

1 ENTERPRISE HOMES INC, * BEFORE THE
2 PETITIONER * PLANNING BOARD OF
3 CASE NO.: ZB-1120M * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: *To recommend approval of the petition to amend the Preliminary Development*
6 *Plan (PDP) for the Columbia New Town (NT) District to increase the number of*
7 *“Apartment – Multifamily” dwelling units from 14,163 to 14,463, increase the*
8 *“Apartment - Multifamily” density from 14.6463 dwelling units per acre to 14.9565*
9 *dwelling units per acre, increase the total number of dwelling units from 34,294 to*
10 *34,594, increase the entire NT District density from 2.4029 dwelling units per acre*
11 *to 2.4239 dwelling units per acre, and assign the 300 dwelling units to the five*
12 *properties identified in the petition.*

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

14 * * * * *

15 On January 3, 2019, the Planning Board of Howard County, Maryland, considered the petition of
16 Enterprise Homes, Inc. to amend the existing Preliminary Development Plan for the Columbia New Town
17 District (the “NT PDP”) as follows:

- 18 • Increase the total number of dwelling units from 34,294 to 34,594;
- 19 • Increase the number of “Apartment – Multifamily” dwelling units from 14,163 to 14,463;
- 20 • Increase the NT District density from 2.4029 to 2.4239 dwelling units per gross acre;
- 21 • Increase the “Apartment – Multifamily” density from 14.6463 to 14.9565 per gross acre; and
- 22 • Assign the additional 300 dwelling units to the five properties identified in the petition.

23 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff
24 Report and Recommendation, and the comments of reviewing agencies. The Department of Planning and
25 Zoning recommended approval, citing that the petition complies with the following criteria established by the
26 Zoning Board for amending the Columbia New Town Preliminary Development Plan:

- 27 • Petition must comply with the Zoning Regulations
- 28 • Appropriateness of the proposal in relation to the General Plan
- 29 • Effect of the proposal on properties in the surrounding vicinity
- 30 • Proposal is the most appropriate use of land

31 The Petitioner was represented by Edwin Howe, from Enterprise Homes Inc, and Sang Oh. Mr. Howe
32 provided an overview of the five properties and their proposed redevelopment. Mr. Oh stated that the
33 Petitioner concurs with the Technical Staff Report. Members of the public provided testimony supporting and

1 opposing the proposal. Several residents of the area stated their support for redeveloping underutilized sites
2 into more contemporary communities. Some members of the public asserted that no criteria exist in the
3 Zoning Regulations for amending the PDP; therefore, the Zoning Board does not have the authority to amend
4 it. The Planning Board members requested a legal opinion from the OOL representative, David Moore,
5 regarding their ability to make a recommendation on this petition. Mr. Moore stated that this issue is within
6 the Zoning Board's purview; therefore, the Planning Board may proceed with a recommendation, since it is
7 advisory.

8 Board Discussion and Recommendation

9 Planning Board members discussed the need for affordable housing in Columbia and the benefit of
10 revitalizing the subject properties. The Board concurred that apartments are the most appropriate use of the
11 properties and the proposal complies with the criteria for amending the Columbia New Town Preliminary
12 Development Plan. Mr. McAliley made the motion to recommend approval of the petition according the
13 Department of Planning and Zoning recommendation. Ms. Adler seconded the motion. The motion passed by
14 a vote of 4 to 0.

15 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 3rd day of
16 January 2019, recommends that Zoning Board Case No. ZB-1120M, as described above, be APPROVED.

17
18 HOWARD COUNTY PLANNING BOARD

19 ABSENT

20 _____
Phillips Engelke, Chair

21 

22 _____
Erica Roberts, Vice-chair

23 

24 _____
Delphine Adler

25 

26 _____
Ed Coleman

27 

28 _____
Kevin McAliley

29
30 ATTEST:

31 

32 _____
Valdis Lazdins, Executive Secretary