MOTION: To recommend approval of ZRA-178 with the revision recommended by DPZ.

ACTION: Recommended Approval; Vote 3 to 0.

On August 3, 2017, the Planning Board of Howard County, Maryland, considered the petition of K2 Properties, LLC to amend Section 103.0 of the Howard County Zoning regulations to revise the definition for “Hotel or Motel” to allow extended-stay lodging for up to six months, and Section 118.0.B., Uses Permitted as a Matter of Right, to establish “Hotels, Motels, Country Inns and Conference Centers” as a permitted use category.

The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff Report and Recommendation, and reviewing agency comments.

DPZ staff recommended a minimum lot size requirement of 1.5 acres for the Hotels, Motels, Country Inns and Conference Centers land use category in the B-1 District. DPZ staff explained that there are small properties in B-1 zoned areas and in Employment Center-Commercial sites in Columbia adjacent to residential properties that would not be appropriate for hotels or motels. DPZ recommended approval of ZRA-178 with this added revision.

Testimony

The Petitioner was represented by Thomas Coale. Mr. Coale stated that the Petitioner agrees with the Technical Staff Report, and accepts DPZ’s recommended revision. Mr. Coale added that the proposed definition will bring the use category for hotels and motels up-to-date. There was no testimony in opposition to the petition.

Board Discussion and Recommendation

In work session, the Board concurred with the findings and recommendations in the Technical Staff Report, as well as the requirement for a 1.5 acre minimum lot size in B-1.
Motion and Vote

Ms. Adler made the motion to recommend approval of ZRA-178 with the revision recommended by DPZ. Mr. Coleman seconded the motion. The motion passed by a vote of 3 to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 7th day of September, 2017, recommends that ZRA-178, as described above, be APPROVED, with the revision recommended by DPZ.

HOWARD COUNTY PLANNING BOARD
ABSENT

Phillips Engelke, Chair

Erica Roberts, Vice Chair

Delphine Adler

Ed Coleman

ATTEST:

Valdis Lazdiņš, Executive Secretary