

**ZRA-222**

**Dean Gonzalez (10052 Washington  
Boulevard, 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 “Optional Design Projects in Route 1 Corridor.”
- This Section will expand the eligibility for optional design projects to commercial properties with frontage on Route 1 that have a total lot area of less than 10 acres.
- Presently, the only way to utilize the optional design projects is through the Commercial Redevelopment (CR) overlay. This can only be mapped during the Comp. Zoning process.

# Proposal

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

## **PURPOSE AND APPLICABILITY.**

The purpose of this subsection is to expand the optional design project process to all commercial properties fronting U.S. Route 1, with a total lot area of less than ten (10) acres. The intent of the optional design project process is to serve as a catalyst for reinvestment and redevelopment along the Route 1 Corridor by encouraging innovative, high-quality design and coordinated site planning. Optional Design Projects promote integrated development that reflects the goals and design principles of the Route 1 Corridor Design Manual and advances Howard County's adopted revitalization and economic development objectives.

# Proposal

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

## CONDITIONS OF ELIGIBILITY.

The Optional Design Project process prescribed in this section shall be permitted only when the proposed project

- (A) Brings the site into conformance with the Route 1 Manual and current Site Development requirements;
- (B) Consists of a parcel or assemblage of parcels having a total lot area of less than ten (10) acres;
- (C) Fronts on U.S. Route 1; and
- (D) Satisfies the purpose set forth in section 128.0.Q.1.

# Proposal

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

**ADDITIONAL USES PERMITTED FOR OPTIONAL DESIGN PROJECTS. OPTIONAL DESIGN PROJECTS THAT MEET THE CONDITIONS OF ELIGIBILITY SET FORTH IN SECTION 128.0.Q.2 SHALL BE ELIGIBLE TO INCLUDE ANY USES SET FORTH IN THIS SECTION:**

A. Uses permitted as a matter of right in an optional design project

- (1) Except for those excluded uses listed in section 128.0.Q.4.B below, all other use categories permitted as a matter of right in the POR, B-1, and B-2 districts are permitted as a matter of right, provided that the use categories are authorized in an approved Optional Design Project.
- (2) Special use categories that are not specifically permitted as a matter of right in the POR, B-1, and B-2 districts, but are considered to be equivalent to and/or compatible with the permitted use categories, provided that the special use categories are authorized in an approved Optional Design Project and provided that the special use categories are not uses listed in section 128.0.Q.4.B.

# Proposal

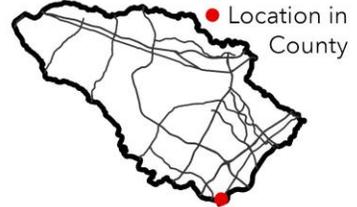


**Zoning & Vicinity**  
**10052 WASHINGTON BLVD**

**ZRA-222**

- Zoning
- CAC-CLI
  - CE-CLI

- R-SC
- TOD
- Subject Property



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

# Zoning Regulation History – CR overlay

- 2013**  
**2013 Comp. Zoning:** Created the Commercial Redevelopment (CR) Overlay district.
- 2016**  
**CB-46-2016 (Effective October 5, 2016):** Amended the CR overlay by renaming the mention of gasoline stations to Motor Vehicle Fueling Facility.

# Permitted uses within the CR overlay

Permitted Uses	District
Permitted by right in an Optional Design Project only	POR, B-1, B-2
Permitted uses not in an Optional Design Project	Uses and accessory uses permitted in the underlying zoning district
Excluded uses	Adult live entertainment, bus terminals, dwellings*, funeral homes, motor vehicle repair, motor vehicle sales, motor vehicle inspection stations, motor vehicle parts and tire sales, motor vehicle towing and storage facilities, nursing homes and residential care, private parks, religious facilities, retail and commercial service uses*, schools*, volunteer fire departments

# 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.**

- The proposed changes may impact all commercial properties with frontage on Route 1 to develop using the CR overlay no matter the size of the parcel even if it does not have the CR overlay designation.
- The CR overlay permits the by right uses of the B-1, B-2 and POR districts, but only if part of an approved Optional Design Project.

# Evaluation of Criteria

## Optional Design Project Criteria

An optional Design Project Plan which includes sheets depicting all existing natural and current development features of the CR Overlay District land area to be included in the Optional Design Project, and also depicting and/or listing, as may be appropriate, the following for the proposed Optional Design Project:

- 1) A boundary survey
- 2) Permitted uses
- 3) Accessory uses
- 4) Buildings
- 5) Structures
- 6) Parking areas and number of parking spaces
- 7) Points and widths of vehicular ingress and egress
- 8) On-site pedestrian-related features and connections to off-site pedestrian-related features

# Evaluation of Criteria

## Optional Design Project Criteria

- 9) Landscaping
- 10) Hardscaping
- 11) Retained natural features such as wetlands, steep slopes, and tree and forest color
- 12) Architectural elevations of all sides of all buildings and significant structures with exterior materials specified
- 13) Exterior lighting plan with lighting structures and light sources given on specific lighting product information sheets
- 14) Information on the adjoining properties, including the owner name, zoning, existing use, and existing site improvements

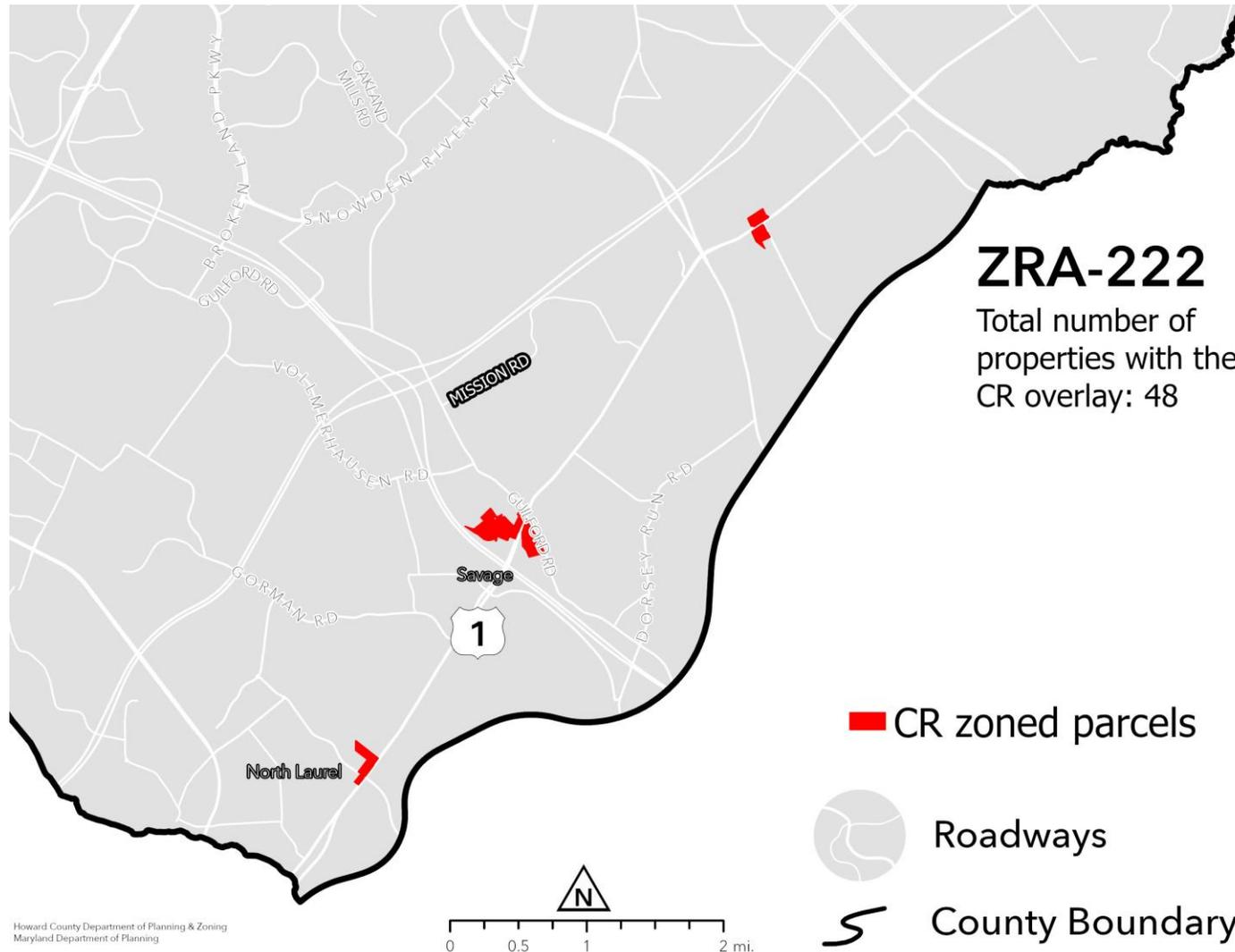
# Evaluation of Criteria

## Optional Design Project Criteria

A written justification statement that expresses in detail:

1. How the proposed Optional Design Project conforms to the Purpose Statement for the CR Overlay District.
2. How the proposed Optional Design Project will enhance and not overwhelm the surrounding community.
3. How the proposed Optional Design Project will be of a benefit to Howard County that is greater than a conventional development on the property using the underlying zoning district regulations.
4. Supporting documentation, including but not limited to market studies and traffic studies.

# Evaluation of Criteria



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

- There are an estimated 48 properties currently designated with the CR overlay.

# Evaluation of Criteria

## ZRA-222

Potentially impacted parcels: 133 parcels  
Appx acreage: 199 ac

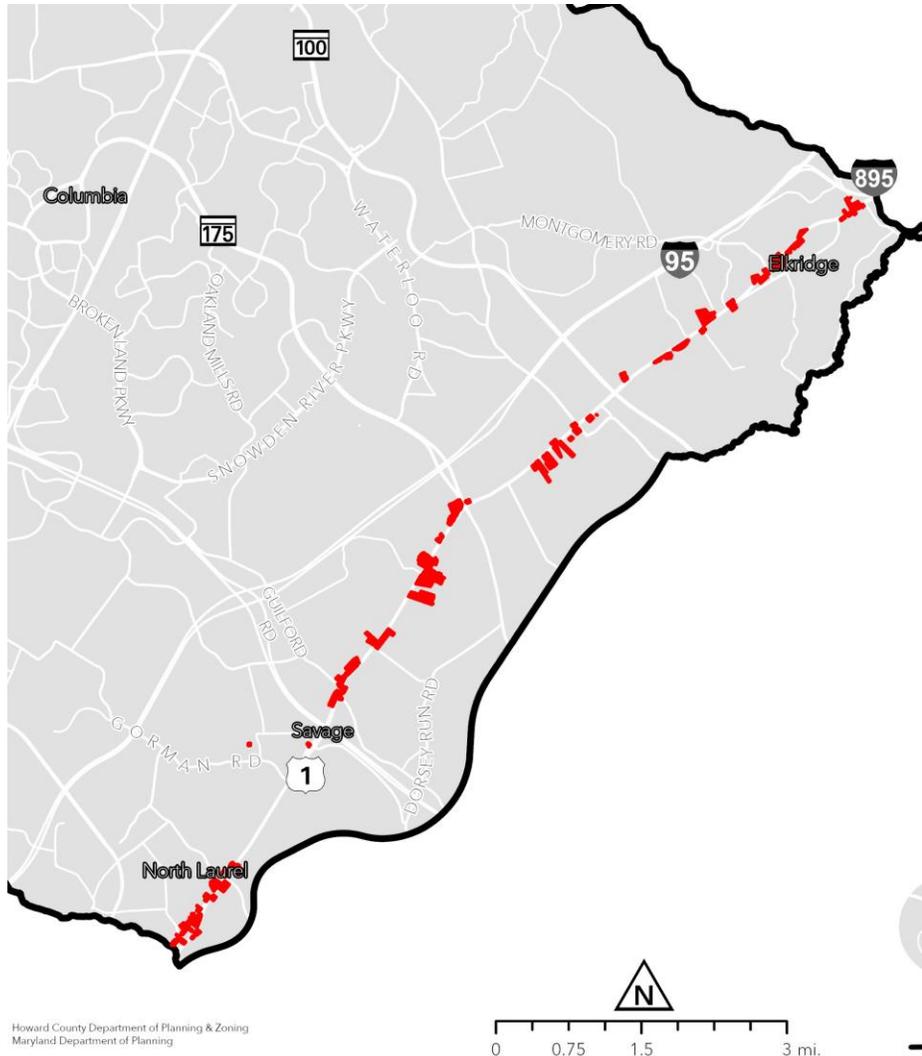
■ Impacted Parcels

○ Roadways

⤵ County Boundary

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

- There are an estimated 133 potentially impacted parcels, totaling approximately 199 acres in total.
- Parcel Eligibility: Any commercial use along Route 1 less than 10 acres in size.



# Evaluation of Criteria

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

- Currently, the Optional Design Project process can only be used in the CR overlay zoning district. This proposed ZRA expands the Optional Design Project process to not only the CR overlay zone, but to all commercial properties that front Route 1 and are less than 10 acres in size.
- The ZRA is applicable to commercial properties. There are many parcels along Route 1 that are currently zoned or used industrially. Clarification should be provided by the Petitioner on whether this ZRA is intended to apply to industrial properties.

# 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 QBD-1 found in Chapter 7: Quality by Design
  - Recommends to “Prioritize character and design in future development, recognizing variations in Howard County’s unique areas.”

# 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 Route 1 Manual.

- Route 1 Manual Policies

RTE1-3: Foster revitalization in the Route 1 Corridor

Implementing Action #1: Establish activity centers as identified on the Future Land Use Map that will concentrate future residential, commercial retail, light industrial, and traditional office development.

Implementing Action #2: Implement zoning changes to achieve the vision of the Corridor.

Consider more flexibility.

Implementing Action #3: Improve access to neighborhood services by connecting neighborhoods to retail in the Corridor.

Implementing Action #5: Encourage property maintenance and the reduction of blight.

# 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 Route 1 Manual.

- Route 1 Manual Policies

RTE 1-4 Policy Statement: Increase opportunities for reinvestment of commercial and industrial properties in the Route 1 Corridor to address blight through new and existing zoning tools and tax credits.

- RTE 1-6 Policy Statement: Encourage building architecture in the Route 1 Corridor that is unique in Howard County.

# 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-222 impacts more than eight (8) parcels; therefore, this criterion does not apply.
- This ZRA will impact approximately 133 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