ELM STREET DEVELOPMENT, * BEFORE THE
PETITIONER
CASE NO.: ZB-1116M
* PLANNING BOARD OF
* HOWARD COUNTY, MARYLAND

MOTION: To recommend approval of the petition to rezone 34.97 acres from CAC-CLI, B-1, and R-12 to CEF-R for a 408-unit residential development consisting of 281 multi-family dwellings and 127 townhouses, with the conditions recommended by the Department of Planning and Zoning.

ACTION: Recommended approval; Vote 4-0.

RECOMMENDATION

On January 25, 2018, the Planning Board of Howard County, Maryland, considered the petition of Elm Street Development for a Zoning Map Amendment to rezone 34.97 acres from CAC-CLI (Corridor Activity Center – Continuing Light Industrial), B-1 (Business: Local), and R-12 (Residential: Single) to CEF-R (Community Enhancement Floating – Residential) for a 408-unit residential development consisting of 281 multi-family dwellings and 127 townhouses.

The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval of the petition, citing that the petition complies with the approval criteria for CEF Districts, and with the applicable General Plan policies.

Bill Erskine, Jason Van Kirk, and Kevin Foster represented the Petitioner. Mr. Van Kirk gave a detailed presentation regarding the current underutilized condition of the property and its numerous environmental constraints. He noted that the Petitioner will be applying to the Maryland Department of the Environment for approval to conduct a stated monitored clean-up program. Additionally, he described the proposed development and explained how it complies with the CEF District criteria.

Emmett Voelkel testified that he was the developer of the Belmont Station CAC development to the west of the subject property, and that he was never notified about the petition. He expressed concern about the traffic that will be generated by the development. Victor Gardner also testified in opposition. He stated that he is a resident the Harwood Park neighborhood to the south has concerns about the impact the development on schools, roads, and traffic.

Board Discussion and Recommendation

In work session, the Planning Board stated that the proposal is a major improvement to the Route 1 Corridor. The Board noted that traffic will be addressed during the Site Development Plan review process and
improvements to Route 1 are under the purview of the State Highway Administration. The Board concluded
that the petition complies with the CEF District approval criteria, and Board members commended the
Petitioner for putting a considerable amount of thought into the proposal.

Ms. Adler made the motion to recommend approval of the petition according to the Department of
Planning and Zoning recommendation. Mr. McAliley seconded the motion. The motion passed by a vote of 4
to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 25th day of
February 2018, recommends that Zoning Board Case No. ZB-1116M, as described above, be APPROVED,
with the following conditions:

1. The Site Development Plan shall comply with the Design Advisory Panel's recommendations as
determined by the Director of Planning and Zoning.

2. Improvements/enhancements requested by the Department of Recreation and Parks and Office of
Transportation shall be included to the extent possible.

HOWARD COUNTY PLANNING BOARD

Phillips Engelke, Chair

Erica Roberts, Vice-chair

Delphine Adler

Ed Coleman

Kevin McAliley

ATTEST:

Valdis Lazdins, Executive Secretary