



April 20, 2017

TECHNICAL STAFF REPORT

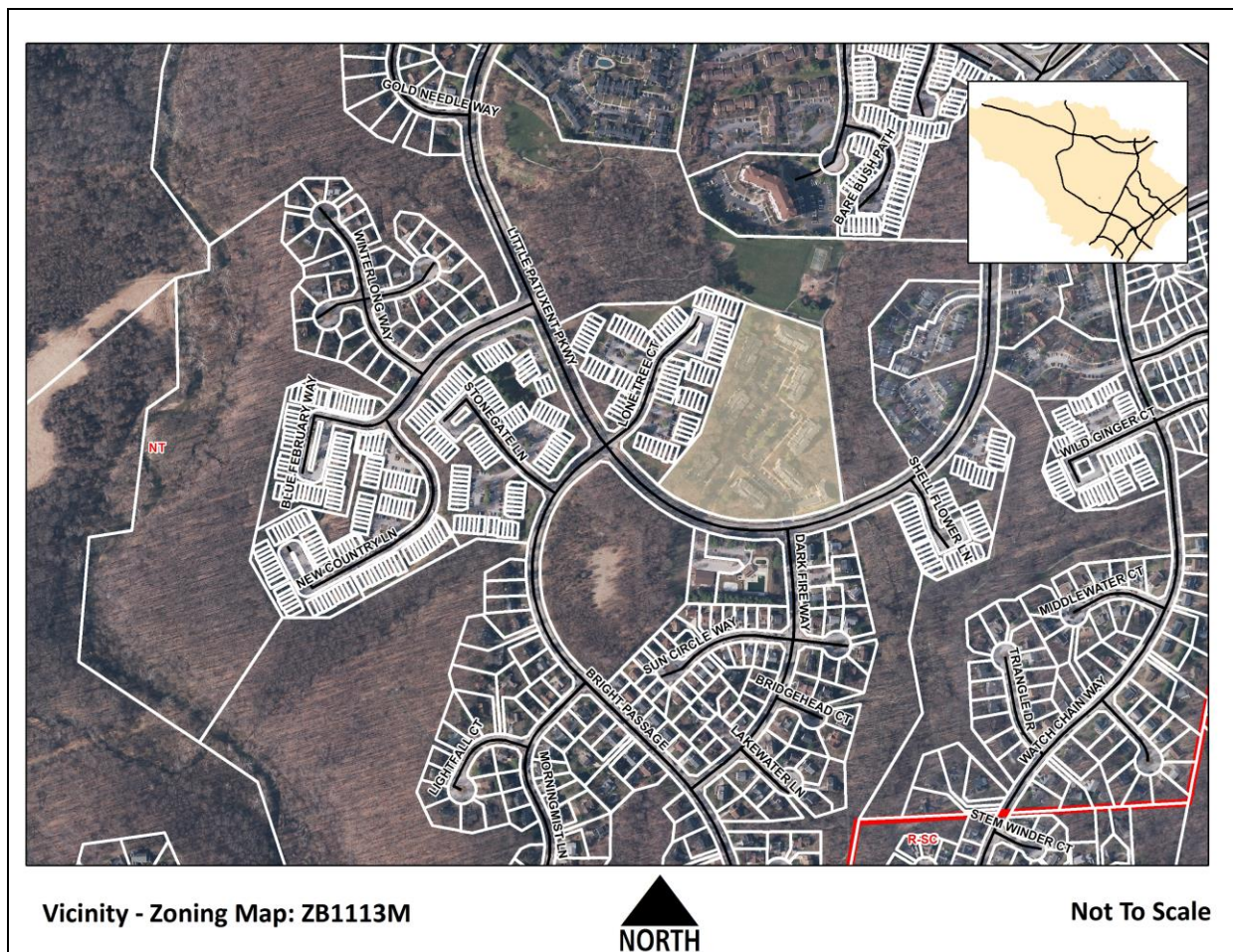
Planning Board Meeting of May 4, 2017

Case No./Petitioner: ZB 1113M – Howard Research and Development Corporation

Location: North side of Little Patuxent Parkway, north of the intersection with Dark Fire Way. Tax Map 35, Grid 10, Parcel 393, Lot PAR F-1; 11600-11674 Little Patuxent Parkway. (the "Property").

Area of Property: 11.00 acres

Request: Amend the existing Preliminary Development Plan for the Columbia New Town District (the "NT PDP") to increase the density of the NT District by one dwelling unit and to assign one dwelling unit to an existing building on the Property.



I. DESCRIPTION OF PROPOSAL

The Petitioner proposes an amendment to the NT PDP to increase the maximum residential density from 2.38 dwelling units per acre to 2.3801 to allow an office in the existing Poplar Glen Apartments development to be converted to one additional apartment dwelling unit.

The Petitioner explains that the Final Development Plan that includes the Property, FDP-181-A-II (the "FDP"), originally specified that up to 210 apartments could be constructed on the Property. Subsequently, Site Development Plan SDP-84-283 (the "SDP") was approved for only 191 apartment dwelling units and an office in "Building A" at 11670-11674 Little Patuxent Parkway. In 2011, the SDP was revised to add a clubhouse with a new office near the southeast corner of the Property. The owner of the Property proposes to convert the former office into another apartment. Although the FDP would permit this, there is no residential density available for this purpose in the NT District.

This proposal does not affect the NT District Land Use percentages chart or the Land Use acreage chart. A land use change is unnecessary for the office conversion because the Poplar Glen Apartments property is already designated Apartments.

A separate Petition (ZB 1112M) for the office conversion is being processed concurrently with this Petition. That case proposes to amend the NT PDP to increase the density of the NT District from 2.3800 dwelling units per acre to 2.3809 dwelling units per acre to create 20 units of residential density and to assign 19 of those units to a site on Phelps Luck Drive and one to the Property. If ZB 1112M is approved then this Petition is unnecessary.

II. ZONING HISTORY

A. New Town Zoning Board Cases

1. Case No. ZB 412
Petitioner: HRD
Request: From various zoning districts to NT
Action: Approved on August 10, 1965.
2. Case No. ZB 644
Petitioner: HRD
Request: R-40 to NT and amend the PDP
Action: Approved on January 7, 1974.
3. Case No. ZB 693
Petitioner: HRD
Request: R-20, R-40 and B-2 to NT and amend the PDP
Action: Approved on December 20, 1976.
4. Case No. ZB 817
Petitioner: HRD
Request: Amend the PDP and amendment to the NT Zoning Regulations
Action: Approved on September 9, 1986.

5. Case No. ZB 918M
Petitioner: HRD
Request: a) Rezone 13 parcels of land totaling 89 acres to NT
b) Amend the PDP
c) Increase the population density in the NT district from 2.2 to 2.35 dwelling units per acre
Action: Approved with modifications on March 17, 1992 (PDP dated June 1992)
6. Case No. ZB 939M
Petitioner: HRD
Request: a) To annex and rezone 0.71 acres from R-12 to NT
b) To amend the PDP to modify existing land use areas.
Action: Approved on November 19, 1992
7. Case No. ZB 969M
Petitioner: HRD
Request: 1. Annex 134.84 acres to the Columbia New Town District and rezone this property from M-1 (Manufacturing: Light) to NT (New Town).
2. Amend the existing Preliminary Development Plan (PDP) for the Columbia New Town District to designate the Annexation Parcel as 98.0 acres of Employment Center and 36.84 acres of Open Space.
3. Amend the existing Preliminary Development Plan (PDP) for the Columbia New Town District to designate 27 total acres of Employment Center land in three areas located in the Town Center as 23.0 acres of Apartments and 4.0 acres of Open Space.
4. Revise the land use acreage and percentage calculations on the PDP.
Action: Approved in part on October 23, 1995
8. Case No. ZB 1031M
Petitioner: HRD
Request: Amend the existing Preliminary Development Plan (PDP) for the Columbia New Town District to increase the overall maximum density from 2.35 to 2.5 dwelling units per gross acre.
Action: Denied, March 24, 2004, but with lesser increases granted for specific purposes.
9. Case No. ZB 1095M
Petitioner: HRD
Request: Amend the existing Preliminary Development Plan (PDP) for the Columbia New Town District to:
1. Increase the overall allowable maximum density in the Columbia New Town District by .0052 dwelling units per gross acre, from 2.3643 to 2.3695 dwelling units per gross acre.
2. Increase the allowable acreage for Apartment Land Uses from 1,707 to 1,724 acres.
3. Decrease the allowable acreage for Employment Center Uses from 2,711 to 2,694 acres.
4. To change the Land Use designation of approximately 16.60 acres of the 18.68 acre New Town-zoned subject property from Employment Center

Land Use to Apartments Land Use except for approximately 2.03 acres adjoining the M-1-zoned property.

Action: Granted, April 19, 2012

10. Case No. ZB 1096M
 Petitioner: Wilde Lake Business Trust
 Request: To amend the existing Preliminary Development Plan for the New Town District of Columbia for a Major Village Center Redevelopment of the existing Wilde Lake Village Center on approximately 10.21 acres of land.
 Action: Granted, July 9, 2012

III. BACKGROUND INFORMATION

A. Site Description

The 11 acre property consists of 191 apartment dwelling units, an office in “Building A”, and a clubhouse with an office near the southeast corner.

B. Vicinal Properties

All adjacent properties are zoned NT. To the north and east of the property is a 26 acre open space lot, owned by the Columbia Association. To the west is a single family attached development consisting of 85 lots, while to the south is the Little Patuxent Parkway right-of-way, a community center, and single family detached dwellings.

C. General Plan

The Property is designated Established Community on the Designated Place Types Map of the PlanHoward 2030 General Plan, and is designated High Density Residential on the Land Use Map.

This portion of Little Patuxent Parkway is depicted as a Major Collector on the Transportation Map of the PlanHoward 2030 General Plan.

D. Agency Comments

The following agencies had no objections to the proposal:

1. Office of Transportation
2. Department of Inspections, Licenses and Permits

IV. EVALUATIONS AND CONCLUSIONS

A. Relation to the General Plan

The General Plan designates this property as an Established Community area. The original FDP was approved in 1983 and designates the property an Apartments land use area. The proposed amendments create one unit of residential density that will be applied to the Property. This will allow an additional apartment in the Poplar Glen Apartments. Therefore, this proposal is in

harmony with Policy 10.1 to “Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments” and enhances the longstanding Poplar Glen Apartments community.

B. Evaluation of the Petition Based on the Section 125.B.3.

The appropriateness of the location of the NT District as evidenced by the General Plan for Howard County

As noted above in subsection A, DPZ finds that ZB 1113M is in harmony with Policy 10.1 to “Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments” by enhancing the existing apartment community.

The proposal is also compatible with two other criteria in the General Plan. In Chapter 6, Growth, in the section on Changing Household Types, the plan states that “Smaller-sized housing will be in greater demand in the future. This demographic shift aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact, higher-density residential development. Condominiums, apartments, and townhouses also will be a greater portion of the new homes built in the County in the future.” In Chapter 9, Housing, the section on Full Spectrum Housing defines that term as “...housing that accommodates various income levels and life stages. It should offer appropriate and proportionate housing for residents of all socioeconomic groups and ages.” Adding one apartment unit to the Property is in harmony with both of these statements.

The effect of such District on properties in the surrounding vicinity

The approved FDP allows 210 apartment dwelling units and the Property is developed with 191 apartment dwelling units. Adding one more dwelling unit is consistent with the approved FDP and will not impact surrounding properties.

The most appropriate use of the land / The character of the land within the District and its peculiar suitability for particular uses

The Property has been designated as an Apartments land use area since 1983, it has developed as a 191 unit apartment complex, while the approved FDP allows up to 210 units. Therefore, the addition of one apartment dwelling unit is appropriate for the site.

C. Evaluation of the Petition Based on Section 125.0.B.3.a., 125.0.B.3.b., and 125.0.B.3.c. (Required Zoning Board Findings)

The petition shall be granted only if the Zoning Board affirmatively finds:

a. That the petition complies with the provisions of these Regulations;

The only additional requirement for a PDP amendment is compliance with the minimum land use percentages in Sec. 125.0.A.8. The office conversion will not affect the land use percentages, since there is no land use change being proposed.

b. That a New Town District should be located at the proposed site; and

The Property is already part of the New Town District, and therefore Section 125.0.B.3.b. does not apply.

c. That the Preliminary Development Plan constitutes a general land use plan for the area covered thereby, designed to meet the objectives set forth in these Regulations.

The Preliminary Development Plan continues as the general land use plan for the area covered. It is designed to meet the objectives set forth in these Regulations, and as more specifically reflected in the approved FDP. Consequently, 125.0.B.3.b. does not apply.

V. RECOMMENDATION

If ZB 1112M is approved then this Petition is unnecessary and DPZ recommends that it be DISMISSED.

If ZB 1112M is not approved, then for the reasons noted above, DPZ recommends that the request to amend the NT PDP to increase the density of the NT District by one dwelling unit and to assign this one dwelling unit to an existing building on the Property, be APPROVED.

Approved by:

 4/20/17
Valdis Lazdins, Director Date

NOTE: The file on this case is available for review by appointment at the Public Service Counter in the Department of Planning and Zoning.