

1 **ORCHARD DEVELOPMENT CORP.** * **BEFORE THE**
2 **CASE NO: ZB-1121M** * **PLANNING BOARD OF**
3 * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of the petition to amend the existing Preliminary*
6 *Development Plan for the Columbia New Town District for a Major Village Center*
7 *Redevelopment to the Long Reach Village Center and include a phasing*
8 *requirement.*

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

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11 On March 8, 2018, the Planning Board of Howard County, Maryland, considered the petition of
12 Orchard Development Corp. to amend the existing Preliminary Development Plan for the Columbia New
13 Town District for a Major Village Center Redevelopment to the Long Reach Village Center.

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15 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff
16 Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval, citing
17 that the petition complies with the criteria in Section 125.0.J. for a Major Village Center Redevelopment, and
18 with the applicable General Plan policies.

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20 Scott Armiger (Orchard Development), Todd Brown (Shulman Rodgers), Cecily Bedwell (Design
21 Collective) and Mike Trappen (Gutschick, Little & Weber, P.A.) presented on behalf of the Petitioner. Mr.
22 Brown stated that the Council made a finding that the village center is blighted and declared it appropriate for
23 Urban Renewal. He also expressed concerns with a phasing condition that requires commercial first and
24 explained that flexibility is needed in the mix of uses and densities. Mr. Brown requested the Board expressly
25 state that the proposed PDP amendment is the same as the Urban Renewal project that was previously
26 endorsed. Ms. Bedwell reviewed the concept plan details and design guidelines. Mr. Trappen discussed
27 proposed stormwater management and parking. Mr. Armiger noted the economic impact during construction
28 and after build-out on jobs, wages, state and local taxes, as reported by the Howard County Economic
29 Development Authority.

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31 Testimony

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33 Joshua Friedman testified in support on behalf of the Long Reach Village Association Inc. Board of
34 Directors. Mr. Friedman stated that the proposal is outstanding and reflects the best market based opportunity

1 for the residents of Long Reach to have a village center they can be proud of. The RFP committee selected
2 this as the best proposal to deliver amenities to the community. He explained that the Board met with
3 Orchard Development and reached an agreement regarding the phasing of commercial and residential uses
4 that addresses the Board's needs. The Board also submitted written testimony as a supplement to the
5 Community Response Statement, describing the phasing agreement. No other members of the public
6 testified.

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8 Board Discussion and Recommendation
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10 Mr. Coleman stated that while he is a member of the Long Reach Village Board, he did not
11 participate in any votes regarding this project to avoid a potential conflict of interest and is prepared to
12 participate in the work session. Mr. Coleman discussed the decline of the Long Reach village center, the
13 master plan's desire for some commercial and the economic realities regarding the amount. He also conveyed
14 his desire to see the project move forward and suggested that the possibility of new space for the Columbia
15 Association would be a great addition to the community. Mr. Engelke commented that the plan represents a
16 village center for the 21st century and achieves the next step by including cultural, recreational, and
17 institutional uses. Ms. Roberts agreed and further stated that the concept is step ahead in green space and
18 meets the points in the criteria. Additional comments from board members included: positive synergy
19 between the public and private sectors, integration with the surrounding community, the ability to attract
20 people back to the village center after long term vacancies, need for flexibility to deliver various uses, and the
21 importance of housing to ensure commercial success.


22 Mr. Coleman made two motions: 1) The Planning Board finds that the plan as presented is consistent
23 with the Urban Renewal Plan; and 2) The Planning board recommends approval of ZB 1121M, accepting the
24 Department of Planning and Zoning staff report with an amendment to the phasing condition that prior to
25 issuance of building permit for the 26th townhouse unit, a building permit must be issued for a building that
26 includes non-residential uses. Ms. Adler seconded the first motion and Mr. McAliley seconded the second
27 motion. Both motions passed by a vote of 5 to 0.

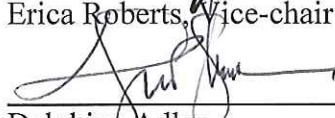
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29 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 15th day of
30 March 2018, recommends that Zoning Board Case No. ZB-1121M, as described above, be APPROVED with
31 the condition that prior to issuance of building permit for the 26th townhouse unit, a building permit must be
32 issued for a building that includes non-residential uses.


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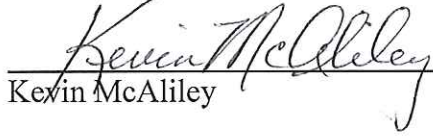
HOWARD COUNTY PLANNING BOARD


Phillips Engelke, Chair


Erica Roberts, Vice-chair


Delphine Adler


Ed Coleman


Kevin McAiley

ATTEST:


Valdis Lazdins, Executive Secretary