

ZB-1134M

Olde Scaggsville, LLC; G&R Maple  
Lawn, Inc., Petitioner

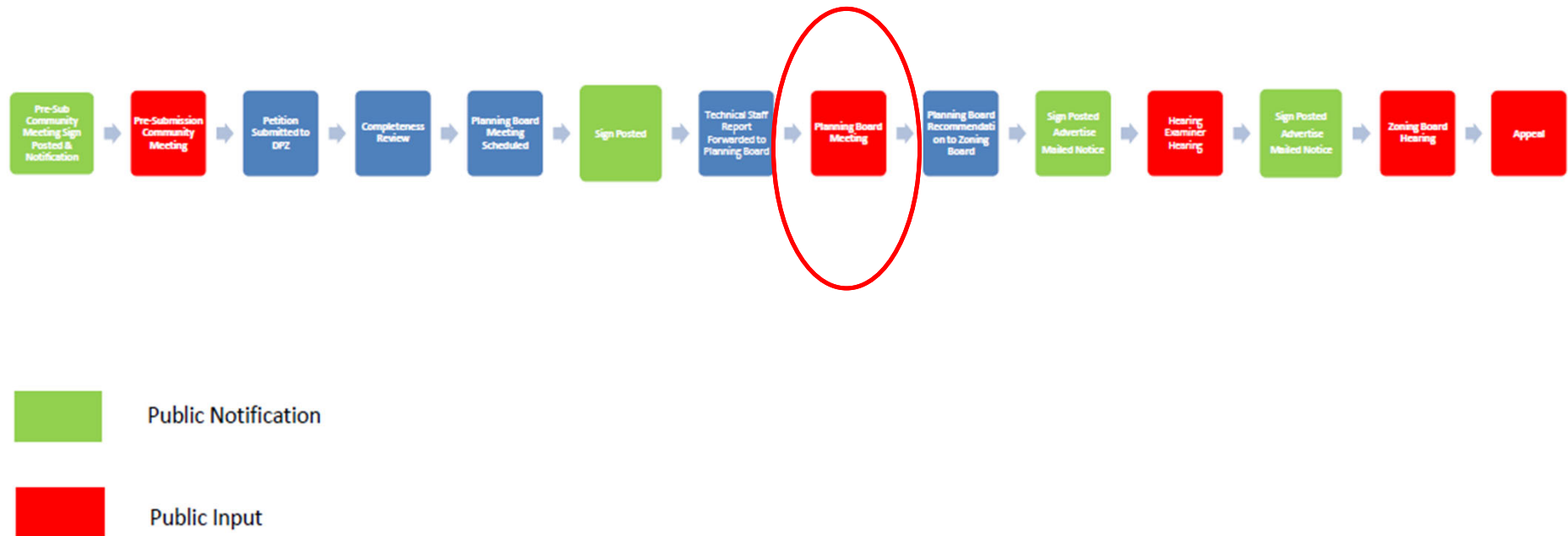
Howard County Planning Board  
April 23, 2026

# Map Amendment Process

- Petitioner can request a map amendment based on “change” or “mistake”.
  - Change: An argument that there has been substantial change in the character of a neighborhood that occurred after Comp Zoning
  - Mistake: The Zoning Authority erred during the adoption of a zoning map during Comp Zoning.

# Map Amendment Process

## Zoning Map Amendment Process



Timeline for Zoning Map Amendments ~6 months

\* The Zoning Board must vote by June 23, 2026, due to the election cycle.

# Subject Property



**Zoning & Vicinity**  
11292 Buch Way

**ZB-1134M**

Zoning  
B-1  
RR-DEO

RR-MXD-3  
ZB1134M property



- Location: 11292 Buch Way
- Total Acreage: Parcel 200: 1.47 acres; Parcel 226: 1 acre (cumulative acreage: 2.47)
- Ownership: The Howard Research and Development Corp.
- Current Zoning: Business: Local (B-1)
- Proposed Zoning: Rural Residential – Mixed Use (RR-MXD-3)

# Request and Proposal

- Petitioner is requesting to rezone the Property from B-1 to RR-MXD-3 with the overall goal of adding these parcels to the Maple Lawn Farms Preliminary Development Plan (PDP)
- Request is based on a change in the character of the neighborhood since the adoption of the 2013 Comprehensive Zoning Plan (CZP) and the 2016 Zoning Board Case ZB-1107.
- There are two types of Zoning Map Amendments
  - A Documented Site Plan (DSP) which indicated proposed uses and development.
  - Non-DSP in which the Petitioner wants to rezone the Property but does not have proposed uses or structures.



# Zoning History of the Property

- 1961 – Residential One and Two Family Detached (R-40)
- 1977 – Rural (R)
- 1993 – CZP rezoned to RR-MXD-3
- 2016 – ZB-1107 approved to rezone the parcels from RR-MXD-3 to B-1

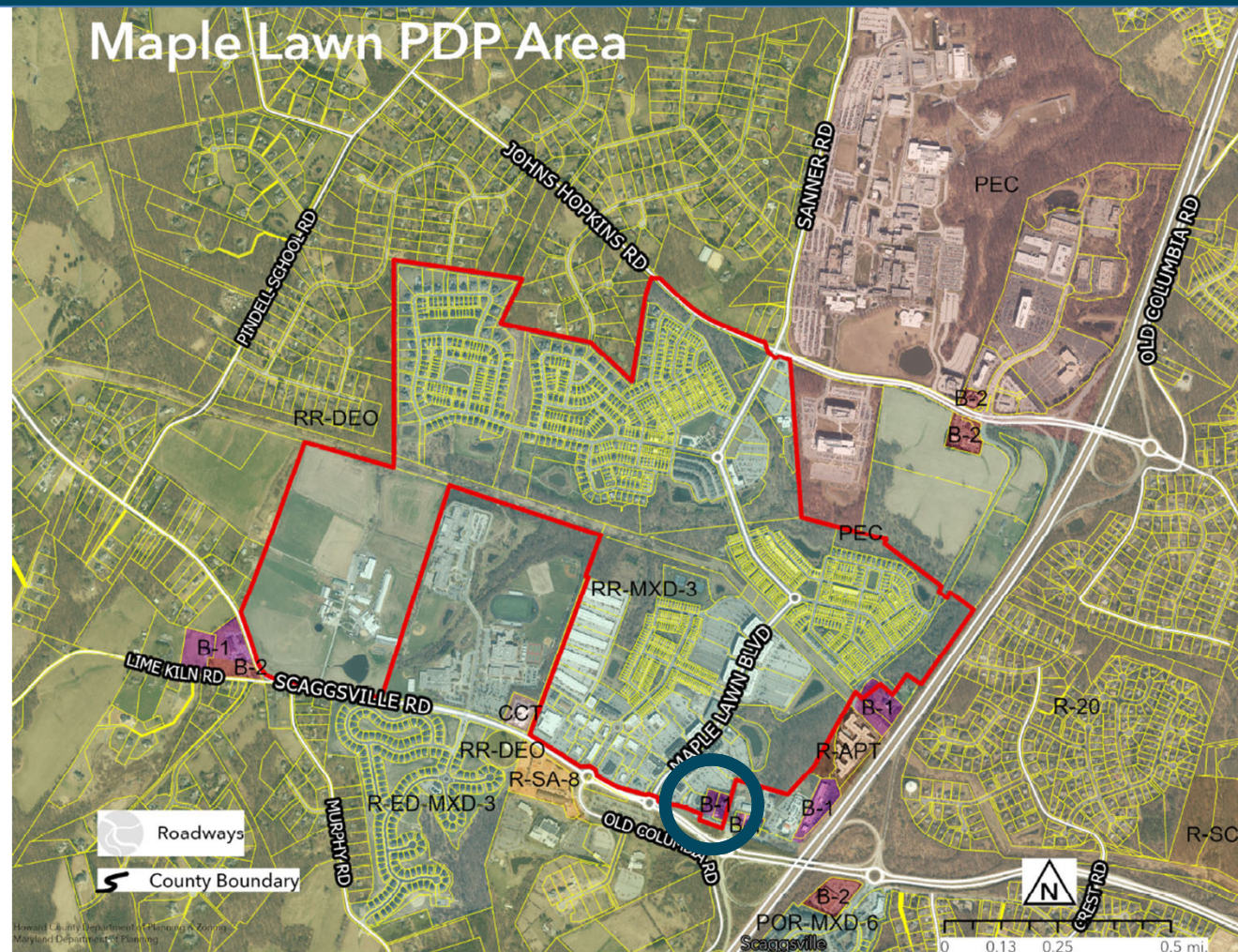
# Petitioner's Argument - Change

- To substantiate a change in character of the neighborhood, the Petitioner must establish the “neighborhood” boundary and specify the changes that occurs after the CZP that altered the character of the “neighborhood”.
  - The last Comp Zoning map was adopted in 2013 and the 2016 Zoning Board Case ZB-1107
- Petitioner asserts a change in the character of the neighborhood due to:
  - A County wide housing shortage. The proposed increase in the supply of multi-family and MIHU housing is in alignment with HBD
  - The COVID-19 pandemic has reduced the need for traditional retail spaces, causing an increase in the demand for residential uses that support business vitality, walkability, and promote recreational activities in the area.
  - These parcels are proposed to be integrated into the Maple Lawn Development PDP and no longer function as isolated commercial sites
- Petitioner asserts the RR-MXD-3 zoning district would allow for the redevelopment and reuse of land more consistent with the MXD District purpose statement

# Petitioner's Argument - Change

## Neighborhood Description:

Here, the Subject Properties are located immediately adjacent to the southern edge of the Maple Lawn Business District, near the intersection of MD Route 216 and Maple Lawn Boulevard. The parcels lie within the immediate environs of Maple Lawn, which is an established, approved RR-MXD-3 Mixed Use Development governed by an approved PDP. Maple Lawn is generally bounded by major transportation corridors including MD Route 216, U.S. Route 29, Johns Hopkins Road, and Pindell School Road. This bounded area reasonably constitutes the relevant neighborhood for purposes of the change analysis.

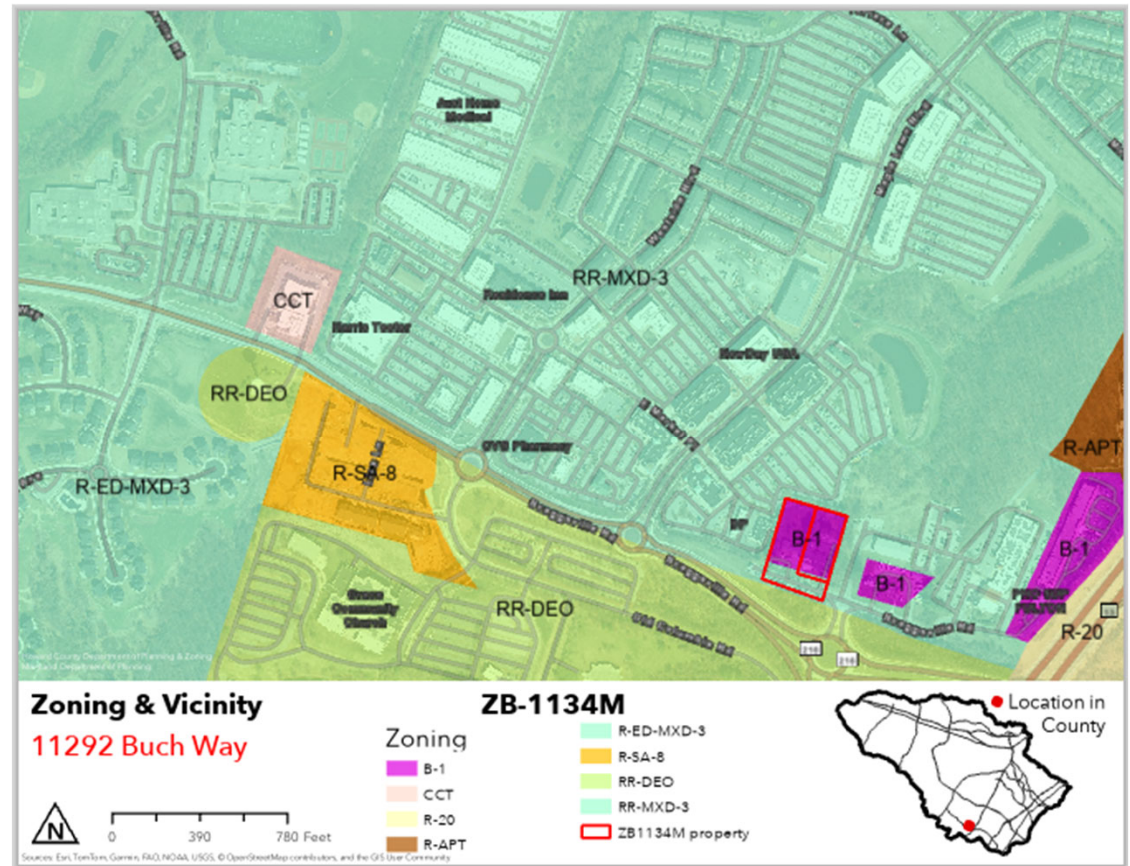


# Appropriateness of B-1

- The B-1 zoning district is established to *“provide areas of local business that can directly serve the general public with retail sales and services.”*
  - This district permits commercial and retail uses such as drug and cosmetic stores, food stores, home improvement/hardware stores, restaurants (carryout, standard/beverage establishments).
  - The subject parcels have never been developed under the B-1 zoning regulations

# Appropriateness of RR-MXD-3

- RR District is established to: *“allow low density residential development within a rural environment.”*
  - The proposed rezoning and future development of residential uses is in line with the purpose of this zoning district.
- The MXD-3 overlay district is an appropriate zoning designation given the Property’s location to other adjacent RR-MXD-3 zoned and industrial use parcels.
- The Petitioner has indicated that the rezoned parcels will be incorporated into the Maple Lawn Development PDP.



# Planning Board Recommendation

## Planning Board Action:

Advisory – Make a motion on the proposed Zoning Map Amendment to the Zoning Board

- Favorable recommendation of the map amendment as proposed
- Favorable recommendation with suggested amendments to the map amendment
- Non-favorable recommendation