



Howard County

Internal Memorandum

Subject: *GPA 2018-01 Planning Board Recommendation*

To: *Mary Kay Sigaty, Council Chairperson
Dr. Calvin Ball, Council Vice-Chairperson
Greg Fox, Councilperson
Jen Terrasa, Councilperson
Jon Weinstein, Councilperson*

From: *Phillips Engelke, Chairperson
Howard County Planning Board*



Date: May 17, 2018

On April 19, 2018, the Planning Board held a public hearing on General Plan Amendment 2018-01 (GPA 2018-01). The amendment proposed to 1) change the Planned Service Area boundary to include approximately 61 acres in Clarksville, west of Clarksville Pike (MD Route 108) and Sheppard; 2) change the Growth Tier designation from Tier IV to Tier I; and 3) amend the Designated Place Type map from a Rural Resource designation to a Growth and Revitalization area.

Per Section 16.900(i) of the Howard County Code, a thirty day notice of the hearing was posted on the County's website. Per Section 1.107.B.1 of the Planning Board Rules of Procedure, notice of the hearing was placed at least two weeks prior to the hearing date in at least two newspapers of general circulation in the County. A Technical Staff Report from the Department of Planning and Zoning (DPZ) was posted on the County's website at least two weeks prior to the hearing date.

The Planning Board received written and oral testimony during the hearing and held a work session following public testimony. Documentation of the proceedings is on file at DPZ.

Recommendation

Based on the information presented, and the Board's discussion, Mr. Coleman made a motion recommending that the County Council approve GPA 2018-01 to allow further discussion of the applicant's proposal to occur. Additionally, the Board recommended the County Council consider the following issues raised in the DPZ technical staff report, and if appropriate, include language to address them in a proposed bill:

1. **Water Storage Capacity (Water Tanks):** Work with the Department of Public Works to ensure that the needed utility system components can be accommodated on the Property.
2. **Wastewater Conveyance Capacity (Pipelines):** Work with the Department of Public Works to address sewer capacity issues.
3. Work with the Department of Housing and Community Development to create an alternative compliance proposal that meets MIHU requirements and provides more appropriate and socially beneficial uses to enhance the surrounding community.
4. Work with Office of Transportation to ensure the burden on transportation operations is managed in a cost-effective manner and that enhancements meet the BikeHoward plan.

Mr. McAliley seconded the motion, which passed 4-1 with Ms. Adler dissenting.