



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

June 29, 2020

Mr. Mark Thompson
Triple Bell Farms, LLC
14874 Bayview Avenue
Aurora Ontario, LAG 7A9, Canada

Dear Mr. Thompson:

RE: WP-20-106, Laurel Park Station (S-19-011)

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(g)** requiring the submission of a Preliminary Plan.

Approval is subject to the following conditions:

1. Prior to the signature of the Site Development Plan for Phase 2, a shared parking agreement, and a private road maintenance and public access agreement for public use of the amenities and Marc Station must be recorded in the Howard County Land Records office to allow the common private roads to be maintained by the Laurel Park Homeowners Association and commercial owner association, and allow public access to the subdivision, including the public amenities and Marc Station.
2. Compliance with the attached comments from the Office of Transportation dated May 20, 2020.
3. The Site Development Plan and/or associated Final Plan (if applicable) for Phase 3 must be submitted to the Department of Planning and Zoning **on or before November 30, 2020**.
4. The Site Development Plan and/or associated Final Plan (if applicable) for Phase 4 must be submitted to the Department of Planning and Zoning **on or before March 1, 2021**.
5. On all future plan submissions, provide a brief description of alternative compliance petition, WP-20-106, as a general note to include request(s), section(s) of the regulations, action and date.

Our decision was made based on the following:

A Preliminary Plan is typically required for major subdivisions to present detailed data which will enable the County to determine whether the proposed layout of the subdivision is in accordance with the approved sketch plan. Laurel Park Station, however has already been subdivided into bulk parcels to accommodate this development. The private road details and stormwater management will be finalized on the subsequent Site Development Plans for the bulk parcels. The forest conservation obligation was with each bulk parcel SDP. In this circumstance, the preliminary plan is not going to provide any additional information that the SDP will not already be providing. The unnecessary creation and processing of a preliminary plan for subsequent phases would result in an unreasonable hardship for the applicant and would require additional County review time and resources.

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.

***Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated. Should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the order.**

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Anthony Caltado, AICP, Chief
Division of Land Development

AC/bl

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Vogel and Timmons



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: LAUREL PARK STATION

Subdivision Name/Property Identification: LAUREL PARK STATION

Location of property: LAUREL PARK BOULEVARD

Existing Use: VACANT + RESIDENTIAL **Proposed Use:** MIXED USE

Tax Map: 50 **Grid:** 10 **Parcel No:** 384 **Election District:** 6TH

Zoning District: TOD **Total site area:** 63.3

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

S-17-011 (CURRENT SKETCH PLAN)
 SDP-15-063 (PHASE 2 SDP)

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.144(g)	SUBMISSION OF PRELIMINARY PLAN

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *

Mark G. Thompson 5-4-20
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

[Signature] 5/4/20
(Signature of Petition Preparer) * (Date)

Mark G. Thompson
(Name of Property Owner)

Vogel Engineering + Timmons Group
(Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

198 Laurel Race Track Road
(Address)

3300 N. Ridge Road, Suite 110
(Address)

Laurel MD 20725
(City, State, Zip Code)

ELlicott City, MD 21043
(City, State, Zip Code)

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301-470-5494
(Telephone) (Fax)

E-Mail rob.vogel@timmons.com
410-401-7666 410-401-9901
(Telephone) (Fax)

Contact Person: Mark Thompson

Contact Person: Robert H. Vogel