



# 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

## TECHNICAL STAFF REPORT

*Planning Board Meeting of April 23, 2026*

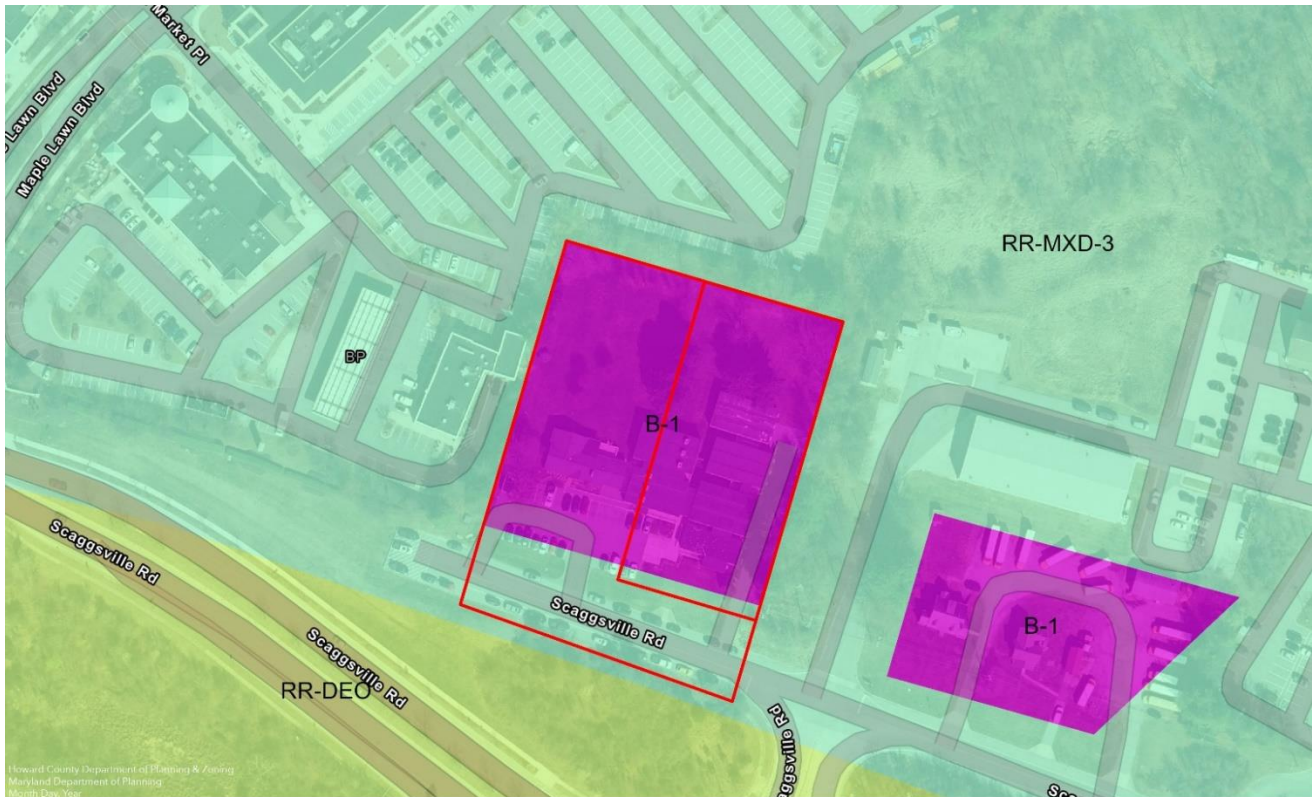
**Case No./Petitioner:** ZB-1134M – Olde Scaggsville, LLC; G&R Maple Lawn, Inc.

**Location:** North side of Buch Way  
Approximately 300 feet northwest of the intersection of MD Route 216 and Buch Way  
Tax Map 46, Grid 3, Parcels 200 and 226  
11292 Buch Way (the "Property")

**Area of Site:** Parcel 200: 1.47 acres; Parcel 226: 1 acre (cumulative acreage: 2.47 acres)  
Approximately 2.0 acres is part of the rezoning request

**Current Zoning:** Business: Local (B-1)

**Proposed Zoning:** Rural Residential – Mixed Use (RR-MXD-3)



### Zoning & Vicinity

11292 Buch Way

### ZB-1134M

Zoning

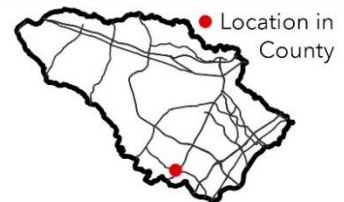
- B-1
- RR-DEO

- RR-MXD-3
- ZB1134M property



0 100 200 Feet

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Case No.: ZB-1134M

Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

## **I. DESCRIPTION OF PROPOSAL**

The Petitioner, Olde Scaggsville LLC and G&R Maple Lawn, Inc., requests a Zoning Map Amendment to rezone the Property from Business: Local (B-1) to Rural Residential – Mixed Use (RR-MXD-3) with the overall goal of adding these parcels to the Maple Lawn Farms Preliminary Development Plan (PDP) and redevelop the area into apartments. Maple Lawn Farms is zoned RR-MXD-3. A separate Zoning Map Amendment request is being processed to amend the PDP (see ZB-1134M PDP).

The B-1 district was established to provide areas of local business that can directly serve the general public with retail sales and services.

The RR district was established to allow low density residential development within a rural environment.

The MXD district is an overlay district that is established to permit flexible and efficient use of large parcels at key locations by combining housing, employment, local commercial and open space uses in accordance with a unified design.

The Petitioner asserts that the proposed Zoning Map Amendment is justified based on a change in the character of the neighborhood since the 2013 CZP. This assertion is evaluated in the Evaluation and Conclusion section.

## **II. ZONING HISTORY**

### **A. Subject Property**

The Property was zoned R-40 (Residential - One and Two Family Detached) during the 1961 Comprehensive Zoning Plan and rezoned to R (Rural) during the 1977 Comprehensive Zoning Plan. The Property was rezoned to RR-MXD-3 during the 1993 Comprehensive Zoning Plan. During 2016, ZB-1107 was approved to rezone the parcels from RR-MXD-3 to the B-1 District. The Petitioner is proposing to rezone this area from B-1 District to the RR-MXD-3 District and incorporate it into the Maple Lawn Farms mixed use development.

### **B. Adjacent Properties**

The surrounding properties were also zoned R-40 in 1961 and remained so until 1992 when the R (Rural) properties to the south of MD 216 were rezoned to RR-DEO (Rural Residential – Density Exchange Option). During the 1993 Comprehensive Zoning Plan, the R (Rural) areas to the east, north and west of the Property were rezoned to RR-MXD-3. Subsequently, the properties to the north and west were designated as an Employment Area of the Maple Lawn Use Development in 2000.

## **III. BACKGROUND INFORMATION**

### **A. Site Description**

The Property consists of two adjacent parcels totaling 2.47 acres in size. The rezoning does not include the entirety of the parcels. Approximately 2.0 acres is part of the rezoning request.

Parcels 200 and 226 are developed with modular office buildings approved by Temporary Use case TU-15-005.

Case No.: ZB-1134M

Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

**B. Vicinal Properties**

Direction	Zoning	Land Use
North	RR-MXD-3	Employment Commercial - Office
South	RR-MXD-3	Buch Way & Route 216
East	RR-MXD-3	Institutional Use & Single-Family Houses
West	RR-MXD-3	Employment Commercial – Gas Station

**C. Roads**

Buch Way has two travel lanes within a varying width right-of-way. Annual Average Daily Traffic data is not available for this portion of Buch Way. Buch Way is classified as a Private Road.

The nearest intersection is Buch Way and Scaggsville Road, approximately 80 feet southeast of the parcels. Scaggsville Road and Buch Way are accessed from the traffic circle at the Route 216 and Route 29 interchange. Route 216 is classified as a minor arterial.

**D. Water and Sewer Service**

The Property is within the Planned Service Area for water/sewer.

**E. General Plan**

The Property is designated as Suburban Commercial on the Future Land Use Map adopted in the General Plan, *HoCo By Design*.

MD 216 (Scaggsville Road) is a Minor Arterial.

Buch Way is a Local Road.

**F. Agency Comments**

Agency comments are attached.

**IV. EVALUATIONS AND CONCLUSIONS**

**A. Relation to the General Plan and the Zoning Regulations**

General Plan:

The Petitioner asserts that the request to rezone the Property to RR-MXD-3 is in harmony with HoCo By Design because the rezoning will support additional residential opportunities integrated into the established commercial core of Maple Lawn Farms. HoCo By Design explores redevelopment as a transformative opportunity and provides emphasis on walkable, connected neighborhoods and efficient use of land within already developed areas served with public infrastructure. The Petitioner asserts that Howard County continues to face projected housing

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Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

demand and redevelopment of these parcels will meet the goals of HoCo By Design.

HoCo By Design describes Maple Lawn Farms as a Mixed-Use Neighborhood, a General Plan character area more fully described in Appendix B: Character Areas, pages TAB-21 to TAB 23, which states:

- Mixed-Use Neighborhoods include land “offering the opportunity to live, work, shop, and play in a master-planned community. Mixed-Use Neighborhoods emphasize a mix of uses, a neighborhood activity center, and one or more neighborhoods connected to the activity center by a network of pathways or walkable streets” (TAB-21).
- “The design of mixed-use neighborhoods transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. Sites effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from neighborhoods” (TAB-21).
- “Residential neighborhoods within and adjacent to the activity center are encouraged to offer different home types of varied lot sizes with a range of home choices” (TAB-21).

The Mixed-Use Neighborhood character area is also mentioned in HoCo By Design’s Dynamic Neighborhoods chapter, which states:

- “Various character areas on the FLUM are envisioned to have a range of multi-family housing types; however, Multi-Family Neighborhood, Mixed-Use Activity Centers, and Mixed-Use Neighborhood character areas are envisioned to contain apartment complexes and condominiums with a higher number of units and buildings at a greater scale” (page DN-54).
- Policy Statement DN-8: “Support the new development and redevelopment of multi-family communities that meet the County’s current and future rental housing demands and ensure that resident displacement is minimized in redevelopment projects.” Implementing Action #1: “Support multi-family housing projects that serve a range of income levels and integrate traditional market rate housing with affordable housing opportunities.”

The proposed Zoning Map Amendment may help advance General Plan goals, to the extent that future development of multifamily units in the Maple Lawn Farms Business District results in a greater variety of home choices, context-sensitive design, safe and convenient pedestrian and bicycle access, and affordable housing opportunities.

Zoning Regulations:

The RR district permits numerous residential uses, including single-family detached dwelling. The MXD district permits apartments, single-family detached dwellings and other low intensity commercial and retail uses. The Petitioner is proposing to develop the lots with a 260-unit apartment building; however, there is no site plan to show the specific use of the Property.

The requested RR-MXD-3 district requires Planning Board approval to determine the applicable setbacks for the development. Buch Way is designated as a Public Road.

**B. Evaluation of the Petition Concerning the Change Rule, Delineation of Neighborhood, and Description of Land Use and Zoning in the Neighborhood**

To substantiate a change in character of the neighborhood, the petitioner must establish the “neighborhood” boundary and specify the changes that occurred after the comprehensive zoning that altered the character of the “neighborhood”.

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Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

The Petitioner asserts that the proposed Zoning Map Amendment is justified based on a change in land use needs and neighborhood character. The basis for this assertion is that the County is experiencing a housing shortage, including an increased demand for multifamily and moderate-income housing options. The Petitioner states that HoCo By Design emphasizes that future growth must be directed into existing activity centers and areas already served by infrastructure.

The Petitioner also states that the neighborhood's economic and land use has changed significantly due to the COVID-19 pandemic. Offices and commercial uses have had an increase in vacancies and reduced demand for traditional office and retail spaces. This change has caused an increase in the number of residential uses needed that support business vitality, support walkability, and promote recreational activity in the neighborhood.

In conclusion, the Petitioner has indicated that the parcels would be integrated into the Maple Lawn Development. These parcels would no longer function as isolated commercial sites and would instead be incorporated into the established Maple Lawn Farms community, which would allow for the redevelopment and reuse of the land in a manner consistent with the MXD District's purpose.

For these reasons the Petitioner argues that the present B-1 designation is no longer beneficial, and the requested RR-MXD-3 district allows for a more appropriate response to substantial and unanticipated change in the neighborhood.

**C. Evaluation of the Petition Concerning the Mistake Rule**

To substantiate a mistake in zoning, evidence must show that the Zoning Authority erred when it adopted the comprehensive zoning map.

No statement was provided in the petition as to whether there is an allegation of a mistake in the Zoning Map since the 2013 CZP, therefore DPZ did not evaluate this standard.

**D. Appropriateness of Zoning District and Staff Findings**

B-1 (Business: Local)

The B-1 district was established “to provide areas of local business that can directly serve the general public with retail sales and services.” Developments within the B-1 district are encouraged to be multi-use centers combining commercial uses and services that serve the public. In addition, the B-1 district permits up to one square foot of residential space permitted for each square foot of commercial space, as long as it is within the same structure.

RR (Rural Residential)

The purpose of the RR District is “to allow low density residential development within a rural environment. The Rural Residential District is intended for an area of the County which is already largely committed to low density residential subdivisions. Within the RR District, agriculture is permitted as well as residential development in both cluster and non-cluster forms. Cluster development is permitted in order to protect environmental and landscape resources and to preserve agricultural land.”

MXD (Mixed Use)

The MXD district is an overlay district that is established to permit flexible and efficient use of

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Petitioner: Michael Buch (Olde Scaggsville LLC; G&R Maple Lawn, Inc.)

large parcels at key locations by combining housing, employment, local commercial and open space uses in accordance with a unified design. The MXD district is intended to include a planned network of open space which includes environmental areas, recreation areas, and public plazas or squares; a diversity of housing types at medium to high densities; and convenient pedestrian access between uses. Two MXD Districts are established: the MXD-3 and MXD-6 Districts. The two districts allow differing intensities of land use in order to ensure that mixed use developments are compatible with surrounding land uses.

Approved by:

DocuSigned by:  
  
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Lynda Eisenberg, AICP, Director  
4/9/2026  
Date



Agency Comment Form

Zoning Map Amendment / Development plan

Date: March 10, 2026  
Proposed Use: To rezone from B-1 to RR-MXD-3/Amend the current PDP  
Zoning: RR-MXD-3  
File No.: ZB-1134M &P  
Petitioner: G&R Maple Lawn, Inc.  
Property Address: 11788 Scaggsville Road  
Map No: 41  
Parcel: 330  
Comments Due: March 12, 2026

**DCCP COMMENTS:**

**Request:**

The Department of Planning and Zoning, Comprehensive and Community Planning Division (DCCP) reviewed the proposed ZB-1134M for consistency with HoCo By Design (the County's General Plan). The proposed ZB-1134M consists of two requests:

- The rezoning request would amend the Zoning Map to reclassify two one-acre parcels (at 11292 and 11296 Buch Way, respectively) from the B-1 (Business: Local) Zoning District to the RR-MXD-3 (Rural Residential Mixed Use Overlay) Zoning District for residential use.
- The PDP request would amend the previously approved PDP for Maple Lawn to increase overall residential density, include immediately adjacent parcels within the PDP boundary, and allow for development of multifamily residential units within the Maple Lawn Business District. These amendments are being sought to allow for up to 221 additional single-family detached dwelling units in the Maple Lawn West District, and to allow for the construction of up to 260 multifamily apartment dwelling units within the southeast portion of the Business District and adjacent parcels (including the parcels subject to the rezoning request mentioned above). The petition indicates that 15% of the apartment units will be designated as Moderate Income Housing Units (MIHUs).

**General Plan Evaluation**

HoCo By Design describes Maple Lawn as a Mixed-Use Neighborhood, a General Plan character area more fully described in Technical Appendix B: Character Areas, pages TAB-21 to TAB-23, which states that:

- Mixed-Use Neighborhoods include land "offering the opportunity to live, work, shop, and play in a master-planned community. Mixed-Use Neighborhoods emphasize a mix of uses, a neighborhood activity center,





Agency Comment Form

Zoning Map Amendment / Development plan

Date: February 24, 2026  
 Proposed Use: To rezone from B-1 to RR-MXD-3 / Amend the current PDP  
 Zoning: RR-MXD-3  
 File No.: ZB-1134M &P  
 Petitioner: G&R Maple Lawn, Inc.  
 Property Address: 11788 Scaggsville Road  
 Map No: 41  
 Parcel: 330

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: March 12, 2026

COMMENTS: Health Dept has no comments  
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Agency Comment Form

Zoning Map Amendment / Development plan

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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: March 12, 2026

COMMENTS: SHA has no objection to the proposed Zoning amendment.  
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**Agency Comment Form**

**Zoning Map Amendment / Development plan**

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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: March 12, 2026

COMMENTS: \_\_\_\_\_  
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Agency Comment Form  
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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: March 12, 2026

COMMENTS:

1. 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.
  - a. The current petition is for the approval of the proposed revisions to the existing PDP to increase overall residential density, to include adjoining parcels, and the development of multifamily residential units within the Business District. The applicant may be required to obtain the approval of a Sketch Plan, Subdivision Plan, and a Site Development Plan prior to the issuance of building permits. Additional information is needed before this Division can determine whether the development has the potential to comply with the technical requirements in subsequent plan stages. These site issues will be evaluated as the project progresses through the subdivision and site development plan stages.
2. CEF – Do the enhancements exceed minimum standards required by County Regulations?
  - a. No development is proposed with the amended Preliminary Development Plan, and this standard cannot be evaluated with this zoning petition.
3. Design Advisory Panel Review
  - a. The proposed project area does not fall within the Design Advisory Panels (DAP) review area.

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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

### Zoning Map Amendment / Development plan

Date: February 24, 2026  
 Proposed Use: To rezone from B-1 to RR-MXD-3 / Amend the current PDP  
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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: March 12, 2026

#### COMMENTS:

The Office of Transportation (OOT) has reviewed the applicant's petition and has no exceptions to the proposal.

*David Cookson*

SIGNATURE



Agency Comment Form

Zoning Map Amendment / Development plan

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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: March 12, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to amend the approved First Amended PDP for Maple Lawn based on the justification presented in the application to increase the overall density and the inclusion of immediately adjacent parcels, and development of multi-family residential units within the Business District.

*Jim Witmer*  
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Agency Comment Form

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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: March 12, 2026

COMMENTS: The Dept. of Recreation & Parks takes no exception to the requested PDP amendment.  
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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: March 12, 2026

COMMENTS: The Resource Conservation Division (RCD) has no objection to the proposed Preliminary Development Plan amendment. The developer is encouraged to prioritize open space and forest conservation within and adjacent to the Green Infrastructure Network in the Maple Lawn West District.

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Eric Buschman 2/25/26  
 SIGNATURE



Gutschick, Little & Weber  
3909 National Drive  
Suite 250  
Burtonsville, MD 20866

Date: March 11, 2026

Re: 11296 and 11292 Buch Way  
**ZB-1134M**

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 Howard SCD has no objections to this zoning map amendment request.

**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

