



# 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

July 20, 2017

Simpson Oaks CRP3, LLC  
4750 Owings Mills Boulevard  
Owings Mills, Maryland 21117

RE: Simpson Oaks  
Alternative Compliance WP-17-108

Dear Sir or Madam:

The purpose of this letter is to inform you that the Director of the Department of Planning and Zoning considered your request for alternative compliance with the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director approved your request for alternative compliance with Subsection 16.144(g) of the Code, requiring a preliminary plan for Phase 2, subject to the following condition:

1. Applicant shall submit a final plan application based on P-17-002, once approved, and shall record a subdivision plat with the Land Records Office of Howard County based on said final plan. The final plat shall indicate Phase 1 and Phase 2 of the Simpson Oaks subdivision. The Phase 1 final plan will include building lots, non-buildable bulk parcels, open space lots and road construction drawings for the entire project. The Phase 2 final plan will only show the resubdivision of non-buildable parcels into the remaining buildable lots.

Our decision to approve the request for alternative compliance was made based on the following justification:

“The purpose of the Alternative Compliance petition is to request that the Preliminary Plan requirements for Simpson Oaks Phase 2 be eliminated. The petition proposes that Phase 2 be processed as a final plan without a Preliminary Plan submission. The Preliminary Plan for Phase 1 is currently in process. This plan accounts for all infrastructure for both phases including water, sewer, roads, storm drain, forest conservation, landscaping, stormwater management, etc. The Phase 2 lots will be shown as “non-buildable bulk parcels” in conjunction with Phase 1 and subsequently will be resubdivided into buildable lots with the Phase 2 plat. There will be no infrastructure or other improvements associated with Phase 2.

“Processing a Phase 2 Preliminary Plan does not benefit Howard County, the Public, or the developer. The County staff resources required to process and review Phase 2 could be more appropriately spent on other tasks and project [sic]. The time and money involved with processing a Preliminary Plan for the Phase 2 lots would be substantial and provide no value or benefit.

“The granting of this Alternative Compliance request will not nullify the intent of the Regulations. All infrastructure design and proposed construction would be reviewed with the Phase 1 Preliminary and Final Plans. The resubdivision of the non-buildable bulk parcels will be provided with the Phase 2 final plats. There is no relief requested to any technical requirement and therefore, there is no detrimental impact.”

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.

Simpson Oaks CRP, LLC

July 20, 2017

Page 2 of 2

Should you have any questions, please contact Dave Boellner at 410-313-3956 or by email at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely



Kent Sheubrooks, Chief  
Division of Land Development

KS/DBB

cc: DPZ, Research  
DPZ, DED  
Real Estate Services  
Robert H. Vogel Engineering  
S-15-007