



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:
Case No: ZB-1133M
Date Filed: 10/20/2025

Zoning Map Amendment Petition

Petition Request

Description of Proposed Map Amendment:

Petitioner seeks to rezone two undeveloped parcels from B-2 (Business: General) to M-1 (Manufacturing: Light)

Request Type: Piecemeal Map Change

Current Zoning District: B-2

Proposed Zoning District: M-1

Did Petitioner Complete Presubmission Community Meeting? Yes

Date if Yes: 10/09/2025

Is There an Approved Conditional Use on Property? No

If Yes, List Case # Here:

Petitioner's Representative Information

Petitioner's Representative Name: Tom Coale

Address: 54 State Circle, Annapolis, MD, 21401

Phone: (443) 630-0507

Email: tom@perryjacobson.com

Profession: Attorney



Petitioner Information

Petitioner Name: Gabriel Chung

Petitioners Business Name/Trading As: The Howard Research and Development Corporation

Address: 10275 Little Patuxent Parkway, Columbia, MD, 21044

Phone: (410) 964-4800

Email: gabriel.chung@howardhughes.com

Petitioner's Interest in Subject Property: Sole Owner

If the petitioner is not the property owner, please explain:

Property Information

Are there multiple properties involved with this petition? Multiple Properties

Property Description: Vacant land

Existing Use: Vacant

Proposed Use: M-1 Industrial/warehouse

Property Owner: THE HOWARD RESEARCH & DEV. C/O THE HOWARD HUGHES CORP

Property Address: 9121 S COMMERCE CENTER DR, Columbia, MD, 21046

Tax Map: 42

Grid: 6

Parcel/Lot Number: 513 *Lots A71 & A73*

Zoning District: B-2

County Council District: ~~Council District 4 - Deb Jung~~ *Council District 3: Rigby*

Total Site Area: 11.01

Subdivision Name (If applicable):

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable):

Zoning Map Amendment Information

Explain the reason for the requested amendment to the Zoning Map.

Petitioner is seeking to rezone 11 acres of property currently zoned B-2 to M-1. The B-2 designation is inappropriate for this site and is not marketable as commercial retail property. The Zoning Authority made a mistake when it designated this Property to be B-2 during the 2013 Comprehensive Zoning Plan. M-1 is a more suitable zoning designation that is consistent with the surrounding uses.

What is the present use of the subject property?

The Property is vacant and has never been developed.

Explain the reason why the present zoning classification is not satisfactory.

The B-2 zone is intended for consumer facing commercial (i.e., retail) uses. This parcel is located behind an existing retail commercial center and does not have frontage on any major roadways. Moreover, since the B-2 designation was bestowed in 2013, commercial retail has experienced a precipitous decline with most consumers converting to online sales.

Provide a detailed justification statement explaining how the proposed amendment will be in harmony with current General Plan for Howard County.

HoCo By Design acknowledges "East Columbia" as an existing Industrial hub (EP17) and the EP-2 policy statement encourages policy-makers to "retain and expand" Industrial areas, which is consistent with the requested rezoning. The Property is in Subarea 6 of the Gateway Master Plan, which recommends 70-100% non-residential uses.

Will the proposed zoning district result in adverse impact on surrounding properties? Please explain.

No. This Property was originally zoned M-1, but was rezoned to B-2 in approximately 2004. This was likely done in response to the boom in "big box commercial" that occurred during the late 90's and early 2000's. However, with the passage of time, it is clear that retail uses are not the best use for this site.

Is the subject property currently served by public water, sewerage, and public roads?

Yes

Are there any other factors which the petitioner desire the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing?

The history of this Property demonstrates the necessity of rezoning. It has remained vacant through the original development of Gateway, through a rezoning from M-1 to B-2, and the decades since. Warehouse/Industrial uses are more suitable for the Property and will allow the site to be put to its highest and best use.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature



Date 1/4/25

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Tom Coale

Signature Date: 2025-10-10 09:29:14

CONTACT US

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