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

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

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

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

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

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

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

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

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

Board Discussion and Recommendation

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

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

HOWARD COUNTY PLANNING BOARD

ABSENT

Phillips Engelke, Chair

Erica Roberts, Vice-chair

Delphine Adler

Ed Coleman

Kevin McAliley

ATTEST:

Valdis Lazdins, Executive Secretary