



January 4, 2019

To: Columbia Association Board of Directors  
(E-mail: [Board.Members@ColumbiaAssociation.org](mailto:Board.Members@ColumbiaAssociation.org))  
CA Management

From: Andrew C. Stack, Board Chair

**The Columbia Association Board of Directors Work Session will be held on Thursday, January 10, 2019 at 7:00 p.m. at Columbia Association headquarters, 6310 Hillside Court, Suite 100, Columbia, MD 21046.**

#### **AGENDA**

- |                                                                                                                                                      |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. Call to Order                                                                                                                                     | 5 min.   |
| (a) Announcement of Directors/Senior Staff Members in attendance                                                                                     |          |
| (b) Reminder that work sessions are not Recorded/Broadcast                                                                                           |          |
| (c) Reminder of the five civility principles                                                                                                         |          |
| 2. Approval of Agenda                                                                                                                                | 1 min.   |
| 3. Resident Speakout                                                                                                                                 |          |
| <b>3 Minutes per Individual; 5 Minutes per Group; 2 Minutes for Response to Questions</b>                                                            |          |
| 4. Chairman's Remarks                                                                                                                                | 3 min.   |
| 5. President's Remarks/Comments from Communications and Marketing;<br>Follow-Up Questions from the Board Members                                     | 10 min.  |
| 6. Work Session Topics                                                                                                                               | 135 min. |
| (a) Final Report from the Millennials Work Group (45 min.)                                                                                           |          |
| (b) Howard County State Delegation Legislation Discussion (15 min.)                                                                                  |          |
| (c) 1 <sup>st</sup> Deliberation by the Board on the Conditional FY 2020 Budget with<br>proposed additions and deletions from stakeholders (45 min.) |          |
| (d) Capital Projects and Open Space Updates (15 min.)                                                                                                |          |
| (e) Discussion of the Most Recent Development Tracker (15 min.)                                                                                      |          |
| 7. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.                                                                                   |          |

#### **Upcoming Board Meetings and Work Session**

**Thursday, January 24, 2019 – BOD Meeting - 7:00 p.m.**

**Thursday, February 14, 2019 – BOD Work Session – 7:30 p.m.**

**Thursday, February 28, 2019 – BOD Meeting – 7:30 p.m.**

**ARRANGEMENTS FOR AN INTERPRETER FOR THE HEARING IMPAIRED CAN BE MADE BY CALLING 410-715-3111 AT LEAST THREE DAYS IN ADVANCE OF THE MEETING.**

#### **CA Mission Statement**

Working every day in hundreds of ways to make Columbia an even better place to live, work, and play.

#### **CA Vision Statement**

Making Columbia the community of choice today and for generations to come.

January 4, 2018

## Chair's Remarks January 10, 2019 CA Work Session

<u>Date</u>	<u>Activity</u>	<u>Time</u>
Jan 4, 2019	Friday Night Live: New Year's Bash (For middle and high school students only- Teen Center at the Barn in OM)	7:00 PM
Jan 9, 2019	Design Advisory Panel meeting - Jordan Overlook (George Howard Building)	7:00 PM
Jan 10, 2019	CA Board work session	7:00 PM
Jan 11, 2019	Lively Arts for Little Ones - Tracey Eldridge (The Other Barn)	10:00 AM RR
Jan 12, 2019	Athletic Club Grand Reopening (Athletic Club)	9:30 AM
Jan 13, 2019	Reception for Exhibit at Bernice Kish Gallery (Slayton House)	3:00 PM
Jan 14, 2019	Art Center Advisory Committee (Art Center)	6:30 PM
Jan 14, 2019	Health & Fitness Advisory Committee	7:00 PM
Jan 14, 2019	Master Gardener Series: Trees, Wonderful Trees (Stonehouse)	7:00 PM
Jan 15, 2019	County Executive Listening Session (Hammond High School)	7:00 PM
Jan 15, 2019	Columbia Aquatics Advisory Committee (Hickory Ridge)	7:00 PM
Jan 16, 2019	County Executive Listening Session (Wilde Lake High School)	7:00 PM
Jan 18, 2019	Rainbow Theatre Presents Beale Street Puppets (Slayton House)	10:00 AM RR
Jan 19, 2019	CA Camps Open Hire session	8:30 AM
Jan 24, 2019	CA Board meeting	7:00 PM
Jan 25, 2019	Family Fun Bingo (Amherst House)	7:30 PM RR
Jan 25, 2019	Family Fun Bingo (The Other Barn)	6:30 PM RR
Jan 29, 2019	Gardening Seminar: Attract Hummingbirds to Your Garden (Amherst House)	7:00 PM

RR = Registration Required

The County is holding a kickoff meeting on Wednesday January 9th at 7 PM concerning a complete streets study of Oakland Mills Road between Snowden River Parkway and Old Montgomery Road. The study will consider speed management, pedestrian safety, bicycle connectivity, and vehicle traffic flow. The meeting will be at Christ Episcopal Church on Oakland Mills Road.



To: Columbia Association Board of Directors (CA Board)  
Through: Jane Dembner, Director of Planning and Community Affairs  
From: Jessica Bellah, Community Planner  
Subject: Millennials Work Group – Draft Final Report  
Date: January 3, 2019

### **Background**

At the September 13<sup>th</sup> Board of Directors meeting, the CA-appointed Millennials Work Group provided a mid-point update on their progress. Since that time, the Work Group completed their public engagement and outreach efforts, culminating in a public meeting, and drafted a final report.

### **Draft Report**

The report is comprised of four sections or chapters.

- The first section summarizes existing conditions of Columbia's millennial population, providing an overview of trends and preferences associated with this generation both nationally and in the region.
- The second section details the Work Group's public engagement and outreach efforts and the resulting analysis of the information collected through these efforts.
- The third section categorizes the Work Group's findings into eight themes wherein the identified needs or issues are described and recommendations are made for how CA or others may address these needs.
- And finally, the fourth section focuses on implementation. It includes a matrix that lists the major recommendations, designates the entity responsible for implementation and also identifies priority items.

### **Accessing the Report**

*The draft final report may be [downloaded from this link](#). We ask the Board to review this digital version of the report in preparation for the January 10<sup>th</sup> Board work session.* We will have bound hard copies for the Board and Work Group available at the beginning of the January 10<sup>th</sup> Board work session. In keeping with CA's sustainability practices, only a limited number of additional hard copies of the report will be available.

### **Work Group Presentation**

The Millennials Work Group will present their findings and the draft report to the CA Board of Directors at their work session on January 10<sup>th</sup>. This is an opportunity for the Board to discuss the

findings and recommendations and ask the Work Group members any questions they may have. The report will come back to the Board at the January 24<sup>th</sup> Board meeting for final acceptance, including any requested edits or clarifications made at the January 10<sup>th</sup> Board work session. Following that meeting, CA will print the final report.

Thank you.



**TO: COLUMBIA ASSOCIATION BOARD OF DIRECTORS**  
**FROM: SHERI FANAROFF**  
**RE: PROPOSED LOCAL BILLS FOR 2019 GENERAL ASSEMBLY SESSION**  
**DATE: JANUARY 4, 2019**

The Howard County Delegation to the Maryland General Assembly has posted a list of bond initiative requests and local bills proposed for filing during the 2019 legislative session in Annapolis. As stated in the posting, the "list of proposed legislation is subject to change as determined by the Delegation Chairs." In some cases the proposed legislation is still in bill drafting, and a copy is not yet available for review.

This memo is being provided pursuant to a request by the Board at its December 13, 2018 board meeting that I provide a report on these bills to the extent they may be of concern to CA.

### **BOND INITIATIVE REQUESTS**

#### **Ho.Co. 05-19 - Butterfly Building for Visual Arts Gallery and Guest Services – Design and Build – \$2,000,000**

There is no written documentation at present in support of this bond request. It apparently would provide funding for the Inner Arbor Trust to proceed with plans for the design and construction of the Butterfly Building in Symphony Woods. This bill benefits CA in that it moves forward the development of the park.

### **PROPOSED BILLS**

#### **Ho.Co. 1-19 – Howard County Board of Education – Elected School Board**

This bill would provide for five members of the Board of Education to be elected by the voters of their Councilmanic districts and two members to be elected at large by the voters of the County. This bill does not impact CA but certain CA board members expressed interest in the bill at the December 13 board meeting.

#### **Ho.Co. 4-19 – Howard County – Authority to Impose Fees for Use of Disposable Bags**

This bill would allow the County to impose a fee, not to exceed five cents per bag, on a retail store that provides plastic disposable bags to customers at point of sale. This bill does not impact

CA but certain CA board members expressed interest in the bill at the December 13 board meeting.

**Ho.Co. 6-19 - Howard County - Alcoholic Beverages - Marketplace License**

A version of this bill was filed during the 2018 session of the General Assembly. This bill would create a “marketplace liquor license” in Howard County, i.e. a “house license” covering an entire facility which would permit the license holder (owner/operator of the facility) to allow different food vendors within the facility to also sell liquor. This bill thus would create a type of liquor license that would cover the Butterfly Building food hall concept envisioned by Inner Arbor Trust. This bill benefits CA in that it allows for increased income for the Trust.

**Ho.Co. 16-19 – Property Tax Credit – Elderly Individuals – Eligibility**

This bill would broaden eligibility for the property tax credit by requiring that the claimant have lived in the same county rather than the same dwelling for 40 years. This bill may impact CA to the extent that it increases the number of property owners entitled to a tax credit because CA honors such credit by providing a corresponding percentage reduction in the annual charge.



January 4, 2019

To: Columbia Association Board of Directors  
Milton W. Matthews, President/CEO

From: Susan Krabbe, Vice President and Chief Financial Officer

Re: Budget Discussion at the January 10, 2019 Board Work Session

The January 10, 2019 CA Board work session agenda includes an item entitled "1<sup>st</sup> Deliberation by the Board on the Conditional FY 2020 Budget with proposed additions and deletions from stakeholders." The back-up for that agenda item is the Proposed Amendments to the FY 2020 Conditionally Approved Operating and Capital Budgets binder which was delivered to the CA Board on January 4, 2019.

The file is too large to post with the agenda materials, but it is on the CA website. To access the material on the website, please go to <http://www.columbiaassociation.org>; select About Us; Financials; Budgets; and FY 2019-FY2020 Budget Materials. Then select "Proposed Amendments to the FY 2020 Budget."

If you have any questions, please let me know.



# **Open Space and Facility Services January 2019 Update**

JANUARY 10, 2019

**Columbia**  
Association

# Stream Restoration

Honeyladen Place





# Pond Dredging

Waiting Springs





# River Hill Boardwalk & Tot Lot

Indian Summer Drive





# Capital Improvement Projects

## River Hill Boardwalk & Tot Lot

Indian Summer Drive





# Construction

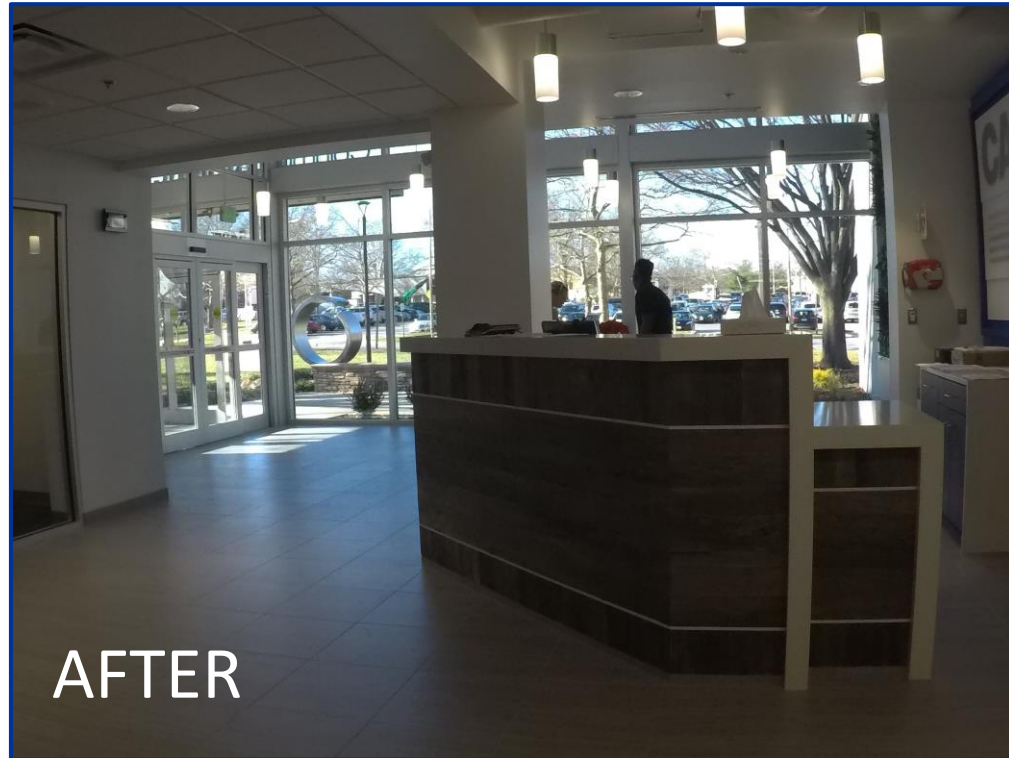
## Athletic Club Entrance

AFTER



# Construction

## Athletic Club Front Desk





# Athletic Club Lobby

Construction



AFTER

UNDER  
CONSTRUCTION





# Construction

## Athletic Club



Under  
Construction

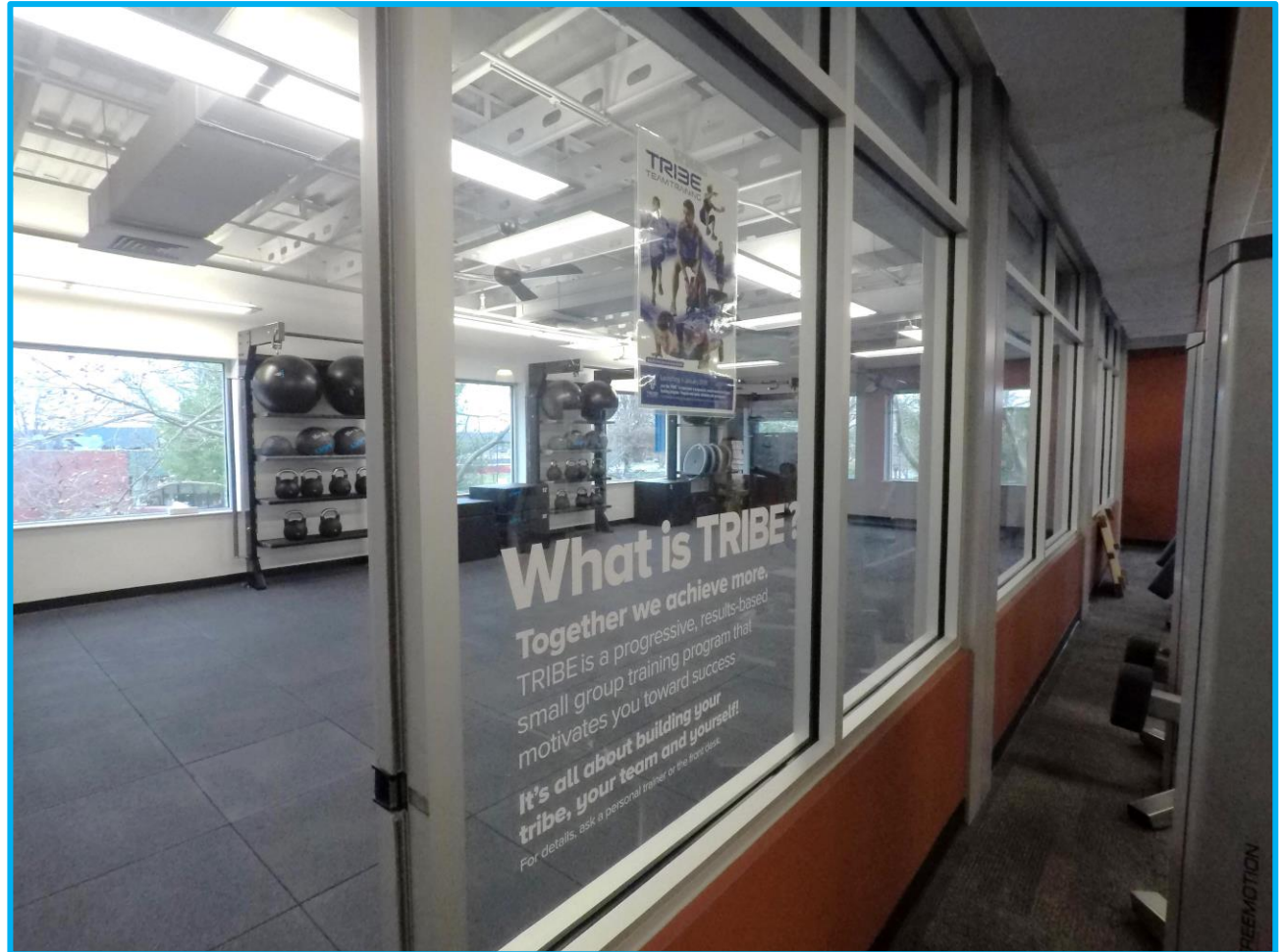


AFTER

**Construction**

# Supreme Sports Club

Tribe Workout Room





**Open Space**

## **Veteran's Day Parade Set Up**



## Landscape

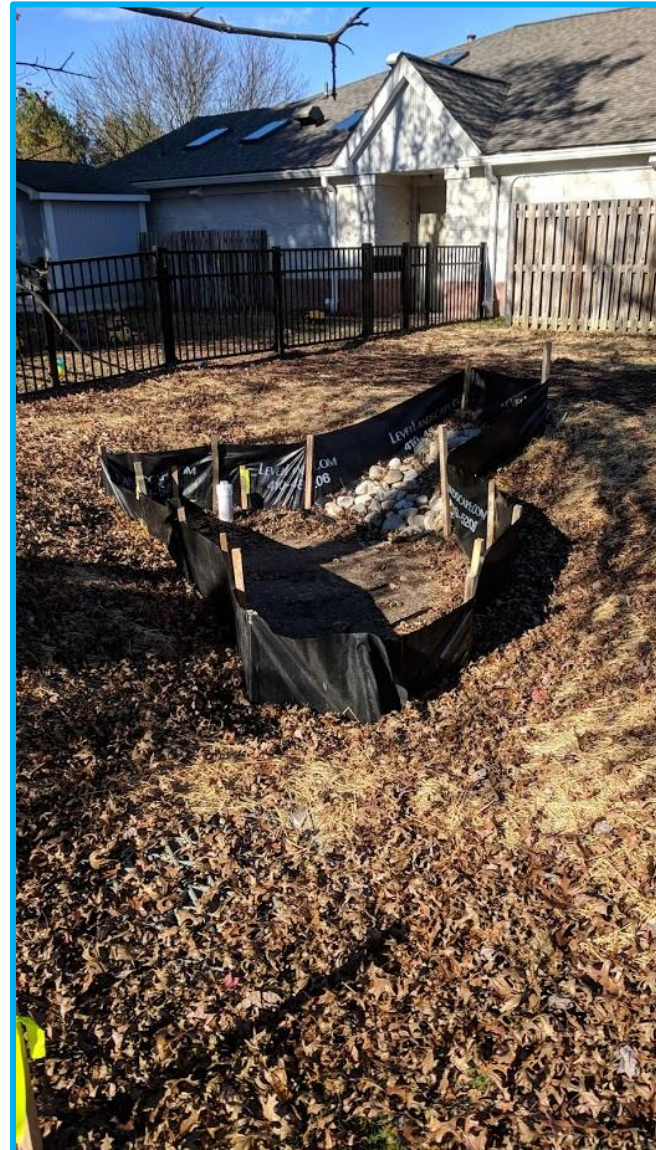
# Holiday Wreaths at Town Center





## Micro Bioretention

### River Hill Meeting Room



# New Energy Star HVAC Units

Columbia Gym



# Energy Management

## Installed LED Lighting

Columbia Teen Center





# Pathway Lights

Lake Kittamaquundi





# Energy Management

## Installed Energy Star HVAC System

Supreme Sports Club



# In Person: Liborio Ortiz-Magana





**Next Informational Meeting  
February 14, 2019**

**No Board action requested or  
required**





To: Columbia Association Board of Directors (CA Board)

Through: Jane Dembner, Director of Planning and Community Affairs

From: Jessica Bellah, Community Planner

Subject: January 3, 2019 Development Tracker

Date: January 3, 2019

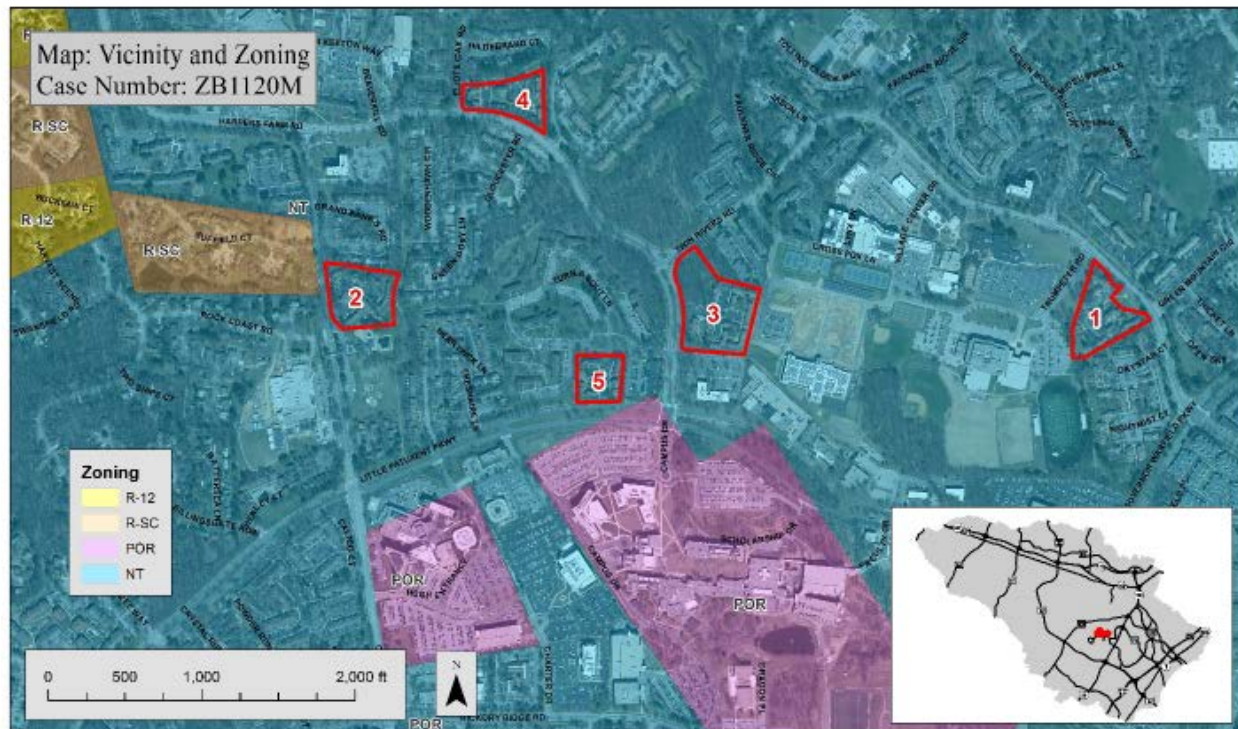
At the January 10<sup>th</sup> CA Board work session, we will be providing a briefing of Columbia Association's Development Tracker published for the month of January. During the meeting, staff will highlight noteworthy cases of new or updated proposed developments occurring within and nearby Columbia. Staff will make a brief presentation and answer questions. The purpose of this memo is to expand on certain proposed development projects included in this month's development tracker that staff believes to be of particular consequence or interest to Columbia Association (CA).

Attached is the most recently prepared tracker of CA's Development Tracker. The tracker is also posted on our website at [columbiaassociation.org/about-us/planning-development/columbia-planning-development-tracker/](http://columbiaassociation.org/about-us/planning-development/columbia-planning-development-tracker/).

#### ZB-1120M – Community Homes

On January 3<sup>rd</sup>, 2019 the Planning Board will review and provide an advisory decision on a proposal to amend the Preliminary Development Plan (PDP) for the Columbia Town District. The amendment would increase the total allowable dwelling units by 300 apartment-multifamily dwelling units and assign these units to five properties currently developed as multi-family housing. The purpose of the amendment would be to support the redevelopment of these properties in order to build new mixed-income communities with a total of 600 multifamily dwelling units, maintaining 300 affordable units in the new development.

The following exhibit of these properties and their location is from the County Technical Staff Report:



- #1 10301 – 10421 Twin Rivers Road; Tax Map 30, Grid 19, Parcel 272, Lot 2
- #2 5501 – 5627 Cedar Lane; Tax Map 29, Grid 23, Parcel 271, Lot 3
- #3 5817 – 5991 Harper’s Farm Road; Tax Map 29, Grid 24, Parcel 263, Lot 2
- #4 5503 – 5615 Harper’s Farm Road; Tax Map 29, Grid 23, Parcel 262, Lot 8
- #5 5951 – 6033 Turnabout Lane; Tax Map 29, Grid 23, Parcel 262, Lot 18

CA Staff is supportive of the proposed redevelopment project and the amendment of the PDP for this purpose. The current affordable housing developments do not meet modern standards for housing and redevelopment of these properties would benefit both residents and Columbia as a whole. Mixed-income projects, those that blend affordable and market rate housing, are typically more successful than single-income affordable housing projects.

The Planning Board recommended approval on January 3<sup>rd</sup>. CA staff recommends that CA write a letter of support to the Zoning Board recommending their approval of the proposed PDP amendment.

### Jordan Overlook

CA staff has been following the proposed development of an age-restricted active adult community, known as Jordan Overlook, located in the vicinity of the intersection of U.S. Route 29 and Route 108. The property under consideration is an outparcel with access off Canvasback Drive, adjacent to properties in the Thunder Hill neighborhood of Oakland Mills. The project site plan and design has evolved in response to community feedback and prior comments by the Design Advisory Panel. In its current form, the project consists of 21 lots (3 sticks of townhome units and 6 duplexes) on 5.45 acres of property in the R-20 zoning district. Age restricted active adult projects are permitted as a conditional use in the district and must provide certain site amenities as part of the conditional use process.

CA staff is concerned that the proposed amenities associated with this project do not sufficiently meet the intent of the conditional use amenity requirements. We recommend that CA provide comments to the Hearing Examiner expressing this concern.



# Columbia Development Tracker

January 3, 2019



The Columbia Development Tracker incorporates projects or development proposals going through their entitlement and/or planning review process. The tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related public meetings
2. Previous development related public meetings and decisions
3. Newly submitted development plans
4. Previously submitted development proposals and decisions/status

*This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government*



## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
AA-18-016 Administrative Adjustment to correct a zoning map error that erroneously showed a piece of property on FDP-178-A-4 as having R-12 zoning. The correct zoning of New Town will be applied.	King's Contrivance	1/2/2019 10:00 am  3430 Court House Drive Ellicott City, MD 21043	Department of Planning and Zoning	DPZ was petitioner, appeal to Board of Appeal.	No action recommended – correction of errors in the zoning map is supported by staff.
ZB-1120M – Community Homes A proposal to amend the Columbia New Town District Preliminary Development Plan to increase the allowable number of approved dwelling units (excluding Downtown) by 300 for the purpose of redeveloping five mixed-income multi-family developments containing 300 existing affordable housing units. The redevelopment proposal is for a total of 600 multi-family units (300 affordable units and 300 market rate) on properties located in West Columbia.	Harper's Choice & Wilde Lake	1/3/2019 7:00 pm  3430 Court House Drive Ellicott City, MD 21043	Planning Board - Advisory	Planning Board recommendation will be made to the Zoning Board for final action.	CA staff is supportive of this proposal to redevelop five properties to meet modern housing standards and continues to provide affordable housing opportunities in Columbia. It is recommended that CA staff submit a letter of support to the Zoning Board.

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
<p>St. Louis Roman Catholic Church – Bell Tower</p> <p>A previous conditional use approval to construct a bell tower has expired and the applicant must reapply. The project is also requesting an amendment to the site development plan to move the location of the bell tower from one side of the building to another. There is an existing religious facility &amp; private school on the property.</p>	Near River Hill	<p>1/9/2019 6:30 pm</p> <p>St. Louis Church, Pastoral Center, Social Hall 12500 Clarksville Pike Clarksville MD 21029</p>	Pre-submission Community Meeting	Community meeting prior to submission of development plans	No action recommended – project request will not substantially alter current function or impacts of the property's existing use.
<p>Jordan Overlook</p> <p>The owner of property at 9211, 9214, 9215, &amp; 9219 Jordan River Road (access from Canvasback Dr.) is proposing an active adult residential development consisting of 21 lots (3 sticks of single-family attached townhomes and 6 duplexes) on 5.45 acres of property. The proposal would be a conditional use, requiring approval of the Hearing Examiner.</p>	Near Oakland Mills	<p>1/9/2019 6:30 pm</p> <p>3430 Court House Dr Ellicott City, MD 21043</p>	Design Advisory Panel – reconsideration by the DAP of a reconceived site plan to address previous DAP comments.	Review by the DAP prior to Conditional Use hearing by the Hearing Examiner	Staff recommends submitting a comment letter to the DAP and the Hearing Examiner stating our concern that the shown amenities associated with the development do not sufficiently meet the regulatory requirements for granting this conditional use.

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
BA-760D Administrative Appeal by Howard Research and Development Corporation who is appealing the calculation of the amount of building excise tax for an open-air above grade garage located at 6275 Mango Tree Road, Columbia (Area 3 of Merriweather Crescent District)	Crescent Neighborhood Non-village near Town Center	1/25/2019 9:30 am  3430 Court House Drive Ellicott City, MD 21043	Hearing Examiner	Decisions of the Hearing Examiner may be appealed to the Board of Appeals.	No action recommended
Erickson at Limestone Valley ZB-1118M  A proposal to rezone 62.116 acres from B-2 & RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station. Property under consideration is located off MD 108 at 12170 Clarksville Pike.	Near River Hill	<del>1/17/2019 7:00 pm</del>  <b>Meeting Time Updated:</b>  2/7/2019 7:00 pm  3430 Court House Drive Ellicott City, MD 21043	Planning Board – Advisory Role	Initial preliminary evaluation for change to CEF-M zoning  Planning Board will make recommendation to the Zoning Board.	CA staff is monitoring this proposal and other submissions related to it.
BA-18-027V Residential Variance submission to reduce side and rear yard setbacks for a shed at 6241 Copper Sky Court.	Near Oakland Mills	2/11/2019 5:00 pm  3430 Court House Drive Ellicott City, MD 21043	Hearing Examiner	Decisions of the Hearing Examiner may be appealed to the Board of Appeals.	No action recommended - request is minor in nature and more information about the details of the request is pending.

## Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
Hilltop Landing II The owner of property at 10949 Hilltop Lane is proposing to construct four single-family detached housing units on one acre of land. The property is currently developed with one single-family detached home.	Near Hickory Ridge	12/4/2018 6:00 pm  Howard County Public Library 10375 Little Patuxent Pkwy Columbia MD 21044	Pre-submission Community Meeting	Not a decision making meeting	Community meeting prior to submission of development plans	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.
North Columbia Fire Station  Howard County Department of Public Works is proposing to construct a new fire station on Cedar Lane at the northwest quadrant of the existing Harper's Choice Middle School site, adjacent to the CA Columbia Dog Park.	Harper's Choice	12/5/2018 6:00 pm  Florence Bain Senior Center 5470 Ruth Keeton Way Columbia MD 21044	Pre-submission Community Meeting	Not a decision making meeting	Community meeting prior to submission of development plans	Staff attended the pre-submission meeting and will continue to monitor this capital project. The County will be seeking property access or an easement from CA in the coming months.
Mattupalli Property Proposal to construct one additional single-family detached unit on 1.2 acres at 4515 Centennial Lane. An existing single family home is on the property.	Near Dorsey's Search	12/10/2018 6:30 pm  Central Branch Library 10375 Little Patuxent Pkwy Columbia MD 21044	Pre-submission Community Meeting	Not a decision making meeting	Community meeting prior to submission of development plans	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.

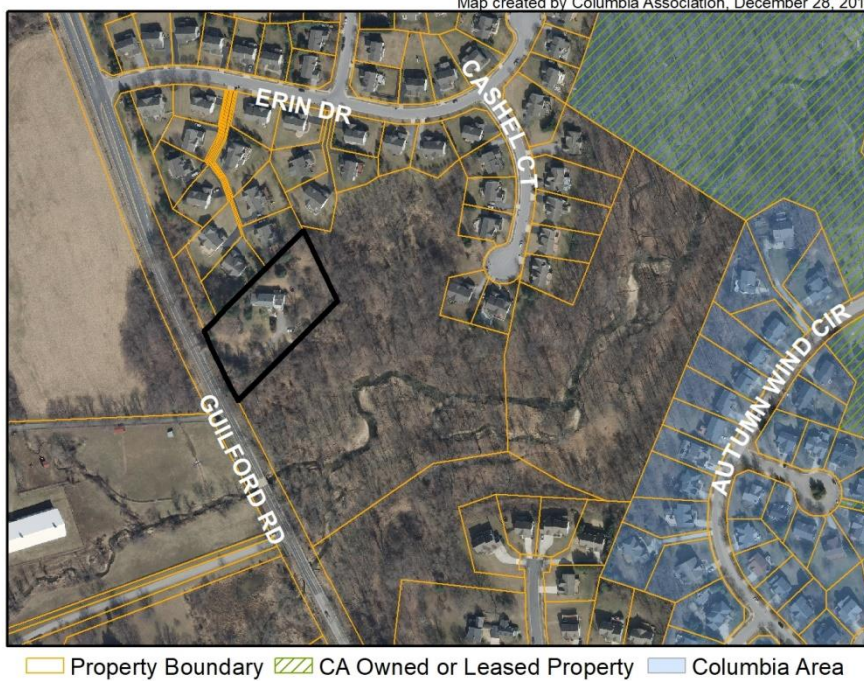
## Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>BA-18-026C -Burgers of Baltimore II</p> <p>A conditional use case for a fast food restaurant in an existing building at 8835 Centre Park Drive. The proposed use would occupy 7,000 SF of vacant leasable space with 2 existing drive-thru lanes.</p>	Near Columbia, non-village	<p>12/14/2018 9:30 am</p> <p>3430 Court House Drive Ellicott City, MD 21043</p>	Hearing Examiner	Petition was approved – Final decision and order is pending	Depending on degree of modifications proposed to the site/building, the applicant may proceed directly to permitting or proceed to SDP plan submissions to DPZ, if making site alterations.	No action recommended – use is consistent with the surrounding area.
<p>BA 753-D &amp; 754-D Appeal of DPZ letter dated 5/3/18, Subdivision Review Committee's determination that SDP-17-041 EGU subdivision Royal Farms Store 186 &amp; Canton Car Wash located at 9585 Snowden River Parkway "may be approved".</p>	Near Owen Brown, Snowden River Pkwy Corridor	<p>12/19/18 9:30 am</p> <p>3430 Court House Dr Ellicott City, MD 21043</p>	Hearing Examiner	Hearing Examiner found that the letter was not appealable as it did not constitute an approval action. Final decision and order is pending	Decisions of the Hearing Examiner may be appealed to the Board of Appeals.	CA filed appeal BA 753-D and hired outside counsel to represent the case before the Hearing Examiner. CA Senior Staff attended the hearing.

# Newly Submitted Development Plans

## SP-18-002, Lufti Property

Near River Hill



**Project Description:** The owner of property at 6301 Guilford Road submitted a preliminary equivalent sketch plan proposing the development of five single family detached homes on a 1.56 acre property currently consisting of one single family home.

**Submitted:** 12/3/18

**Zoning:** R-12, Medium Density Res.

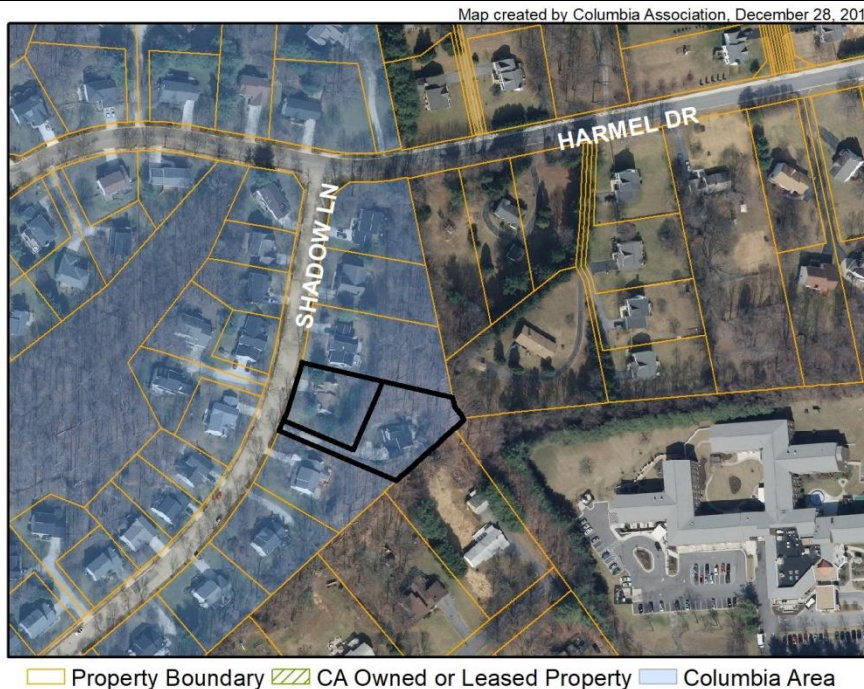
**Decision/Status:** Under Review

**Next Steps:** Staff-level review by the Subdivision Review Committee. Next step: Final Plan

**CA Staff Recommendation:** No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.

## F-19-044

Hickory Ridge



**Project Description:** A final plan was submitted in order to create a private variable width driveway, parking and utility easement for the use of Lot 98 on Lot 99.

**Submitted:** 12/05/18

**Zoning:** NT, New Town

**Decision/Status:** Recorded on 12/21/2018

**Next Steps:** None

**CA Staff Recommendation:** No action recommended



# Newly Submitted Development Plans

## SDP-19-037

*Downtown Columbia, Non-Village*

Map created by Columbia Association, October 30, 2018



Property Boundary
  CA Owned or Leased Property
  Columbia Area

**Project Description:** Howard Research and Development Corporation submitted a site development plan for a 0.6 acre public square at the lakefront area of Downtown Columbia located between Columbia Association lakefront land and the Whole Foods north of the Whole Foods site.

**Submitted:** 12/7/18

**Zoning:** NT, New Town

**Decision/Status:** Under review

**Next Steps:** Planning Board

**CA Staff Recommendation:**

No action recommended. CA staff has provided comments on the submitted plan and will continue to monitor this project and communicate with HRD.

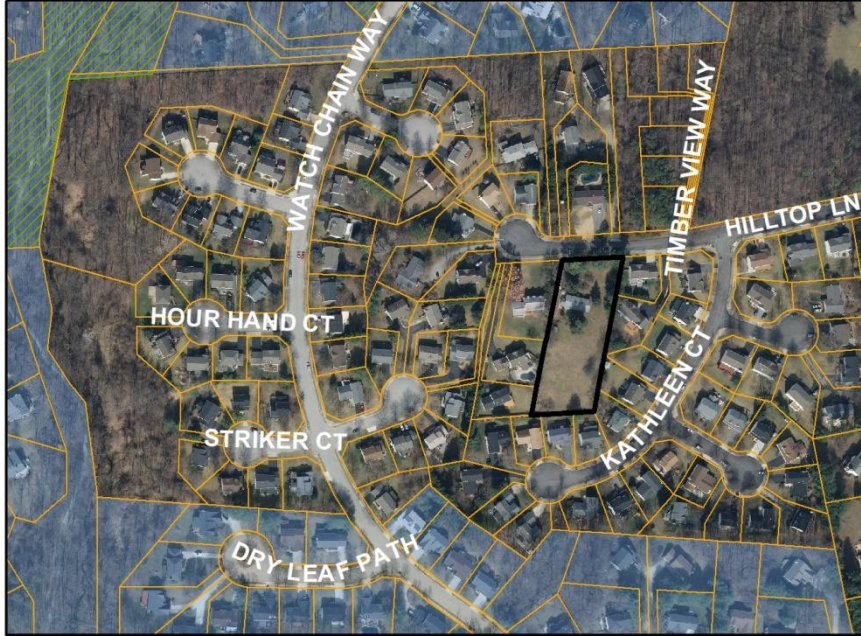
# Newly Submitted Development Plans

**ECP-19-023, Hilltop Landing II**

**WP-19-050, Hilltop Landing II**

*Near Hickory Ridge*

Map created by Columbia Association, December 28, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** The owner of property at 10949 Hilltop Lane submitted an Environmental Concept Plan associated with the proposal for four single-family detached homes on 1 acre with an existing single family home.

The applicant also submitted a waiver petition to remove one specimen tree that is in poor condition from one of the proposed lots.

**Submitted:** 12/6/2018

**Zoning:** R-SC, Medium Density Res

**Decision/Status:** Under review

**Next Steps:** Technical review by DPZ staff. The applicant will need to meet current design standards as determined by the Development Engineering Division.

**CA Staff Recommendation:** No action recommended - project is consistent with development standards for this zone.



# Newly Submitted Development Plans

## WP-19-055, Eden Brook

Near Kings Contrivance

Map created by Columbia Association, August 3, 2018



Property Boundary CA Owned Property Columbia Boundary

**Project Description:** A Waiver Petition was submitted requesting alternative compliance in order to remove 18 specimen trees with 2:1 replacement and to provide a private access road rather than a public road. WP was submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site. The WP is consistent with the approved concept plans reviewed as part of the conditional use Hearing Examiner's approval process.

**Submitted:** 12/14/18

**Zoning:** R-12, Medium Density Res

**Decision/Status:** Under Review

**Next Steps:** Review and decision by DPZ staff.

**CA Staff Recommendation:** CA staff contacted DPZ staff to express that we do not support all the specimen tree removals.

## Columbia Development Tracker (January 2019)

Last Updated 1/3/2019

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

### Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-18-047	3/1/2018, 11/28/2018	Locust United Methodist Church, located at 8105 Martin Rd, submitted a site development plan for expansion of church facilities and a parking lot addition including the construction of an activity room and ADA improvements.	Near Hickory Ridge	R-SC	Under Review	Final DPZ staff-level review	No action recommended - Project will have minor impact to neighborhood.
SDP-17-010	2/16/2018	Site Development Plan submitted to redevelop an existing warehouse for recreational and office uses. The project includes reconfiguration of the parking lot.	Near non-village land, Gateway	M-1	Time extension granted per WP-18-122; applicant must submit revised plan by 4/26/2019	Final DPZ staff-level review	No action recommended - Project does not substantially change use or operations.
ECP-18-037	3/6/2018, 4/12/2018	An Environmental Concept Plan was submitted for the construction of a new elementary school and demolition of the existing Talbott Spring Elementary School. The State Interagency Commission on School Construction supports the request to build a new school, reversing a previous ruling that approved renovation/addition project instead on demolition and replacement.	Oakland Mills	NT	Submit revised	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-18-087 Hidden Ridge	4/24/2018, 8/7/2018	The owner of property at 10685 & 10689 Owen Brown Road submitted a subdivision plan for 1 open space lot and 12 single-family attached homes on ~4.9 acres of land behind the Abiding Savior Lutheran Church.	Near Hickory Ridge	R-SC	Applicant should submit revised plan	Final subdivision plan prior to submitting a SDP	CA staff is monitoring this case as it relates to the adjacent Mas Tec Network cell tower project.
F-18-083	4/2/2018, 6/29/2018, 9/21/2018	A Final Plan was submitted for a proposal to build 6 single-family detached homes on 2.74 acres at 7440 Oakland Mills Road in the Guilford neighborhood, southeast of Snowden River Parkway.	Near Columbia non-village	R-12	Applicant must submit revised plan.	Final subdivision plan prior to submitting a SDP	No action recommended – the proposed development of this parcel is consistent with the surrounding density and permitted zoning.
F-18-041 Cedar Creek - Phase 1 (Renamed from Simpson Oaks)	5/7/2018, 10/16/2017	The owner of property on Grace Drive submitted a final plan for phase 1 of their development of ~60 acres. The plan consists of 46 single-family detached home lots and 83 town home lots, 12 open space parcels and 8 future residential parcels to be developed under Phase 2.	Near Hickory Ridge and River Hill	CEF-R	Applicant must submit revised plan.	Final subdivision plan prior to submitting an SDP	No action recommended, plan appears consistent with original site plan concepts and previous plan submissions.

**Columbia Development Tracker (January 2019)**

Last Updated 1/3/2019

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**Previous Development Proposals and Decisions**

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S-18-006	5/7/2018, 7/31/2018	A sketch plan was submitted for 18 single-family detached homes on what is currently Grandfather's Garden Club (5320 Phelps Luck Road).	Village of Long Reach	NT	Final signature recorded on 12/4/2018	Preliminary Plan -> Final Plan -> SDP -> Planning Board Approval	No action recommended - subdivision appears to be in line with the conditions made during adjustment of the PDP to develop this property with residential single-family homes.
F-18-109 Name Change to: Cedar Creek – Phase 2 Previously: Simpson Oaks - Phase 2	6/15/2018, 9/17/2018, 12/14/2018	The owner of property on Grace Drive submitted a final plan for phase 2 of their development of ~60 acres. The plan consists of 55 single-family detached home lots which are part of a larger development.	Near Hickory Ridge and River Hill	CEF-R	Submit revised application by 12/14/2018	Final subdivision plan prior to submitting a SDP	No action recommended - The subdivision plan appears to be in line with the concept plan associated with the CEF-R zone.
F-18-116 Antwerpen Properties	6/18/2018	Final plan was submitted for a property located at the northwest quadrant of Ten Oaks Road and Clarksville Pike (MD 108) for the purpose of donating land to the State Highway Administration as dedicated public right-of-way to accommodate road widening.	Near River Hill	B-2	Approved - final plan and plat was recorded on 12/21/2018	Final DPZ staff-level review - new ROW will be recorded.	No action recommended - impact is minimal and necessary.
SDP-18-044 River Hill Square	6/15/2018, 8/16/2018, 10/15/2018	The owner of property at 12171 Clarksville Pike (MD 108) submitted a site development plan for a commercial redevelopment project that will include a post office, bank, and two retail sites with associated landscaping/parking area. Project will also result in the realignment of Sheppard Lane and new stormwater management.	Near River Hill	B-1	Deemed technically complete on 11/20/2018	Submission of final approved documents for signature.	No action recommended - project is consistent with development standards for this zone.
ECP-18-056	6/12/2018	An environmental concept plan was submitted for a piece of property at 6205 Waterloo Road (east side of Route 108). The owner is proposing to build 3 single-family detached dwelling units on 0.76 acres of property currently containing 1 existing single-family home.	Near Long Reach	R-SC	Submit Revised	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-18-099 Sheppard Lane	7/6/2018, 10/4/2018	Recordation of a residential use easement at the SW side of Sheppard Lane intersection with Clarksville Pike for the purposes of realigning Sheppard Lane in association with the River Hill Square redevelopment project.	Near Hickory Ridge and River Hill	RC-DEO	Deemed technically complete on 11/14/2018	Complete following recordation of easement.	Staff is monitoring this project and reviewing all submittals. No action recommended at this time.

## Columbia Development Tracker (January 2019)

Last Updated 1/3/2019

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### Previous Development Proposals and Decisions

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SDP-19-009 Dorsey Overlook Apartments	8/3/2018	Proposal to construct 114 apartment units and 20 MIHU apartment units on 4.5 acres of land located at the NE quadrant of the intersection of Route 108 and Columbia Rd.	Near Dorsey's Search	R-APT	Submit Revised	Final DPZ staff-level review(on hold as applicant is pursuing a conditional use approval for age-restricted units)	Staff is monitoring this project and reviewing all submittals. No action recommended at this time.
F-18-118 Willow Nook	8/23/2018, 11/16/2018	The owners of property at 7079 Guilford Road have submitted a final subdivision plan for two single family detached lots on 1.14 acres currently developed with one single family home.	Near King's Contrivance	R-20	Submit Revised	DPZ schedules Subdivision Review Committee Meeting 3 to 4 weeks after application date (in-house review only). If approved, applicant submits site development plan.	No action recommended – the proposed development of this parcel is consistent with the permitted density and consistent with lot sizes of the surrounding area.
SDP-19-014 Larrick Subdivision	9/21/2018, 12/4/2018	The owner of property at 6604 & 6608 Allen Lane submitted a site development plan proposing to construct four single family detached homes on two lots currently consisting of two existing homes on a combined 2.25 acres.	Near Long Reach	R-12	Deemed technically complete on 12/17/2018	Final approval/signature by DPZ staff -> proceed to permits	No action recommended – the proposed development of this parcel is consistent with the permitted density and redevelopment of large lots with infill development to match surrounding densities.
ECP-19-005 Robinson Overlook	9/5/2018, 11/21/2018	The owner of property at 7410 Grace Drive submitted an Environmental Concept Plan for 50 dwelling units spread between five residential apartment buildings. This project is being developed in partnership with the Howard County Housing Commission with low, moderate, and mixed income housing structure.	Near Hickory Ridge	POR	Under Review	Subdivision and Site Development Plans subject to Planning Board Approval.	CA staff will continue to monitor this project through upcoming plan submittals. CA staff is supportive of this mixed-income proposal.
SP-18-003 Eden Brook	10/23/2018	A preliminary equivalent sketch plan was submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site.	Near Kings Contrivance	R-12	Submit Revised	Staff-level review by the Subdivision Review Committee and assessment of APFO. Next step: Final Plan	CA staff submitted comments to the Subdivision Review Committee indicating the Hearing Examiner's requirements that the applicant coordinate the shown trail connections with CA and noting that the Applicant has not yet reached out to CA to do so.

## Columbia Development Tracker (January 2019)

Last Updated 1/3/2019

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### Previous Development Proposals and Decisions

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ECP-19-006 Taco Bell	10/18/2018, 12/12/2018	An Environmental Concept Plan was submitted for the Taco Bell located at 7102 Minstrel Way. The existing building will be replaced with a new building (also Taco Bell) and adjustments made to the site design.	Village of Owen Brown	NT	Under review	Submission of FP & SDP	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-19-034 Jordan Overlook & Dalton	10/18/2018	A Final subdivision plan was submitted for 4925 Canvasback Dr. and 9211 Jordan River Rd for the purpose of making adjustments to existing lot lines to bring them into compliance with current standards. Property is associated with anticipated conditional use case proposal for age-restricted adult housing development.	Near Oakland Mills	R-20	Approved - final plan and plat was recorded on 12/21/2018	Pending determination of how property will be redeveloped	No action recommended at this time. Staff is following the conditional use case.
ECP-18-053 Shiraz Property	10/17/2018, 12/19/2018	The owner of property at 6135 Waterloo Road submitted an Environmental Concept Plan for the construction of one single family detached unit on 0.9 acres of land currently containing 1 existing single-family home.	Near Long Reach	R-SC	Under Review	Submission of subdivision and site development plans	No action recommended - project is consistent with development standards for this zone.
WP-19-041 Kindler Court	11/14/2018	This plat is in process and the applicant requested an extension of the deadline to submit the final plan as it proceeds.	Near Kings Contrivance	R-12	WP was approved	WP will apply to associated development plan submissions.	No action recommended.
F-18-121 Glen Oaks Place	11/27/2018	The owner of property submitted a Final Plan to construct 6 single-family attached dwelling units on 1.34 acres of land located at 9570 & 9580 Glen Oaks Lane, near the northwest intersection of Route 32 and I-95.	Near Columbia Non-village, North of MD 32	R-SA-8	Under Review	Submission of SDP	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.
F-19-039	11/20/2018	A record plat was submitted to grant Howard County an access easement to open space Lot 522, located south of Homespun Dr. and west of Oakland Mills Road. CA Board previously approved this easement in order that Howard County can take over maintenance responsibilities for the pond on this property.	Village of Owen Brown	NT	Under Review	Technical review and decision by DPZ staff.	No action recommended.
SDP-19-034	11/21/2018	This SDP is for stream restoration work at 9190 Red Branch Road associated with ECP-17-043 and a development proposal to demolish the existing building and replace it with four buildings. The stream restoration is required to address mediation of prior site violations currently under active enforcement measures.	Columbia Non-Village, Oakland Ridge Industrial Park	NT	Under Review	If approved, applicant may proceed to permits.	No action recommended – application is being submitted to address prior violations and is needed to mediate current site issues.

## Columbia Development Tracker (January 2019)

Last Updated 1/3/2019

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### Previous Development Proposals and Decisions

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WP-19-045 Howard County Circuit Courthouse	11/19/2018	The petitioner requested alternative compliance to the requirement that a site development plan be submitted for demolition of the existing Thomas B. Dorsey building and mass grading the site in preparation for the new Howard County Circuit Courthouse. A plan outlining removal of existing development could not be submitted using the current SDP for this site as it does not show improvements. The alternative compliance allows the removal of structures through demolition plans through the grading permit and a separate SDP will be filed for new construction on the site.	Columbia Non-Village	NT	Approved on 11/27/2018	Application for grading permits and new SDP plan for new construction.	No action recommended CA staff is monitoring the courthouse project.
ECP-19-027 Dorsey Overlook	11/26/2018	An Environmental Concept Plan was submitted for a development proposal to construct 120 age-restricted apartment units on 4.5 acres of land located at the NE quadrant of the intersection of Route 108 and Columbia Rd.	Near Dorsey's Search	R-APT	Under Review	FP and SDP	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
WP-19-043 Willow Nook	11/16/2018	An alternative compliance request was submitted in association with a minor subdivision at 7079 Guilford Road requesting the removal of 2 out of 7 specimen trees and requesting to not add streetlights.	Near River Hill	R-20	Under Review	If approved, WP will apply to future plan submissions for this project.	No action recommended – the proposed development is consistent with adjacent developed areas and there are currently no street lights on Guilford Road. Review by DPZ staff is pending.
SDP-19-023 Enclave at River Hill	11/2/2018, 12/27/2018	A site development plan was submitted for 8 single family detached homes on property at the SW corner of Clarksville Pike and Guilford Road. Part of a multi-phase development project consisting of 151 total homes	Near River Hill	R-20	Under Review	Final step in development review process. Review by DPZ technical staff.	No action recommended – project is consistent with prior approvals.
WP-19-035 Hidden Ridge	11/2/2018	The owner of property at 10685 & 10689 Owen Brown Road requested additional time to resubmit a subdivision plan for 1 open space lot and 12 single-family attached homes on ~4.9 acres of land behind the Abiding Savior Lutheran Church.	Near River Hill	R-SC	Approved on 11/30/2018	Submittal of revised Final Plan	no action recommended



## Columbia Development Tracker (January 2019)

Last Updated 1/3/2019

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ECP-19-025 Wilde Lake Multi-Use Pathway	11/16/2018, 12/21/2018	As part of the Downtown Columbia Plan Community Enhancement, Programs, and Public Amenities (CEPPA) #18 requirements, Howard Research and Development Corporation is proposing to construct a pedestrian and bicycle side path facility on the northern side of Twin Rivers Road from Faulkner Road to Governor Warfield Parkway. (predominantly within CA open space)	Wilde Lake Village	NT	Under Review	Submission of subdivision and site development plan	CA planning staff is supportive of this project and is reviewing plan submittals in coordination with the CA Open Space and Facilities team to evaluate impacts to CA property and coordination on required easements.
WP-19-039, F-19-037, SDP-19-032 Brightview Columbia	11/13/2018	Wavier Petition: An alternative compliance request was submitted for property located at 6680 Martin Road for the removal of 2 out of 3 specimen trees and relief from the requirement to provide 60 ft. public road frontage for Athol Manor since it will be used as a community building for the project and accessed from the main project's roadways.  The waiver petition, final plan and site development plan were submitted in association with the proposed development of 170 Senior Living Residences (80 assisted, 90 independent) on ~ 6.69 acres.	Near Hickory Ridge	CEF-M	WP was approved on 12/18/2018, Final Plan approved on 12/20/2018, Applicant must submit revised SDP	Review by DPZ technical staff. Final step in development review process pending conditional use approval by the Hearing Examiner for the proposed age-restricted use.	No action recommended – development is consistent with concept plan approved as part of CEF-M zoning change.
WP-19-031 Athol Woods	10/30/2018	An alternative compliance request was submitted requesting an extension of time on the original approved single-family detached subdivision plans for Athol Woods to keep plans legally alive pending decision of the Brightview age-restricted conditional use development proposal.	Near Hickory Ridge	CEF-M	Approved 12/14/2018	If approved, WP will apply to future plan submissions for this project	No action recommended.
SDP-19-025 Cedar Creek Bridge and Trail	11/21/2018	An SDP was submitted for an environmental trail connecting the Cedar Creek development to the Robinson Nature Center. This project is a community enhancement and a condition of approval for CEF-R associated with the adjacent Cedar Creek residential development on Grace Drive.	Near River Hill & Hickory Ridge	NT	Under Review	Technical review by staff	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.