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Zoning Regulation Amendment Request Form

Howard County Comprehensive Zoning Plan

Department of Planning and Zoning

[Word 2007 Version]
Before filling out this form, please read the Instructions section at the end of the form.

A. Applicant Information

1	Applicant Name	ELKRIDGE DEVELOPMENT LLC { 6900 Tasker Falls, 6807, 6895 & 6901 Washington BLVD.
2	Mailing street address or Post Office Box	6807 Washington BLVD.
	City, State	ELKRIDGE, MD.
	ZIP Code	21075-6044
	Telephone (Main)	(919) 789-9289
	Telephone (Secondary)	(919) 349-4120
	Fax	
3	E-Mail	Pgv21@bellsouth.net

B. Representative Information (If different than above).

4	Name	PETER VOELKEL
	Mailing street address or Post Office Box	301 Pennsylvania Ave
	City, State	Raleigh, N.C.
	ZIP	27609
	Telephone (Main)	(919) 789-9289
	Telephone (Secondary)	(919) 349-4120
	Fax	
	E-Mail	Pgv21@bellsouth.net
5	Association with Applicant	Managing Member

C. Brief Description of the Requested Zoning Regulation Amendment

6 To Admend Section 127.5 CAC District in particular modifications to Bulk Regulations; as well as Requirements for CAC Development. Please refer to "Attached Suplement"

DEC 13 2012

D. Explanation of the Basis / Justification for the Requested Zoning Regulation Amendment

7 As stipulated "CAC" zoning regulations aren't fostering and promoting healthy & prosperous community activity centers. A critical balance needs to be achieved starting first with greater residential mass ~~[illegible]~~ which will provide the future impetus for service, retail, & office opportunities. Thus it's imperative that CAC zoning text changes be endorsed that allow for the continued success of these mixed-use community centers.

E. List of Attachments/Exhibits

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F. Signatures R. Emmett Voelkel III

9	Applicant	Applicant (2)	R E Voelkel III Co-Mayor Member
	Date	Date	12/10/12

☐ **Additional applicant signatures?** **X the box to the left and attach a separate signature page.**

10	Representative Signature	R Emmett Voelkel
	Date	12/10/12

DPZ Use Only		Amendment No.	
Notes			

Brief Description of the Requested Zoning Regulation Amendment

We ask for consideration, that the current zoning regulation text for **CAC**(Corridor Activity Center) zoning be modified in the following areas:

Bulk Regulations

Residential Density:

1b). For CAC Developments of at least 2 gross acres.....**change density to 50** not *25 units/acre;*

and/or overall density for a development is determined by building height restriction of 100ft.

Maximum Building Height:

2a). CAC Development abuts Route 1.....**change to 100ft** not *55 ft.*

Requirements for CAC Developemnt:

Requirements for Residential Uses:

3c). For every dwelling unit that is developed,*75 square feet* of commercial space must be developed on the site.On a case by case basis, the Director of the Department of Planning & Zoning may however, reduce the commercial space requirement to **25 square feet or less** if the site has extenuating factors that prohibit its commercial development(environmental,access,etc) and/or there exist poor economic market conditions that prohibit viable commercial development.

Moderate Income Housing

3e). At least **10%** *not 15%* of the dwelling units shall be moderate income housing units.

Summary: Belmont Station,a residential development consisting of over 300 town homes and midrise apartments has been a welcomed improvement to the Route 1 corridor.For continued ,sustainable development and growth to occur at Belmont Station ;as well as,adjoining properties abutting the Route 1 corridor it is critical for the aforementioned text changes be considered as admendments to the current CAC zoning regulations. CAC zoning was initiated to promote the development of pedestrian-oriented,urban activity centers with a mix of retail,service,office and residential units. As developers we need to create the critical mass- residential component that will certainly help provide the future

impetus for the mixed use,service and office uses. Simultaneously, Howard County as stewards of this Route 1 vision, need to continue to be flexible and creative, in deliberating and mandating the proper CAC zoning text regulations . Together as planners and developers we can create and promote healthy, successful neighborhood and business communities that effect the positive outcome for the Route 1 redevelopment initiative.