

1 **JAY SOMNATH,** * **BEFORE THE**
2 **PETITIONER** * **PLANNING BOARD OF**
3 **ZRA-186** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *Amend Section 127.5.E.2.b.2 to exempt hotels from the gross floor area limitation*
6 *entirely in the CAC zoning district.*

7 **ACTION:** *Recommended approval; Vote 4-0.*

8 * * * * *

10 **RECOMMENDATION**

11
12 On January 17, 2019, the Planning Board of Howard County, Maryland, considered the petition of
13 Jay Somnath to amend Section 127.5.E.2.b.2 to increase the maximum gross floor area limitation for hotels
14 on parcels less 20 acres in the CAC zoning district to 50,000 square feet.

15 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical
16 Staff Report and Recommendation, and comments of reviewing agencies. DPZ supported the Petitioner’s
17 proposal and further suggested that hotels be exempt entirely from the maximum gross floor area limitation
18 citing the original intent of the CAC zoning district to only limit the square footage of retail buildings. DPZ
19 asserted that hotels were unintentionally included in the gross floor area limitation through ZRA-98, when the
20 term “retail” was changed to “commercial.” Furthermore, DPZ stated that the recommendation is consistent
21 with other zoning districts (CE, TOD, B-1, and B-2) along Route 1 that do not limit the floor area of hotels;
22 that General Plan policies encourage growth and revitalization along Route 1; and that the purpose of the
23 CAC zoning district to create “pedestrian-oriented, urban activity centers.”

24 Sang Oh represented the Petitioner and stated that the existing floor area cap on hotels results in fewer
25 rooms and amenities typically provided by mid-to-high end establishments. He also stated that while the
26 petition did request an increase in the floor area limitation, removing the limitation entirely will provide
27 developers more flexibility. No one from the public testified.

29 **Board Discussion and Recommendation**

30 In work session, Board members discussed the unintended consequence of ZRA-98, which changed
31 the term “retail” to “commercial.” Board members also asked DPZ staff to affirm that all other bulk
32 regulations, including setbacks, height, and parking, will remain. DPZ staff confirmed that the existing bulk

1 regulations will apply and limit the size of hotels, especially through height and parking requirements. Retail
2 uses will still be subject to the 20,000 square foot floor area limitation.

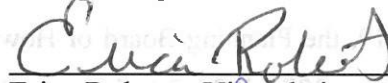
3 Mr. Coleman made the motion to exempt hotels from the maximum square footage limitation in the
4 CAC zoning district entirely. Ms. Aldler seconded the motion. The motion passed by a vote 4 to 0.

5 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 21st day of
6 February 2019, recommends that ZRA-186, as described above, be **APPROVED**.

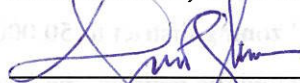
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9 HOWARD COUNTY PLANNING BOARD

10 Absent

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Phillips Engelke, Chair

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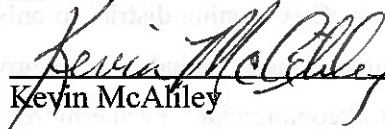
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Erica Roberts, Vice-chair

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15 _____
Delphine Adler

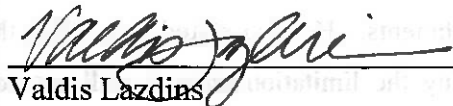
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17 _____
Ed Coleman

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Kevin McAuley

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23 ATTEST:

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Valdis Lazdins

26 Executive Secretary