

1 **HIMANSHU AMIN** * **BEFORE THE**
 2 **NORTHEAST PROPERTIES DEVELOPERS, LLC** * **PLANNING BOARD OF**
 3 **PETITIONER** * **HOWARD COUNTY, MARYLAND**
 4 **ZRA-221** *

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8 **MOTION: Recommend approval of ZRA-221**

9 **ACTION: *Approved; Vote 5-0.***

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11 **RECOMMENDATION**

12 On March 5, 2026, the Planning Board of Howard County, Maryland, considered the petition of
 13 Himanshu Amin (Northeast Properties Developers, LLC, the Petitioner, to amend the Supplemental
 14 Regulations, Sec. 128.0, of the Howard County Zoning Regulations by adding a new provision “P” titled
 15 “Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor”. The purpose of
 16 this ZRA is to facilitate the redevelopment of adaptive reuse of legacy hotel or motel sites along the Route 1
 17 Corridor that have been lawfully established on or before December 1, 2025.

18 The Planning Board considered the petition and the Department of Planning and Zoning’s (DPZ)
 19 Technical Staff Report (TSR).

20 **Testimony**

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 22 Mr. Justin Tyler, DPZ staff member, presented the proposed Zoning Regulation Amendment (ZRA).
 23 He explained the proposed text changes, and the history of hotel/motel uses and how the use has evolved since
 24 it was established in 1953. He discussed the multiple properties the Petitioner has interest in and listed the
 25 current zoning districts that permit hotel/motel uses by right. Mr. Tyler discussed the review criteria and
 26 explained that the proposed changes may permit residential or commercial uses that are not permitted within
 27 the same base zoning district. He also explained the compatibility of the proposed ZRA with the policies of the
 28 General Plan and the Route 1 Corridor Manual, specifically the policies that support revitalization within the
 29 Route 1 Corridor.

30 Following DPZ’s presentation of the proposed amendment, Mr. Cecil, Planning Board Chair, asked the
 31 Planning Board if they had questions for DPZ. Board Vice Chair, Mr. Godsey asked about what uses in the
 32 CAC district were permitted. Mr. Tyler outlined the uses within the CAC district. Ms. Mande Heinl, the
 33 Petitioners representative, presented the proposed ZRA on behalf of the Petitioner, Mr. Himanshu Amin
 34 (Northeast Properties Developers, LLC). She stated that the purpose of this ZRA is to create zoning tools for

1 practical redevelopment and reinvestment along the Route 1 Corridor. She explained that this ZRA would be
2 in line with the County’s adopted plans that encourage redevelopment of the Route 1 Corridor. She described
3 how this ZRA would expand the eligibility for redevelopment along the Route 1 Corridor and how most hotel
4 and motel sites are currently underutilized. Ms. Heidl then outlined the four subject properties the Petitioner
5 has an interest in. She asserted that this area spans multiple Council districts and that the ZRA would be a
6 Corridor wide solution. She stated that ZRA will also expand missing middle housing options and explained
7 how residential uses are already permitted within the Corridor Activity Center (CAC) District. She concluded
8 with describing how this ZRA will establish eligibility criteria for redevelopment and how this amendment is
9 in harmony with the Howard County General Plan, HoCo By Design, and the Route 1 Manual.

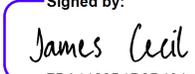
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11 Board Discussion and Recommendation

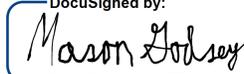
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13 Board Chair, Mr. Cecil, expressed his concern about the development authority along Route 1 and
14 inquired if sites would be aggregated with other sites in order to increase the development of areas. Ms. Lynda
15 Eisenberg, AICP, Planning Director and Planning Board Executive Secretary, outlined the development
16 authority and the adaptive reuses. Ms. Heidl explained that this amendment would streamline the development
17 process for property owners and provide them with additional tools. No other Board members had any
18 additional questions or concerns with the proposed text amendments.

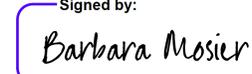
19 Ms. Mosier motioned to recommend approval of ZRA-221. Vice-Chair Mr. Godsey seconded the
20 motion. The motion passed 5-0.

21 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 14th day of March
22 2026, recommends that ZRA-221, as described above, be APPROVED.

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24 HOWARD COUNTY PLANNING BOARD

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James Cecil, Chair

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30 B79ABA28B31447E
Mason Godsey, Vice-chair

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33 B65ABB04E9F949F...
Barbara Mosier

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Signed by:
Lynn Moore
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Lynn Moore (Virtual)

Signed by:
William Tilburg
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Willam Tilburg

ATTEST:

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Lynda Eisenberg
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Lynda Eisenberg, AICP, Executive Secretary