

1 **HOWARD RESEARCH AND** \* **BEFORE THE**  
2 **DEVELOPMENT CORPORATION** \* **PLANNING BOARD OF**  
3 **CASE NO.: ZB-1112M** \* **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 (NT) District to increase the*  
7 *density of the NT District from 2.3800 dwelling units per acre to 2.3809 dwelling*  
8 *units per acre and to assign the resulting 20 units of density to two specific*  
9 *properties.*

10 **ACTION:** *Recommended Approval; Vote 4-0.*

11 \* \* \* \* \*

12 On May 4, 2017, the Planning Board of Howard County, Maryland, considered the petition of  
13 Howard Research and Development Corporation to amend the existing Preliminary Development Plan for the  
14 Columbia New Town District (the "NT PDP") as follows:

- 15 • To increase the density of the NT District from 2.3800 dwelling units per acre to 2.3809  
16 dwelling units per acre and;
- 17 • To assign the resulting 20 units of density to two specific properties, with 19 units to be  
18 assigned to 5320 Phelps Luck Drive and one unit to be assigned to 11608 Little Patuxent  
19 Parkway.

20  
21 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff  
22 Report and Recommendation, and the comments of reviewing agencies. The Department of Planning and  
23 Zoning recommended approval, citing that the petition complies with the criteria in Sec. 125.0 (New Town),  
24 for amending a Preliminary Development Plan.

25 The Petitioner was represented by Thomas Meachum. There was no testimony in opposition to the petition.  
26 Mr. David Wissing of the Long Reach Community Association Board of Directors testified in support of the  
27 petition. Mr. Meachum stated that the Petitioner agrees with the Technical Staff Report. He explained that it  
28 has been a long process to get to this point, but the property owner believes that the proposed redevelopment  
29 of the Phelps Luck Drive site is the best solution.

30 Board Discussion and Recommendation

31 The Planning Board stated that the petition causes no real land use changes and complies with the  
32 criteria for amending a Preliminary Development Plan. Mr. Coleman made the motion to recommend  
33 approval of the petition according the Department of Planning and Zoning recommendation. Ms. Roberts

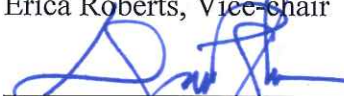
1 seconded the motion. The motion passed by a vote of 4 to 0.

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3 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6th day of July,  
4 2017, recommends that Zoning Board Case No. ZB-1112M, as described above, be APPROVED.

5  
6 HOWARD COUNTY PLANNING BOARD

7  1-8B  
8 Phillips Engelke, Chair

9   
10 Erica Roberts, Vice-chair

11   
12 Delphine Adler

13   
14 Ed Coleman

15  
16  
17  
18 ATTEST:

19   
20 Valdis Lazdins, Executive Secretary  
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