

1 MEADOWOOD-MAPLE LAWN, LLC * BEFORE THE
2 CASE NO: ZB-1122M * PLANNING BOARD OF
3 * HOWARD COUNTY, MARYLAND

4 *
5 MOTION: To change zoning from RR-DEO to R-SA-8 and for the approval of a Documented
6 Site Plan for Age-Restricted Housing
7 ACTION: Recommend Approval; Vote 3-2.
8 *

9 On June 6, 2018, the Planning Board of Howard County, Maryland, considered the petition of
10 Meadowood-Maple Lawn, LLC to amend the Zoning Map and rezone Tax Map 46, Block 3, Parcel 282 from
11 the RR-DEO district to the R-SA-8 district, with a proposed Documented Site Plan for an 8.78-acre site for 64
12 age-restricted residential units (the “DSP”).

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14 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff
15 Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval of the
16 petition and concurred with the Petitioner that the RR-DEO zoning of the property occurred by mistake in the
17 2013 Comprehensive Zoning Plan because the property is located in the Planned Service Area (PSA) and the
18 RR-DEO district is intended for properties outside of the PSA. DPZ cited a similar rezoning on the northern
19 portion of the site (ZB 1109M), which was approved in 2017 according to a mistake in zoning.

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21 The Petitioner was represented by Sang Oh. Mr. Oh explained that when the northern portion of the
22 property was rezoned to R-SA-8 in 2017, the DSP was for market rate townhomes. Since that time, the
23 property owner has acquired the south half of the site and is seeking the same zoning (R-SA-8), to unify the
24 property and develop age-restricted adult housing. He explained that the reasons for the 2017 rezoning (a
25 “mistake” in zoning) applies to this site as well, and that the process is the same for both cases. Mr. Oh
26 reiterated that RR zoning is for septic areas, which this property is not, rendering it undevelopable.

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28 No members of the public testified on this matter.

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30 Board Discussion and Recommendation

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32 In work session, the Planning Board acknowledged that the purpose of the RR-DEO zoning district
33 conflicts with the inclusion of property in the Planned Service Area.
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1 Ms. Adler and Ms., Roberts agreed with the mistake finding and stated that the Petition met the
2 criteria for a rezoning. Mr. Coleman suggested that the Conditional Use process was preferable to the
3 rezoning process and Mr. Engelke expressed concerns with site design.

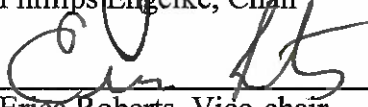
4 Ms. Adler made the motion to recommend approval of the petition and the DSP according to the
5 Department of Planning Zoning recommendation and conditions. The motion passed by a vote of 3 to 2, with
6 Mr. Coleman and Mr. Engelke dissenting.

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8 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 11th day
9 July, 2019, recommends that Zoning Board Case No. ZB 1122M, as described above, as well as the DSP
10 submitted on March 7, 2019, be APPROVED with the following conditions:

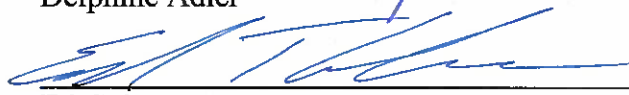
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- 12 1. The access point on MD 216 be revised to incorporate SHA comments for a right in/right out access
- 13 point or remove the proposed MD 216 access point and include a T-turnaround.
- 14 2. The criteria from Section 131.0.N.1.a. as shown on the Plan.
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18 HOWARD COUNTY PLANNING BOARD

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20 _____
Phillips Engelke, Chair

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Erica Roberts, Vice-chair

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24 _____
Delphine Adler

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Ed Coleman

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Kevin McAiley

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31 ATTEST:

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33 _____
Valdis Lazdins, Executive Secretary