



# 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

April 10, 2018

Greg Fitchitt  
Howard Research and Development Corporation  
10480 Little Patuxent Parkway  
Columbia, MD 21044

RE: WP-18-089, Downtown Columbia,  
Crescent Neighborhood

Dear Mr. Fitchitt:

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.

On April 9, 2018, the Planning Director **approved** your request for an alternative compliance of Section 16.1106(e) which states that for nonresidential projects and all Downtown Columbia Revitalization, each milestone occurs nine months after the starting date.

Approval is subject to the following conditions:

1. A SDP submission for the remaining 95 allocations granted as part of FDP-DC-Crescent-1A, Downtown Columbia, Crescent Neighborhood, Allocation Phase 3 (Allocation Year 2020) must be submitted **on or before July 1, 2018**.
2. Alternatively, the remaining 95 allocations granted as part of FDP-DC-Crescent-1A, Downtown Columbia, Crescent Neighborhood, Allocation Phase 3 (Allocation Year 2020) may be redistributed in accordance with Section 16.1102(b)(6) as amended by CB 1-2018 (effective April 16, 2018) as part a comprehensive redistribution of approved housing unit allocations **on or before July 1, 2018**.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: Due to the nature of development in the Crescent neighborhood, which consists of larger multifamily/mixed use structures, it would be inefficient and impractical to submit the next plan phase for only the 95 housing unit allocations that are available. Instead, HRD proposed to defer the submission of the next plan until after April 1, 2018 to consider a more comprehensive planning and utilization of these allocations.

Alternative Proposal: Extension of the next plan submission date will allow the 95 remaining housing unit allocations currently available to be combined with other allocations in future years. This will facilitate efficient, market -driven development of the remainder of Crescent and will avoid premature development.

Not Detrimental to the Public Interest: Housing Unit Allocations for Downtown Columbia are granted from a pool of allocations separate from the remainder of the County. Further, the number of permitted allocations will not increase. Extending the usable life of the 95 remaining allocations does not have any impact on any other property within Downtown Columbia or the remainder of the County.

Will not nullify the intent or purpose of the regulations: The purpose of the Adequate Public Facilities Ordinance and the associated milestone deadlines is to ensure that development takes place in an orderly, predictable manner and that schools have reasonable time to plan for new students within a Planning Area. Approval of this extension of time provided additional opportunity for more comprehensively planning residential growth anticipated as part of the revitalization of Downtown Columbia.

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 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](mailto:jfarrar@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF

cc: Research  
DED  
Real Estate Services  
Todd Brown  
GLW