

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – JANUARY 19, 2017

Members Present: Phil Engelke, Chair; Erica Roberts, Vice-Chair; Ed Coleman, and Tudy Adler
Members Absent: Jacqueline Easley
County Staff Present: Amy Gowan, Derrick Jones, Julia Boone, Jill Manion-Farrar, Laura Boone, and Paul Johnson

Mr. Engelke opened the meeting at approximately 7:00 p.m.

PUBLIC MEETING

PB 425 – Rockurn Estates (SP-16-012)

DPZ Recommendation: Approval
Petitioner’s Representative: Mr. William Erskine

Planning Department staff gave a multimedia presentation and overview of Preliminary Equivalent Sketch Plan (SP-16-012) for the creation 11 single family lots and 4 open space lots. The 5+ acre property is zoned R-20 (Residential: Single), however the petitioner is proposing to develop per the R-ED (Residential: Environmental Development) District regulations. Approximately 54% of the site will be open space. The open space lots will be along the perimeter of the property to buffer the development from existing homes. An existing historic farmhouse will be protected and integrated within the subdivision.

Mr. Erskine spoke on behalf of the petitioner calling Mr. David Thompson of Benchmark engineering and Mr. Mark Moxley of Security Development as witnesses. The petition proposes forest conservation along the northern edge of property for additional buffering between the development and existing homes. The R-20 regulations allow for a property to be developed as R-ED, with the provision that all homes must be single family detached. The petitioner submitted a letter from the Historic Preservation Commission (HPC) in which they gave advisory approval of the plan to save the existing historic home on the property. The existing barn and shed were found to be of little historic significance by the HPC and will not be retained.

Several residents spoke in opposition to the proposal. Most concerns were that the smaller lot sizes are not compatible with the surrounding existing neighborhood.

The Board postponed the meeting of February 2, 2017, to give the petitioner an opportunity to provide a drawing of an enhanced landscape buffer, as well as a covenant to protect the historic house.

Mr. Engelke opened the Public Hearing at approximately 8:52 p.m.

PUBLIC HEARING

PB 427 – Downtown Columbia, Crescent Neighborhood, Phase 2 – New Cultural Center (FDP-DC-Crescent-2)

DPZ Recommendation: Approval
Petitioner’s Representative: Mr. Todd Brown

Planning Department staff gave a multimedia presentation that outlined the proposal to approve the Final Development Plan, Neighborhood Concept Plan, Neighborhood Design Guidelines, and Neighborhood Implementation Plan for Crescent Phase 2. The proposal for the 2.89 acre property would include 202 residences plus 112,346 square feet of cultural and community uses.

Mr. Todd Brown represented the petitioner and called Mr. Scott Armingier of Orchard Development, Ms. Aida Best of Howard County Housing Commission, Mr. Marcus Ervin of the Howard County Housing Commission, Ms. Cecily Bedwell of the Design Collective, Mr. Carl Gutschick of Gutschick, Little & Weber, and Mike Workosky of Wells & Associates as witnesses. The witnesses gave a comprehensive overview of the proposal that is comprised of a performing arts and dinner theatre, two other theatres, studio space for the Howard County Arts Council, two galleries, 750 parking space garage, numerous outdoor amenity spaces, and approximately 202 residential units. Half of the residential units will be affordable units and the 750 parking spaces will be open to residents, as well as users of the arts facilities.

One member of the public cross-examined the traffic consultant.

The Board motioned to go into worksession.

Motion:

Ms. Adler motioned to approve PB 427 and the Crescent Neighborhood Concept Plan, and FDP-DC-Crescent-2. Ms. Roberts seconded the motion.

Vote:

4 Yea

0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 10:08 p.m.

Amy Gowan
Acting Executive Secretary

Laura Boone
Recording Secretary