



Howard County

Department of Planning and Zoning

Subject: Addendum to Technical Staff Report
ZB-1119M - HRVC Limited Partnership, c/o Kimco Realty Corporation
Adding Proposed Dwellings to NT District Residential Density

To: Jen Terrasa, Chair
Howard County Zoning Board

From: W/ Valdis Lazdins, Director
Department of Planning and Zoning

Date: February 8, 2018

The purpose of this memorandum is to supplement the Technical Staff Report with information pertaining to the impact of the Hickory Ridge Major Village Center Redevelopment on the maximum residential density in the NT District.

The maximum allowed residential density for the 14,272 acres of NT zoned land is 2.5 dwelling units per gross acre, which equates to 35,680 dwellings units. The current number of allocated dwellings units is 33,980 or 2.3809 units per gross acre. Therefore, 1,700 dwelling units are available to be allocated. The Hickory Ridge Major Village Center redevelopment proposes 230 dwelling units, which will reduce the available dwellings units to 1,470 and increase the allocated density to 2.397 units per gross acre.

The Hickory Ridge Village Center is designated Commercial on the Preliminary Development Plan. The Zoning Regulations do not limit the number of dwelling units in the Commercial designation.

If you have any questions or require any additional information, please let me know.