



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

FAX 410-313-3467

October 5, 2020

Greg Fitchett  
The Howard Hughes Corporation  
10960 Grantchester Way, Suite 110  
Columbia, MD 21044

RE: SDP-69-904, 10227 Wincopin Circle

Dear Mr. Fitchett:

The Howard County Planning Board, at its regularly scheduled meeting held on October 1, 2020, considered the redline revisions of the above referenced Site Development Plan for the construction of temporary (describe site improvements) on 0.629 ± acres of land zoned New Town – NT in the 5<sup>th</sup> Election District of Howard County, Maryland.

Based on the testimony presented, the Planning Board:

Approved the plan

Approved the plan with modifications

Denied the plan

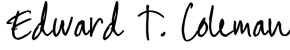
The project was approved with the following conditions:

1. Add the following note: *“As a point of clarification, the improvements on this SDP are temporary, including the parking and green space. The number of temporary parking spaces constructed within the limits of this SDP may be increased in the future consistent with the design shown, and the amount of green space may be correspondingly reduced, with the approval of Planning and Zoning.”*
2. Add the following note: *“The Director, Department of Planning and Zoning, may approve modifications to SDP-69-904 meeting the following criteria. Any modifications not meeting these criteria must be approved by the Planning Board:*
  - a. *The design of additional parking must be consistent with the overall design of the parking approved by the Planning Board;*
  - b. *Landscaping must be included in conformance with the approved Lakefront Core Neighborhood Design Guidelines;*

- c. *Any modifications for additional parking must be well-organized in terms of the location of access points, arrangement of parking spaces, and vehicular and pedestrian circulation; and*
  - d. *Design and Construction must comply with all permitting requirements, including provision of additional stormwater management if required."*
3. The developer shall send a notice to the Planning Board if a redline revision is approved that would alter the parking or green area under Conditions 1 and 2 above.

If you have any questions, please contact Jill Manion at (410) 313-2350 or by email at [jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
E0F5EEF3262DC401...  
Chairperson  
Howard County Planning Board

DocuSigned by:  
  
5B4D5DD9470C4D4...  
Executive Secretary  
Howard County Planning Board

cc: Lisa Kenney