

Reinventing Oakland Mills Task Force
June 3, 2014

**Randy Clay, Planner, Howard County Department of Planning and Zoning
(follow up – request CB 29 timetable from Randy)**

Discussion on HC CB 29 (2009) Attached

Legislation addresses the developers, community, and county requirement for major and minor petitions by a developer to change the uses of a village center.

Property owners can petition for changes to their property.

Major Change – involves additional residential units and changes in use

Minor Change – does not involve additional residential units

CB 29 recognizes the unique standing of Village Boards and

Village Community Plans including Community statements

Community plan would delineate village center boundaries

Involves opportunities for public input through community workshops

Legislation addresses housing, circulation, environmental restoration among other things.

Presubmission and submission process included as well as different community and county review stages.

*request timetable chart from Randy Clay

Question: Could OM include surrounding rental properties as part of the village center boundary area in the community plan?

**answer was vague, need further clarification

Question: Does the Design Advisory Panel (DAP) review the plans prior to the community response statement? ~A review of the requested timetable should address this question. Jervis had questions pertaining to the final development plan.

Question: What happens to tonight's comments, will they become part of the legislation? ~Community comments become part of the Village Center Community Plan and Community response.

Question: Are there restrictions on property uses?

Question: Concern having County Council sitting as the zoning board. Who do we appeal to if we don't like the plan.

~ appeal process is through the Judicial System

~ Plan approval and plan review are through separate entities.

Jane Dembner, Chief, CA Community Building and Open Spaces Services Bureau

Jane asked for the goal of the Task Force?

Comments:

-What is there a market for in Oakland Mills?

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- We need to start thinking about the physical plan and look at the center and all apartments.
- Need to look at short term implementations and longer view to incrementally make changes over time.
- Don't want a plan to sit on a shelf, need to be proactive and approach owners and developers.
- insure Oakland Mills receives same services that other villages in Columbia receives
- address issues and problems – what makes a thriving community – right mix of housing, retail, mix of incomes to maintain a thriving community
- define what a thriving community means
- look at characteristics of thriving communities
- what vision can we create

Jane Dembner comments:

(see attached: Village Center Community Plan Guidance/Technical Support Offered by Columbia Association Planning Department

Partnering – how to begin to do a plan

CA provides technical assistance and the County has mapping tools including a set of maps for each village.

The following assistance has been provided to CA to other villages:

- public participation – HCC Conflict Resolution Center will facilitate a community meeting
- Conduct village WalkAbouts
- Offer planning support – provide a sample outline (not template) of the planning process.
- Define study boundaries (established during the petitioners process)
 - Boundaries: Village center or possibly a larger area
- Help with drawings
- Provide demographic and real estate analysis
- Plan production – review for appropriate text and language
- Once plan is complete it is filed with Howard County DPZ and it is reviewed by DPZ during Developers planning process
- *it is important to complete the community plan before the evaluation process in response to a developer's petition for major or minor changes
- provide sample plans
 - *all of the completed villages community plans can be found on the county's website.
- provide a process timeline diagram

Jane offered to return and a “Primer on Planning and Zoning in the County and how the process works.

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There is not one way to create a community plan. There are a few types of plans:

Strategic: If this happens...then this

Vision Plan

Design Plan

Agenda Plan - list of things the community wants.

CB 29 will be reviewed again after the Wilde Lake village center is complete.

Question: We would like a map of Oakland Mills detailing the current property owners, acreage.

~ (Jane) as soon as OM designates boundaries CA will design maps

Jane said that the community should not rush the plan, process takes time and could take close to a year. Her assistant Scott Tempin (CA Community Planner) will also coordinate with OM as we create the community plan.

Question: Concern that Columbia live up to original philosophy with mix of housing. Some villages have no subsidized housing some have a lot.

Can we see other plans as they relate to subsidized housing?

Would like a chart showing the number of subsidized units in Oakland Mills and other villages as of today and projected for the next 5 years.

*Randy said he would send that information.

Question: Does CA receive federal funds.

~ Jane said that the only federal funds she is aware of are in the form of Watershed Grants.

Most of the money CA receives are from lien payers and informed the group that CA is a non-profit.

Question: Will the CA Market Study tell us what retail will and will not work?

~big box stores will not work

~there is a market for food and beverage establishments

~once Wilde Lake and downtown are leased (residential) OM may bode well for a higher residential density

Question: Regarding forecasting – we have proximity to shopping, we have lower household incomes, need to start from where we are, only change is within village center to add more housing .

~date from 2000 census – CA did a custom analysis and a 10 year trend analysis. If we only added a few housing units there would be no impact. If a huge amount of housing units were added it would make a real difference. There are very little development projections.

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Jervis Dorton and Cy Paumier – Discuss Wilde Lake Village Center Redevelopment

Need to go back and understand what village centers are successful and others are not. Currently Oakland Mills, Long Reach and Owen Brown are centers facing the most challenges. A failing grocery store will add to a centers downfall.

Oakland Mills has fragmented property owners and no real sense of place. Kings and Hickory Ridge are successful center, mix of stores, strong grocery anchor and true sense of place with Central courtyard areas.

Question: Is swapping parcels a good idea?

~Yes

~it will be tough to get small property owners on board, ready for change.

~What are the potential uses, need a program of what goes where.

Question: Is the current drive up to shop a good idea. Perhaps retail on the former Exxon site.

~ informed residents that Exxon has been sold, possible Dunkin Donuts

Question: We need a sense of place – if we were just dealing with Cedar Shopping Centers how do we sell a new concept and prove it will help their bottom line?

~economics of rebuilding – margins are not great

~explore ways to realistically create a sense of place

There are a series of major retailers taking away from the village center market. Oakland Mills center is a small square footage retail space.

We have a real challenge.

Question: Can the center be something other than retail?

Question: Are we looking to bring in a diverse group of residents to see what the community wants not just listening to those who attend these meetings?

~we will be having open meetings and bringing in professionals to talk to us.

Comment: We did redevelop OM before, nothing changed. We need to change what is around the center – that is the problem.

We have 4 low density apartments surrounding the village center. If we increase density of more people we get more income.

Comment: Positives: OM is close to downtown. Potential with Bridge Columbia.

Downtown is built out. We are close to downtown and it may give us a market for upscale housing around the village center. Cited the future potential of Grande Point and Autumn Crest properties.

Question: Are there any concrete plans to transform or eliminate village center?

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Cy Paumier said he has a “gut” feeling that there are 2 or 3 too many commercial village centers.

Question: Does OM want a quality retail center?

~ Everything is up for grabs, need to think out of the box

~ possible Federal money to get grants.

Comment: Possible expanded hockey rink and indoor Olympic size pool, OM to become a sports and recreation center.

Comment: Area is saturated with commercial retailers and small centers are not productive. People drive for excellent choices. Need to deal with the concept of subsidized housing which impacts schools. Current situation does not allow us to bring in high end retailers.

Comment/Question: Frustration – how much power do we have?

Decisions get made and we don’t have power over that.

Are we spinning our wheels?

Comment: As we plan we add more variables – Columbia is aging, aging in place, folks won’t be driving, need for public transportation for aging population. If we take away commercial there will still be a need for basic retail, ie. Pharmacy, dry cleaner, deli, coffee shop. This is complicated. Trust the board we elected.

Comment: Owen Brown VC is in close proximity to Oakland Mills. We compete and hurt one another. Need to work together to complement each other.

Comment: Appreciate outside the box thinking – village centers are dying, need something new and competitive. High end condos, townhomes, people afraid to come to center at night.

Comment: Blandair is just down the street.

Question: Would like a map of Section 8 housing throughout Columbia.

Comment: 23 year old resident, OM graduate, passionate about where he lives. He and his friends looking for places to live, moving away. No incentives to live in Columbia. Wants to come back to Columbia.

Comment: What would Cy Paumier do to address our problem. We need full spectrum housing, we have low income. We have seniors, how do we fix OM.

~ Cy – if OM is willing to give up commercial and build quality housing around public spaces there is the possibility of getting a developer to work with us.

Need to come up with great alternatives.

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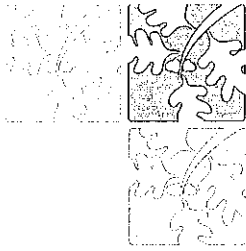
Comment: Suggested Sports Med Rehab/Fitness facility to reach all age groups, coffee shop, restaurant – could that work? What is the program potential. We need to get a major sponsor who thinks it would be great.

Comment: There are a complex number of scenarios. We need to consider who is Oakland Mills in the future. Need to consider what is here now. Need forecasting – ability to see Oakland Mills in 10 -15 20 years out. What do we want and what it takes to get there.

Comment: Need to do a market analysis. We have 8 – 9 schools within 2 miles. Population is aging but schools are strong and young families are still moving here. Need to get family oriented businesses, make it a walkable community.

Comment: We are not patient and do not want this process to take long. Planning is not just for today but for the future.

Next meetings: hear from members of the Wilde Lake board who were part of the Redevelopment process.



oakland mills
we value connections

**Oakland Mills Community Association
Village Board Meeting AGENDA**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Virginia Thomas, Co-Chair ~ Bill McCormack, Co-Chair,
Jervis Dorton, Architectural Committee Chair ~ Jonathan Edelson
Paul Verchinski ~ Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

June 3, 2014

Task Force Meeting

Task Force: Reinventing Oakland Mills

As the first step in our quest to reinvent Oakland Mills for the 21st Century, we invited the following speakers who can help point us in the right direction. Past efforts, including the Village Centers Study, have looked at just the village centers, but we would like to broaden the scope to take in a wider area.

We cordially invite—and encourage—all residents to attend this and future Task Force meetings. We need your ideas and your enthusiasm for OM!

- 7:00 p.m. Welcome Remarks: Bill McCormack and Ginny Thomas, Co-Chairs**
- 7:10 p.m. Randy Clay, Planner, Howard County Department of Planning and Zoning
Jane Dembner, Chief, CA Community Building and Opens Space Services Bureau**
Discussion on Howard County CB 29 (2009) and the possible role of Columbia Association and Howard County Government in re-inventing Oakland Mills.
CB.29 Attached
- 8:00 p.m. Cy Paumier and Jervis Dorton**
Recount their experiences working with the Wilde Lake Village Board and Kimco on the Wilde Lake Village Center Redevelopment.
- 9:00 p.m. Next Steps: Bill McCormack and Ginny Thomas**

Village Center Community Plan Guidance/Technical Support Offered by Columbia Association Planning Department

Public Participation

- Assistance with public involvement and meeting facilitation (partnerships with the Mediation and Conflict Resolution Center at HCC)
- Assistance with the coordination of village center "walkabouts" (walking tours of the village centers to make sure all involved are seeing and discussing the same things). CA can also provide assistance on a flyer for this walking tour.

Planning Support

- Provide a sample village center community planning process timeline
- Provide a sample plan outline
- Assist with study area delineation
- Assist with design concepts and 3-D massing illustrations
- Provide demographic and socio-economic information (from CA's *Characteristics of Columbia* report, 2012)
- Provide information on average home price sales (from CA's *Sales Price Trends*, 2013)
- Coordinate Geographic Information Systems (GIS) mapping. CA has coordinated with DPZ to define a standard set of maps for each village center planning process: existing land use; zoning; environmental resources; transportation (showing bus stops, sidewalks, pathways, etc); and an aerial of the study area (defined by the village), parcel sizes and ownership. Once the committee has defined the village center study area, CA coordinates with the county to have the maps produced.

Final Plan Production

- Review draft plan and make editorial suggestions
- Provide graphic design support - report layout
- Provide printing guidance (printing costs are borne by the village)

Sandy

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2009 Legislative Session

Legislative day # 7

BILL NO. 29 – 2009 (ZRA – 102)

**Introduced by: The Chair
at the request of the Wilde Lake Business Trust**

AN ACT amending the Howard County Zoning Regulations to allow the owner of any portion of a Village Center in the New Town zoning district to petition to amend certain approved development plans for the owner's property; establishing public notice, information, and justification requirements for such petitions; establishing standards to be used by the Zoning Board in evaluating and considering such petitions; and generally relating to the New Town zoning district.

Introduced and read first time _____, 2009. Ordered posted and hearing scheduled.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2009 and concluded on _____, 2009.

By order _____
Stephen M. LeGendre, Administrator to the County Council

This Bill was read the third time _____, 2009 and Passed __, Passed with amendments __, Failed __.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2009 at _____ a.m./p.m.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2009.

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law. ~~Strikethrough~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that new*
2 *Numbers 168 through ~~170~~ 171 172, of Subsection A, of Section 103 "Definitions", and new*
3 *Subsections F "Village Center Redevelopment, Major" and Subsection G "Village Center*
4 *Redevelopment, Minor" of Section 125 "NT (New Town) District", are hereby added to the*
5 *Howard County Zoning Regulations, to read as follows:*

6
7
8 **Howard County Zoning Regulations**

9
10 **SECTION 103: Definitions**

11
12 168. VILLAGE CENTER, NEW TOWN AMENITY AREA – A USABLE OUTDOOR LANDSCAPED
13 AREA SUCH AS A PLAZA, COURTYARD, GARDEN OR SIMILAR AREA WHICH IS DESIGNED TO
14 BE OPEN TO THE PUBLIC AND EASILY ACCESSIBLE.

15
16 ~~168~~ 169. VILLAGE CENTER COMMUNITY PLAN – AN ADVISORY PLAN WHICH HAS BEEN
17 DEVELOPED BY THE COMMUNITY AND ENDORSED BY THE VILLAGE BOARD.

18
19 ~~168~~ ~~169~~ 170. VILLAGE CENTER, NEW TOWN – A MIXED-USE DEVELOPMENT IN THE NEW
20 TOWN DISTRICT WHICH IS IN A LOCATION DESIGNATED ON THE NEW TOWN
21 PRELIMINARY DEVELOPMENT PLAN AS A "VILLAGE CENTER", WHICH IS DESIGNED TO BE
22 A COMMUNITY FOCAL POINT AND GATHERING PLACE FOR THE SURROUNDING VILLAGE
23 NEIGHBORHOODS BY INCLUDING THE FOLLOWING ITEMS:

- 24
25 A. AN OUTDOOR, PUBLIC, VILLAGE GREEN, PLAZA OR SQUARE, WHICH HAS BOTH
26 HARDSCAPE AND SOFTSCAPE ELEMENTS. THIS PUBLIC SPACE SHALL BE
27 DESIGNED TO FUNCTION AS AN ACCESSIBLE, PRIMARILY PEDESTRIAN-ORIENTED
28 PROMENADE CONNECTING THE VARIOUS VILLAGE CENTER BUILDINGS AND
29 SHALL INCLUDE PUBLIC SEATING FEATURES;
30
31 B. STORES, SHOPS, OFFICES OR OTHER COMMERCIAL USES WHICH PROVIDE
32 OPPORTUNITIES TO FULFILL THE DAY-TO-DAY NEEDS OF THE VILLAGE
33 RESIDENTS, SUCH AS FOOD STORES, SPECIALTY STORES, SERVICE AGENCIES,

1 FINANCIAL INSTITUTIONS, PERSONAL SERVICES, MEDICAL SERVICES, AND
2 RESTAURANTS;

3
4 C. SPACE FOR COMMUNITY USES AND/OR INSTITUTIONAL USES; AND

5
6 ~~D. IF APPROPRIATE TO SUPPORT AND ENHANCE OTHER USES IN THE VILLAGE~~
7 ~~CENTER, RESIDENTIAL USES.~~

8
9 D. RESIDENTIAL USES, TO THE EXTENT APPROPRIATE TO SUPPORT AND
10 ENHANCE, BUT NOT OVERWHELM, OTHER USES IN THE VILLAGE CENTER.

11
12 ~~169 170~~ 171. VILLAGE CENTER REDEVELOPMENT, MAJOR - A REDEVELOPMENT OF A NEW
13 TOWN VILLAGE CENTER THAT INCLUDES ANY PROPOSAL TO ADD RESIDENTIAL USES, OR
14 TO ~~ESTABLISH NEW USES THAT ARE NOT CURRENTLY PERMITTED,~~ MAKE A CHANGE IN
15 THE PERMITTED LAND USE CATEGORIES SET FORTH IN THE CHART CONTAINED IN
16 SECTION 125.A.8 OF THE REGULATIONS, WITHIN THE BOUNDARIES OF A NEW TOWN
17 VILLAGE CENTER, FOR WHICH AN AMENDMENT TO THE NEW TOWN PRELIMINARY
18 DEVELOPMENT PLAN IS REQUIRED IN ACCORDANCE WITH SECTION 125.F.

19
20 ~~170 171~~ 172. VILLAGE CENTER REDEVELOPMENT, MINOR - A REDEVELOPMENT OF A NEW
21 TOWN VILLAGE CENTER WHICH IS NOT A MAJOR VILLAGE CENTER REDEVELOPMENT, IN
22 ACCORDANCE WITH SECTION 125.G., AND WHICH REQUIRES APPROVAL IN ACCORDANCE
23 WITH SECTIONS 125.C., 125.D., OR 125.E. AS APPROPRIATE.

24
25
26 **SECTION 125: NT (New Town) Districts**

27
28
29 F. VILLAGE CENTER REDEVELOPMENT, MAJOR

30
31 ~~1. ANY PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO~~
32 ~~AMEND AN APPROVED PRELIMINARY DEVELOPMENT PLAN, COMPREHENSIVE SKETCH~~
33 ~~PLAN, FINAL DEVELOPMENT PLAN AND/OR SITE DEVELOPMENT PLAN IN ACCORDANCE~~

1 WITH THIS SECTION, FOR THAT PORTION OF LAND WHICH THEY OWN. THE OWNER
2 (“PETITIONER”) MAY PROPOSE AMENDMENTS TO THE APPROVED PRELIMINARY
3 DEVELOPMENT PLAN, COMPREHENSIVE SKETCH PLAN, FINAL DEVELOPMENT PLAN AND
4 SITE DEVELOPMENT PLAN TO ALLOW ANY USE OR DENSITY, SUBJECT TO THE FOLLOWING
5 LIMITATIONS:

6 1. A PROPOSAL FOR A MAJOR VILLAGE CENTER REDEVELOPMENT IS NOT ELIGIBLE
7 FOR CONSIDERATION UNDER THE PROCESS PROVIDED BY SUBSECTION B, C AND D
8 OF THIS SECTION 125 AND SHALL BE FILED ONLY IN ACCORDANCE WITH THE
9 PROCEDURES OF THIS SUBSECTION F. THE OWNER OF ANY PORTION OF A VILLAGE
10 CENTER MAY PROPOSE A MAJOR VILLAGE CENTER REDEVELOPMENT BY FILING A
11 PETITION TO AMEND AN APPROVED PRELIMINARY DEVELOPMENT PLAN,
12 COMPREHENSIVE SKETCH PLAN, OR FINAL DEVELOPMENT PLAN FOR THE OWNER’S
13 PROPERTY IN THE VILLAGE CENTER. THE OWNER (“PETITIONER”) MAY PROPOSE
14 AMENDMENTS TO ALLOW ANY USE OR DENSITY, SUBJECT TO THE FOLLOWING
15 LIMITATIONS:

16
17 A. THE AMENDMENT SHALL COMPLY WITH SECTION 125.A.5.A. CONCERNING M-2
18 AND R-MH USES;

19
20 B. USES NOT CURRENTLY PERMITTED BY THE ZONING REGULATIONS ARE
21 PROHIBITED; ~~AND~~

22
23 C. THE AMENDMENT SHALL COMPLY WITH SECTION 125.A.4. CONCERNING THE
24 MAXIMUM RESIDENTIAL DENSITY OF 2.5 DWELLING UNITS PER ACRE IN THE NT
25 DISTRICT; ~~AND~~

26
27 D. ANY MAJOR VILLAGE CENTER MIXED-USE REDEVELOPMENT SHALL BE
28 CONSIDERED TO BE A "COMMERCIAL" USE IN THE CHART CONTAINED IN SECTION
29 125A.8. OF THE REGULATIONS FOR PURPOSES OF CALCULATING COMPLIANCE
30 WITH THE CHART’S REQUIREMENTS AS TO THE MINIMUM AND MAXIMUM
31 PERCENTAGE OF "COMMERCIAL" IN THE TOTAL AREA OF THE NEW TOWN
32 DISTRICT. THE VILLAGE CENTER REDEVELOPMENT SHALL NOT RESULT IN A NET
33 LOSS OF OPEN SPACE.

1
2 2. VILLAGE CENTER COMMUNITY PLANNING PROCESS
3

4 A. NOTICE OF INTENT TO DEVELOP - AT LEAST 60 DAYS PRIOR TO THE REQUIRED
5 INITIAL PRE-SUBMISSION MEETING, THE PETITIONER SHALL DELIVER TO THE
6 BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE "VILLAGE
7 BOARD") OF SAID VILLAGE CENTER AND THE DEPARTMENT OF PLANNING AND
8 ZONING A NOTICE OF INTENT TO DEVELOP.
9

10 B. VILLAGE CENTER COMMUNITY PLAN - WITHIN THE ENSUING 60 DAY PERIOD
11 FROM THE NOTICE OF INTENT TO DEVELOP, THE VILLAGE BOARD MAY CREATE OR
12 UPDATE A VILLAGE CENTER COMMUNITY PLAN, AS FOLLOWS :
13

14 (1.) A VILLAGE CENTER COMMUNITY PLAN MAY INCLUDE BUT IS NOT
15 LIMITED TO:

- 16
17 A. THE BOUNDARIES OF THE VILLAGE CENTER ;
18 B. PLANNING AND DESIGN CONCEPTS;
19 C. MINIMA, MAXIMA, PRECISE VALUES, AND SPECIFIC REQUIREMENTS
20 CONCERNING, BUT NOT LIMITED TO, VILLAGE CENTER AMENITY
21 AREAS, BUILDING HEIGHTS, BULK REQUIREMENTS, PARKING,
22 DENSITY, AND PERMITTED USES;
23 D. WHETHER THE VILLAGE BOARD HAS ARCHITECTURAL REVIEW AS
24 DESIGNATED IN THE VILLAGE COVENANTS; AND
25 E. IDENTIFICATION OF ANY HISTORICAL OR SIGNATURE ASPECTS OF THE
26 VILLAGE CENTER.
27

28 (2.) THE VILLAGE BOARD MAY REQUEST ASSISTANCE FROM HOWARD COUNTY
29 GOVERNMENT.

30
31 (3.) A VILLAGE CENTER COMMUNITY PLAN MAY BE SUBMITTED TO THE
32 DEPARTMENT OF PLANNING AND ZONING AND, IF SUBMITTED, IS AVAILABLE

1 TO THE PUBLIC IN ACCORDANCE WITH THE MARYLAND PUBLIC
2 INFORMATION ACT.

3
4 (C.) VILLAGE CENTER CONCEPT PLANNING WORKSHOP - AT LEAST ONE WEEK AFTER
5 THE NOTICE OF INTENT TO DEVELOP AND AT LEAST 30 DAYS BEFORE THE FIRST
6 PRE-SUBMISSION COMMUNITY MEETING, THE PETITIONER SHALL INITIATE AND
7 PARTICIPATE IN A VILLAGE CENTER CONCEPT PLANNING WORKSHOP, AS
8 FOLLOWS:

9
10 (1.) THE WORKSHOP WILL BE HELD IN ACCORDANCE WITH THE PROCEDURAL AND
11 NOTICE PROVISIONS OF HOWARD COUNTY CODE SECTION 16.128; AND

12
13 (2.) THE PURPOSE OF THE VILLAGE CENTER CONCEPT PLANNING WORKSHOP IS TO
14 FACILITATE A COLLABORATIVE PLANNING DISCUSSION WHICH MAY INCLUDE
15 BUT NOT BE LIMITED TO THE FOLLOWING:

- 16
17 A. VILLAGE CENTER BOUNDARIES;
18 B. ANY COMMUNITY REDEVELOPMENT VISIONS OR EXISTING VILLAGE
19 CENTER COMMUNITY PLANS;
20 C. PLANNING AND DESIGN CONCEPTS; AND
21 D. APPROPRIATE USES.
22

23 (D) THE RESULTS OF THE WORKSHOP SHOULD BE USED BY THE PETITIONER TO CREATE
24 THE CONCEPT PLAN AND BY THE VILLAGE BOARD TO CREATE OR UPDATE ITS
25 VILLAGE CENTER COMMUNITY PLAN.

26
27 (E) NOTHING IN THIS SECTION SHALL BE INTERPRETED TO PRECLUDE A VILLAGE
28 BOARD FROM ADOPTING A VILLAGE CENTER COMMUNITY PLAN PRIOR TO THE
29 FILING OF A NOTICE OF INTENT TO DEVELOP.
30

1 2 3. PRE-SUBMISSION COMMUNITY MEETINGS AND REQUESTS FOR
2 COMMUNITY RESPONSE STATEMENTS

3
4 A. PRIOR TO PETITIONING TO AMEND THE PRELIMINARY DEVELOPMENT PLAN, THE
5 PETITIONER IS REQUIRED TO HOLD A PRE-SUBMISSION COMMUNITY MEETING IN
6 ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128. IN ADDITION TO
7 THE WRITTEN NOTICE REQUIREMENTS OF HOWARD COUNTY SECTION 16.128(C),
8 THE PETITIONER SHALL ALSO NOTIFY IN WRITING:

9
10 (1) ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE
11 DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES WITHIN
12 THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS PROPOSED
13 BY THE PETITIONER; AND

14
15 (2) THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE
16 "VILLAGE BOARD") OF SAID ALL VILLAGE CENTER CENTERS.

17
18 ALTHOUGH SECTION 16.205 ORDINARILY REQUIRES ONLY ONE PRE-SUBMISSION
19 COMMUNITY MEETING, A PETITIONER FOR A MAJOR VILLAGE CENTER
20 REDEVELOPMENT PROPOSAL IS REQUIRED TO HOLD A MINIMUM OF TWO SUCH
21 MEETINGS, THE SECOND OF WHICH SHALL BE HELD AT LEAST 30 DAYS AFTER THE
22 INITIAL MEETING, ALLOWING THE PETITIONER TO ADDRESS ANY CONCERNS OR
23 SUGGESTIONS EXPRESSED AT THE INITIAL MEETING.

24
25 SUBSEQUENT TO THE FIRST PRE-SUBMISSION COMMUNITY MEETING AND PRIOR
26 TO FILING THE PETITION, THE PETITIONER SHALL PRESENT THE CONCEPT PLAN
27 AND PROPOSED DESIGN GUIDELINES TO THE DESIGN ADVISORY PANEL FOR
28 EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION
29 16.1500 OF THE COUNTY CODE. THE DESIGN ADVISORY PANEL
30 RECOMMENDATIONS SHALL BE FORWARDED TO THE PLANNING BOARD AND THE
31 ZONING BOARD FOR THEIR CONSIDERATION OF THE MAJOR VILLAGE CENTER
32 REDEVELOPMENT.
33

1 B. WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MAJOR VILLAGE
2 CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND ZONING SHALL
3 SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN WHICH THE VILLAGE
4 CENTER PETITIONING FOR REDEVELOPMENT IS LOCATED. THE NOTICE SHALL
5 REQUEST THAT THE VILLAGE BOARD SUBMIT A COMMUNITY RESPONSE
6 STATEMENT OUTLINING ITS COMMENTS ON THE REDEVELOPMENT PROPOSAL.
7 THE NOTICE SHALL DIRECT THE VILLAGE BOARD TO:

8
9 ~~(1) ADDRESS ITS COMMENTS IN TERMS OF ANY SPECIFIC APPROVAL~~
10 ~~CRITERIA THE VILLAGE BOARD RECOMMENDS BE INCLUDED BY THE~~
11 ~~ZONING BOARD IN ITS DECISION ON THE MAJOR VILLAGE CENTER~~
12 ~~REDEVELOPMENT; AND~~

13
14 ~~(2) PROVIDE ITS RESPONSES TO THE SECTION 125.F.3.A.(6) CRITERIA.~~

15
16 (1) PROVIDE ITS RESPONSES TO THE SECTION 125.F.4.A.(8) CRITERIA;

17
18 (2) ADDRESS ITS COMMENTS IN TERMS OF ANY OTHER SPECIFIC APPROVAL
19 CRITERIA THE VILLAGE BOARD RECOMMENDS BE CONSIDERED BY THE
20 ZONING BOARD IN ITS DECISION ON THE MAJOR VILLAGE CENTER
21 REDEVELOPMENT; AND

22
23 (3) PROVIDE A RESPONSE REGARDING:

24 (A) THE BOUNDARY OF THE VILLAGE CENTER PROPOSED BY THE
25 PETITIONER;

26 (B) PLANNING AND DESIGN CONCEPTS, INCLUDING BUT NOT LIMITED TO
27 HOW IT FITS INTO THE SURROUNDING AREA;

28 (C) WHETHER THE PETITION IS IN HARMONY WITH A VILLAGE CENTER
29 COMMUNITY PLAN, IF ONE EXISTS;

30 (D) MINIMA, MAXIMA, PRECISE VALUES, AND/OR SPECIFIC
31 REQUIREMENTS CONCERNING, BUT NOT LIMITED TO, VILLAGE
32 CENTER AMENITY AREAS, BUILDING HEIGHTS, BULK REQUIREMENTS,
33 PARKING, DENSITY, AND/OR PERMITTED USES; AND

1 (E) WHETHER THE VILLAGE BOARD HAS ARCHITECTURAL REVIEW AS
2 DESIGNATED IN THE VILLAGE COVENANTS.

3
4 ~~C. TO BE ELIGIBLE TO HAVE ITS COMMENTS ADDRESSED IN THE TECHNICAL STAFF~~
5 ~~REPORT ON THE MAJOR VILLAGE CENTER REDEVELOPMENT, THE VILLAGE~~
6 ~~BOARD SHALL SUBMIT ITS COMMUNITY RESPONSE STATEMENT TO THE~~
7 ~~DEPARTMENT OF PLANNING AND ZONING NO LATER THAN 45 DAYS AFTER THE~~
8 ~~DATE OF THE NOTICE. C. IF THE COMMUNITY RESPONSE STATEMENT IS~~
9 ~~SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING WITHIN 45 DAYS~~
10 ~~AFTER THE DATE OF THE NOTICE, THE COMMUNITY RESPONSE STATEMENT SHALL~~
11 ~~BE CONSIDERED BY THE DEPARTMENT AS THE TECHNICAL STAFF REPORT IS~~
12 ~~BEING PREPARED. A SUBMITTED COMMUNITY RESPONSE STATEMENT BECOMES~~
13 PART OF THE PUBLIC RECORD FOR THE MAJOR VILLAGE CENTER
14 REDEVELOPMENT CASE, AND WILL BE FORWARDED TO THE PLANNING BOARD
15 PRIOR TO ITS INITIAL MEETING ON THE ZONING BOARD CASE.

16
17 ~~3~~ 4. PETITION INFORMATION

18
19 A. THE PETITION FOR AMENDMENT OF THE PRELIMINARY DEVELOPMENT PLAN
20 SHALL BE TO THE ZONING BOARD AND SHALL CONTAIN THE FOLLOWING INFORMATION:

21
22 (1) THE INFORMATION SET FORTH IN HOWARD COUNTY ZONING
23 REGULATIONS SECTIONS 125.B.1.A, B AND C AND 125.B.2.

24
25 (2) A GENERAL DESCRIPTION OF THE GEOGRAPHIC BOUNDARIES, AS
26 PROPOSED BY THE PETITIONER, OF THE VILLAGE CENTER WHICH IS THE SUBJECT MATTER OF THE
27 PETITION.

28
29 (3) A COPY OF ANY COVENANTS AND/OR DEED RESTRICTIONS OF RECORD.

30
31 (~~3~~ 4) A DESCRIPTION OF THE VILLAGE CENTER INCLUDING, THE NAMES OF ALL
32 PROPERTY OWNERS WITHIN THE VILLAGE CENTER, THE EXISTING BUILDINGS AND USES WITHIN THE
33 VILLAGE CENTER, AND THE PROPOSED BUILDINGS AND USES.

1 (4 5) A CONCEPT PLAN THAT SETS FORTH AN INFORMATIVE, CONCEPTUAL
2 AND SCHEMATIC REPRESENTATION OF THE PROPOSED REDEVELOPMENT IN A SIMPLE, CLEAR AND LEGIBLE
3 MANNER THAT PROVIDES INFORMATION INCLUDING, BUT NOT LIMITED TO THE GENERAL SITE LAYOUT,
4 PROPOSED BUILDING TYPES AND USES, PROPOSED NUMBER OF DWELLING UNITS, SQUARE FOOTAGE FOR
5 NON-RESIDENTIAL PROJECTS, PARKING AND TRAFFIC, ~~PEDESTRIAN~~ PEDESTRIAN/BICYCLE CIRCULATION,
6 PROPOSED ~~OPEN SPACE~~ VILLAGE CENTER AMENITY AREA(S), EXTERIOR LIGHTING AND PUBLIC
7 TRANSPORTATION OPPORTUNITIES, GENERAL LOCATION AND SIZE OF SIGNAGE, LANDSCAPE CONCEPT,
8 ANY SIGNIFICANT CHANGES TO TOPOGRAPHY AND SURFACE DRAINAGE, AND THE GENERAL LOCATION OF
9 NATURAL FEATURES. IN ADDITION, THE CONCEPT PLAN SHALL ALSO COMPLY WITH THE PLAN
10 INFORMATION REQUIREMENTS SPECIFIED IN SECTION 100.G.2.A OF THE ZONING REGULATIONS.

11
12 (5 6) PROPOSED DESIGN GUIDELINES WHICH WILL BE IMPOSED UPON THE
13 MAJOR VILLAGE CENTER REDEVELOPMENT AND VILLAGE CENTER; ~~AND~~

14
15 (6 7) COMMENT ON WHETHER THE PROPOSED REDEVELOPMENT IS IN HARMONY
16 WITH THE VILLAGE CENTER COMMUNITY PLAN; AND

17
18 (6 7 8) A JUSTIFICATION STATEMENT WHICH IDENTIFIES THE IMPACTS OF THE
19 PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT ON THE NATURE AND PURPOSE OF THE VILLAGE
20 CENTER AND ITS RELATION TO THE SURROUNDING COMMUNITY. THE JUSTIFICATION STATEMENT SHALL
21 ~~ADDRESS~~ DEMONSTRATE HOW THE VILLAGE CENTER REDEVELOPMENT MEETS THE FOLLOWING
22 CRITERIA:

- 23
24 A. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT WILL FOSTER ORDERLY GROWTH
25 AND PROMOTE THE PURPOSES OF THE VILLAGE CENTER IN ACCORDANCE WITH
26 THE PLANNED CHARACTER OF THE NT DISTRICT;
27
28 B. THE AMOUNT OF COMMERCIAL BUSINESS FLOOR AREA CONTAINED IN THE
29 VILLAGE CENTER REDEVELOPMENT IS APPROPRIATE TO PROVIDE RETAIL AND
30 COMMERCIAL SERVICE TO THE VILLAGE ~~CENTER~~ AS A LOCATION FOR
31 CONVENIENT, DIVERSE COMMERCIAL BUSINESS USES WHICH SERVE THE LOCAL
32 NEIGHBORHOODS OF THE VILLAGE AND SURROUNDING LOCAL COMMUNITY;
33

- 1 C. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT WILL FOSTER THE PURPOSE OF A
2 VILLAGE CENTER AS A COMMUNITY FOCAL POINT PROVIDING GOOD
3 OPPORTUNITIES FOR COMMUNITY INTERACTION AND COMMUNICATION;
4
- 5 D. THE LOCATIONS AND THE RELATIVE PROPORTIONS OF THE PERMITTED USES FOR
6 COMMERCIAL BUSINESSES, DWELLINGS, AND OPEN SPACE USES, AND THE
7 PROJECT DESIGN WILL ENHANCE THE EXISTING DEVELOPMENT SURROUNDING
8 THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT;
9
- 10 E. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT PROVIDES ACCESSIBLE USEABLE
11 LANDSCAPED AREAS SUCH AS COURTYARDS, PLAZAS OR SQUARES;
12
- 13 F. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT IS COMPLIANT WITH ALL
14 APPLICABLE ENVIRONMENTAL POLICIES AND REQUIREMENTS, AND PROVIDES
15 NEW ENVIRONMENTAL IMPROVEMENTS TO THE REDEVELOPMENT AREA
16 THROUGH THE USE OF METHODS SUCH AS, BUT NOT LIMITED TO, GREEN
17 BUILDING STANDARDS, WATER CONSERVATION, NATURAL DRAINAGE SYSTEMS,
18 THE PLANTING OF NATIVE VEGETATION, THE REMOVAL OF EXISTING INVASIVE
19 PLANTS, THE IMPROVEMENT OF STORMWATER DEFICIENCIES, AND FOLLOWING
20 LOW IMPACT DEVELOPMENT PRACTICES;
21
- 22 G. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT FOSTERS PEDESTRIAN AND
23 BICYCLE ACCESS; ~~AND~~
24
- 25 H. PUBLIC TRANSIT OPPORTUNITIES ARE APPROPRIATELY INCORPORATED INTO THE
26 ~~DEVELOPMENT~~ VILLAGE CENTER REDEVELOPMENT;
27
- 28 I. THE VILLAGE CENTER REDEVELOPMENT IS COMPATIBLE WITH THE
29 SURROUNDING COMMUNITY; AND
30
- 31 I.J. THE VILLAGE CENTER WILL CONTINUE TO MEET THE DEFINITION OF A NEW OWN
32 VILLAGE CENTER.
33

34 4.5. ZONING BOARD ACTION

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- A. IN ITS EVALUATION OF THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT, THE ZONING BOARD SHALL MAKE FINDINGS ON THE FOLLOWING:
 - 1. WHETHER THE PETITION COMPLIES WITH THE APPLICABLE GENERAL GUIDES AND STANDARDS SET FORTH IN HOWARD COUNTY ZONING REGULATIONS SECTION 125.B.3;
 - 2. WHETHER THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE SPECIFIC DEFINITION FOR A NEW TOWN VILLAGE CENTER;
 - 3. WHETHER THE PETITION COMPLIES WITH THE MAJOR VILLAGE CENTER REDEVELOPMENT CRITERIA IN SECTION 125.F.4.A.(8); AND
 - 4. REGARDLESS OF THE ZONING BOARD'S FINDINGS ON SUBSECTIONS 4.A.1 THROUGH 3 ABOVE, WHETHER THE PETITIONER'S ~~PROPOSED PROPERTY IS WITHIN THE APPROPRIATE~~ BOUNDARIES OF THE NEW TOWN VILLAGE CENTER, ~~OR SOME OTHER PROPOSED BOUNDARIES, ARE THE APPROPRIATE BOUNDARIES FOR THE VILLAGE CENTER.~~

- B. REGARDLESS OF WHETHER THE ZONING BOARD CONDITIONALLY APPROVES OR DENIES THE PETITION, IT SHALL MAKE A DECISION ON THE VILLAGE CENTER BOUNDARIES.

- C. THE PETITION SHALL BE GRANTED ONLY IF THE ZONING BOARD FINDS THAT THE PETITION COMPLIES WITH THESE REGULATIONS AND THAT THE AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN SHALL BE PERMITTED AT THE PROPOSED SITE.

- D. IF THE ZONING BOARD APPROVES THE PETITION, THE DECISION AND ORDER OF THE ZONING BOARD SHALL:
 - 1. APPROVE ~~THE~~ DESIGN GUIDELINES FOR THE VILLAGE CENTER;
 - 2. APPROVE ~~THE~~ A CONCEPT PLAN; ~~AND~~

1 3. ESTABLISH MINIMA, MAXIMA, PRECISE VALUES ~~OR~~ AND SPECIFIC REQUIREMENTS
2 CONCERNING AMENITY AREAS, BUILDING HEIGHT(S); CONCERNING, BUT NOT
3 LIMITED TO, VILLAGE CENTER AMENITY AREAS, BUILDING HEIGHTS, BULK
4 REQUIREMENTS, PARKING, DENSITY AND PERMITTED USES-; AND
5

6 4 ESTABLISH THE VILLAGE CENTER BOUNDARIES.
7

8 E. IN THE DECISION AND ORDER, THE ZONING BOARD MAY MAKE ANY AMENDMENTS OR
9 MODIFICATIONS TO THE PROPOSED BOUNDARIES OF THE VILLAGE CENTER, THE
10 PROPOSED DESIGN GUIDELINES AND THE PROPOSED CONCEPT PLAN AND MAY ESTABLISH
11 ANY OTHER CRITERIA WHICH IT DEEMS TO BE APPROPRIATE. ALL LATER APPROVALS AND
12 DECISIONS FOR THE PROPERTIES INCLUDED IN THE CONCEPT PLAN ARE BOUND BY AND
13 MUST BE CONSISTENT WITH THE DECISION AND ORDER OF THE ZONING BOARD.
14

15 F. IF THE PETITION IS GRANTED, REPRODUCIBLE COPIES OF ALL APPROVED PLANS, AND
16 COPIES OF ALL APPROVED SUPPORTING DOCUMENTS SUCH AS ANY DEVELOPMENT
17 GUIDELINES AND STANDARDS AND THE DESIGN GUIDELINES, SHALL BE CERTIFIED AS
18 APPROVED BY THE ZONING BOARD AND VERIFIED COPIES OF THE SAME SHALL BE
19 FORWARDED TO THE DEPARTMENT OF PLANNING AND ZONING , THE VILLAGE BOARD,
20 AND THE PETITIONER. ALL PARTIES NOTIFIED PURSUANT TO SECTION 125.F.2, AND ANY
21 OTHER PROPERTY OWNER WITHIN THE BOUNDARIES DECIDED BY THE ZONING BOARD,
22 SHALL BE PROVIDED WITH NOTICE OF THE ZONING BOARD'S DECISION.
23

24 G. IF THE ZONING BOARD DENIES THE PETITION, IT MAY MAKE A DECISION ON THE VILLAGE
25 CENTER BOUNDARIES.
26

27 § 6. IF THE AMENDMENT ~~OF~~ TO THE PRELIMINARY DEVELOPMENT PLAN IS APPROVED BY THE ZONING
28 BOARD, THEN THE PETITIONER IS AUTHORIZED TO SUBMIT THE AMENDMENTS TO THE
29 COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH
30 HOWARD COUNTY ZONING REGULATIONS SECTION 125.C. ~~HOWEVER, PRIOR TO THE SUBMITTAL~~
31 ~~OF THE COMPREHENSIVE SKETCH PLAN TO THE PLANNING BOARD, THE PETITIONER SHALL~~
32 ~~PRESENT A SKETCH PLAN OR ITS EQUIVALENT TO THE DESIGN ADVISORY PANEL FOR ITS~~
33 ~~EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE~~
34 ~~COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE FORWARDED TO~~

1 ~~THE PLANNING BOARD FOR ITS CONSIDERATION OF THE COMPREHENSIVE SKETCH PLAN FOR THE~~
2 ~~MAJOR VILLAGE CENTER REDEVELOPMENT AND THE ASSOCIATED SUBSEQUENT PLANS.~~

3
4 6 7. IF THE COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN ARE APPROVED IN
5 ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS SECTION 125.F.5, THEN THE
6 PETITIONER IS AUTHORIZED TO SUBMIT A SITE DEVELOPMENT PLAN IN ACCORDANCE WITH
7 HOWARD COUNTY ZONING REGULATIONS SECTION 125.E.

8
9 7 8. ADDITIONAL PLANNING BOARD REVIEW CRITERIA FOR MAJOR VILLAGE CENTER
10 REDEVELOPMENTS

11
12 IN ADDITION TO THE ESTABLISHED CRITERIA USED BY THE PLANNING BOARD IN ITS EVALUATION
13 AND APPROVAL OF COMPREHENSIVE SKETCH PLANS, FINAL DEVELOPMENT PLANS, AND SITE
14 DEVELOPMENT PLANS, FOR MAJOR VILLAGE CENTER REDEVELOPMENT PROPOSALS THE
15 PLANNING BOARD SHALL MAKE FINDINGS ON WHETHER THE COMPREHENSIVE SKETCH PLAN,
16 FINAL DEVELOPMENT PLAN, AND SITE DEVELOPMENT PLAN IS IN CONFORMANCE WITH ALL THE
17 FINDINGS AND CONCLUSIONS OF THE ZONING BOARD DECISION AND ORDER FOR THE MAJOR
18 VILLAGE CENTER REDEVELOPMENT.

19
20
21 G. VILLAGE CENTER REDEVELOPMENT, MINOR

22
23 1. ~~UNLESS AN AMENDMENT TO THE APPROVED COMPREHENSIVE SKETCH PLAN AND THE~~
24 ~~APPROVED FINAL DEVELOPMENT PLAN IS REQUIRED UNDER SECTION 125.F, ANY~~
25 ~~PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO AMEND AN~~
26 ~~APPROVED SITE DEVELOPMENT PLAN FOR THAT PORTION OF LAND WHICH THEY OWN,~~
27 ~~SUBJECT TO PLANNING BOARD APPROVAL IN ACCORDANCE WITH SECTION 125.E.1 OF~~
28 ~~THE ZONING REGULATIONS AND SECTION 1.106 OF THE RULES OF PROCEDURE OF THE~~
29 ~~HOWARD COUNTY PLANNING BOARD.~~

30
31 2. ~~ANY PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO~~
32 ~~AMEND AN APPROVED COMPREHENSIVE SKETCH PLAN OR FINAL DEVELOPMENT PLAN~~
33 ~~FOR THAT PORTION OF LAND WHICH THEY OWN, BUT ONLY INVOLVING THE OPEN SPACE,~~
34 ~~COMMERCIAL, OR OTHER USES LAND USE CATEGORIES AS DESCRIBED IN THE SECTION~~

1
2 ~~(B) PROVIDE ITS RESPONSES TO THE SAME CRITERIA USED FOR MAJOR~~
3 ~~VILLAGE CENTER REDEVELOPMENTS IN SECTION 125.F.3.A.(6).~~
4

5 ~~_____ TO BE ELIGIBLE TO HAVE ITS COMMENTS ADDRESSED IN THE TECHNICAL STAFF~~
6 ~~REPORT ON THE MINOR VILLAGE CENTER REDEVELOPMENT, THE VILLAGE~~
7 ~~BOARD SHALL SUBMIT ITS COMMUNITY RESPONSE STATEMENT TO THE~~
8 ~~DEPARTMENT OF PLANNING AND ZONING NO LATER THAN 45 DAYS AFTER THE~~
9 ~~DATE ON THE NOTIFICATION.~~

10
11 ~~(3) A SUBMITTED COMMUNITY RESPONSE STATEMENT BECOMES PART OF THE~~
12 ~~PUBLIC RECORD FOR THE MINOR VILLAGE CENTER REDEVELOPMENT CASE, AND~~
13 ~~WILL BE FORWARDED TO THE PLANNING BOARD PRIOR TO ITS INITIAL MEETING~~
14 ~~ON THE ZONING BOARD CASE.~~

15
16 1. FOR A MINOR VILLAGE CENTER REDEVELOPMENT, IF THE VILLAGE CENTER BOUNDARIES
17 HAVE NOT BEEN ESTABLISHED BY THE ZONING BOARD IN A MAJOR VILLAGE CENTER
18 REDEVELOPMENT OR BY THE COUNTY COUNCIL IN A GENERAL PLAN AMENDMENT, THEN
19 THE PROPERTY OWNER MAY DEVELOP USING THE PROVISIONS OF SUBSECTION C, D OR E,
20 AS APPROPRIATE, OF THIS SECTION.

21
22 2. FOR A MINOR VILLAGE CENTER REDEVELOPMENT, IF THE VILLAGE CENTER BOUNDARIES
23 HAVE BEEN ESTABLISHED BY THE ZONING BOARD OR THE COUNTY COUNCIL, THEN A
24 VILLAGE CENTER PROPERTY OWNER SHALL COMPLY WITH SECTION 125 C,D OR E. IF
25 PLANNING BOARD APPROVAL IS REQUIRED , THEN THE PETITIONER SHALL ALSO COMPLY
26 WITH THE FOLLOWING PROVISIONS:

27
28 A. THE PETITIONER IS REQUIRED TO HOLD A PRE-SUBMISSION COMMUNITY
29 MEETING IN ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128. IN
30 ADDITION TO THE WRITTEN NOTICE REQUIREMENTS OF HOWARD COUNTY
31 SECTION 16.128(C), THE PETITIONER SHALL ALSO NOTIFY IN WRITING:

32
33 (1) ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE
34 DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES WITHIN

1 THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS
2 PREVIOUSLY ESTABLISHED; AND

3
4 (2) THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE
5 "VILLAGE BOARD") OF ALL VILLAGE CENTERS.

6
7 B. SUBSEQUENT TO THE PRE-SUBMISSION COMMUNITY MEETING AND PRIOR TO
8 FILING THE PETITION, THE PETITIONER SHALL PRESENT THE CONCEPT PLAN AND
9 THE DESIGN GUIDELINES TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN
10 ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE
11 COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE
12 FORWARDED TO THE PLANNING BOARD FOR THEIR CONSIDERATION OF THE
13 MINOR VILLAGE CENTER REDEVELOPMENT.

14
15 C. WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MINOR VILLAGE
16 CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND ZONING SHALL
17 SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN WHICH THE VILLAGE
18 CENTER PETITIONING FOR REDEVELOPMENT IS LOCATED. THE NOTICE SHALL
19 REQUEST THAT THE VILLAGE BOARD SUBMIT A COMMUNITY RESPONSE
20 STATEMENT OUTLINING ITS COMMENTS ON THE REDEVELOPMENT PROPOSAL.
21 THE NOTICE SHALL DIRECT THE VILLAGE BOARD TO:

22
23 (1) PROVIDE ITS RESPONSES TO THE SECTION 125.F.4.A.(8) CRITERIA;

24
25 (2) ADDRESS ITS COMMENTS IN TERMS OF ANY OTHER SPECIFIC APPROVAL
26 CRITERIA THE VILLAGE BOARD RECOMMENDS BE CONSIDERED BY THE
27 PLANNING BOARD IN ITS DECISION ON THE MINOR VILLAGE CENTER
28 REDEVELOPMENT; AND

29
30 (3) PROVIDE A RESPONSE REGARDING:

31
32 (A) PLANNING AND DESIGN CONCEPTS, INCLUDING BUT NOT LIMITED
33 TO HOW IT FITS INTO THE SURROUNDING AREA;
34

1

2 **Section 3. And be It Further Enacted by the County Council of Howard County, Maryland, that**
3 **the Department of Planning and Zoning shall evaluate and report to the County Council on the**
4 **Village Center Redevelopment, Major and Village Center Redevelopment, Minor subsections of**
5 **the NT (New Town) District Section within one year of issuance of use and occupancy permits**
6 **for the first plans approved under these subsections.**

7

8 **Section 3 4. And Be It Further Enacted by the County Council of Howard County, Maryland,**
9 **that the provisions of this Act shall become effective 61 days after enactment.**

10

11