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 by one dwelling unit and to assign this dwelling unit to an existing building on the property at 11608 Little Patuxent Parkway.

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”) to increase the density of the NT district by one dwelling unit and to assign this dwelling unit to an existing building on the property at 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. DPZ recommended approval of the petition, citing that the petition complies with the criteria in Sec. 125.0 (New Town), for amending a Preliminary Development Plan.

The Petitioner and the owner of the apartment development were represented by Daniel Scheer. There was no testimony in opposition to the petition. Mr. Scheer explained that the purpose of the request is to create one new apartment in space that previously was used as an office. He stated that the request is identical to part of the ZB-1112M case, but it was submitted as a separate request because ZB-1112M may be a longer approval process.

Board Discussion and Recommendation

In work session, the Planning Board stated that the request is consistent with the existing use of the property and complies with the criteria for amending a Preliminary Development Plan. Ms. Adler made the motion to recommend approval of the petition according to the Department of Planning and Zoning recommendation. Mr. Coleman 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-1113M, as described above, be APPROVED.
HOWARD COUNTY PLANNING BOARD

Phillips Engelke, Chair

Erica Roberts, Vice-chair

Delphine Adler

Ed Coleman

ATTEST:

Valdis Lazdins, Executive Secretary