

Columbia Development Tracker

January 2018



The Columbia Development Tracker is composed of three separate sections, which are listed below in order of appearance:

1. Upcoming development related meetings
2. Previous development related meetings and decisions
3. Newly submitted development plans

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 and Time	Meeting Location	Meeting Type	CA Staff Recommendation
<p>FDP-95-A-III The Howard Research and Development Company and Columbia Association</p> <p>Proposed amendment to the previously approved and recorded Final Development Plan for Town Center, Section 1 to create a new lot (Lot 25) from an existing 4.258 acre commercial lot. The new lot would be designated NT-credited open space.</p>	Town Center	2/1/2018 7:00 pm	Banneker Room 3430 Court House Drive Ellicott City, 21043	Planning Board – Decision Making Role	No action recommended. (This is a housekeeping item to create a new lot to reflect existing ownership and use.)
<p>PB 435/FDP-DC-L-1 Downtown Columbia, Lakefront Core Neighborhood, Phase1</p> <p>The property owner is seeking approval of the FDP, NCP, NDG, and NIP for Phase 1 of the Lakefront Core Neighborhood including 509 dwelling units and increased net new retail and office development, two community commons, the lakefront connection, the Lakefront Neighborhood Square, and a network of public and private streets.</p>	Town Center	2/1/2018 7:00 pm	Banneker Room 3430 Court House Drive Ellicott City, 21043	Planning Board – Decision Making Role	Continue to closely monitor – no action recommended at this time.
<p>Construction of 2 residential units on 0.95 acres of property zoned R-20 at 5571 Waterloo Road.</p>	Near Long Reach	2/6/2018 6:00 pm	The Meeting Place 5885 Robert Oliver Pl Columbia, MD 21045	Pre-submission Community Meeting	No action recommended

Upcoming Development Public Meetings

Project	Village	Meeting Date and Time	Meeting Location	Meeting Type	CA Staff Recommendation
<p>Talbot Springs Elementary School Replacement</p> <p>The existing school will remain open during construction of a new school facility and will then be demolished upon opening of the new facility.</p>	Oakland Mills	2/20/2018 7:00 pm	Talbot Springs Elementary School 9550 Basket Ring Road Columbia MD 21045	Pre-submission Community Meeting	No action recommended
<p>ZB-1119M: HRVC Limited Partnership, C/O Kimco Realty Corp. is seeking to amend the Preliminary Development Plan for the Major Village Center Redevelopment of Hickory Ridge Village Center.</p>	Hickory Ridge	2/28/18 6:00 pm	3430 Court House Drive Ellicott City, 21043	Zoning Board	Closely monitor – no action recommended at this time.
<p>BA-17-020C A conditional use case for a pet day care facility that includes kennels and pet grooming.</p>	Near Harper's Choice	2/28/2018 6:00 pm	3430 Court House Drive Ellicott City 21043	Hearing Examiner	No action recommended
<p>Case No: BA-17-030C - Conditional Use Case Proposal to build 24 single-family attached age-restricted houses at the corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site. The Design Advisory Panel reviewed this case in fall 2017 and recommended changes to the site layout and architecture.</p>	Near Kings Contrivance	3/21/2018 6:00 pm	3430 Court House Drive Ellicott City 21043	Hearing Examiner	Monitor – no action recommended at this time.

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date & Time	Location	Meeting Type	Decision
<p>Erickson Senior Living at Limestone Valley is a proposal to develop 1,200 independent living residences and a care center with 240 beds on approximately 60 acres located in Clarksville, MD in vicinity of Clarksville Pike and Sheppard Lane.</p> <p>Requires change in zoning and expansion of the Planned Service Area ("PSA").</p> <p>The applicant has previously shared plans with the Zoning Board, at a previous DAP meeting, a presubmission community meeting, and has submitted a petition to amend the General Plan.</p>	Near River Hill	1/24/2018 7:00 pm	3430 Court House Drive Ellicott City, MD 21043	Design Advisory Panel Meeting	<p>The DAP was impressed with the design changes made to the plans. DAP made one motion related to reconsidering the need for and implementation of the perimeter fence.</p> <p>At the previous meeting, DAP recommended changes to the plan to improve frontage on Route 108 to better interface with the community and other changes as outlined in their 12/6/17 meeting minutes.</p>
<p>River Hill Square – Clarksville, MD</p> <p>The property owner is proposing redevelopment of the existing River Hill Garden Center into a multi-tenant commercial development including retail, a restaurant, post office, and drive-through bank. This project is located on a 6.3 acre site located on Clarksville Pike (MD 108) between Shepard and Linden Linthicum Lanes.</p>	Near River Hill	1/24/2018 6:00pm	The Gathering Place 6120 Day Long Lane Clarksville MD 21029	Pre-submission Community Meeting	<p>Not a decision-making meeting</p> <p>Project History: At two previous Design Advisory Panel meetings held on 2/8/2017 & 12/13/2017, DAP made several motions and recommendations to the site layout, site furnishings, and improved screening from nearby residential uses.</p>

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date & Time	Location	Meeting Type	Decision
<p>Cedar Lane Water Pumping Station</p> <p>Howard County Government is proposing to construct a water pumping station at the corner of Cedar Lane and Hilltop Lane (6040 Cedar Lane) on county-owned land. The station will be contained within a structure built to look like a single-family home.</p>	<p>Hickory Ridge</p>	<p>1/25/2018 7:00 pm</p>	<p>Swansfield Elementary School 5610 Cedar lane Columbia MD 21044</p>	<p>Pre-submission Community Meeting</p>	<p>Not a decision-making meeting</p>

New Development Proposals

ECP-18-014

Near non-village land; I-95 and Route 175

Submitted: 1/2/18

Zoning: M-1 (Manufacturing:
light)

Decision: Under Review

Project Description:
Environmental Concept Plan for
property located on the east side
of Columbia Gateway Drive South
of Benjamin Franklin Drive.

F-18-055

Village of Harper's Choice

Submitted: 1/11/2018

Zoning: NT (New Town)

Decision: Under Review

Project Description:
Final Plan submitted for a County
led stream restoration project on
CA owned property located at
Woodlot Road adjacent to
Harper's Farm Road. CA granted
an easement to the County to
perform this work.

F-18-007

Near Long Reach

WP-18-074

Submitted: 1/22/2018

Zoning: R-12

Decision: Under Review

Project Description:

The owner of property on Allen Lane submitted a final plan for lot 3 & 4 to become lots 1-6 to accommodate 6 single family detached residential units.

The owner has also submitted a waiver petition for the removal of specimen trees, from road improvement requirements for sidewalks, street lights and trees, and to use existing driveway access instead of constructing one single entrance.