

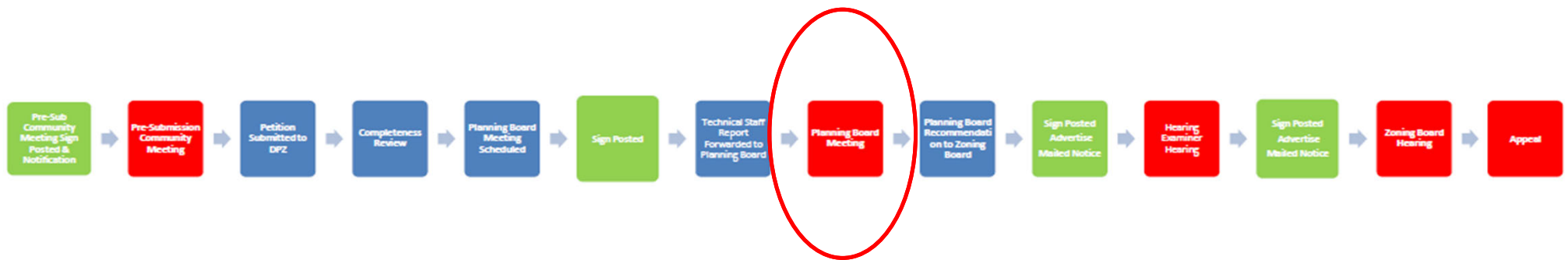
ZB-1134PDP

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

Howard County Planning Board  
April 23, 2026

# Map Amendment Process

## Zoning Map Amendment Process



 Public Notification

 Public Input

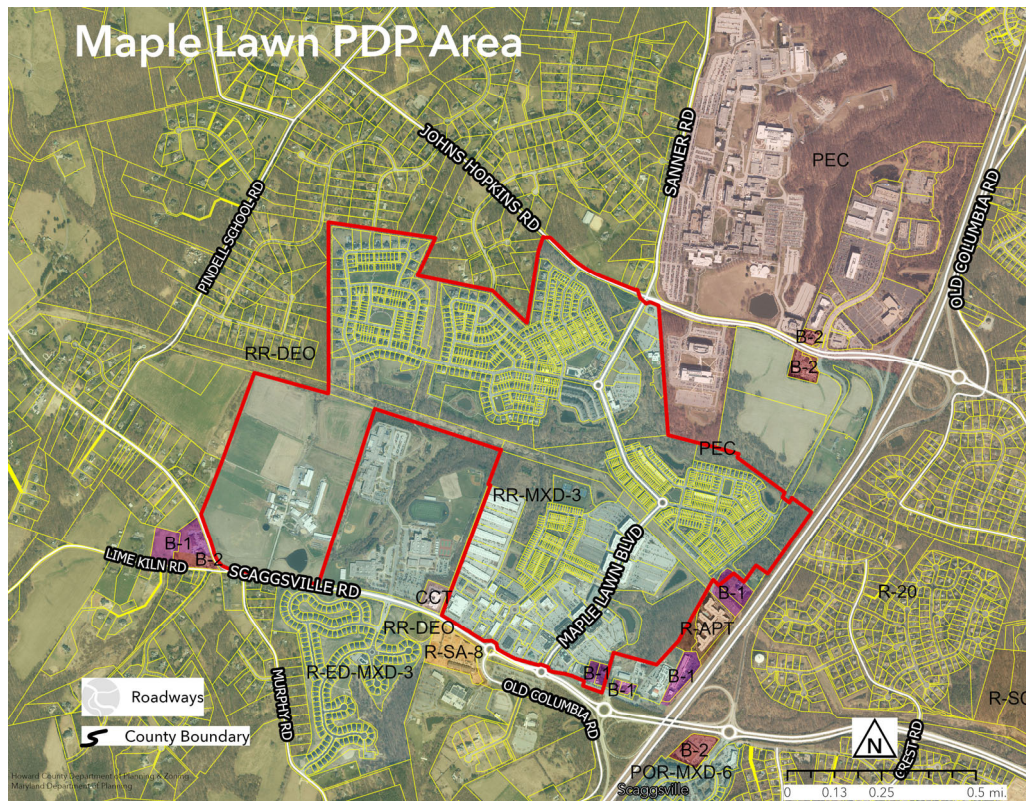
Timeline for Zoning Map Amendments ~6 months

\* Beginning June of 2026 there is a pause in the processing of Zoning Map Amendments due to the election cycle

# Request and Proposal

- Petitioner is requesting to amend the Maple Lawn Development Preliminary Development Plan (PDP) to:
  - Increase the maximum overall residential density from 2.2 dwelling units per gross acre to 3 dwelling units per gross acre
  - Increase the permitted number of dwelling units within the proposed Maple Lawn West District (Old Farm District) from 32 single-family detached dwellings to 253 single-family detached dwellings
  - Incorporate the rezoned parcels from ZB-1134M into the Maple Lawn PDP boundary and designate it as “Other Residential land use
  - Change a portion of the land use designation of the Business district from “Employment” to “Other Residential” to add a 260-unit apartment structure

# PDP Area



- Location: 11788 Scaggsville Road and 11292 Buch Way
- Total Acreage: 109.6 acres for West Farm district and 6.2 acres for the Apartment area. (Cumulative acreage: 115.8 ac)
- Ownership: Olde Scaggsville, LLC; G&R Maple Lawn, Inc.
- Current Zoning: Rural Residential – Mixed Use (RR-MXD-3)





# Plan Proposal



Maple Lawn West: 253 proposed lots. \*includes the 32 previously approved units  
Business District  
Apartments: 260 units

# Plan Proposal



Maple Lawn West: 253 proposed lots.  
\*includes the 32 previously approved units

# Plan Proposal



Business District Apartments: 260 units

# PDP Amendment

Land Use	Current Acres	Proposed Acres*	Current %	Proposed %
Single-Family – Detached	192.6	194.7	31.8	32
Other Residential	73.6	77.7	12.2	12.8
Employment	122	122	20.2	20.1
Open Space	217.1	213.1	35.8	35.1
Total	605.3	607.5	100	100

Residential Land Use	Current Units	Proposed Units*	Current %	Proposed %
Single-Family – Detached	507	759	37.8	40.0
Single-Family Attached	623	618	46.5	34.2
Apartments	210	444	15.7	25.8
Total	1,340	1,821	100	100

\*The proposed acres and proposed units account for as-built conditions and future development proposed under this request.

- ZB-1039M previously amended the PDP to:
  - Increase total land area from 507.9 to 605.3 acres
  - Increase the number of permitted dwellings from 1,116 to 1,340 (485 SFD, 619 SFA, 236 Apts.)
  - Increase the employment area square footage from 1,175,460 to 1,860,012

- Per the MXD-3 Zoning Regulations, the overall residential density of the district cannot exceed 3 du/acre
- ZB-1134PDP would be adding 481 dwelling units which will increase the residential density from 2.2 to 3 dwelling units per gross acre

## DEVELOPMENT TABULATION (through 2nd Amended PDP)

### Land Use Acreage and Percentages

Single Family Detached	<del>192.6</del> <u>194.7</u> acres	<del>31.8</del> <u>32.0</u> %
Other Residential	<del>73.6</del> <u>77.7</u> acres	<del>12.2</del> <u>12.8</u> %
Employment	122.0 acres	20.1%
Open Space	<del>217.1</del> <u>213.1</u> acres	<del>35.8</del> <u>35.1</u> %
Total Acres	<del>605.3</del> <u>607.5</u> acres	100.0%

### Residential Units

Single Family Detached	<del>507</del> <u>759</u> Units	<del>37.8</del> <u>31.8</u> %
Single Family Attached	<del>623</del> <u>618</u> Units	<del>46.5</del> <u>33.9</u> %
Apartments	<del>210</del> <u>444</u> Units	<del>15.7</del> <u>24.4</u> %
Total Units	<del>1,340</del> <u>1,821</u> Units	100.0%

# Proposed Plan Phasing

The Petitioner has indicated that the proposed PDP redevelopment will take place through 4 phases.

- Phase 1 (2029): 260-unit apartment building
- Phase 2 (2030): 32 single-family detached dwellings
- Phase 3 (2031): 175 single-family detached dwellings
- Phase 4 (2032): 46 single-family detached dwellings

The PDP proposal is only for residential development; all approved employment areas have been constructed and are not being amended.

Section 127.0.C - C. - Requirements for Mixed Use Development

Section 127.0.D - D. - Preliminary Development Plan and Criteria

Evaluation of Criteria for Mixed Use Developments – Section 127.0.C	How it is addressed
<p>1. All Mixed-Use Developments are required to be served by public water and public sewer.</p>	<ul style="list-style-type: none"> <li>The Property is within the Planned Service Area and will be served by public water and sewer.</li> </ul>
<p>2. Minimum Area of Preliminary Development Plan</p> <p>a. A petition to amend the plan for an existing Mixed-Use Development may add areas of any size to the Mixed-Use Development.</p>	<ul style="list-style-type: none"> <li>The Petitioner is proposing to incorporate two adjacent parcels into the PDP; these parcels are currently zoned B-1. There is an accompanying Zoning Map Amendment, ZB-1134M, to rezone the parcels to RR-MXD-3.</li> </ul>
<p>3. Proportions of Use</p> <p>a. The Mixed-Use Development shall provide the following minimum proportions of land uses:</p> <ul style="list-style-type: none"> <li>Open Space-35%</li> <li>Residential-20%</li> <li>Employment-15%</li> </ul>	<ul style="list-style-type: none"> <li>The Petitioner is proposing 35.1% open Space; 44.8% of residential; 20.1% of employment</li> </ul>
<p>b. Areas of a Mixed-Use Development in which residential and employment uses are mixed within a single site, or building may be used to satisfy the minimum percentage requirements, based on the projected proportions of building area (e.g., if 30% of the floor area of buildings will be devoted to residential use, then 30% of the site acreage shall be applied to residential land use acreage.)</p>	<ul style="list-style-type: none"> <li>This criterion does not apply since no residential and employment uses are mixed within a single site or building.</li> </ul>

Evaluation of Criteria for Mixed Use Developments – Section 127.0.C	How it is addressed
<p>c. The first Mixed-Use Development approved within an MXD District shall include at least one focal point which shall have an integrated mix of land uses. The focal points may include land uses such as office and/or residential buildings, retail stores and services, civic or public uses, open space, including features such as plazas, squares, or other useable landscaped areas. Subsequent Mixed-Use Developments within the same MXD District are not required to have a focal point, however, the land-use mix for all MXD Developments must cumulatively meet the requirements of Section 127.0.C.3.a.</p>	<ul style="list-style-type: none"> <li>The focal point for Maple Lawn has been approved and constructed in the Midtown District, approved during the original PDP (ZB-995M). No changes are proposed.</li> </ul>
<p>d. The Preliminary Development Plan for a Mixed-Use Development shall include a staging plan establishing the timing or sequence of development. The staging plan shall establish the earliest reasonable time frame for the recordation of subdivision plats for a proportionate mix of land uses. Staging should take into consideration: extension of water and sewer service; efficient use of road network capacity; and the market for residential and employment uses.</p>	<ul style="list-style-type: none"> <li>Phase 1 (2029): 260-unit apartment building</li> <li>Phase 2 (2030): 32 single-family detached dwellings</li> <li>Phase 3 (2031): 175 single-family detached dwellings</li> <li>Phase 4 (2032): 46 single-family detached dwellings</li> </ul>

Evaluation of Criteria for Mixed Use Developments – Section 127.0.C	How it is addressed
<p>e. Recorded open space parcels must always constitute at least 35% of the total recorded land within a Mixed-Use Development. At least 10% of the gross open space shall be usable for active recreation facilities. Active recreation facility includes but is not limited to ball fields, indoor sports facilities, play meadows, tot lots, and pedestrian, biking pathway system</p>	<ul style="list-style-type: none"> <li>The land area of recorded open space will decrease from 217.1 acres to 213.1. A decrease of 0.7% of the development. At least 10% of the gross open space will be usable for active recreation facilities.</li> </ul>
<p>4. Permitted Uses</p>	<ul style="list-style-type: none"> <li>The Petitioner is proposing Single-family detached, apartments and open space areas which are permitted in the MXD-3 district. Uses permitted only in the R-MH and M-2 district are not permitted.</li> </ul>

Evaluation of Criteria for Mixed Use Developments – Section 127.0.C	How it is addressed
<p>5. Accessory Uses</p> <p>a. The accessory use provisions of Section 109.0 (the R-12 District) shall be applicable to all residential uses in the MXD-3 and MXD-6 Districts.</p>	<ul style="list-style-type: none"> <li>The accessory use provisions of Section 109.0. (R-12 District) will apply to the residential uses</li> </ul>
<p>b. The accessory use provisions of Section 115.0 (the POR District) and Section 122.0 (the M-1 District) shall be applicable to all employment uses in the MXD-3 and MXD-6 Districts.</p>	<ul style="list-style-type: none"> <li>The accessory use provisions of Section 115.0. (POR District) will apply to the employment uses.</li> </ul>
<p>6. Residential Density</p> <p>a. The number of dwelling units permitted in MXD-3 shall be limited to 3.0 dwelling units per gross acre.</p>	<ul style="list-style-type: none"> <li>The amended PDP is proposing a max residential density of 3 dwelling units per gross acre. The PDP development criteria allows a max of 2.8 dwelling units per gross acre for SFD land uses.</li> <li>The Petitioner is proposing to increase the SFD density to 4 dwelling units per gross acre.</li> </ul>
<p>b. Moderate Income Housing Unit</p>	<ul style="list-style-type: none"> <li>The Petitioner has previously satisfied MIHU requirements. A voluntary 15% MIHU for the apartments is being proposed.</li> </ul>
<p>c. The number of apartment dwelling units allowed by a Preliminary Development Plan for a Mixed-Use Development in an MXD-3 District shall be limited to no more than 30% of the total number of dwelling units allowed in the development.</p>	<ul style="list-style-type: none"> <li>The apartment dwellings do not exceed 30% of the total number of dwellings. The proposed amendment will establish 260 apartment units, or 25.8% of all dwelling units.</li> </ul>

Evaluation of Criteria for Mixed Use Developments – Section 127.0.C	How it is addressed
<p>7. Requirements for Employment Use</p>	<ul style="list-style-type: none"> <li>The Petitioner is not proposing changes to requirements for Employment Uses.</li> </ul>
<p>8. Open space lots designated for public uses which require a building or buildings to accommodate the principal use shall constitute a maximum of 30% of the gross acreage of open space within the Mixed-Use Development.</p>	<ul style="list-style-type: none"> <li>Open space designated for public uses that require a building to accommodate the principal use will not constitute more than 30% of the gross acreage of open space.</li> </ul>
<p>9. Bulk Regulations</p> <p>Requirements regarding setbacks, lot coverage, lot sizes, building heights and all other bulk regulations for the MXD District not established in this section shall be established by the Planning Board through approval of a Comprehensive Sketch Plan and Development Criteria, in addition to any requirements imposed by the Zoning Board in the Preliminary Development Plan and Preliminary Development Criteria.</p>	<ul style="list-style-type: none"> <li>The Petitioner agrees to comply with this requirement.</li> </ul>
<p>10. Other requirements</p> <p>The provisions of Section 128.0 (Supplementary Zoning District Regulations) and Section 133.0 (Off Street Parking and Loading Facilities) shall apply in the MXD-3 and MXD-6 Districts unless different requirements are specifically approved in the Comprehensive Sketch Plan and Development Criteria.</p>	<ul style="list-style-type: none"> <li>The provisions of Sec. 128.0 and Sec. 133.0 will apply.</li> </ul>

Evaluation of Criteria for Preliminary Development Plan – Section 127.0.D	How it is addressed
<p>a. The plan and criteria will foster orderly growth, integration of uses, and development consistent with the purposes of the MXD District.</p>	<ul style="list-style-type: none"> <li>• The proposal is consistent with the purpose of the MXD District.</li> <li>• The West District is 109.6 acres and is proposed for 253 single-family detached dwellings.</li> <li>• The Apartment Property is approximately 6.2 acres and is proposed for 260 units</li> <li>• The proposal does not exceed the allowed residential density and complies with the required land use mix.</li> </ul>
<p>b. The Mixed-Use Development will be phased to conform to the phasing of road improvements that are needed to serve the proposed development, including improvements to road links, intersections and interchanges for both State and County roads.</p>	<ul style="list-style-type: none"> <li>• Phase 1 includes the 260-unit apartment building within the southeast area of the Business District. Access will be provided via Buch Way with additional access from Maple Lawn Boulevard.</li> <li>• The remaining phases will include SFD's with access proposed via an intersection with Scaggsville Road and Lime Kiln Road with a proposed expansion to Federal Street.</li> </ul>
<p>c. The staging plan establishes the earliest reasonable time frame for development of the focal point and recordation of subdivision plats for a proportionate mix of land uses in accordance with Section 127.0.C.3.d.</p>	<ul style="list-style-type: none"> <li>• The focal point was provided during the approval of the original PDP and is not required in subsequent amendments.</li> </ul>
<p>d. The plan and criteria are consistent with all applicable environmental policies and requirements.</p>	<ul style="list-style-type: none"> <li>• The original PDP approved an extension of Federal Street that crosses a stream, wetlands, associated buffers and floodplains. Additionally, an access road connecting to MD-216 impacts wetlands and associated buffers. If the request is approved, DPZ encourages flexibility to allow appropriate crossing and access roads to minimize impacts to sensitive environmental features.</li> <li>• This evaluation is completed during the SDP review process</li> </ul>
<p>e. The minimum area, proportions of uses and the density or intensity of development will be consistent with the requirements of Section 127.0.C</p>	<ul style="list-style-type: none"> <li>• The minimum area, proportions of uses and density of the development are consistent with the requirements of 127.0.C.</li> </ul>

Evaluation of Criteria for Preliminary Development Plan – Section 127.0.D	How it is addressed
<p>f. The relative proportions of residential, employment, and open space uses will be appropriate to the area surrounding the MXD District.</p>	<ul style="list-style-type: none"> <li>The proposed development will consist of residential and open space areas which are appropriate to the surrounding areas</li> </ul>
<p>g. If required, the development will include at least one integrated focal point of sufficient size and variety of land uses to be a distinct focus for the community. A focal point is required only for the first Preliminary Development Plan within an MXD District.</p>	<ul style="list-style-type: none"> <li>The focal point was provided during the original PDP; this criterion does not apply.</li> </ul>
<p>h. The location of land designated for retail centers is appropriate for retail and personal service uses which will serve the local neighborhood or community.</p>	<ul style="list-style-type: none"> <li>No retail uses are being proposed, only residential. Existing retail centers were approved through the first PDP.</li> </ul>
<p>i. The development will provide a mix of housing types.</p>	<ul style="list-style-type: none"> <li>513 dwellings are proposed consisting of 260 apartment units and 253 single-family detached dwellings. There is a voluntary 15% MIHU for the apartments.</li> </ul>
<p>j. When feasible, public transit facilities and routes will be integrated into the development.</p>	<ul style="list-style-type: none"> <li>The Petitioner is not proposing any public transit facilities or routes. Existing transit facilities were approved through the original PDP.</li> </ul>
<p>k. The intensity and scale of land use, as determined by proposed densities, F.A.R. limits and other requirements, will be appropriate in relation to the environmental constraints of the site and the character of existing and planned development in the vicinity of the site.</p>	<ul style="list-style-type: none"> <li>There are several environmentally sensitive areas within the West District that contain a pond and small wetlands area. These areas will be protected and preserved within open spaces areas. There are no known environmental features within the area of the apartment property.</li> </ul>

Evaluation of Criteria for Preliminary Development Plan – Section 127.0.D	How it is addressed
<p>I. The development will be compatible with existing and planned vicinal land uses. One or more of the following methods may be used to ensure an appropriate relationship between the Mixed-Use Development and surrounding land:</p> <p>1. Protection and enhancement of a natural feature on the boundary of the Mixed-Use Development, such as a forest, wooded stream valley or grade change, to provide a natural edge to the Mixed-Use Development.</p>	<ul style="list-style-type: none"> <li>The proposed open spaces areas will connect to existing open space areas and will protect environmentally sensitive areas and will support outdoor recreational facilities.</li> </ul>
<p>2. Creation of open space to provide a transition or a connection between the Mixed-Use Development and adjacent land uses, including off-site open space areas.</p>	<ul style="list-style-type: none"> <li>The proposed open spaces areas will connect to existing open space areas and will protect environmentally sensitive areas and will support outdoor recreational facilities.</li> </ul>
<p>3. Use of an existing or planned major road on the edge of the Mixed-Use Development as a separation between different uses.</p>	<ul style="list-style-type: none"> <li>MD-216, a Minor Arterial road is located along the southern edge of the West District and separates the proposed development from existing developments on the southern side of MD-216. A 30-foot setback is proposed for the apartment building from MD-216.</li> </ul>
<p>4. Establishment of landscape design concepts applicable to the edges of the MXD District where specified types of land uses abut. Such standards may include the use of vegetation, berms, walls or fences.</p>	<ul style="list-style-type: none"> <li>The current PDP requires a 50-foot open space buffer from residential communities. Open space areas are proposed along the edge of the West District. Proposed landscaping will be adjacent to the apartment property.</li> </ul>

Evaluation of Criteria for Preliminary Development Plan – Section 127.0.D	How it is addressed
<p>I. The development will be compatible with existing and planned vicinal land uses. One or more of the following methods may be used to ensure an appropriate relationship between the Mixed-Use Development and surrounding land:</p> <p>5. Establishment of setback requirements, accompanied by landscape design standards, along the edges of the Mixed-Use Development where different land uses will meet.</p>	<ul style="list-style-type: none"> <li>• A 30-foot setback for apartments is being proposed from MD-216, no other setback changes are proposed for the existing development.</li> </ul>
<p>6. Control of the size of buildings along the edges of the Mixed-Use development through limits on building height, F.A.R. or other requirements.</p>	<ul style="list-style-type: none"> <li>• No new building size limitations are being proposed. The requirements from the current PDP will apply.</li> </ul>
<p>7. Provision of a transition in land uses such that uses on the edge of the Mixed-Use Development are similar to adjacent land uses outside the development.</p>	<ul style="list-style-type: none"> <li>• The proposal includes low density SFD along the perimeter. The apartment building is adjacent to existing commercial and retail uses. Open space areas will be provided between the existing developments and the proposed.</li> </ul>

Evaluation of Criteria for Preliminary Development Plan – Section 127.0.D	How it is addressed
<p>m. The proposed major open space network will accomplish the following:</p> <ol style="list-style-type: none"> <li>1. Connect, wherever possible, to existing and planned open space adjoining the development.</li> </ol>	<ul style="list-style-type: none"> <li>• The proposed open space network will connect to the existing open space areas. Open space areas in the West District will support outdoor recreation facilities.</li> </ul>
<ol style="list-style-type: none"> <li>2. Protect major environmental features such as large forest stands or stream valleys; and</li> </ol>	<ul style="list-style-type: none"> <li>• The open space areas will protect and preserve the areas adjacent to the stream and wetlands along with the pond area, and will create a substantial buffer.</li> </ul>
<ol style="list-style-type: none"> <li>3. Provide adequate useable land in appropriate locations for parks or recreational facilities. The determination of compliance with this criterion shall be based on a finding that at least 10% of the gross open space shall be usable for active recreation facilities. Active recreation facility includes but is not limited to ball fields, indoor sports facilities, play meadows, tot lots, and pedestrian, biking pathway system.</li> </ol>	<ul style="list-style-type: none"> <li>• The proposed open space network will connect to the existing open space areas. Open space areas in the West District will support outdoor recreation facilities. The 10% minimum for active recreation will be reviewed at the SDP stage.</li> </ul>
<ol style="list-style-type: none"> <li>4. Provide appropriate sites for needed public facilities such as schools and libraries.</li> </ol>	<ul style="list-style-type: none"> <li>• The existing development has previously established the needs for public facilities. No changes are proposed.</li> </ul>

Evaluation of Criteria for Preliminary Development Plan – Section 127.0.D	How it is addressed
n. The proposed development will provide housing and jobs within pedestrian access of each other.	<ul style="list-style-type: none"><li>• The proposed dwellings are less than 1 mile from employment areas and have access via sidewalks along MD-216.</li></ul>

# Next Steps

## Following Planning Board's recommendation:

- Zoning Board – for approval of the PDP amendment and redevelopment plan

If approved by Zoning Board,

- Design Advisory Panel (DAP) Review
- Comprehensive Sketch Plan (CSP) – Planning Board approval
- Site Development Plan (SDP) – Planning Board approval

# 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