

1 **DEMIREL PLAZA, LLC** \* **BEFORE THE**  
2 **PETITIONER** \* **PLANNING BOARD OF**  
3 **ZRA-203** \* **HOWARD COUNTY, MARYLAND**

4  
5 \* \* \* \* \*

6 **MOTION: Recommend approval of ZRA-203.**

7 **ACTION: Recommend Approval; Vote 5-0.**

8 \* \* \* \* \*

9 **RECOMMENDATION**

10 On November 3, 2022, the Planning Board of Howard County, Maryland, considered the petition of  
11 Demirel Plaza, LLC (Petitioner) to amend the Office Transition (OT) zoning district (Section 117.3.C) to  
12 include Age-Restricted Adult Housing (ARAH) as a permitted use in Use #13 “one square-foot of residential  
13 space for each square-foot of commercial space located within the same structure” land use category.

14 The Planning Board considered the petition and the Department of Planning and Zoning (DPZ)  
15 Technical Staff Report.

16 **Testimony**

17 Mr. Tom Coale of Talkin & Oh LLP presented testimony stating that the intent of the amendment is to  
18 allow Age-Restricted Adult Housing (ARAH) as a use permitted by right and be included in the already  
19 permitted “one square foot of residential space for each square foot of commercial space located within the  
20 same structure” use. Mr. Coale asserted that OT is a transitional zoning district and is needed in the Demirel  
21 Plaza area to separate the adjacent residential uses to the west and south from the commercial areas to the north  
22 and east. He stated that the addition of the ARAH use would not impact the existing density as there are already  
23 ten (10) apartment dwellings within the five (5) buildings on the property. Mr. Coale further stated that this  
24 amendment would currently only apply to the Demirel Plaza parcel as there are no other parcels zoned OT.  
25 However, since the OT district is a floating zone, it could be applied to other properties through a Preliminary  
26 Development Plan (PDP) that is subject to the applicable regulations.

27 The Planning Board discussed inclusion of requirements for universal design features and Mr. Coale  
28 indicated that other floating zones, such as the Community Enhancement Floating district (CEF), allow ARAH  
29 but do not require universal design features or other requirements associated with ARAH as a Conditional Use.  
30 Often in these cases the ARAH conditional use yields a multiple of the density otherwise permitted by-right,  
31 however, in this case the density remains the same and the scale of the site would not allow for some of these  
32 additional requirements. Board members also asked about the size of units and whether there was a plan for

1 subsidized units. Mr. Coale explained that the units were very small (approximately 625 square feet) and would  
2 be naturally occurring affordable housing but would not be subsidized.

3 No members of the public testified in support or opposition of the proposed ZRA.

4 Board Discussion and Recommendation

5 In work session, Board members spoke favorably of the proposed amendment. They expressed support  
6 for the smaller unit size as an option for residents over the age of 55. The Board discussed whether to include  
7 requirements for universal design features, but ultimately concluded that given the limited size and scope, they  
8 were comfortable proceeding without such requirements in this context.

9 Mr. Engelke motioned to recommend approval of ZRA-203. Mr. McAliley seconded the motion. The  
10 motion passed 5-0.

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12 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 23rd day of  
13 November 2022, recommends that ZRA-203, as described above, be **APPROVED**.

16 HOWARD COUNTY PLANNING BOARD

DocuSigned by:

17 *Edward T. Coleman*

18 Ed Coleman, Chair

DocuSigned by:

19 *Kevin McAliley*

20 Kevin McAliley, Vice-chair

DocuSigned by:

21 *Phil Engelke*

22 Phillips Engelke

DocuSigned by:

23 *JEC*

24 James Cecil

DocuSigned by:

25 *B Mosier*

26 Barbara Mosier

28 ATTEST:

DocuSigned by:

29 *Amy Gowan*

30 Amy Gowan, Executive Secretary