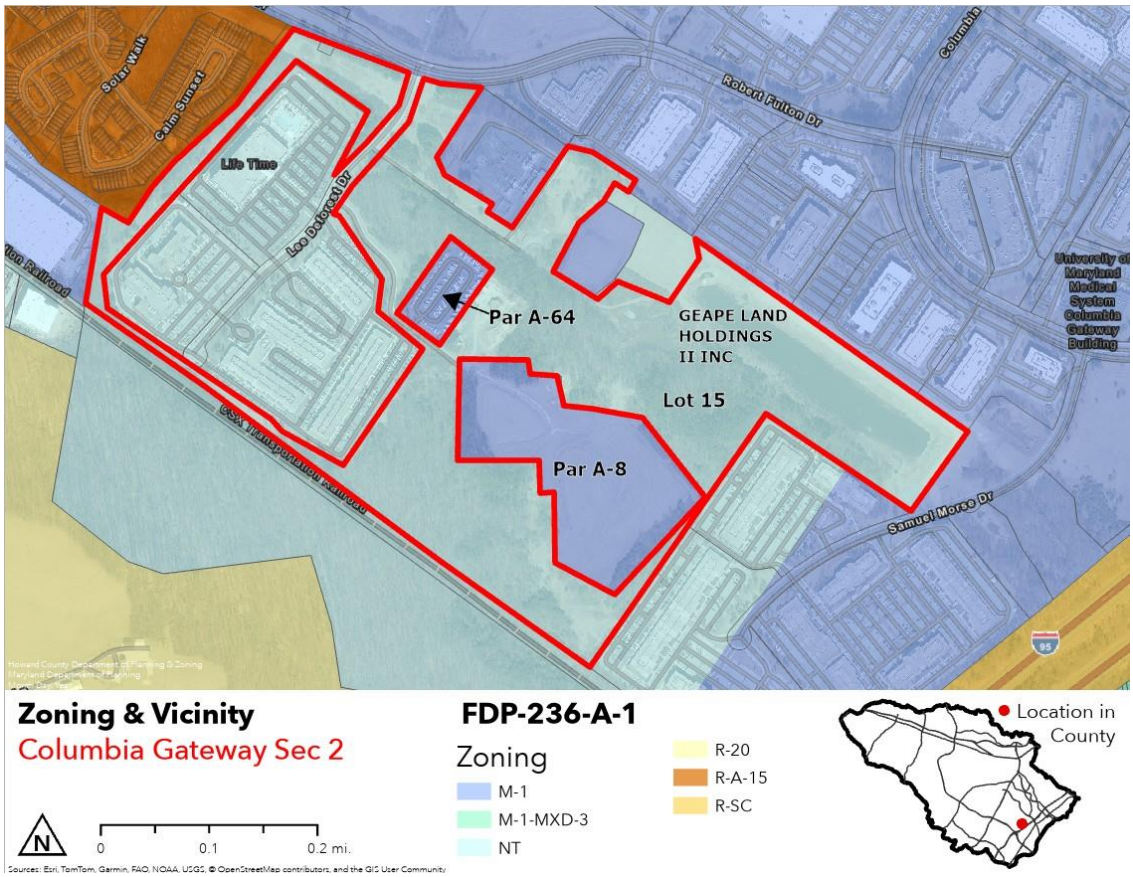
Case No./Petitioner: **FDP-236-A-2, GEAPE Land Holdings II, Inc.**

Project Name: Columbia Gateway, Section 2, Lot 15

DPZ Planner: Donna Despres, ddespres@howardcountymd.gov

Request: A final development plan amendment (FDP-236-A-2). The petitioner requests to amend the FDP to convert 30.4 acres of credited open space to employment center-industrial land use area, and to reconfigure Lot 15 into Lots 15A, 15B, & 15C, which are to be open space lots. Parcels U-11 & U-12 will be converted from credited open space to employment center-industrial use.

Location: The 135.1563 acre final development plan phasing area is located off Robert Fulton Drive at the southeast side of the intersection with Lee Deforest Drive. The subject property for this amendment is Tax Map 42, Parcel 671, Lot 15, consisting of 82.96 acres of NT-Open Space within the FDP phase area.



Docusign Envelope ID: 7AEE7ACA-2DC3-8F1D-82D8-6D0B2EDA0A84

Vicinal Properties:

North: M-1 zoned properties fronting Robert Fulton Drive includes office, industrial, athletic facilities, and warehouse uses.

South: The CSX owned rail tracks and undeveloped forested Parcel 50 of TM 42, owned by HDR.

East: An office park at the Terminus of Samuel Morse Drive known as Gateway Commerce Center.

Center: The property wraps around Lee Deforest Drive and Lifetime Fitness Health Club. Also surrounded by Lot 15 is Parcel A-8, owned by General Electric Company as part of the former Appliance Park and Parcel A-6 owned by the Columbia Association.

West: Ryderwood residential townhome community.

Site History:

FDP-236 was originally approved on December 2, 1998 and recorded into the Howard County Land records on December 10, 1998 (Book 3054, Page 1739), with 96.3456 acres of NT-Employment Center – Industrial Land Use area and 38.8107 acres of NT-Open Space Land Use area. The FDP was amended two times between 1998 and 2001:

- FDP-236-A, reduced the Employment Center-Industrial Land Use area by 43.2542 acres (to 53.0914 acres) and increased the Open Space Land Use Area by 43.2542 acres (to 82.0649 acres). The Open Space Land Use was separated into 80.4589 acres of credited open space and 1.6060 acres of non-credited open space. This FDP was recorded on May 26, 2000 (Plat 14236).

- FDP-236-A-1, was recorded on September 27, 2001 (Plat 14961) to increase the acreage of roadway within the employment center-industrial land use area, reflecting an extension of Lee Forest Drive.

Description and Purpose of the Proposed Final Development Plan Amendments:

The owner of Columbia Gateway Section 2, Lot 15 seeks to revert 30.4901 acres± from Open Space to Employment Center-Industrial. This FDP will revise the limits of each land use area as follows: Employment Center-Industrial land use area to 83.5815 acres ± and total Open Space to 51.5748 acres, with credited open space revised to 51.3179 acres ±, and non-credited open space revised to 0.2569 acres. The FDP also shows how a subsequent revision plat will reconfigure Lot 15 into Lots 15A, 15B, & 15C which are to be open space lots. Furthermore, Parcels U-11 & U-12 will be created from existing open space on a subsequent revision plat and will be identified as Employment Center-Industrial. Please note the proposed changes are consistent with the existing land use designations shown for this area on the New Town Preliminary Development Plan (PDP), last approved in 2020. Ther land use acreage is also similar to the original FDP-236 for this area.

Tabulation of Land Use Changes within FDP-236 Area

Land Use	Acreage under FDP-236	Acreage under FDP 236-A & FDP-236-A-I	Acreage under FDP-236-A-2 (current request)	Difference between FDP-236-A-I & A-2	
Employment Center-Industrial	96.3456 acres	53.0914 acres	**83.5815 acres**	+30.4901	acres
Open Space Total	38.8107 acres	82.0649 acres	**51.5748 acres**	-30.4901	acres
Credited	38.8107 acres	80.4589 acres	**51.3179 acres**	-29.1410	acres
Non-credited	0 acres	1.606 acres	**0.2569 acres**	-1.3491	acres

Docusign Envelope ID: 7AEE7ACA-2DC3-8F1D-82D8-6D0B2EDA0A84

The Department of Planning and Zoning also analyzed how the reduction in NT-Open Space would impact the overall proportion of New Town land area required to be maintained as open space if this amended FDP is approved. Per Section 125.0.A.8 of the Zoning Regulations, a minimum of 36% of the land area must be credited open space. With the proposed changes, the minimum credited open space remains above 36%. Please see the table below. According to the Division of Research, which tracks the lands uses within New Town, the approval of this FDP amendment leaves approximately 12 acres± of credited OS capacity remaining above the required 36% minimum. Section 125.0.A.9 of the Zoning Regulations also requires Industrial Uses to be a minimum of 10% and maximum of 20% of the land areas in New Town. The proposal will increase this percentage from about 10.88% to 11.094%.

Employment Center- Industrial in New Town (NT) *		
	Acreage	Percent
Total New Town Acreage	14,242.971 ac	100.000%
Current Employment Center Industrial	1,549.63 ac	10.880%
Proposed Employment Center Industrial	1580.12 ac	11.094%

**A minimum of 10% and maximum of 20% of the land area within NT must be Industrial per Section 125.0.A.8 of the Howard County Zoning Regulations*

Section 125.0.F.1 of the Zoning Regulations states that amendments to a Final Development Plan (FDP) shall be reviewed in accordance with Section 125.0.D of the Zoning Regulations, which governs procedures for the approval of Final Development Plans in the New Town Zoning District. Section 125.0.D.2 requires a Final Development Plan to be considered at a public meeting.

DocuSigned by:
Lynda Eisenberg
4220B635863942E...

Lynda Eisenberg, AICP, Director

10/21/2026

Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.