

ZB-1132M

**Long Reach Village Center
Columbia Concepts, Petitioner**

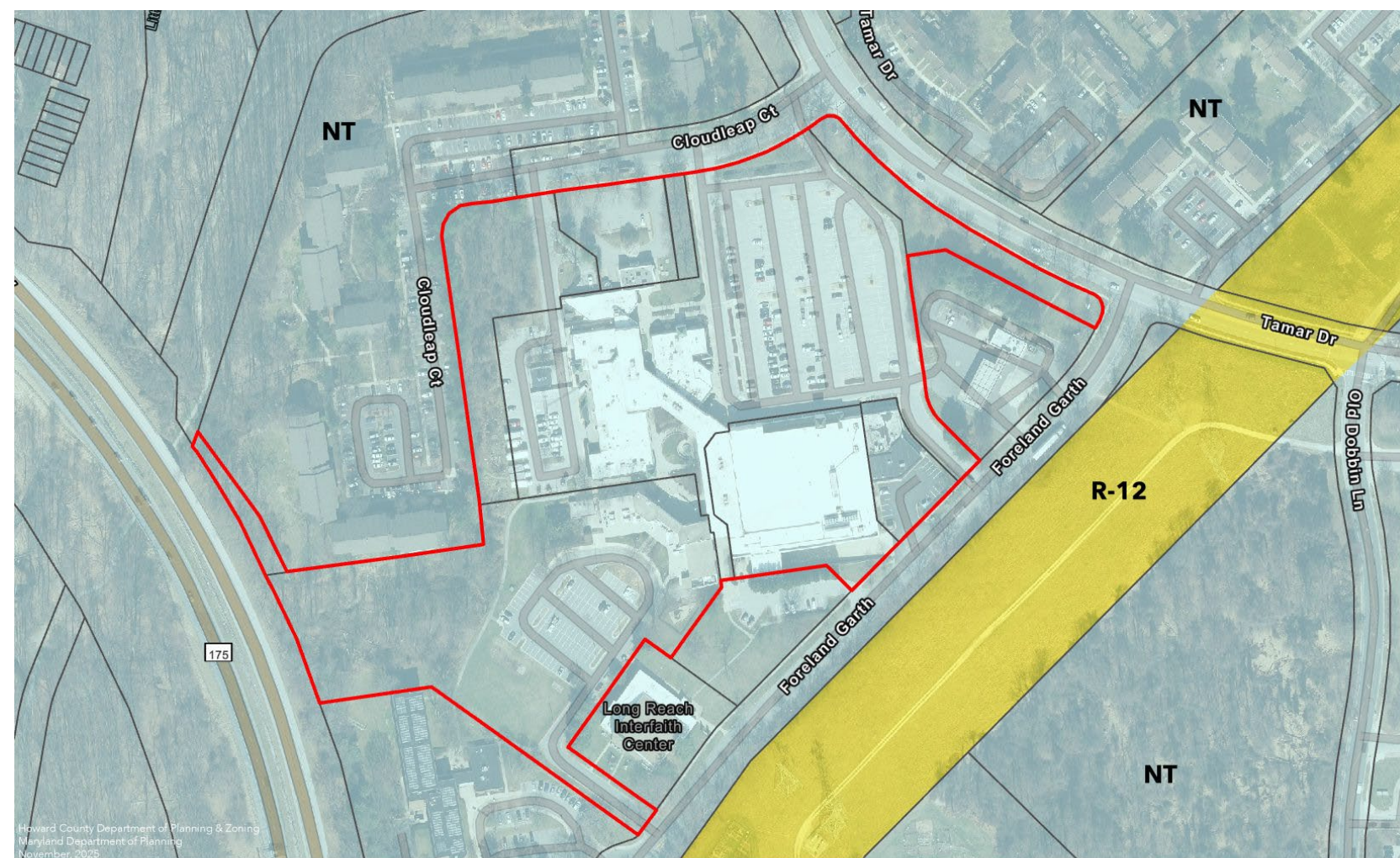
Howard County Planning Board
December 18, 2025

Request and Proposal

- Petitioner is requesting to amend the Columbia preliminary development plan (PDP) to permit the redevelopment of the Long Reach Village Center
 - The Columbia PDP lays out the generalized land uses of the New Town (NT) zoning district
 - The Columbia PDP tracks the overall density and land use percentages of the district to ensure new development is meeting the required percentages in the zoning code

Proposed Redevelopment Area

- 8775 Cloudleap Court
- **Acreage:** 16.064 acres
- **Zoning:** New Town “NT”
- **Existing Uses:** Commercial, retail, community arts center, office space, two non-credited open space lots



Zoning & Vicinity ZB-1132M

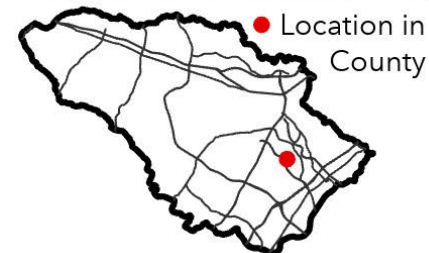
Legend

 Village Center Boundary

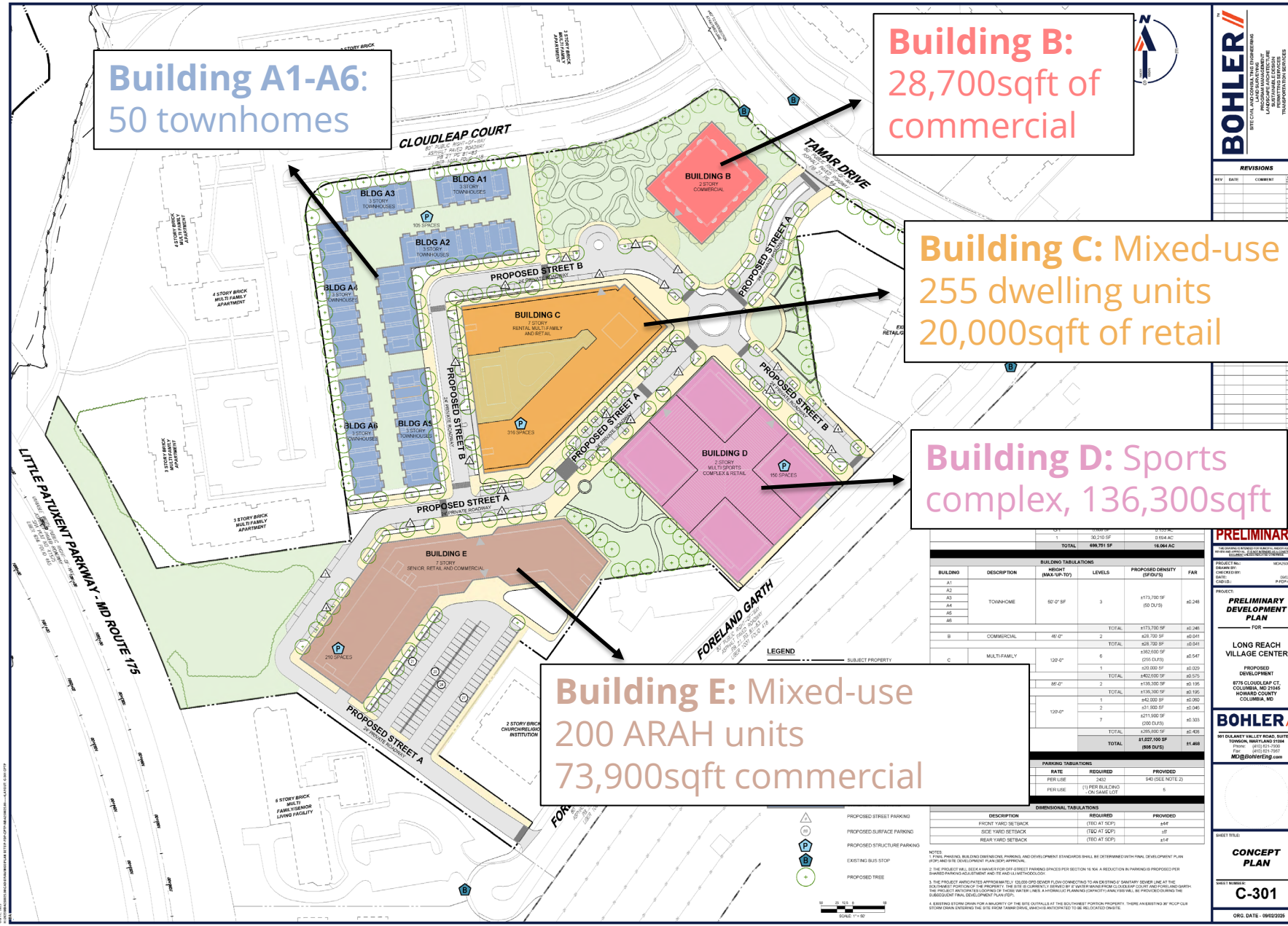
Zoning

 New Town (NT)

 R-12



Plan Proposal



Totals:

505 dwelling units

259,900sqft non-residential floor area

949 parking spaces



PRELIMINARY

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PROJECT NO.: 1709
DRAWN BY: JES
CHECKED BY: JES
DATE: 08/20/2020
CADD: JES

PRELIMINARY DEVELOPMENT PLAN

FOR
LONG REACH VILLAGE CENTER

PROPOSED DEVELOPMENT
8778 CLOUDLEAP CT.
COLUMBIA, MD 21046
HOWARD COUNTY
COLUMBIA, MD

BOHLER
11 DOLNEY VALLEY ROAD, SUITE 101
TOWSON, MARYLAND 21204
Phone: (410) 251-2500
Fax: (410) 251-2505
MD@BohlerEng.com

CONCEPT PLAN

C-301

ORG. DATE: 08/20/2020



Howard County
Department of Planning & Zoning



PDP Amendment

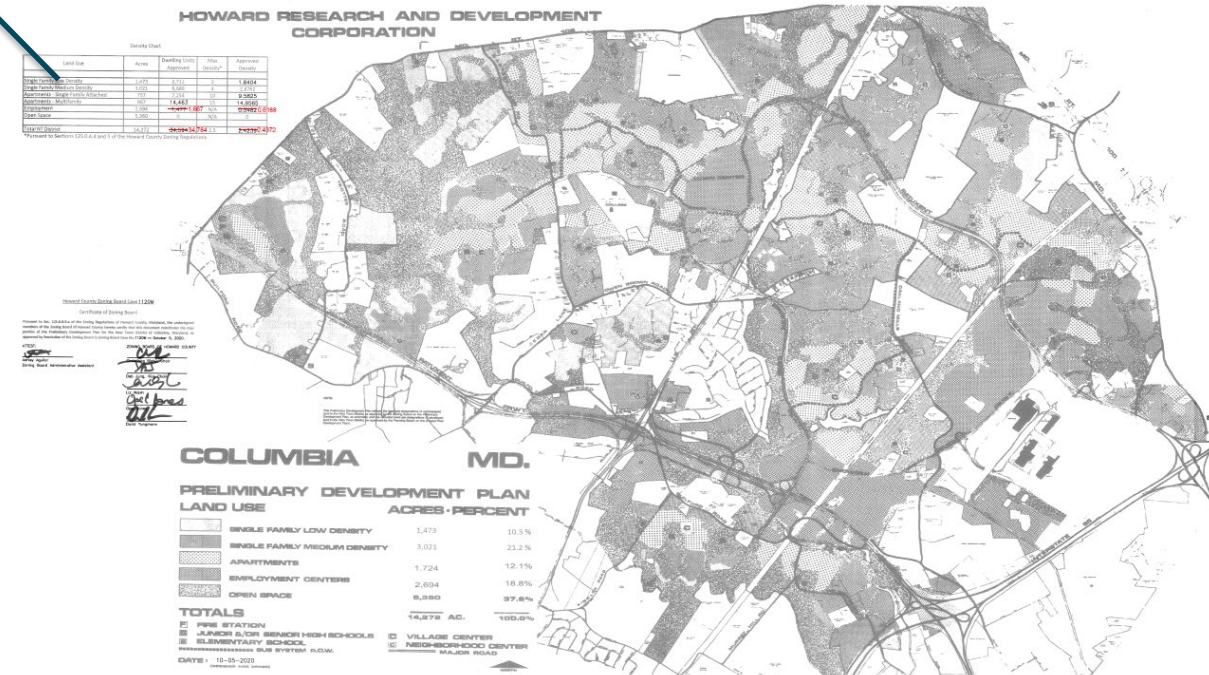
Density Chart

Land Use	Acres	Dwelling Units Approved	Max Density*	Approved Density
Single Family Low Density	1,473	2,711	2	1.8404
Single Family Medium Density	3,021	8,689	4	2.8762
Apartments - Single Family Attached	757	7,254	10	9.5825
Apartments - Multifamily	967	14,463	15	14.9565
Employment	2,694	1,477 1,667	N/A	0.5482 0.6188
Open Space	5,360	0	N/A	0
Total NT District	14,272	34,594 34,784	2.5	2.4239 2.4372

*Pursuant to Sections 125.0.A.4 and 5 of the Howard County Zoning Regulations

- Per the NT Zoning Regulations, the overall residential density of the district cannot exceed 2.5 du/acre
- ZB-1132M would be adding 190 dwelling units to the employment land use in the PDP
 - The Village Center's final development plan (FDP) designates the area as a Commercial (employment) land use

- ZB-1121M previously granted the Long Reach Village Center a 315 unit increase to the employment land use in the PDP
 - These units have not been utilized necessitating only adding 190 units for ZB-1132M (505 proposed – 315 previously allocated = 190 added)



Proposed Plan Phasing



PHASE 1A & PHASE 1B

- ROAD IMPROVEMENT PHASE 1A
- DEVELOPMENT PHASE 1B - MULTI-FAMILY, RENTAL

Phase 1:

1A – Road improvements

1B –

Building B (commercial building)

Building C (mixed-use, multi-family)

Community Park

Proposed Plan Phasing



PHASE 2, PHASE 3, & PHASE 4

- DEVELOPMENT PHASE 2 - SENIOR HOUSING, RENTAL, AND COMMERCIAL BUILDING
- DEVELOPMENT PHASE 3 - SPORT COMPLEX
- DEVELOPMENT PHASE 4 - TOWNHOUSES

Phase 2: Building E
(mixed-use, ARAH)

Phase 3: Building D
(sports complex),
Pocket park

Phase 4: Building A
(townhouses),
Playground/putting green

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

1. The Village Center Redevelopment will foster orderly growth and promote the purpose of the Village Center in accordance with the planned character of the NT District

- Village Center – “a Mixed-Use development...which is designed to be a community focal point and gathering place for the surrounding village neighborhoods.”
- Proposed development provides a mix of uses that can be utilized by the Village Center and surrounding community (cultural and arts, commercial/retail, sports complex)
- Plan would be implemented in four phases

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

2. The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.

- Proposes 258,900sqft of mixed commercial/retail uses (126,810sqft existing)
- Increase commercial space provides more business opportunities and investment
- Proposed grocery store, modernized arts center, and senior center will serve the local neighborhood

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

3. The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.

- Increased trails, transit, walkability/bike-ability will connect new uses inside the Village Center with the surrounding neighborhood
- Art center, public parks, senior center, and sports complex offers opportunities for increased and multi-generational community interaction

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

4. The location and relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.

- The Petitioner indicates the Plan is designed to blend with the existing neighborhood by placing new residential uses near existing apartments and commercial uses concentrated along roadways, increasing retail visibility while buffering neighborhoods

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

5. The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas, or squares.

- The Plan features playgrounds, a putting green, community park, pocket park, and civic promenade
- Access to open spaces are via walkways with landscaped shoulders with native plantings, flowering trees, and seating

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

6. The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development processes.

- The Petitioner asserts the project will be fully compliant with all applicable environmental policies/requirements
- The Plan includes integrated stormwater management in landscape areas and will incorporate green infrastructure practices

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

7. The Village Center Redevelopment fosters pedestrian and bicycle access.

- Proposal includes and expands on walkway connections inside and outside the Village Center Boundary
- Petitioner notes a bike share adjacent to the bus stop on Tamar Drive

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

8. Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.

- Petitioner notes new bus top at the entrance along Tamar Drive

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

9. The Village Center Redevelopment is compatible with the surrounding community.

- The lower-density townhouses provide a transition between the existing adjacent apartment developments and the proposed multi-story buildings
- Building C (seven-stories) is buffered from Tamar Drive by the landscaped roadway, proposed road network, and cul-de-sac.
- Building E (seven-stories) is near an existing 2-story church, 3-story multifamily apartment building, and a 5-story ARAH building
 - Consideration of the scale of the buildings should be given to align more with the surrounding community
- Current FDP requires 30-foot setback from any public street ROW
 - Compliance or approval of an amended FDP by Planning Board is necessary

Evaluation of Criteria for a Major Village Center Redevelopment – Section 125.0.J.4.a.8

10. The Village Center will continue to meet the definition of a New Town Village Center.

- Village Center – a Mixed-Use development...which is designed to be a community focal point and fathering place for the surrounding village neighborhoods.”
- Proposal includes a mix of uses (commercial, retail, sports complex, arts center, and residential) meeting the definition of a Village Center

Long Reach Village Board Community Response Statement

Supportive of the proposal with recommendations:

- Phasing development so retail and community amenities are built prior to residential uses
- Consider the impact of construction on surrounding community to avoid stops in work or other gaps
- Increase green spaces
- Improve sustainability features to align with proposed design guidelines
- Increase connectivity to existing pathways including multi-use path connecting Blandair Park with Howard Community College
- Prioritize community space for Columbia Arts Center and Long Reach Community Association

Planning Board Recommendation

Planning Board Action:

Advisory – Make a motion on the proposed PDP amendment and concept plan to the Zoning Board

- Favorable recommendation of the PDP amendment and concept plan as proposed
- Favorable recommendation with suggested amendments to the PDP amendment and concept plan
- Non-favorable recommendation

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) – as motioned at their August 13th meeting
- Comprehensive Sketch Plan (CSP) – Planning Board approval
- Final Development Plan (FDP) – Planning Board approval
- Site Development Plan (SDP) – Planning Board approval, if required by FDP