



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: ZRA-222

Date Filed: 11/13/2025

Zoning Regulation Amendment Petition

Petition Request

Description of Proposed Amendment:

Amend Section 128.0 of the Howard County Zoning Regulations to add §128.0.Q, "Optional Design Projects in Route 1 Corridor," expanding eligibility for Optional Design Projects to commercial properties fronting U.S. Route 1 with a total lot area of less than ten (10) acres.

Petitioner's Representative Information

Petitioner's Representative Name: Mandee Heint

Address: 1001 Fleet Street, Baltimore, MD, 21202

Phone: (443) 797-3076

Email: mandee.heint@saul.com

Profession: Attorney



Petitioner Information

Petitioner Name: Dean Gonzalez

Petitioners Business Name/Trading As: 10052 Washington Boulevard LLC

Address: 10052 Washington Boulevard, Laurel, MD, 20723

Phone: (443) 824-6000

Email: deanjgonzalez2013@gmail.com

Petitioner's Interest in Subject Property: Sole Owner

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

Zoning Regulation Amendment Information

Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:

The Petitioner seeks to redevelop property along Route 1 that is blighted, underutilized, and specifically identified for redevelopment in the Route 1 Corridor Plan. The amendment expands access to the existing Optional Design Project process for smaller parcels, providing flexibility for coordinated, high-quality redevelopment that strengthens corridor design, supports economic growth, and promotes long-term reinvestment.

The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.

The amendment advances the legislative intent of Section 100.0.A by promoting public health, safety, and welfare through expanded access to the existing Optional Design Project process for smaller Route 1 sites. It ensures coordinated, high-quality redevelopment that improves design, circulation, and safety, supports reinvestment in aging properties, and fosters revitalization consistent with County goals for a safer, more vibrant corridor.

Provide the address, Tax Map, and Parcel Number for any parcel(s) of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.

Property Address: 10052 Washington Boulevard, Laurel, Maryland 20723 Tax Map: 0050 Grid: 0010 Parcel: 0263

Zoning Regulation Amendment Criteria

Describe the compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

The amendment expands access to the existing Optional Design Project process, ensuring redevelopment along Route 1—an area with a mix of zoning districts and uses—remains compatible with surrounding development. It does not bypass review steps and maintains zoning, site, and design standards. This promotes context-sensitive, high-quality redevelopment that strengthens corridor function, connectivity, and visual cohesion while minimizing the potential adverse impacts.

Provide an overview of the properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.

The amendment would apply to all commercial properties fronting Route 1, with a total parcel area of less than ten (10) acres.

Describe any conflicts that would occur in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

The amendment aligns with the structure and intent of the Howard County Zoning Regulations by expanding access to the existing Optional Design Project process for smaller Route 1 properties. This expansion preserves existing standards and review procedures, ensuring consistency within the regulatory framework. It strengthens opportunities for coordinated, high-quality redevelopment and advances the County's revitalization and economic development goals.

Describe the compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

The amendment aligns with HoCo By Design and the Route 1 Corridor Plan by expanding access to the existing Optional Design Project for smaller Route 1 properties. It advances goals for context-sensitive, high-quality design, supports reinvestment, and promotes compatibility with surrounding uses. The amendment fulfills policies calling for flexible zoning tools, mixed-use activity centers, and redevelopment that reduces blight and strengthens the Corridor. See attached supplemental information.

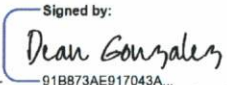
If the zoning regulation text amendment would impact eight (8) parcels of land or less, please provide the following:

- (i) A list of those impacted parcels;
- (ii) The address of each impacted parcel;
- (iii) The ownership of each impacted parcel; and
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.

This amendment applies to all commercial properties fronting U.S. Route 1 with a total lot area of less than ten (10) acres. As such, it is anticipated to affect more than 8 properties along the Route 1 Corridor.

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 11/11/2025
91B873AE917043A...
Dean Gonzalez, as Authorized Signatory of
10052 Washington Boulevard LLC

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: Mande Heinl

Signature Date: 2025-11-10 13:34:45

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043
TEL: 410.313.2350

Zoning Regulation Amendment Petition

Supplemental Information

Zoning Regulation Amendment Request

To amend Section 128.0 of the Howard County Zoning Regulations to add §128.0.Q, “Optional Design Projects in Route 1 Corridor” establishing eligibility, procedures, and permitted uses for Optional Design Projects for commercial properties fronting Route 1 with a total lot area of less than ten (10) acres.

Zoning Regulation Amendment Information

Explain the reason the requested amendment is being proposed.

The Petitioner seeks to redevelop the property located at 10052 Washington Boulevard, Laurel, Maryland 20723 (the “Property”), in Howard County (the “County”). The Property is highlighted in red on page 75 of the Route 1 Corridor Plan, designating it within the North Laurel District as a site specifically earmarked for redevelopment. The Property is currently a blighted, vacant car dealership and presents an opportunity for thoughtful redevelopment that aligns with the County’s Route 1 Corridor (the “Corridor”) revitalization goals. Uniquely situated with dual frontage on Route 1, the Property is a prime candidate for coordinated, high-quality, placemaking redevelopment in accordance with the Route 1 Corridor Plan. Such redevelopment promotes improvements to circulation, connectivity, streetscape, and the overall functionality and appearance of the Corridor.

The Petitioner’s proposed redevelopment seeks to transform the Property into a vibrant, context-sensitive asset through the Optional Design Project process, expanded by §128.0.Q. A valuable, but inaccessible and underutilized tool to spur redevelopment, the Optional Design Process allows for individualized review of redevelopment proposals that respond to site-specific conditions, such as the dual frontage and adjacency to a planned Transit Oriented Development, encourage creative and integrated design, and achieve cohesive development patterns that enhance the Corridor.

As currently written, the Howard County Zoning Regulations limit access to the Optional Design Project tool to properties within the CR district, consequently erecting a barrier for properties that lack the CR overlay but would otherwise benefit and be best served by flexibility, to fully support innovative redevelopment on commercial properties along Route 1. The Optional Design Project process is already an established Howard County development tool, and the proposed text in §128.0.Q expands eligibility and access to this critical redevelopment tool, which will ultimately result in comprehensive, coordinated, high-quality design along the Corridor, while maintaining oversight to ensure consistency with the goals of the Route 1 Corridor Plan and the County’s adopted revitalization and economic development objectives.

Accordingly, the Petitioner respectfully requests an amendment to Section 128.0 to add §128.0.Q, establishing the Optional Design Project process for commercial properties fronting Route 1 with a total lot area of less than ten (10) acres. This amendment will promote context-sensitive

redevelopment, enhance the streetscape, encourage continued investment along the Corridor, and advance the County's broader goals of revitalization, economic development, and urban-style design.

The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of ...preserving and promoting the health, safety and welfare of the community. Provide a detailed justification statement demonstrating how the proposed amendment will be in harmony with this purpose and the other issues in Section 100.0.A.

The Legislative Intent of the Zoning Regulations, as set forth in Section 100.0.A, affirms the Regulations are designed to preserve and promote the health, safety, and welfare of the community. The proposed amendment to Section 128.0 to add §128.0.Q supports this intent by expanding access to an existing, well-established planning tool—the Optional Design Project (ODP) process—to additional properties along the Route 1 Corridor.

The ODP process already serves as a proven mechanism for ensuring thoughtful, coordinated, and design-sensitive redevelopment. By expanding access to include smaller commercial properties fronting Route 1, this amendment allows more sites to benefit from comprehensive, site-specific review that integrates high-quality design, coordinated site layout, and compatible land uses. Each project reviewed under the ODP process is evaluated individually to ensure it meets applicable standards for design quality, circulation, and compatibility with the surrounding built environment.

This approach directly supports the preservation and promotion of public health, safety, and welfare. The ODP review process ensures compliance with all life-safety, fire, and environmental regulations, including stormwater management and accessibility standards. It also facilitates improvements in site circulation, pedestrian and vehicular safety, and streetscape design—key components of the County's goals for a safer and more connected Route 1 Corridor.

Beyond the physical and safety benefits, the amendment supports community welfare by stimulating reinvestment in underutilized and aging commercial sites. By extending the ODP process to a broader set of eligible parcels, the County can encourage high-quality redevelopment that enhances economic vitality, aesthetic appeal, and overall livability along the Corridor.

In sum, the proposed amendment is in clear harmony with the legislative intent of Section 100.0.A. It promotes the health, safety, and welfare of the community by expanding access to an existing, design-based review process that ensures redevelopment along Route 1 occurs in a safe, coordinated, and community-enhancing manner consistent with the County's long-term revitalization goals.

Zoning Regulation Amendment

The compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

The Optional Design Project process, as expanded by the proposed §128.0.Q, promotes redevelopment and reinvestment along the Route 1 Corridor in a manner that is compatible with surrounding land uses and consistent with the County's broader vision for the Corridor. By allowing properties with a total lot area of less than ten (10) acres to utilize an existing, well-established planning tool—the Optional Design Project process—the amendment broadens access to a design-based mechanism that already exists within the Zoning Regulations.

Importantly, the amendment does not create a new development process or allow any project to bypass existing regulatory steps. All projects proceeding under the ODP process must continue to meet the full range of applicable zoning, subdivision, and site development requirements, including design standards, public infrastructure adequacy, and environmental compliance. In fact, for properties choosing to utilize the ODP option, the amendment adds an additional layer of oversight through Planning Board review, ensuring that projects are evaluated comprehensively for design quality, compatibility, and consistency with the County's adopted policies for the Route 1 Corridor.

By extending access to an existing tool rather than introducing a new entitlement, the amendment strengthens the County's ability to achieve cohesive, high-quality redevelopment outcomes. Projects reviewed under this process will enhance connectivity, pedestrian access, and streetscape character while ensuring appropriate transitions to adjacent residential, commercial, and employment areas. Each proposal will be subject to case-by-case review to ensure conformance with the Route 1 Corridor Manual and to address any potential impacts related to traffic, buffering, or site circulation.

Overall, the amendment promotes compatibility along the Corridor, supports reinvestment that is context-sensitive, visually cohesive, and functionally integrated way, while advancing the County's goals for a vibrant, safe, and economically sustainable Route 1 Corridor.

Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

The proposed amendment has been carefully drafted to align with the intent and overall structure of the existing Howard County Zoning Regulations by expanding access to the Optional Design Project process set forth in §127.5.H to include properties eligible under §128.0.Q. The Optional Design Project is an existing, well-established, but underutilized tool within the Zoning Regulations. Rather than creating conflicts or redundancies, this amendment addresses a regulatory gap by providing a clear and consistent pathway for smaller commercial properties fronting Route 1 to engage in coordinated, context-sensitive redevelopment.

While the current regulations support mixed-use, pedestrian-friendly, and transit-oriented redevelopment, they do not explicitly allow all Route 1 properties to utilize the ODP process. The proposed amendment closes that gap without altering the underlying regulatory structure or modifying any existing standards for approval. It simply broadens eligibility for participation in an existing review process that already includes established design standards, procedural safeguards, and Planning Board oversight.

Projects utilizing the ODP process under §128.0.Q will remain subject to applicable zoning, subdivision, and site development requirements, ensuring that the amendment functions as an additional option, not a substitute for existing procedures. This ensures internal consistency across related provisions, including those governing design review, infrastructure adequacy, and compatibility with adjacent land uses.

By integrating seamlessly with current design criteria, procedural requirements, and review authority, the amendment strengthens the regulatory framework rather than conflicting with it. It enhances the County's ability to achieve high-quality, coordinated redevelopment along Route 1—advancing revitalization and economic development goals while maintaining alignment with the intent and structure of the existing Zoning Regulations.

The compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

The proposed zoning regulation amendment is consistent with the core policies and objectives of the Howard County General Plan, including those related to sustainable growth, environmental stewardship, economic development, and community livability. By expanding the Optional Design Project process under §128.0.Q for commercial properties fronting Route 1 with a total lot area of less than ten (10) acres, the amendment advances the General Plan's vision of creating well-connected, mixed-use communities that provide opportunities for coordinated redevelopment, high-quality design, and site-specific solutions, thereby supporting reinvestment and more context-sensitive development along the Corridor.

The proposed amendment is consistent with the policies and objectives set forth in HoCo By Design and the Route 1 Corridor Plan, particularly those promoting sustainable growth, environmental stewardship, and economic vitality, while directly supporting the County's strategic focus on revitalization and coordinated redevelopment along the Route 1 Corridor.

QBD-1 Policy Statement: Prioritize character and design in future development, recognizing variations in Howard County's unique areas.

QBD-1(1) Implementing Action: Identify areas to investigate character-based zoning concepts and consider the use of pattern books, design guidelines and manuals, or a hybrid approach to establish an intended character and design elements for different character areas in Howard County.

QBD-4 Policy Statement: Develop context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses, and to encourage compatibility of small-scale infill within established neighborhoods.

QBD-4 Implementing Action: Explore the implementation of form-based or character-based districts and neighborhood compatibility standards that emphasize massing and form over use type.

RTE 1-1 Policy Statement: Support, retain, and grow the Route 1 Corridor's employment base.

RTE 1-1(8) Implementing Action: Target new retail development in the mixed-use activity centers to support the needs of new and existing residents in the Corridor.

RTE 1-2 Policy Statement: Attract public investment in the Route 1 Corridor.

RTE 1-2(7) Implementing Action: Provide incentives for development that generates economic activity in locations that offer amenities and public transportation access.

RTE 1-3 Policy Statement: Foster revitalization in the Route 1 Corridor.

RTE 1-3 Implementing Actions:

(2) Implement zoning changes to achieve the vision of the Corridor:

...

(b) Consider more flexibility.

(3) Improve access to neighborhood services by connecting neighborhoods to retail in the Corridor.

(4) Encourage land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County's long-term development strategy.

(5) Encourage property maintenance and the reduction of blight.

RTE 1-4 Policy Statement: Increase opportunities for reinvestment of commercial and industrial properties in the Route 1 Corridor to address blight through new and existing zoning tools and tax credits.

RTE 1-5 Policy Statement: Adopt new tools to enhance the Route 1 Corridor's competitiveness and attract new industries while working to retain existing businesses.

RTE 1-9 Policy Statement: Revise the Route 1 Manual and County regulations to implement the HoCo By Design and Route 1 Corridor Plan development and redevelopment recommendations.

RTE 1-9(1) Implementing Action: Revise the Zoning Regulations and Subdivision and Land Development Regulations to support corridor wide new development and redevelopment.

RTE 1-17 Policy Statement: Catalyze the redevelopment of activity centers in the Route 1 Corridor and ensure they allow a mix of uses.

RTE 1-17 Implementing Actions:

...

(2) Develop a new industrial mixed-use zone (or combination of zones) that allows desired uses, including residential, commercial, and light industrial, in the Industrial Mixed-Use Activity Center character area.

...

(7) Evaluate and revise the Corridor Activity Center (CAC), Corridor Employment (CE), and Continuing Light Industrial (CLI) Overlay Zoning Districts to ensure the zones are appropriately located within activity centers and the districts allow for a mix of uses that support the vision of each character area.

(8) Encourage a mix of housing types available at different price points in activity centers to create more missing middle and affordable housing opportunities in the County.

See Page 75, North Laurel District, subject property is identified in Red.

RTE 1-25 Policy Statement: Protect industrial areas while introducing complementary new land uses within the Industrial Mixed-Use Activity Center character area in the North Laurel District.

Petitioner's Proposed Text

**Amendment to Section 128.0 (Supplementary Zoning Regulations) Adding Section 128.0.Q:
"Optional Design Projects in Route 1 Corridor"**

Amend Section 128.0 as follows:

SECTION 128.0: SUPPLEMENTARY ZONING DISTRICT REGULATIONS.

ADD NEW §128.0.Q OPTIONAL DESIGN PROJECTS IN ROUTE 1 CORRIDOR

1. **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO EXPAND THE OPTIONAL DESIGN PROJECT PROCESS TO ALL COMMERCIAL PROPERTIES FRONTING U.S. ROUTE 1, WITH A TOTAL LOT AREA OF LESS THAN TEN (10) ACRES. THE INTENT OF THE OPTIONAL DESIGN PROJECT PROCESS IS TO SERVE AS A CATALYST FOR REINVESTMENT AND REDEVELOPMENT ALONG THE ROUTE 1 CORRIDOR BY ENCOURAGING INNOVATIVE, HIGH-QUALITY DESIGN AND COORDINATED SITE PLANNING. OPTIONAL DESIGN PROJECTS PROMOTE INTEGRATED DEVELOPMENT THAT REFLECTS THE GOALS AND DESIGN PRINCIPLES OF THE ROUTE 1 CORRIDOR DESIGN MANUAL AND ADVANCES HOWARD COUNTY'S ADOPTED REVITALIZATION AND ECONOMIC DEVELOPMENT OBJECTIVES. THE OPTIONAL DESIGN PROJECT PROCESS PROVIDES FOR INDIVIDUALIZED AND COMPREHENSIVE REVIEW OF PROJECT PROPOSALS TO ENCOURAGE CREATIVE REDEVELOPMENT THAT RESPONDS TO SITE-SPECIFIC CONDITIONS AND CONTEXT, MINIMIZES ISOLATED OR DISCONNECTED BUILDINGS AND PAD SITES, AND ACHIEVES COHESIVE, CONTEXT-SENSITIVE DESIGN OUTCOMES THAT ENHANCE THE CHARACTER AND FUNCTIONALITY OF THE ROUTE 1 CORRIDOR.
2. **CONDITIONS OF ELIGIBILITY.** THE OPTIONAL DESIGN PROJECT PROCESS PRESCRIBED IN THIS SECTION SHALL BE PERMITTED ONLY WHEN THE PROPOSED PROJECT (A) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE DEVELOPMENT REQUIREMENTS; (B) CONSISTS OF A PARCEL OR ASSEMBLAGE OF PARCELS HAVING A TOTAL LOT AREA OF LESS THAN TEN (10) ACRES; (C) FRONTS ON U.S. ROUTE 1; AND (D) SATISFIES THE PURPOSE SET FORTH IN §128.0.Q.1.
3. **PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT.** PROJECTS THAT SATISFY THE ELIGIBILITY REQUIREMENTS OF §128.0.Q.2 MAY PROCEED UNDER THE OPTIONAL DESIGN PROJECT PROCESS, FOLLOWING THE APPROVAL PROCEDURE IN §121.1.H, OR ONLY THOSE PORTIONS OF THAT PROCEDURE RELEVANT TO THE SPECIFIC PROJECT. NOTWITHSTANDING THE FOREGOING, ANY PROCEDURES SPECIFIC TO THE CR OVERLAY DISTRICT AND THE ACREAGE REQUIREMENTS SET FORTH IN §121.1.H.1 SHALL NOT APPLY TO PROJECTS MEETING THE CONDITIONS OF ELIGIBILITY SET FORTH IN §128.0.Q.2.
4. **ADDITIONAL USES PERMITTED FOR OPTIONAL DESIGN PROJECTS.** OPTIONAL DESIGN PROJECTS THAT MEET THE CONDITIONS OF ELIGIBILITY SET FORTH IN §128.0.Q.2 SHALL BE ELIGIBLE TO INCLUDE ANY USES PERMITTED AS A MATTER OF RIGHT UNDER §121.1.B, ANY INTEGRATED-DESIGN USES AUTHORIZED UNDER §121.1.E, AND ANY ACCESSORY USES PERMITTED UNDER §121.1.F.

Example of How Text of Section 128.0.Q Would Appear if Adopted:

§128.0.Q Optional Design Projects in Route 1 Corridor

- 1. Purpose and Applicability.** The purpose of this subsection is to expand the Optional Design Project process to all commercial properties fronting U.S. Route 1 with a total lot area of less than ten (10) acres. The intent of the Optional Design Project process is to serve as a catalyst for reinvestment and redevelopment along the Route 1 Corridor by encouraging innovative, high-quality design and coordinated site planning. Optional Design Projects promote integrated development that reflects the goals and design principles of the Route 1 Corridor Design Manual and advances Howard County's adopted revitalization and economic development objectives. The Optional Design Project process provides for individualized and comprehensive review of project proposals to encourage creative redevelopment that responds to site-specific conditions and context, minimizes isolated or disconnected buildings and pad sites, and achieves cohesive, context-sensitive design outcomes that enhance the character and functionality of the Route 1 Corridor.
- 2. Conditions of Eligibility.** The optional design project process prescribed in this Section shall be permitted only when the proposed project (a) brings the site into conformance with the Route 1 Manual and current site development requirements; (b) consists of a parcel or assemblage of parcels having a total lot area of less than ten (10) acres; (c) fronts on U.S. Route 1; and (d) satisfies the purpose set forth in §128.0.Q.1.
- 3. Procedure for Approval of an Optional Design Project.** Projects that satisfy the eligibility requirements of §128.0.Q.2 may proceed under the Optional Design Project process, following the approval procedure in §121.1.H, or only those portions of that procedure relevant to the specific project. Notwithstanding the foregoing, any procedures specific to the CR Overlay District and the acreage requirements set forth in §121.1.H.1 shall not apply to projects meeting the conditions of eligibility set forth in §128.0.Q.2.
- 4. Additional Uses Permitted for Optional Design Projects.** Optional Design Projects that meet the conditions of eligibility set forth in §128.0.Q.2 shall be eligible to include any uses permitted as a matter of right under §121.1.B, any integrated-design uses authorized under §121.1.E, and any accessory uses permitted under §121.1.F.



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

dpzzoning@howardcountymd.gov (410) 313-2350

AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter: Amendment to Section 128.0 to add §128.0.Q, "Optional Design Projects in
Route 1 Corridor" - 10052 Washington Boulevard, Laurel, Maryland 20723

AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General
Provisions Article Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS
APPLICABLE**

1. I, 10052 Washington Boulevard LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief ☐ HAVE / ☒ HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I ☐ AM / ☒ AM NOT currently **Engaging in Business** with an **Elected Official**.
2. I, the ☒ **Applicant** or a ☐ **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the ☒ **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Dean Gonzalez

(Print Full Name)

Dean Gonzalez, as Authorized Signatory
of 10052 Washington Boulevard LLC

Signed by:

Dean Gonzalez

01B873AE917043A...

(Sign full name & indicate legal
capacity, if applicable)

Dean Gonzalez, as Authorized Signatory
of 10052 Washington Boulevard LLC

11/10/2025

Date

Petitioner's Proposed Text

Amendment to Section 103.0.O (Definitions) Amending definition of "Optional Design Project"

Amend Section 103.0.O as follows:

Optional Design Project: [[The equivalent of a Planned Unit Development in a CR Zoning District, an]] AN Optional Design Project is an alternative development proposal wherein the permitted land uses, the associated land use regulations, the development design, and other intended characteristics for the development site are initially drafted through a deliberative planning process between the developer and the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board.

Amendment to Section 128.0 (Supplementary Zoning District Regulations) Adding Section 128.0.Q: "Optional Design Projects in Route 1 Corridor"

Amend Section 128.0 as follows:

SECTION 128.0: SUPPLEMENTARY ZONING DISTRICT REGULATIONS.

ADD NEW §128.0.Q OPTIONAL DESIGN PROJECTS IN ROUTE 1 CORRIDOR

REVISED



1. **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO EXPAND THE OPTIONAL DESIGN PROJECT PROCESS TO ALL COMMERCIAL PROPERTIES FRONTING U.S. ROUTE 1, WITH A TOTAL LOT AREA OF LESS THAN TEN (10) ACRES. THE INTENT OF THE OPTIONAL DESIGN PROJECT PROCESS IS TO SERVE AS A CATALYST FOR REINVESTMENT AND REDEVELOPMENT ALONG THE ROUTE 1 CORRIDOR BY ENCOURAGING INNOVATIVE, HIGH-QUALITY DESIGN AND COORDINATED SITE PLANNING. OPTIONAL DESIGN PROJECTS PROMOTE INTEGRATED DEVELOPMENT THAT REFLECTS THE GOALS AND DESIGN PRINCIPLES OF THE ROUTE 1 CORRIDOR DESIGN MANUAL AND ADVANCES HOWARD COUNTY'S ADOPTED REVITALIZATION AND ECONOMIC DEVELOPMENT OBJECTIVES. THE OPTIONAL DESIGN PROJECT PROCESS PROVIDES FOR INDIVIDUALIZED AND COMPREHENSIVE REVIEW OF PROJECT PROPOSALS TO ENCOURAGE CREATIVE REDEVELOPMENT THAT RESPONDS TO SITE-SPECIFIC CONDITIONS AND CONTEXT, MINIMIZES ISOLATED OR DISCONNECTED BUILDINGS AND PAD SITES, AND ACHIEVES COHESIVE, CONTEXT-SENSITIVE DESIGN OUTCOMES THAT ENHANCE THE CHARACTER AND FUNCTIONALITY OF THE ROUTE 1 CORRIDOR.
2. **CONDITIONS OF ELIGIBILITY.** THE OPTIONAL DESIGN PROJECT PROCESS PRESCRIBED IN THIS SECTION SHALL BE PERMITTED ONLY WHEN THE PROPOSED PROJECT (A) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE

DEVELOPMENT REQUIREMENTS; (B) CONSISTS OF A PARCEL OR ASSEMBLAGE OF PARCELS HAVING A TOTAL LOT AREA OF LESS THAN TEN (10) ACRES; (C) FRONTS ON U.S. ROUTE 1; AND (D) SATISFIES THE PURPOSE SET FORTH IN SECTION 128.0.Q.1.

3. **PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT.**
PROJECTS THAT SATISFY THE ELIGIBILITY REQUIREMENTS OF SECTION 128.0.Q.2 MAY PROCEED UNDER THE FOLLOWING OPTIONAL DESIGN PROJECT PROCESS:

- a. THE OWNER OF AN INTEREST IN A TRACT OF LAND MAY SUBMIT AN APPLICATION FOR AN OPTIONAL DESIGN PROJECT. PRIOR TO PREPARING A SPECIFIC PLAN AND SUBMITTING AN APPLICATION, THE PETITIONER IS ENCOURAGED TO MEET WITH THE DEPARTMENT OF PLANNING AND ZONING ON AN INFORMAL BASIS TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT.
- b. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN PROJECT, THE PETITIONER SHALL PRESENT THE OPTIONAL DESIGN PROJECT PLAN TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE HOWARD COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL STAFF REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING AND FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF THE OPTIONAL DESIGN PROJECT.
- c. THE FORMAL APPLICATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING AND SHALL INCLUDE:
 - (1) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS DEPICTING ALL EXISTING NATURAL AND CURRENT DEVELOPMENT FEATURES OF THE LAND AREA TO BE INCLUDED IN THE OPTIONAL DESIGN PROJECT, AND ALSO DEPICTING AND/OR LISTING, AS MAY BE APPROPRIATE, THE FOLLOWING FOR THE PROPOSED OPTIONAL DESIGN PROJECT:
 - (a) A BOUNDARY SURVEY
 - (b) PERMITTED USES
 - (c) ACCESSORY USES
 - (d) BUILDINGS
 - (e) STRUCTURES
 - (f) PARKING AREAS AND NUMBER OF PARKING SPACES
 - (g) POINTS AND WIDTHS OF VEHICULAR INGRESS AND EGRESS
 - (h) ON-SITE PEDESTRIAN-RELATED FEATURES AND CONNECTIONS TO OFF-SITE PEDESTRIAN-RELATED FEATURES
 - (i) LANDSCAPING
 - (j) HARDSCAPING

- (k) RETAINED NATURAL FEATURES SUCH AS WETLANDS, STEEP SLOPES, AND TREE AND FOREST COVER
 - (l) ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL BUILDINGS AND SIGNIFICANT STRUCTURES WITH EXTERIOR MATERIALS SPECIFIED
 - (m) EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES AND LIGHT SOURCES GIVEN ON SPECIFIC LIGHTING PRODUCT INFORMATION SHEETS
 - (n) INFORMATION ON THE ADJOINING PROPERTIES, INCLUDING THE OWNER NAME, ZONING, EXISTING USE, AND EXISTING SITE IMPROVEMENTS
- (2) A WRITTEN JUSTIFICATION STATEMENT THAT EXPRESSES IN DETAIL:
 - (a) HOW THE PROPOSED OPTIONAL DESIGN PROJECT CONFORMS TO THE PURPOSE STATEMENT IN SECTION 128.0.Q.1.
 - (b) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND NOT OVERWHELM THE SURROUNDING COMMUNITY.
 - (c) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO HOWARD COUNTY THAT IS GREATER THAN A CONVENTIONAL DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING DISTRICT REGULATIONS.
 - (d) SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO MARKET STUDIES AND TRAFFIC STUDIES.
- d. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.
- e. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE PETITIONER'S PROJECT TEAM IF:
 - (1) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE DEPARTMENT OF PLANNING AND ZONING TO DISCUSS

- THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT PRIOR TO SUBMITTING THE FORMAL APPLICATION, OR
- (2) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS REGARDING THE USE, DESIGN, AND OR SCOPE OF THE OPTIONAL DESIGN PROJECT THAT HAVE CHANGED FROM WHAT WAS DISCUSSED, INDICATED, AND/OR SHOWN DURING THE INFORMAL MEETING(S).
- f. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING TO BE SUITABLY IN CONFORMANCE WITH THE PURPOSE STATEMENT IN SECTION 128.0.Q.1, AT THE DISCRETION OF THE PETITIONER, THE PETITIONER MAY SCHEDULE TO HAVE THE OPTIONAL DESIGN PROJECT BE REVIEWED BY THE SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY SCHEDULED MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY ISSUES IN THE OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY WITH ALL TECHNICAL REQUIREMENTS OF ANY OF THE REVIEWING AGENCIES.
- g. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE OPTIONAL DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF PLANNING AND ZONING, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE THE OPTIONAL DESIGN PROJECT FOR A PLANNING BOARD HEARING. THE DEPARTMENT OF PLANNING AND ZONING SHALL PREPARE A TECHNICAL STAFF REPORT ON THE OPTIONAL DESIGN PROJECT, AND FORMALLY ISSUE THIS TECHNICAL STAFF REPORT AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED PLANNING BOARD HEARING.
- h. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE OPTIONAL DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY COMMENTS PRESENTED AT THAT PUBLIC HEARING. THE PLANNING BOARD MAY:
- (1) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED UPON FINDINGS THAT THE PROPOSED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.Q.1;
- (2) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR CONDITIONS, BASED UPON FINDINGS THAT THE REVISED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.Q.1; OR
- (3) DENY THE OPTIONAL DESIGN PROJECT.
- i. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE OPTIONAL DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL DESIGN PROJECT IS APPROVED, ALL APPROVED EXHIBITS OF THE OPTIONAL DESIGN PROJECT SHALL BE STAMPED AS

APPROVED BY THE PLANNING BOARD AND SIGNED BY THE PLANNING BOARD CHAIRPERSON.

- j. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL DESIGN PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS SUBSTANTIALLY TO ALL EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS APPROVED BY THE PLANNING BOARD. EXCEPT AS PROVIDED BELOW FOR PRE-AUTHORIZED MINOR MODIFICATIONS, ANY MODIFICATIONS TO ANY PLANNING BOARD APPROVED FEATURES OF THE OPTIONAL DESIGN PROJECT MUST BE APPROVED BY THE PLANNING BOARD:

- (1) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO LARGER THAN 10% OF THE EXISTING FLOOR AREA OF THE MAIN FLOOR, NOT TO EXCEED 5,000 SQUARE FEET.
- (2) MINOR NEW ACCESSORY STRUCTURES IF THE LOCATION DOES NOT INTERFERE WITH THE EXISTING APPROVED SITE LAYOUT (E.G. CIRCULATION, PARKING, LOADING, STORM WATER MANAGEMENT FACILITIES, OPEN SPACE, LANDSCAPING OR BUFFERING).
- (3) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE THAN 25% OF THE ORIGINAL NUMBER OF PARKING SPACES REQUIRED, NOT TO EXCEED 25 SPACES.
- (4) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE FEET IN AREA.
- (5) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING, INCLUDING REDUCTIONS IN THE NUMBER OF RESIDENTIAL UNITS AND THE INTENSITY OF THE UNIT MIX.

4. **ADDITIONAL USES PERMITTED FOR OPTIONAL DESIGN PROJECTS.** OPTIONAL DESIGN PROJECTS THAT MEET THE CONDITIONS OF ELIGIBILITY SET FORTH IN SECTION 128.0.Q.2 SHALL BE ELIGIBLE TO INCLUDE ANY USES SET FORTH IN THIS SECTION:

- a. USES PERMITTED AS A MATTER OF RIGHT IN AN OPTIONAL DESIGN PROJECT
- (1) EXCEPT FOR THOSE EXCLUDED USES LISTED IN SECTION 128.0.Q.4.B BELOW, ALL OTHER USE CATEGORIES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1, AND B-2 DISTRICTS ARE PERMITTED AS A MATTER OF RIGHT, PROVIDED THAT THE USE CATEGORIES ARE AUTHORIZED IN AN APPROVED OPTIONAL DESIGN PROJECT.
 - (2) SPECIAL USE CATEGORIES THAT ARE NOT SPECIFICALLY PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1, AND B-2 DISTRICTS, BUT ARE CONSIDERED TO BE EQUIVALENT TO AND/OR COMPATIBLE WITH THE PERMITTED USE CATEGORIES, PROVIDED THAT THE SPECIAL USE CATEGORIES ARE AUTHORIZED IN AN APPROVED OPTIONAL DESIGN

PROJECT AND PROVIDED THAT THE SPECIAL USE CATEGORIES ARE NOT USES LISTED IN SECTION 128.0.Q.4.B BELOW.

b. EXCLUDED USES

- (1) ADULT LIVE ENTERTAINMENT ESTABLISHMENTS
- (2) BUS TERMINALS
- (3) DWELLINGS, EXCEPT AS MAY BE PERMITTED UNDER SECTION 128.0.Q.4.C
- (4) FUNERAL HOMES AND MORTUARIES
- (5) MOTOR VEHICLE, CONSTRUCTION EQUIPMENT AND FARM EQUIPMENT MAINTENANCE, REPAIR AND PAINTING FACILITIES, INCLUDING FULL BODY REPAIR AND INCIDENTAL SALE OF PARTS
- (6) MOTOR VEHICLE, CONSTRUCTION EQUIPMENT AND FARM EQUIPMENT SALES
- (7) MOTOR VEHICLE INSPECTION STATIONS
- (8) MOTOR VEHICLE PARTS OR TIRE STORE, INCLUDING INSTALLATION FACILITIES
- (9) MOTOR VEHICLE TOWING AND STORAGE FACILITIES
- (10) NURSING HOMES AND RESIDENTIAL CARE FACILITIES
- (11) PRIVATE PARKS, SWIMMING POOLS, PLAYGROUNDS, ATHLETIC FIELDS, TENNIS COURTS, BASKETBALL COURTS, AND SIMILAR PRIVATE, NONCOMMERCIAL RECREATION FACILITIES
- (12) RELIGIOUS FACILITIES, STRUCTURES AND LAND USED PRIMARILY FOR RELIGIOUS ACTIVITIES
- (13) RETAIL AND COMMERCIAL SERVICE USES WHICH INCLUDE DRIVE-THROUGH SERVICE, EXCEPT AS MAY BE PERMITTED UNDER SECTION 128.0.Q.4.C
- (14) SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES AND UNIVERSITIES, EXCEPT AS MAY BE PERMITTED UNDER SECTION 128.0.Q.4.C
- (15) VOLUNTEER FIRE DEPARTMENTS

c. INTEGRATED-DESIGN USES SUBJECT TO AUTHORIZATION

- (1) THE FOLLOWING USES MAY BE AUTHORIZED AS PERMITTED USES IN ANY OPTIONAL DESIGN PROJECTS THAT MEET THE AFOREMENTIONED CONDITIONS OF ELIGIBILITY, PROVIDED THAT IT IS FOUND THAT THEY ARE CREATIVELY INTEGRATED INTO THE PROJECT'S ARCHITECTURAL AND SITE DESIGN AND ARE SPECIFICALLY APPROVED IN THE OPTIONAL DESIGN PROJECT:
 - (a) MOTOR VEHICLE FUELING FACILITY
 - (b) RETAIL AND COMMERCIAL SERVICE USES WHICH INCLUDE DRIVE-THROUGH SERVICE
 - (c) SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES AND UNIVERSITIES

d. ACCESSORY USES IN AN OPTIONAL DESIGN PROJECT

- (1) ONLY AS SPECIFICALLY ESTABLISHED WITH THE APPROVAL OF THE OPTIONAL DESIGN PROJECT.
 5. **OPTIONAL DESIGN PROJECT BULK REGULATIONS.** AS SPECIFICALLY ESTABLISHED WITH THE APPROVAL OF THE OPTIONAL DESIGN PROJECT, WITH THE EXCEPTION THAT THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 65 FEET.
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Example of How Text Would Appear if Adopted:

Amendment to Section 103.0.O (Definitions) Amending definition of “Optional Design Project”

Optional Design Project: An Optional Design Project is an alternative development proposal wherein the permitted land uses, the associated land use regulations, the development design, and other intended characteristics for the development site are initially drafted through a deliberative planning process between the developer and the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board.

Amendment to Section 128.0 (Supplementary Zoning District Regulations) Adding Section 128.0.Q: "Optional Design Projects in Route 1 Corridor"

§128.0.Q Optional Design Projects in Route 1 Corridor

1. **Purpose and Applicability.** The purpose of this subsection is to expand the Optional Design Project process to all commercial properties fronting U.S. Route 1 with a total lot area of less than ten (10) acres. The intent of the Optional Design Project process is to serve as a catalyst for reinvestment and redevelopment along the Route 1 Corridor by encouraging innovative, high-quality design and coordinated site planning. Optional Design Projects promote integrated development that reflects the goals and design principles of the Route 1 Corridor Design Manual and advances Howard County’s adopted revitalization and economic development objectives. The Optional Design Project process provides for individualized and comprehensive review of project proposals to encourage creative redevelopment that responds to site-specific conditions and context, minimizes isolated or disconnected buildings and pad sites, and achieves cohesive, context-sensitive design outcomes that enhance the character and functionality of the Route 1 Corridor.
2. **Conditions of Eligibility.** The optional design project process prescribed in this Section shall be permitted only when the proposed project (a) brings the site into conformance with the Route 1 Manual and current site development requirements; (b) consists of a parcel or assemblage of parcels having a total lot area of less than ten (10) acres; (c) fronts on U.S. Route 1; and (d) satisfies the purpose set forth in Section 128.0.Q.1.
3. **Procedure for Approval of an Optional Design Project.** Projects that satisfy the eligibility requirements of Section 128.0.Q.2 may proceed under the following Optional Design Project process:
 - a. The owner of an interest in a tract of land may submit an application for an Optional Design Project. Prior to preparing a specific plan and submitting an application, the petitioner is encouraged to meet with the Department of Planning and Zoning on an informal basis to discuss the overall concept for the intended Optional Design Project.
 - b. Prior to filing a formal application for an Optional Design Project, the petitioner shall present the Optional Design Project plan to the Design Advisory Panel for evaluation in accordance with the procedures established in Section 16.1500 of the Howard County Code. The Design Advisory Panel recommendations shall be included in the Technical Staff Report produced by the Department of Planning

- and Zoning and forwarded to the Planning Board for its consideration of the Optional Design Project.
- c. The formal application shall be submitted to the Department of Planning and Zoning and shall include:
- (1) An Optional Design Project plan which includes sheets depicting all existing natural and current development features of the land area to be included in the Optional Design Project, and also depicting and/or listing, as may be appropriate, the following for the proposed Optional Design Project:
 - (a) A boundary survey
 - (b) Permitted uses
 - (c) Accessory uses
 - (d) Buildings
 - (e) Structures
 - (f) Parking areas and number of parking spaces
 - (g) Points and widths of vehicular ingress and egress
 - (h) On-site pedestrian-related features and connections to off-site pedestrian-related features
 - (i) Landscaping
 - (j) Hardscaping
 - (k) Retained natural features such as wetlands, steep slopes, and tree and forest cover
 - (l) Architectural elevations of all sides of all buildings and significant structures with exterior materials specified
 - (m) Exterior lighting plan with lighting structures and light sources given on specific lighting product information sheets
 - (n) Information on the adjoining properties, including the owner name, zoning, existing use, and existing site improvements
 - (2) A written justification statement that expresses in detail:
 - (a) How the proposed Optional Design Project conforms to the purpose statement in Section 128.0.Q.1.
 - (b) How the proposed optional design project will enhance and not overwhelm the surrounding community.
 - (c) How the proposed Optional Design Project will be a benefit to Howard County that is greater than a conventional development on the property using the underlying zoning district regulations.
 - (d) Supporting documentation, including but not limited to market studies and traffic studies.
- d. The submitted Optional Design Project application will be assigned an Optional Design Project case number and the application shall be subject to the standard preliminary review process conducted for all zoning-related cases to determine if the information in the application materials is sufficient to adequately evaluate the proposal. If the Department of Planning and Zoning determines that it needs additional information and/or clarifications, it shall so notify the applicant in writing within 14 days of receiving the application. Once the Optional Design Project application information is determined to be sufficient for the initial formal

- evaluation, the case shall be considered officially accepted for scheduling purposes.
- e. Within 14 days of officially accepting the case for scheduling purposes, the Department of Planning and Zoning shall schedule a required formal project meeting with the petitioner and/or the petitioner's project team if:
- (1) The petitioner has not held informal meetings with the Department of Planning and Zoning to discuss the overall concept for the intended Optional Design Project prior to submitting the formal application, or
 - (2) The Department of Planning and Zoning has concerns regarding the use, design, and or scope of the Optional Design Project that have changed from what was discussed, indicated, and/or shown during the informal meeting(s).
- f. Once the Optional Design Project is determined by the Department of Planning and Zoning to be suitably in conformance with the purpose statement in Section 128.0.Q.1, at the discretion of the Petitioner, the Petitioner may schedule to have the Optional Design Project be reviewed by the Subdivision Review Committee (SRC) at a regularly scheduled meeting of the SRC. The purpose of this optional SRC review would be for the petitioner to have advance notice of any issues in the Optional Design Project that would not comply with all technical requirements of any of the reviewing agencies.
- g. At the point that the Petitioner decides to proceed with the Optional Design Project and so notifies the Department of Planning and Zoning, the Department of Planning and Zoning shall schedule the Optional Design Project for a Planning Board hearing. Department of Planning and Zoning shall prepare a Technical Staff Report on the Optional Design Project, and formally issue this Technical Staff Report at least two weeks prior to the scheduled Planning Board hearing.
- h. The Planning Board shall hold its public hearing on the Optional Design Project and may take into consideration any comments presented at that public hearing. The Planning Board may:
- (1) Approve the Optional Design Project as proposed, based upon findings that the proposed Optional Design Project will accomplish the purposes of Section 128.0.Q.1;
 - (2) Approve the Optional Design Project with revisions or conditions, based upon findings that the revised Optional Design Project will accomplish the purposes of Section 128.0.Q.1; or
 - (3) Deny the Optional Design Project.
- i. The Planning Board shall issue its formal decision on the Optional Design Project in a decision and order. If the Optional Design Project is approved, all approved exhibits of the Optional Design Project shall be stamped as approved by the Planning Board and signed by the Planning Board chairperson.
- j. No Site Development Plan shall be approved for an Optional Design Project unless the Site Development Plan conforms substantially to all exhibits of the Optional Design Project as approved by the Planning Board. Except as provided below for pre-authorized minor modifications, any modifications to any Planning Board approved features of the Optional Design Project must be approved by the Planning Board:

- (1) Minor additions to structures, with a floor area no larger than 10% of the existing floor area of the main floor, not to exceed 5,000 square feet.
- (2) Minor new accessory structures if the location does not interfere with the existing approved site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering).
- (3) Minor additions to parking lots comprising no more than 25% of the original number of parking spaces required, not to exceed 25 spaces.
- (4) Clearing or grading that does not exceed 5,000 square feet in area.
- (5) Similar minor modifications as determined by the department of planning and zoning, including reductions in the number of residential units and the intensity of the unit mix.

4. **Additional uses permitted for optional design projects.** Optional Design Projects that meet the conditions of eligibility set forth in Section 128.0.Q.2 shall be eligible to include any uses set forth in this section:

a. Uses permitted as a matter of right in an Optional Design Project:

- (1) Except for those excluded uses listed in Section 128.0.Q.4.b below, all other use categories permitted as a matter of right in the POR, B-1, and B-2 districts are permitted as a matter of right, provided that the use categories are authorized in an approved Optional Design Project.
- (2) Special use categories that are not specifically permitted as a matter of right in the POR, B-1, and B-2 districts, but are considered to be equivalent to and/or compatible with the permitted use categories, provided that the special use categories are authorized in an approved Optional Design Project and provided that the special use categories are not uses listed in Section 128.0.Q.4.b below.

b. Excluded uses:

- (1) Adult live entertainment establishments
- (2) Bus terminals
- (3) Dwellings, except as may be permitted under Section 128.0.Q.4.c
- (4) Funeral homes and mortuaries
- (5) Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repair and incidental sale of parts
- (6) Motor vehicle, construction equipment and farm equipment sales
- (7) Motor vehicle inspection stations
- (8) Motor vehicle parts or tire store, including installation facilities
- (9) Motor vehicle towing and storage facilities
- (10) Nursing homes and residential care facilities
- (11) Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar private, noncommercial recreation facilities
- (12) Religious facilities, structures and land used primarily for religious activities
- (13) Retail and commercial service uses which include drive-through service, except as may be permitted under Section 128.0.Q.4.c
- (14) Schools, private academic, including colleges and universities, except as may be permitted under Section 128.0.Q.4.c

- (15) Volunteer fire departments
 - c. Integrated-design uses subject to authorization
 - (1) The following uses may be authorized as permitted uses in any Optional Design Projects that meet the aforementioned conditions of eligibility, provided that it is found that they are creatively integrated into the project's architectural and site design and are specifically approved in the Optional Design Project:
 - (a) Motor vehicle fueling facility.
 - (b) Retail and commercial service uses which include drive-through service.
 - (c) Schools, private academic, including colleges and universities.
 - d. Accessory uses in an Optional Design Project
 - (1) Only as specifically established with the approval of the optional design project.
5. **Optional design project bulk regulations.** As specifically established with the approval of the Optional Design Project, with the exception that the maximum height of any structure shall not exceed 65 feet.

