



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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Marsha S. McLaughlin, Director

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February 29, 2012

Petri-Ross Ventures  
1919 West Street, Suite 100  
Annapolis, Maryland 21401  
Attn: Terry Richardson

RE: WP-12-118, Savage Towne Centre  
Parcels 'A-1' – 'A-6' (SP-07-008 & F-08-124)

Dear Mr. Richardson:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.1106(d)** of the Subdivision and Land Development Regulations, which outlines the milestone dates for residential projects based on the amount of housing units, and **Section 16.1106(e)**, which states that the milestone dates for non-residential projects shall occur within nine months after the developer receives written authorization from the County to proceed to the next plan stage. This waiver request is to extend the milestone dates for Phases 1-5 for another year.

Approval is subject to the following conditions:

1. The applicant shall submit the Site Development Plans for Phases 1 – 5 to the Department of Planning and Zoning within one year from the previous deadline date of July 1, 2011 and April 1, 2012 (**on or before April 1, 2013**). If the above deadline is not met, your plan will become null and void, all previous approvals will be rescinded and your project will lose its tentative housing unit allocations in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations.
2. Subject to the attached comment from the Development Engineering Division. Please note that the SDP's and their approval are subject to the MDE stormwater management requirements of 2007. All stormwater permits must be obtained and facilities bonded by May 4, 2013. Granting this extension for the full one-year gives approximately one month to receive SDP approval, apply for permits and execute appropriate developer's agreements, so please plan to submit your SDP's accordingly. Also note that practices must be constructed by May 4, 2017, or the current design will require a revision to meet the stormwater guidelines in effect at that time.

Our decision was made based on the following:

***Extraordinary Hardship or Practical Difficulty***

The severe economic conditions have impacted many large developments; therefore, denial of this waiver would present a severe economic hardship for the applicant. Petrie Ross Ventures has been working in association with the Maryland Department of Transportation to develop this site as a Transit Oriented Development. The critical first component of the project is the construction of the MARC parking garage which must precede any other construction on the site. When the final plat was approved and the

phasing schedule for the site development plans were established it was anticipated that the TIF legislation required for the funding of the garage would immediately follow. That TIF legislation took longer than expected. If denied, the project would be required to retest for allocations, and the TIF legislation is not viable if the project does not have allocations thus further delaying the project.

**Alternative Proposal**

If the applicant does not meet the milestone deadline dates established under Section 16.1106(d) & (e) of the Howard County Subdivision and Land Development Regulations the projects tentative allocations will become voided and the applicant must pass the test for granting housing unit allocation and for adequate school facilities under the Site Development Plan. If allocations are not available at that time the plan will be put in the "holding bin".

**Not Detrimental to the Public Interest**

The proposed waiver petition will not be detrimental to the public interest because the Final Plan has been reviewed by the Subdivision Review Committee for compliance with all State and County Regulations, the project has been granted approval to proceed to the Site Development Plan process and the project has received tentative housing unit allocations by the Department of Planning and Zoning. Also, the public private partnership is in the public interest as it will enhance the MARC ridership through development of the Transit Oriented Development.

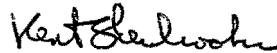
**Will not Nullify the Intent or Purpose of the Regulations**

The proposed waiver petition will not nullify the intent or purpose of the Regulations since the Final Plan, which complied with all State and County regulations upon review, has received signature approval. This project includes 'TIF' financing so local and state legislation and coordination is critical for success of this 'TOD' project.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at [jboone@howardcountymd.gov](mailto:jboone@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JB:jb

cc: Research  
DED  
F-08-124  
Joseph Rutter