



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 1, 2011

Terry Richardson, Executive Vice President
Petri-Ross Ventures
1919 West Street, Suite 100
Annapolis, MD 21401

RE: WP-11-144, Savage Towne Centre
Parcels "A-1" thru "A-6" (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 1-4 so they correlate with the milestone date for Phase 5, which will consolidate all five phases into a single phase with a milestone of July 1, 2011 to April 1, 2012 to submit site development plans for the project.

Approval is subject to the following condition:

1. The milestone date to submit the Site Development Plans for Phases 1 – 4 to the Department of Planning and Zoning have been merged with the milestone date for Phase 5. Therefore, the Site Development Plans for Phases 1 – 5 shall be submitted to the Department of Planning and Zoning **between July 1, 2011 and April 1, 2012**. If the above deadline is not met, your plan will become null and void, all previous approvals will be rescinded and your project will lose its tentative housing unit allocations in accordance with Section 16.144 of the Howard County Subdivision and Land Development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.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Due to the current economic conditions that continue to inhibit large planned developments submitting the site development plans in accordance with the milestone dates would present an economic hardship for the applicant.

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.


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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb
cc: Research
DED
Joseph Rutter