



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

March 17, 2016

Ruth Hoang  
The Howard Research and Development Corporation  
10480 Little Patuxent Parkway, Suite 400  
Columbia, MD 20144

RE: WP-16-100, Downtown Columbia, Crescent  
Neighborhood Phase 1 (FDP-DC-Crescent-1/1A)

Dear Ms. Hoang:

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 of the Subdivision and Land Development Regulations**, which requires a milestone date of 9 months from the decision date to submit plans in the next stage of the subdivision and land development process in order to maintain tentative allocations for a project.

Approval is subject to the following conditions:

1. The first phase of 300 allocations must be submitted on or before July 30, 2016. Additional extensions of time will require a new waiver petition.
2. Update this phasing chart to reflect the new milestone date in accordance with WP-16-100.
3. Please reference the waiver petition number, section request, the date of decision and condition of approval on all future plans for this site.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** – The development of the Crescent Neighborhood is a long-term endeavor which requires updates to the original neighborhood concept in order to yield a better neighborhood layout. Multiple plan submissions, including an amended FDP and two Environmental Concept Plans, are required ahead of the first Preliminary Equivalent Sketch Plan submission (which is the first “milestone” plan). DPZ requested that the milestone subdivision plan not be submitted ahead of the applicant receiving comments on the ECPs and to also until the FDP is deemed approvable and ready to forward to Planning Board.

**Implementation of an Alternative Proposal** – The 120-day delay of the submission of the first housing unit allocations is requested to reduce duplication in efforts and revisions between plans, and to ensure the Planning Board is confident with the conceptual layout of the neighborhood before preliminary engineering design advances too far with the Preliminary Equivalent Sketch Plan.

**Not Detrimental to the Public Interest** – A nominal delay of 4 months for the submission of milestone plans is not detrimental to the public interest. The applicant is still processing development plans during this time, but on conceptual plans that are not recognized as part of the milestone pipeline. It will allow better use of County resources to ensure baseline planning on conceptual plans is complete prior to reviewing preliminary engineering design, which should result in a more efficient review process.

**Will Not Nullify the Intent or Purpose of the Regulations** - The purpose of the milestone date is to ensure meaningful progression of development proposal is realized and that other proposed owners with tentative allocations on hold will not be unreasonably held up by delays of developers ahead in the line. There are no other property owners that are waiting for or requesting allocations for Downtown Columbia at this time. The developer is continuing through the requisite progression of plan review during this extended milestone period.

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 or as long as this subdivision remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF

cc: Research  
DED  
Real Estate Services  
Todd Brown, Linowes and Blocher, LLP