



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

May 19, 2017

Ruth Hoang
Howard Research and Development Corporation
10480 Little Patuxent Parkway, Suite 400
Columbia, MD 21044

RE: WP-17-115, Downtown Columbia, Crescent
Neighborhood, Area 3

Dear Ms. Hoang:

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

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of Section 16.144(d)(2) **which states “if the Department of Planning and Zoning or the review committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication”**; and Section 16.144(r)(3) **of the Subdivision & Land Development Regulations, which states “if additional information needed for plan approval is not provided within 45 days, the plan shall be denied”**.

Approval is subject to the following conditions:

1. F-17-059 must be submitted on or before May 22, 2017.
2. Please add the file number, section, decision, date of decision and any conditions of approval as a general note on the plan.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The developer received extensive comments with the SDP about two weeks after the Final Plan comments were received. Changes on the SDP necessitate changes on the Final Plan. To better coordinate the revisions to each plan, the developer is requesting an extension of the Final Plan due date so both plans are corrected and resubmitted together.

Alternative Proposal: The goal of the requested extension is to help avoid additional revisions to one or both plans, reduce staff review time, and minimize potential inconsistencies between the plans.

Not Detrimental to the Public Interest: Approval of the request will not be detrimental to the public interest because it allows coordination of revisions and the review of two complex plans with the hope to reduce staff review time, minimize inconsistencies between plans and to assure the revitalization of the Downtown Columbia continues in a timely fashion. The extension will facilitate the orderly, efficient and integrated development of Area 3, assure uniform standards are applied to various aspect of the subdivision and assure that any design manual waivers are coordinated.

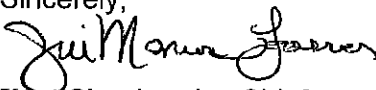
Will not nullify the intent or purpose of the regulations: This request does not attempt to nullify the intent of the regulations as the Final Plan will still be reviewed in a timely matter. APFO allocations and APFO road improvements will be largely regulated through the SDP, and the Final Plan is what is being extended. Further, the extension request is minimal – 2 weeks – for the explicit purpose to coordinate between plans.


Indicate this alternative compliance 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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,


for Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 
cc: Research
DED
Real Estate Services
GLW