



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

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March 7, 2019

TECHNICAL STAFF REPORT

Planning Board Meeting of March 21, 2019

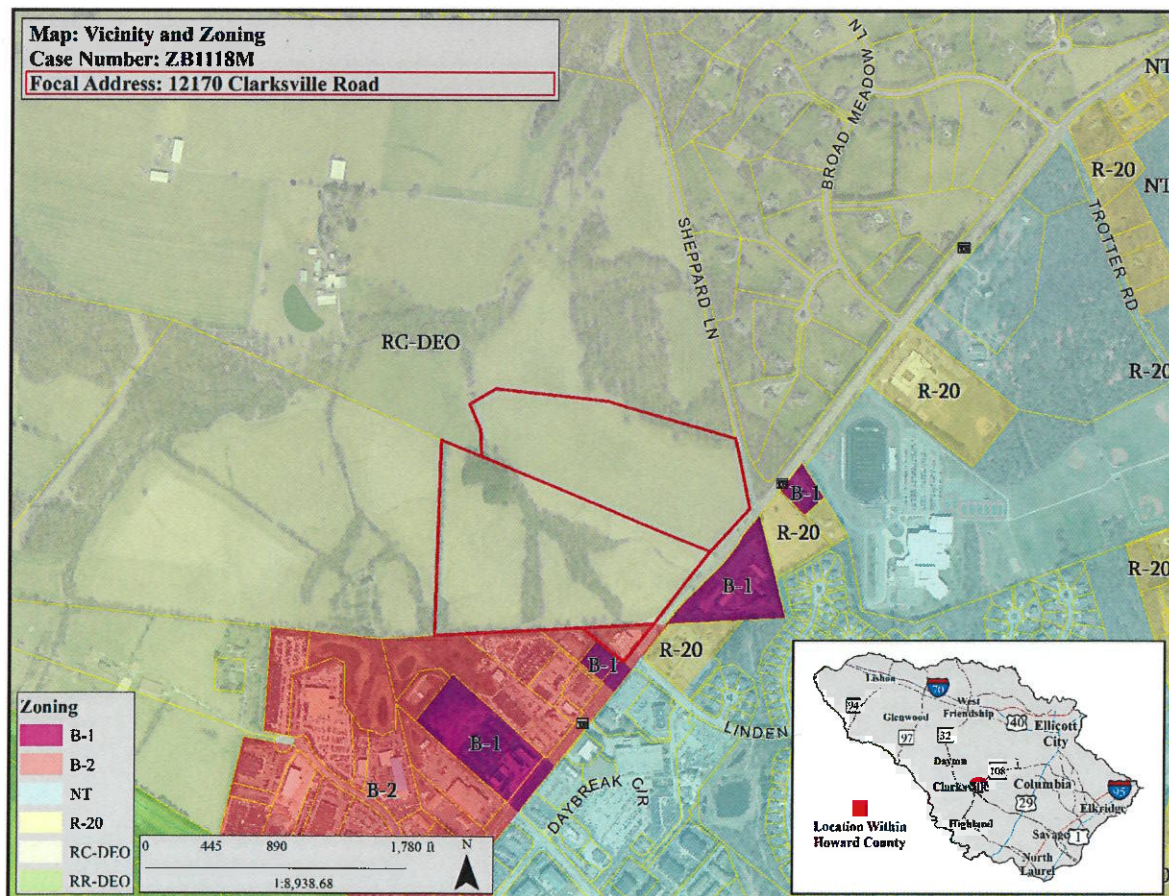
Case No./Petitioner: ZB-1118M – Erickson Living Properties II, LLC

Location: West of MD 108, approximately 2,500 feet northeast of MD 32;
Tax Map 34, Parcel 185; portion of Tax Map 28, Parcel 100; 5450 Sheppard Lane
Tax Map 35, Parcel 259; 12170 Clarksville Pike (the "Property").

Area of Site: 62.116 acres

Current Zoning: RC-DEO (Rural Conservation - Density Exchange Option) and B-2 (Business: General)

Proposed Zoning: CEF-M (Community Enhancement Floating–Mixed Use)



I. DESCRIPTION OF PROPOSAL

On November 6, 2018, Erickson Living Properties II, LLC (the Petitioner) submitted a Petition to amend the Howard County zoning map (the Petition) to rezone the Property from B-2 (Business: General) and RC-DEO (Rural Conservation–Density Exchange Option) to CEF-M (Community Enhancement Floating–Mixed Use) for a continuing care retirement community (CCRC) and a redeveloped motor vehicle fueling station/convenience store. On February 28, 2019, a Supplement to that Petition was filed (the Supplement), which revised the narrative and 24 sheets of the Development Concept Plan. The CEF District requires a Development Concept Plan (DCP) that shows proposed uses, environmental features, and a site layout.

Development Concept Plan for CCRC

The DCP depicts a CCRC consisting of 1,200 independent living units, 240 assisted living/memory care/skilled nursing units, and 108,000 square feet of resident amenities, including a pool, hair salon, library, bank, theater, pharmacy, medical care, restaurants, and fitness centers. The CCRC contains 11 independent living buildings, a care center, a “main commons” building, and structured parking, all of which are interconnected via walkways and/or overhead pedestrian bridges. Buildings range from one to five stories and outdoor amenities consist of park space, a pavilion and amphitheater, resident gardens, a dog park, and outdoor recreation courts.

The Petitioner proposes 1,560 parking spaces (351 surface parking spaces and 1,209 structured), to be provided at a rate of not less than 1.3 spaces per unit.

Development Concept Plan for Service Station

The existing motor vehicle fueling station/convenience store on Parcel 259 is to be demolished and redeveloped. The 68,000-square foot lot will consist of a 4,500-square foot, one-story convenience store, fuel pumps, and 49 parking spaces.

Community Enhancements

The Petitioner proposes streetscape, transportation, and recreation enhancements to comply with Sec. 121.0.G. of the zoning regulations and notes that if the required approvals to construct any enhancement have not been secured prior to the occupancy of the first CCRC residential dwelling, they will place the estimated costs for the enhancement into an escrow account. Proposed enhancements are described and evaluated in Section IV.A.8 below.

Moderate Income Housing

The Petitioner is committed to meeting the 10% Moderate Income Housing Units (MIHUs) requirement and is presently coordinating with the Department of Housing and Community Development (DHCD) to determine the best approach. This includes meeting the obligation through Alternative Compliance.

II. ZONING HISTORY OF PROPERTY

The 1977 Zoning Map shows all three parcels zoned R (Rural). In 1985, Parcels 185 and 100 were rezoned to the current RC-DEO zoning district and Parcel 259 retained its R zoning. In 1992, Parcel 259 was rezoned to R-20, which remained until 2013 when it was rezoned to the current B-2 zoning district.

III. BACKGROUND INFORMATION

A. Site Description

The site is located northwest of Clarksville Pike and west of Sheppard Lane. It consists of three parcels totaling approximately 62.116 acres - Parcel 185 (zoned RC-DEO), a portion of Parcel 100 (zoned RC-

DEO), and Parcel 259 (zoned B-2). Parcels 185 and 100 are currently undeveloped and Parcel 259 contains a motor vehicle fueling station/convenience store.

B. Vicinal Properties

Direction	Zoning	Land Use
North	RC-DEO (Rural Conservation)	Agricultural/Residential
South	R-20/B-2 (Residential Single)/(Business General)	Residential/Commercial
East	R-20/B-1 (Residential Single) (Business Local)	Residential/Commercial
West	RC-DEO (Rural Conservation)	Agricultural/Residential

C. Roads

MD 108/Clarksville Pike is a Minor Arterial. It has a 45 mile per hour speed limit with one lane in each direction, except for the eastbound approach to Sheppard Lane where there is a dedicated left-turn lane. MD 108 is approximately 28 feet wide within a variable width right-of-way, which widens at Sheppard Lane.

Sheppard Lane is a Minor Collector with a 35 mile per hour speed limit and one lane in each direction. It is approximately 25 feet wide within a variable width right-of-way.

Access to the CCRC and the motor vehicle fueling facility will be from MD 108, approximately 480 feet south of the Sheppard Lane/Clarksville Pike intersection. A second access point is from the public access road (Linden- Linthicum Lane extended) along the site's southern boundary.

According to 2016 State Highway Administration data, traffic volume on Sheppard Lane was 4,415 AADT (Annual Average Daily Traffic) while on Clarksville Pike it was 20,804 AADT.

D. Water and Sewer Service

The Property is in the Planned Service Area for water and sewer and the proposed development will be served by public utilities.

E. General Plan

Parcel 185 and a portion of Parcel 100 are designated Growth and Revitalization areas on the Designated Place Types Map of PlanHOWARD 2030 while Parcel 259 is designated as an Established Community area.

F. Agency Comments

Comments from the Office of Transportation, State Highway Administration, DPZ- Comprehensive and Community Planning, DPZ- Land Development, and DPZ- Development Engineering are attached.

The Department of Public Works commented that "the Developer will need to work closely with the County to ensure that the needed utility system components can be accommodated on the property."

The Recreation and Parks, Department of Fire and Rescue, and Health Department had no comments.

EVALUATIONS AND CONCLUSIONS

A. Evaluation of petition according to Section 121.0.I of the Zoning Regulations (Criteria for a CEF District):

1. *The proposed CEF District is located within the planned service area for both public water and sewer service.*

The Property is within the Planned Service Area for public water and sewer, accomplished through Council Bill CB59-2018 (Exhibit F) which amended the General Plan by adding approximately 61 acres (Parcels 185 and 100) to the PSA. Additionally, the Property was designated from Growth Tier IV to Growth Tier I and from a Rural Resource Area to a Growth and Revitalization area. These designations were conditioned on the Zoning Board issuing a Decision and Order approving a rezoning to CEF-M to develop a CCRC within three years of the bill's effective date (10/6/2018).

2. *A proposed CEF-C District shall have frontage on and access to an arterial or major collector road. A proposed CEF-R or CEF-M District shall have frontage on and access to an arterial or collector roadway, or a local road if access to the local road is safe based on road conditions and accident history and the local road is not internal to a residential development.*

The proposed CEF-M District fronts and has direct access to MD 108, a Minor Arterial.

3. *For all properties, the minimum development size for any CEF District shall be five acres.*

The Property is 62.116 acres.

4. *The proposed CEF District is not located in an existing M-2, TOD, NT, MXD, or PGCC District.*

The Property is zoned RC-DEO and B-2.

5. *A proposed CEF-R District is not located in an existing non-residential zoning district unless the proposed CEF-R District adjoins a residential zoning district.*

A CEF-R District is not proposed; therefore, this criterion does not apply.

6. *The proposed CEF District is not permitted within the interior of a neighborhood comprising only single-family detached dwellings.*

The Property is not within the interior of a single-family detached neighborhood.

7. *A CEF development at the proposed location shall be compatible with surrounding residential neighborhoods, existing land uses in the vicinity of the site in terms of providing a transitional use between different zoning districts and/or land uses and the scale, height, mass, and architectural detail of proposed structures.*

See responses to #9d and #9e below.

8. *The proposed CEF development shall include enhancements as provided in Section 121.0.G. The enhancements shall be proportionate to the scale of the CEF development. The standard in that section is that the CEF development must contain one or more design features or enhancements which are beneficial to the community as delineated in accordance with Section 121.0.J.2.A and that exceed minimum standards required by County regulations, excluding bulk regulations. Such features or enhancements must be proportionate to the increase in development intensity and impacts associated with the CEF rezoning compared to the previously existing zoning.*

DPZ and reviewing agencies evaluated proposed enhancements to determine whether they exceeded the minimum standards required by County regulations. The minimum standards are

those that apply to a development of a similar size and intensity. Therefore, any improvements or benefits exceeding the minimum requirements for a 1200-unit mixed-use development are considered enhancements.

While all streetscape and recreation enhancements exceed county requirements, DPZ determined that certain transportation improvements would be required anyway based on APFO, MD SHA, or Design Manual requirements for a project of a similar size and intensity. Summarized below are the proposed enhancements with an * denoting items that exceed minimum standards, followed by a further explanation in the footnotes.

Streetscape Enhancements * - all proposed streetscape enhancements exceed minimum requirements

- Streetscape enhancements along the site's Route 108 frontage, designed in accordance with the Clarksville Pike Streetscape Plan and Design Manual, including but not limited to a multi-use pathway with related crosswalks, seating areas, and ornamental and shade trees.
- A multi-use pathway extending from the site to the northeast along Route 108 to Meadow Vista Way opposite Trotter Road. In addition, a pedestrian crosswalk at the traffic signal serving River Hill High School and Clarksville Elementary School.
- A multi-use pathway extending from the site to the southwest, connecting to existing multi-use pathways along the Clarksville Commons frontage on Route 108 near Great Star Drive.
- A multi-use pathway extending along the east side of Route 108 from the former River Hill Garden Center site to Linden-Linthicum Lane.
- A sidewalk extending along Route 108 from Linden-Linthicum Lane southwest to where it connects with an existing sidewalk that extends to Great Star Drive. Alternatively, the Applicant proposes a multi-use pathway along this same section of Route 108, subject to securing adequate right-of-way and/or easements to accommodate the improvements.

Transportation Enhancements

MD 108

- Expand MD 108 to a five-lane section, matching MD 108 west of Linden-Linthicum Lane.¹ * **to be determined (see footnote)**
- Lengthen the existing right turn lane on MD 108 at River Hill High School. * **considered an enhancement**

Linden-Linthicum Lane

- Install a traffic signal as approved by MD SHA² * **some portion could be considered an enhancement.**
- Extend Linden-Linthicum Lane (a public road) on the north side of MD 108 to provide access and future connections to commercial properties to the west * **considered an enhancement.**
- Convert the existing right turn lane on eastbound MD 108 to a shared thru/right turn lane * **considered an enhancement.**
- Convert the westbound MD 108 auxiliary lane to a shared thru/right turn lane.

¹ SHA may require this improvement but the determination will be based on a Traffic Impact Study. Therefore, DPZ cannot determine if it is an enhancement at this time.

² If the public access road is built and after traffic is tested a signal is required, then it would be considered a requirement. Erickson's future obligation toward constructing a signal is unknown at this time.

Sheppard Lane

- Realign Sheppard Lane to the west with a minimum intersection angle of 70 degrees, as determined by MD SHA³ * **considered an enhancement.**
- Widen the Sheppard Lane approaches and provide two lanes onto MD 108, including dedicated right and left turn lanes.
- Provide a continuous left turn lane along eastbound MD 108 approaching Sheppard Lane.
- Widen the westbound MD 108 approach providing two thru lanes and a dedicated right turn lane.
- Reconstruct the existing traffic signal and provide pedestrian crossings as required by MD SHA.
- Provide interconnected traffic signals along MD 108 to MD 32.

Recreation Enhancements * all proposed recreation enhancements exceed minimum requirements (see footnote for meeting space)

- Public use recreation area (park/playground)
- Public use outdoor amphitheater adjacent to Rt. 108
- Public use pavilion
- Public use of meeting space in the Welcome Center (located in Building 3) ⁴
- Public dog park
- Public pickleball courts
- Public use of a 48-space parking lot

Section 121.0.G of the zoning regulations requires one of the following enhancements:

1. Community parks or gathering spaces, playgrounds, dog parks, or recreation facilities that are open to the general public;
2. Enhanced environmental open space which incorporates environmental restoration of streams, wetlands or forests, or enhanced landscaping;
3. Bicycle, pedestrian or transit improvements which provide connections to off-site destinations or bicycle, pedestrian or transit facilities; or
4. Other community enhancements identified on the Development Concept Plan.

Recreation and streetscape improvements are available to the public and benefit neighbors and the greater community. Off-site multi-use pathways and sidewalks are proposed to connect with destinations in the surrounding community. Transportation improvements that are considered enhancements benefit all roadway users and will significantly improve existing traffic conditions. Section 121.0.G requires only one category of enhancement; however, the Petitioner proposes enhancements that comply with categories 1, 3, and 4 and exceed minimum County requirements.

³ The Supplement, DCP Sheet-43 contains the following statement regarding the realignment of Sheppard Lane: *"In the event that the above described MD 108 and Sheppard Lane Road improvements are completed by other developers and/or by Howard County prior to the commencement of the construction of the CCRC contemplated under the Petition, the Applicant commits that it will reimburse Howard County the full cost of the above described MD 108 and Sheppard Lane improvements incurred by Howard County pursuant to any major facilities agreement and/or capital project."* Therefore, the Petitioner's contribution toward the Major Facilities Agreement would be considered an enhancement.

⁴ To be an enhancement, the space must provide open, friendly access for public use. Page 9 of the Supplement to the petition explains that the marketing/sales center (Welcome Center) has been relocated from a stand-alone building to inside a residential building. Additional information regarding this change and plans for how public access would be realized would assist in determining if this could be considered an enhancement.

When compared to other approved CEF projects, the enhancements in each category are generally proportional to the comparable increase in development intensity.

Since CB 59-2018 changes the Growth Tier designation and expands the PSA specifically for a CCRC, any other residential development of the Property would be subject to Tier IV requirements and could only develop as a minor subdivision (four dwellings or less). If the site were developed according to the base density of the existing RC zoning district approximately eight single family lots could be realized. Consequently, a subdivision of eight lots would not trigger the previously listed enhancements, and therefore the proposed CCRC enhancements are proportionate to the increase in the development intensity and potential impacts, as measured against a development of similar size and intensity and/or a development according to the base zoning.

The Office of Transportation noted potential issues with implementing certain enhancements such as acquiring necessary rights-of-way, construction easements, and SHA approvals that could preclude constructing certain streetscape projects. If the petitioner is unable to construct all or a portion of a streetscape project, they have agreed provide funding so that the county could take over the project. Additionally, other developers and/or Howard County may construct certain transportation projects that are currently proposed by the Petitioner as an enhancement. Therefore, the Petitioner has agreed to fund any such projects prior to occupancy of the first CCRC residential dwelling. Plan sheet DCP-43 of the Supplement includes language that states, *"In the event that the above described MD 108 and Sheppard Lane Road improvements are completed by other developers and/or by Howard County prior to the commencement of the construction of the CCRC contemplated under the Petition, the Applicant commits that it will reimburse Howard County the full cost of the above described MD 108 and Sheppard Lane improvements incurred by Howard County pursuant to any major facilities agreement and/or capital project prior to the issuance of a use and occupancy permit for the first CCRC residential dwelling unit."*

DPZ recommends revising this language to require construction of the project or a payment in-lieu, prior to building permits for the first residential unit or prior to construction. Tying requirement to Use and Occupancy permits is generally discouraged by the Department of Inspections, Licenses and Permits, as units are often purchased or leased prior to being built and the burden is then placed on the future occupant.

9. *The proposed CEF District shall meet the criteria of the purpose statement.*

Purpose: "The Community Enhancement Floating (CEF) District is established to encourage the creative development and redevelopment of commercial and residential properties through flexible zoning so that the proposed development complements and enhances the surrounding uses and creates a more coherent, connected development."

The CEF District is intended to:

- a. *Allow greater design flexibility and a broader range of development alternatives than the existing zoning district.*

The site primarily consists of two undeveloped parcels zoned RC-DEO and development is limited to a low-density residential subdivision. The Petitioner proposes to consolidate the undeveloped properties into a single unified site to develop a CCRC that emphasizes environmentally responsive site design and provides transportation/streetscape

improvements to MD 108 and Sheppard Lane. It also provides approximately five acres of public amenity space consisting of a park/playground, dog park, amphitheater, pickle ball courts, and pathways. These improvements are unlikely to be developed under existing zoning. The proposed CEF zoning broadens the extent and magnitude of development to fund such improvements and provides greater design alternatives for senior housing and care, which would not be possible under the RC-DEO zoning. The proposed CEF also allows the existing gas station site to be redeveloped as part of a cohesive site design.

- b. *Provide features and enhancements which are beneficial to the community in accordance with Section 121.0.G.*

See response to #8 above.

- c. *Provide a higher quality of site design and amenities than is possible to achieve under the standard provisions of existing zoning district requirements.*

Since Parcels 100 and 185 are currently zoned RC-DEO, uses are limited to low density residential subdivisions. The potential to rectify current traffic conditions with costly MD 108 and Sheppard Lane improvements, provide expansive sidewalk/pathway connections, public parks, and fund/construct a traffic signal at Linden-Linthicum Lane are highly unlikely under existing zoning.

The proposed CCRC incorporates high quality site design and provides an integrated network of roads, buildings, walkways/bike paths, public amenities, and open spaces. Additionally, the development incorporates streams and wetland buffers, provides overhead pedestrian bridges to limit stream disturbance, preserves many specimen trees, and minimizes impervious paving by placing parking under buildings. The proposed transportation and streetscape improvements along MD 108 address existing issues related to traffic congestion, traffic signals, and safety issues that are unlikely to be addressed under the RC-DEO zoning.

- d. *Encourage creative architectural design with the most favorable arrangement of site features, based on physical site characteristics and contextual sensitivity to surrounding developments.*

The proposed CCRC campus consists of two neighborhoods, each with residential buildings and community/amenity spaces. This approach preserves and integrates existing stream/wetland features and focuses development to preserve many specimen trees. The buildings range in height from 1 to 5 stories with the tallest at the interior of the site and at a lower elevation to minimize impacts on adjacent properties. Parking below buildings is provided for residents, guests, and employees. This increases open space, reduces impervious surfaces, and mitigates the impacts of stormwater runoff on environmental features.

Adjacent properties to the south and east are zoned B-1 and B-2 and contain commercial land uses. Properties to the northeast contain low-density, single-family homes on three-acre lots and are buffered from the Property by dense vegetation. The proposed buildings respond to nearby homes by stepping down to three stories, thereby reducing their visual impact. Additionally, building facades contain recesses and projections to reduce massing

and scale and are designed with lap siding, gable roofs, and appropriate fenestration to blend with the adjacent residential and commercial development.

The Design Advisory Panel (DAP) reviewed the initial CEF Plan on December 6, 2017, (see minutes attached). The DAP recommended the Petitioner redesign the MD 108 frontage to: better interface with the community; provide pedestrian and bike connections to the wider community; study the loop road to provide better access to Linden Linthicum Lane; and open views to woodlands/wetlands and fields beyond.

The Petitioner addressed the recommendations by relocating the loop road to improve access, removed the L-shaped building along MD 108, and replaced it with public amenities consisting of an amphitheater, dog park, and playground. Public parking around the amenity area was increased to 92 parking spaces and the multi-use path was extended north to Meadow Vista Way, past the elementary/high schools, and south to Great Star Drive. Additionally, a building was removed and another shortened to open up views of open space and natural areas.

The DAP reviewed the revised CEF Plan on January 24, 2018, (see minutes attached) and commended the Petitioner for incorporating most, if not all, recommendations. The revised plans enhanced the streetscape to better comply with the Clarksville Pike Streetscape Plan and Design Guidelines, reduced the scale of buildings along Route 108, opened vistas to the interior of the site, and improved use of and access to public amenities. The DAP requested that the Petitioner consider reducing the amount of fencing by exploring alternatives such as electronic security that would appear less imposing. The Petitioner agreed to do that.

- e. *Serve as a transitional area by providing a mix of uses compatible with the surrounding community or developments.*

The property is bordered by B-1 and B-2 zoned commercial and institutional uses to the south and east, undeveloped RC-DEO zoned agricultural preservation properties to the west and north, and a nearby cemetery. Low density single-family detached homes are across Sheppard Lane to the northeast. The DAP provided guidance on how best to establish compatibility with surrounding development. In response, the Petitioner located the tallest buildings toward the center of the site and along the western property line – away from homes. Building heights along Sheppard Lane are one to three stories and four stories along MD 108 to limit visual impacts on these nearby communities. Additionally, the site design takes advantage of topography and grade changes by locating taller buildings at lower elevations, further mitigating visual impacts from view points.

The proposed development provides a mix of commercial, institutional, and residential uses in a campus-like setting and serves as an appropriate transition between the surrounding commercial uses to east and undeveloped agricultural/residential uses to the west.

- f. *Encourage aggregation of underutilized properties.*

The site consists of two undeveloped parcels and a B-2 zoned parcel with an existing motor vehicle fueling facility, located along an arterial road, adjacent to an active commercial area. According to the Petitioner, the proposed CEF-M consolidates these parcels into a unified and interconnected design that blends with existing development, provides optimal use of the land and accommodates community enhancements.

10. *The proposed CEF Development does not comprise parcels which were added to the Planned Service Area to achieve Bay Restoration goals articulated in PlanHoward 2030.*

The parcels were not added to the Planned Service Area to achieve Bay Restoration goals articulated in PlanHoward 2030.

B. Evaluation of the Petition Concerning the General Plan

The proposed development is in harmony with following policies that encourage well designed, compact development in designated growth areas, and that provide housing options for residents at diverse income levels and life stages:

The Property is within a Growth and Revitalization Area, as designated in the PlanHoward 2030 General Plan. Page 74 of that plan describes such areas as “...areas where current policies, zoning and other regulations, as well as policies suggested in PlanHoward 2030, seek to focus most future County growth.”

Policy 9.4 Expand housing options to accommodate the County’s senior population who prefer to age in place and people with special needs.

Policy 9.6 Promote design innovation for all housing types, utilizing cost-effective sustainability principles, to meet the housing and transportation needs of the County’s diverse households.

C. Moderate Income Housing Units

The CEF petition shall comply with the Moderate-Income Housing Unit requirements that were in effect for the zoning district for the property immediately before the CEF District was established on the property. If there were no Moderate-Income Housing Unit requirements for the previous zoning district, a minimum of 10% of the total number of dwelling units shall be Moderate Income Housing Units.

The Petitioner has committed to meet the 10% Moderate Income Housing Unit (MIHUs) requirement and is presently coordinating with the Department of Housing and Community Development (DHCD) to determine the best way to achieve this, including meeting the obligation through Alternative Compliance.

IV. RECOMMENDATION

For the reasons noted above, the Department of Planning and Zoning recommends that that the request to rezone the Property from RC-DEO and B-2 to CEF-M, with the development as depicted on the DCP submitted on November 6, 2018, and revised in the Supplement dated February 28, 2019, be **APPROVED** with the following conditions:

1. The Site Development Plan shall comply with the Design Advisory Panel’s recommendations, as determined by the Director of Planning and Zoning.
2. Many of the proposed enhancements require approvals from the MD SHA and other regulatory agencies. In the event that an enhancement required per the Decision and Order has not received a full approval prior to

the issuance of building permits or construction of the first CCRC residential dwelling, the Petitioner will pay into an escrow account the full cost of constructing that enhancement.

3. The Petitioner shall provide details concerning the maintenance over time of the multi-use pathway(s) to ensure safe access and use by the broader community.
4. The Petitioner shall work closely with the County to ensure that the needed utility system components can be accommodated on the property.

Approved by:

 3-7-19
Valdis Lazdins, Director Date

NOTE: The file on this case is available for review at the Public Service Counter by appointment in the Department of Planning and Zoning.

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

KR

Date: March 5, 2019

Hearing Examiner _____
Planning Board 03/21/19 Board of Appeals _____ Zoning Board _____

Petition No. ZB-1118M Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Erickson Living Properties

Petitioner's Address: _____

Address of Property: _____ SEE PETITION

Return Comments by ASAP _____ to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION

To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ Bureau of Environmental Health
_____ Development Engineering Division
_____ Department of Inspections, Licenses and Permits
_____ X Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ Resource Conservation Division – Beth Burgess
_____ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson



COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION 131.0 IN THE ZONING REGULATIONS.

WE HAVE NO COMMENTS.

Paul W. [Signature]

KR

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 5, 2019

Hearing Examiner _____
Planning Board 03/21/19 Board of Appeals _____ Zoning Board _____

Petition No. ZB-1118M Map No. _____ Block _____ Parcel _____ Lot _____

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Return Comments by ASAP _____ to Public Service and Zoning Administration

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To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
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_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
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Adult Housing)
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_____ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION
131.0 IN THE ZONING REGULATIONS.

No additional comments. (previous comments dated 12/10/18 attached).

-Eric Buschman x0729



Howard County

Internal Memorandum

Subject: ZB 1118M- Erickson Living Properties II, LLC

To: Geoff Goins, Chief
Division of Public Service and Zoning Administration

From: Kent Sheubrooks, Chief
Division of Land Development

Date: December 10, 2018

This Division is in receipt of your request for comments on the above-referenced rezoning petition. Our comments are provided below:

1. The proposed roads and pathways contain multiple stream crossings and wetland impacts which will require state and/or federal permits. Any disturbance to streams, stream/wetland buffers, floodplain and steep slopes may require approval of Alternative Compliance to Section 16.115 and Section 16.116 of the Subdivision and Land Development Regulations or a determination by DPZ of essential or necessary disturbances in accordance with Section 16.116(c).
2. Any proposed impacts to specimen trees will require approval of Alternative Compliance to Section 16.1205(a)(7) of the Subdivision and Land Development Regulations.
3. Parcels 100 & 185 will require subdivision to create the parcels as shown on the exhibit plans. Parcel 259 (existing gas station) will need to be reconfigured to accommodate the relocated gas station.
4. Adjacent Parcels 186 and 244 (Tax Map 34) appear to be landlocked. The proposed public access road will provide public road frontage to both parcels in accordance with Section 16.119(a)(8) of the Subdivision and Land Development Regulations.
5. Sheppard Lane is a designated scenic road. The proposed development shall comply with Section 16.125 of the Subdivision and Land Development Regulations.
6. Street trees, perimeter landscaping and parking lot/loading area landscaping will be required in accordance with Section 16.124 of the Subdivision Regulations and the Landscape Manual.
7. Forest conservation must be addressed in accordance with Section 16.1200 of the Howard County Code.
8. Moderate Income Housing Units (MIHU) must be addressed in accordance with Section 121.0.E of the Zoning Regulations.
9. Environmental restoration projects should be considered to restore the onsite streams, wetlands and forests.
10. Consider utilizing retaining walls to reduce grading and other disturbances to the stream and wetland buffers.
11. Consider providing on-street parking along the proposed Public Access Road to provide additional parking opportunities for the public to access the dog park and recreation areas.



December 20, 2018

Jim Irvin
Director of Public Works
Howard County Government
3403 Court House Drive,
Ellicott City, MD 21043

RE: Erickson Living at Limestone Valley – Proposed CEF Rezoning Application

Mr. Irvin,

Erickson Living Properties II, LLC has submitted a Community Enhancement Floating District – M (CEF-M) rezoning application for properties located in Clarksville, Howard County, Maryland (Map 34, Parcel 185; p/o Map 28, Parcel 100; and Map 35, Parcel 259). The purpose of this rezoning application is to seek approval to build a continuing care retirement community with 1,200 independent living units and 240 assisted living/memory care/skilled nursing units.

As part of Erickson Living Properties II, LLC overall enhancements package, Sheppard Lane is to be realigned at an angle of a minimum of 70 degrees as acceptable to the State Highway Administration and coordinated with the redevelopment of the River Hill Garden Center. This enhancement could not take place without the dedication of right-of-way, which is required for the Sheppard Lane realignment to occur. In the event that the Sheppard Lane intersection realignment proceeds prior to Erickson Living Properties II, LLC rezoning case, this enhancement should be credited (as proposed in the rezoning application) to Erickson Living's proposal.

Erickson Living Properties II, LLC agrees to reimburse Howard County Government its fair share of the realignment and enhancement of Sheppard Lane if it has achieved un-appealable CEF-M zoning approval. Erickson Living further agrees to make this reimbursement prior to the issuance of a use and occupancy permit for the first continuing care residential unit associated with the proposed project.

A handwritten signature in black ink, appearing to read "Steven Montgomery", is written over a horizontal line.

Steven Montgomery
Vice President of Acquisitions and Entitlements
Erickson Living

CC: Tom Butler; Valdis Lazdins; Bill Erskine

Russell, Kristin

From: Walsky, Paul
Sent: Monday, January 14, 2019 12:41 PM
To: Gowan, Amy
Cc: Delerme, Raul; Russell, Kristin; Goins, Geoffrey
Subject: RE: Erickson Living CEF - ZB1118M SRC Review

Amy

We do not have any comments.

Thank you
Paul Walsky

From: Gowan, Amy
Sent: Monday, January 14, 2019 11:41 AM
To: Walsky, Paul <pwalsky@howardcountymd.gov>
Cc: Delerme, Raul <rdelerme@howardcountymd.gov>; Russell, Kristin <krussell@howardcountymd.gov>; Goins, Geoffrey <ggoins@howardcountymd.gov>
Subject: FW: Erickson Living CEF - ZB1118M SRC Review

Paul,

Just checking to see if Rec and Parks has any comments for the Erickson Living CEF Plan? We are finalizing the technical staff report and have an upcoming meeting with them to discuss outstanding issues. If there are any Rec and Park issues, we would like to add them to our agenda.

Let me know if you have any questions. We appreciate your response.

Amy

Amy Gowan, Deputy Director
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043
agowan@howardcountymd.gov
(410) 313-4340

From: Goins, Geoffrey
Sent: Friday, January 04, 2019 8:57 AM
To: Walsky, Paul <pwalsky@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Wallace, Gordon <FD3059@howardcountymd.gov>; Scott Newill <snewill@sha.state.md.us>
Cc: Russell, Kristin <krussell@howardcountymd.gov>; Sieglein, Toni <tsieglein@howardcountymd.gov>
Subject: RE: Erickson Living CEF - ZB1118M SRC Review

SRC Members,

Russell, Kristin

From: Goins, Geoffrey
Sent: Monday, January 07, 2019 2:41 PM
To: Russell, Kristin
Subject: Fwd: Erickson Living CEF - ZB1118M SRC Review

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From: Williams, Jeffrey
Sent: Friday, January 4, 2019 3:54:38 PM
To: Goins, Geoffrey
Subject: RE: Erickson Living CEF - ZB1118M SRC Review

Sorry about that. Health has no comments.
Jeff

From: Goins, Geoffrey
Sent: Friday, January 04, 2019 8:57 AM
To: Walsky, Paul; Williams, Jeffrey; Wallace, Gordon; Scott Newill
Cc: Russell, Kristin; Sieglein, Toni
Subject: RE: Erickson Living CEF - ZB1118M SRC Review

SRC Members,

This is a follow up to the December 6, 2018 SRC meeting where we reviewed the Erickson Living CEF Plan. We are finalizing the Technical Staff Report and do not show record of comments from your department. Please provide comments regarding the following criteria as soon as possible or let us know if you don't have comments.

1. CEF Criteria in Sec. [121.0.A](#) and [121.0.G](#). Specifically, whether the enhancements exceed County requirements; and
2. Deficiencies in the plan that will prevent SDP approval. This is to ensure that the CEF Plan approved by the Zoning Board can receive SDP approval without having to go back to the Zoning Board for revisions.

Thanks,

Geoff Goins
Chief, Public Service and Zoning Administration Division
Department of Planning and Zoning
Howard County Government
3430 Court House Drive
Ellicott City, MD 21043
ggoins@howardcountymd.gov
(410) 313-4350

SRC Members,

Russell, Kristin

From: Biddle, Jennifer W.
Sent: Friday, January 04, 2019 3:57 PM
To: Goins, Geoffrey
Subject: RE: Erickson CEF

Hi Geoff,

My comments per the exhibits in the below link are as follows:

DCP-43: It was my understanding that the realignment of Sheppard and the addition of the proposed access road were a requirement of the initial development prior to CEF. Additionally, earlier sketches did not entail direct access on Sheppard Lane as shown in the non CEF improvement..

TIS dated 07/28/2018: This TIS has not previously been seen or reviewed by this office. Does this include trip generation for updated land use?

In regard to deficiencies in plan, I do not know how detailed the parking lot plans need to be at concept stage (i.e. adequate number of parking spaces and circulation. It is not clear to me on the sketches (may just be my viewer) if that is a proposed sidewalk on the northbound direction of the access road so that pedestrians may cross MD 108 to access the proposed dog park from Linden Linthicum Lane.

Thanks,
Jenn

Jennifer W. Biddle, P.E.
Chief, Traffic Division – Bureau of Highways
Howard County Department of Public Works
(410) 313-2430

From: Goins, Geoffrey
Sent: Wednesday, January 2, 2019 5:16 PM
To: Biddle, Jennifer W. <jbiddle@howardcountymd.gov>
Subject: Erickson CEF

Hi Jen,

The files are large, so I couldn't email them as attachments. They can be found in the following dropbox folder.

<https://www.dropbox.com/sh/xp5jub2tdyk3dn1/AACTX0PaXNBjP6lIrjnDeZQa?dl=0>

If you can review and provide comments regarding the following by Friday that would be great. Thanks.



Howard County

Internal Memorandum

Subject: Erickson Living Properties
ZB1118M

To: Geoffrey Goins
Howard County Department of Planning and Zoning, Zoning Division

From: David Cookson
Howard County Office of Transportation

Date: December 28, 2018

The Howard County Office of Transportation (OoT) has reviewed the plans and documents provided in support of ZB1118M, Erickson Living Properties by:

- reviewing the proposed transportation enhancements and whether they exceed county requirements under the Community Enhancement Floating criteria as detailed in Sections 121.0.a and 121.0.G.
- reviewing the proposed transportation enhancements for issues and challenges if project was to be presented to the subdivision review committee.

In addition, OoT also offers comments on the potential fiscal impacts on the County's paratransit services.

Community Enhancement Floating Criteria

The petitioner proposed a series of roadway and streetscape enhancements, detailed in Exhibit A, pages 29-44, and the narrative support statement. In the narrative support statement, the petitioner argues the scale and scope of the proposed transportation improvements under the proposed zoning far exceeds the transportation improvements that would be required under the existing APFO tests and by-right zoning for these properties.

The petitioner's argument is compelling and OoT generally agrees with the argument. However, as stated by the petitioner, these transportation enhancements are subject to both SHA and Howard County approval and the specifics will likely change as the project progresses. To ensure the petitioner's transportation enhancements continue to be proportionate to the scale of the CEF development, OoT recommends the petitioners provide the following information:

- Cost estimates for the proposed transportation enhancements.
- Implementation schedule for the proposed transportation enhancements.
- Information on how the petitioner would, in the event one, or more, of the proposed transportation enhancements cannot be built in the manner proposed in the submission, would ensure any revised, or new, transportation enhancements would continue to be proportionate to the scale of the CEF development.

Plan Deficiencies

Oot reviewed the proposed transportation enhancements for any deficiencies that would prevent approval of a future site development plan and related plans. At the scale and level of detail provided,

it is not possible to develop a definitive list of issues, however, OoT is able to offer some general comments:

- Rights of Way/Constructability: the shared use pathway elements of the enhancements will likely need both use and construction easements. The petitioner has not provided any information if, or how, they will secure these easements. These could be significant hurdles in implementing the enhancements.
- Pathway maintenance: the petitioner did not detail who would be responsible for maintenance of the proposed pathway elements.
- Access to school buildings: the proposed shared use pathway does not continue to the school buildings nor is the petitioner proposing pathway/sidewalk elements on the east side of MD108 from the former garden center to the school site(s), limiting the effectiveness of the proposed improvements.

Impact on Paratransit services

In OoT's memo related to the General Plan amendment, Oot stated:

The Central Maryland Transit Development Plan proposes a new bus route to serve the MD 108 corridor, including the River Hill Village Center. The Americans with Disability Act mandates that fixed route transit services provide paratransit services to origins and destinations within ¼ mile of a fixed route. The petitioner is proposing both a significant change in residential density coupled with a land use type associated with high paratransit demand. An analysis by the Regional Transportation Agency of Central Maryland estimates this development could generate 1,134 paratransit trips a month. To meet this demand would cost approximately \$680,000 a year.

To ensure consistency with PlanHoward 2030's policies, OoT recommends the petitioner work with OoT to develop a plan to meet the goals and intent of PlanHoward 2030, with a focus on policy 7.6.D. to ensure the burden on transportation operations is managed in a cost-effective manner.

The petitioner and OoT staff have discussed these comments and what transit services the petitioner is proposing to offer to offset the expected demand on paratransit. In the CEF application, the petitioner provided additional information on their proposed transit service, and while there is some information, there is insufficient information and data to allow OoT to properly evaluate the impact. The petitioner should provide the following information:

- Number of paratransit vehicles expected to provide service
- Type and size of vehicles (seating capacity)
- Type of service: fixed schedule or by demand
- Number of routes
- Number of scheduled trips
- Destinations served
- Frequency of routes

Russell, Kristin

From: Scott Newill <SNewill@sha.state.md.us>
Sent: Monday, December 10, 2018 6:55 AM
To: Sheubrooks, Kent; Russell, Kristin
Subject: ZB 1118M - Erickson

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Kent/Kristin,

As noted in Thursday's SRC meeting, MDOT SHA has the following comments concerning the rezoning of the proposed Erickson parcel:

- We have no objection to the proposed zoning change.
- MDOT SHA previously supplied comments to the General Plan Amendment.
- Any work within MDOT SHA r/w will require an access permit and any proposed/required work is subject to MDOT SHA review and approval.
- The TIS for the project was approved by MDOT SHA in September 2017. The TIS referred to a signal at MD 108/Linden Linthicum Lane. The signal will only be allowed if warrants are met through the review/approval of a Traffic Signal Warrant Analysis.

Should you have additional questions or concerns, please contact me directly.

Regards,
Scott

D. SCOTT NEWILL

Regional Engineer
District 7 Access Management
5111 Buckeystown Pike
Frederick, MD 21704
Voice: 301-624-8151
email: snewill@sha.state.md.us



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Call 511 or visit: www.md511.org



Howard County

Department of Planning and Zoning

Subject: **Planning Board Case No: ZB1118M**
Applicant: **Erickson Living Properties, LLC**
Petition: **To rezone the subject properties zoning district classifications from B-2 (Business: General) and RC-DEO (Rural Conservation – Density Exchange Option) to CEF-M (Community Enhancement Floating: Mixed) and update Development Standards.**

To: Division of Zoning Administration and Enforcement
Department of Planning and Zoning

From: Development Engineering Division 
Department of Planning and Zoning

Date: March 5, 2019

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria.
3. A water and sewer engineering report shall be required for this project due to the development having commercial and residential uses. This report is required to be submitted prior to a preliminary water and sewer plan being submitted.
4. An APFO Traffic Study shall be submitted with the proposed Sketch Plan and/or Site Development Plan. Based on the preliminary APFO Study submitted for this project it will generate between 100 – 399 peak hour trips which requires that a scoping meeting be conducted and a minimum of 2 intersections (Major Collector/Major Collector or higher classification) in all direction be analyzed from each access point.
5. An Environmental Concept Plan shall be submitted and be approved for the development of this property to ensure that ESD to the MEP stormwater management requirements are met prior to the submission of a Sketch Plan and/or Site Development Plan for this project.
6. A noise study with mitigation shall be submitted with the Preliminary Plan and/or Site Development Plan due to the residential uses proposed along Clarksville Pike (MD Route 108).
7. A Sight Distance Analysis is required to be provided for the access points along Clarksville Pike (MD Route 108) and is under the jurisdiction of the MSHA.

8. The developer provided DPZ an exhibit titled "Comparison of CEF versus APFO Improvements to MD 108 Corridor", dated September 1, 2017. This exhibit defines all improvements along MD 108 frontage as CEF improvements except for acceleration/deceleration lanes and a left turn lane eastbound on MD 108. The limits of these improvements have not been evaluated for capacity and operations by the State Highway Administration and the Department of Public Works to define their adequacy. For these reasons the Department of Planning and Zoning cannot determine which road improvements are required by subdivision regulations or which are State Highway Administration access requirements.
9. The right-of-way dedication for the realignment of Sheppard lane is not an APFO requirement associated with traffic generated by the Erickson Project but could be considered a CEF improvement.
10. The proposed public access road extension opposite Linden Linthicum Lane along the western boundary of the project is required to create a second access to a public road in accordance with Design Manual, Volume III, Section 2.3.A.3.e. For this improvement to be considered a CEF improvement, the developer would have to demonstrate another acceptable access can be achieved.

If you have any questions concerning this matter, please contact me at extension 2350.


Chad Edmondson, P.E., Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works
Thomas E. Butler, Department of Public Works
Reading File
File



Howard County

Department of Planning and Zoning

Subject: Planning Board Case No: ZB1118M
Applicant: Erickson Living Properties, LLC
Petition: To rezone the subject properties zoning district classifications from B-2 (Business: General) and RC-DEO (Rural Conservation – Density Exchange Option) to CEF-M (Community Enhancement Floating: Mixed).

To: Division of Zoning Administration and Enforcement
Department of Planning and Zoning

From: Development Engineering Division
Department of Planning and Zoning

Date: January 2, 2019

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria.
3. A water and sewer engineering report shall be required for this project due to the development having commercial and residential uses. This report is required to be submitted prior to a preliminary water and sewer plan being submitted.
4. An APFO Traffic Study shall be submitted with the proposed Sketch Plan and/or Site Development Plan. Based on the preliminary APFO Study submitted for this project it will generate between 100 – 399 peak hour trips which requires that a scoping meeting be conducted and a minimum of 2 intersections (Major Collector/Major Collector or higher classification) in all direction be analyzed from each access point.
5. An Environmental Concept Plan shall be submitted and be approved for the development of this property to ensure that ESD to the MEP stormwater management requirements are met prior to the submission of a Sketch Plan and/or Site Development Plan for this project.
6. A noise study with mitigation shall be submitted with the Preliminary Plan and/or Site Development Plan due to the residential uses proposed along Clarksville Pike (MD Route 108).
7. A Sight Distance Analysis is required to be provided for the access points along Clarksville Pike (MD Route 108) and is under the jurisdiction of the MSHA.

8. The developer provided DPZ an exhibit titled "Comparison of CEF versus APFO Improvements to MD 108 Corridor", dated September 1, 2017. This exhibit defines all improvements along MD 108 frontage as CEF improvements except for acceleration/deceleration lanes and a left turn lane eastbound on MD 108. The limits of these improvements have not been evaluated for capacity and operations by the State Highway Administration and the Department of Public Works to define their adequacy. For these reasons the Department of Planning and Zoning cannot determine which road improvements are required by subdivision regulations or which are State Highway Administration access requirements.
9. The right-of-way dedication for the realignment of Sheppard lane is not an APFO requirement associated with traffic generated by the Erickson Project but could be considered a CEF improvement.
10. The proposed public access road extension opposite Linden Linthicum Lane along the western boundary of the project is required to create a second access to a public road in accordance with Design Manual, Volume III, Section 2.3.A.3.e. For this improvement to be considered a CEF improvement, the developer would have to demonstrate another acceptable access can be achieved.

If you have any questions concerning this matter, please contact me at extension 2350.


Chad Edmondson, P.E., Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works
Thomas E. Butler, Department of Public Works
Reading File
File

ZB-1118-M



Howard County

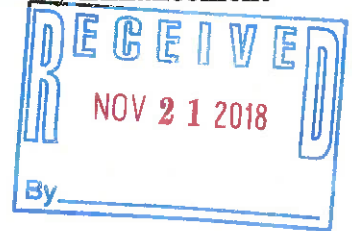
Department of Planning and Zoning

Subject: Planning Board Case No: ZB1118M
Applicant: Erickson Living Properties, LLC
Petition: To rezone the subject properties zoning district classifications from B-2 (Business: General) and RC-DEO (Rural Conservation – Density Exchange Option) to CEF-M (Community Enhancement Floating: Mixed).

To: Division of Zoning Administration and Enforcement
Department of Planning and Zoning

From: Development Engineering Division
Department of Planning and Zoning

Date: November 16, 2018



The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria.
3. The site is required to be brought into the Planned Service Area as it currently resides outside and it shall be added to the Howard County Master Plan for Water and Sewer.
4. A water and sewer engineering report shall be required for this project due to the development having commercial and residential uses. This report is required to be submitted prior to a preliminary water and sewer plan being submitted.
5. An APFO Traffic Study shall be submitted with the proposed Sketch Plan and/or Site Development Plan. Based on the preliminary APFO Study submitted for this project it will generate between 100 – 399 peak hour trips which requires that a scoping meeting be conducted and a minimum of 2 intersections (Minor Collector/Minor Collector or higher classification) in all direction be analyzed from each access point since the project is currently outside the Planned Service Area. If and/or when the project is brought into the Planned Service Area, then the study shall include a minimum of 2 intersections (Major Collector/Major Collector) in all directions from each access point.
6. An Environmental Concept Plan shall be submitted and be approved for the development of this property to ensure that ESD to the MEP stormwater management requirements are met prior to the submission of a Sketch Plan and/or Site Development Plan for this project.

7. A noise study with mitigation shall be submitted with the Preliminary Plan and/or Site Development Plan due to the residential uses proposed along Clarksville Pike (MD Route 108).
8. A Sight Distance Analysis is required to be provided for the access points along Clarksville Pike (MD Route 108) and is under the jurisdiction of the MSHA.

If you have any questions concerning this matter, please contact me at extension 2350.


Chad Edmondson, P.E., Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works
Thomas E. Butler, Department of Public Works
Reading File
File

Russell, Kristin

From: Williams, Jeffrey
Sent: Friday, March 15, 2019 2:00 PM
To: Russell, Kristin
Subject: FW: ZB-1118M (Erickson)

Health has no comments. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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From: Sieglein, Toni
Sent: Tuesday, March 05, 2019 11:02 AM
To: Burgess, Beth <bburgess@howardcountymd.gov>; Edmondson, Chad <cedmondson@howardcountymd.gov>; Hobson, James <jhobson@howardcountymd.gov>; Scott Newill <snewill@sha.state.md.us>; Sheubrooks, Kent <ksheubrooks@howardcountymd.gov>; Wallace, Gordon <FD3059@howardcountymd.gov>; Walsky, Paul <pwalsky@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; O'Connor, Kristin <koconnor@howardcountymd.gov>
Cc: Russell, Kristin <krussell@howardcountymd.gov>; Goins, Geoffrey <ggoins@howardcountymd.gov>
Subject: ZB-1118M (Erickson)

Hello All,

I have put revised plans for the above case in all your boxes. This is a time sensitive case. Please submit any review comments you may have directly to Kristin Russell as soon as possible.

Thank you,

Toni Sieglein
Division of Public Service & Zoning
Dept. of Planning & Zoning

KR

**Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments**

Date: March 5, 2019

Hearing Examiner _____
Planning Board 03/21/19 Board of Appeals _____

Zoning Board _____

Petition No. ZB-1118M Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Erickson Living Properties

Petitioner's Address: _____

Address of Property: _____ SEE PETITION

Return Comments by ASAP to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION

To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ X Bureau of Environmental Health
_____ X Development Engineering Division
_____ X Department of Inspections, Licenses and Permits
_____ X Department of Recreation and Parks
_____ X Department of Fire and Rescue Services
_____ X State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ X Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ X Resource Conservation Division – Beth Burgess
_____ X Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ X Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION 131.0 IN THE ZONING REGULATIONS.

- ① THE ROADWAY IMPROVEMENTS SHOWN AS CEF IMPROVEMENTS WERE THE ONLY IMPROVEMENTS EVER PROPOSED TO MDOT SHA. IF THE CONSULTANT FEELS LESSER IMPROVEMENTS WOULD BE WARRANTED, A STUDY BACKING THAT CLAIM SHOULD BE SUBMITTED FOR REVIEW.
- ② ANY PATHS WITHIN MDOT SHA R/W MUST BE 10' IN WIDTH
- ③ REVIEW & PERMITTING IS REQUIRED FOR ANY IMPROVEMENTS WITHIN MDOT SHA R/W.



TD- SCOTT NEWELL

MDOT SHA DIST. 7

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 5, 2019

Hearing Examiner _____
Planning Board 03/21/19 Board of Appeals _____ Zoning Board _____

Petition No. ZB-1118M Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Erickson Living Properties _____

Petitioner's Address: _____

Address of Property: _____ SEE PETITION _____

Return Comments by ASAP to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION _____

To: _____ MD Department of Education – Office of Child Care
_____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ Bureau of Environmental Health
_____ Development Engineering Division
_____ ☒ Department of Inspections, Licenses and Permits
_____ Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted
_____ Adult Housing)
_____ Housing and Community Development
_____ Resource Conservation Division – Beth Burgess
_____ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION
131.0 IN THE ZONING REGULATIONS.

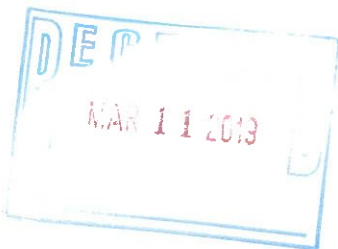
No Comment

J. Adams 3-11-19

KR

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MAR 06 2019

PLAN REVIEW DIVISION



KR

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 5, 2019

Hearing Examiner _____
Planning Board 03/21/19 Board of Appeals _____ Zoning Board _____

Petition No. ZB-1118M Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Erickson Living Properties

Petitioner's Address: _____

Address of Property: _____ SEE PETITION

Return Comments by ASAP to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION

To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ Bureau of Environmental Health
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_____ X Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ Resource Conservation Division – Beth Burgess
_____ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson



COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION
131.0 IN THE ZONING REGULATIONS.

NONE

[Signature]