



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of March 5, 2026

Case No./Petitioner: ZRA-221 – Himanshu Amin (Northeast Properties Developers LLC)

Request: To amend Section 128.0, Supplementary Zoning District Regulations, by creating a new subsection titled “Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor”. This subsection would apply only to parcels with frontage on Route 1 (Washington Boulevard), that on or before December 1, 2025, had a lawfully established hotel or motel as a principal use. This would allow existing hotel or motel properties to be redeveloped with multi-family or multi-plex dwellings and/or with all commercial, industrial and retail uses permitted by right in the CAC (Corridor Activity Center) zoning district, in addition to the uses permitted by right in the underlying base zone.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

Hotel and Motels:

In 1953, the zoning regulations permitted hotel uses within the R-2, B-1, B-2, M-1 and M-2 districts and motel uses in the B-2 district. Over the years, the zoning regulations were amended to revise the definition of hotel and motels and allow them in various zoning districts.

CAC (Corridor Activity Center) Zoning District:

In 2004, the Comprehensive Zoning Plan incorporated the CAC zoning district along the Route 1 corridor with the purpose to “...provide for the development of pedestrian-oriented, urban activity centers with a mix of retail, service, office and residential uses. These centers should be located near to Route 1 and...will result in the development that will strengthen nearby communities, provide for safe and convenient pedestrian travel, and improve the streetscape of Route 1 and intersecting roads.” The uses in the CAC zoning district have remained mostly unchanged since 2004, except flex space, roof top solar, and self-storage facilities have been added as a permitted use by right.

Supplementary Zoning District Regulations:

In 1954, the Comprehensive Zoning Plan introduced a Supplementary Zoning District section to the zoning regulations to provide additional rules that apply across different zoning districts alongside the base zoning codes that can address bulk regulation exceptions, special uses and design exceptions.

Multi-Family and Multi-Plex Uses:

A multi-family dwelling includes apartments, whether rental or condominiums, and single-family attached dwellings (townhouses). Apartments are permitted in the R-SA-8, R-A-15, R-APT, R-

MH, R-SI, R-VH, HO, HC, PGCC, MXD, PSC, TOD, CAC-CLI and TNC zoning districts. Single-family attached dwellings are permitted in the R-ED, R-SC, R-SA-8, R-H-ED, R-A-15, R-MH, R-VH, HO, HC, PGCC, MXD, PSC, TOD, CAC-CLI and TNC zoning districts. A multi-plex dwelling is a building that resembles a large, single-family detached dwelling, but is divided internally into three or four units. Multi-plex dwellings are not permitted by right in any zoning district but may be permitted as an age-restricted adult housing conditional use.

II. DESCRIPTION OF PROPOSAL

This section contains a summary of the Petitioner’s proposed amendment. The Petitioner’s proposed amendment text is attached as Exhibit A.

The Petitioner states that the intent of the proposed amendment is to allow the redevelopment of several obsolete hotel and motel sites that no longer contribute to the Route 1 Corridor. The Petitioner has an interest in the following properties: 6260, 7436, 9822 Washington Boulevard and 7439 Roosevelt Boulevard. The amendment will promote the adaptive re-use of blighted sites and will permit limited new uses where motel and hotel structures are removed or reused, and the site meets the Route 1 Manual and other development requirements.

Sec. 128.0.

The section contains the supplemental regulations for zoning districts with Sections A-O outlining different provisions for certain zoning districts.

The petitioner proposes adding a new subsection “P” to encourage the redevelopment and adaptive reuse of hotel and motel sites with frontage on Route 1, subject to the following criteria:

- 1) The Property must have frontage on Route 1.
- 2) The Property must have a lawfully established hotel or motel principal use in existence on or before December 1, 2025.

Properties that meet the above criteria can demolish or reuse the hotel/motel structure and be developed with the following permitted uses if the development complies with the Route 1 Manual and current site development plan requirements:

- 1) Multi-family or multi-plex dwellings, individually or within a mixed-use building that has ground-floor nonresidential frontage on Route 1.
 - a. The permitted residential density follows the CAC district residential density requirements:
 - i. Developments of at least 5 acres within 2,000 feet of a MARC Station and at least 1,000 feet of frontage on the Route 1 right-of-way: 50 units per net acre.
 - ii. Developments of at least 2 gross acres: 25 units per net acre.
 - iii. Developments of less than 2 gross acres: 15 units per net acre.
 - b. An amenity area is required for residential developments 2 acres or larger. The amenity area follows the CAC amenity area requirements:
 - i. Developments of less than 20 acres provide 10% net acreage of open space which must be designed as amenity area open to the public.

- ii. Developments 20 acres or larger provide 20% of net acreage as open space of which at least 50% must be designed as amenity area open to the public.
 - iii. No amenity area shall be smaller than 0.25 acres.
 - c. At least 15% of the dwellings provided shall be Moderate Income Housing Units subject to the mixed-income option in Moderate Income Housing Units code.
- 2) All commercial, industrial and retail uses permitted by right in the CAC district.

III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-221 in accordance with Section 16.208.(d) of the Howard County Code.

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. The proposed Zoning Regulation Amendment could potentially impact approximately 16 properties that are either zoned B-1, B-2, CE-CLI or CAC-CLI. Adoption of this legislation may permit residential uses or other commercial uses that are not permitted within the same base zoning district. However, many zones along Route 1 encourage a mix of residential and commercial uses.

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

The Petitioner has an interest in 6260, 7436, 9822 Boulevard and 7439 Roosevelt Boulevard, depicted by the map shown in Attachment A. However, this ZRA will apply to other properties developed with hotel and motel uses provided that the Property has frontage on Route 1 (Washington Boulevard) and has been lawfully existing on or before December 1, 2025. The proposed Zoning Regulation Amendment could potentially impact at approximately 16 properties, depicted by the map shown in Attachment B.

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

While there are no obvious conflicts within the Zoning Regulations, this proposed ZRA would allow uses permitted in the CAC district without applying all the CAC design standards. Multi-family and multi-plex residential units would be developed using the CAC density requirements, amenity space requirements for developments over 2 acres and 15% Moderate Income Housing Unit requirement but not require a mix of housing types or first floor commercial retail. 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.

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.

The General Plan does not specifically address the redevelopment or adaptive reuse of motels along Route 1; however, the General Plan does provide guidance describing the future “character” of areas along Route 1 and identifies two areas, referred to as “Activity Centers”, for higher-intensity mixed use redevelopment.

Three sites are within proximity to the future Activity Centers depicted on the HoCo By Design Future Land Use Map (FLUM). HoCo By Design suggests that, “focused activity centers throughout the Corridor [should] create compact, walkable environments that serve broader economic, entertainment, and housing needs in the community, including an Industrial Mixed-Use Activity Center character area” (Page EP-22). The other 13 potentially impacted properties are located in proximity to areas depicted as Suburban Commercial on the FLUM. HoCo By Design describes Suburban Commercial areas as “land contributing to the County’s office employment base and serving the daily retail needs of office users and surrounding residential neighborhoods...In some cases, Suburban Commercial areas may offer the opportunity to include a limited number of residential units above storefronts, in addition to other housing types. Residential uses are secondary to commercial uses in terms of the size, scale, footprint, or intensity of development in Suburban Commercial areas.... New or redeveloped Suburban Commercial areas should include a common green and other public spaces throughout the development to encourage community gathering, outdoor dining, and people-watching. Cross access between Suburban Commercial destinations should also be provided via internal roads with provisions for mobility access between buildings that support a park-once mentality (or walk-to, bike-to environment from surrounding residential neighborhoods). (HoCo By Design, page TAB-31).

Additionally, the General Plan calls for more affordable and diverse housing throughout the County.

- DN-1 Policy Statement - Increase opportunities for missing middle housing through the creation and use of zoning tools and incentives.
- DN-6 Policy Statement - 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.

Like HoCo By Design, the Route 1 Corridor Plan recognizes that “the Corridor... presents opportunities to target redevelopment within a variety of mixed-use activity centers where future infrastructure and investment can achieve the greatest impact. These activity centers are envisioned to be vibrant, livable, and walkable places that include a mix of uses characterized by improved pedestrian, bicycling, and transit mobility.” (Route 1 Corridor Plan, Page 3) The Plan describes how various factors were considered as selection criteria in locating and designating the two Activity Centers along Route 1. Among these factors were existing land uses that undervalue the highest and best use of the property – including older motels.

The plan also recognizes a need for revitalization and connectivity in and around various neighborhoods throughout the Corridor. Many of the potentially impacted properties are located in proximity to existing, newer mixed-use and residential developments or older neighborhoods. The Route 1 Corridor Plan calls for a need for revitalization and enhanced connectivity along Route 1 and recommends it be achieved by:

RTE 1-3 Policy Statement: 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 #3 - Improve access to neighborhood services by connecting neighborhoods to retail in the Corridor

Additionally, the Plan sees opportunities to grow the Route 1 Corridor's employment base.

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

- Implementing Action #3 - Promote development of new light industrial and flex spaces along Route 1 through guidelines, zoning updates, and county incentives. Establish a clear definition of flex spaces in the updated Zoning Regulations and identify optimal locations for them in the Corridor
- Implementing Action #10 - Target new retail development in the mixed-use activity centers to support the needs of new and existing residents in the Corridor

At the same time, the Plan recognizes hotels and motels as legacy uses along the Route 1 Corridor and highlights the importance of placemaking in revitalizing the Corridor. For example, the Plan suggests that vintage-style signs and materials on facades for retail in mixed-use projects would help define and highlight the corridor's amenities. These suggestions may potentially be applicable to adaptively reused or redeveloped motels.

Conclusion

Therefore, to the extent that future adaptive reuse or redevelopment of these hotels/motels supports the revitalization of Route 1 through place-making, retail, employment opportunities or mixed-use redevelopment in activity centers, increases the supply of affordable housing, or enhances connectivity between future developments with amenities and their surrounding existing neighborhoods, this proposed ZRA may help advance General Plan goals.

Environmental Policies and Objectives

The proposed ZRA-221 is not in conflict with the environmental policies and objectives in HoCo By Design. The proposed ZRA-221 would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

DocuSigned by:

Lynda D. Eisenberg, AICP, Director 2/19/2026 Date

Exhibit A

Petitioner's Proposed Text

(CAPITALS indicate text to be added; text in [[brackets]] indicates text to be deleted.)

Howard County Zoning Regulations.

Section 128.0. Supplementary Zoning District Regulations

P. ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING HOTEL/MOTEL 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 I CONSISTENT WITHIN THE ROUTE I CORRIDOR PLAN, AND THE ROUTE I MANUAL. THIS SUBSECTION APPLIES ONLY TO PARCELS FRONTING US ROUTE I 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.

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.

3. ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE

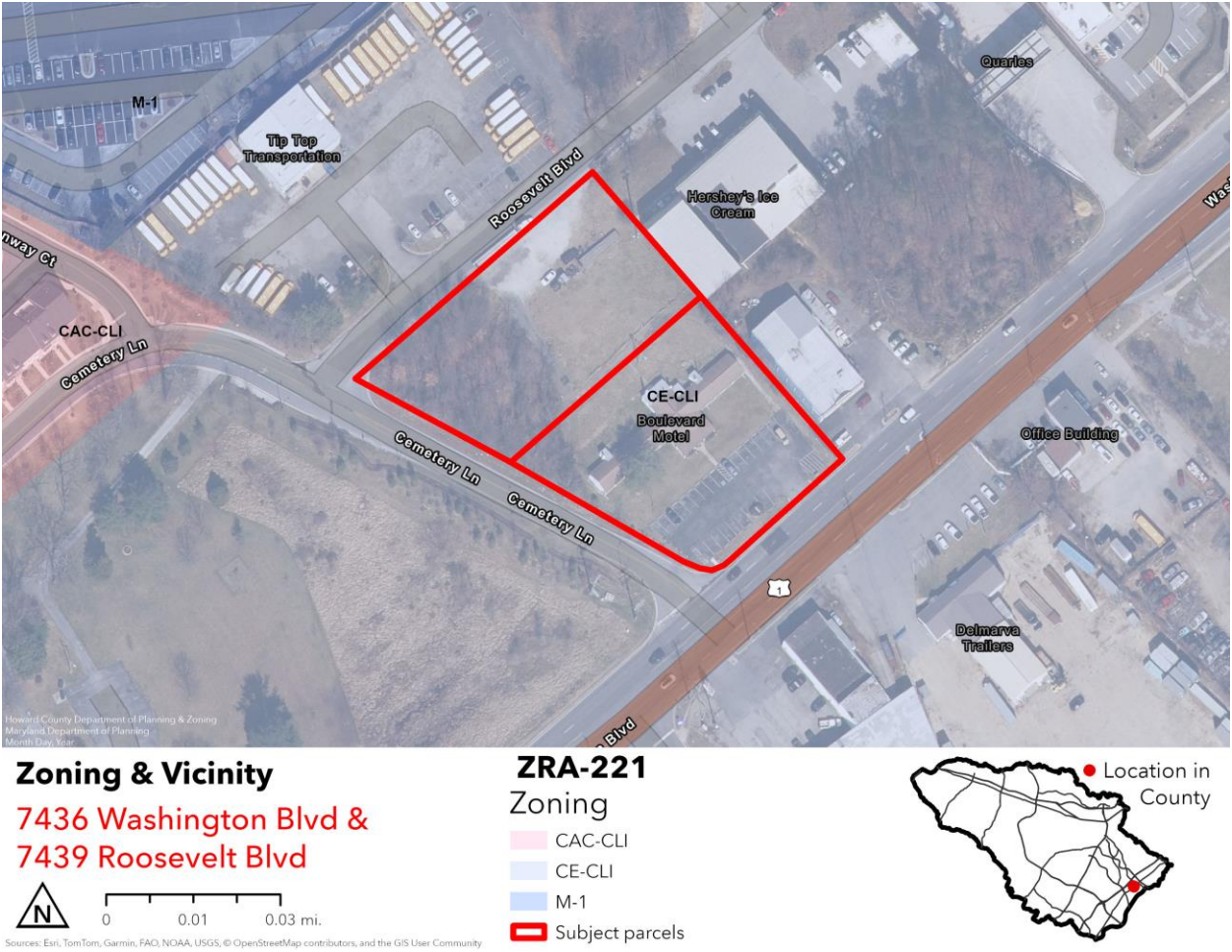
REDEVELOPMENT: NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:

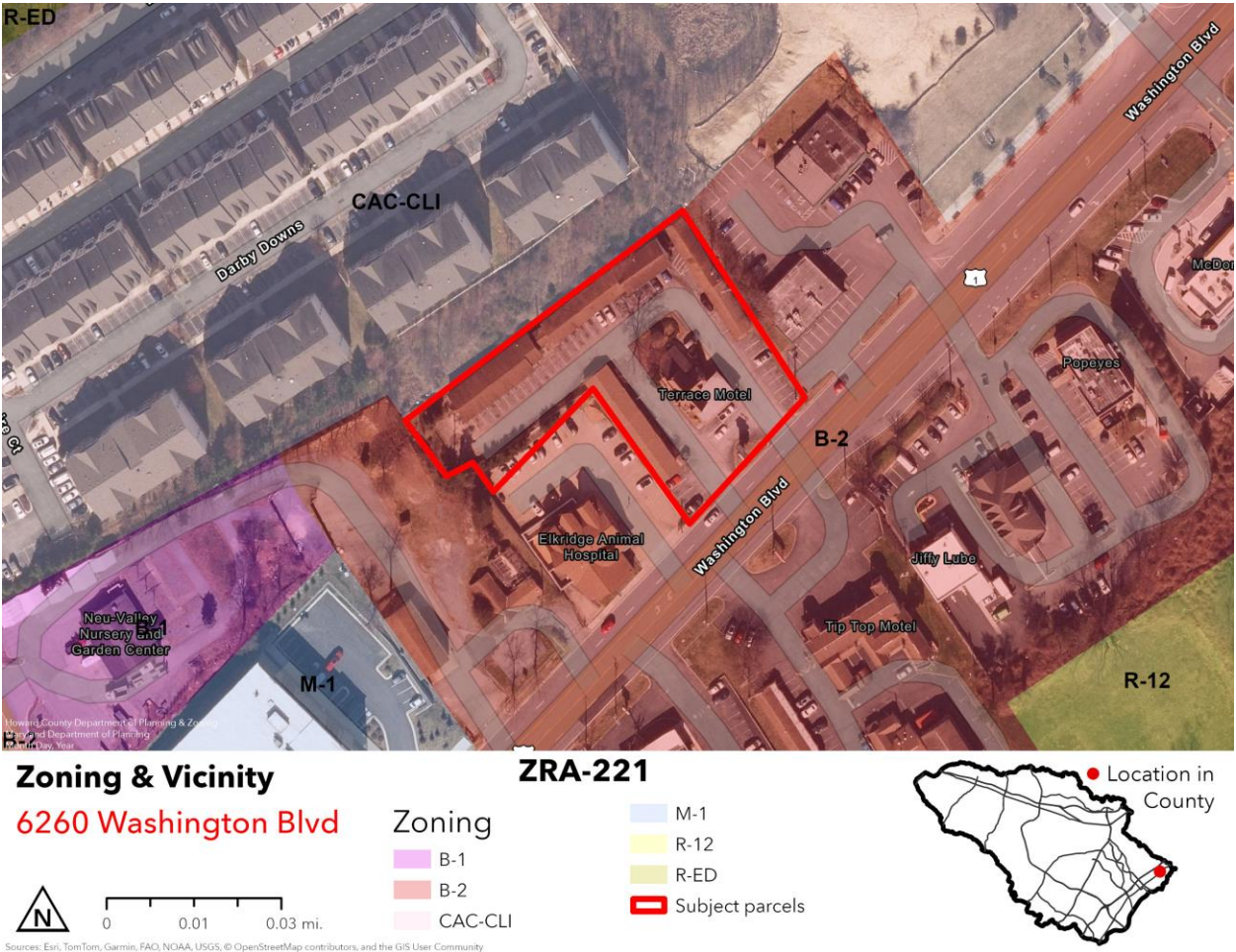
A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1, SUBJECT TO THE RESIDENTIAL DENSITY PERMITTED UNDER §127.5.D.1. A DEVELOPMENT 2 ACRES OR LARGER THAT HAS A RESIDENTIAL USE SHALL INCLUDE AN AMENITY AREA, SUBJECT TO §127.5.E.1.

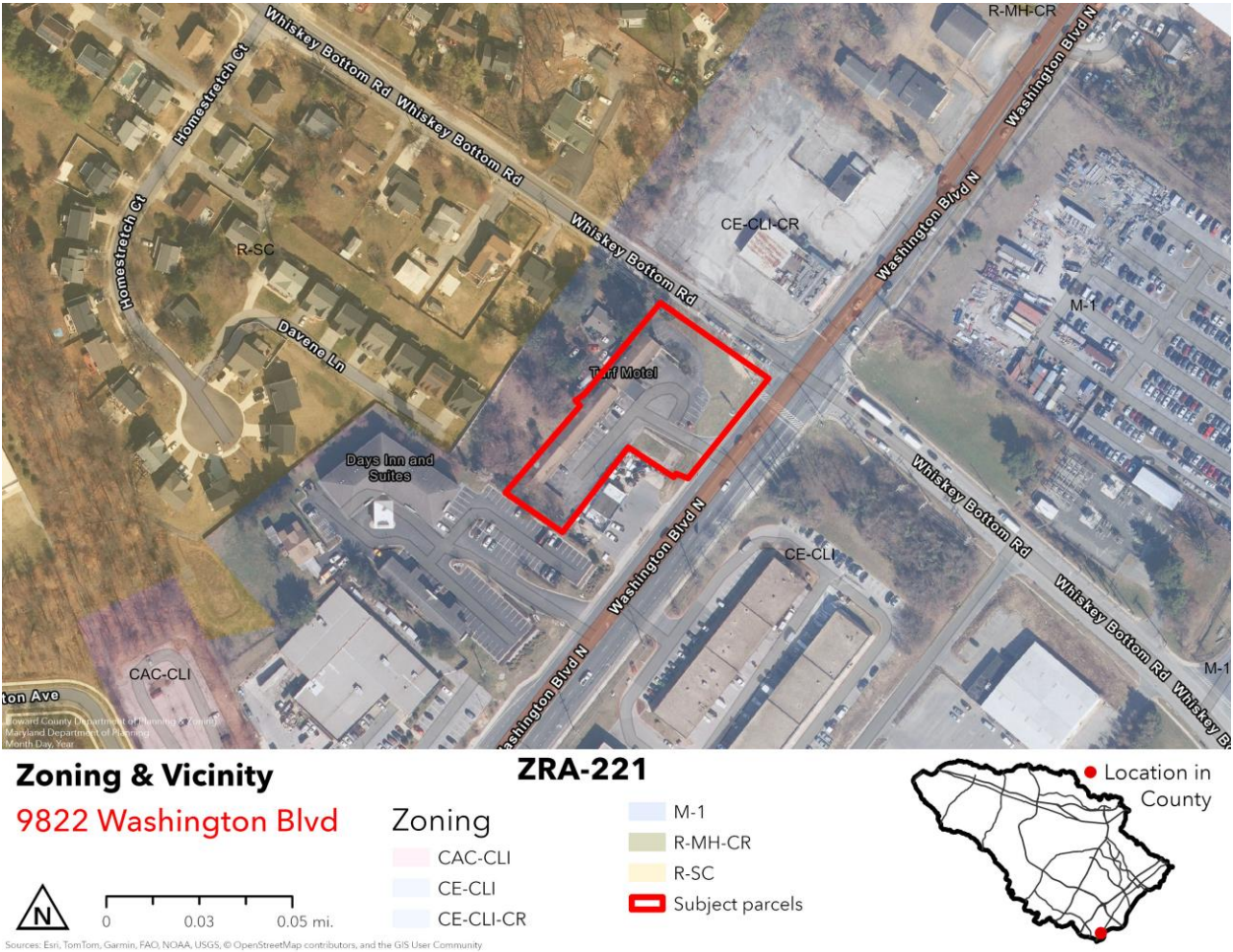
B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATTER OF RIGHT UNDER §127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC) DISTRICT.

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.

Attachment A







Attachment B

