

**ZRA-221**

**Himanshu Amin (Northeast Properties  
Developers, LLC), Petitioner**

Howard County Planning Board  
March 5, 2026



# Proposal

## To amend the Supplemental Regulations (Sec. 128.0.) as follows:

- To amend Section 128.0. to add a provision titled “Adaptative Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor.”
- This Section will promote adaptative reuse of blighted sites and address zoning gaps by allowing flexibility across districts and permitting limited new uses where motel structures are removed or reused along the Route 1 corridor.
- Adds additional permitted by right uses within an eligible redevelopment: dwellings, multi-family or multi-plex, or in a mixed-use building. Permits all commercial, industrial and retail uses permitted within the CAC district.

# Proposal

## To amend the Supplemental Regulations (Sec. 128.0.) as follows:

- Create new subsection “P” titled “ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING HOTEL/MOTEL 3 SITES IN THE ROUTE 1 CORRIDOR”
- **1. PURPOSE AND APPLICABILITY.**

THE PURPOSE OF THIS SUBSECTION IS TO FACILITATE THE REDEVELOPMENT OR ADAPTIVE REUSE OF LEGACY HOTEL OR MOTEL SITES ALONG U.S. ROUTE 1 CONSISTENT WITHIN THE ROUTE 1 CORRIDOR PLAN, AND THE ROUTE 1 MANUAL. THIS SUBSECTION APPLIES ONLY TO PARCELS FRONTING US ROUTE 1 THAT, ON OR BEFORE DECEMBER 1, 2025, HAD A LAWFULLY ESTABLISHED HOTEL OR MOTEL AS A PRINCIPAL USE AND THAT MEET THE CONDITIONS SET FORTH IN §128.0.P.2 BELOW.

# Proposal

To amend the Supplemental Regulations (Sec. 128.0.) as follows:

- **2. CONDITIONS OF ELIGIBILITY.**

THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A REDEVELOPMENT OR ADAPTIVE REUSE PROJECT (A) DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND (B) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE DEVELOPMENT REQUIREMENTS.

# Proposal

To amend the Supplemental Regulations (Sec. 128.0.) as follows:

- **3. ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:**

NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:

- A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1, SUBJECT TO THE RESIDENTIAL DENSITY PERMITTED UNDER §127.5.D.1. A DEVELOPMENT 2 ACRES OR LARGER THAT HAS A RESIDENTIAL USE SHALL INCLUDE AN AMENITY AREA, SUBJECT TO §127.5.E.1.
- B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATIER OF RIGHT UNDER§127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC) DISTRICT.

# Proposal

To amend the Supplemental Regulations (Sec. 128.0.) as follows:

- 4. **MODERATE INCOME HOUSING UNITS.**

AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION IN § 13.402B.

# Proposal



## Zoning & Vicinity

9822 Washington Blvd

ZRA-221

### Zoning

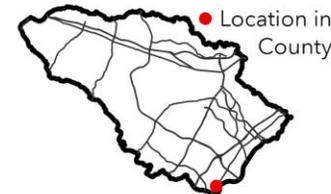
- CAC-CLI
- CE-CLI
- CE-CLI-CR

- M-1
- R-MH-CR
- R-SC
- Subject parcels



0 0.03 0.05 mi.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# Proposal



Howard County Department of Planning & Zoning  
 Maryland Department of Planning  
 Month Day, Year

## Zoning & Vicinity

7436 Washington Blvd &  
 7439 Roosevelt Blvd



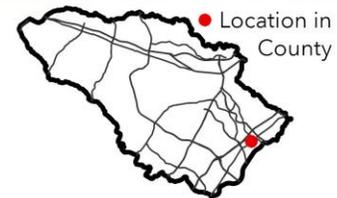
0 0.01 0.03 mi.

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## ZRA-221

### Zoning

- CAC-CLI
- CE-CLI
- M-1
- Subject parcels



# Proposal



## Zoning & Vicinity

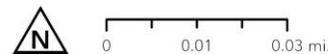
6260 Washington Blvd

## ZRA-221

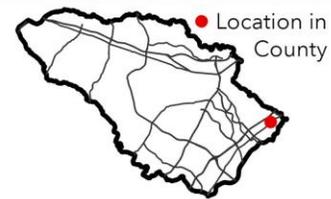
### Zoning

- B-1
- B-2
- CAC-CLI

- M-1
- R-12
- R-ED
- Subject parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# Zoning Regulation History – Hotels/Motels

**1953**

**1953 Zoning Regs.:** Permitted hotels in the R-2, B-1, B-2, M-1 and M-2 districts. Added motel uses to the B-2 district.

**1959**

**1959 Amended Zoning Regs.:** Permitted hotels and motels in the B-2 district, M-1, M-2, T-1, T-2 districts. Defined hotel, motel and tourist cabin uses.

**1961**

**1961 Zoning Regs.:** Permitted hotels, motels and tourist cabins within the T-1 and B-2 districts.

**1977**

**1977 Zong Regs.:** Updated the definition of hotels and motels; provided parking requirements for hotels.

# Zoning Regulation History – Hotels/Motels

1982

**ZB-766 (Enacted February 2, 1982):** Permitted hotels in the POR district.

1989

**ZB-882R (Enacted August 1, 1989):** Amended the definition of Hotel/Motel uses. Hotels are permitted within the HC, POR, B-2, M-1, M-2, PEC and PGCC districts.

2008

**2008 Zoning Regs.:** Permitted hotels, motels within the HC, POR, PEC, B-2, M-1, M-2, NT\*, PGCC, CE, TOD, CAC, TNC.

2016

**CB-54-2016 (ZRA-170):** Established a maximum 640 rooms for new hotels and motels within the downtown area.

# Zoning Regulation History – Hotels/Motels

**2017**

**CB80-2017 (ZRA-178):** Amended the definition of hotels and motels. Permitted hotels as a matter of right within the B-1 district.

**2019**

**CB30-2019 (ZRA-186):** Amended the maximum floor area requirements for a hotel in a CAC district in developments on parcels less than 20 acres. One hotel max F.A.R. of 50,000sf.

# Where Hotels/Motels are Currently Permitted

| Hotel/Motel Uses   | District   |
|--------------------|--|
| Permitted by right | HC, POR, PEC, B-1, B-2, CEF, CR, M-1, M-2, NT*, PGCC, MXD, CE, TOD, CAC, TNC                                 |
| Conditional use    | NA   |
| Not permitted      | RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, R-SI, I, R-VH, HO, BR, OT, CCT, SC, PSC |

# Evaluation of Criteria

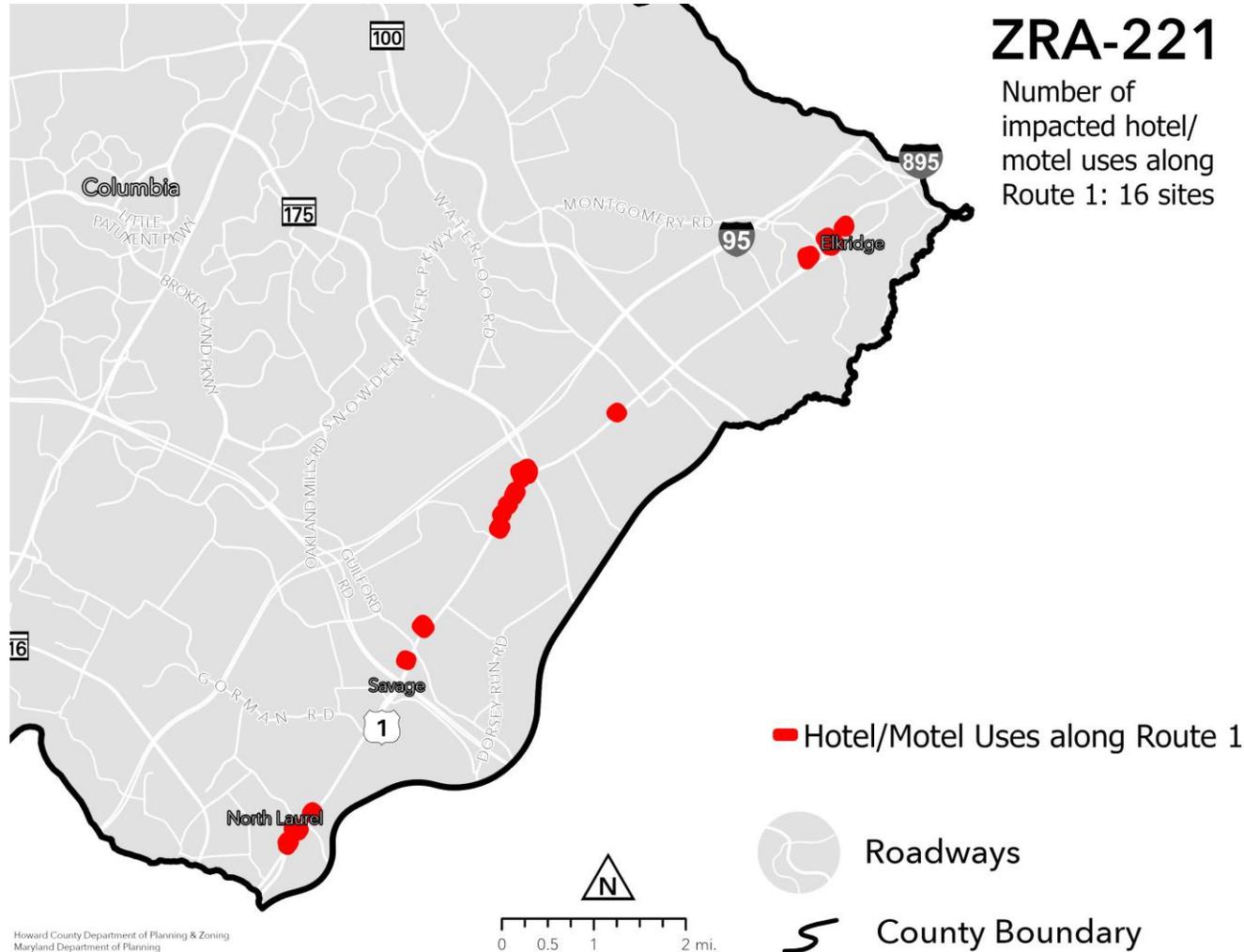
## **1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.**

- This amendment allows for the reuse and redevelopment of established hotel and motel sites with frontage on Route 1 to be redeveloped with multi-family or multi-plex dwellings, and with all commercial, industrial and retail uses permitted by right in the CAC zoning district, in addition to the uses permitted by right in the underlying base zone.
- Adoption of this legislation may permit residential uses or other commercial uses that are not permitted within the same base zoning district.
- Many zones along Route 1 encourage a mix of residential and commercial uses.

# Evaluation of Criteria

## ZRA-221

Number of impacted hotel/motel uses along Route 1: 16 sites



**2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.**

- There are an estimated 16 potentially impacted parcels, totaling approximately 30 acres in total.
- Parcel Eligibility: Hotel/Motel uses with frontage on Route 1 (Washington Blvd).

# Evaluation of Criteria

## 3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment:

- The ZRA would also permit commercial uses that are only permitted in the CAC district without applying the CAC design standards—such first-floor retail or service space adjacent to Route 1.

# Evaluation of Criteria

## 4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

- Policy DN-1 found in Chapter 6: Dynamic Neighborhoods  
Recommends to “Increase opportunities for missing middle housing through the creation and use of zoning tools and incentives.”
- Policy DN-6 found in Chapter 6: Dynamic Neighborhoods  
Recommends to “Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.”

# Evaluation of Criteria

## 4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

- RTE 1-1 Policy Statement: Support, retain, and grow the Route 1 Corridor's employment base.
- RTE 1-3 Policy Statement: Foster revitalization in the Route 1 Corridor

# Evaluation of Criteria

## 4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

- Environmental Policies
  - Does not conflict with any environmental policies and would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

# Evaluation of Criteria

## 5. If the zoning regulation text amendment would impact eight parcels of land or less.

- ZRA-221 impacts more than eight (8) parcels; therefore, this criterion does not apply.
- This ZRA will impact approximately 16 parcels.

# Planning Board Recommendation

## Planning Board Action:

- Advisory – Make a motion on the proposed Zoning Regulation Amendment to the County Council:
  - Favorable recommendation of the text as proposed
  - Favorable recommendation with suggested amendments to the proposed text
  - Non-favorable recommendation