



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

March 11, 2024

Gabriel Chung
Howard Research and Development
10960 Grantchester Way, Suite 100
Columbia, MD 21044

RE: WP-24-065, Downtown Columbia, Lakefront
North, Parcel A, B, & C (SDP-22-042)

Dear Mr. Chung:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On March 11, 2024 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect **Section 16.156(l) and Section 16.156(m)** of the Subdivision and Land Development Regulations to request extension of the deadlines to pay all required fees to the County, and if subject to a developer agreement or major facility agreement, post all monies and/or file appropriate surety covering the developer's financial obligations for the final improvements; and, to extend the deadline for the submission of the originals for the signatures within 180 days of the approval of the site development plan.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(l) and Section 16.156(m) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The applicant is requesting relief from the milestone deadlines of January 4, 2024, to complete the payment of fees and submit the SDP originals as stipulated in the Subdivision and Land Development regulations. As stated above, the offsite easements are necessary to construct required utility improvements and to create required and County requested pedestrian connections both west across Little Patuxent Parkway and east toward Lake Kittamaqundi. It should be noted that the easements on the mall property are for County requested improvements but are not required for APFO improvements to the road network. The applicant is at varying stages of negotiations to sign off on the necessary Developer's Agreement with The Mall in Columbia and Columbia Association. The applicant has been apprising the County of the status of the negotiations and DPW Real Estate Services is working with the Mall on documentation language.

Approval of the alternative compliance promotes efficiency of the plan review process since all agency comments have been addressed on the current site development plan. The applicant has completed pre-submission community meetings, Design Advisory Panel meetings, a lengthy SRC review process, and Planning Board review. It would be an unreasonable hardship to not grant this alternative compliance request as they are finalizing easement details since it would require the applicant and County agencies to report those lengthy processes. Furthermore, it is to the County's benefit to provide the applicant additional time to negotiate and finalize the easements with the off-site property owners, as the easements

provide desired utility improvements and pedestrian connections. The extended time granted is within the parameters normally granted with similar requests

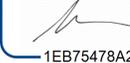
Approval of this Alternative Compliance is subject to the following conditions:

1. The original plans for the site development plan (SDP-22-042) must be submitted for signature within 180 days of the original milestone deadline, **on or before July 2, 2024**.

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 the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DLD - Julia Sauer
Real Estate Services
GLW



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

(410) 313-2350

DPZ Office Use only:
 File No. **WP-24-065**
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Lakefront North

Subdivision Name/Property Identification: Downtown Columbia - Lakefront Neighborhood - Parcels A, B, & C

Location of property: 5565 Sterrett Pl, Columbia, MD 21044

Existing Use: vacant land and parking **Proposed Use:** mixed use

Tax Map: 30 **Grid:** 20 **Parcel No.:** 290 **Election District:** 5

Zoning District: NT **Total site area:** 11.39 Ac

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:

SDP-22-42

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
16.156.(l)	Extend the deadline for payment of Fees; Posting of Financial Obligations (Developer Agreement & Required Easements)
16.156.(m)	Extend the deadline for submission of Originals for Signature (SDP)

Section Reference No.	Brief Summary of Request

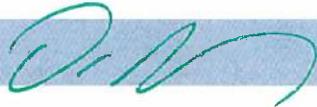
Signature of Property Owner:

 as Vice President

Date:

12/19/23

Signature of Petitioner Preparer:



Date:

12/19/23

Name of Property Owner:

Howard Research And Development

Name of Petition Preparer:

Dan Sweeney

Address: 10960 Grantchester Way, Suite 100

Address: 3909 National Drive, Suite 250

City, State, Zip: Columbia, MD 21044

City, State, Zip: Burtonsville, MD 20866

E-Mail: gabriel.chung@howardhughes.com

E-Mail: dsweeney@glwpa.com

Phone No.: (410) 964-5440

Phone No.: 410-880-1820

Contact Person: Gabriel Chung

Contact Person: Dan Sweeney

Owner's Authorization Attached