JONATHAN WEINSTEIN, COUNCILPERSON * AND BINDER ROCK, LLC *
ZRA-163 AND ZRA-166 *
BEFORE THE
PLANNING BOARD OF
HOWARD COUNTY, MARYLAND

MOTION: To recommend approval for the Petitioners' Zoning Regulation Amendments and the additional revisions to the TOD District regulations as recommended by the Department of Planning and Zoning.

ACTION: Recommended approval; Vote 4 to 0.

On April 28, 2016, the Planning Board of Howard County, Maryland, considered the petition of Jonathan Weinstein, Councilperson to amend Section 127.4.B.8 to delete the requirement that single-family attached dwellings may not occupy more than 40% of the residential development area within a TOD District encompassing at least 50 acres and the petition of Binder Rock, LLC to amend Section 127.4.F.2.b to remove amenity areas from the items that may not take up more than 50% of the developable acreage in the TOD District. Furthermore, DPZ proposed amendments to the TOD District to make the regulations more responsive to market demand and to clarify language that did not achieve the District's purpose.

The Planning Board reviewed and considered both ZRA Petitions, the Department of Planning and Zoning ("DPZ") Technical Staff Report, and comments of reviewing agencies as well as members of the public. DPZ recommended approval of the petitions and approval of the additional amendments proposed by DPZ staff.

Binder Rock, LLC was represented by Sang Oh. Mr. Oh stated that his client supports all the recommendations made by DPZ in the Technical Staff Report. There was no testimony in opposition to the petitions or the additional amendments proposed by DPZ.

During the worksession on the proposals, the Planning Board expressed that it found all the amendments to be straightforward and reasonable. The Board was especially supportive of the revision to the building height requirement and the revision to provide an incentive for structured parking. Members of the Board expressed hope that the recommended amendments are sufficiently comprehensive so the TOD District regulations will not need additional changes in the future.

Ms. Adler made the motion to recommend approval of the petitions and the DPZ amendments as recommended by DPZ in the Technical Staff Report. 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 25th day of May, 2016, recommends that ZRA-163, ZRA-166, and the DPZ recommended amendments to the TOD District, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

Bill Santos, Chairman

Jacqueline Easley

ABSENT

Phillips Engelke

Erica Roberts

Delphine Adler

ATTEST:

Valdis Lazdiņš, Executive Secretary