

1 **G&R MAPLE LAWN, INC.** \* **BEFORE THE**  
 2 **PETITIONER** \* **PLANNING BOARD OF**  
 3 **ZB-1134M (PDP)** \* **HOWARD COUNTY, MARYLAND**

4  
 5 \* \* \* \* \*

6 **MOTION: To recommend that the Zoning Board approve the amendments to the Maple**  
 7 **Lawn Preliminary Development Plan.**

8 **ACTION: Vote 3-0**

9 \* \* \* \* \*

10 **RECOMMENDATION**

11 On April 23, 2026, the Planning Board of Howard County, Maryland, considered the petition of G&R  
 12 Maple Lawn, Inc., (the “Petitioner”), to amend the existing Preliminary Development Plan (PDP) for the Maple  
 13 Lawn Development (the “Property”) to increase the maximum overall residential density from 2.2 dwelling  
 14 units per gross acre to 3 dwelling units per net acre; to increase the permitted number of dwelling units within  
 15 the proposed Maple Lawn West District (Old Farm District) from 32 single-family detached dwelling units to  
 16 253 single-family detached dwelling units; to incorporate the rezoned parcels from ZB-1134M into the Maple  
 17 Lawn PDP boundary and designate it as “Other Residential” land use; to change a portion of the land use  
 18 designation of the Business District from “Employment” to “Other Residential” to add a 260-unit apartment  
 19 building.

20 The Planning Board considered the petition, the Department of Planning and Zoning’s (DPZ) Technical  
 21 Staff Report (TSR) and the comments of the reviewing agencies.

22 **TESTIMONY**

23 Ms. Lynda Eisenberg, AICP, DPZ Director, presented the proposed amendments to the PDP, and  
 24 discussed the criteria outlined in Sec. 127.0.C (requirements for a Mixed Use Development) and Sec. 127.0.D  
 25 (Preliminary Development Plan approval criteria). Ms. Eisenberg gave a summary of the Property and the  
 26 proposed changes to the PDP.

27 Following DPZ’s presentation of the proposed amendment, Dan Sweeney, Petitioner’s Representative,  
 28 presented testimony on behalf of the Petitioner. Mr. Sweeney outlined the current PDP for Maple Lawn and the  
 29 area governed by the Plan. He further explained that the land in the West District (aka Old Farm District) would  
 30 consist of 253 single-family detached dwellings and open space areas. In addition, the land use in the  
 31 southeastern section of the Business District would consist of multi-family dwellings with the overall goal to  
 32 construct a 260-unit apartment building. He explained that the intersection of Lime Kiln Road and MD 216  
 33 would be reconfigured in order to provide for better traffic safety and that the current access into Maple Lawn  
 34 will not change. The proposed development within the Business District will have access from Buch Way and

1 the existing Maple Lawn Boulevard. Mr. Sweeney further emphasized that this is a conceptual drawing that can  
 2 demonstrate how the proposed land use and densities could be configured within the Maple Lawn Development.  
 3 Ms. Heidl, the Petitioner’s Representative, explained what the PDP is and what it includes, such as permitted  
 4 uses, setbacks density and how different parts of the community can relate to one another. She then addressed  
 5 the criteria outlining the PDP approval process. She stated that the amendment to the PDP includes integrating  
 6 the rezoned parcels into the PDP boundary, to change the land use designation to allow for the apartment  
 7 building and to increase the permitted density from 2.2 dwelling units to 3 dwelling units per acre. She asserted  
 8 that the West District was always planned to contain residential development and that this proposal is in line  
 9 with the previously approved plans. She stated that the rezoned parcels are currently isolated and would be  
 10 brought into the development to better the design of the community. Ms. Heidl also explained that a portion of  
 11 the Business District land use would be changed from Employment to Other Residential to allow for the  
 12 proposed 260-unit apartment building that will have a voluntary 15% MIHU requirement, despite Maple Lawn  
 13 already fulfilling the MIHU requirements already. She indicated that HoCo By Design, the County’s General  
 14 Plan, supported the need for additional housing types, including multi-family and affordable housing, and by  
 15 locating the housing options within established activity centers. Ms. Heidl testified that the increase in density  
 16 will allow the West District to provide additional housing, more than the 32 previously approved dwellings.  
 17 She stated the increase of density from 2.2 to 3 dwellings per acre allow the West District to be developed in a  
 18 way that is viable while keeping the housing type design consistent with the existing neighborhood. This  
 19 increase also allows the proposed apartments to be integrated into the Business District. She concluded that she  
 20 has heard from members of the public who have voiced concerns with traffic and school capacity and has taken  
 21 them into consideration when drafting the amendment but would be further evaluated during the subsequent  
 22 review of the Plans should they be approved.

23 During the hearing, several members of the public testified to the proposed zoning map amendment.  
 24 Mr. William England testified concerning traffic and school capacity along with the long-term viability of the  
 25 project. Mr. Steven Pudchik testified indicating a concern with no community center being proposed along with  
 26 concerns with traffic and schools. Mr. Jon Sandoval testified that the proposal should keep elements from the  
 27 existing farm to be incorporated into the proposed development.

28  
 29 **BOARD DISCUSSION AND RECOMMENDATION**

30 Planning Board Vice-Chair, Mr. Godsey, asked the other Board members if they had any additional  
 31 thoughts or questions. Ms. Mosier discussed that most of the details will be addressed through the SDP review  
 32 stage. She discussed the increased densities for the areas and did not express any concerns with the proposal.  
 33 Mr. Tilburg also expressed that any of the potential questions he would have would be addressed during the  
 34 SDP stage as well. Mr. Godsey asked for clarification on when community testimony would be best heard

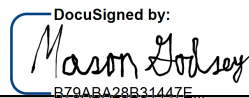
1 during the map amendment process. Ms. Eisenberg explained the Zoning Board process and when the public  
2 would have additional opportunities to provide testimony. Ms. Heintl stated that Petitioner has had numerous  
3 community engagement sessions to hear the thoughts, questions and concerns with the PDP amendment  
4 proposal. Ms. Mosier asked about the phasing process and if it was part of the PDP process. Ms. Eisenberg  
5 explained that it was part of the process and that a phasing requirement is needed and that if the Zoning Board  
6 approves the proposal, it will solidify the phasing plans. Ms. Mosier also inquired about the phasing for the rest  
7 of Maple Lawn. Ms. Heintl explained that the West District is the last section of the PDP that is undeveloped  
8 and everywhere else is developed. Mr. Godsey stated he was in agreement with all of the proposed amendments.  
9 Mr. Godey inquired that the apartment property will extend into the Business District. Ms. Heintl confirmed the  
10 location.

11 Mr. Tilburg motioned to recommend that the Zoning Board approve the amendments to the Maple  
12 Lawn PDP. Ms. Mosier seconded the motion. The motion passed 3-0.

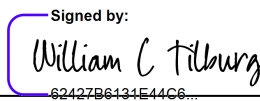
13 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 4th day of May  
14 2026, recommends that ZB-1134M, as described above, recommend that the Zoning Board approve the  
15 amendments to the Maple Lawn PDP.

17 HOWARD COUNTY PLANNING BOARD

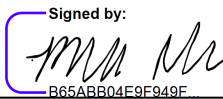
19  
20 \_\_\_\_\_  
Mr. James Cecil, Chair (absent)

21 DocuSigned by:  
22   
23 B79ABA28B31447E...

24 \_\_\_\_\_  
Mr. Mason Godsey, Vice-chair

25 Signed by:  
26   
27 62427B6434E44C6...

28 \_\_\_\_\_  
Mr. William Tilburg

29 Signed by:  
30   
31 B65ABB04E9F949E...

32 \_\_\_\_\_  
Ms. Barbara Mosier

33  
34 \_\_\_\_\_  
Ms. Lynn Moore (absent)

1 ATTEST:

2

DocuSigned by:  
*Lynda Eisenberg*  
4220B635863942E...

3

4

Lynda Eisenberg, AICP, Executive Secretary