



TECHNICAL STAFF REPORT

Planning Board Meeting of December 18, 2025

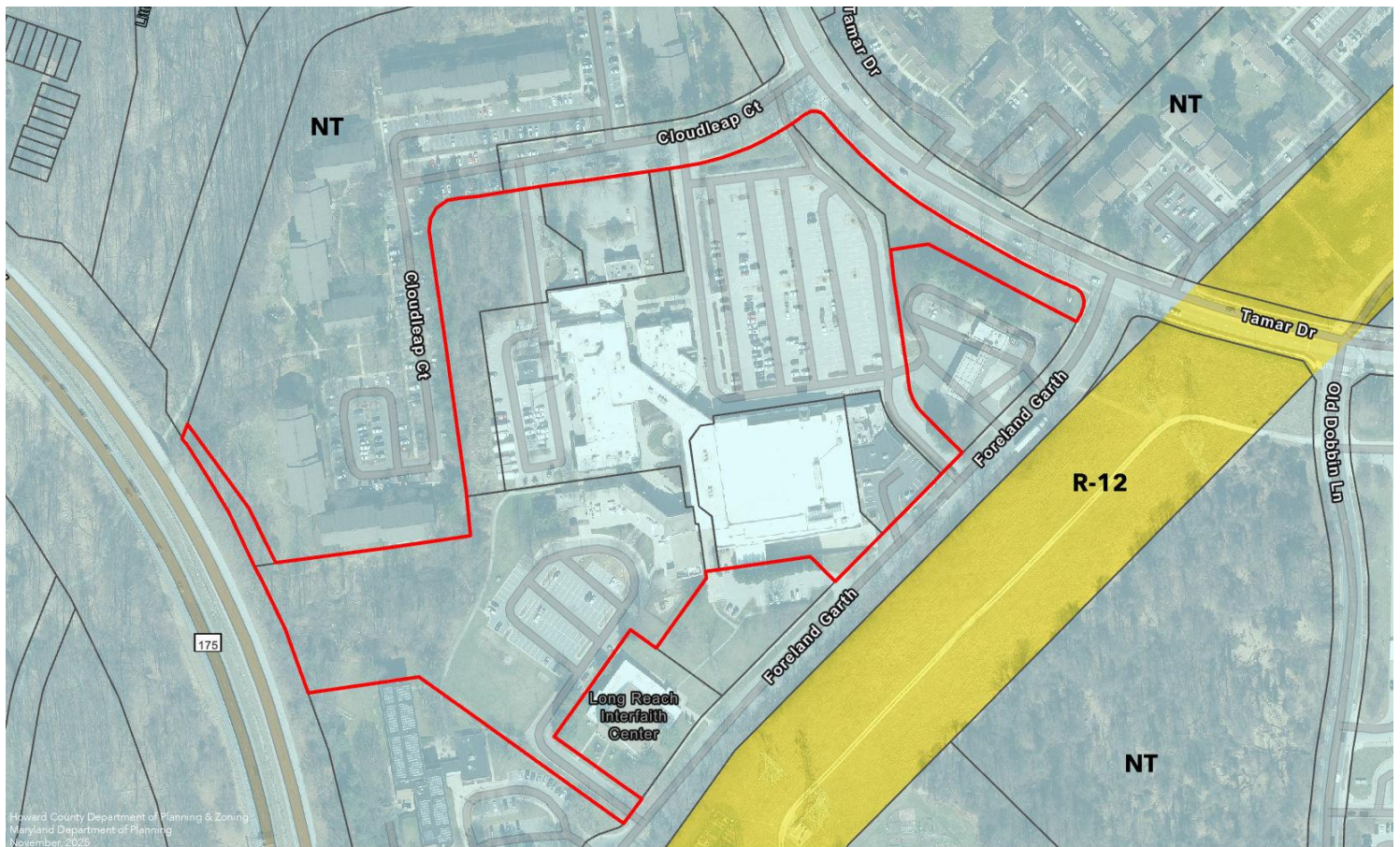
Case No./Petitioner: ZB-1132M – Columbia Concepts, LLC.

Location: Sixth Election District, Second Howard County Council District
Generally, the area southwest of the Cloudleap Court intersection with Tamar Drive, Tax Map 36, Grid 12, Parcel 6, Lots B-1, E-1, F-1, G-1, and 3, Tax Map 36, Grid 11, Parcel 6, Lot D-1, and Tax Map 36, Grid 12, Parcel 344, Lot 1 (the "Property")

Area of Site: 16.064 acres

Zoning: NT (New Town)

Proposal: Major Village Center Redevelopment and Preliminary Development Plan Amendment
Long Reach Village Center



Zoning & Vicinity ZB-1132M

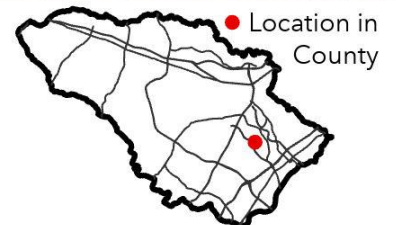
Legend

Village Center Boundary

Zoning

New Town (NT)

R-12



0 0.04 0.07 mi.

I. DESCRIPTION OF PROPOSAL

The Property contains the Long Reach Village Center, which currently consists of a 12,563 square foot building known as the Stonehouse Community Center and Columbia Arts Center, 99,384 square feet of other various commercial and office space buildings, and two non-credited Open Space Lots. Access to the Center is from Cloudleap Court and two entrances from Foreland Garth.

Redevelopment Proposal

The Petitioners propose to demolish all buildings and redevelop the Property as a mixed-use village center that provides diverse housing, commercial/retail, recreation, and community spaces. The development pattern and design of buildings will be more urban in character and will be constructed in four phases. The redeveloped village center proposal, depicted in the submitted Concept Plan “the Plan”, includes:

- 50 three-story townhouse units (Buildings A1-A6),
- A two-story commercial building totaling 28,700 SF (Building B),
- A seven-story mixed-use building with 20,000 SF of ground floor retail/commercial space and 255 multi-family apartment dwelling units (Building C),
- A two-story multi-sports complex and retail building totaling 136,300 SF (Building D),
- A seven-story mixed-use building with 42,000 SF of retail space, 31,900 SF of commercial space, and 200 age-restricted adult housing apartment units (Building E).

The street network provides the primary access to the village center from Tamar Drive with two secondary access points from Foreland Garth Road. An existing access point from Cloudleap Court will remain to provide access to the townhouse parking parage. The redevelopment proposes a new transit bus stop located at the main entrance to the site (Tamar Drive), integrated bicycle access, and landscaped sidewalks.

The Plan also depicts areas of public open space, semi- public open space, private amenity, public amenity, and areas of natural open space totaling around 6.02 acres. The open space and recreation exhibit in the Plan shows:

- Two areas of public open space totaling 1.19 acres, including a community park/event space along Tamar Drive and a pocket park or plaza between Buildings D and E.
- Two areas of semi-natural open space totaling 2.22 acres, including a parking lot serving Building E and a playground/putting green area west of Building B.
- Two areas of private amenity space totaling 1.12 acres, located around Buildings A1-A6 and a portion of the rooftop of Building C.
- One area of public amenity space totaling 0.59 acres which involves a landscaped street and public seating, located along a portion of proposed Street A.
- One area of natural open space totaling 1.55 acres located to the western side of the site and is currently non-credited open space on the Final Development Plan.

Phase	Description – See Plan Sheet C-601 Phasing Exhibit
1A	Internal Road Improvements Public Amenity – Streetscape for proposed Street A
1B	Building B – Commercial building Building C – Retail/commercial and 255 multi-family apartment units Private Amenity – Building C rooftop amenities Public Space – Community Park adjacent to existing gas station
2	Building E – Retail/commercial and 200 ARAH apartment units Semi-Public Space – Parking Lot adjacent to Building E
3	Building D – Multi-sports complex and retail building Public Space – Pocket Park between Buildings D & E
4	Buildings A1-A6 – 50 townhouse units Semi-Public Space – Playground and putting green adjacent to Buildings A1 & A2 Private Amenity – Townhouse streetscape

Residential Use Totals

Townhouses: Building A1-A6	50 dwelling units
Mixed-use Multifamily: Building C	255 dwelling units
Mixed-use ARAH: Building E	200 dwelling units
Total	505 dwelling units

Non-Residential Floor Area Totals*

Building B – Commercial	28,700 square feet
Building C (Mixed-use) – Retail	20,000 square feet
Building D – Sports Complex	136,300 square feet
Building E (Mixed-use) – Retail	42,000 square feet
Building E (Mixed-use) – Commercial	31,900 square feet
Total	258,900 square feet

**Note – the Petitioners justification indicates a community arts center; however, the uses listed on the Plan do not provide a specific location for the art center.*

Parking

Proposed parking includes four structured parking garages, one surface parking lot, and on-street parking. The Petitioner is proposing less parking than required by the Zoning Regulations and has submitted a Parking Needs Study to justify the proposed parking quantity. While the information below provides the parking proposed for the entire development, parking ratio requirements will be determined at the Comprehensive Sketch or Site Development Plan stages DPZ reviews for parking adequacy.

Parking requirements for the New Town zoning district are implemented through the Final Development Plan (FDP), or the Zoning Regulations if the FDP does not provide a parking ratio for a specific use. The Howard County parking regulations are located in Section 133.0. of the Zoning Regulations and describe

the minimum parking requirements for specific uses and opportunities for shared parking reductions or submission of a Parking Needs Study. The FDP and Zoning Regulation parking ratios are described below. If the Petitioner is requesting a parking standard or ratio that is different from the parking requirements a Parking Needs Study is required. The Parking Needs Study provides an estimate of the parking needs for each use, a thorough explanation of the basis for the estimate, including parking generation studies, previous experience with similar uses, and an assessment of the impacts attributable to the availability of public transit, vicinal employment resources and/or other pedestrian accessibility.

Required Parking Ratios per the Off-Street Parking Requirements (FDP-106-A & Section 133.0)

Commercial/Retail land use areas: 5 spaces/1,000 SF of net leasable retail/commercial area

- Retail = 62,000 SF = **310 spaces required**
- Commercial = 60,600 SF = **303 spaces required**

Athletic Centers: 10 spaces/1,000 SF of assembly area

- Sports complex = 136,300 SF = **Calculation is based on assembly area. The total SF of the building was provided. Assembly area is unknown. Calculation will be determined at Comprehensive Sketch or Site Development Plan stage.**

Residential areas

- Apartment units require 2.3 spaces/unit = 255 dwelling units = **586.5 spaces required**
- ARAH apartment units require 1.3 spaces/unit = 200 dwelling units = **260 spaces required**
- Townhouse units require 2.5 spaces/unit = 50 dwelling units = **125 spaces required**

The Parking Needs Study provided by the Petitioner states the reduction in parking is due to the Village Center’s close proximity to existing and planned pedestrian and bicycle infrastructure, access to transit, and use of shared parking. The Study uses a combination of the Institute of Transportation Engineers (ITE) Parking Generation Manual, Urban Land Institute (ULI) Shared Parking, and the Howard County parking regulations to determine the projects parking needs. The Study states the parking supply is calibrated to the project’s mixed-use program, which is expected to generate a high share of internal trips and attract patrons from nearby neighborhoods who are more likely to arrive by non-auto modes. The Parking Needs Study has been provided as an attachment. Below are the parking rates as described in the Study and used for the Plan:

- Retail – 2.4 spaces/1,000sqft
- Apartments – 1.1 spaces/unit
- Senior housing – 0.6 spaces/unit
- Art center – 2.0 spaces/1,000sqft
- Sports complex – 1.3 spaces/1,000sqft

Proposed Parking by Petitioner

Building A1-A6 (Townhomes)	105 parking spaces (structured parking)
Building C (Mixed-use, multifamily)	316 parking spaces (structured parking)
Building D (Sports complex, retail)	150 parking spaces (structured parking)
Building E (Mixed-use, ARAH)	210 parking spaces (structured parking)
Surface parking lot next to Building E	95 parking spaces
Street Parking	73 parking spaces
Total	949 parking spaces

II. BACKGROUND INFORMATION

A. Vicinal Properties

Direction	Zoning	Land Use
North	NT (New Town)	Cloudleap Court / Apartments
Northeast	NT (New Town)	Tamar Drive / Motor Vehicle Fueling Facility
Southeast	NT (New Town) R-12 (Residential: Single)	Foreland Garth / Open Space / Religious Institution / Electric Utility Right-of-way
South	NT (New Town)	Age-restricted Adult Housing Apartments
West	NT (New Town)	MD 175 / Apartments

B. Roads

Tamar Drive generally has four travel lanes within an 80-foot wide right-of-way which is owned by the County. The speed limit is 45 miles per hour.

Cloudleap Court has two travel lanes within an 80-foot wide right-of-way which is owned by the County. The speed limit is 25 miles per hour.

Foreland Garth has two travel lanes within an 80-foot wide right-of-way which is owned by the County. The speed limit is 25 miles per hour.

C. Water and Sewer Service

The Property is in the Metropolitan District and Planned Service Area.

D. General Plan

The Property is designated as a Village Activity Center Character Area and a Village Center Redevelopment Focus Area in the County's General Plan, HoCo By Design, adopted in 2023.

Tamar Drive is a Major Collector Road and Cloudleap Court and Foreland Garth are Local, County Roads.

E. Agency Comments

Agency comments are attached. Please note, compliance with specific site design requirements typically occur at the Comprehensive Sketch and/or Site Development Plan stages. The Zoning Board should take these comments into consideration and require the Petitioner to incorporate any of these advisory comments at the subsequent development plan review stages.

F. Adequate Public Facilities Ordinance

A Site Development Plan for the proposed redevelopment is subject to the Adequate Public Facilities Ordinance.

III. EVALUATIONS AND CONCLUSIONS

A. Evaluation of the Petition Concerning Section 103.0 (Specific definition for “Village Center, New Town”)

1. *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.*

The Plan provides five different types of outdoor space: natural open space, public open space, semi-public open space, private amenity, and public amenity. The total open space provided is approximately 6.02 acres and provides opportunities for active and inactive recreation. The provided active recreation includes a pocket park/plaza, community park/event space, and putting green and playground. A central civic promenade will serve as an interconnected gathering space with sightlines into the arts center and sports complex. The new sidewalk routes, most of which are landscaped, will enhance pedestrian connectivity inside the Village Center and to nearby buildings.

2. *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.*

The Plan proposes 122,600 square feet of total commercial and retail space, plus an additional 136,260 square feet for a multi-sports complex. The redevelopment includes four buildings containing commercial/retail uses, two of which are multi-use buildings that provide first floor commercial/retail uses. Retail will be anchored by a community-focused grocery store, and the remaining retail will focus on destination anchor retail and community serving ground-level retail, including dining options. Together, these uses provide goods and services for the daily needs of the community.

3. *Space for community uses and/or institutional uses.*

The redevelopment proposal includes approximately 6.02 acres of open space which includes amenity areas for the community. The proposal includes two park areas (a community and pocket park) as well as amenity areas specific to the townhouses and multifamily units in Building C.

4. *Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.*

The redevelopment proposes a semi-balanced mix of uses and includes 258,900 square feet of non-residential uses and 255 multi-family apartment units, 200 age-restricted adult housing apartment units, and 50 townhouse units. The approximate 31 dwelling units per acre shown on the Plan is a higher density than the residential uses adjacent to the Village Center Boundary.

The area surrounding the village center consists primarily of medium to high density, multi-family buildings and townhouses. A motor vehicle fueling facility is west of the village center project and a church is to the south. Immediately surrounding the village

center are four existing, multi-family developments, including age-restricted adult housing. The proposed residential uses are consistent with the surrounding multifamily developments and will provide additional support for goods and services and the viability of the non-residential uses.

B. Evaluation of the Petition Concerning Section 125.0.J.1 (Criteria for a Major Village Center Redevelopment)

a. *The amendment shall comply with Section 125.0.A.5.a. concerning M-2 and R-MH uses;*

Sec. 125.0.A.5.a states that no uses permitted only in the R-MH or M-2 Districts under these Regulations may be permitted in an NT District. The redevelopment does not propose any uses permitted only in R-MH or M-2 zoning districts.

b. *Uses not currently permitted by the Zoning Regulations are prohibited;*

The redevelopment proposes commercial, residential, and active and passive recreational uses, all of which are permitted in the Zoning Regulations. The redevelopment proposal does not indicate any uses that are not permitted in the Zoning Regulations. The Final Development Plan for the Long Reach Village Center currently permits uses, including but not limited to, the B-1, B-2, and S-C districts.

c. *The amendment shall comply with Section 125.0.A.4. concerning the maximum residential density of 2.5 dwelling units per acre in the NT District; and*

The maximum residential density for the 14,272 acres zoned NT is 2.5 dwellings per gross acre, which equates to 35,680 units across the district. Currently, there are 34,594 dwellings in the NT zoning district at a density of 2.4239 dwelling units per gross acre. The redevelopment proposal would be adding 190 units to the NT district. A previously approved PDP amendment (ZB-1121M) has allocated 315 units to the Long Reach Village Center, which will be incorporated into this proposal. In total, the current redevelopment proposes 505 dwelling units. Since 315 units have been previously allocated, this PDP amendment only needs to reflect an additional 190 units for this proposal (505 proposed units – 315 previously approved units = 190). With an increase of 190 units, the new overall density of NT would be 2.4372 dwelling units per gross acre, which is less than the required 2.5 dwelling units/acre.

d. *Any Major Village Center mixed-use Redevelopment shall be considered to be a "Commercial" use in the chart contained in Section 125.0.A.8. of the Regulations for purposes of calculating compliance with the chart's requirements as to the minimum and maximum percentage of "Commercial" in the total area of the New Town District. The Village Center Redevelopment shall not result in a net loss of open space.*

Redevelopment of the existing village center will not reduce required open space (36%), per Section 125.0.A.8, since it does not contain any credited open space.

C. Evaluation of the Petition Concerning Section 125.0.J.4.a.(8) (Criteria for a Major Village Center Redevelopment)

1. *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 Zoning Regulations define a village center as “a Mixed-Use Development which is designed to be a community focal point and gathering place for the surrounding village neighborhoods.” The areas surrounding the Long Reach Village Center contain a mix of commercial, institutional, and residential land uses. The proposed redevelopment also provides a mix of uses such as cultural and arts, commercial/retail, a sports complex and a variety of housing types, including multifamily, age-restricted adult housing, and townhouses. The redevelopment aims to foster orderly growth by implementing the Plan in four phases.

2. *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 redevelopment will replace approximately 126,810 square feet of existing commercial and office space with 258,900 square feet of mixed commercial and retail uses, including a sports complex. The increase in commercial space provides the village and surrounding community with more opportunities for businesses. Uses mentioned in the justification statement and design guidelines include a grocery store to anchor the retail uses and dining options, like a common or ghost kitchen. The justification statement also states the intention is to seek a mix of nationally recognized chains and local and specialty stores combined with a modernized arts center and senior center to serve the local community. The new development aims to function as a center of commercial and community activity in the Village of Long Reach and poises to spur additional investment.

3. *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.*

The Plan intends to connect new uses that are being proposed inside the Village Center Boundary with the surrounding neighborhood through trails, transit, and increased walkability/bike-ability. The inclusion of a modernized art center, public parks, senior center, and sports complex offers opportunities for increased and multi-generational community interaction. The central promenade will serve as an interconnected gathering space with sightlines into the arts center and sports complex. Together, it is intended that these features create a vibrant hub for daily interaction, communication, and shared community life.

4. *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.*

The location of new outdoor community spaces, playgrounds, and green spaces are accessed by walkways. The walkways include landscaped shoulders and seating and provide connections off-site. The semi-public and public open spaces adjacent to the primary access of Tamar Drive provide civic engagement areas at the start of the development. More intense uses and structures are found as a traveler goes deeper into the village center. The Petitioner indicates the proposal was strategically designed to blend harmoniously with the existing neighborhood by placing new residential uses near existing

apartments and commercial uses concentrated along roadways, increasing retail visibility while buffering neighborhoods.

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

The redevelopment features playgrounds, a putting green, community park, pocket park and civic promenade, which are accessible throughout the village center. Walkways will have landscaped shoulders with native plantings, flowering trees and seating. Walkways and crosswalks are incorporated throughout the development to promote pedestrian safety and walkability and to connect with existing trail network.

6. *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.*

The Petitioner asserts that the redevelopment project will be fully compliant with all applicable environmental policies and requirements and will provide new environmental improvements to the redevelopment area. The Plan includes integrated stormwater management in landscape areas and will incorporate green infrastructure practices. Please refer to the Development Engineering Division (DED) and the Division of Land Developments (DLD) agency's comments for a full analysis of compliance with environmental policies, including stormwater management.

7. *The Village Center Redevelopment fosters pedestrian and bicycle access.*

The redevelopment proposal expands walkway connections inside and outside the Village Center Boundary. The justification statement also notes a bike share adjacent to the bus stop to promote other modes of transportation. This bike share should be depicted on the Plan.

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

The Office of Transportation comments are attached and further evaluate this criterion. The justification statement discusses inclusion of a new bus stop at the main entrance on Tamar Drive. This bus stop should be depicted on the Plan.

9. *The Village Center Redevelopment is compatible with the surrounding community.*

The Design Guidelines help establish a compatible relationship with the surrounding community. The lower density townhouses, in the western part of the site, provide a transition between existing adjacent apartment developments and the proposed multi-story buildings. Building C, which is a seven-story building, will be well-separated from Tamar Drive by the landscaped roadway, proposed road network, and cul-de-sac. Building E is also a seven-story building and is near an existing 2-story church, 3-story multifamily apartment building, and a 5-story age-restricted adult housing building, as well as the

proposed 3-story townhouses. Consideration of the scale of the buildings and setbacks should be given to align more with the surrounding community.

The Design Guidelines do not provide specific bulk requirements for site design, like height or setback requirements. The current Final Development Plan requires a 30-foot setback from any public street right-of-way, but does not impose other setbacks, height or lot coverage requirements provided the improvements are constructed in accordance with a site development plan approved by the Howard County Planning Board. A Final Development Plan amendment, if needed, would be processed after the Zoning Board case and requires Planning Board approval.

As required by code, the Plan went before the Design Advisory Panel (DAP) for review and comments. The Plan was discussed with DAP at their August 13, 2025, meeting and the Panel offered the below motions:

1. Motion that the design team come back before the Panel once the project further developed to better address the hierarchy, mission of the space, mission of the complex and what goes into the idea of the village center.
2. Motion that the design team develop an understanding of the James Rouse vision of a Village Center, how it serves the village, and how this development can maintain those original visions while repositioning the Center into the state-of-the-art development that was presented today.
3. Motion to submit to DAP a comprehensive circulation plan as part of the concept plan when the design comes back before the Panel.

DAP's full meeting minutes are attached.

Please refer to the Development Engineering Division (DED) and the Division of Land Developments (DLD) agency's comments for an analysis of compliance with site design requirements, including the need for alternative compliance requests and/or Design Manual Waivers.

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

As stated in Section A and criterion 1 above, the proposed village center meets the definition of a New Town Village Center.

IV. COMMUNITY RESPONSE STATEMENT

In accordance with Section 125.0.J.B.3, the Village Board was given an opportunity to submit a Community Response Statement (CRS) outlining its comments on the redevelopment proposal. The CRS will be forwarded to the Planning Board prior to its initial meeting on the Zoning Board case, if received.

V. DESIGNATION OF VILLAGE CENTER BOUNDARY

Section 125.0.J. requires that the boundary of the "village center" be approved and established. The Petitioner delineates the Village Center Boundary on the Plan encompassing 16.064 acres of land adjoining Tamar Drive, Foreland Garth, Little Patuxent Parkway, and Cloudleap Court. As noted in the agency

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comments from the Division of Land Development, consideration to expand the Village Boundary proposed to include a portion of Cloudleap Court due to the fact it provides direct access to the proposed parking garage for the townhouses.

Approved by:

DocuSigned by:
Lynda Eisenberg
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12/4/2025

Lynda Eisenberg, AICP, Director

Date

NOTE: The file on this case is available for review by appointment at the Public Service Counter in the Department of Planning and Zoning.

Attachments:

Agency Comments
Design Advisory Panel Minutes and Recommendations
Parking Needs Study



Meeting Summary August 13, 2025

Attendance

Panel Members:

- Kellie Hollenbeck, Chair
- Ethan Merchant, Vice Chair
- Dan Lovette
- Xi Wang
- Greg Ault
- Larry Quarrick
- Shahriar Etemadi

DPZ Staff: Nick Haines and Payton Semmont

1. **Opening of Meeting** – DAP Chair Kellie Hollenbeck opened the meeting at 7:05pm. The Panel and County made their introductions.
2. **Review of Plan No. 25-10:** Paddock Pointe 5B – Laurel, MD
 Engineer: EXSITE Engineering and Surveying, LLC – Rob Vogel
 Architect: NVR – Jack Chudovan & Kevin Scott

Background

This project was previously reviewed by the DAP on two separate occasions: first on August 28, 2024, and again on September 25, 2024. The proposed development for Paddock Pointe Phase 5B (formerly Laurel Park Station) initially consisted of 258-unit and 50-unit multi-family apartment buildings and parking garages but has since been revised to instead propose 57 stacked townhome units. The southern portion of the site (Phase 5A) was previously approved by the DAP and thus only the portions north of Laurel Park Blvd (Phase 5B) remain to be evaluated. Since the DAP's last review, changes have been made to the design and style of the townhomes as well as their orientation. In response to the September 2024 comments, the applicant has also investigated other terminus possibilities where American Pharoah Lane meets Seattle Slew Lane and has added a landscaping screen wall at this location.

Applicant Presentation

The applicant presented the proposed plans, which include an area of development and an area of reconfiguration. The area of reconfiguration originally showed four-story, two-over-two townhomes that are now three-story townhomes that create greater distance, thereby reducing visual obstruction between these homes and adjacent ones. The units overlooking Laurel Park Road have been rotated per the DAP's suggestions, and additional landscaping has been added between driveways. The roadway that initially only existed in Phase 1 has been extended to run through Phase 5 and ultimately connects Phase 1 to the traffic circle located in the greater developments southwest of the site area.

The area of development includes an area of open space and the 57 stacked townhome units, to which new architectural designs have been made.

Staff Presentation

The 63.43-acre site is zoned TOD (Transit Oriented Development) and is on buildable parcels A, B, C, and E. TOD accommodates development and redevelopment within 3,500 feet of a MARC Station and encourages multi-use centers that combine office and high-density residential uses. TOD further encourages safe and convenient pedestrian access for commuters using MARC and other transit. The project was seen most recently at the September 25, 2024 DAP meeting.

The Paddock Pointe Phase 5B (formerly Laurel Park Station) initially proposed the construction of the 258-unit and 50-unit multi-family apartment buildings and parking garages along Laurel Park Boulevard. The petitioner proposes an update to the previous layout that replaced the apartment building with 57 stacked townhome units. The applicant made revisions to the northern portion of the previous design and layout in response to the prior meeting comments and site design issues. The layout updates are only to the portions north of Laurel Park Blvd with the southern layout maintaining what was approved with the previous DAP meeting. The applicant is also proposing updates to the townhouse style and designs proposed within this phase.

Staff asked the DAP to make comments and recommendations on the new orientation layout configuration, vehicular circulation, pedestrian connections, and open space/amenity areas.

DAP Questions and Comments

Site Design

DAP expressed concern with the orientation of some townhomes – particularly those located at the north of the Phase and frontally abutting the open space – as their fronts would not be seen by owners nor visitors and the rear-loading garages would effectively become the main entryways, accessed only through unwelcoming service alleys. After learning more about the proposed dog park that these units would overlook, the DAP strongly recommended this open space be considered for other uses and suggested the addition of a strong landscaping buffer along the parcel's edge, which would not only act to safely enclose this space but would also serve to screen the adjacent development. The DAP also suggested that these townhomes be reoriented and recommended fully embracing the street-alley-street configuration as this was already adopted elsewhere in the development.

DAP noted the gradual devolution of the entire development's cohesion. They felt the original design was cohesive, but as separate phases have been developed by various entities, these phases no longer support each other as originally intended. With the reworking of various aspects, there is also no longer a hierarchy of street types.

Architecture

DAP agreed with the applicant that the backs of the townhomes are underwhelming, especially when compared to the fronts, and suggested they be dressed up. DAP also recommended different color schemes for these townhomes as the architecture is more contemporary transitional, and the color scheme more traditional.

Landscape

DAP suggested that still more landscaping be added between driveways, citing the need for screening of trash receptacles on collection days.

DAP Motions for Recommendations

DAP member Larry Quarrick made the following motion:

The applicant look at the northern property line to better buffer and define the linear green space with evergreens and deciduous native trees to screen the back ends of properties along North Second Street.

DAP Vice Chair Ethan Merchant seconded.

Vote: 6-0 to approve.

DAP Vice Chair Ethan Merchant made the following motion:

The applicant consider the central block of the larger parcel and flipping the house orientations to create the street-alley-street configuration that is present to the east of Seattle Slew.

DAP member Larry Quarrick seconded.

Vote: 6-0 to approve.

3. Review of Plan No. 25-11: Chase Bank, Clarksville Pike – Clarksville, MD.

Engineer: Bohler Engineering – Patrick McGowan

Landscape Architect: Bohler Engineering – Eric McWilliams

Architect: Core States Group – Lauren Jester

Background

The proposed bank will be located at 6080 Daybreak Circle, with direct frontage along Clarksville Pike (MD Route 108). The site is within the NT (New Town) zoning district, which is designated for a mix of residential, parkland, open spaces, offices, light industrial uses, and commercial developments.

Currently, there is an existing structure on the 1.7-acre parcel: a former Ruby Tuesday restaurant and parking lot, which is proposed to temporarily remain, though its future use is yet to be determined.

Chase is proposing to subdivide the parcel, construct the bank within the parking field, and sell the residual lot. The proposed bank structure will be approximately 3,500 sq ft with associated parking facilities and ATM-only drive thru.

This project was previously reviewed by the DAP on May 28, 2025, who left the applicant with three points of consideration:

1. Further investigate the cadence of the street to pick up on the existing streetscape.
2. Try to reorient the building to be more in line with those that already exist along Clarksville Pike.
3. Conduct a zoning analysis of both parcels that result from the subdivision to verify that both can be usable and developable in accordance with County regulations.

Applicant Presentation

The applicant addressed what they felt were the four main points of concern the DAP voiced in their previous review: 1) the need for retention of existing trees; 2) the fate of the residual parcel; 3) the bank's building orientation; and 4) accenting the parcel's entryway from Clarksville Pike.

1. The applicant investigated the possibility of avoiding the proposed removal of four trees along Clarksville Pike. Analysis showed that the critical root zones (CRZ) of each would be impacted too much for them to remain and proposed that four lower maintenance oaks replace them.
2. The applicant researched potential future uses of the residual parcel through zoning research and parking studies. They found that the parcel would be permitted by the County's Zoning Regulations to support commercial (retail), office, and restaurant uses, in varying sizes, and that each would meet the County's parking requirements.

3. The applicant presented alternative orientations of the bank and demonstrated how these alternatives would not be feasible to pursue.
4. The applicant ensured the DAP that additional landscaping would be added to the front entrance of the parcel from Clarksville Pike for improved visual appeal.

Staff Presentation

The roughly 1.7-acre project site is an existing commercial development that currently contains a vacant Ruby Tuesday restaurant to the north of the property and a Capital One Bank located immediately to the south. The property, designated Parcel 424, is Zoned New Town (NT). NT zoning was established along Clarksville Pike with the Village of River Hill. The Final Development Plan for the property lists banks as a permitted use. The access to the property is currently provided from Daybreak Circle via a short access drive into the existing parking area. The property does have frontage along Route 108 for pedestrian access and is located within Area 2 of the Clarksville Pike Streetscape Plan. The plans were previously reviewed by the DAP at the May 28, 2025 Meeting. The DAP requested the plans return with a study of the adjoining parcel, an update to the building orientation, and some landscape modifications.

DAP Questions and Comments

Site Design

DAP appreciated the applicant's investigation of building orientation alternatives and felt satisfied with the applicant's findings that any orientation other than the one proposed would be unfeasible. They also appreciated the applicant's evidence that the residual site would fare given numerous use options and sufficient parking.

DAP suggested adding bike parking at the bank site's entrance from Clarksville Pike.

DAP commented that if the site exceeds the number of required parking spaces that the applicant consider removing some of the excess spaces and instead inserting a walkway that extends from the bank's main entrance to the parking area.

Architecture

DAP had no additional comments on the bank's architecture.

Landscape

DAP had no further comments on the site's landscaping.

DAP Motions for Recommendations

DAP member Larry Quarrick made the following motion:

Investigate the possibility of adjusting the parking space in front of the bank's south main entry to accommodate a walkway.

DAP Chair Kellie Hollenbeck seconded.

Vote: 6-0 to approve.

4. Review of Plan No. 25-12: Long Reach Village Center – Columbia, MD.

Engineer: Bohler Engineering – Kayla Kenley, Daniel Park

Landscape Architect: Bohler Engineering – Eric McWilliams

Architect: KGD Architecture – Patrick McGowan

Transportation Planner: Grove Slade – Maribel Donahue

Development Team: Heather Snyder, Brian Kim

Background

Long Reach Village Center, located on Tamar Drive in Columbia, is scheduled for full redevelopment and appeared before the DAP for its initial review of the conceptual master plan for the design guidelines. The redevelopment will occur in multiple phases, each returning to the Panel for specialized review.

The proposed mixed-use development will include residential, retail, and amenity spaces. Planned components include:

- Residential: multifamily units, townhomes, and senior housing.
- Amenities: sports complex, arts center, Columbia Association (CA) center and headquarters.
- Retail and grocery space.
- Parking: combination of surface and below-grade parking.

This initial presentation focuses on ensuring the overall vision and direction of the project before moving to more detailed design considerations.

Applicant Presentation

The applicant noted that the existing Village Center reflects a 1970 strip mall layout dominated by asphalt parking areas that isolate the site. The redevelopment aims to transform the Center into a vibrant local destination with a mix of residential, cultural, recreational, and commercial uses that still feels modern for years to come.

This new design proposes a new central arrival point off Tamar Drive with a landscaped entry boulevard featuring sidewalks and buffers between buildings and streets. Vehicular circulation would be organized around a traffic circle, supplemented by a hierarchy of street types, including pedestrian-only streets with dedicated landscaping. The plan relocates the former Cloud Leap Court entry to Tamar Drive, with Foreland Garth leveraged for additional access points, while providing multiple mobility options for vehicles, pedestrians, and bicycles. Public spaces are a key feature of the concept, designed to be both formal and flexible, supporting a variety of activities throughout the year. Key components of the redevelopment include senior housing at the far end of the site, art and community nodes in central locations, and a mix of residential, sports, retail, and recreational uses throughout, all intended to foster community connections and create a lively, multi-use hub.

Staff Presentation

The Long Reach Village Center is in eastern Columbia, north of Route 175 along the southern edge of Tamar Drive, as shown in Figure 1. The existing uses in the village center includes commercial development and amenity spaces. The Village Center Redevelopment (VCR) process defined in CB 29-2009 requires that the petitioner submit a concept plan and proposed New Town Village Center design guidelines to the Design Advisory Panel (DAP) for review. The proposed design guidelines are specific to the Village Center in which the petitioner's property is located and are required only if none have yet been established for that Village Center.

DAP Questions and Comments

Site Design

DAP expressed concern with vehicular traffic circulation and the lack of a clear street hierarchy, noting that this could create confusion and that it doesn't support the type of flow that some of these places within the Village Center (e.g., the sports complex and arts center) are likely to have. DAP emphasized the importance of a comprehensive circulation plan and recommended that a peak-hour traffic study be conducted early in the process as such analysis would help determine the number and placement of access points, including potential connections to Route 175 and Cloud Leap Court, and would clarify

the impacts on Tamar Drive. Some members cautioned that adding a new access to Route 175 might be challenging as State approval of a full-access connection would be necessary.

The applicant clarified that traffic studies are underway and that designs would be refined based on results and feedback.

DAP stressed that traffic flow and landscape integration must be considered at the master plan level since phasing would not allow major changes later.

DAP appreciated the move away from surface parking but questioned the alternative's functionality for this space, wondering whether a more centralized, hierarchical space could help rationalize and organize some of these movements (drop offs and pickups) around the various buildings.

DAP also raised concerns about the overall density of the proposal, suggesting that an alternative configuration, such as an "L-shaped" layout instead of a triangular massing, might relieve crowding in the multifamily residential and retail areas. Roundabouts and drop-off circles were also questioned as panelists noted these often work better in theory than in practice and could worsen congestion during peak times. Members further recommended exploring segmented activity hubs and even potential second-level pedestrian connections, such as bridges, to improve circulation and safety.

DAP repeatedly questioned the vision for the identity of the proposed Village Center as the scale and intensity of the design as it currently stands indicates more of a regional destination than a neighborhood hub – one member likening it to the Merriweather District. The Panel recommended asking the community what it envisions for the Center and ensuring that the design reflects local needs. They encouraged stronger pedestrian connections to surrounding neighborhoods, such as bridges similar to the one over Route 29, and appreciated the attention made to creating safe spaces for children within the Center but cautioned that such design considerations could unintentionally insulate or cut off the Center from its neighboring communities.

Architecture

DAP praised centralized design approach, which they felt gave cohesion to the redevelopment, and responded positively to the proposed brick palette, but cautioned against the over prevalence of arches. DAP liked the sense of grandeur the arches conveyed but found them too aggressive, out of context with Columbia's Village Centers, and likely to date the project prematurely. The Panel encouraged variety in building to avoid monotony but while maintaining unity.

DAP recommended that the applicant avoid a piecemeal approach to design, instead advising that a comprehensive architectural framework for the entire site be established up front, with phasing carried out consistently under the approved master plan. In addition, they encouraged opportunities for dual-purpose spaces, such as residential units designed to accommodate artists' live-work studios.

Landscape

DAP emphasized that landscape planning should be integrated from the earliest phases of development rather than reserved for later stages.

DAP advised against amphitheater-style tiered seating, citing underuse and limited repurposing, and instead suggested open lawns and plazas that could host a greater range of activities.

DAP liked the playground proposal and highlighted it as a strong community asset given its connection with nearby neighborhoods but raised questions about its proximity to restaurants and retail, cautioning that noise or conflicts of use could arise.

DAP noted the potential sunlight and shadow impacts on pedestrian areas, cautioning that tall surrounding buildings could leave streets and plazas feeling more like a city.

The applicant assured the panel that solar studies and monitoring will be ongoing to prevent this.

DAP suggested stronger pedestrian sightlines, particularly with regard to the senior housing entry, and supported the creation of green space connections that link the Center with the adjacent church.

DAP Motions for Recommendations

DAP Chair Kellie Hollenbeck made the following motion:

The design team come back before the Panel once the project further developed to better address the hierarchy, mission of the space, mission of the complex, and what goes into the idea of the village center.

DAP Vice Chair Ethan Merchant made the following amendment to Kellie's motion:

The design team come back before the Panel at the comprehensive plan level.

DAP Chair Kellie Hollenbeck seconded.

Vote: 6-0 to approve.

DAP Vice Chair Ethan Merchant made the following motion:

The design team develop an understanding of the James Rouse vision of a Village Center, how it serves the village, and how this development can maintain those original visions while repositioning the Center into the state-of-the-art development that was presented today.

DAP member Larry Qauarrick seconded.

Vote: 6-0 to approve.

DAP member Shahriar Etemadi made the following motion:

Submit a comprehensive circulation plan as part of the concept plan when the design comes back before the Panel.

DAP Chair Kellie Hollenbeck seconded.

Vote: 6-0 to approve.

5. Call to Adjourn

DAP Chair Kellie Hollenbeck adjourned the meeting at 9:00pm.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: November 13, 2025

Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)

Zoning: New Town (NT)

File No.: ZB-1132M

Petitioner: Columbia Concepts, LLC.

Property Address: 8775 Cloudleap Court, Columbia

Map No: 36

Parcel: Parcel 6 (lot UN 1, UN 2, F1, E1, D1, G1) and parcel 344 (lot 1, 3)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS:

- Advisory Comment -: Prior to the submission of a comprehensive sketch plan (preliminary equivalent sketch plan) or other next plan stage, applicants will need to submit and process an **Environmental Concept Plan** to quantify the onsite environmental elements and provide conceptual stormwater management design.
 - Onsite environmental elements and forest resources will need to be assessed, quantified, and listed on the plans with the development concept overlaid over the plan. Preliminary stormwater management will be included for review.
 - This submission is required after the approval of the Zoning Board.
- Advisory comment: A Preliminary Equivalent Sketch Plan will be required per the Zoning Regulations to show the intent, scope, and layout and to be tested for adequate public facilities which will also meet the Comprehensive Sketch Plan requirements of Section 125.0.J. 7 of the Zoning Code. Planning Board approval will be required in accordance with Section 125.0.F of the Zoning Code.
- Advisory comment: An amendment to the Final Development Plan for the site will be required to reflect any parcel line changes, and update the requirements and design criteria consistent with the Zoning Board's approval, upon approval of the Comprehensive Sketch Plan/Preliminary Equivalent Sketch Plan. The

amended Final Development Plan must be approved by Planning Board at a public meeting in accordance with Section 125.0,F of the Zoning Code.

4. Advisory Comment: Any proposed public rights-of-way or reorganization of property lines or subdivision will require submission of a final plan.
5. Advisory Comment: The applicant will be required to obtain approval of Site Development Plans from the Department of Planning and Zoning prior to the issuance of building permits for mixed-use development and associated single family townhomes. Planning Board approval of the Site Development will be required.
6. While the proposed development may have the potential to meet technical requirements in subsequent subdivision and site development plan review, clarification on the petition is needed before this Division can determine if the development has the potential to comply with the technical requirements in subsequent plan stages. New minima, maxima, precise values and specific requirements established maximum building heights, bulk requirements, parking, density and permitted uses have not been submitted as part of the rezoning request. As such, it cannot be determined if the development will meet the future bulk requirements .
7. The following items should be addressed or expanded upon at the future subdivision and site development plan stages:
 - a. Perimeter Landscaping will need to be provided with the future subdivision and site development plans. Street tree plantings will need to be provided along the Cloudleap, Tamar Drive, and Forland Garth road frontages. Street trees will also need to be placed along the proposed internal private streets. Type B landscape buffers will need to be provided along the shared boundaries where residential attached units abut adjacent residential uses. The commercial components will require a Type C Landscape buffer where commercial uses are adjacent to residential properties.
 - b. Forest Conservation will need to be addressed for the respective properties with the submission area/Village Center boundary. The requirements will be established at the subdivision or SDP plan stage and subject to the proposed designs. If forest conservation is to be met on site, forest conservation easements if necessary to be recorded will be included at the plat plan stage. Review the Forest Conservation Manual for eligibility to meet forest conservation obligations off-site.
 - c. Final Grading and Stormwater management will need to be addressed for the respective properties.
 - d. Final placement of the proposed houses, utilities, hardscape, and construction details will need to be provided with the preliminary equivalent sketch plans, final plans and site development plans.
 - e. Parking for the site and proposed uses will need to be shown and provided for on the subdivision and site development plan phases. As currently estimated in the documents submitted with the PDP amendment, the proposed parking quantities are below the current Zoning Code requirements. A parking needs study and justification will need to be submitted with the future plans for review and will need to be provided and approved for the reduction proposed to the concept design.
 - f. Refinements to the site design should be considered for the overall concept. Building B is a structure at the forefront of the design but lacks better pedestrian connections within the property and to the surrounding boundaries. The proposed commercial building does not

have direct vehicular parking area but will be shared with the parking under the adjacent Building C. A shared parking arrangement will need to be provided.

- g. Additional information and understanding would be helpful regarding the townhome development on the project site. The orientation of the townhomes are internal to the private amenity area which appear to present the rear facades to the townhomes to the active areas of the Village Center and Building C. Proposed Road B would be a street that would essentially have the rear facades of two buildings facing it.
- h. Parking and orientation for the proposed townhouse development should be expanded upon with future plan submissions. It would be beneficial if access and circulation at both the vehicular and pedestrian level were more clearly defined at future design stages. If a parking structure is proposed below with sole access to Cloudleap Court an access easement may be required for the townhouse development area.
- i. Cloudleap Court should be included in the Village Center Boundary, at least to the point that it provides access to the future underground garage proposed below grade to the townhomes.

8. As an advisory comment alternative compliance requests will need to be submitted for the project as currently designed for the proposed private street network as the code requires public road frontage for residences. A design manual waiver will also be required to the engineering manual for the same requirement. Other alternative compliance requests or design manual waivers may be identified at the subdivision and site development plan stages.

9. The proposed project area falls within the Design Advisory Panels (DAP) purview for review as a Village Center redevelopment. A submission to the DAP for review and completion of the DAP process preliminary development plan amendment, and additional review will be required at subsequent plan stages.

- a. The Village Center Design Guidelines establish design goals and requirements that will be evaluated by the DAP for projects that fall within the planned areas. This project was subject to the Design Advisory Panels review. The DAP reviewed the Long reach Village Center Design Guidelines at the August 13, 2025 meeting and provided advisory comments and design ideas to the design team to consider while moving the project forward. The Design Advisory Panel provided the following motions:

- i. The design team come back before the Panel at the comprehensive plan level.
- ii. The design team develop an understanding of the James Rouse vision of a Village Center, how it serves the village, and how this development can maintain those original visions while repositioning the Center into the state-of-the-art development that was presented today.
- iii. Submit a comprehensive circulation plan as part of the concept plan when the design comes back before the Panel.

10. This is not a CEF project and therefore this criteria is not applicable. However, as part of the Village Center redevelopment, the Division acknowledges the proposed project does meet several shared goals of the CEF overlay, including:

- 1. Allows greater design flexibility and a broader range of development alternatives than the existing Village Center;
The project is an improvement to the existing commercial use. The new proposed design intends to incorporate retail, residential, age restricted residential, and new communal spaces.

2. Provide features and enhancements which are beneficial to the community in accordance with Section 121.0.G.

The design proposal incorporates multiple new outdoor community spaces, playgrounds, and green spaces. The outdoor community and surrounding natural areas will incorporate new landscaping enhancements and if necessary restoration of dilapidated environmental areas. The new site design and layout encourages better and more efficient vehicular and pedestrian circulation with additional and enhanced outdoor community spaces.

3. Provide a higher quality of site design and amenities than is possible to achieve under the standard provisions of existing zoning district requirements;
The new site design and layout increases the number and quality of onsite site elements and provides additional and enhanced outdoor community spaces.

4. Encourage creative architectural design with the most favorable arrangement of site features, based on physical site characteristics and contextual sensitivity to surrounding developments;

The proposed architecture that was incorporated into the Long Reach Village Center concept is more detailed with more embellishments than the existing architecture at the village center. In addition the proposed conceptual layout provides a hierarchy with clearly delineated circulation patterns for both vehicles and pedestrians. The newly proposed building layouts do work within the context of proposed site however additional revisions and refinements may be warranted. Building B for instance should have better connections within the site, with better circulation connections. There are multiple buildings along the perimeter of the site that could better connect to the surrounding properties. The proposed frontage of the buildings to the surrounding properties has not been fully defined and connections to the surrounding properties and neighborhoods should be shown and planned for.

5. Serve as a transitional area by providing a mix of uses compatible with the surrounding community or developments;

The newly proposed village center is a new mix of commercial and residential uses that will increase the expand the available uses to the surrounding community and neighborhoods.

6. Encourage aggregation of underutilized properties.

The existing village center is not currently meeting its full potential and the proposed project update should provide additional opportunities and uses for the village center beyond its current level.

Nicholas Haines
SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: October 28, 2025

Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)

Zoning: New Town (NT)

File No.: ZB-1132M

Petitioner: Columbia Concepts, LLC.

Property Address: 8775 Cloudleap Court, Columbia

Map No: 36

Parcel: Parcel 6 (lot UN 1, UN 2, F1, E1, D1, G1) and parcel 344 (lot 1, 3)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS: DILP—No Comments

James Hobson
SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: November 10, 2025

Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)

Zoning: New Town (NT)

File No.: ZB-1132M

Petitioner: Columbia Concepts, LLC.

Property Address: 8775 Cloudleap Court, Columbia

Map No: 36

Parcel: Parcel 6 (lot UN 1, UN 2, F1, E1, D1, G1) and parcel 344 (lot 1, 3)

Comments Due: November 12, 2025

DCCP COMMENTS:

Request:

The Department of Planning and Zoning, Comprehensive and Community Planning Division (DCCP) reviewed the proposed ZB-1132M for consistency with HoCo By Design, the County's General Plan. The proposed ZB-1132M would amend the Preliminary Development Plan for Long Reach Village Center in accordance with a redevelopment plan depicting retail, a sports complex, community center, senior housing, multifamily housing, townhomes, and outdoor public spaces.

General Plan Evaluation

The County's General Plan, HoCo By Design, envisions 'Village Activity Centers,' as areas to enhance, strengthen, and transform (see Map 2-3: General Plan Map on page GCF-30). While some Village Centers may only need physical improvements that help strengthen their viability, others are expected to transform and redevelop. According to the HoCo By Design Character Area Appendix B:

"Village Centers are mixed-use developments designed to be community focal points and gathering places for their surrounding village neighborhoods. Enhanced or redeveloped Village Activity Centers offer the opportunity to serve broader economic, civic, community, entertainment, and housing needs in the community and to reposition themselves in response to changing market conditions and consumer trends. The competitive position and conditions specific to each village center will be considered when determining whether they are prime for redevelopment or could be enhanced with programming or other amenities that serve their surrounding communities." (TAB-42)

HoCo By Design's Chapter 2 describes how areas identified for transformation will:

“require more deliberate planning and phasing to keep them viable over longer periods of change and have the potential to serve as new and reinvigorated activity centers for the whole of Howard County.” (HoCo By Design, page GCF-28)

In HoCo By Design's Chapter 7: Quality By Design, the Plan states that the design of each new and reinvigorated Activity Center “will be unique and will result in a variety of mixed-use places.” Specific to Long Reach Village Center, HoCo By Design calls for continuing to integrate the arts into its revitalization efforts.

The petition to amend the Preliminary Development Plan describes a unique mix of uses, proposed to occur over four phases. The petition plan depicts multiple housing types, including senior housing, multifamily, and townhomes. Proposed nonresidential uses include retail, a sports complex, and community center. The arts are envisioned to continue to be part of the village center, with a modernized arts center described. Nonresidential uses are described as offering a combination of unique experiences while also fulfilling day-to-day retail needs (like groceries). The petition includes multiple outdoor public spaces, and multimodal options to access the village center, including trails and transit. Overall, the village center is intended to serve as a focal point and gathering place for the community.

Conclusion

Overall, DCCP finds that amending the Preliminary Development Plan to redevelop Long Reach Village Center with a mix of nonresidential and residential uses is consistent with the policies in the General Plan, HoCo By Design.

SIGNATURE: Kate Bolinger



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: October 28, 2025

Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)

Zoning: New Town (NT)

File No.: ZB-1132M

Petitioner: Columbia Concepts, LLC.

Property Address: 8775 Cloudleap Court, Columbia

Map No: 36

Parcel: Parcel 6 (lot UN 1, UN 2, F1, E1, D1, G1) and parcel 344 (lot 1, 3)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS: The Development Engineering Division recommends **DEFER** to the request to amend the Preliminary Development Plan for Long Reach Village Center in the New Town Zoning District of Columbia to permit Major Village Center Redevelopment due to the following concerns: (1) SWM is not shown at a level of detail at this stage to determine adequacy of treatment practices and volume. In addition, there appears to be an existing facility being removed which would need to be accounted for. (2) If these are private roads, a waiver to ownership and street type will be required to be accepted by DPZ, DPW and OOT. (3) The development appears to be constructed over 5 phases. An APFO study will be required to account for the development of each phase. (4) Adequate sight-distance should be verified for any new access point on any public road. (5) Adequate sight-distance should be verified at any garage entrance within the project site. (6) Loading docks should be identified for maneuvering adequate space. (7) Trash dumpster areas should be identified for adequate maneuvering and building code requirements. (8) Adequate fire access should be demonstrated for all proposed roads and alleys via an Auto-Turn exhibit meeting fire and rescue requirements. (9) The adequacy and impact to the existing culvert at Rte 175 should be evaluated. (10) The intersection spacing requirements for the new access on Tamar Drive should be evaluated to determine if a waiver would be required based on the classification. (11) It appears there is a major grade differential along the low side of the property which appears that retaining walls may be required. Be advised that stream, wetlands and buffer setbacks could become an issue which would require that

an Alternative Compliance be approved for any encroachment to the setbacks. (12) Vehicle stacking at the existing traffic signal on Tamar Drive should be evaluated to determine if the new access point on Tamar Drive exiting left or entering left will create conflicts. (13) Please note, during a site visit, DPW and DPZ observed exposed water and sewer mains within the existing drainage ditch found along the property lines between title property 6, title property 4, and the offsite Parcel "A", Village of Longreach. It does appear that future improvements of the site will necessitate the realignment of these utilities but a future analysis of the downstream sections of piping may be required to ensure pipe cover and stabilization is adequate.

Jim Witmer
SIGNATURE



Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: October 28, 2025
Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)
Zoning: New Town (NT)
File No.: ZB-1132M
Petitioner: Columbia Concepts, LLC.
Property Address: 8775 Cloudleap Court, Columbia
Map No: 36
Parcel: Parcel 6 (lot UN 1, UN 2, F1, E1, D1, G1) and parcel 344 (lot 1, 3)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS: The Department of Fire and Rescue Services has no comment on this petition. All comments will be reserved for the plan review process.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: October 28, 2025

Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)

Zoning: New Town (NT)

File No.: ZB-1132M

Petitioner: Columbia Concepts, LLC.

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ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS:

The Office of Transportation (OOT) has reviewed the applicant's petition and has no exceptions to the proposal. However, if approved, OOT will require details on the design of public road frontage improvements. Additionally, OOT noticed discrepancies between the designs shown in the renderings versus what is shown in the standard design plans. Currently, the renderings better suit the County's transportation design standards, and we request that the plans be corrected to more accurately reflect the renderings.

SIGNATURE



Bohler
901 Dulaney Valley Road
Suite 801
Towson, MD 21204

Date: November 7, 2025

Re: Long Reach Village Center
ZB-1132M

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and sensitive area protection requirements. Results of the review are as follows:

- (X) Howard SCD approval is not required. However, the following recommendations and requests are being made to the Department of Planning & Zoning.
- () The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.
- () Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.
- () Address all comments as noted below and resubmit the plan for further review.

REVIEW COMMENTS:

1. The existing contours appear to indicate the presence of a stream or channel on the proposed Natural Open Space lot. The consultant should verify if it is a stream or simply an ephemeral channel. If it is stream, it appears that it will be impacted by the grading required to construct Building E and Proposed Street A, which would necessitate alternative compliance approval from Howard County and possibly a permit from MDE. It is also recommended that the stream/channel be assessed for active erosion and remediated if needed.

Warning: All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by: Alexander Bratchie
Alexander Bratchie, PE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Preliminary Development Plan Amendment / Village Center Redevelopment

Date: October 28, 2025

Proposed Use: Major village center redevelopment of Long Reach Village Center (505 dwelling units including senior housing, multifamily, and townhomes, retail, sports complex, community art center)

Zoning: New Town (NT)

File No.: ZB-1132M

Petitioner: Columbia Concepts, LLC.

Property Address: 8775 Cloudleap Court, Columbia

Map No: 36

Parcel: Parcel 6 (lot UN 1, UN 2, F1, E1, D1, G1) and parcel 344 (lot 1, 3)

ZONING MAP AMENDMENT AND DEVELOPMENT PLAN CRITERIA BY AGENCY											
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD	HCPS
Compatibility of the proposed amendment with the policies and objectives of the HC General Plan.				x							
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS: Health has no comments or objections to this Zoning Board amendment.

Zack Silvest
SIGNATURE



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CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS: SHA has no objection to this petition. Future plan review submissions must show any impact on the SHA SWM system.


SIGNATURE



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Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x	x
CEF - Do the enhancements exceed minimum standards required by County Regulations?	x	x	x	x	x	x	x	x	x		
Design Advisory Panel review	x										

Comments Due: November 12, 2025

COMMENTS: The Resource Conservation Division (RCD) has no comments.

Eric Buschman 11/17/25

SIGNATURE