Zoning Board 1119M

February 24, 2021 @ 6:00 PM
Event Category
Zoning Board
Description

ZB 1119M - HRVC Ltd. Partnership, c/o Kimco Realty Corp.

Redevelopment of Hickory Ridge Village Center to
amend the Preliminary Development Plan
(6430-6470 Freetown Road, Columbia, MD)

Register Here

Call-in toll number (US/Canada)
1-650-479-3207
Access code: 180 613 1289

This link provides instructions for the test meeting (not required, but helpful):

For Technical Assistance during the hearing please e-mail councilwebex@howardcountymd.gov for immediate response.

HELPFUL INFORMATION:

Letter to parties re: WebEx Hearings

WebEx test meeting link: https://www.webex.com/test-meeting.html

https://help.webex.com/en-us/nti2f6w/Webex-Meetings-Join-a-Test-Meeting

Technical Staff Report
Addendum #1 to Technical Staff Report
Addendum #2 to Technical Staff Report
HRVC Supplemental Parking Study
Hickory Ridge Village Center Community Plan (VCCP)
Preliminary Development Plan
Design Guidelines

EXHIBIT LIST

DPZ

#1 - DPZ Powerpoint Presentation

PETITIONER (Sang Oh, Esq.)

#1 - 2/8/18 DPZ Addendum to Technical Staff Report
#2 - HRVC Revitalization
#3 - Columbia Market Study (marked/ **not admitted**)
#4 - CD with audio of Sept.4, 2019 ZB hearing –(marked/**not admitted)**
#5 - Michael Workosky CV
#6 - Parking Ratio Charts
#7 - Matthew Fitzsimmons CV
#8 - Multifamily setback distances
#9 - Wrapped garage building types & context
#10 - Building height comparison
#11 - Howard Hughes letter dated 1/22/20

CITIZENS IN SUPPORT

#1 - Testimony and powerpoint – Eric Stein
#2 - Written testimony – Harry Schwartz
#3 - Written testimony – Alison Hickman
#4 - Purple map by Susan Clack (marked/**not admitted**)
#5 - Red map by Susan Clack (marked/**not admitted**)

OPPOSITION - HICKORY RIDGE COMMUNITY ASSOCIATION - (Thomas Meachum, Esq.)

#1 - Addendum to Community Response
#2 - HRCA letter re: resolution designating Allison Sultan to speak on behalf of HRVB re: ZB 1119M
#3 - HRVB testimony for ZB 119M
#4 - Specific Village Board Conditions for Approval of ZB 1119M

OPPOSITION (Alan Schwartz, Esq.)

#1 - Letter from Mr. Schwartz dated 1/8/20
#2 - Hickory Ridge Village Center Redevelopment Survey Overview
#3 - Rhona Schwartz statement of opposition to Kimco HRVC Redevelopment Plan
#4 - E-mail letter from Luna Bella
#5 - HRVB signature page opposing, Rhona Schwartz
#6 - HRVB Signature pages opposing, multiple
#7 - Digital Flood Insurance Map
#8 - HRVC Survey Results Overview
#9 - Christopher Alleva CV
#10 - Columbia 1965 M&O Premises
#11 - Columbia Villages 2019 22x23
#12 - Clemens Crossing FDP Maps
#13 - Columbia PDP
#14 - Hickory Ridge Village Map 2019

#15 - FDP 205-A-2 Part 1
#16 - FDP 205 HRVC PB 243 Minutes
#17 - FDP 136 Part I-A-1
#18 - Columbia FDP Land Use Tabulation 6-5-2018
#19 - Clemens Crossing FDP Summary
#20 - HickoryRidge_LandUse 2010 Community Plan
#21 - Wilde Lake VC Adjoining Land Use
#22 - Long Reach Land Use
#23 - ZRA 102 Application Village Centers CB 29-2009 (marked/not admitted)
#24 - CB 29-2009 Village Center Development Final Amended certified (marked/not admitted
#25 - Route 1 Dumpster photo
#26 - Quarterstaff Plat
#27 - PB 164 Clemens Crossing August 1984
#28 - HR Kimco Sectional Zoning Map (From VCCP)
#29 - Hickory Ridge Neighborhood Boundaries and Property Homes
#30 - Grandfather's letter to DPZ outlining D&O Density Procedure 2006
#31 - ZB 1096 Wilde Lake D&O
#32 - ZB 11121M Long Reach Village Center
#33 - HRVC Declarants Agreements
#34 - Hickory Ridge Tenant Violations
#35 - Allen Homes Clemens, Mark Homes Clemens and Howard County Vocational Deed Lots
#36 - Tax Assessments for Long Reach, River Hill adn Hickory Ridge Village Centers
#37 - Liane DesRoches written testimony

CITIZENS IN OPPOSITION

#38 - Traffic Impact on Village Surrounding the Neighborhood - James Ridgell
#39 - Current Village - Priority to safe Retail Access - James Ridgell
#40 - Written testimony and Scale Model - Roger Lawson
#41 - Survey Hickory Ridge Village Center Redevlopment - Lisa Dean
#42 - NYT article re Denser Housing - Lisa Dean
#43 - NYT article re How the virus may change your next home - Lisa Dean
#44 - Comparison Retail v. Residential - Lisa Dean
#45 - Pie Chart of Use - Lisa Dean
#46 - Survey Results Overview - Lisa Dean
#47 - Survey Results Unedited Comments - Lisa Dean
#48 - Open Ended Research Questions - Lisa Dean
#49 - WWJD - Lisa Dean
#50 - Written Testimony - Lisa Dean
#51 - Written Testimony - Elaine Persons
#52 - Written Testimony and photos - Christine Piatko
#53 - Written Testimony Loreen Heinz
#54 - Written Testiony of Lane Paige