



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-222 – Dean Gonzalez (10052 Washington Boulevard LLC)

Request: To amend Section 103.0, Definitions, by amending the definition of “Optional Design Project”.

To amend Section 128.0, Supplementary Zoning District Regulations, by creating a new subsection titled “Optional Design Projects in Route 1 Corridor.” This subsection would apply to all commercial properties that front Route 1 (Washington Boulevard) and are less than 10 acres in size. This would allow these properties to develop using the Optional Design Project process, which was developed for the Commercial Redevelopment (CR) overlay zoning district.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

The 2013 Comprehensive Zoning Plan created the CR overlay zoning district. The CR overlay district was established to create a flexible voluntary alternative zoning district that encourages commercial redevelopment of specifically designated properties on or near US Route 1. The goals of the CR overlay district are accomplished through the Optional Design Project process. The CR overlay district was established at appropriate locations near major US Route 1 intersections for specific targeted properties which have been determined to have high visibility, good access, or other advantages for furthering US Route 1 redevelopment and economic development. The CR overlay district is a mapped district which only may be proposed during the Comprehensive Zoning Plan process.

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 expand access to the existing Optional Design Project process for smaller parcels, providing flexibility for coordinated, high-quality redevelopment that strengthens corridor design, supports economic growth, and promotes long term reinvestment.

Sec. 103.0

This section contains the definitions. The Petitioner is proposing to amend the following definition:

- Amend the definition of Optional Design Project.
 - To remove the mention that an Optional Design Project is equivalent to a Planned Unit Development in the CR overlay zoning district.

Sec. 128.0.

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

A separate Zoning Regulation Amendment (ZRA-221) is in process and has been proposed to create a new subsection “P” called “Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor.” ZRA-222 has been drafted assuming ZRA-221 will be adopted creating a new subsection “P.”

The petitioner proposes adding a new subsection “Q” to expand the eligibility for Optional Design Projects to commercial properties along Route 1, subject to the following criteria:

- 1) The Property must have frontage on Route 1.
- 2) The parcel, or assemblage or parcels, must be less than ten (10) acres in size.

Properties that meet the above criteria would be eligible to develop using the Optional Design Project process with the following permitted uses if the development complies with the Route 1 Manual and current site development plan requirements:

- 1) All use categories permitted as a matter of right in the POR, B-1, and B-2 zoning districts, except for uses specifically listed as excluded.
- 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 equivalent to and/or compatible with the permitted use categories, except for uses specifically listed as excluded.

III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-222 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 expands the eligibility for Optional Design Projects for commercial properties with frontage on Route 1 that are less than 10 acres in size. The Optional Design Project process is a deliberative process that requires review by the Design Advisory Panel and approval by the Planning Board through a public hearing process. In its review, the Planning Board may take into consideration any comments presented at the public hearing and may approve the Optional Design Project based upon findings that the proposed Optional Design Project will accomplish the purposes of the regulation. Attachment “D” depicts the permitted uses within an Optional Design Project.

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 10052 Washington Boulevard depicted by the map shown in Attachment “A”. There are approximately 48 parcels with the CR overlay zone that are eligible for development as an Optional Design Project, which are depicted in Attachment “B”.

However, this ZRA will apply to other commercial properties that front Route 1 and are less than 10 acres in size. The proposed ZRA could potentially impact approximately 133 properties, depicted by the map shown in Attachment “C”. This map shows parcels that front Route 1, are less than 10 acres in size and are assessed by the Department of Assessments and Taxation as a commercial use.

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.

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 Optional Design Project process for properties along Route 1. However, the General Plan recognizes that the Route 1 Corridor has a considerable number of underutilized properties with potential for redevelopment. HoCo By Design provides guidance for the future character of areas along Route 1 and identifies two “Activity Centers” – areas for higher-intensity mixed use redevelopment. ZRA-222 could potentially apply to 133 parcels along Route 1. These sites are in proximity to a variety of character areas along the corridor: Transit Activity Center, Industrial Mixed Use Activity Center, Suburban Commercial, Multi-Family Neighborhood, and Industrial. The Property is in proximity to the Transit Activity Center character area. For more detailed descriptions of HoCo By Design character areas, refer to the HoCo By Design Technical Appendix B.

In general, HoCo By Design aims to preserve and promote character in future and existing developments with context-sensitive design for varying development scales. The character-based planning approach outlined in the plan “prioritizes site design, public realm, building form and massing, and architecture over general land use and density” (TAB-1). HoCo By Design’s QBD-1 Policy Statement states: “Prioritize character and design in future development, recognizing variations in Howard County’s unique areas” (Page QBD-30).

Route 1 Corridor Plan

Like HoCo By Design, the Route 1 Corridor Plan supports revitalization and redevelopment along the corridor. The plan recognizes there are underutilized, blighted parcels that have high potential for redevelopment as mixed-use activity centers – including vacant properties. In general, the plan identifies a need for revitalization, placemaking, 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 recommends revitalization, placemaking, and connectivity 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 #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.

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.

Conclusion

The proposed ZRA may help advance General Plan and Route 1 Corridor Plan goals, to the extent that Optional Design Projects support revitalization, placemaking, connectivity, context-sensitive design, reinvestment in blighted properties, and opportunities for retail, employment, and mixed-use activity centers.

Environmental Policies and Objectives

The proposed ZRA-222 is not in conflict with the environmental policies and objectives in HoCo By Design. The proposed ZRA-222 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 103.0. Definitions

Optional Design Project: [[The equivalent of a Planned Unit Development in a CR Zoning District, an]] AN Optional Design Project is an alternative development proposal wherein the permitted land uses, the associated land use regulations, the development design, and other intended characteristics for the development site are initially drafted through a deliberative planning process between the developer and the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board.

Section 128.0. Supplementary Zoning District Regulations

Q. OPTIONAL DESIGN PROJECTS IN ROUTE 1 CORRIDOR

1. 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. THE OPTIONAL DESIGN PROJECT PROCESS PROVIDES FOR INDIVIDUALIZED AND COMPREHENSIVE REVIEW OF PROJECT PROPOSALS TO ENCOURAGE CREATIVE REDEVELOPMENT THAT RESPONDS TO SITE-SPECIFIC CONDITIONS AND CONTEXT, MINIMIZES ISOLATED OR DISCONNECTED BUILDINGS AND PAD SITES, AND ACHIEVES COHESIVE, CONTEXT-SENSITIVE

DESIGN OUTCOMES THAT ENHANCE THE CHARACTER AND FUNCTIONALITY OF THE ROUTE 1 CORRIDOR.

2. 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.

3. PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT. PROJECTS THAT SATISFY THE ELIGIBILITY REQUIREMENTS OF SECTION 128.0.Q.2 MAY PROCEED UNDER THE FOLLOWING OPTIONAL DESIGN PROJECT PROCESS:

a. THE OWNER OF AN INTEREST IN A TRACT OF LAND MAY SUBMIT AN APPLICATION FOR AN OPTIONAL DESIGN PROJECT. PRIOR TO PREPARING A SPECIFIC PLAN AND SUBMITTING AN APPLICATION, THE PETITIONER IS ENCOURAGED TO MEET WITH THE DEPARTMENT OF PLANNING AND ZONING ON AN INFORMAL BASIS TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT.

b. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN PROJECT, THE PETITIONER SHALL PRESENT THE OPTIONAL DESIGN PROJECT PLAN TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE HOWARD COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL STAFF REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING AND FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF THE OPTIONAL DESIGN PROJECT.

c. THE FORMAL APPLICATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING AND SHALL INCLUDE:

(1) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS DEPICTING ALL EXISTING NATURAL AND CURRENT DEVELOPMENT FEATURES OF THE 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:

(a) A BOUNDARY SURVEY

(b) PERMITTED USES

(c) ACCESSORY USES

(d) BUILDINGS

(e) STRUCTURES

(f) PARKING AREAS AND NUMBER OF PARKING SPACES

(g) POINTS AND WIDTHS OF VEHICULAR INGRESS AND
EGRESS

(h) ON-SITE PEDESTRIAN-RELATED FEATURES AND
CONNECTIONS TO OFF-SITE PEDESTRIAN-RELATED
FEATURES

(i) LANDSCAPING

(j) HARDSCAPING

(k) RETAINED NATURAL FEATURES SUCH AS WETLANDS,
STEEP SLOPES, AND TREE AND FOREST COVER

(l) ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL
BUILDINGS AND SIGNIFICANT STRUCTURES WITH EXTERIOR
MATERIALS SPECIFIED

(m) EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES
AND LIGHT SOURCES GIVEN ON SPECIFIC LIGHTING
PRODUCT INFORMATION SHEETS

(n) INFORMATION ON THE ADJOINING PROPERTIES,
INCLUDING THE OWNER NAME, ZONING, EXISTING USE, AND
EXISTING SITE IMPROVEMENTS

(2) A WRITTEN JUSTIFICATION STATEMENT THAT EXPRESSES IN
DETAIL:

(a) HOW THE PROPOSED OPTIONAL DESIGN PROJECT
CONFORMS TO THE PURPOSE STATEMENT IN SECTION
128.0.Q.1.

(b) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND NOT OVERWHELM THE SURROUNDING COMMUNITY.

(c) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO HOWARD COUNTY THAT IS GREATER THAN A CONVENTIONAL DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING DISTRICT REGULATIONS.

(d) SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO MARKET STUDIES AND TRAFFIC STUDIES.

d. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.

e. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE PETITIONER'S PROJECT TEAM IF:

- (1) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE DEPARTMENT OF PLANNING AND ZONING TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT PRIOR TO SUBMITTING THE FORMAL APPLICATION, OR
- (2) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS REGARDING THE USE, DESIGN, AND OR SCOPE OF THE OPTIONAL

DESIGN PROJECT THAT HAVE CHANGED FROM WHAT WAS
DISCUSSED, INDICATED, AND/OR SHOWN DURING THE INFORMAL
MEETING(S).

f. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE
DEPARTMENT OF PLANNING AND ZONING TO BE SUITABLY IN
CONFORMANCE WITH THE PURPOSE STATEMENT IN SECTION 128.0.Q.1, AT
THE DISCRETION OF THE PETITIONER, THE PETITIONER MAY SCHEDULE TO
HAVE THE OPTIONAL DESIGN PROJECT BE REVIEWED BY THE
SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY SCHEDULED
MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW
WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY
ISSUES IN THE OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY
WITH ALL TECHNICAL REQUIREMENTS OF ANY OF THE REVIEWING
AGENCIES.

g. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE
OPTIONAL DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF
PLANNING AND ZONING, THE DEPARTMENT OF PLANNING AND ZONING
SHALL SCHEDULE THE OPTIONAL DESIGN PROJECT FOR A PLANNING
BOARD HEARING. THE DEPARTMENT OF PLANNING AND ZONING SHALL
PREPARE A TECHNICAL STAFF REPORT ON THE OPTIONAL DESIGN
PROJECT, AND FORMALLY ISSUE THIS TECHNICAL STAFF REPORT AT
LEAST TWO WEEKS PRIOR TO THE SCHEDULED PLANNING BOARD
HEARING.

h. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE
OPTIONAL DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY
COMMENTS PRESENTED AT THAT PUBLIC HEARING. THE PLANNING
BOARD MAY:

- (1) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED
UPON FINDINGS THAT THE PROPOSED OPTIONAL DESIGN PROJECT
WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.Q.1;
- (2) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR
CONDITIONS, BASED UPON FINDINGS THAT THE REVISED OPTIONAL

DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION
128.0.Q.1; OR

(3) DENY THE OPTIONAL DESIGN PROJECT.

i. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE
OPTIONAL DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL
DESIGN PROJECT IS APPROVED, ALL APPROVED EXHIBITS OF THE
OPTIONAL DESIGN PROJECT SHALL BE STAMPED AS APPROVED BY THE
PLANNING BOARD AND SIGNED BY THE PLANNING BOARD CHAIRPERSON.

j. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL
DESIGN PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS
SUBSTANTIALLY TO ALL EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS
APPROVED BY THE PLANNING BOARD. EXCEPT AS PROVIDED BELOW FOR
PRE-AUTHORIZED MINOR MODIFICATIONS, ANY MODIFICATIONS TO ANY
PLANNING BOARD APPROVED FEATURES OF THE OPTIONAL DESIGN
PROJECT MUST BE APPROVED BY THE PLANNING BOARD:

(1) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO
LARGER THAN 10% OF THE EXISTING FLOOR AREA OF THE MAIN
FLOOR, NOT TO EXCEED 5,000 SQUARE FEET.

(2) MINOR NEW ACCESSORY STRUCTURES IF THE LOCATION DOES
NOT INTERFERE WITH THE EXISTING APPROVED SITE LAYOUT (E.G.
CIRCULATION, PARKING, LOADING, STORM WATER MANAGEMENT
FACILITIES, OPEN SPACE, LANDSCAPING OR BUFFERING).

(3) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE
THAN 25% OF THE ORIGINAL NUMBER OF PARKING SPACES
REQUIRED, NOT TO EXCEED 25 SPACES.

(4) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE
FEET IN AREA.

(5) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE
DEPARTMENT OF PLANNING AND ZONING, INCLUDING
REDUCTIONS IN THE NUMBER OF RESIDENTIAL UNITS AND THE
INTENSITY OF THE UNIT MIX.

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

5 a. USES PERMITTED AS A MATTER OF RIGHT IN AN OPTIONAL DESIGN
6 PROJECT

7 (1) EXCEPT FOR THOSE EXCLUDED USES LISTED IN SECTION
8 128.0.Q.4.B BELOW, ALL OTHER USE CATEGORIES PERMITTED AS A
9 MATTER OF RIGHT IN THE POR, B-1, AND B-2 DISTRICTS ARE
10 PERMITTED AS A MATTER OF RIGHT, PROVIDED THAT THE USE
11 CATEGORIES ARE AUTHORIZED IN AN APPROVED OPTIONAL
12 DESIGN PROJECT.

13 (2) SPECIAL USE CATEGORIES THAT ARE NOT SPECIFICALLY
14 PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1, AND B-2
15 DISTRICTS, BUT ARE CONSIDERED TO BE EQUIVALENT TO AND/OR
16 COMPATIBLE WITH THE PERMITTED USE CATEGORIES, PROVIDED
17 THAT THE SPECIAL USE CATEGORIES ARE AUTHORIZED IN AN
18 APPROVED OPTIONAL DESIGN PROJECT AND PROVIDED THAT THE
19 SPECIAL USE CATEGORIES ARE NOT USES LISTED IN SECTION
20 128.0.Q.4.B BELOW.

21 b. EXCLUDED USES

22 (1) ADULT LIVE ENTERTAINMENT ESTABLISHMENTS

23 (2) BUS TERMINALS

24 (3) DWELLINGS, EXCEPT AS MAY BE PERMITTED UNDER SECTION
25 128.0.Q.4.C

26 (4) FUNERAL HOMES AND MORTUARIES

27 (5) MOTOR VEHICLE, CONSTRUCTION EQUIPMENT AND FARM
28 EQUIPMENT MAINTENANCE, REPAIR AND PAINTING FACILITIES,
29 INCLUDING FULL BODY REPAIR AND INCIDENTAL SALE OF PARTS

30 (6) MOTOR VEHICLE, CONSTRUCTION EQUIPMENT AND FARM
31 EQUIPMENT SALES

32 (7) MOTOR VEHICLE INSPECTION STATIONS

(8) MOTOR VEHICLE PARTS OR TIRE STORE, INCLUDING
INSTALLATION FACILITIES

(9) MOTOR VEHICLE TOWING AND STORAGE FACILITIES

(10) NURSING HOMES AND RESIDENTIAL CARE FACILITIES

(11) PRIVATE PARKS, SWIMMING POOLS, PLAYGROUNDS, ATHLETIC
FIELDS, TENNIS COURTS, BASKETBALL COURTS, AND SIMILAR
PRIVATE, NONCOMMERCIAL RECREATION FACILITIES

(12) RELIGIOUS FACILITIES, STRUCTURES AND LAND USED
PRIMARILY FOR RELIGIOUS ACTIVITIES

(13) RETAIL AND COMMERCIAL SERVICE USES WHICH INCLUDE
DRIVE-THROUGH SERVICE, EXCEPT AS MAY BE PERMITTED UNDER
SECTION 128.0.Q.4.C

(14) SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES AND
UNIVERSITIES, EXCEPT AS MAY BE PERMITTED UNDER SECTION
128.0.Q.4.C

(15) VOLUNTEER FIRE DEPARTMENTS

c. INTEGRATED-DESIGN USES SUBJECT TO AUTHORIZATION

(1) THE FOLLOWING USES MAY BE AUTHORIZED AS PERMITTED
USES IN ANY OPTIONAL DESIGN PROJECTS THAT MEET THE
AFOREMENTIONED CONDITIONS OF ELIGIBILITY, PROVIDED THAT
IT IS FOUND THAT THEY ARE CREATIVELY INTEGRATED INTO THE
PROJECT'S ARCHITECTURAL AND SITE DESIGN AND ARE
SPECIFICALLY APPROVED IN THE OPTIONAL DESIGN PROJECT:

(a) MOTOR VEHICLE FUELING FACILITY

(b) RETAIL AND COMMERCIAL SERVICE USES WHICH
INCLUDE DRIVE-THROUGH SERVICE

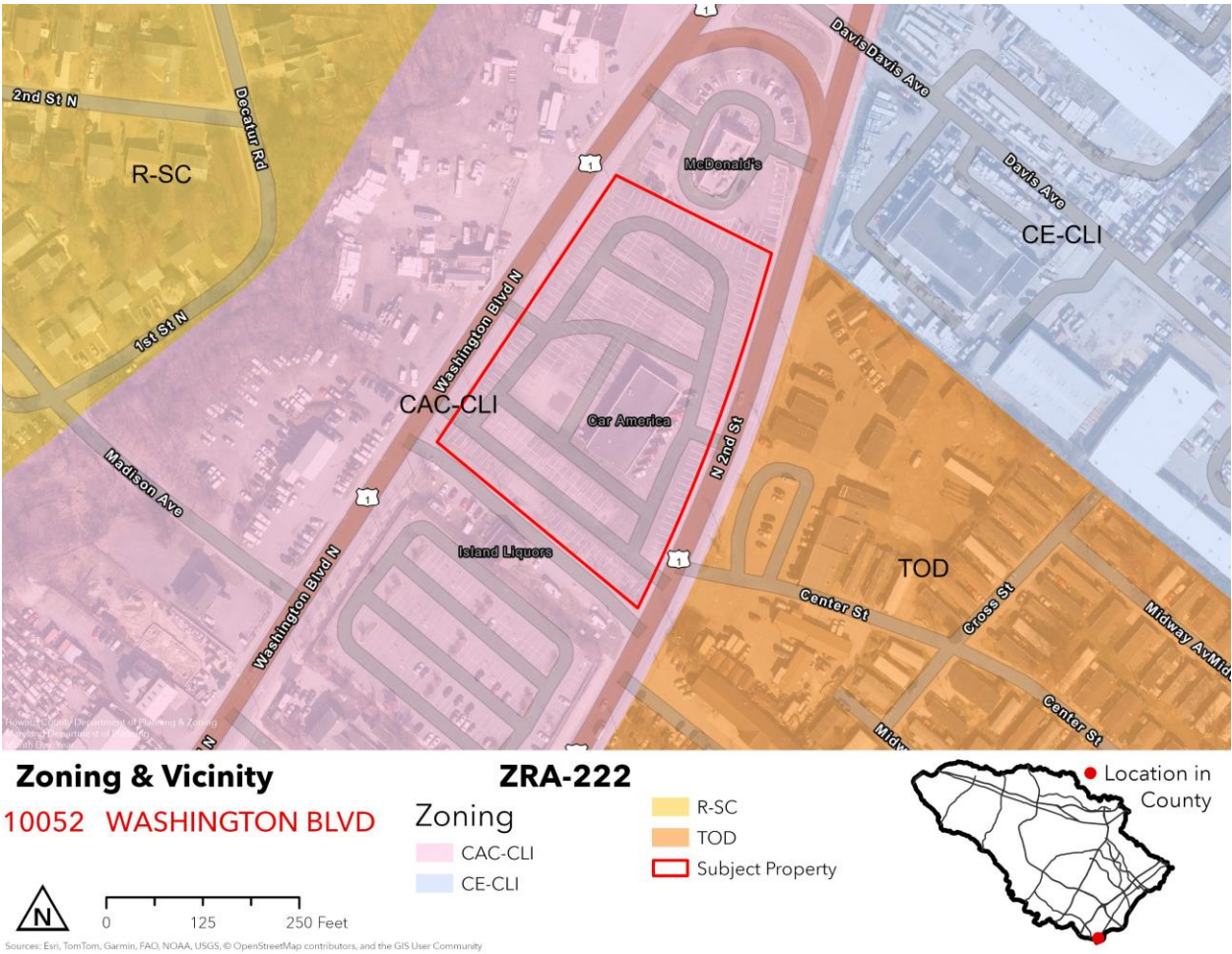
(c) SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES
AND UNIVERSITIES

d. ACCESSORY USES IN AN OPTIONAL DESIGN PROJECT

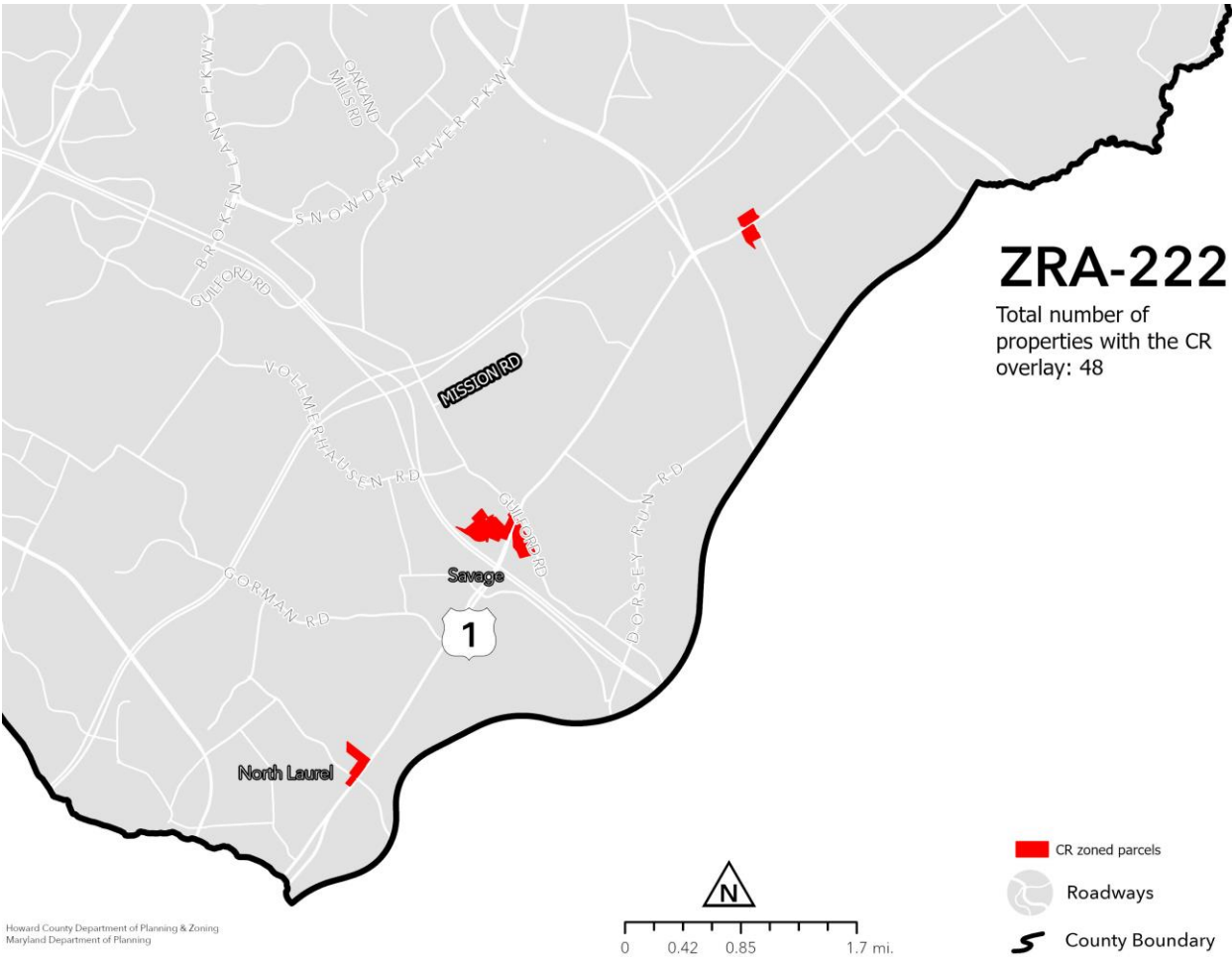
(1) ONLY AS SPECIFICALLY ESTABLISHED WITH THE APPROVAL OF
THE OPTIONAL DESIGN PROJECT.

1 5. OPTIONAL DESIGN PROJECT BULK REGULATIONS. AS SPECIFICALLY
2 ESTABLISHED WITH THE APPROVAL OF THE OPTIONAL DESIGN PROJECT, WITH
3 THE EXCEPTION THAT THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL NOT
4 EXCEED 65 FEET.

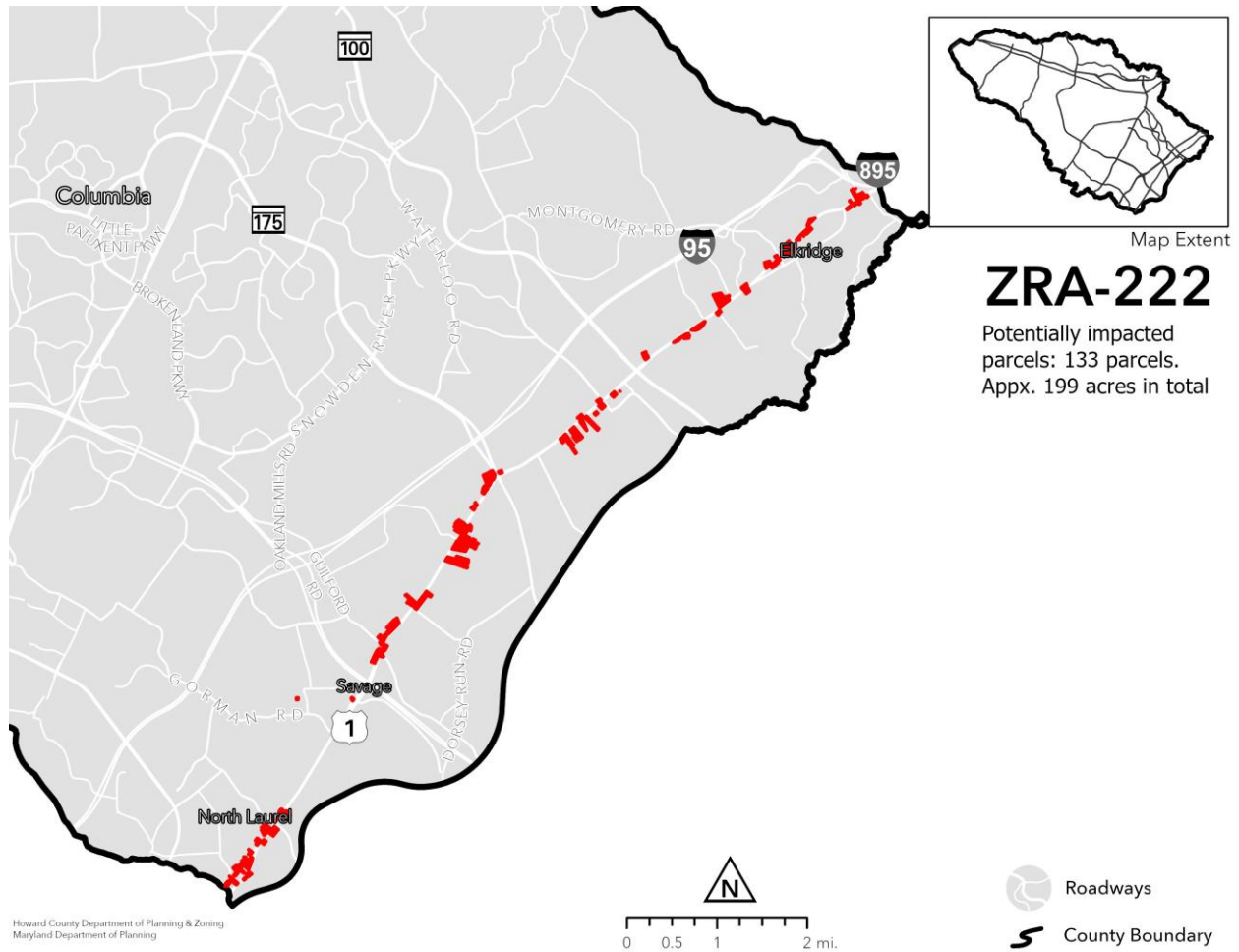
Attachment A



Attachment B



Attachment C



Attachment D

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	<ul style="list-style-type: none"> • 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
Integrated-Design Uses Subject to Authorization	<p>The following uses may be authorized as permitted uses in any Optional Design Projects provided that it is found that they are creatively integrated into the project's architectural and site design and are specifically approved in the Optional Design Project:</p> <ul style="list-style-type: none"> • Motor vehicle fueling facility • Retail and commercial service uses which include drive-through service • Schools, private academic, including colleges and universities