

Demirel Plaza, LLC,
Petitioner

* PLANNING BOARD OF
* HOWARD COUNTY, MARYLAND

ZRA-168

* * * * *

MOTION: *To recommend approval with revisions of the request to amend Section 117.3.C of the Zoning Regulations to add nine uses permitted as a matter of right in the OT (Office Transition) District.*

ACTION: *Recommended approval with revisions; Vote 5 to 0.*

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RECOMMENDATION

On September 1, 2016 the Planning Board of Howard County, Maryland, considered the petition of Demirel Plaza, LLC for a Zoning Regulation Amendment to Section 117.3.C, OT (Office Transition) District.

The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff Report and Recommendation. DPZ recommended approval of the petition with revisions siting that the addition of low-intensity commercial uses is consistent with the policy objectives of the OT District and provides additional options for development in that zone. DPZ proposed revisions with respect to road frontage, location across from another OT district, use category for childcare centers and pet day care and residential area restrictions.

Demirel Plaza, LLC was represented by Sang Oh, Esq. Mr. Oh stated that his client supported all recommendations made by DPZ in the Technical Staff Report. There was no testimony in support or opposition to the petition.

Board Discussion and Recommendation

In work session, the Planning Board concurred with all of DPZ's amendments and found them to be reasonable. A board member questioned why DPZ recommended child day centers be Conditional Uses. Staff responded that DPZ considered the potential for outdoor activities associated with this use and determined that the Conditional Use process would allow potential noise impacts on nearby residential properties to be considered. The Board supported the addition of low-impact commercial uses and DPZ's recommendation to require a Conditional Use for higher impact indoor/outdoor uses. One Board member noted that the zone could provide opportunities for incubator businesses if residences are permitted on the second floor.

Several board members were in favor of adding sales of electronics to the electronics repair category, but cautioned that in general, sales of merchandise should be kept limited so that OT Districts remain distinct from B-1 and B-2 Districts.

Motion and Vote

Mr. Engelke made a motion to approve the petition in accordance with the recommendations of the Technical Staff Report, Exhibit B, with one additional revision to add "and sales" to the category "Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items". Ms. Roberts seconded the motion.

The motion for approval of the petition with revisions in accordance with the recommendation of the DPZ Technical Staff Report, Exhibit B, as well as a revision to add "and sales" to the category "Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items" to amend Section 117.3 passed by a vote of 5 to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6th day of ~~September~~ October, 2016, recommends that ZRA-168, as described above, be **APPROVED WITH REVISIONS**.

HOWARD COUNTY PLANNING BOARD



Bill Santos, Chairperson



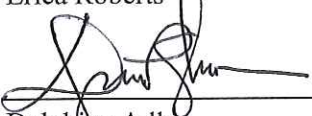
Phil Engelke, Vice Chairperson



Jacqueline Easley



Erica Roberts



Delphine Adler

ATTEST:



Valdis Lazdins
Executive Secretary