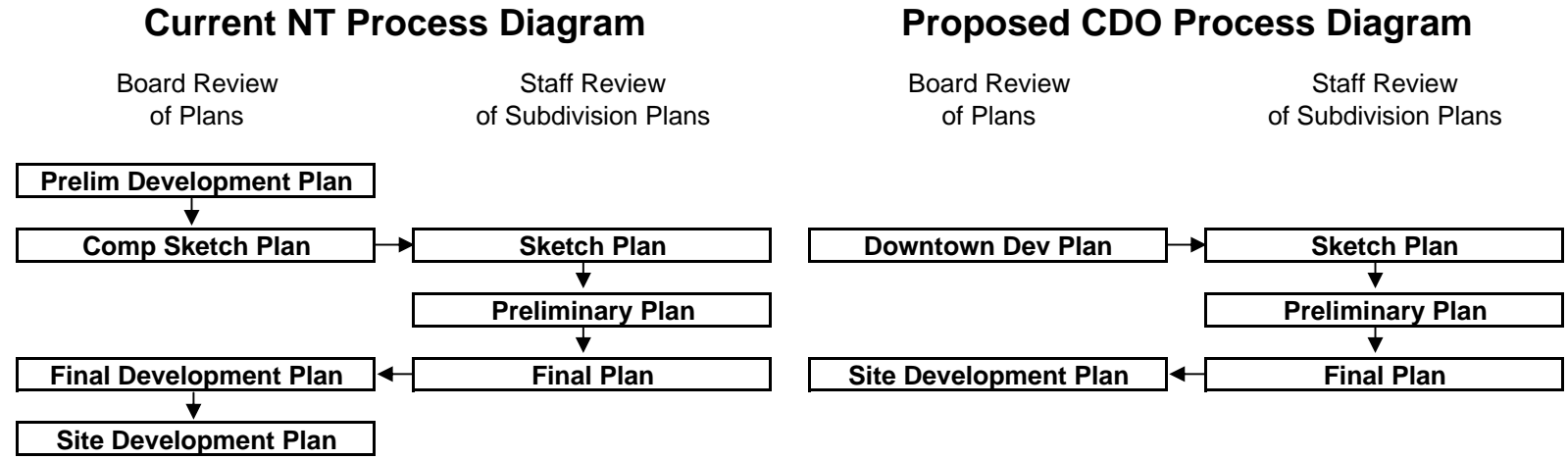


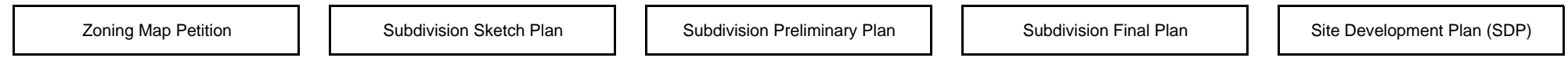
Howard County Development Review

Comparison among Processes

Prepared for Columbia Downtown Focus Group June 12, 2006



Conventional Zoning & Subdivision Process



	Zoning Map Petition	Subdivision Sketch Plan	Subdivision Preliminary Plan	Subdivision Final Plan	Site Development Plan (SDP)
Content	Owner submits petition with boundary map and zoning district identified.	Plan shows developer's design concept (density, road network, lot / parcel layout, environmental analysis, AFP information) and timing of project.	Plan shows preliminary engineering to: address lots and road arrangement, traffic and noise conditions, forest conservation, environmental impact, water, sewer, drainage, stormwater management and grading.	Final Plan shows exact location of: lots / parcels, rights-of-way and all required easements. Final Plans show construction for roads, water and sewer, stormwater management and other infrastructure.	Plan shows exactly how lots / parcels will be developed: grading, buildings, utilities, parking, landscaping, etc.
Review and Approval Process	Approved by the Zoning Board after a public hearing.	Approved by DPZ following SRC review. PB approval following a public meeting or hearing is required in NT, MXD, PGCC and R-ED districts. APF allocations are assigned upon approval.	Approved by DPZ following SRC review.	Approved by DPZ following SRC review.	Approved by DPZ following SRC review. PB approval following a public meeting or hearing is required in NT, MXD, PGCC and R-ED districts if PB requires at Sketch Plan.

New Town Zoning (Current Process)

	Prelim Development Plan (PDP)	Comprehensive Sketch Plan (CSP)	Subdivision Plans	Final Development Plan (FDP)	Site Development Plan (SDP)
Content	Owner submits petition with map showing general location of land uses, major public roads and major public facilities.	Plan covers a portion of NT land, shows location and acreage of land uses, number of dwelling units, specific location of roads, open space, schools and other public or community uses. Includes criteria for uses, lot sizes, parking, building heights, other regulations.	See Sketch, Preliminary and Final Plans, above.	Plan shows exact boundary and acreage. Includes detailed development requirements (setbacks, height limits, bulk requirements, etc. in addition to Zoning Regulations) per the approved CSP criteria.	Plan shows exactly how lots / parcels will be developed: grading, buildings, utilities, parking, landscaping, etc.
Review and Approval Process	Approved by the Zoning Board after a public hearing.	Approved by Planning Board after a public hearing (typically) or public meeting.	Approved by DPZ following SRC review.	Approved by PB after a public meeting. Recorded in Land Records.	Approved by the PB at a public meeting if PB so requires at CSP. Typically only SFD plans are waived. Presubmission community meeting required.

Columbia Downtown Zoning (Proposed Process)

	CDO District with Downtown Development Plan (DDP)	Subdivision Plans	Site Development Plan (SDP)
Content	Owner submits petition with map of property. Plan shows location and acreage of land uses, number and type of dwelling units, location of roads, open space, schools and other public or community uses in compliance with charrette Vision Plan. Includes criteria for uses, lot sizes, parking, building heights, setbacks, bulk regulations and other regulations in compliance with Design Guidelines.	See Sketch, Preliminary and Final Plans, above.	See above.
Review and Approval Process	Zoning, DDP and Development Criteria approved by the Zoning Board after a public hearing.	Approved by DPZ following SRC review.	Approved by the PB at a public meeting if PB so requires at CSP. Typically only SFD plans are waived. Presubmission community meeting and presubmission Design Advisory Panel meeting required.