MOTION: To recommend approval of the petition to amend the existing Preliminary Development Plan for the Columbia New Town (NT) District to increase the density of the NT District from 2.3800 dwelling units per acre to 2.3809 dwelling units per acre and to assign the resulting 20 units of density to two specific properties.

ACTION: Recommended Approval; Vote 4-0.

On May 4, 2017, the Planning Board of Howard County, Maryland, considered the petition of Howard Research and Development Corporation to amend the existing Preliminary Development Plan for the Columbia New Town District (the “NT PDP”) as follows:

- To increase the density of the NT District from 2.3800 dwelling units per acre to 2.3809 dwelling units per acre and;
- To assign the resulting 20 units of density to two specific properties, with 19 units to be assigned to 5320 Phelps Luck Drive and one unit to be assigned to 11608 Little Patuxent Parkway.

The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the comments of reviewing agencies. The Department of Planning and Zoning recommended approval, citing that the petition complies with the criteria in Sec. 125.0 (New Town), for amending a Preliminary Development Plan.

The Petitioner was represented by Thomas Meachum. There was no testimony in opposition to the petition. Mr. David Wissing of the Long Reach Community Association Board of Directors testified in support of the petition. Mr. Meachum stated that the Petitioner agrees with the Technical Staff Report. He explained that it has been a long process to get to this point, but the property owner believes that the proposed redevelopment of the Phelps Luck Drive site is the best solution.

Board Discussion and Recommendation

The Planning Board stated that the petition causes no real land use changes and complies with the criteria for amending a Preliminary Development Plan. Mr. Coleman made the motion to recommend approval of the petition according the Department of Planning and Zoning recommendation. Ms. Roberts
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 6th day of July, 2017, recommends that Zoning Board Case No. ZB-1112M, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

Phillips Engelke, Chair

Erica Roberts, Vice-chair

Delphine Adler

Ed Coleman

ATTEST:

Valdis Lazulis, Executive Secretary