

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

Major Village Center Redevelopment Process

Council Bill No. 29-2009 (ZRA-102) Effective 11/5/09

Step 1 - Village Center Community Planning Process

(See Zoning Regulation Section 125.0.J.2 for Details)

Step 1A

Notice of Intent (NOI) to Develop

Petitioner delivers NOI to applicable Village Board and DPZ (at least 60 days prior to pre-submission community meeting).

Step 1B

Village Center Community Plan

Village Board may create or update VCCP (See Zoning Regulation Section 125.0.J.2.b for details).
(Within 60 days of receiving NOI)



Community input via meeting

Step 1C

Village Center Concept Planning Workshop

The Petitioner shall initiate and participate in a Village Center Concept Planning Workshop.

(See Zoning Regulations Section 125.0.J.2.c. for details)

(At least 1 week from NOI and at least 30 days before first pre-submission community meeting)

Step 1D

Results of Workshop

The petitioner creates a Concept Plan and the Village Board creates or updates the Village Center Community Plan



Community input via meeting

Step 1E

First Pre-Submission Community Meeting

(See Zoning Regulations Section 125.0.J.3 for details)



Community input via meeting

Step 1F

Second Pre-Submission Community Meeting

(To be held at least 30 days after the first pre-submission community meeting)



Community input via written comments

Step 1G

Design Advisory Panel (DAP) Meeting

Petitioner presents concept plan and design guidelines to DAP (To be held prior to PDP amendment submission to DPZ)

Disclaimer: All content contained within this chart is for informational purposes. All projects will be reviewed by this Department on a case-by-case basis. Please refer to Section 125.0 of the Zoning Regulations for more detailed information concerning requirements for Major Village Center redevelopment.

* Community input is welcomed at any time; points indicated are the most opportune times.



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STEP 2 - ZONING PROCESS TO AMEND PRELIMINARY DEVELOPMENT PLAN (PDP)

(See Zoning Regulation Section 125.0.J.3, 4 and 5 for Details)

Step 2A

Petitioner Submits PDP
Amendment Petition to DPZ

Step 2B

Notice Sent to Village Board

Within 2 days of acceptance of a Major Village Center redevelopment petition, DPZ sends a notice to the Village Board requesting a Community Response Statement (See Section 125.0.J.3.b. for details)

Step 2C

Community Response Statment

Within 45 days from notice, the Village Board sends a Community Response Statement to DPZ

Step 2D

DPZ Schedules a Planning Board Meeting Date



Community input via meeting

Step 2E

DPZ Prepares Technical Staff Report

DPZ prepares technical staff report to be issued to Planning Board two weeks prior to the PB meeting date (Approximately 3 weeks)



Community input via meeting

Step 2F

DPZ Presents the PDP Amendment Petition to the Planning Board

The Planning Board reviews the DAP recommendations, Community Response Statement from the Village Board, and the DPZ Staff Report Recommendation. Then the Planning Board issues their recommendation.

(Approximately 2 to 3 weeks)



Community input via meeting

Step 2G

Zoning Board Action

The Zoning Board evaluates the Major Village Center redevelopment plan based on DPZ Staff Report, Planning Board recommendations and compliance with Section 125.0.J.5 of the Zoning Regulations.

THE ZONING BOARD ISSUES A DECISION AND ORDER

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Disclaimer: All content

If approved, the Petitioner proceeds to Step 3 - Land Development Review Process

Updated 11/15/2025

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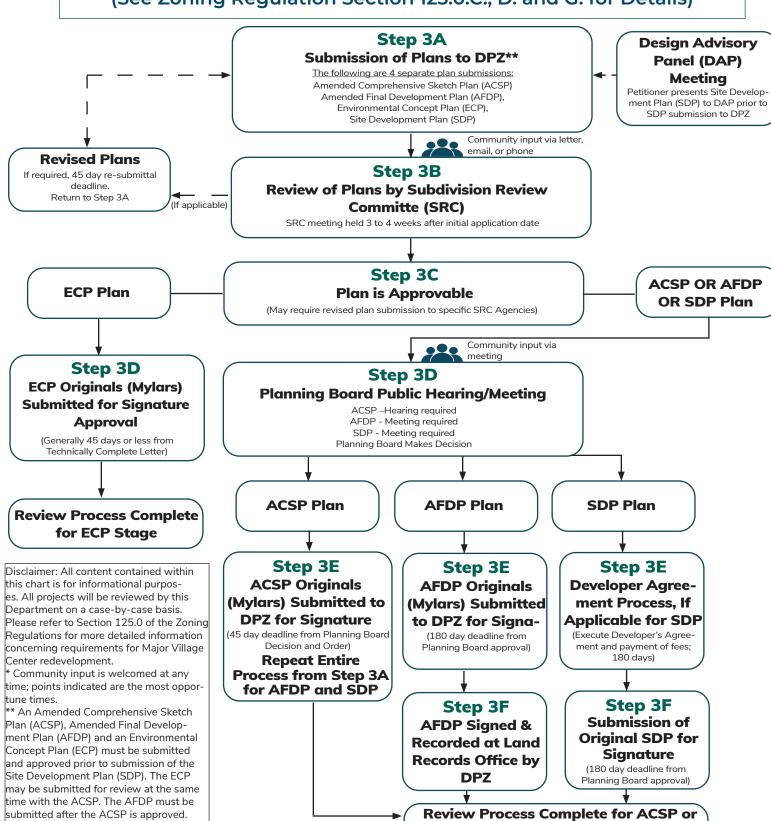


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STEP 3 - LAND DEVELOPMENT REVIEW PROCESS (See Zoning Regulation Section 125.0.C., D. and G. for Details)



AFDP or SDP Stage