



ZB1119M

HRVC Limited Partnership c/o Kimco Realty
Corporation,
Petitioner

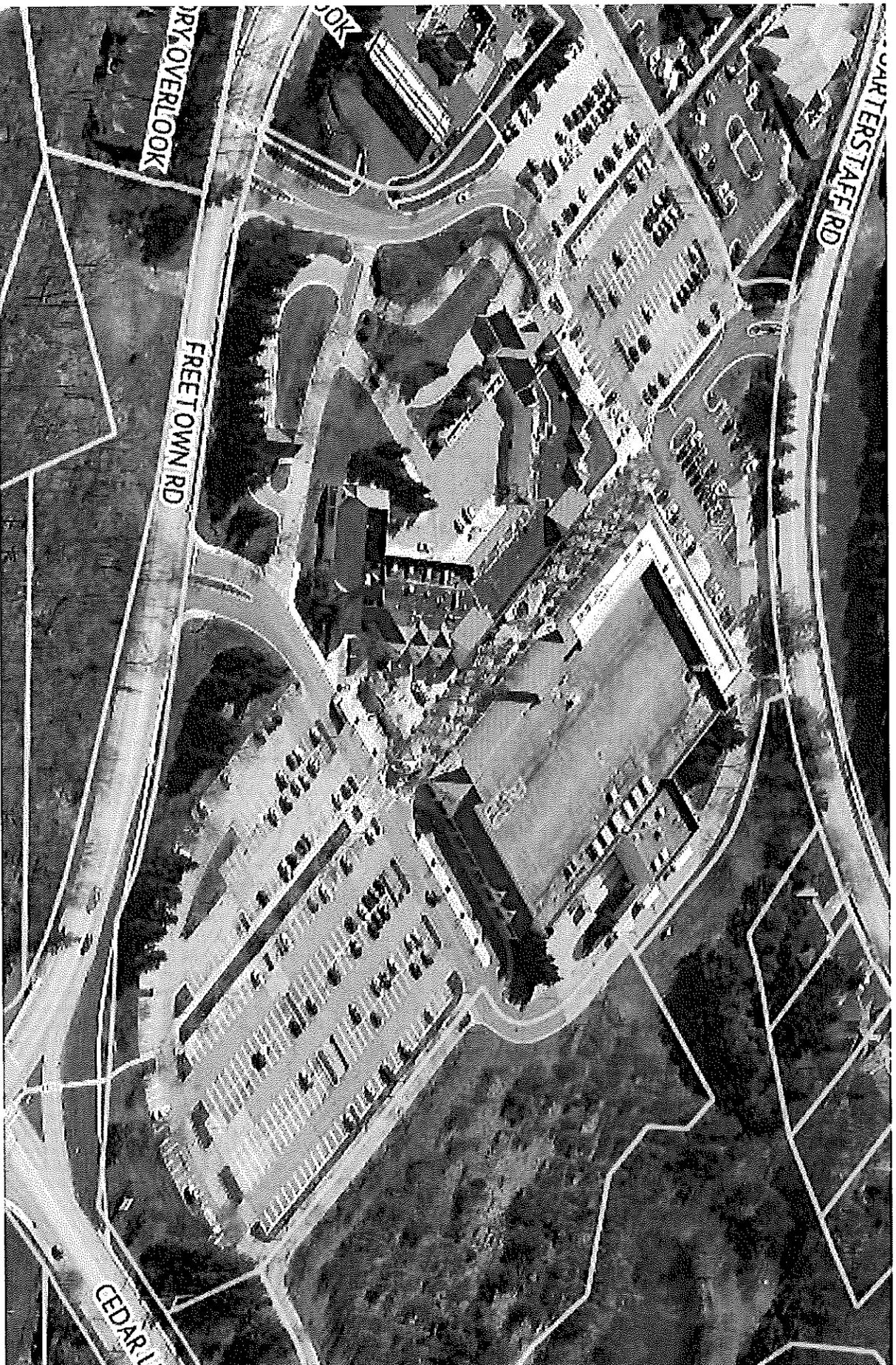
Zoning Case 1119M - Hickory Ridge
DPZ (1119M) Applicant/Protestant
Exhibit # 1 Date 9/4/19

Howard County Zoning Board
July 24, 2019

Request

Amend the Columbia New Town Preliminary Development Plan
for a Major Village Center Redevelopment of the Hickory Ridge
Village Center

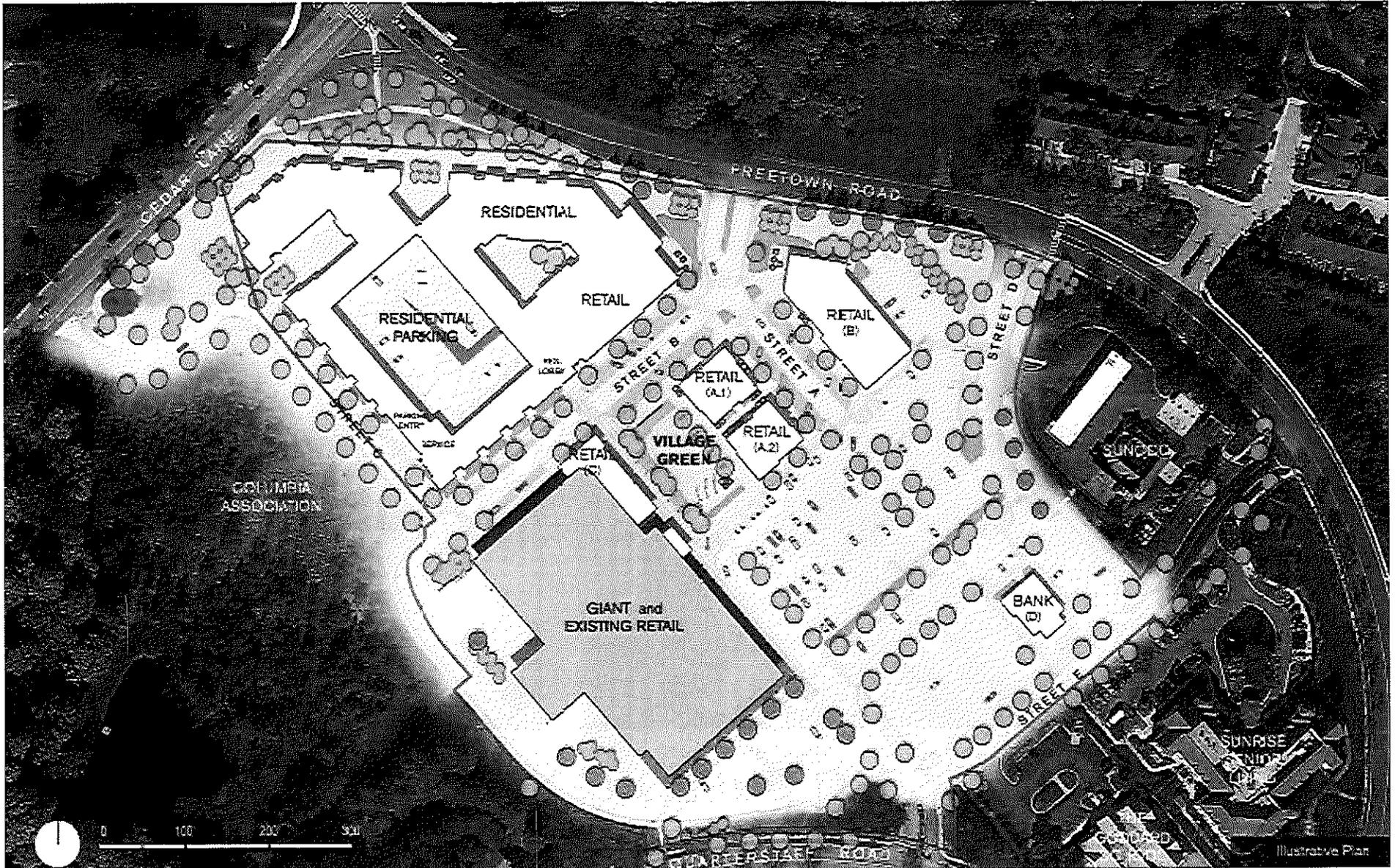
Existing Uses



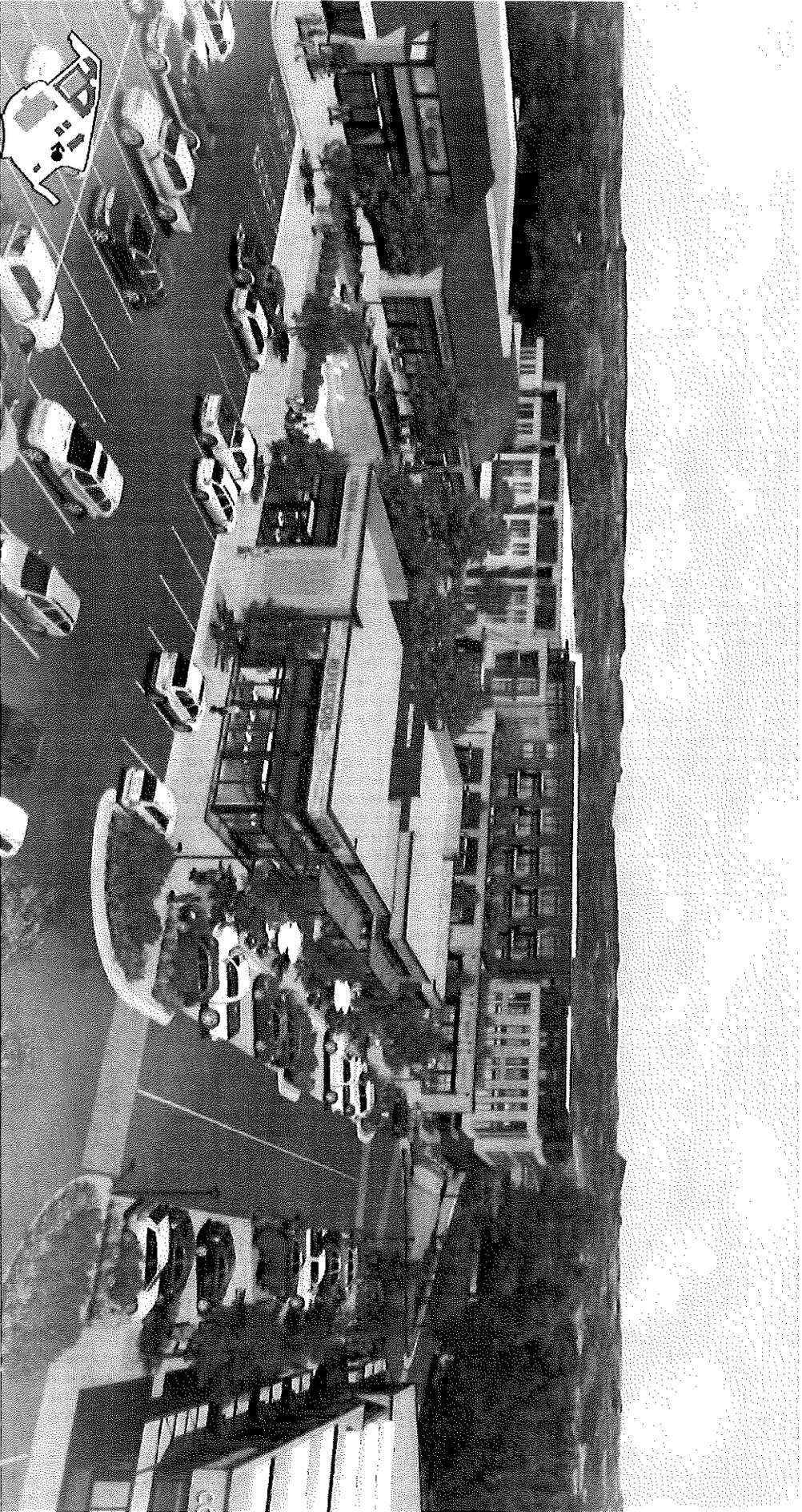
Adjacent Land Uses



Proposed Redevelopment



Proposed Redevelopment



Zoning Board Action

In its evaluation of the proposed Major Village Center Redevelopment, the Zoning Board shall make findings on the following:

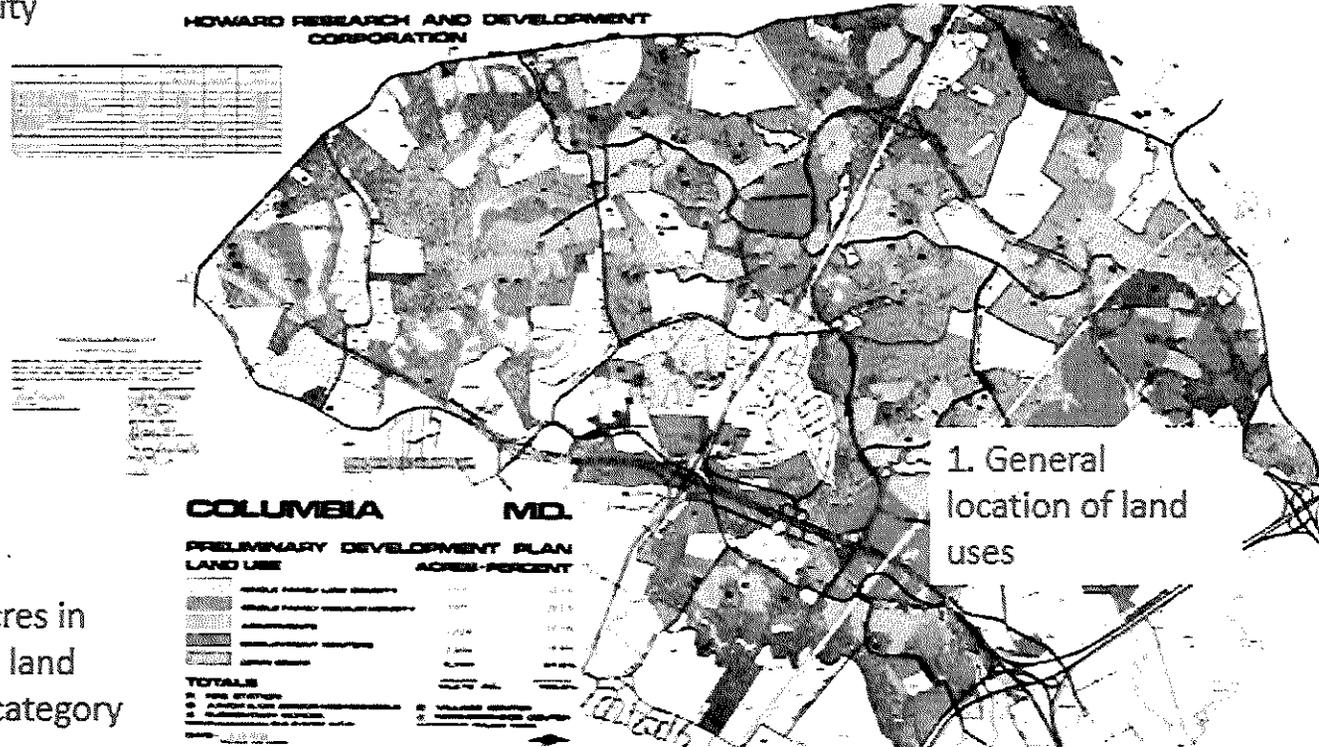
- (1) Whether the petition complies with the applicable general guides and standards set forth in Howard County Zoning Regulations Section 125.0.B.3 – (Only Applicable Section is 125.0.B.3.c)*
- (2) Whether the proposed Major Village Center Redevelopment complies with the specific definition for a New Town Village Center;*
- (3) Whether the petition complies with the Major Village Center Redevelopment criteria in Section 125.0.J.4.a.(8); and*
- (4) Regardless of the Zoning Board's findings on Subsections 5.a. (1) through (3) above, whether the petitioner's property is within the appropriate boundaries of the New Town Village Center.*

DPZ Evaluation of Sec. 125.0.B.3.c

“That the Preliminary Development Plan constitutes a general land use plan for the area covered thereby, designed to meet the objectives set forth in these Regulations.”

3. Maximum Density

2. Acres in each land use category

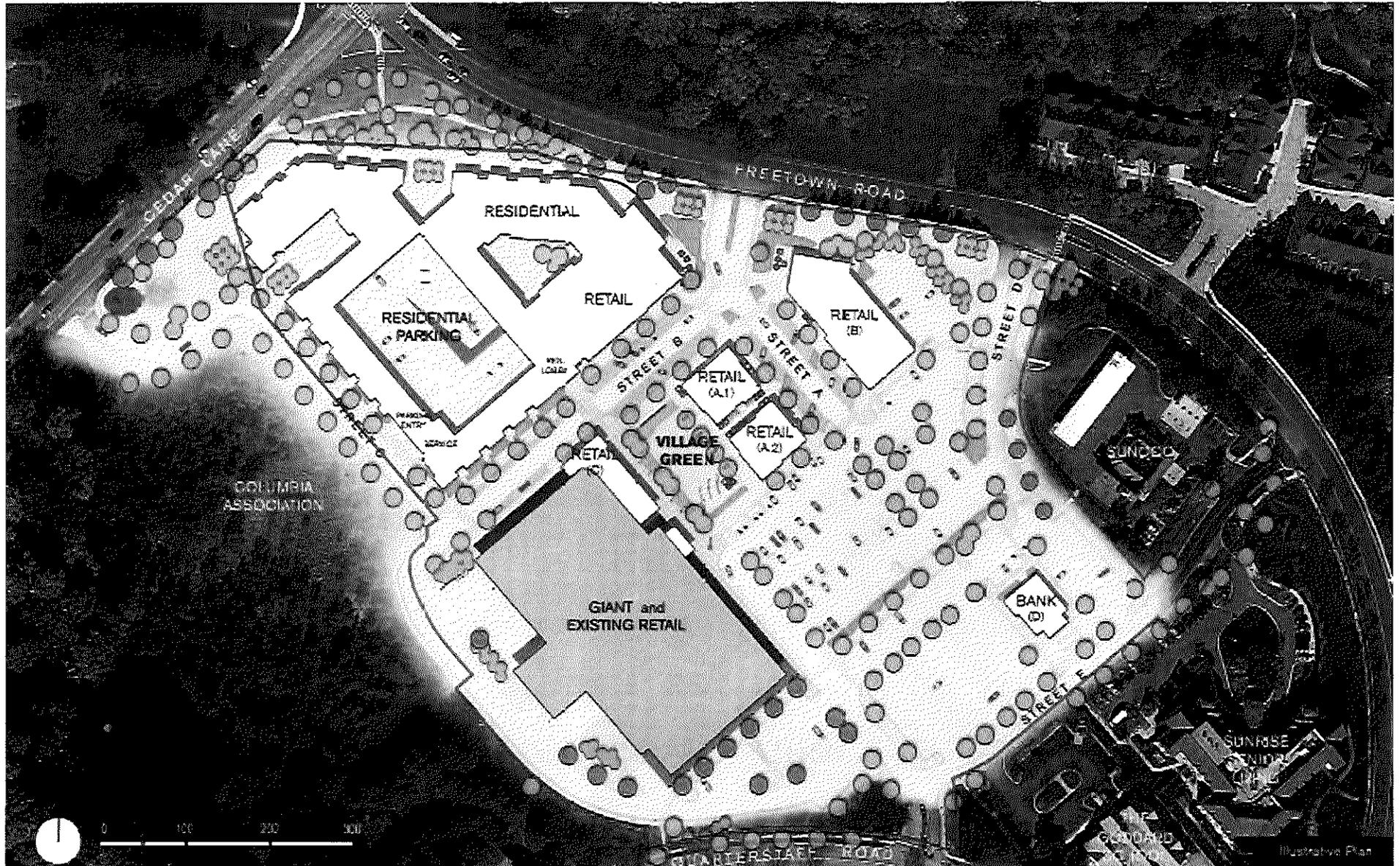


DPZ Evaluation of New Town Village Center Definition

A Mixed-Use Development designed to be a community focal point and gathering place for the surrounding village neighborhoods by including the following items:

- a. An outdoor, public, village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various village center buildings and shall include public seating features;
- b. Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants;
- c. Space for community uses and/or institutional uses; and
- d. Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.

DPZ Evaluation of New Town Village Center Definition



DPZ Evaluation of New Town Village Center Definition



DPZ Evaluation of Section 125.0.J.4.a.(8)(a)

The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District

- The area surrounding the existing Village Center contains a mix of commercial, institutional, and residential land uses.
- The proposed redevelopment enhances this diversity by adding multifamily dwellings and fosters orderly growth by locating them near goods, services, and alternative transportation.
- The courtyard defined by the new commercial buildings provides an enhanced community gathering place for area residents.
- Therefore, the proposed redevelopment promotes the purpose of the Village Center and is consistent with the character of the surrounding area and intent of the NT District.

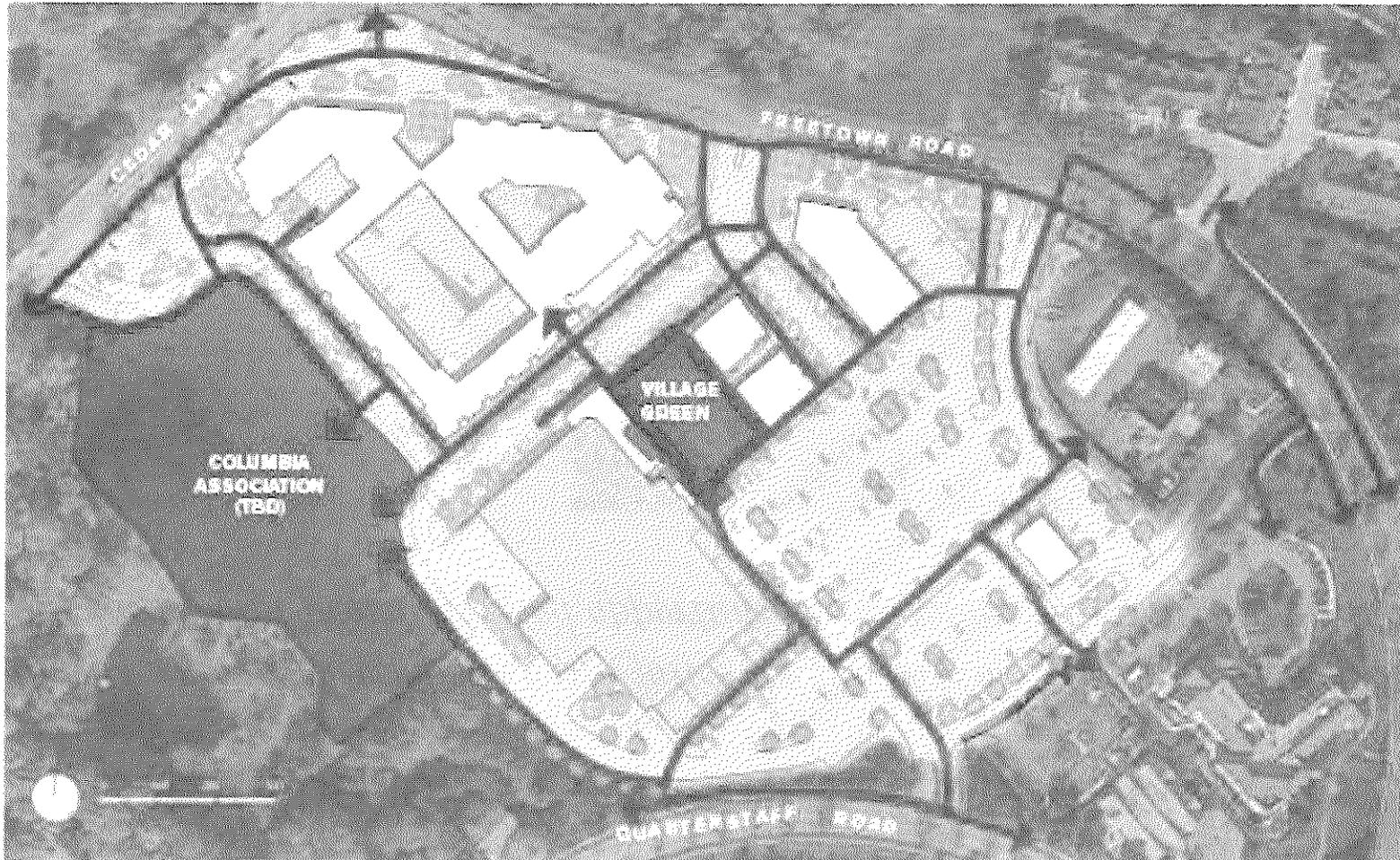
DPZ Evaluation of Section 125.0.J.4.a.(8)(b)

The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community;

The addition of approximately 8,000 square feet of retail/commercial space to the existing 97,321 square feet will enhance the availability of goods and services to the local residents, while maintaining a scale that is consistent with the existing Village Center and surrounding community.

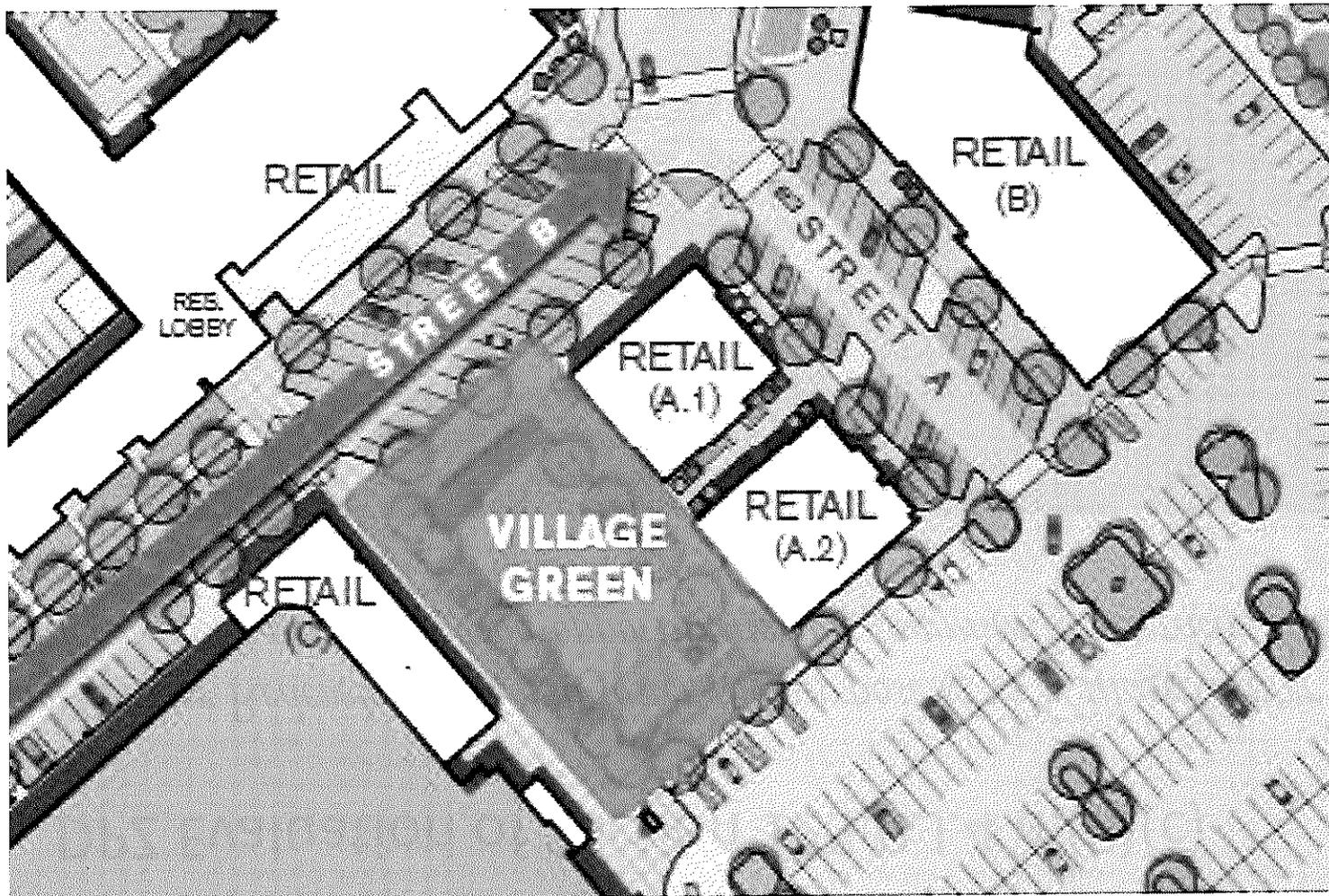
DPZ Evaluation of Section 125.0.J.4.a.(8)(c)

The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.



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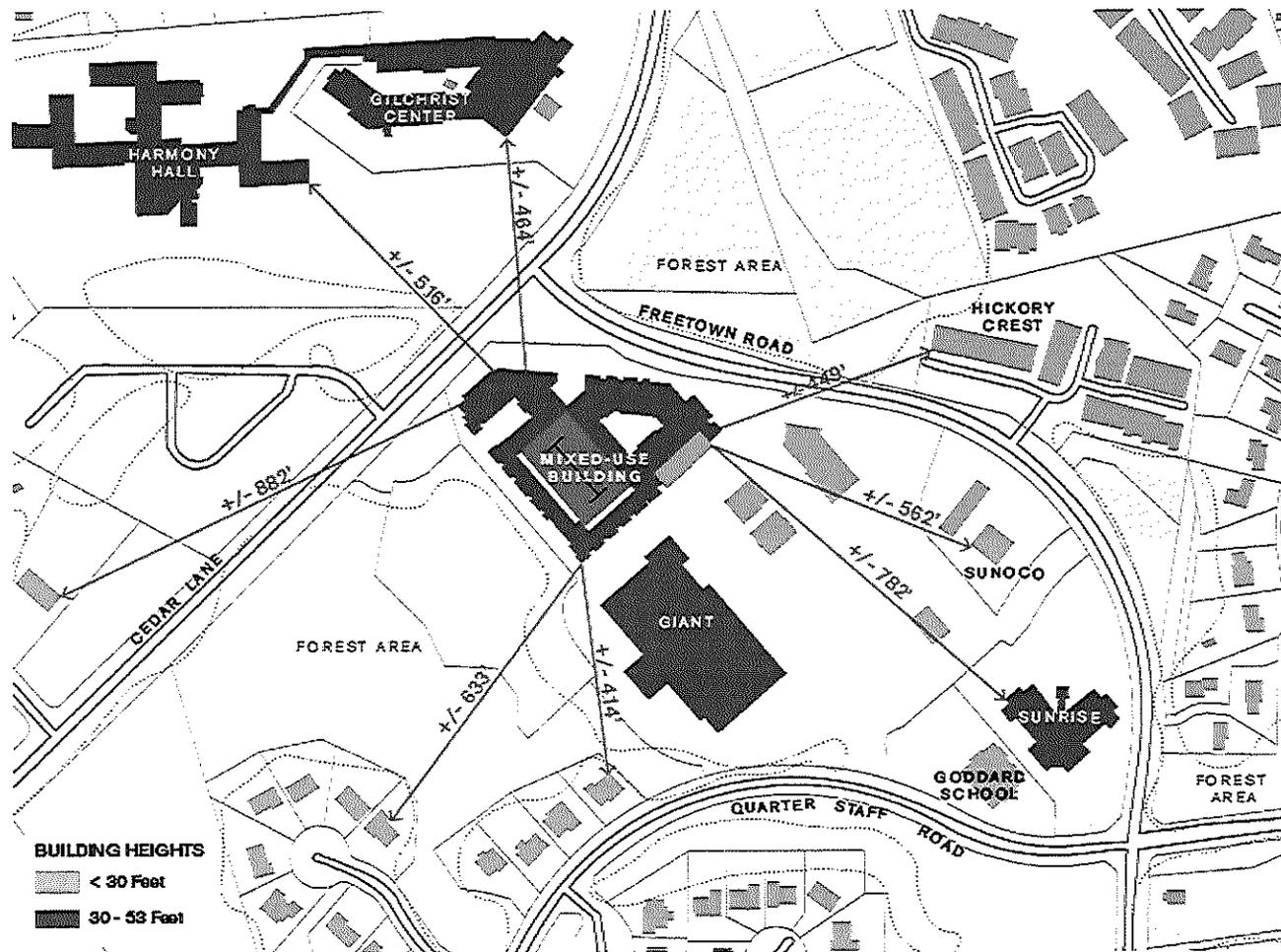
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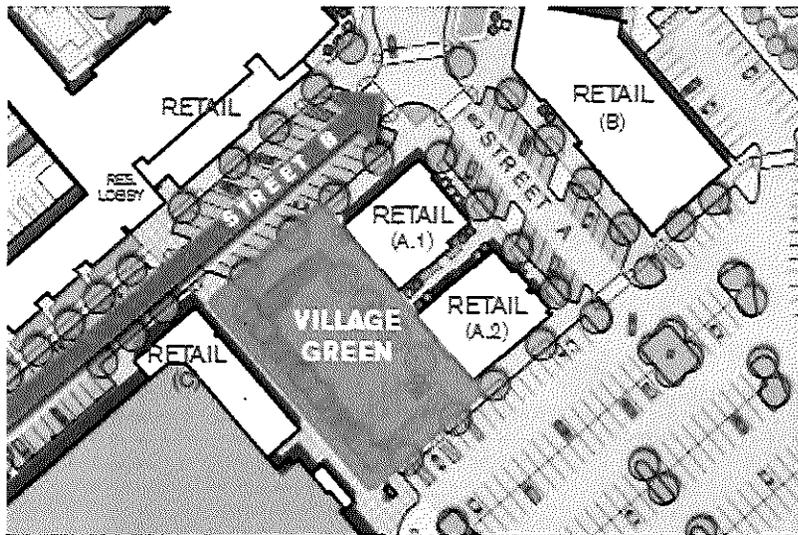
DPZ Evaluation of Section 125.0.J.4.a.(8)(d)

The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment;



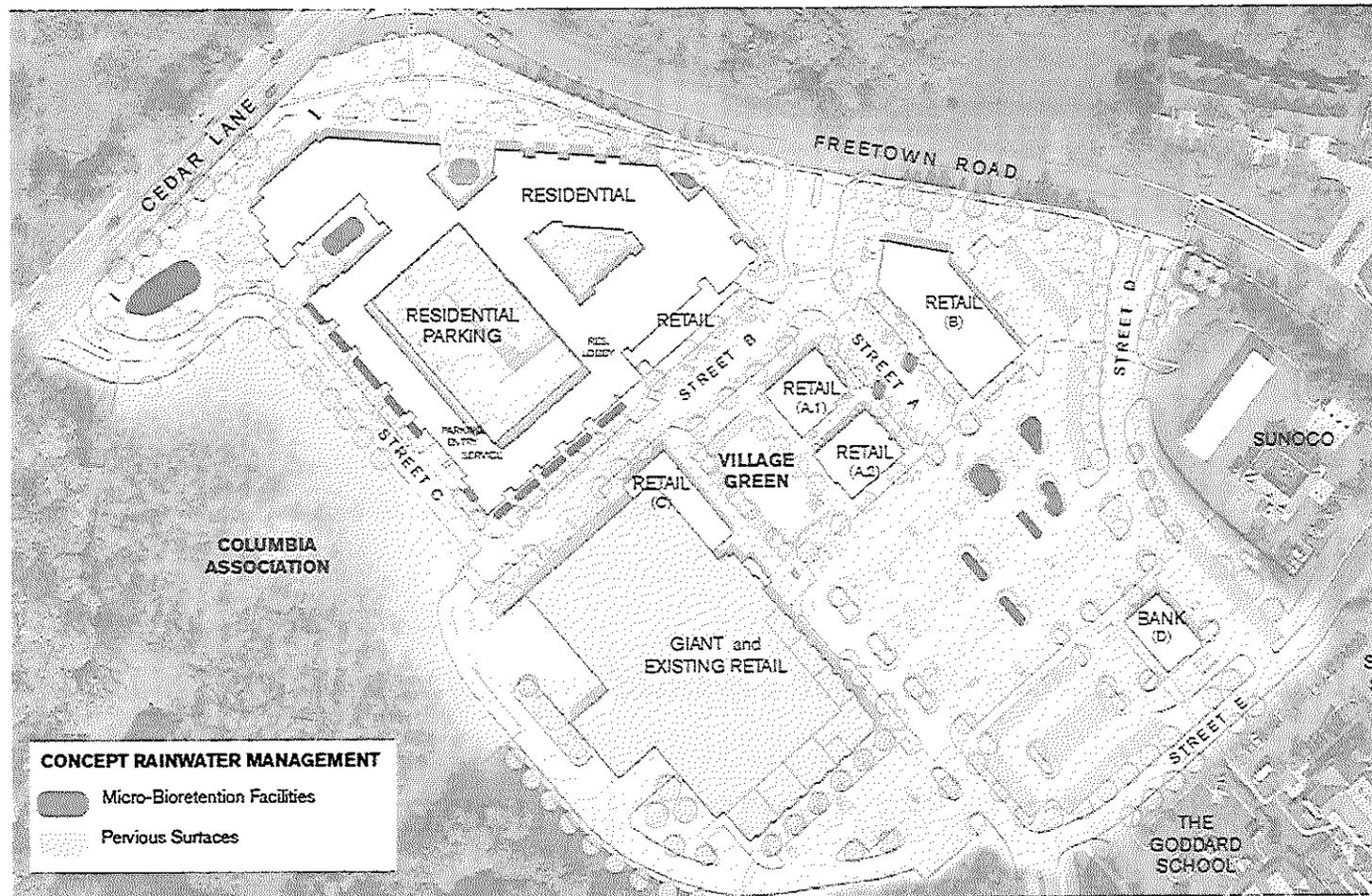
DPZ Evaluation of Section 125.0.J.4.a.(8)(e)

The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.



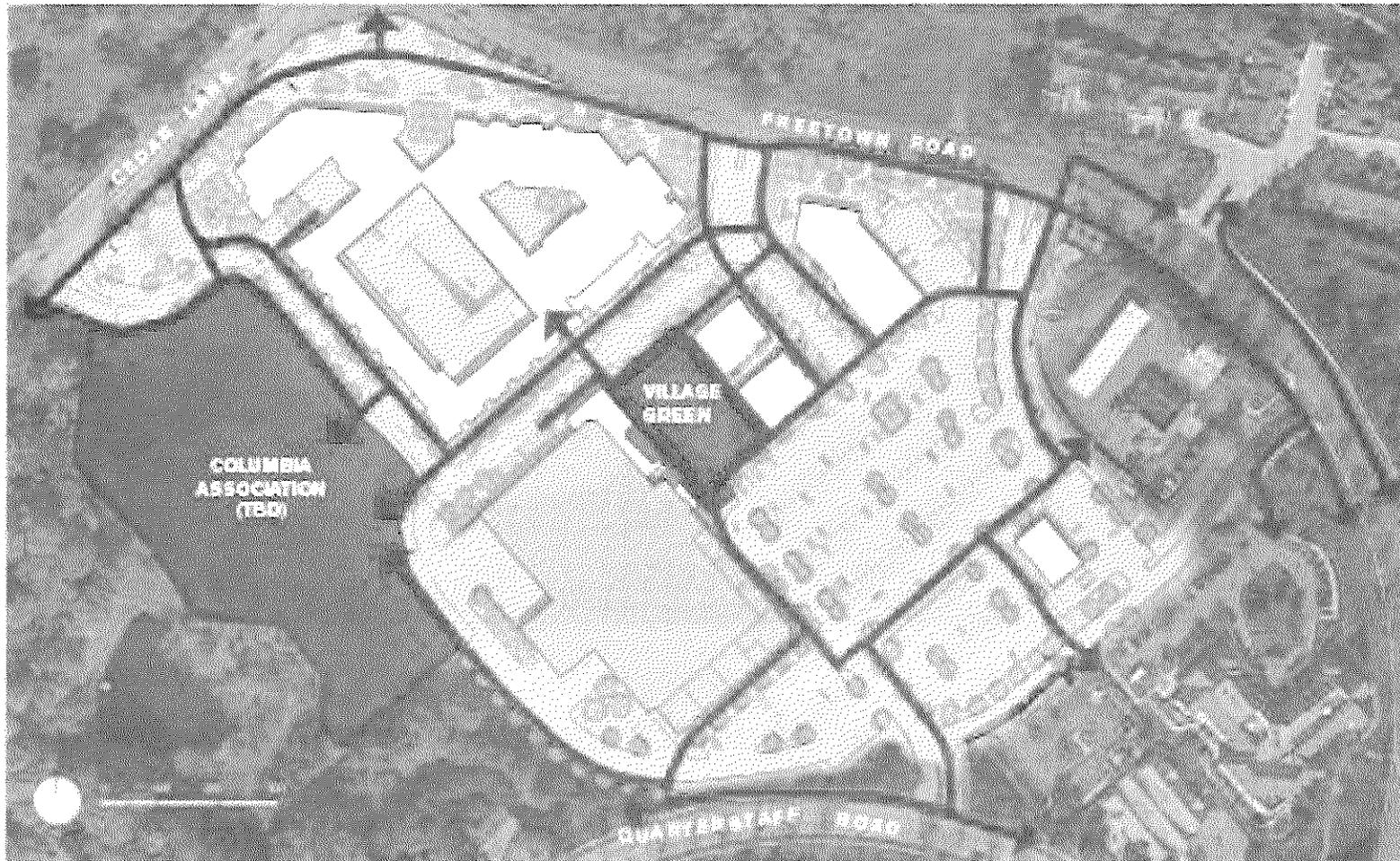
DPZ Evaluation of Section 125.0.J.4.a.(8)(f)

The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices;



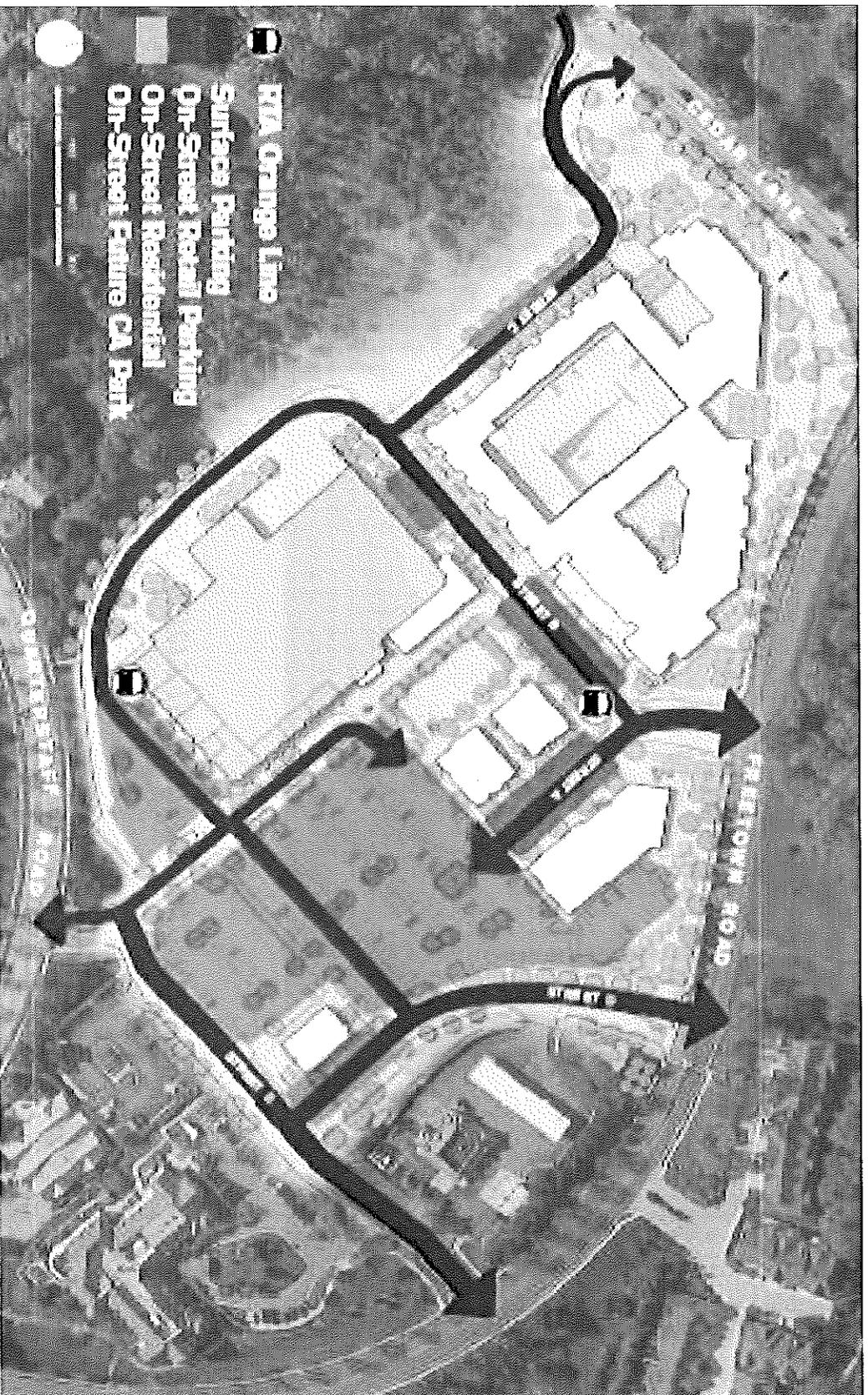
DPZ Evaluation of Section 125.0.J.4.a.(8)(g)

The Village Center Redevelopment fosters pedestrian and bicycle access.



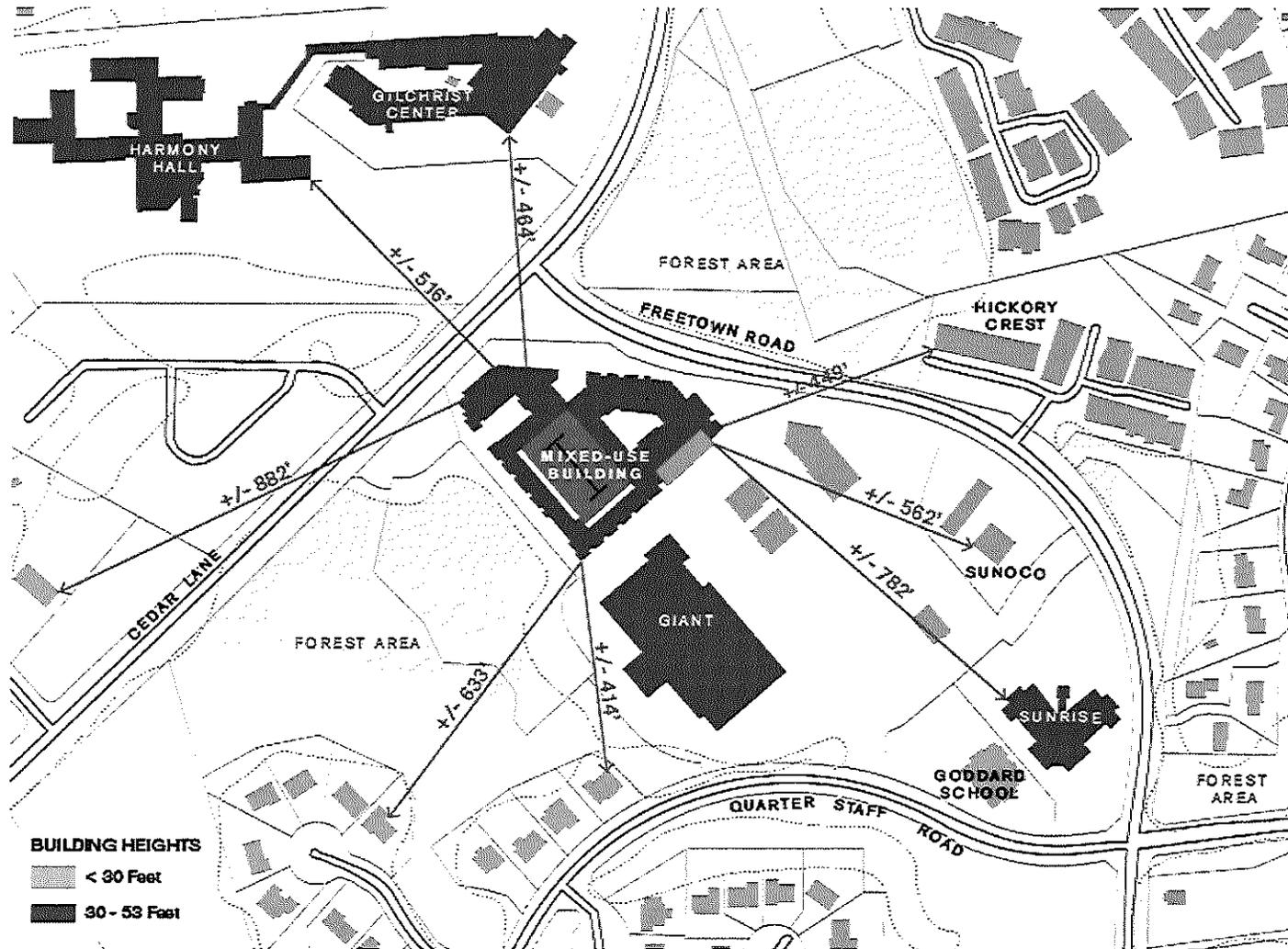
DPZ Evaluation of Section 125.0.J.4.a.(8)(h)

Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.



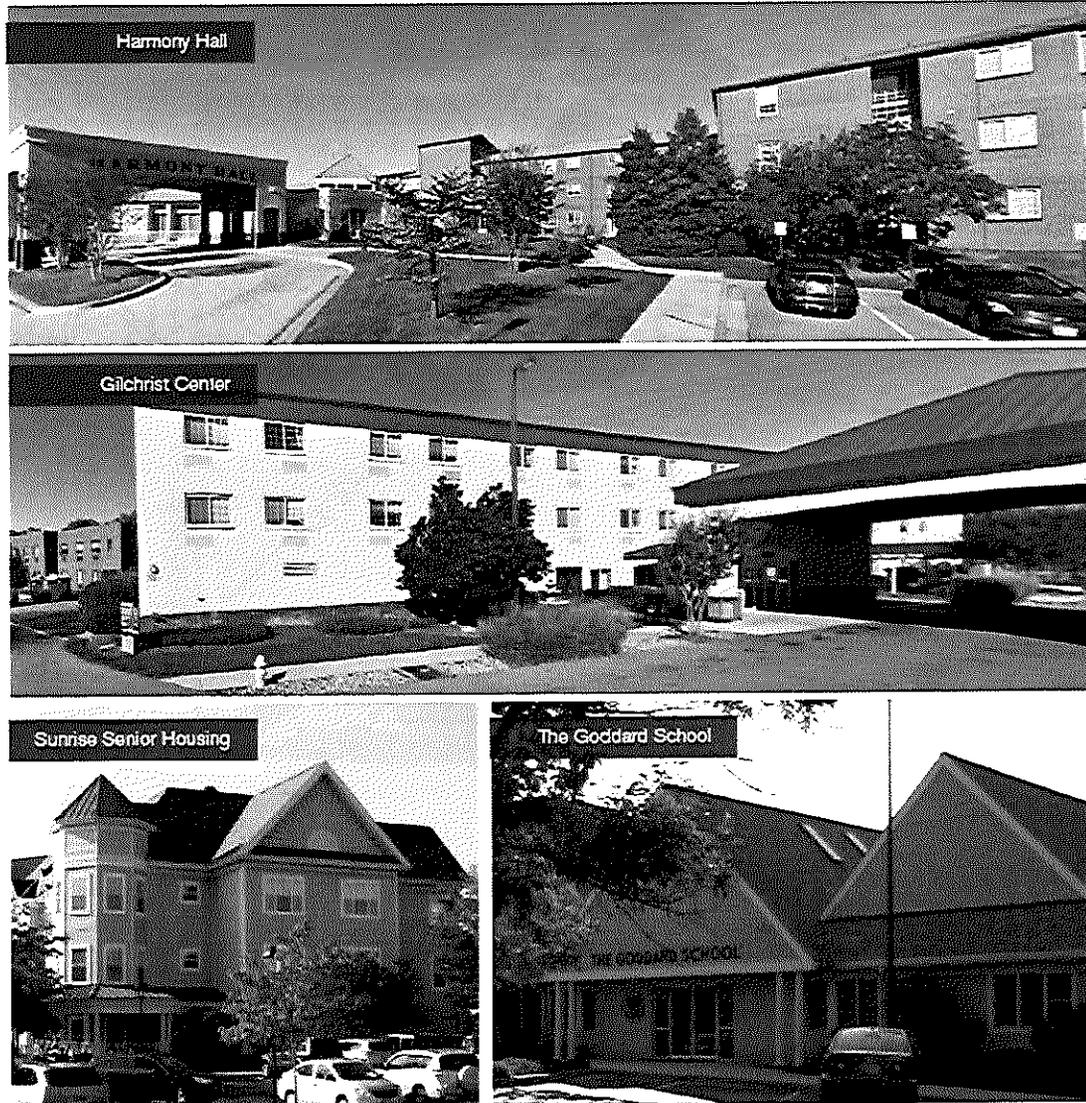
DPZ Evaluation of Section 125.0.J.4.a.(8)(i)

The Village Center Redevelopment is compatible with the surrounding community.



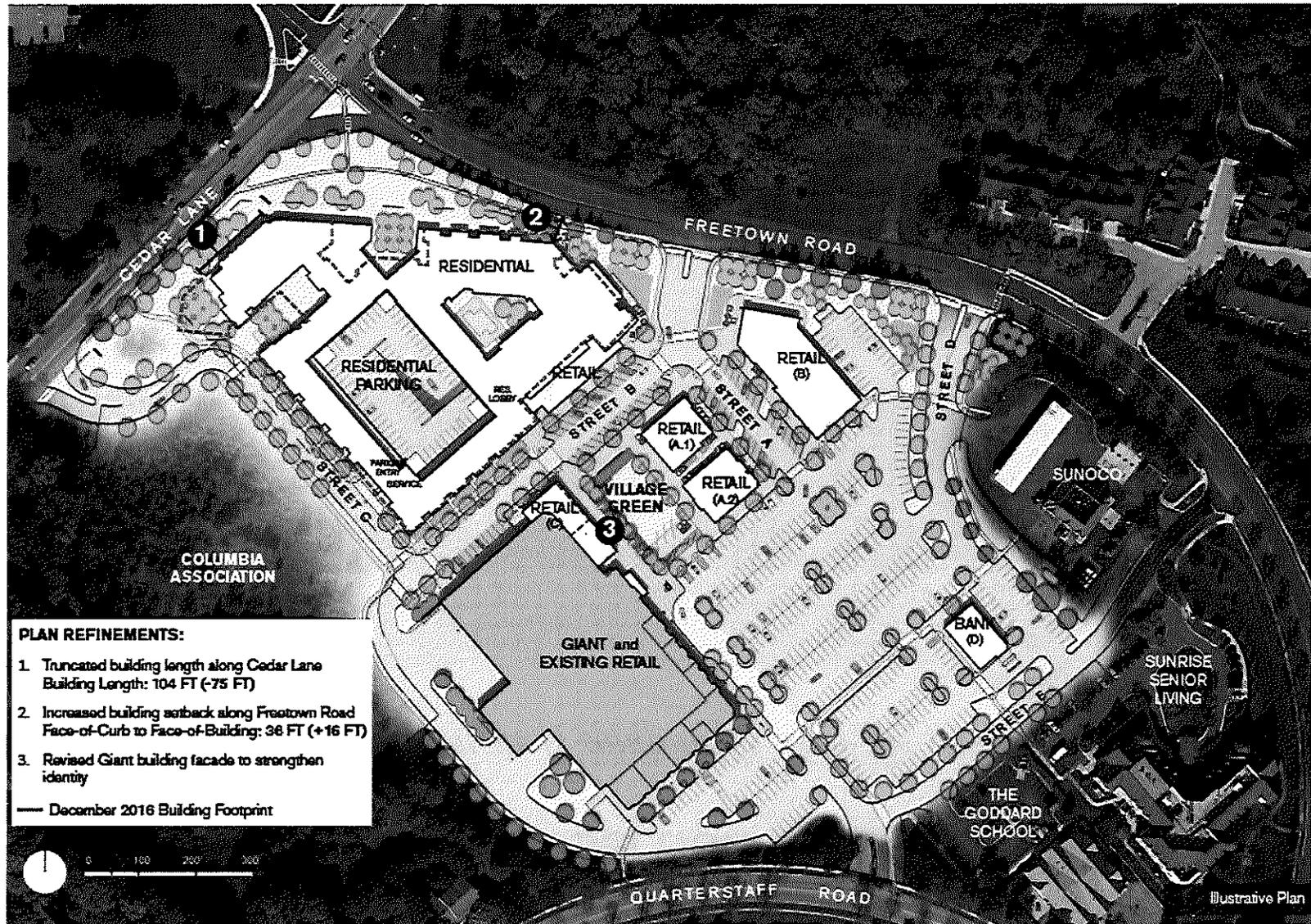
DPZ Evaluation of Section 125.0.J.4.a.(8)(i)

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DPZ Evaluation of Section 125.0.J.4.a.(8)(i)

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CEDAR LANE & FREETOWN ELEVATIONS



ELEVATION C: Mixed-Use Building from Cedar Lane & Freetown Road

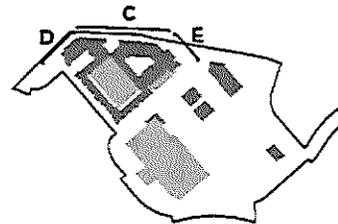


ELEVATION E: Mixed-Use Building from Cedar Lane Entrance



ELEVATION D: Mixed-Use Building from Freetown Road

The facade creates smaller and simple building forms and volumes to visually reduce the scale and mass of the mixed-use building. Three story bays with a masonry base separated by recessed balconies creates depth and rhythm along the facade. The fourth floor is physically set back, employs mansard-like bays and uses darker colored materials to give the perception of receding behind the middle of the building.



DPZ Evaluation of Section 125.0.J.4.a.(8)(j)

The Village Center will continue to meet the definition of a New Town Village Center.

Addressed previously

DPZ Evaluation of General Plan Policies

The appropriateness of the location of the NT District as evidenced by the General Plan for Howard County.

The proposed Village Center redevelopment is in harmony with the following *PlanHoward 2030* policies:

Policy 5.8

Continue to enhance the vitality and redevelopment of Columbia's Village Centers.

Policy 10.2

Focus growth in Downtown Columbia, Route 1 and Route 40 Corridors, and some Columbia Village Centers, as well as some older commercial or industrial areas which have redevelopment potential.

Policy 10.6

Improve the competitiveness and design of commercial areas.

ZB 1119M- DPZ Recommendation:

The Department of Planning and Zoning recommends that the request for approval of an amendment to the NT PDP for a Major Village Center Redevelopment of the Hickory Ridge Village Center be **GRANTED**.