

Columbia Development Tracker

April 2017



The Columbia Development Tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related meetings
2. Previous development related meetings and decisions
3. Newly submitted development plans
4. Previous development proposals and decisions/status

This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government.

Upcoming Development Public Meetings

Project	Village	Meeting Date	Time	Location	Meeting Type
Howard Hughes is going before the Design Advisory Panel to discuss exterior improvements to Building A in Crescent Area I.	Downtown Columbia	4/12/17	7:00pm	3430 Court House Drive, Ellicott City, MD 21043	Design Advisory Panel
FDP-169-A-III: CA is seeking an FDP amendment and approval for a lake sediment placement site in the Village of Kings Contrivance west of Murray Hill.	Kings Contrivance	4/20/17	7:00pm	3430 Court House Drive, Ellicott City, MD 21043	Planning Board
SDP-17-025: CA is seeking site development plan approval for a lake sediment placement site in the Village of Kings Contrivance west of Murray Hill.	Kings Contrivance	4/20/17	7:00pm	3430 Court House Drive, Ellicott City, MD 21043	Planning Board
ZB-113M: Request from Howard Research and Development corporation to the Howard County Zoning Board to amend the Preliminary Development Plan for one additional residential unit at the Poplar Glen apartments on Little Patuxent Parkway	Hickory Ridge	5/4/17	7:00pm	3430 Court House Drive, Ellicott City, MD 21043	Zoning Board
ZB-1112M: Request from Howard Research and Development corporation to the Howard County Zoning Board to amend the Preliminary Development Plan for 19 additional residential units to the Godfather's Garden Center site south of Route 108 and west of Phelps Luck Drive.	Long Reach	5/4/17	7:00pm	3430 Court House Drive, Ellicott City, MD 21043	Zoning Board

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date	Time	Location	Meeting Type	Decision
Stream restoration and improvements south of Little Patuxent Parkway west of Banneker Road.	Near Town Center	3/16/17	7:00pm	3430 Court House Drive, Ellicott City 21043	Planning Board	Approved - March
BA-724D: Appeal of 2/4/16 Planning Board decision to deny an adjustment to the accessory structure setback requirement for an existing radio antenna.	Kings Contrivance	3/30/17	6:30pm	3430 Court House Drive, Ellicott City 21043	Board of Appeals	Waiting final decision and report
BA-15-035C&V: Conditional use for use of historic building for personal service establishment (health, spa, yoga, massage therapy, hair salon, nail salon, wellness classes and similar uses) and a variance to reduce the front building setback south of Route 108 between Eliots Oak Road and Beaverbrook Road.	Near Harper's Choice	5/9/16	6:00pm	3430 Court House Drive, Ellicott City 21043	Hearing Examiner	Waiting final decision and report

New Development Proposals

SDP-17-042

Downtown Columbia

Submitted: 3/15/17

Zoning: NT

Decision: Under Review

Project Description: SDP for a temporary parking lot east of Broken Land Parkway and south of Divided Sky Lane in the Crescent neighborhood of Downtown Columbia.



F-16-114

Downtown Columbia

Submitted: 3/4/17

Zoning: NT

Decision: Under Review

Project Description: Proposal for the north-south connector from South Entrance Road to Symphony Woods Road behind Merriweather Post Pavilion.



WP-17-104

Submitted: 3/29/17

Zoning: NT

Decision: Under Review

Project Description: Owner of the new Downtown Columbia Cultural Center is seeking a wavier from land alteration requirements in floodplains and development within 50 feet of stream banks.

Downtown Columbia



P-17-003

Submitted: 3/17/16

Zoning: R-APT

Decision: Under Review

Project Description: Owner is seeking to build six total units (three two-level units on top of three two-level units) on the southeastern portion of the site.

Note: other development plans approved for the site request 90 total units. The developer can only build six units until school capacity becomes available via the Adequate Public Facilities Ordinance.

Near Dorsey's Search



WP-17-099

Submitted: 3/22/17

Zoning:

Decision: Under Review

Project Description: Owner is seeking a waiver from existing regulations on minimum frontages for single-family attached lots, which require 15 feet minimum on public roads.

Near Hickory Ridge



SDP-17-013

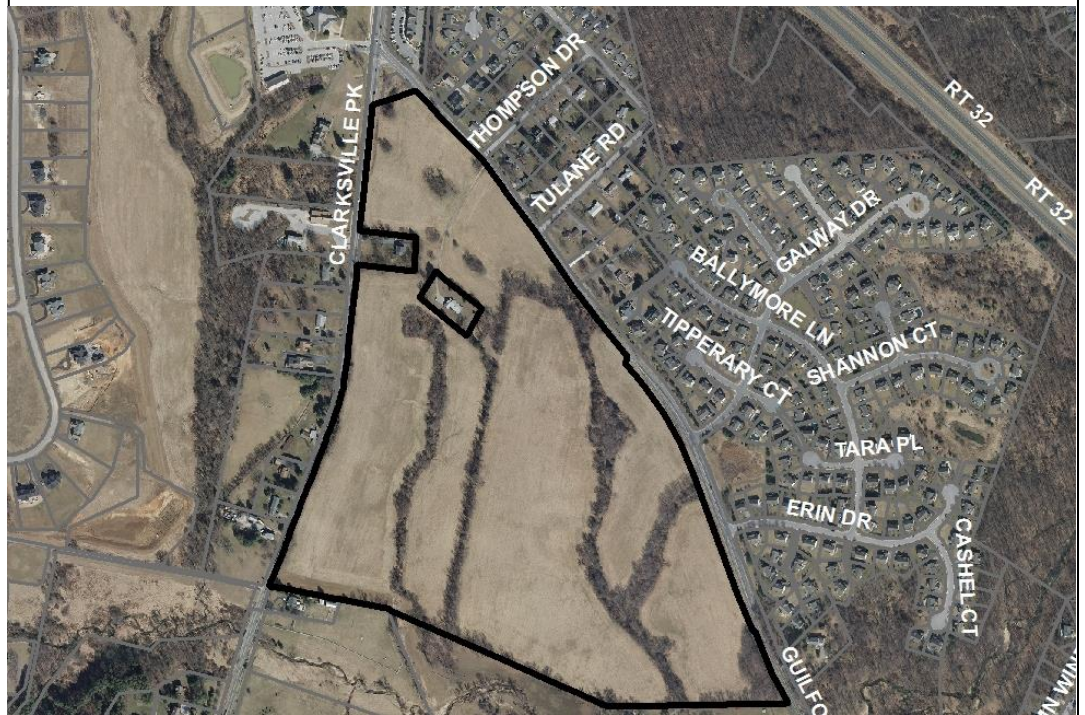
Submitted: 3/31/17

Zoning: RR-DEO

Decision: Under Review

Project Description: Two single-family homes proposed as part of the Enclave at Tierney Farm development plan at the intersection of Guilford Road and Route 108. These will serve as the model homes for Phase I of the development (50 total homes of the 150 approved)

Near River Hill



Columbia Development Tracker (April 2016)

Last updated 4/4/17

This is the monthly summary of proposed development and redevelopment projects and meetings in Columbia.

Previous Development Proposals and Decisions

Project	Latest Submission	Project Description	Village	Zoning	Decision/Status
F-17-059	2/6/2017	This plan defines the development blocks and public roads for Area III of the Crescent neighborhood in Downtown Columbia.	Downtown Columbia	NT	Submit Revised
SDP-17-027	2/8/2017	Proposal for Area III of the Crescent neighborhood in Downtown Columbia that will include 770 rental apartment units, 700,000 square feet of office, 91,741 square feet of retail, 47,785 square feet of restaurant space and 18,025 square feet for fast food uses. The site also includes a public parking garage and a large surface parking lot on the west end of the site that will be redeveloped at a later date.	Downtown Columbia	NT	Under Review
WP-17-073	2/3/2017	Owner is seeking a waiver from regulations requiring to apply for building permits within five years of approval (Sec. 156.O.1.).	Near Hickory Ridge	R-20	Approved - March
P-17-002	2/7/2017	Preliminary Plan submitted for the Simpson Oaks development north of Grace Drive that includes 46 single-family detached homes and 83 single-family attached homes.	Near River Hill	CEF-R	Submit Revised
SDP-17-038	2/24/2017	One single-family detached home proposed east of Beechwood Drive and north of Amherst Avenue.	Near Kings Contrivance	R-20	Under Review
SDP-17-025	2/21/2017	Columbia Association lake sediment placement site proposal.	Kings Contrivance	NT	Under Review

Project	Latest Submission	Project Description	Village	Zoning	Decision/Status
WP-17-079	2/9/2017	Owner located north of Robert Fulton Drive and west of Columbia Gateway Drive is seeking a waiver from regulations that require the construction of a sidewalk.	Near Owen Brown		Under Review
ECP-17-039	2/9/2017	Owner located north of Shadow Fall Terrace and west of Oakland Mills Road submitted an Environmental Concept Plan for two single-family detached homes.	Near Oakland Mills		Submit Revised
ECP-15-031	2/17/2017	Owner submitted an Environmental Concept Plan for site north of Route 108 and east of Red Branch Road. The plan includes additional parking and incorporates micro-bioretenention facilities throughout the site.	Near Long Reach	NT	Approved - March
ECP-17-043	2/17/2017	Owner submitted an Environmental Concept Plan for site north of Route 108 and west of Red Branch Road. The proposal includes a new site layout that requires the demolition of the existing building and the construction of four new buildings. This plan shows the placement of the micro-bioretenention facilities location and the use of permeable paving.	Near Long Reach	NT	Under Review
ECP-17-028	1/7/2017	Environmental Concept Plan for a proposed Popeye's pad site in the Centre Park Drive Shopping Center north of Route 108 and west of Centre Park Drive.	Near Long Reach	B-2	Submit Revised

Project	Latest Submission	Project Description	Village	Zoning	Decision/Status
WP-17-068	1/25/2017	Owner east of Newberry Road and north of Hunting Road in the Holiday Hills neighborhood is seeking a waiver petition from regulations to contribute to road construction, build a sidewalk, add street lighting, add street trees and to use a shared driveway for subdividing the property.	Near Hickory Ridge	R-20	Approved - March
WP-17-066	1/24/2017	Waiver Petition from requirements to submit a site development plan for stream restoration adjacent to Dunloggin Middle School.	Near Dorsey's Search	R-20	Approved - March
ECP-17-031	12/22/2017	Environmental Concept Plan for seven single-family detached homes at the terminus of Somerville Lane east of Route 108 and south of Mayfield Avenue.	Near Long Reach	R-SC	Signed - March
F-17-032	11/7/2016, 2/15/17	Final Plan to subdivide property south of Hunting Lane and west of Newberry Drive for an additional single-family home in the Holiday Hills neighborhood.	Near Hickory Ridge	R-20	Approved - March
F-17-003	12/12/2016, 3/27/17	Plan for phase 2 of Tierney Farm development (70 single-family detached homes) at the corner of Route 108 and Guilford Road.	Near River Hill	R-ED	Under Review
F-17-037	1/31/17, 1/3/2016, 3/30/17	Final Plan for seven single-family detached homes proposed north of Hilltop Lane.	Near Hickory Ridge	R-SC	Under Review
SDP-17-021	1/17/17, 11/2/2016	Site Development Plan for an expansion at Christ Memorial Presbyterian Church in Allview Estates west of Amherst Avenue.	Near Kings Contrivance	R-20	Technically Complete - March

Project	Latest Submission	Project Description	Village	Zoning	Decision/Status
SDP-17-010	11/7/2016, 2/28/17	Development Plan to renovate the existing office building and add carry-out retail on the first floor. This will require a modification of the parking field. The property is located at the corner north of Robert Fulton Drive and west of Columbia Gateway Drive.	Near Owen Brown	M-1	Under Review
SDP-17-017	2/1/17, 11/22/2016	Site Development Plan to retrofit Mimi's Café in the Gateway Overlook Shopping Center to a Silver Diner.	Near Long Reach	NT	Under Review
WP-17-017	9/16/2016	The owner is seeking a waiver for an extension to pay fees required for submitting development plans.	Downtown Columbia	NT	Under Review
F-17-007	7/19/2016	Proposal to remove a portion of the existing forest conservation easement to extend public water and sewer to the Enclave at Tierney Farm subdivision at the corner of Route 108 and Guilford Road. Forest conversation will be replaced on Tierney Farm subdivision site.	Near River Hill	R-12	Under Review
WP-16-154	6/21/2016	Property in Oakland Ridge Industrial Park is seeking a waiver from requirements to submit a site development plan for site changes.	Near Oakland Mills	NT	Under Review
SDP-14-013	5/23/2014, 1/27/15	Proposal for a Royal Farms store and Canton Car Wash located southeast of Snowden River Parkway at Minstrel Way.	Near Owen Brown	NT	Under Review

Source

Howard County Government; compiled by the Office of Planning and Community Affairs