



Date: September 5, 2018
To: Columbia Association Board of Directors (Board)
From: Jane Dembner, Office of Planning and Community Affairs
Subject: Phase 2 Howard County Land Development Regulations

Howard County, and their consultant Clarion Associates, will soon begin the second phase of the Land Development Regulations project. The first phase focused on engagement with Howard County residents and stakeholders about the strengths and weaknesses of the current land development regulations. The consultant conducted a diagnosis of the existing regulations, made recommendations for changes, and developed an outline for a proposed structure and general content of a new unified development ordinance (UDO) for Howard County. That first phase was called the assessment of the current regulations.

The Columbia Association Board of Directors participated in the assessment and had two meetings and presentations by the consultant and one additional work session with Howard County Planning Director Val Lazdins and Assistant Planning Director Amy Gowan. In addition, I briefed the Board on New Town and how the process works. I also identified a preliminary list of issues with the current regulations and the Board added to those issues. CA staff then provided those issues to the consultant during the assessment phase.

As the Board begins to focus on the zoning re-write, there are a number of documents that are relevant to that discussion. We have included a number of those as background information for the Board's consideration. They are listed below.

- New Town Issues (CA Planning Staff) – preliminary list of issues (early 2017)
- Dick's vision piece on "What Columbia is all About" (2017) and some Board member reactions to it and other issues raised at that time to add to the preliminary list staff had compiled
- The Board approved "Guiding Principles for the 21st Century Planned Community of Columbia, Maryland"
- Don Elliott's presentation to the CA Board on New Town recommendations (Nov., 2017) as a precursor to his drafting of the final assessment report
- A link to the Phase I [Assessment Report](#) (see pages 15-18 that explain how New Town works) and page 43 that describes two options for how the current New Town zoning district could be revisited and revised. The assessment also raised the issue of open space and how to retain it (see page 61).

- Andy's memo on the items that he thinks the Board should study and make recommendations about as a precursor to the county's Phase 2 – Land Development Regulations Re-write.
- A list of the people on Rouse's work group and a memo from Rouse to the Work Group in 1963.